

Mayor Wheeler, Commissioners, and Staff

I'm writing in strong support of DOZA and urging you to pass it! Portland has been steadily addressing different aspects of our housing crisis with initiatives that promote more abundant and affordable housing and DOZA will add to this good work.

- With the 2035 Comprehensive Plan we zoned for more housing in our highest opportunity areas to set the stage for addressing our housing supply crisis.
- With the Residential Infill Project we created a flexible way for all neighborhoods in Portland to allow more affordable missing middle housing.
- With the Shelter to Housing Continuum we addressed the glaring lack of legal options to build shelters throughout Portland and helped legalize many crucial missing small housing options.

Now, with DOZA, we will see a huge amount of uncertainty and risk removed from housing development, especially for those projects which may be most vulnerable to delays and obstructionism like majority affordable housing and mixed income inclusionary zoning projects.

These changes will directly contribute to the 2035 Comprehensive Plan's goals to allow more people to live in or near our highest opportunity and amenity rich areas like Alberta, Belmont, Division, Hawthorne, Hollywood, Interstate, Kenton, Kerns, Lents, Mississippi, Sellwood, Slabtown, St. Johns, and Williams. I want the neighborhoods I love to stay affordable and open to more residents and as a renter in this city my entire adult life I know that promoting abundant housing means I may one day be able to buy a home here myself.

I urge the City Council to consider the strong preference of Affordable Housing developers for the option to use DOZA's new high quality Design Standards for more of their projects.

I also urge the City Council to consider Portland: Neighbors Welcome amendments to clarify and strengthen the impact of DOZA on affordable and abundant housing production.

Let's build on what has worked well with Design Review and implement the amendments that will clarify, standardize, and simplify our pathway to building more homes where we need them most.

Thank you for your consideration,

Jóhann Hannesson

Note: I am registered as a lobbyist on behalf of Portland: Neighbors Welcome, but am submitting this piece of written testimony on my own behalf.