INTERVENTION

October 9, 2013

Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

Att'n: Docket Division

W.R. Hansen request to become Intervenor
Docket Case # 13-0248  Net Metering
E-013454-13-0248

To Whom It May Concern:

As President of the Sun City West "Property Owners & Residents Association," I wish to become an Intervenor since this case impinges on our retirement community in a very burdensome way. The specifics of the so-called "Grandfather Clause" imposes a distinct disadvantage on a community where the average age is 75.6 and the average annual home sales number 1,000 among our approximate 14,000 residence home sites.

Our community has responded especially well to Solar installations, with roughly 10% of our homeowners investing $15,000 to $25,000 in this venture. However, given the average age and the high turnover of home sales, we'd be severely harmed financially if the current benefit of net-metering were ended upon home sale. Many residents have contemplated that though they might not outlive the 20 year term, it would be passed on to their estate, children or whomever for the balance left in the 20 year term.

Whether inadvertent or not, the language inflicts a discriminatory dimension into the picture since this problem would not exist in a typical residential community. For all of these reasons, I express on behalf of the Property Owners & Residents' Association our strongest opposition to APS's request.

Sincerely,

W.R. Hansen, President of PORA