

Dear Mayor Wheeler and members of the City Council,

I am writing in strong support of the Design Overlay Zone Amendment project (DOZA) to simplify the design review process as well as amendments proposed by Portland Neighbors Welcome. DOZA does not pit design vs expediency/affordability, and its point system will ensure that our built environment is one that is both visually attractive and sustainable. But by moving from subjective to more objective standards, we have a wonderful opportunity to encourage abundant and affordable housing to be built in our city and in particular our high-opportunity neighborhoods.

There are lots of great aspects to DOZA such as clarifying that the Design Commission cannot reduce the size or height of buildings and limiting Design Advice Request meetings to 1 per project to remove months of costly meeting time.

But that said we can go further with this project and that is why I endorse the proposal of Portland Neighbors Welcome to expand Type II review for **All regulated affordable housing projects certified by the Housing Bureau**, as opposed to only those receiving city funds.

We should also expand Type II review for **all buildings up to 75' that are using the Inclusionary Housing height bonus**. Inclusionary housing is a potentially great tool for promoting diversity in our high-opportunity neighborhoods and should be incentivized. Allowing larger developments to utilize Type II review in exchange for inclusionary housing is a win-win for the city and affordability. Encouraging inclusionary housing also means **NOT doubling Design Standard points required for buildings between 55-75' tall**. Building at this height should be the main drivers for inclusionary and affordable housing and it is better for the city to not set roadblock for their development.

Lastly, I ask that you be cautious of overly detailed and prescriptive character statements as well as reject additional and arbitrary design requirements such as the privately developed "Main Street" guidelines proposed by wealthier neighborhoods. Neighborhood character is slippery, hard-to-define, and more often than not signals exclusion. Please do not let character statements become de facto rezonings or prescribe height, FAR, or massing or hyperlocal design manuals that can kill projects or drive up costs. We should be following the guidance of Portland's Anti-Displacement Action Plan and encourage more housing and more neighbors in our high-opportunity low-vulnerability neighborhoods rather than let the spectre of "Neighborhood Character" stand in the way.

Thank you for your time,

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