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Testimony to **Portland City Council** on the **Design Overlay Zone Amendments, Recommended Draft**

I live in Sellwood and I support DOZA. I agree the zoning in Portland needs an update. We need more affordable housing, which unfortunately is not directly addressed in DOZA. There are no requirements that more affordable housing is built. Many of the new developments in our neighborhood have 19 units or less, which is just under the threshold for affordable units being required by the city. This is a significant weakness in our city's goals for providing new housing. In order for the city to meet the goals on affordable housing I strongly encourage a different approach. Also, as a first-time home owner after being a renter for 40 years, I have a renter's viewpoint at heart and rents need to actually be affordable (60% of market rate is much too high for many Portlanders, especially seniors and other disadvantaged groups). Additionally, let's make the DOZA design standards, that are supposed to help streamline more affordable buildings, also work for the people living and working in them. Let's make every apartment livable. For example, more windows should be able to open (especially if there is no AC), encourage buildings with a base/middle/top, stepped-back design, extended covered balconies, open communal spaces, art and murals, and more trees and landscaping. If we don't incentivize developers to include certain design elements now, we will have missed our opportunity to incorporate a community vision for our beloved city. Thank you.

Testimony is presented without formatting.