

**From:** [Lolly](#)  
**To:** [Sen Johnson](#); [Sen Steiner Hayward](#); [Rep Rayfield](#); [Sen Winters](#); [Rep Gomberg](#); [Rep Smith G](#); [Sen Beyer](#); [Sen Frederick](#); [Sen.FredGirod@state.or.us](#); [Sen Hansell](#); [Sen Heard](#); [Sen Manning](#); [Sen Roblan](#); [Sen Thomsen](#); [Sen Wagner](#); [Rep Holvey](#); [Rep McLain](#); [Rep McLane](#); [Rep Nosse](#); [Rep Stark](#); [JWMTR Exhibits](#)  
**Subject:** Please vote no on HB2001  
**Date:** Monday, June 10, 2019 12:54:14 PM

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Dear Representatives, BH2001 is a hammer being threatened over our heads rather than the delicate planning tools we should have.

We do need low and middle income housing, but a broad, thoughtless up-zoning bill is not the way.

Please pause and let the people and individual cities weigh in on what zoning and infrastructure will actually help our housing situation and keep Oregon livable.

Thank you,  
Laura Ward

**From:** [Lolly](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** Please vote No on HB2001  
**Date:** Monday, June 10, 2019 12:38:51 PM

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Hello to my Oregon representatives:

Our family moved away from a neighborhood precisely like what could come to Portland if the RIP passes. Please don't let this ill-thought-through idea happen.

Under the RIP, developers would have incentive to bid up houses, tear them down, cut down trees, divide lots, and put up multiple units. But the roads and mass transit won't have upgraded, so this would create terrible neighborhoods for all involved.

We saved up to move to a single-family-home street -- now we could be facing the lot behind us splitting into three lots and seeing the construction of 12 units. Our streets are already heavily parked, so what is the plan to deal with that many more cars parking and adding to traffic?

A new 39-unit building recently went up in Multnomah Village that traded low-income housing for [no off-street parking](#), a stunning deal that is a blow to everyone who lives and works in the area. Someone thought that 50 or so more cars would fit on those little streets? Where? Our former neighborhood was awful for families, as we drove around the block with babies in the car, groceries melting in the back, trying to park for 10, 15, 20 minutes...

I know that there are no easy solutions here, but quality of life also matters, and these neighborhoods -- and the environment -- would suffer. Let's keep working on a better plan.

Thank you for your attention. I appreciate your help.

Best,  
Laura Ward

**From:** [Lolly](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** No on HB2001 -- dense cities make for unhappier people  
**Date:** Monday, June 10, 2019 12:37:05 PM

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To my Oregon representatives:

Here is some reporting on density being inversely correlated with happiness:

<https://www.sciencealert.com/where-you-live-has-a-drastic-effect-on-your-happiness-levels>

<https://www.citylab.com/equity/2016/06/the-price-of-happiness-in-cities/487823/>

I hope you consider statistics as you debate the RIP proposal. Low-income people deserve happiness, rather than being crowded into high-density urban areas.

**Article Excerpts:**

At one end of the scale, the study finds that the three unhappiest counties are all urban. Coming in at number one is St. Louis, with a density of 5,700 people per square mile—about 19 times the density of the happiest county and five times the density of two of the three happiest counties. The Bronx and Brooklyn (Kings County), New York, take the next two spots, each with a density of over 30,000 people per square mile.

Indeed, the study finds that denser counties tend to have less happy residents, even when controlling for factors like greater crime and poverty. While these variables do weaken the relationship between density and unhappiness, the effect remains negative and significant. This leads the authors to conclude that size and density—what they call “the defining features of cities”—are associated with greater unhappiness. Even if cities were to reduce their levels of crime, poverty, or unemployment, urban residents would still be less happy than those living elsewhere. In this way, the study notes, “cities act like a magnifying glass, bringing out the best and the worst in us.”

Thank you,  
Laura Ward