



ABRA Update #70 – March 10, 2016

Industry Study on Pipeline Impact on Property Values: No Effect

A study released February 29 by the Interstate National Gas Association of America (INGAA) concludes that “the presence of an underground natural gas transmission pipeline does not affect the sales prices or value of residential properties.” The [study](#) updates a 2001 study done by the association and echoes the findings of other studies commissioned by industry. Major findings include:

- There is no measurable impact on the sales price of properties located along or in proximity to a natural gas pipeline versus properties which are not located along or in proximity to the same pipeline.
- There is no impact on demand for properties located along natural gas pipeline easements nor is development in areas with natural gas pipelines hindered.
- Natural gas pipelines do not affect the property value of any particular type of residence any more or less than another type of residence.
- The sales frequency of homes “on” the pipeline is consistent with those “off” the pipeline, indicating that the presence of a pipeline does not inhibit sales.
- Buyers purchasing homes along pipeline easements in each area were able to obtain conventional, Federal Housing Administration (FHA), and Veterans Affairs (VA) loans. This indicates that the presence of a natural gas pipeline had no effect on obtaining a mortgage.
- Insurance companies and agents interviewed said there was no indication that the presence of a natural gas pipeline would hinder a buyer’s ability to acquire property insurance. They also said there was no indication that premiums paid for insurance policies would increase because of the proximity of a natural gas pipeline.
- Based upon the geographically disparate areas studied, IRR concluded that it was highly likely that the results and conclusions of this report would apply to other markets across the country in which natural gas pipelines were located.

The study examined property sales records from five communities that have pipelines in Ohio, Virginia, New Jersey, Pennsylvania and Mississippi.

A [report](#) released in February by ABRA examined the economic impacts of the Atlantic Coast Pipeline in four Virginia counties (Augusta, Buckingham, Highland and Nelson). It concluded that property value losses of up to \$80 million would result. A major difference between the studies is that INGAA presumes all real estate markets are comparable and that the motivations to buy and sell property are the same everywhere. The ABRA study recognizes that other factors influence the real estate market in scenic rural areas like the Appalachian Highlands, such as the integrity of surrounding natural resources and viewsheds.

ABRA Launches Water Supply Study

ABRA's Environmental Resources Committee has commissioned a special study on the challenges to water resources in the Appalachian area posed by pipelines. Downstream Strategies, a Morgantown, WV firm, will examine the potential implications of pipeline development on private and public water supplies in Appalachian ridge and valley topography, and will provide recommendations for water quality and quantity monitoring for landowners and water providers.

The report produced is expected to be available in April and will be made public. It will consist of multiple sections: an overview of risks, potential impacts, and other water supply issues related to pipeline development; a description and evaluation of ACP and MVP water supply monitoring plans; detailed recommendations for landowners and water providers on how to monitor water sources for quality and quantity in relation to pipeline development; and a guide for consulting and laboratory services to conduct water monitoring.

Rick Webb, Chair of the Environmental Resources and Program Coordinator of the Dominion Pipeline Monitoring Coalition (DPMC), will manage the study. Special funding for the study is being provided by support from ABRA members. So far, half of the needed \$11,000 has been raised from generous contributions by DPMC, West Virginia Rivers Coalition, West Virginia Highlands Conservancy and Highlanders for Responsible Development.

Further financial help is needed! Please consider making a contribution to support this important study. Checks should be made out and mailed to: "Allegheny-Blue Ridge Alliance" (with 'Water Study' in the memo line), P.O. Box 685, Monterey, VA 24465.

A copy of project's scope of work is available [here](#). For further questions about the project, contact Rick Webb at rwebb.dpmc@gmail.com. For questions about making contributions to support the study, contact Lew Freeman at lewfreeman@gmail.com.

Dominion Open Houses Draw Big Crowds

A large turnout of concerned citizens marked the open houses Dominion Resources held this week in Churchville (March 8) and Warm Springs (March 9, see below, where nearly 200 attended) to present information about the re-routing of the Atlantic Coast Pipeline into Bath County and the Deerfield Valley of Augusta County. A third open house will be held Thursday, March 10, 5-7:30 pm at the Snowshoe Mountain Resort, Mt. Lodge Ballroom, Pocahontas, WV.



Further Route Variations Filed by Dominion

Dominion filed on Thursday, March 10 route variations to the ACP. The changes include a “Snowshoe Route Variation” in Pocahontas County, WV, described in the Supplemental Information portion of the [filing](#).

Reminder: Forest Service Comments on New Route Due March 21

The U.S. Forest Service deadline for comments on the new proposed route for the ACP through the Monongahela and George Washington National Forests is March 21. The comment notices are available for the Monongahela [here](#) and for the GW [here](#).

In the News:

Local/Atlantic Coast Pipeline

Augusta residents get close view of pipeline reroute

- The News Virginian – 3/8/16

http://www.dailyprogress.com/newsvirginian/news/augusta-residents-get-close-view-of-pipeline-reroute/article_3d45e9fe-c5b3-11e5-boaf-57f2a17ec23e.html

New route brings out opponents and supporters, highlights continued concerns

Related:

<http://www.whsv.com/content/news/Dominion-hosts-pipeline-community-forum-in-Augusta-County--371476921.html>

Why doesn't Dominion consider a more direct route

- News Leader – 3/5/16

<http://www.newsleader.com/story/opinion/columnists/2016/03/05/dominion-consider-direct-route/81373716/>

Atlantic Coast Pipeline route would be shifted east in Cumberland County

- The Fayetteville Observer – 3/7/16

http://www.fayobserver.com/news/local/atlantic-coast-pipeline-route-would-be-shifted-east-in-cumberland/article_196ae431-8323-5306-8c10-9c5088618e02.html

New route, east of city co-locates with power line easement but will impact wetlands

Regional/Mountain Valley Pipeline, other

Mountain Valley Pipeline gets court orders affirming right to survey without owner's permission

- Roanoke Times – 3/8/16

http://www.roanoke.com/business/news/mountain-valley-pipeline-gets-court-orders-affirming-right-to-survey/article_d7a61bc6-40f4-5b16-84a2-994852107289.html

Mountain Valley Pipeline filings bring response from Roanoke County

- WDBJ7.com – 3/8/16

<http://www.wdbj7.com/news/local/Mountain-Valley-Pipeline-filings-bring-response-from-Roanoke-County/38413048>

Roanoke County's Pipeline Advisory Committee has questions about river crossing and other issues

Big Picture:

Anti-Eminent Domain but Pro-Pipelines: A Republican Conundrum

- Inside Climate News – 3/4/16

<http://insideclimatenews.org/news/29022016/eminent-domain-oil-pipelines-keystone-xl-republican-donald-trump-ted-cruz>

Politicians can't have it both ways...but is there a middle ground?

Will Kinder Morgan's Plan To Export Natural Gas Give Pipeline Opponents Their Best Argument Against It?

- WBUR Boston NPR – 3/9/2016

<http://cognoscenti.wbur.org/2016/03/09/kinder-morgan-northeast-energy-direct-pipeline-opposition-fred-hewett>

Hmm...corporate export business funded by tax on ratepayers...what' not to love?

Citizens Groups Seek Public Funding for FERC Interventions

- RTO Insider – 3/7/16

<https://www.rtoinsider.com/citizens-groups-public-funding-ferc-22859/>

In 1978 the Public Utility Regulatory Policies Act directed FERC to create an Office of Public Participation... Guess what FERC never did?

Senate approves pipeline safety measure with Markey amendments

- Telegram – 3/4/16

<http://www.telegram.com/article/20160304/NEWS/160309556>

Senate unanimously passes bill with amendments regarding methane leaks

Growth in domestic natural gas production leads to development of LNG export terminals

- American Journal of Transportation – 3/4/16

<https://www.ajot.com/news/growth-in-domestic-natural-gas-production-leads-to-development-of-lng-export>

10.6 bcf/day of LNG exports expected by 2020. More terminals in permitting stage. But proposed pipelines "not for export", according to KM, Dominion, others.

First Gas from Gorgon

- The Maritime Executive – 3/7/16

<http://www.maritime-executive.com/article/first-gas-from-gorgon>

Major LNG competitor comes online... one more reason American LNG investments may take it on the chin....So might ratepayers