

From: [Puco ContactOPSB](#)
To: [Puco Docketing](#)
Subject: comment for case numbers 18-1024-EL-BGN, 18-1334-EL-BGN, 20-1288-EL-BGN, 20-1680-EL-BGN, 20-1814-EL-BGN, 21-0005-EL-BGA, 21-0041-EL-BGN.
Date: Friday, May 14, 2021 9:51:57 AM

Subject: 800 plus members Clinton County/Highland County Citizens Concerned about Solar Farms Support HB118 and SB52..

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Where does home and property owners rights begin and solar energy developers and participating landowners end? Any and all homeowners should have the right to input and a vote by township when a neighboring landowner constructs or participates in an activity that may potentially do physical or monetary damage to any and all other homes and properties within a 3 mile area of any said mega industrial solar development.

To deny our community this right equates to spatial injustice and hypocrisy being spoken by those who want to create wealth for themselves, while depreciating the wealth of neighboring homes and properties. This example may help clarify the potential to damage neighboring properties and homes.

A home with the value of 100,000 dollars within 1000 ft, of a mega solar development is devalued 20 per cent, 20,000 dollars, this is where it becomes egregious . The homeowner loses the initial 20,000 dollars, if the homeowner needs to apply for a second mortgage, the home owners equity may not exist.

With this devaluation your credit score drops and that affects all loans including credit cards, car loans etc.

The home and property owners taxes stay at the current level of the original 100,000 dollars. The burden of proof of devaluation rest on the homeowner having to be proved by sales of other homes in the area or by the homeowner trying to sell their house and failing to sell. This information was obtained from the county auditor's office.

Now those are the arguments as to why homeowner and property owners need the right to vote by township by the original language contained in HB118 and SB52. The speculation investment made by mega industrial solar developers pales to the investment of community home and property owners (one hundred million dollars plus).

Property devaluation: Policy Research Project (PRP), LBJ School of Public Affairs, The University of Texas at Austin, May 2018.

https://emp.lbl.gov/sites/default/files/property-value_impacts_near_utility-scale_solar_installations.pdf

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Summary: Public Comment of concerned citizens via website electronically filed by Docketing Staff on behalf of Docketing