

## Jenna Kay

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**From:** Noelle Lovern <Noelle@biaofclarkcounty.org>  
**Sent:** Wednesday, June 5, 2024 2:33 PM  
**To:** Sylvia Ciborowski; Jenna Kay  
**Subject:** Climate Element CAG comment

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Hi Sylvia & Jenna.

Below are my comments on the CAG's work to date:

- 1) On the meeting summary for April 24, I believe there were some major themes omitted. Below are those themes and the reasons I believe they are critical to this process:
  - a. An overarching theme that was omitted is the concern of affordability.
    - i. Affordability is not only in the context of housing but in every green initiative and technology these new policies may rely on.
    - ii. Affordability impacts our human connections and culture. Friends and family are moving to other regions to maintain the quality of life that Clark County was previously known for. The quality of life in Clark County has always been underpinned as a more affordable option but that is waning. For example, my daughter and her fiancé recently moved to North Carolina where they purchased a brand new 3 bedroom, 3 bath home on .33 acres for \$230k. Imagine what that price tag would support here in Clark County.
    - iii. Affordability impacts equity. If affordability is ignored, we may also be ignoring the priority of equity. If property or a specific technology is only affordable for purchase by top earners, we have failed at equity.
    - iv. Affordability impacts GHG reduction. Even some components of carbon reduction will be at detriment if we do not focus on affordability. It is becoming more prevalent in the current housing marketing to have homebuyers pushed further and further out. Some buyers are purchasing in Cowlitz County and other areas where the market is a bit more affordable. So, at the point that real estate is too expensive in Clark County we will be creating longer commutes from outlying areas for amenities and employment. Counterproductive to reduction of vehicle miles traveled.
  - b. Concerns about managing our natural and mineral resources
    - i. From a resiliency perspective if we are cut off from these resources it could disrupt our economy.
    - ii. Green technologies are deeply dependent on mineral resources.
    - iii. 50 percent of our 35 critical minerals are 100% imported from foreign sources. Many of those sources have inhumane practices and are politically unstable. Green technologies rely on critical minerals for production of solar panels, wind turbines, transformers, transmission lines, and especially batteries.
    - iv. If we are to advance to greener technologies, we need to ensure that we have access to our mineral resources to supply and distribute energy and products.
    - v. Elevate forest management practices and education re: forestry to optimize as a sustainable industry. Partnerships with universities may assist.
- 2) For the Resilience Goal and Policy list, below are my comments:

- a. Under Promote local food economies and local agricultural or farming businesses
  - i. Recommendation- define economically viable when referencing agricultural land to ensure funding, zoning, and resources are directed appropriately.
- b. Improve the safety and reliability of energy infrastructure vulnerable to climate change
  - i. Energy choice is imperative. Our electrical grid cannot support complete electrification. We should protect natural gas as an option and explore other renewables.
- c. Develop multimodal transportation system with options for individuals with varying degrees of mobility.
  - i. Pursue a county wide initiative to complete multimodal transportation as a commuter thoroughfare
  - ii. Design the commuter thoroughfare with safety as the top priority with zero traffic interactions.
- d. For all policies... Incentivize preferred over mandate.

That is all my feedback for now.

Thanks for all you do!

Best,

**Noelle Lovern | Government Affairs Director**  
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*Protecting and promoting the building industry.*

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