STATE OF CONNECTICUT
PUBLIC UTILITIES REGULATORY AUTHORITY

ANNUAL RESIDENTIAL RENEWABLE ENERGY SOLUTIONS PROGRAM REVIEW – YEAR 6	:	DOCKET NO. 26-08-02
	:	September 25, 2026

MOTION OF THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, THE CONNECTICUT DEPARTMENT OF HOUSING, THE CONNECTICUT HOUSING FINANCE AUTHORITY FOR APPROVAL OF ELIGIBILITY

The Department of Energy and Environmental Protection (DEEP), Bureau of Energy and Technology Policy (the Bureau) submits this motion for approval on behalf of DEEP, the Connecticut Department of Housing (DOH), the Connecticut Housing Finance Authority (CHFA), and the Connecticut Green Bank (CGB) (collectively the Agencies) for the Public Utility Regulatory Authority's (Authority) approval of Spark Windsor Apartments located at 1 Phaeton St, Windsor, CT to be eligible to receive benefits from the Residential Renewable Energy Solutions Program (RRES Program), having been determined to be defined as affordable housing under Conn. Gen. Stat. § 16-244z(b) by the Agencies.

I. Background

On June 8, 2022, the Authority issued a Final Decision (Decision) in Docket No. 21-08-02, *Annual Residential Renewable Energy Tarriff Program Review and Rate Setting*, where the Authority concluded that:

> "[A] project submitted to the program administrators should be reviewed by the Agencies, with DEEP and DOH as co-leads, to determine based on the specific circumstances of the submission, whether it should be defined as affordable housing. Following their review, the Agencies shall

> submit a motion to the Authority in that year's annual review docket seeking final approval of such eligibility determination."[1]

Furthermore, Conn. Gen. Stat. § 16-244z(b)(2)(A) states that "(I) Each of the dwelling units receives an appropriate share of the benefits from the generation project, and (II) no greater than an appropriate share of the benefits from the generation project is used to offset common area usage." In accordance with the Decision, the Agencies make the following determination below.

II. Affordable Housing Eligibility Determination

Brief overview of the project: Rivers Bend Owner LLC 28.52% et al is seeking to enroll 1 Phaeton Street, Windsor, CT (Parcel ID 99050) in the RRES program. The site, referred to as Spark Windsor Apartments, is an individually metered multifamily building with 432 units comprised of 108 one bedroom/one bath units and 324 two bedroom/one and one-half bath units. All but 3 of the 432 units are considered affordable based on the rent roll supplied (**bolded** in the rent list below). Twenty-three units are vacant at this time. Rivers Bend Owner is hoping to begin work on this project very soon and plans to participate in the Connecticut Green Bank's fourth Affordable Multifamily RFP. Through this process an Engineering, Procurement, and Construction (EPC) contractor will be selected. The rents for the units can be found in Appendix A.

Determination and justification: This property is naturally occurring affordable housing for households earning less than 80% AMI for the Hartford-West Hartford-East Hartford MSA, based on the CT Department of Housing rental calculations. Rent levels for all but three units (99.3%) fall below the RRES affordable housing threshold and therefore the Agencies believe this property qualifies as affordable. In order to expedite the review process of this Tier III request and

[1] *See* PURA, Docket No. 21-08-02 Final Decision at pg. 6 *available at* https://www.dpuc.state.ct.us/dockcurr.nsf/8e6fc37a54110e3e852576190052b64d/a78f435d5d3d36908525885b0062d45c/$FILE/210802-060822.pdf (June 8, 2022).

ensure that a credible financing plan is developed, the Agencies suggest that the Clean Energy Ombudsperson should review this as soon as possible.

III. Conclusion

WHEREFORE, the Agencies respectfully requests Authority consider 1 Phaeton Street, Windsor, CT as affordable housing properties eligible to receive benefits from the RRES Program.

DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
Bureau of Energy and Technology Policy

/s/ Victoria Hackett
Victoria Hackett, Bureau Chief
Bureau of Energy and Technology Policy
10 Franklin Square
New Britain, CT 06051
(860) 827-2634
Victoria.Hackett@ct.gov

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been furnished to the service list in compliance with Conn. Agencies Regs. § 16-1-15.

By: */s/ Obinna E. Anugweje*
Obinna E. Anugweje
Commissioner of the Superior Court