

Thank you for the opportunity to comment on the draft 2045 HNA. I'll do my best to keep my comments brief.

1: Climate change, global displacement, and migration

Projecting population trends over 20 years out is fuzzy, and imprecise, but it is abundantly clear that hundreds of millions of people around the world, including many people in parts of the USA, will be displaced by climate change & extreme weather events over the coming decades. Even today, the IPCC estimates that 20 million people have been displaced each year by extreme weather events, and that number will rise fast over the coming decades.

With this in mind, it's important that as part of the estimated housing needs, we account for the additional demand to live here in Portland due to displacement from climate change. I suggest adding an additional section that adds to the estimated housing need based on a rough projection of climate migrants that we can expect to welcome here to Portland, but also to go above and beyond that, and live by our values by creating the capacity to welcome those that our exclusionary peer cities around the USA are unwilling to welcome.

2: Where housing is built, high opportunity zones and vulnerable neighborhoods

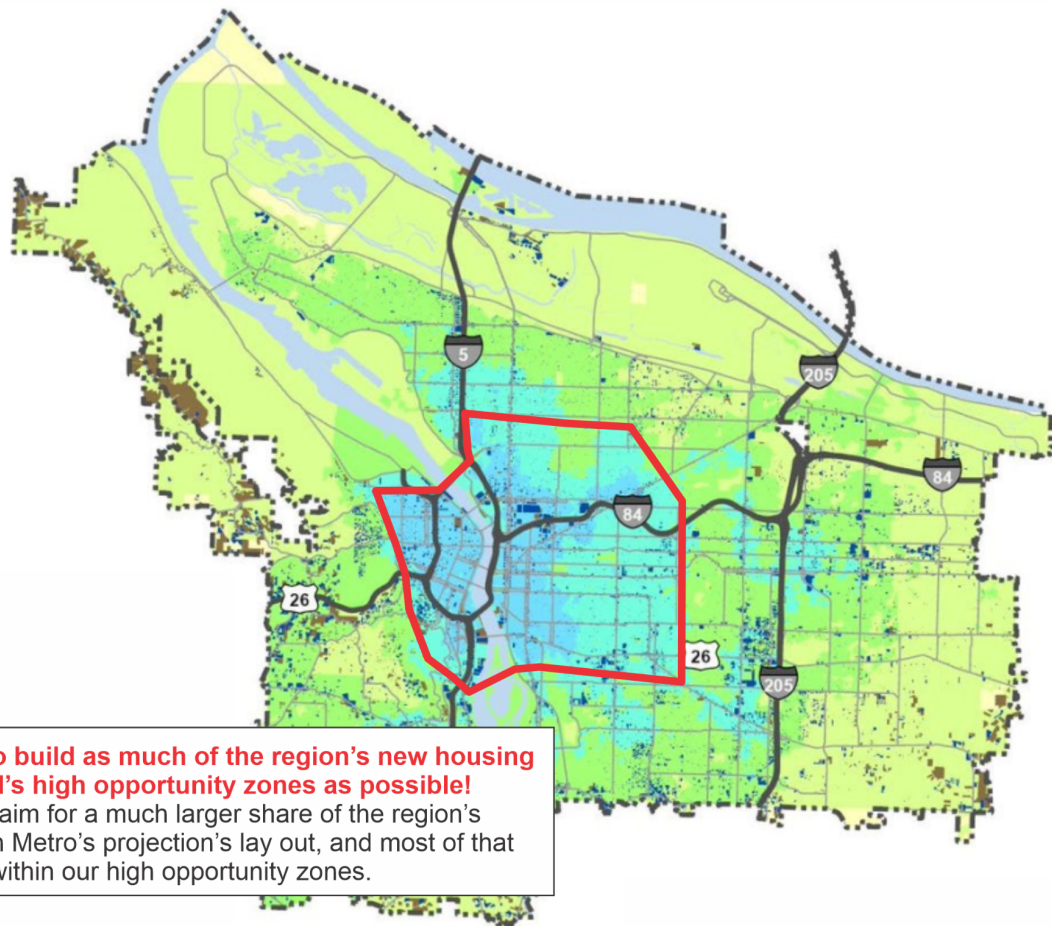
The draft states that only 33% of buildable capacity is located within high opportunity zones. That must change. We should include in the HNA and HPS a commitment to massively increase the buildable capacity within our high opportunity zones, primarily in areas off of our loud and polluted arterial roadways. In many high opportunity neighborhoods like mine, almost all home building in the last couple decades has been on loud and polluted roads. That's a deeply inequitable status quo that we must commit to changing within the HNA & HPS.

3: The importance of capturing an outsized share of regional growth within Portland

It is important that Portland treats the population growth projections given down from Metro as a floor rather than a roof. Portland today is only about ¼ of the Metro's population. For reasons of economic opportunity, livability, political influence, and environmentalism; we should be aiming to grow our share of the region's population.



We shouldn't tolerate the current status quo of most housing growth being directed towards suburbs. For every home not built here in Portland we lose more of our agricultural or forest land to sprawl, Portland misses out expanding our tax base, and suburban cities grow their clout at the state legislature relative to Portland. We should make it a priority that Portland grows faster relative to its suburbs! Not only should we make that a clear goal within this planning effort, but we should ensure that the buildable capacity in central Portland is large enough for us to massively over perform Metro's population projections.



*Thanks for your consideration,
Bradley Bondy
Lents, Portland Oregon*