

Henry Kraemer

#329810 | June 9, 2021

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

My name is Henry Kraemer. I'm a homeowner in the Eliot neighborhood of northeast Portland. I support DOZA and Amendment #4 to allow all truly affordable housing to have the option of choosing Type II Design Review. I oppose Amendment #5 or any amendment that would expose mixed-income housing to risky and costly appeals. We can avoid these appeals, by adopting the Planning & Sustainability Commission's recommendation to give all buildings with housing up to 75' tall the option to use appeal-proof Design Standards. Portland is already facing a housing shortage and we should pursue any reasonable solution to ease the creation of new mixed-income housing and attract more housing here. Allowing an objective standards path for mid-rise apartments such as 65' or 75' apartments in high-opportunity corridors is more than reasonable. I also oppose Amendment #7 and echo affordable builders' fears that this could stop new housing by requiring them to subsidize empty store fronts. Nothing under the current code or draft prevents ground-floor retail in new housing. If it pencils, builders will build it. It doesn't currently pencil, so requiring it will simply block new housing in Arbor Lodge. Thank you for your time and consideration. (I am also a registered lobbyist for Portland: Neighbors Welcome but writing only for myself in this case)

Testimony is presented without formatting.