

Chris Austin

From: Jess Brandes <jbrandes@casanc.org>
Sent: Thursday, September 24, 2020 4:23 PM
To: Chris Austin
Subject: Draft QAP comments

Hi Chris: I hope you are well.

CASA recommends a modification to Section 4(A)1.b.iii: Site Suitability. In particular a modification to including the presence of power transmission lines and towers within 250 feet of a building being listed as a Incompatible Use, as well as including power transmission lines and towers as a negative feature. We request the following modifications for your consideration:

- Remove power transmission lines and towers from both places in the QAP OR
- Remove that site characteristic as a negative feature and decrease the permitted proximity from 250 feet to 100 feet OR
- Include language excepting sites which are within a subdivision developed within the last 3 years in which market-rate housing is also within 250 feet of the lines and towers

CASA requests this because of several factors. Firstly the specific calling out of power transmission lines and towers and not including other offsite structures such as cell phone towers and water towers seems arbitrary. My assumption is that this specific prohibition is based on assumptions about dangers to health. These concerns are [overwhelmingly considered unfounded](#) by scientists who have been researching public health effects of EMF radiation for decades. Neither the [federal government](#), nor our state nor any NC municipalities I am familiar with have regulations about residential development near transmission lines, aside from the utility easements already in place. As our communities become more and more developed and our technology and energy needs require us to be more connected than ever before, the stigma around proximity to transmission lines and towers is diminishing. Here in the Triangle we see many market rate communities of single family homes, apartments and condos being developed in close proximity with these structures. We feel the QAP should be amended to match this market reality and allow for more sites in well-located growing communities to compete for tax credits.

Thank you for your consideration,
Jess

Jess Brandes
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