

From: [Sonja Wiser](#)
To: [Justin Wood](#)
Cc: [Oliver Orjiako](#); [Jenna Kay](#); [Jose Alvarez](#); [Christine Cook](#)
Subject: RE: Public Comment: Climate Action Public Participation Plan
Date: Monday, November 27, 2023 10:09:00 AM
Attachments: [CCAR Letter of Comment on Climate Action PPP 11.27.2023 .pdf](#)
[image001.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Thank you for your comments. I will add your comments to the Comp Plan Index of Record and send to Rebecca Messinger.

From: Justin Wood <ga@ccrealtors.com>
Sent: Monday, November 27, 2023 9:56 AM
To: Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Cc: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Subject: Public Comment: Climate Action Public Participation Plan

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Good Morning, Chair Bowerman, Fellow Councilors, and County Manager

Please accept this written comment advocating for our Association to be included on the Community Advisory Group outlined in the PPP. I hope you all had a fantastic Thanksgiving!

Best Regards,

Justin Wood

AHWD,

Government Affairs Director



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Clark County Association of Realtors®



November 27, 2023

Clark County Community Planning

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Public Comment: Climate Change & Resiliency Public Participation Plan

Dear Chair Bowerman, County Council, County Manager, & Staff

The Clark County Association of REALTORS® (CCAR), and our 1,900+ members would like to share our comments regarding the proposed Climate Change & Resiliency Public Participation Plan that is a part of the 2025 Comprehensive Plan Update.

In 2023, the Washington State Legislature passed HB 1181, which added a climate element to the Growth Management Act (GMA) planning goals. This climate change element prioritizes greenhouse gas reduction (GHG) and climate resilience. GHG reduction proactively mitigates current and future climate change, while climate resilience prepares communities for the outcomes of climate change, now and into the future. The GHG reduction priority will have significant impacts on the business community, transportation, land use, and energy in Washington State.

As a stakeholder in the community that conducts real property transactions and property rights advocacy and education for current and future residents, CCAR urges the Council to include a representative from our association on the Community Advisory Group. Our members and staff

have knowledge of real property, transactions, and development in Clark County, and we have the resources of the National Association of REALTORS® to aid in climate element planning. Moreover, our members have insight into what incoming residents want and why they move to our fantastic community. Our input may prevent any unintended consequences of climate element planning that would dissuade investment in our community. Our Association, along with Washington REALTORS®, has supported middle housing and condominium liability reform that will help support some of the goals of HB 1181. As a key stakeholder, we believe that we can provide useful input on how housing will be resilient, safe, and attainable in a world with a changing climate. Throughout the comprehensive plan update, we need to keep in mind the demand for more fee-simple ownership housing, and our involvement would ensure that we are planning for more ownership opportunities while complying with this new climate element within GMA.

In conclusion, we encourage the Council to include our association in the Community Advisory Group for future climate planning as outlined in the public participation plan. Homeownership and associated opportunities to build generational wealth are crucial, and consideration of those factors should be included in future climate planning and in the 2025 comprehensive plan update at large.

Sincerely,

Justin Wood

Government Affairs Director