



General Assembly

February Session, 2004

**Raised Bill No. 5383**

LCO No. 1509

\*01509\_\_\_\_\_HSG\*

Referred to Committee on Select Committee on Housing

Introduced by:  
(HSG)

**AN ACT ESTABLISHING PILOT PROGRAMS TO ENCOURAGE MIXED INCOME HOUSING.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective July 1, 2004, and applicable to income years*  
2 *commencing on or after January 1, 2005*) Notwithstanding the provisions  
3 of section 8-395 of the general statutes, the Connecticut Housing  
4 Finance Authority shall establish a three-year pilot program under  
5 which the authority shall have a goal of allocating at least thirty per  
6 cent of the value of tax credits awarded by the authority under said  
7 section 8-395 to business firms that make cash contributions to housing  
8 programs developed, sponsored or managed by nonprofit  
9 corporations in municipalities that have the least amount of mixed  
10 income housing in the state, for the purpose of providing for a more  
11 equitable distribution of mixed income housing projects in the state.  
12 The pilot program shall apply to tax credits awarded for income years  
13 of business firms commencing on or after January 1, 2005, but not later  
14 than December 31, 2007. The authority may modify the system of  
15 ranking housing programs under subsection (k) of said section 8-395  
16 for the purposes of the pilot program.

17       Sec. 2. (NEW) (*Effective July 1, 2004, and applicable to income years*  
 18 *commencing on or after January 1, 2005*) To the extent allowed under  
 19 federal law, the Connecticut Housing Finance Authority shall establish  
 20 a three-year pilot program under which the authority shall have a goal  
 21 of allocating at least thirty per cent of the value of tax credits awarded  
 22 by the authority under the low income housing tax credit program  
 23 pursuant to section 26 USC 42 to businesses investing in low income  
 24 housing tax credit properties in municipalities that have the least  
 25 amount of mixed income housing in the state, for the purpose of  
 26 providing for a more equitable distribution of mixed income housing  
 27 projects in the state. The pilot program shall apply to tax credits  
 28 awarded for income years of business firms commencing on or after  
 29 January 1, 2005, but not later than December 31, 2007.

30       Sec. 3. (NEW) (*Effective July 1, 2004*) The Connecticut Housing  
 31 Finance Authority shall submit an interim report on its progress in  
 32 implementing the pilot programs established in sections 1 and 2 of this  
 33 act to the select committee of the General Assembly having cognizance  
 34 of matters relating to housing, not later than January 1, 2006. Said  
 35 authority shall submit a final report on the pilot programs, including  
 36 its findings, recommendations and any necessary legislation, to said  
 37 select committee not later than January 1, 2009.

This act shall take effect as follows:	
Section 1	<i>July 1, 2004, and applicable to income years commencing on or after January 1, 2005</i>
Sec. 2	<i>July 1, 2004, and applicable to income years commencing on or after January 1, 2005</i>
Sec. 3	<i>July 1, 2004</i>

**Statement of Purpose:**

To establish two pilot programs to encourage the development of mixed income housing throughout the state.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*

