

# Isha Leinow

**#299603 | May 11, 2021**

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

Building denser, mixed-use housing in high opportunity neighborhoods is good for the planet and good for the people who live here. Simplifying the design review process will encourage more abundant and affordable housing, and help fill the gap in our much-needed housing stock. Great parts of DOZA that Council should support: 1. Allowing taller buildings with more housing to use simple Design Standards instead of going through a long & expensive design review, to encourage more housing in our highest-opportunity neighborhoods like Slabtown, Hollywood, and Kerns. 2. Clarifying that the Design Commission cannot reduce the size or height of buildings, which can reduce the amount of new housing built. 3. Limiting Design Advice Request meetings to 1 per project to remove months of meeting time to submit new housing projects for approval. Council can improve DOZA by: 1. Expanding Type II review option to: 2. All regulated affordable housing projects certified by the Housing Bureau, NOT just projects receiving City dollars. 3. All buildings up to 75' that are using the Inclusionary Housing height bonus. This will create more affordable housing than requiring the time-consuming Type III review. 4. Ensuring the Design Commission is ALWAYS informed by affordability by requiring one member with experience living in, designing, or developing affordable housing. 5. NOT doubling Design Standard points required for buildings between 55-75' tall. This should be a sweet spot for Inclusionary Housing and other affordable housing. Council should oppose: 1. Wealthy neighborhoods' privately developed "Main Street" guidelines that make it harder to add housing in our highest-opportunity areas and deepen growing disparities in Portland. 2. Long, overly detailed Character Statements if they become de facto rezonings or prescribe height, FAR, or massing or hyperlocal design manuals that can kill projects or drive up costs.

Testimony is presented without formatting.