

1 TCC  
2 Pre-Filed Testimony  
3 Richard Hagar  
4 EXH-5900\_R

5 BEFORE THE STATE OF WASHINGTON  
6 ENERGY FACILITY SITING EVALUATION COUNCIL

7 In the Matter of the Application of:

DOCKET NO. EF-210011

8 Scout Clean Energy, LLC, for  
9 Horse Heaven Wind Farm, LLC,  
Applicant.

PRE-FILED TESTIMONY OF TCC  
WITNESS RICHARD HAGAR

10 Q: Please state your name and address.

11 A: Richard Hagar, my main office is located at 7683 Southeast 27th Street #300  
12 Mercer Island.

13 Q Please briefly describe your business, experience and qualifications.

14 A. I am the President of The Hagar Institute and American Home Appraisals. I teach  
15 and work in the field of real estate, real estate compliance and legislation, lending and  
16 mortgage fraud. My resume is Attachment A. EXH-5901\_R.

17 Q: Did you read and review several Hoen studies

18 A: Yes. I was provided a copy of the Direct Testimony submitted by Morgan Shook I  
19 read through and developed comments from the following studies:

20  
21  
22  
23 *Ben Hoen et al., A Spatial Hedonic Analysis of the Effects of US Wind Energy*  
24 *Facilities on Surrounding Property Values, 51 Journal of Real Estate Finance*  
25 *And Economics 1, 22-51 (2015)*  
26

PRE-FILED TESTIMONY OF TCC WITNESS

RICHARD HAGAR- 1

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1  
2 *Ben Hoen et al., Wind Energy Facilities and Residential Properties: The*  
3 *Effect of Proximity and View on Sales Prices, 33 Journal of Real Estate*  
4 *Research 3, 279-316 (2011)*

5  
6 *Ben Hoen et al., The Impact of Wind Power Projects on Residential Property*  
7 *Laboratory (2009)*

8  
9  
10 Q: Have you prepared testimony containing your comments and observations about  
11 these reports.

12  
13 A: Yes, my report is provided in Attachment B – EXH-5902\_R.

14  
15 Q: Please describe any opinion you have regarding the utility and reliance on the  
16 Hoen studies to the conclusions regarding the impacts of wind turbines on properties  
17 near the Horse Heaven Hills Wind and Solar Project.

18  
19 A: It is my professional opinion that any statements suggesting or concluding that  
20 that the Horse Heaven Hills wind turbines will have no negative impact on property are  
21 highly questionable. These reports should not be utilized as a basis for decision-  
22 making for numerous reasons. I have not studied the Horse Heaven wind project in  
23 great detail, but I believe there are similarities based on a value loss study I conducted  
24 in proximity to a new transformer station in West Richland. Other studies I conducted  
25 show impacts on property values due to trees on adjacent property, houses being built  
26

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RICHARD HAGAR- 2

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1 taller than allowed, houses being built closer to the subject than allowed, houses and  
2 portion of houses being built in a dedicated view corridor, and houses being built  
3 closer to the Columbia River than allowed (narrowing the subject's view of the river)  
4 Pasco.

5  
6 Q: Why are you submitting testimony?

7 I am supporting and coordinating with the local community non-profit organization Tri-  
8 City CARES.

9  
10 I am here to share my concerns about the utilization of reports authored by Hoen et al.  
11 regarding the impacts the Horse Heaven Hills Project will have on real estate property  
12 in Benton County. I acknowledge that I may be cross-examined during the  
13 adjudication hearings.

14  
15 I declare under the penalty of perjury under the laws of the State of Washington that  
16 my testimony is true and correct to the best of my knowledge and belief.

17  
18 Signed this 4<sup>th</sup> day of July, 2023, in Mercer Island, WA.

19  
20 RICHARD HAGAR *RICHARD HAGAR* /s/ \_\_\_\_\_

21 Printed Name: Richard Hagar

Signature

22  
23  
24  
25  
26  
PRE-FILED TESTIMONY OF TCC WITNESS

RICHARD HAGAR- 3

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