

## Johnson, Leanne 6-9248

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**From:** Nicholson, Laura 6-9190  
**Sent:** Wednesday, February 15, 2017 5:59 PM  
**To:** Johnson, Leanne 6-9248  
**Subject:** Powerline Easements on Sites and Across Site Entrances

Please post to the tax credit Q&A, thanks.

### Clarification regarding powerline easements:

The Authority received a question regarding a parcel showing an overhead electric power line right of way with a 68' easement. There is effectively a 34 foot easement on each side of the powerline tower meaning a 34 foot power line easement on the property itself. As per language in the QAP for detrimental site characteristics; *“New construction sites where any portion contains or permits any easements for overhead electric power lines, regardless of voltage, and/or such electric power lines encumber the proposed site with the exception of electric power lines used for the distribution of electric service for other unrelated properties and located within 25 feet of the perimeter of the site as long as no portion of any building or proposed building is beneath such power lines. A development proposing to bury all power lines will be exempt from this detrimental determination if documentation is provided from the utility provider stating that all power lines will be underground”*.

Based on the fact the easement comes onto the property more than the 25 feet as stated in the QAP, a development site would lose points as the easement is not in the 25 foot perimeter. The use of easements such as carving off portions of a site and then receiving an easement across the portion containing the detrimental characteristic is viewed by the Authority as an attempt to circumvent program guidelines and as such, it undermines the integrity of the program. The Authority does not condone the use of easements to avoid detrimental site characteristics or to meet positive site characteristics. Accordingly, applications that do this will be assessed the detrimental site characteristic points and/or will not be awarded the positive site characteristic points.



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