

Mayor and Commissioners,

Reading the comments for the Design Overlay Amendments project (DOZA), you've likely come across members of our community extolling the virtues of the Sellwood-Moreland Library, like this one:

I would like to see design standards that are recommended by SMILE added to DOZA so there is better building design in Sellwood Moreland. Buildings should look like the Sellwood library. Setbacks from the sidewalks and no taller than 3 stories. Don't build more than the tallest residences in the area. -

<https://www.portlandmaps.com/bps/testimony/item.cfm#proposal=doza&itemID=299580>



([Google Maps](#))

So I wondered, what Portland would be like if we followed that advice and through DOZA required all buildings with housing to be like this library?

I discovered that at [over \\$450,000 per condominium](#) that *housing would be unaffordable* to any Portland family earning 60% or less of the area median income, according to the [Portland Housing Bureau](#).

And with [only 13 condos](#), these *projects would never qualify for the [Inclusionary Housing program](#)*, where new buildings with 20 housing units or more are required to provide units at rents affordable to households earning 80% of the median family income.

So I wondered, what could Portland look like instead if we followed the vision of our comprehensive plan and encouraged more housing in our centers and corridors?

That Portland would include more buildings with housing, like the 5020 Condos in Overlook:



([Next Portland](#))

Through a collaboration between Habitat for Humanity and Proud Ground, this 6-story building would have included 64 condos at sale for \$121,000 – \$274,500, designed to be permanently affordable through a community land trust.

Unfortunately, the local neighborhood association appealed the building's design, *delaying the project's approval just long enough* to knock down the delicate house of cards required to finance affordable housing. So these permanently affordable condos will not be built.

Fortunately, DOZA would allow buildings with housing up to 75' tall to use the clear & objective Design Standards to meet our design expectations, without the risk of appeals and delays.

So I encourage Council to *pass DOZA with the Portland: Neighbors Welcome amendments* for a Portland with a mix of housing for all families and incomes, both market-rate (like the Sellwood-Moreland Library) and affordable (like the 5020 Condos).

(Note: I am authorized as a volunteer lobbyist for Portland: Neighbors Welcome, but testifying on behalf of myself)