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From: Steve Bernheim <sabernheim@gmail.com>
Sent: Monday, January 13, 2020 4:50 PM
To: Comp Plan Update
Subject: RE: Housing Element and HNA / GHG emissions

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Hello, I write in connection with Goal 5 of the Housing Element (minimizing environmental impacts).

The current draft contains no commitment from county government to do anything about greenhouse gas emissions from housing. Here is my suggestion, thank you:

7 Goal 5. **REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH HOUSING BY 50% BY 2030** by minimizing the environmental impacts of the existing and 8 future housing stock in San Juan County.

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10 Policies:

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12 1. Consider climate change risks in siting Urban Growth Area expansions and new affordable housing
13 locations, and avoid sites projected to have increased risk of flooding, landslides, severe erosion,
14 or water shortages.

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16 2. **REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH HOUSING BY 50% BY 2030 BY** Identify**ING** and
supporting partners that work to increase the environmental sustainability of housing
17 on the Islands by means such as reducing energy use, protecting critical areas, and mitigating
18 climate change impacts.

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20 3. **REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH HOUSING BY 50% BY 2030** Provid**ING** information about
and support the use of green and alternative building materials.

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22 4. **REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH HOUSING BY 50% BY 2030 BY** Incentiviz**ING** investments
in energy conservation, efficiency, and renewable energy generation for
23 new and existing housing units.

Even so, how do any of the planners or county councilors believe that the *current* draft proposal to “support partners,” “provide information,” and “incentivize investment” will do anything to “minimize environmental impacts” ? If so, why not set a measurable target *as part of minimizing the environmental impacts* ? Also, please define the environmental impacts the policy seeks to minimize.

So little attention to global warming caused by new housing construction and maintenance of existing housing is disappointing, thank you.

Steve Bernheim.