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**TESTIMONY OF ALBERT E. GERVENACK**

14751 W. Buttonwood Dr., Sun City West, Arizona 85375

AZ CORP COMMISSION  
DOCKET CONTROL

(In Opposition To) Docket E-01345A-13-02468

Arizona Corporation Commission

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**"IN THE MATTER OF THE APPLICATION OF ARIZONA PUBLIC SERVICE COMPANY FOR APPROVAL OF NET METERING COST SHIFT SOLUTION"**

**Public comment date: November 13, 2013, Hearing Room One, Arizona Corporation Commission**

Good morning, Chairman Stump and honored members of the Commission:

My name is Albert Gervenack and I am a resident and property owner in Sun City West (SCW), Maricopa County, Arizona 85375

My comments focus on a very small area of the docket. With that said, this very complex docket is of major importance for fellow homeowners and me.

I am here to speak in opposition to the Arizona Public Service (APS) so-called "Grandfathering" solution to terminate net metering upon sale of the premise and not transferable to the new APS customer.

Background:

As you are already aware, there are many age restricted retirement communities within Arizona and SCW is one of those communities in Maricopa County. The average age of the residents/homeowners within SCW is 75.6 years. SCW home sales are almost 1,000 per year and approximately 10% of the community now has rooftop solar.

Many of my fellow homeowners have already invested \$15,000 to \$25,000 for installation of roof top solar panels. Subsequent to the APS filing, we now learn the benefit will be terminated upon sale of their home. Consider that based on the resident's age some if not all aging homeowners will need to move into assisted living facilities or need to return to their hometown for assistance and care by their children. To this end, they may be required to sell their home.

The sale of their home may be restricted and their current or existing solar panel purchase/lease commitment, up to 20 years, is still due the solar vendor. We must also consider the resale value and ability to sell their home in such a negative climate as perceived by a potential buyer. There is a perception by some that APS is using a bait and switch through the net metering proposed termination upon sale of their home.

There is no question that the APS proposal will force some if not all senior homeowners to rethink or abandon their future plans and goals.

In addition, the perception of the public defines "Grandfathering" as the status quo without end or without additional limits, even if not a legal definition. Until now, the homeowner held an expectation that they be able to transfer the home and its assets as part of the sale. The asset transfer concept would disappear overnight should the Commission approve Grandfathering as proposed by APS.

We are reminded of the average age of SCW homeowners at 75.6 years old. The incentive for seniors to install rooftop solar will be lost and not included within the overall goal of adding additional renewable energy should APS's Grandfathering, termination upon sale, be implemented.

Conclusion:

This unfair APS proposal is extremely detrimental to senior citizens within age restricted retirement communities. The senior citizen living in a retirement community uses their home as a financial savings account. The older in age one becomes the financial necessity is always there to sell their home to provide funds to move forward with their life plans and goals as noted above.

Recommendation:

1. Fully protect senior citizen homeowners from all negative impact of any APS solar proposal.
2. Remove the "Grandfathering" solution to terminate net metering upon sale of the premise and/or allow transfer to the new APS customer.
3. Support of the ACC staff recommendation: "Staff recommends that any considerations of grandfathering existing NM situations should view the grandfathering as pertaining to the DG system and premises where the DG system is sited (in other words "runs with the land"), versus a "right" that resides with a specific customer".

Thank you for allowing me the time to speak with you today. Please contact me directly at 623.214.8331 with any questions you may have.