



mwa architects

SAN FRANCISCO PORTLAND

## Memorandum

To: Portland City Council  
Re: Design Overlay Zoning Amendments (DOZA)

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As an architectural firm that works within the City of Portland, we oppose portions of recommended DOZA changes presented to the City Council due to the potential impact on affordable housing. However, MWA Architects, Inc. supports the Bureau of Development Services (BDS) and the Design Commission and the work they do. Over the past ten years, we have seen and experienced the positive steps that BDS has taken internally and with community partners to improve the development approval process. We applaud the mission to make Portland a more livable city. We also agree that the DOZA process is an extension of this work to refine and support the next 20-30 years of development within the city.

Our concern with the recommended DOZA changes is limited to the effect on those development projects that are 100% affordable housing, apartments designated for tenants at or below the 60% median family income. Thankfully, the city is currently very supportive of affordable housing and 100% affordable projects, and as designers, we are encouraged by that. We understand that it is challenging to have two sets of guidelines, and we would not expect the city to do so. The challenge is not to allow these changes to limit desired and healthy development through expanded costs and uncertainty for 100% affordable projects.

Sincerely,

Bill Lanning, Principal