STATE OF CONNECTICUT

PUBLIC UTILITIES REGULATORY AUTHORITY

October 14, 2026
In reply, please refer to:
Docket No. 26-08-02
Motion No. 11

Victoria Hackett
Bureau of Energy and Technology Policy
10 Franklin Square
New Britain, CT 06051

Re: Docket No. 26-08-02– Annual Residential Renewable Energy Solutions Program Review – Year 6

Dear Bureau Chief Hackett:

On September 25, 2026, the Department of Energy and Environmental Protection (DEEP), Bureau of Energy and Technology Policy (BETP) filed a motion (Motion No. 11) with the Public Utilities Regulatory Authority (Authority) 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) requesting that the Authority approve Spark Windsor Apartments located at 1 Phaeton St, Windsor, Connecticut, as eligible to receive benefits from the Residential Renewable Energy Solutions (RRES) Program as an affordable housing property. Motion No. 11, p. 1. Motion No. 11 is granted.

The Authority determined that any motion for Tier III status should "contain a brief overview of the project and justification for the Agencies' determination, including how such project meets the statutory definition of sixty percent of units occupied by person[s] and families with income not more than sixty percent of AMI and, if it does not meet the statutory definition, why it should otherwise be considered affordable housing." Decision, June 8, 2022, Docket No. 21-08-02, Annual Residential Renewable Energy Tariff Program Review and Rate Setting (Multifamily Housing Decision), p. 6.

The Agencies state that the property is an individually metered multifamily building with 432 units comprised of 108 one-bedroom units and 324 two-bedroom units, with 23 units currently vacant. Motion No. 11, p. 2. The Agencies included a table of monthly rents for each unit compared with rent levels affordable to households earning 80% or less of Area Median Income (AMI) for the Hartford-West Hartford-East Hartford metropolitan statistical area, based on CT Department of Housing rental calculations. Id.; Motion No. 11, Appendix A. Rent levels for all but three of the units (99.3% of the 432 total units) are below the applicable RRES affordable housing

threshold; thus, the Agencies assert that the property qualifies as affordable. Id. The Agencies state that the project plans to participate in CGB's fourth Affordable Multifamily Request for Proposals. Motion No. 11, p. 2.

As specified in the Multifamily Affordable Housing Decision, the review process to determine a property's classification as Tier III affordable housing was intended to capture remaining affordable housing properties that would be otherwise excluded by the definitions established in Tiers I and II, with the goal of opening the RRES program to more low-income residents. Multifamily Housing Decision, pp. 5-6. The Authority determines that approving the property, which meets the Tier II affordability criteria for over 99% of units, as affordable under the RRES Program would further this objective. Accordingly, the Authority grants Motion No. 11.

By the Presiding Officer,[1]



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David Arconti, Jr.
Vice Chairman

[1] A motion for full panel review of this ruling by the commissioners assigned to this docket may be filed within 14 days of this ruling.