DATE | TIME: **02 July 2026**

PROJECT: **St Vincent Commons | 20 Liberty St, Middletown, CT**

PROJECT NO: **22350**

OWNER: **ST VINCENT de PAUL MIDDLETOWN, INC**
617 Main Street, PO Box 398
Middletown, CT 06457
Maryellen M. Shuckerow - Executive Director

REGARDING: **Application for St. Vincent Commons, 20 Liberty Street, Middletown, CT for Master Electric Service Metering (Application for Electric Submetering)**

Jeffrey R. Gaudiosi, Esq.
Executive Secretary
Public Utilities Regulatory Authority
Ten Franklin Square
New Britain, CT 06051

Mr. Gaudiosi:

St. Vincent de Paul Middletown, LLC hereby respectfully submits this letter as an application for a declaratory ruling pursuant to General for master-metering approval by PURA.

St. Vincent's Commons is deed-restricted with sixteen units restricted for tenants who are homeless, disabled, and have an AMI of 25% or less. The building also is going to house the core programs of St. Vincent de Paul Middletown, Inc. (SVDM), including its Soup Kitchen, homeless services, cold weather shelter, scattered site supportive housing staff, recovery services, and administrative team. The building will serve as the main site for our entity and there is no plan to not use the building or units in the long-term future for any other purpose. The recently homeless and some disabled are not capable of receiving multiple bills requiring typical renter's budgeting; therefore, in the education and assisting homeless to be self-reliant, electricity and heating will be included in the tenants rent. St. Vincent intends to help occupants learn more competently how to limit their energy usage and to promote utilization of energy-efficient central building hot water, heating, and cooling systems while they have supportive residences. Tenants rent subsidy pays for electric as part of the rental assistance through a HUD grant to the owner.

Construction commenced December 1, 2025, and is expected to be completed in the winter of 2027. To date, all site work has been completed; the foundation has been poured, temporary power has been

installed via light pole to service the property, and all underground foundation utility lines have been installed, steel has been erected and preparation for upper floor concrete slab in being completed. The basement floor slab has been poured and the installing the stair towers continues. Time is of the essence to establish single master metering to be able to order necessary switch gear and appropriate supply wiring.

In Docket No, 81-06-18,The general investigation into Master-Metering for Electricity in New Multi-Unit Dwelling Under Limited Conditions (the "Fist Exemption Decision"," the Authority allowed master-metering for certain newly constructed buildings when the following conditions are met (the "Subsidized Criteria"):

1. The multi-dwelling unit is publicly financed or subsidized.
2. The occupants are senior citizens.
3. Electricity is not used as a primary energy source for space heating.
4. Steps are taken to ensure that tenants are aware of their consumption levels of scarce resources.
5. Steps are taken by management to prevent the waste of electricity.
6. All utility records are open for public inspection and subject to review by the authority providing the public assistance and there is no rebilling.

Although all tenants will not be senior citizens, the homeless and disabled population that St. Vincent serves is in need of similar support entailed in the housing of seniors. With all the challenges related to being recently homeless, it is essential for a successful transition to being housed, that tenants payments be simplify. Tenants rent subsidy pays for electric and heat as a part of rental assistance through a HUD grant to the owner already which supports electric being included in the rent payment.

We submit these points for consideration in our request of single master metering for the permanent power to St. Vincent Commons building to better assist tenants in this difficult transition.

Thank you for your consideration.
Sincerely,



Sean Donadio, AIA
Architect of Record