From: Kathleen Hayden <kghayden@gmail.com>

Sent: Monday, January 7, 2019 9:44 AM

To: berkeleymaddox@gmail.com; grenewpc@gmail.com; Paulette Mann; 2012sheriffsmith@gmail.com; spotsysalem@gmail.com; Travis Bullock

Cc: Wanda Parrish; Paulette Mann; Patrick White; concernedcitizensspotsylvania@gmail.com; Thomas G. Benton; Chris Yakabouski; Kevin Marshall; Timothy J. McLaughlin; David Ross; Paul D. Trampe; Gary Skinner; Aimee Mann

Subject: Problems with sPower's Kaila property value report

Attachments: Hayden letter on property values Jan 1, 2019.docx

Dear Commissioners,

Please consider these comments as you review Chris Kaila's report "Solar Farms Impact on Neighboring Properties"

Though Mr.Kaila's qualifications as a local appraiser are thoroughly established, the conclusions he reaches in his report are flawed in many ways. Of greatest significance are the following facts:

1. Mr. Kaila's conclusions cannot be relied upon as objective.

   Mr. Kaila himself said he found his Dept of Energy source "credible because it was not commissioned from a solar company". Mr Kaila's was commissioned and paid for by sPower. Culpepper Supervisors Hansohn and Frazier said they would not consider any data from local appraisers or developer submitted reports because "we know what we get with that". Kaila ignored 2 of the 3 studies he requested from Concerned Citizens research that showed property value loss. In referring to The Concerned Citizens as "the opposition", Kaila makes his bias obvious.

2. There will be no “matched pairs” between any existing solar sites and what is being proposed for Spotsylvania. It would be comparing apples to oranges. Most of the solar farms in Kaila’s report are less than 100 acres or 20 MW in size, in truly rural areas and with homes far from the site's border. However, the Beck study that Kaila dismisses as “outdated and weak” is the one study that is similar in terms of the type and proximity of the residences. It is this study that documented 19 lake community estate homes losing 31% of their value. It is indisputable data for properties bordering a much smaller solar facility. The two ignored studies show 3-7% decline in value for homes up to one mile away with the greatest loss in the higher priced properties.

3. Appraisers currently have no data to evaluate the effect sPower will have on property values in Spotsylvania.That data will take years to acquire.

By contrast, Realtors are evaluating area market conditions now. Their client feedback is the best data we currently have to predict value change before it happens.

Realtors’ disclosures of potentially significant zoning changes are not “negative statements” as Kaila asserts. They are the professionally ethical thing to do and if the information causes a buyer to decide not to buy, that should be a red flag of things to come.

Multiple local Realtors have reported that the sPower plan has negatively affected area buyer activity already. A local mortgage broker told the Planning Commission that his underwriter would be reluctant to approve a loan for properties bordering the future sPower sites. The Fawn Lake developer who has been building here for 25+ years has decided it is best to change the community's Master Plan and sell rather than build on the lots bordering the solar site. This is all compelling evidence of the present reality and future devaluation that Kaila’s analysis completely ignores.

4. Mr. Kalia’s argument that the timbering has had a negative impact, so the solar plant may improve the situation is a self-fulfilling prophecy. sPower states their intent to have the land cleared once the project is approved. Suddenly, when the land is cleared by the current owners right up to the property lines, it is declared to have a negative impact that can be remedied only by installation of a solar facility. Seriously?

I am attaching my Jan 1, 2019 letter to you that gives further detail on and links to the data mentioned here.

Respectfully submitted,

Kathleen Hayden
Realtor
Livingston district resident

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