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

The recently released foundational report of the BPS Anti-Displacement Action Plan, describes one of the study results: In order to reduce risk of displacement of sensitive populations, and to give these populations access to High Opportunity Areas, an early finding is that it is best to increase housing in those areas that are High Opportunity and Low Vulnerability. These areas include Sellwood, Woodstock, Hawthorne and Mt Tabor neighborhood centers. So any Design Standards, and Guidelines that are adopted should be written with a major population increase in these areas in mind. Restricting corridor growth to 3 or 4 stories will not accomplish this. Any guidelines aimed at replicating what's there will be rendered obsolete when the requisite rezoning occurs. The Standards and Guidelines in the DOZA proposal are flexible enough to achieve good design while allowing for more density in areas such as these. Such land use patterns will also help achieve our climate goals by putting more housing closer in where there's better transit, walking and biking. Thank you.

Testimony is presented without formatting.