



General Assembly

Raised Bill No. 5454

February Session, 2006

* _____HB05454HSGPD_030606_____*

AN ACT REESTABLISHING THE DEPARTMENT OF HOUSING.

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

1 Section 1. Section 4-5 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2006*):

3 As used in sections 4-6, 4-7, as amended, and 4-8, the term
4 "department head" means Secretary of the Office of Policy and
5 Management, Commissioner of Administrative Services,
6 Commissioner of Revenue Services, Banking Commissioner,
7 Commissioner of Children and Families, Commissioner of Consumer
8 Protection, Commissioner of Correction, Commissioner of Economic
9 and Community Development, State Board of Education,
10 Commissioner of Emergency Management and Homeland Security,
11 Commissioner of Environmental Protection, Commissioner of
12 Agriculture, Commissioner of Public Health, Insurance Commissioner,
13 Labor Commissioner, Liquor Control Commission, Commissioner of
14 Mental Health and Addiction Services, Commissioner of Public Safety,
15 Commissioner of Social Services, Commissioner of Mental Retardation,
16 Commissioner of Motor Vehicles, Commissioner of Transportation,
17 Commissioner of Public Works, Commissioner of Veterans' Affairs,
18 Commissioner of Health Care Access, Commissioner of Housing, Chief
19 Information Officer, the chairperson of the Public Utilities Control
20 Authority, the executive director of the Board of Education and

21 Services for the Blind and the executive director of the Connecticut
22 Commission on Culture and Tourism.

23 Sec. 2. Section 4-38c of the general statutes is repealed and the
24 following is substituted in lieu thereof (*Effective October 1, 2006*):

25 There shall be within the executive branch of state government the
26 following departments: Office of Policy and Management, Department
27 of Administrative Services, Department of Revenue Services,
28 Department of Banking, Department of Agriculture, Department of
29 Children and Families, Department of Consumer Protection,
30 Department of Correction, Department of Economic and Community
31 Development, State Board of Education, Department of Emergency
32 Management and Homeland Security, Department of Environmental
33 Protection, Department of Public Health, Board of Governors of
34 Higher Education, Department of Housing, Insurance Department,
35 Labor Department, Department of Mental Health and Addiction
36 Services, Department of Mental Retardation, Department of Public
37 Safety, Department of Social Services, Department of Transportation,
38 Department of Motor Vehicles, Department of Veterans' Affairs,
39 Department of Public Works and Department of Public Utility Control.

40 Sec. 3. Subsection (b) of section 4-66c of the 2006 supplement to the
41 general statutes is repealed and the following is substituted in lieu
42 thereof (*Effective October 1, 2006*):

43 (b) (1) The proceeds of the sale of said bonds, to the extent
44 hereinafter stated, shall be used, subject to the provisions of
45 subsections (c) and (d) of this section, for the purpose of redirecting,
46 improving and expanding state activities which promote community
47 conservation and development and improve the quality of life for
48 urban residents of the state as hereinafter stated: (A) For the
49 Department of Economic and Community Development: Economic
50 and community development projects, including administrative costs
51 incurred by the Department of Economic and Community
52 Development, not exceeding sixty-seven million five hundred ninety-

53 one thousand six hundred forty-two dollars, one million dollars of
54 which shall be used for a grant to the development center program and
55 the nonprofit business consortium deployment center approved
56 pursuant to section 32-411; (B) for the Department of Transportation:
57 Urban mass transit, not exceeding two million dollars; (C) for the
58 Department of Environmental Protection: Recreation development and
59 solid waste disposal projects, not exceeding one million nine hundred
60 ninety-five thousand nine hundred two dollars; (D) for the Department
61 of Social Services: Child day care projects, elderly centers, shelter
62 facilities for victims of domestic violence, emergency shelters and
63 related facilities for the homeless, multipurpose human resource
64 centers and food distribution facilities, not exceeding thirty-nine
65 million one hundred thousand dollars, provided four million dollars of
66 said authorization shall be effective July 1, 1994; (E) for the Department
67 of [Economic and Community Development] Housing: Housing
68 projects, not exceeding three million dollars; (F) for the Office of Policy
69 and Management: (i) Grants-in-aid to municipalities for a pilot
70 demonstration program to leverage private contributions for
71 redevelopment of designated historic preservation areas, not
72 exceeding one million dollars; (ii) grants-in-aid for urban development
73 projects including economic and community development,
74 transportation, environmental protection, public safety, children and
75 families and social services projects and programs, including, in the
76 case of economic and community development projects administered
77 on behalf of the Office of Policy and Management by the Department
78 of Economic and Community Development, administrative costs
79 incurred by the Department of Economic and Community
80 Development, not exceeding one billion seventeen million eight
81 hundred thousand dollars, provided sixty-five million dollars of said
82 authorization shall be effective July 1, 2006.

83 (2) (A) Five million dollars of the grants-in-aid authorized in
84 subparagraph (F)(ii) of subdivision (1) of this subsection may be made
85 available to private nonprofit organizations for the purposes described
86 in said subparagraph (F)(ii). (B) Twelve million dollars of the grants-in-

87 aid authorized in subparagraph (F)(ii) of subdivision (1) of this
 88 subsection may be made available for necessary renovations and
 89 improvements of libraries. (C) Five million dollars of the grants-in-aid
 90 authorized in subparagraph (F)(ii) of subdivision (1) of this subsection
 91 shall be made available for small business gap financing. (D) Ten
 92 million dollars of the grants-in-aid authorized in subparagraph (F)(ii)
 93 of subdivision (1) of this subsection may be made available for regional
 94 economic development revolving loan funds. (E) One million four
 95 hundred thousand dollars of the grants-in-aid authorized in
 96 subparagraph (F)(ii) of subdivision (1) of this subsection shall be made
 97 available for rehabilitation and renovation of the Black Rock Library in
 98 Bridgeport. (F) Two million five hundred thousand dollars of the
 99 grants-in-aid authorized in subparagraph (F)(ii) of subdivision (1) of
 100 this subsection shall be made available for site acquisition, renovation
 101 and rehabilitation for the Institute for the Hispanic Family in Hartford.

102 Sec. 4. Subsection (e) of section 4-66c of the 2006 supplement to the
 103 general statutes is repealed and the following is substituted in lieu
 104 thereof (*Effective October 1, 2006*):

105 (e) Notwithstanding any provision of the general statutes to the
 106 contrary, whenever the Department of Economic and Community
 107 Development, the Department of Housing or the Office of Policy and
 108 Management is authorized by the general statutes to assess, collect or
 109 fund administrative expenses or service charges or otherwise recover
 110 costs or expenses incurred by the state in carrying out the provisions of
 111 any economic or community development project or program
 112 administered by the Department of Economic and Community
 113 Development or the Department of Housing, except in the case of
 114 administrative oversight charges described in section 8-37tt, as
 115 amended by this act, amounts so assessed, collected or funded by the
 116 state may be used to pay any administrative expenses of the
 117 Department of Economic and Community Development or the
 118 Department of Housing, and shall not be required to be used to pay
 119 expenses related to a particular project or program.

120 Sec. 5. Subsection (a) of section 4-67r of the general statutes is
121 repealed and the following is substituted in lieu thereof (*Effective*
122 *October 1, 2006*):

123 (a) There is created a Connecticut Progress Council. The council
124 shall consist of the following members: The Lieutenant Governor, the
125 Secretary of the Office of Policy and Management, the Commissioners
126 of Social Services, Transportation, Education, Housing and Economic
127 and Community Development; the president pro tempore of the
128 Senate, the speaker of the House of Representatives, the minority
129 leader of the Senate, the minority leader of the House of
130 Representatives, the majority leader of the Senate and the majority
131 leader of the House of Representatives, or their designees; the
132 chairpersons and ranking members of the joint standing committee of
133 the General Assembly having cognizance of matters relating to
134 planning and development; a representative of a nonprofit municipal
135 research organization, a representative of a state-sponsored economic
136 advisory body, a representative of a major labor organization, a
137 representative of a manufacturing concern, a representative of a
138 service-related business and a representative of a financial service
139 company, one appointed by the president pro tempore of the Senate,
140 one by the speaker of the House of Representatives, one by the
141 majority leader of the Senate, one by the majority leader of the House
142 of Representatives, one by the minority leader of the Senate and one by
143 the minority leader of the House of Representatives and six members
144 appointed by the Governor, one representing medical services, one a
145 major public or private university, one a major nonprofit organization,
146 one a state employees' bargaining unit, one an environmental
147 organization and one a business research organization. The first
148 meeting of the council shall be called on or before November 1, 1993,
149 by the Secretary of the Office of Policy and Management. The council
150 shall elect a chairman from its members at the first meeting.

151 Sec. 6. Subsection (a) of section 4-67x of the 2006 supplement to the
152 general statutes is repealed and the following is substituted in lieu

153 thereof (*Effective October 1, 2006*):

154 (a) There shall be a Child Poverty Council consisting of the
 155 following members or their designees: The Secretary of the Office of
 156 Policy and Management, the president pro tempore of the Senate, the
 157 speaker of the House of Representatives, the minority leader of the
 158 Senate and the minority leader of the House of Representatives, the
 159 Commissioners of Children and Families, Social Services, Correction,
 160 Mental Retardation, Mental Health and Addiction Services,
 161 Transportation, Public Health, Education, Economic and Community
 162 Development, Housing and Health Care Access, the Labor
 163 Commissioner, the Chairman of the Board of Governors for Higher
 164 Education, the Child Advocate, the chairperson of the State Prevention
 165 Council, the chairperson of the Children's Trust Fund and the
 166 executive directors of the Commission on Children and the
 167 Commission on Human Rights and Opportunities. The Secretary of the
 168 Office of Policy and Management, or the secretary's designee, shall be
 169 the chairperson of the council. The council shall develop a ten-year
 170 plan, to begin June 8, 2004, to reduce the number of children living in
 171 poverty in the state by fifty per cent.

172 Sec. 7. Subsection (a) of section 2-79a of the general statutes is
 173 repealed and the following is substituted in lieu thereof (*Effective*
 174 *October 1, 2006*):

175 (a) There shall be a Connecticut Advisory Commission on
 176 Intergovernmental Relations. The purpose of the commission shall be
 177 to enhance coordination and cooperation between the state and local
 178 governments. The commission shall consist of the president pro
 179 tempore of the Senate, the speaker of the House of Representatives, the
 180 minority leader of the Senate, the minority leader of the House of
 181 Representatives, the Secretary of the Office of Policy and Management,
 182 the Commissioners of Education, Environmental Protection, Economic
 183 and Community Development, and Housing, or their designees, and
 184 sixteen additional members as follows: (1) Six municipal officials
 185 appointed by the Governor, four of whom shall be selected from a list

186 of nominees submitted to him by the Connecticut Conference of
187 Municipalities and two of whom shall be selected from a list submitted
188 by the Council of Small Towns. Two of such six officials shall be from
189 towns having populations of twenty thousand or less persons, two
190 shall be from towns having populations of more than twenty thousand
191 but less than sixty thousand persons and two shall be from towns
192 having populations of sixty thousand or more persons; (2) two local
193 public education officials appointed by the Governor, one of whom
194 shall be selected from a list of nominees submitted to him by the
195 Connecticut Association of Boards of Education and one of whom shall
196 be selected from a list submitted by the Connecticut Association of
197 School Administrators; (3) one representative of a regional council of
198 governments or a regional planning agency appointed by the
199 Governor from a list of nominees submitted to him by the Regional
200 Planning Association of Connecticut; (4) five persons who do not hold
201 elected or appointed office in state or local government, one of whom
202 shall be appointed by the Governor, one of whom shall be appointed
203 by the president pro tempore of the Senate, one of whom shall be
204 appointed by the speaker of the House of Representatives, one of
205 whom shall be appointed by the minority leader of the Senate and one
206 of whom shall be appointed by the minority leader of the House of
207 Representatives; (5) one representative of the Connecticut Conference
208 of Municipalities appointed by said conference; and (6) one
209 representative of the Council of Small Towns appointed by said
210 council. Each member of the commission appointed pursuant to
211 subdivisions (1) to (6), inclusive, shall serve for a term of two years. All
212 other members shall serve for terms which are coterminous with their
213 terms of office. The Governor shall appoint a chairperson and a vice-
214 chairperson from among the commission members. Members of the
215 General Assembly may serve as gubernatorial appointees to the
216 commission. Members of the commission shall not be compensated for
217 their services but shall be reimbursed for necessary expenses incurred
218 in the performance of their duties.

219 Sec. 8. Section 8-37i of the general statutes is repealed and the

220 following is substituted in lieu thereof (*Effective October 1, 2006*):

221 (a) There shall be a Department of [Economic and Community
222 Development] Housing. The department head shall be the
223 Commissioner of [Economic and Community Development] Housing,
224 who shall be appointed by the Governor in accordance with the
225 provisions of sections 4-5, 4-6, 4-7, as amended, and 4-8, with the
226 powers and duties therein prescribed.

227 (b) Said department shall constitute a successor department to the
228 Department of Commerce and the Department of Economic and
229 Community Development in accordance with the provisions of
230 sections 4-38d and 4-39.

231 (c) Said department shall constitute a successor to the functions,
232 powers and duties of the Department of Community Affairs relating to
233 housing as set forth in chapters 128, 129, 130, 131 and 135, in
234 accordance with the provisions of sections 4-38d and 4-39.

235 (d) Said department shall constitute a successor to the functions,
236 powers and duties of the Department of Economic and Community
237 Development relating to housing as set forth in chapters 127b to 133,
238 inclusive, 134 to 136, inclusive, 137b to 138f, inclusive, and 138h to
239 138k, inclusive, in accordance with the provisions of sections 4-38d, 4-
240 38e and 4-39.

241 Sec. 9. Section 8-37k of the general statutes is repealed and the
242 following is substituted in lieu thereof (*Effective October 1, 2006*):

243 (a) Whenever the term "Commissioner of Commerce" occurs or is
244 referred to in the general statutes, it shall be deemed to mean or refer
245 to the Commissioner of Economic and Community Development.

246 (b) Whenever the term "Department of Commerce" occurs or is
247 referred to in the general statutes, it shall be deemed to mean or refer
248 to the Department of Economic and Community Development.

249 (c) Whenever the term "Department of Community Affairs" occurs
250 or is referred to in chapter 131, it shall be deemed to mean or refer to
251 the Department of Economic and Community Development.

252 (d) Whenever the term "Commissioner of Community Affairs"
253 occurs or is referred to in chapter 131, it shall be deemed to mean or
254 refer to the Commissioner of Economic and Community Development.

255 (e) Notwithstanding the provisions of subsections (a) to (d),
256 inclusive, of this section, on and after October 1, 2006, whenever the
257 term Commissioner of Economic and Community Development occurs
258 in chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
259 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
260 refer to the Commissioner of Housing.

261 (f) Notwithstanding the provisions of subsections (a) to (d),
262 inclusive, of this section, on and after October 1, 2006, whenever the
263 term Department of Economic and Community Development occurs in
264 chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
265 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
266 refer to the Department of Housing.

267 Sec. 10. Section 8-37r of the general statutes is repealed and the
268 following is substituted in lieu thereof (*Effective October 1, 2006*):

269 (a) There shall be a Department of [Economic and Community
270 Development] Housing which shall be the lead agency for all matters
271 relating to housing. The department head shall be the Commissioner of
272 [Economic and Community Development] Housing, who shall be
273 appointed by the Governor in accordance with the provisions of
274 sections 4-5 to 4-8, inclusive, with the powers and duties therein
275 prescribed. Said commissioner shall be responsible at the state level for
276 all aspects of policy, development, redevelopment, preservation,
277 maintenance and improvement of housing and neighborhoods.

278 (b) Said department shall constitute a successor to the functions,
279 powers and duties of the Department of Economic and Community

280 Development relating to housing, community development,
281 redevelopment and urban renewal as set forth in chapters [128, 129,
282 130, 135 and 136] 127b to 133, inclusive, 134 to 136, inclusive, 137b to
283 138f, inclusive, and 138h to 138k, inclusive, in accordance with the
284 provisions of sections 4-38d, 4-38e and 4-39.

285 Sec. 11. Section 8-37s of the 2006 supplement to the general statutes
286 is repealed and the following is substituted in lieu thereof (*Effective*
287 *October 1, 2006*):

288 The Commissioner of [Economic and Community Development]
289 Housing shall monitor the progress of the public and private sector
290 toward meeting housing needs and shall collect and annually publish
291 data on housing production in the state. In order to ensure a steady
292 flow of information for the purposes of this section, all municipalities
293 shall submit to the commissioner a copy of the monthly federal Bureau
294 of the Census report on building permits issued and public
295 construction filed at the same time as such report is filed with the
296 federal Bureau of the Census.

297 Sec. 12. Section 8-37t of the general statutes is repealed and the
298 following is substituted in lieu thereof (*Effective October 1, 2006*):

299 (a) Not later than January 1, 2000, and every five years thereafter,
300 the Commissioner of [Economic and Community Development]
301 Housing, together with the Connecticut Housing Finance Authority,
302 shall prepare a long-range state housing plan, which shall conform and
303 be subject to the plan of conservation and development for the state
304 adopted by the General Assembly. The plan shall: (1) Contain an
305 assessment of the housing needs of households with incomes less than
306 one hundred per cent of the average area median income, adjusted for
307 family size, analyzed separately for households with incomes (A) less
308 than twenty-five per cent of the area median income, (B) more than
309 twenty-five per cent but not more than fifty per cent of the area
310 median income, (C) more than fifty per cent but not more than eighty
311 per cent of the area median income, and (D) more than eighty per cent

312 but not more than one hundred per cent of the area median income; (2)
313 analyze the households served by the housing construction, substantial
314 rehabilitation, purchase and rental assistance programs, including the
315 number of households served by each program, the total amount of
316 financial assistance provided to such households and the race of
317 households served under such programs; (3) provide information on
318 affirmative fair housing marketing activities and programs and an
319 analysis of occupancy results of affirmative fair housing marketing
320 plans and shall include data on the racial composition of the occupants
321 and persons on the waiting list of each housing project which is
322 assisted under any housing program established by the general
323 statutes or special act or which is supervised by the commissioner or
324 the Connecticut Housing Finance Authority; (4) set specific measurable
325 goals for meeting identified housing needs; (5) outline strategies for
326 meeting those goals; and (6) identify state, federal and private sector
327 resources for affordable housing programs. The provisions of this
328 section shall not be construed to require an occupant or applicant to
329 disclose the race of such occupant or applicant on an application or
330 survey form. The long-range plan shall be updated annually by an
331 action plan that assesses the state's progress toward meeting housing
332 needs contained in the long-range plan and recommends revised
333 strategies, if deemed necessary. In preparing the long-range plan and
334 subsequent action plans, the commissioner shall consult with
335 representatives of those who use or benefit from state housing
336 programs.

337 (b) The Department of [Economic and Community Development]
338 Housing shall submit the long-range housing plan to the General
339 Assembly not later than January 1, 2000, and each action plan not later
340 than January first of each subsequent year, after receiving public
341 review and comment on the long-range plan and each action plan
342 through written remarks and public hearings. The commencement
343 date of each plan shall be the July first following the submission of the
344 plan.

345 Sec. 13. Section 8-37u of the general statutes is repealed and the
346 following is substituted in lieu thereof (*Effective October 1, 2006*):

347 (a) The Commissioner of [Economic and Community Development]
348 Housing shall work with regional planning agencies, regional councils
349 of elected officials, regional councils of governments, municipalities
350 and municipal agencies, housing authorities and other appropriate
351 agencies for the purpose of coordinating housing policy and housing
352 activities, provided such coordination shall not be construed to restrict
353 or diminish any power, right or authority granted to any municipality,
354 agency, instrumentality, commission or any administrative or
355 executive head thereof in accordance with the other provisions of the
356 general statutes to proceed with any programs, projects or activities.

357 (b) The Commissioner of [Economic and Community Development]
358 Housing shall coordinate on an ongoing basis the activities and
359 programs of state agencies or quasi-state authorities which have a
360 major impact on the cost, production or availability of housing,
361 provided, such coordination shall not be construed to restrict or
362 diminish any power, right or authority granted to any such agency or
363 authority, or of any administrative or executive head thereof in
364 accordance with the other provisions of the general statutes, to proceed
365 with any programs, projects or activities, except as specifically
366 provided in this section.

367 (c) In order to facilitate such coordination, the Connecticut Housing
368 Finance Authority shall submit annually to the Commissioner of
369 [Economic and Community Development] Housing a projected
370 twelve-month operating plan. Said plan shall be prepared in a manner
371 so as to be consistent with the five-year plan referred to in section 8-
372 37t, as amended by this act, as such plan is then in effect. Said plan
373 shall include such matters as the authority determines are necessary
374 and shall include, but not be limited to, production targets under each
375 multifamily program of the authority, including targets for rental
376 housing production for both elderly and nonelderly families in a
377 proportion consistent with housing needs estimated pursuant to

378 section 8-37t, as amended by this act; proposed new and expanded
379 programs; proposed outreach activities to help serve areas of the state
380 or segments of the population whose housing needs have been
381 particularly underserved, and estimated level of subsidy needed to
382 support the proposed level of production. The first such plan shall be
383 submitted to the Commissioner of [Economic and Community
384 Development] Housing prior to January 1, 1981, and subsequent plans
385 on each twelve-month anniversary thereof.

386 (d) In the event the commissioner determines that the Connecticut
387 Housing Finance Authority has not complied with the requirements of
388 subsection (c) of this section, he shall file a report with the Secretary of
389 the Office of Policy and Management setting forth the items of the plan
390 which are inconsistent with the five-year plan and setting forth those
391 recommendations which in his opinion would result in such plan
392 being consistent with the five-year plan. In the event that the Secretary
393 of the Office of Policy and Management concurs with the
394 Commissioner of [Economic and Community Development] Housing,
395 he shall convene a panel of the Commissioner of Economic and
396 Community Development, the chairman of the Connecticut Housing
397 Finance Authority and the Secretary of the Office of Policy and
398 Management, which panel shall resolve the inconsistencies. Nothing
399 contained in this section shall limit the right or obligation of the
400 Connecticut Housing Finance Authority to comply with the provisions
401 of or covenants contained in any contract with or for the benefit of the
402 holders of any bonds, notes or other obligations evidencing
403 indebtedness of such authority.

404 (e) The Connecticut Housing Finance Authority shall, to the
405 maximum extent practical, conduct its business according to the plan
406 approved by the commissioner.

407 (f) The Commissioner of [Economic and Community Development]
408 Housing shall consult with the Commissioner of Agriculture with
409 regard to the policies, activities, plans and programs specified in this
410 section and the impact on and degree of protection provided to

411 agricultural land by such policies, activities, plans and programs.

412 Sec. 14. Section 8-37v of the general statutes is repealed and the
413 following is substituted in lieu thereof (*Effective October 1, 2006*):

414 The Commissioner of [Economic and Community Development]
415 Housing is authorized to undertake and carry out research activities,
416 including, but not limited to, examination of housing needs and means
417 of meeting those needs; investigation of techniques and opportunities
418 for reducing housing costs, preserving neighborhoods and reducing
419 energy consumption; testing of innovative housing technologies; the
420 use of mobile and modular housing; and such other activities as he
421 deems necessary to aid the state, its municipalities and the housing
422 industry in meeting housing and community development needs.

423 Sec. 15. Section 8-37w of the general statutes is repealed and the
424 following is substituted in lieu thereof (*Effective October 1, 2006*):

425 (a) The Commissioner of [Economic and Community Development]
426 Housing shall develop and publish a model ordinance and model
427 procedures which may be adopted by municipalities in regulating the
428 development of land, which ordinance and procedures shall provide
429 for: (1) The utilization of a single consolidated application form for use
430 by all municipal agencies having jurisdiction to review and approve
431 such development; (2) coordination of staff review and
432 communications between staff and the applicant; (3) the elimination of
433 separate public hearings by review agencies whenever practicable and
434 if requested by the applicant; and (4) the concurrent running of all
435 applicable time limits for decisions by approval agencies.

436 (b) The Commissioner of [Economic and Community Development]
437 Housing shall submit any model ordinances or procedures developed
438 pursuant to subsection (a) of this section to the General Assembly for
439 its approval prior to publishing or promulgating any such ordinances
440 or procedures.

441 Sec. 16. Section 8-37x of the general statutes is repealed and the

442 following is substituted in lieu thereof (*Effective October 1, 2006*):

443 (a) As used in this section, "authority" or "housing authority" means
444 any of the public corporations created by section 8-40 and the
445 Connecticut Housing Authority when exercising the rights, powers,
446 duties or privileges of, or subject to the immunities or limitations of,
447 housing authorities pursuant to section 8-121, and "housing project"
448 means a project developed or administered pursuant to chapter 128.

449 (b) The Commissioner of [Economic and Community Development]
450 Housing may: (1) Collect and correlate information regarding housing
451 projects of authorities in the state and upon request to furnish the
452 authorities, in matters of common interest, information, advice and the
453 services of expert personnel; (2) study state-wide needs for the
454 elimination of substandard housing to stimulate state and city
455 planning involving housing, and otherwise to study housing needs,
456 both rural and urban, and to formulate proposals for meeting these
457 needs; (3) study methods of encouraging investment of private capital
458 in low rent housing; (4) study the necessity, feasibility and advantage
459 of the use of state credit by way of loan or subsidy to assist the
460 financing of housing projects for persons of low income; and (5) accept
461 grants-in-aid of any of said commissioner's powers made pursuant to
462 the provisions of any state or federal law and, for the purpose of
463 complying with the requirements or recommendations of any such
464 law, to prepare such plans and specifications and to make such
465 studies, surveys, reports or recommendations concerning existing or
466 contemplated housing conditions or projects in the state as may be
467 necessary or appropriate.

468 (c) Notwithstanding any other provision of the general statutes, the
469 Commissioner of [Economic and Community Development] Housing
470 may, after conducting a public bidding process as provided in section
471 8-44, enter into a master contract or contracts with local, regional or
472 state-wide suppliers of labor, supplies, materials, services or personal
473 property on behalf of one or more housing authorities operating state-
474 financed housing programs or projects. The commissioner may, in said

475 commissioner's discretion, with respect to partially completed state-
476 financed programs or projects or in the event of emergencies affecting
477 human health, safety, welfare and life or endangering property, waive
478 the bidding requirement and threshold of said section 8-44.

479 (d) The Commissioner of [Economic and Community Development]
480 Housing may designate as said commissioner's agent any deputy
481 commissioner or any employee to exercise such authority of the
482 commissioner as said commissioner delegates for the administration of
483 any applicable statute or regulation.

484 (e) As used in this subsection, "troubled loan" means a loan in which
485 payments of interest or principal, or both interest and principal, (1) are
486 delinquent under the terms of a loan agreement, or (2) may become
487 delinquent under conditions which exist which would reasonably lead
488 the Commissioner of [Economic and Community Development]
489 Housing to believe that a borrower would be unable to repay the loan.
490 Said commissioner may authorize the deferred payments of interest or
491 principal, or both interest and principal, or a portion thereof, in the
492 case of a troubled loan made by the commissioner under any provision
493 of the general statutes or special acts if said commissioner determines
494 the deferral to be in the best interests of the state. Such determination
495 shall be in writing and shall include a statement of the reasons why the
496 deferral is in the best interests of the state. Any deferral made under
497 the provisions of this section shall be subject to the approval of the
498 State Bond Commission.

499 (f) Upon an action by the Commissioner of [Economic and
500 Community Development] Housing to preserve the state's interest in
501 any contract for financial assistance that results in the state acquiring
502 title to any housing property, the commissioner shall be deemed to be
503 an eligible developer, as defined in section 8-39, for the purposes of
504 operating the property and receiving state or federal financial
505 assistance on behalf of the property or the operation of the property.

506 (g) The Commissioner of [Economic and Community Development]

507 Housing, in consultation with the executive director of the Connecticut
508 Housing Finance Authority, upon the lawful dissolution of any eligible
509 developer of property financed with a loan, grant or any combination
510 thereof from the state, may (1) accept ownership of property owned by
511 such a developer in the name of the state and dispose of such property
512 to an eligible developer for a price and upon terms that the
513 commissioner deems proper, provided such action shall preserve the
514 property as housing for very low, low or moderate income persons; or
515 (2) after approval by the Secretary of the Office of Policy and
516 Management allow such property to participate in any programs that
517 the commissioner operates, in order to preserve the property as
518 housing for very low, low or moderate income persons. For purposes
519 of this subsection, "housing" includes facilities and amenities incidental
520 and pertinent to the provision of affordable housing and intended
521 primarily to serve the residents of the affordable housing
522 development, including, but not limited to, a community room, a
523 laundry room, day care space, a computer center, a management
524 center or playground.

525 (h) Notwithstanding the provisions of subsection (g) of this section,
526 the Commissioner of [Economic and Community Development]
527 Housing shall allow the continued use of: (1) The Saint Joseph's
528 Residence for Mothers and Children, located in Bridgeport, which is
529 utilized as a day care center; (2) the House of Bread, located in
530 Hartford, which is utilized as a community day care center and
531 corporate offices; and (3) the Rainbow Court Cooperative, located in
532 Middletown, which is utilized as rental units for lower income
533 persons.

534 (i) The Commissioner of [Economic and Community Development]
535 Housing may adopt regulations, in accordance with the provisions of
536 chapter 54, to carry out the purposes of the Department of [Economic
537 and Community Development] Housing as established by statute.

538 Sec. 17. Section 8-37y of the general statutes is repealed and the
539 following is substituted in lieu thereof (*Effective October 1, 2006*):

540 (a) The Commissioner of [Economic and Community Development]
541 Housing may, with the approval of the Commissioner of Public Works,
542 the Secretary of the Office of Policy and Management and the State
543 Properties Review Board, sell, exchange, lease or enter into agreements
544 concerning any real property, as defined in section 8-39, belonging to
545 the state and transferred to the custody and control of the Department
546 of [Economic and Community Development] Housing under the
547 provisions of subsection (b) of section 4b-21. The commissioner shall
548 require, as a condition of any sale, exchange, lease or agreement
549 entered into pursuant to this section, that such real property be used
550 only for an emergency shelter or transitional living facility for
551 homeless persons or for the provision of low and moderate income
552 housing, including, but not limited to, the construction, rehabilitation
553 or renovation of housing for persons and families of low and moderate
554 income, except that such condition, in the discretion of the
555 commissioner, may be subordinated in the case of a subsequent first
556 mortgage or a requirement of a governmental program relating to such
557 real property, and except that in the case of an exchange of real
558 property, the commissioner (1) shall require that the parcel received by
559 the commissioner, as a condition of such exchange, shall be suitable for
560 an emergency shelter or transitional living facility for homeless
561 persons or for the construction, rehabilitation or renovation of housing
562 for persons and families of low and moderate income, and (2) shall
563 release any restrictions required to be imposed by this subsection on
564 the parcel transferred by the commissioner. Prior to any such sale,
565 exchange, lease or agreement, the commissioner shall notify the chief
566 executive officer or officers of the municipality or municipalities in
567 which such real property is located. No such real property may be
568 sold, exchanged or leased by the commissioner under this subsection
569 without the approval of the municipality or municipalities in which
570 the real property is located.

571 (b) The Commissioner of [Economic and Community Development]
572 Housing, with the approval of the Commissioner of Public Works, the
573 Secretary of the Office of Policy and Management and the State

574 Properties Review Board, may: (1) Enter into a contract to purchase,
575 lease or hold any surplus real property made available by the federal
576 government, including excess real property acquired by the federal
577 government for highway construction, if the commissioner determines
578 that such real property can be utilized for the construction,
579 rehabilitation or renovation of housing for persons and families of low
580 and moderate income, and (2) sell, exchange, lease or enter into
581 agreements concerning any real property acquired by the
582 commissioner under subdivision (1) of this subsection. The
583 commissioner shall require, as a condition of any sale, exchange, lease
584 or agreement entered into pursuant to subdivision (2) of this
585 subsection, that such real property be used only for the construction,
586 rehabilitation or renovation of housing for persons and families of low
587 and moderate income. Prior to any such sale, exchange, lease or
588 agreement, the commissioner shall notify the chief executive officer or
589 officers of the municipality or municipalities in which such real
590 property is located. No such real property may be sold, exchanged or
591 leased by the commissioner under subdivision (2) of this subsection
592 without the approval of the municipality or municipalities in which
593 the real property is located.

594 (c) The use of any real property under this section shall be subject to
595 the planning, zoning, sanitary and building laws, ordinances and
596 regulations applicable to the locality in which the real property is
597 located.

598 (d) As used in this section, "exchange" means the mutual transfer of
599 interests in real property, simultaneously and each in consideration of
600 the other.

601 Sec. 18. Section 8-37z of the general statutes is repealed and the
602 following is substituted in lieu thereof (*Effective October 1, 2006*):

603 (a) The Commissioner of [Economic and Community Development]
604 Housing shall ensure that the involuntary displacement of persons and
605 families residing in any single-family or multifamily dwelling, which

606 displacement occurs in connection with any housing or community
 607 development project or economic development project receiving state
 608 financial assistance under any program administered by the
 609 commissioner under the general statutes, is reduced to the minimum
 610 level consistent with achieving the objectives of such program. The
 611 commissioner shall require, as a condition of any contract for state
 612 financial assistance under the provisions of any such program, that the
 613 project for which such financial assistance is provided (1) will not
 614 cause the temporary or permanent displacement of persons and
 615 families residing in any single-family or multifamily dwelling, or (2)
 616 will cause only the minimum level of such displacement which cannot
 617 be avoided due to the nature of the project. The commissioner shall
 618 ensure that all steps necessary to provide any relocation assistance
 619 available under chapter 135 to persons and families unavoidably
 620 displaced as a result of any state assisted housing or community
 621 development project or economic development project have been
 622 taken before granting final approval of any financial assistance for
 623 such project.

624 (b) The Commissioner of [Economic and Community Development]
 625 Housing shall adopt regulations, in accordance with the provisions of
 626 chapter 54, to carry out the purposes of this section.

627 Sec. 19. Section 8-37aa of the general statutes is repealed and the
 628 following is substituted in lieu thereof (*Effective October 1, 2006*):

629 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this
 630 act, "housing agency" means the Department of [Economic and
 631 Community Development] Housing, the Connecticut Housing Finance
 632 Authority and the Connecticut Housing Authority, and "income
 633 group" means one of the following household groups, adjusted for
 634 family size and based on the appropriate area median income
 635 established by the United States Department of Housing and Urban
 636 Development: (1) Households with incomes twenty-five per cent or
 637 less than the area median income; (2) households with incomes more
 638 than twenty-five per cent but not more than fifty per cent of the area

639 median income; (3) households with incomes more than fifty per cent
640 but not more than eighty per cent of the area median income; (4)
641 households with incomes more than eighty per cent but not more than
642 one hundred per cent of the area median income; and (5) households
643 with incomes more than one hundred per cent of the area median
644 income.

645 Sec. 20. Subsection (a) of section 8-37bb of the 2006 supplement to
646 the general statutes is repealed and the following is substituted in lieu
647 thereof (*Effective October 1, 2006*):

648 (a) On or before December 31, 1991, and annually thereafter, each
649 housing agency, except the Department of [Economic and Community
650 Development] Housing, shall submit to the General Assembly a report,
651 for the year ending the preceding September thirtieth, which analyzes
652 by income group, households served by its housing construction,
653 substantial rehabilitation, purchase and rental assistance programs.
654 Each report submitted after December 31, 1991, shall analyze the
655 households served under each program by race. The analysis shall
656 provide information by housing development, if applicable, and by
657 program. Each analysis shall include data for all households (1)
658 entering an agency program during the year ending the preceding
659 September thirtieth, and (2) in occupancy or receiving the benefits of
660 an agency rental program the preceding September thirtieth. The
661 report of the Connecticut Housing Finance Authority shall also
662 identify, by census tract, the number of households served in each
663 program and the total amount of financial assistance provided to such
664 households. The provisions of this section shall not be construed to
665 preclude a housing agency from reporting additional information on
666 programs it administers. Each report submitted under this section shall
667 also analyze the efforts, and the results of such efforts, of each agency
668 in promoting fair housing choice and racial and economic integration.
669 The provisions of this section shall not be construed to require an
670 occupant or applicant to disclose his race on an application or survey
671 form.

672 Sec. 21. Section 8-37ff of the 2006 supplement to the general statutes
673 is repealed and the following is substituted in lieu thereof (*Effective*
674 *October 1, 2006*):

675 Not later than July 1, 2006, the Department of [Economic and
676 Community Development] Housing shall develop and maintain a
677 comprehensive inventory of all assisted housing, as defined in section
678 8-30g, as amended, in the state. The inventory shall identify all existing
679 assisted rental units by type and funding source, and include, but not
680 be limited to, information on tenant eligibility, rents charged, available
681 subsidies, occupancy and vacancy rates, waiting lists and accessibility
682 features. In order to assist the department in the completion of the
683 inventory, all owners of such housing units, both public and private,
684 shall report accessible housing units to the database established and
685 maintained under section 8-119x.

686 Sec. 22. Section 8-37jj of the general statutes is repealed and the
687 following is substituted in lieu thereof (*Effective October 1, 2006*):

688 (a) The Department of [Economic and Community Development]
689 Housing may not approve electric resistance as the primary heat
690 source in new, subsidized housing except where justified by a life-
691 cycle cost analysis whose methodology has been approved by the
692 division of the Office of Policy and Management responsible for
693 energy matters.

694 (b) If the Department of [Economic and Community Development]
695 Housing or the Connecticut Housing Finance Authority uses electric
696 resistance space heating as the primary heating source in any new
697 construction, it shall construct the unit in such a way as to be eligible
698 for any available energy conservation incentives provided by the
699 electric company, as defined in section 16-1, as amended, or the
700 municipal utility furnishing electric service to such unit.

701 Sec. 23. Section 8-37kk of the general statutes is repealed and the
702 following is substituted in lieu thereof (*Effective October 1, 2006*):

703 The Department of [Economic and Community Development]
704 Housing and the Connecticut Housing Finance Authority shall give
705 preference to loans for energy efficient projects in all grant and loan
706 programs.

707 Sec. 24. Section 8-371l of the general statutes is repealed and the
708 following is substituted in lieu thereof (*Effective October 1, 2006*):

709 (a) No state financial assistance for any housing or community
710 development project or economic development project shall be
711 provided by the Commissioner of [Economic and Community
712 Development] Housing under any program administered by the
713 commissioner unless the commissioner has first approved a residential
714 antidisplacement and relocation assistance plan submitted under
715 subsection (b) of this section by the applicant seeking such financial
716 assistance. The Commissioner of [Economic and Community
717 Development] Housing shall ensure that any such plan is properly
718 implemented for each project for which a plan is submitted.

719 (b) Any applicant seeking state financial assistance for any housing
720 or community development project or economic development project
721 under any program administered by the Commissioner of [Economic
722 and Community Development] Housing shall submit a residential
723 antidisplacement and relocation assistance plan to the commissioner as
724 part of the application for such financial assistance. The plan shall
725 demonstrate that the project for which financial assistance is applied
726 for will not cause the temporary or permanent displacement of persons
727 and families residing in any single-family or multifamily residential
728 dwelling or, if such displacement will result, that such project will
729 cause no more displacement than is necessary to accomplish the
730 project. If occupiable dwelling units are destroyed as a result of the
731 project or displacement of low and moderate income households will
732 result from the project, the plan shall further demonstrate that: (1) The
733 applicant shall provide comparable replacement dwellings within the
734 same municipality for the same number of occupants as could have
735 been housed in the occupied and vacant occupiable residential

736 dwellings that will be demolished or converted to a use other than
737 housing for low and moderate income persons and families as a result
738 of the project; (2) such replacement dwellings shall be designed to
739 remain affordable to low and moderate income persons and families
740 for ten years; (3) relocation assistance benefits shall be provided
741 pursuant to chapter 135 for all persons displaced as a result of the
742 project; and (4) displaced persons, to the extent practicable, who wish
743 to remain in the same neighborhood shall be relocated within such
744 neighborhood. As used in this subsection, "low and moderate income
745 persons and families" means persons, families or households whose
746 annual income is less than or equal to eighty per cent of the area
747 median income for the area of the state in which they live, as
748 determined by the United States Department of Housing and Urban
749 Development. An applicant shall be deemed to have met the
750 replacement requirements of this section by rehabilitation of vacant,
751 unoccupiable units.

752 (c) The Commissioner of [Economic and Community Development]
753 Housing may exempt an applicant from the provisions of this section
754 upon determination that:

755 (1) Based on objective data, there is available in the area an adequate
756 supply of habitable affordable housing for the full range of low and
757 moderate income persons, or

758 (2) The project will dedicate at least as much total floor space to
759 housing for low and moderate income persons and families as was
760 contained in all the dwelling units being replaced, whether occupied
761 or vacant, and either (A) the project will not permanently displace any
762 person or family, or (B) all of the following: (i) The sizes and purposes
763 of the dwelling units in the project are at least as needed as the sizes
764 and purposes of the dwelling units to be replaced; (ii) the number of
765 very low income persons to be served in the project is not less than the
766 number of very low income persons served by the structure to be
767 replaced; [] and (iii) the persons and families to be displaced by the
768 project will be relocated to permanent housing and will receive

769 relocation assistance pursuant to chapter 135. As used in this
770 subsection, "very low income persons" means persons whose annual
771 income is less than or equal to fifty per cent of the area median income
772 for the area of the state in which they live, as determined by the United
773 States Department of Housing and Urban Development.

774 (d) The Commissioner of [Economic and Community Development]
775 Housing shall adopt regulations, in accordance with the provisions of
776 chapter 54, to carry out the purposes of this section. Such regulations
777 shall define the objective data used under subdivision (1) of subsection
778 (c) of this section to determine whether there is an adequate supply of
779 habitable affordable housing for the full range of low and moderate
780 income persons and families residing in the area.

781 Sec. 25. Subsection (a) of section 8-37pp of the general statutes is
782 repealed and the following is substituted in lieu thereof (*Effective*
783 *October 1, 2006*):

784 (a) For purposes of this section:

785 (1) "Affordable housing" means affordable housing, as defined in
786 section 8-39a;

787 (2) "Commissioner" means the Commissioner of [Economic and
788 Community Development] Housing;

789 (3) "Department" means the Department of [Economic and
790 Community Development] Housing;

791 (4) "Eligible applicant" means: (A) A nonprofit entity; (B) a
792 municipality; (C) a housing authority; (D) a business corporation
793 incorporated pursuant to chapter 601 or any predecessor statutes
794 thereto or authorized to do business pursuant to said chapter 601
795 having as one of its purposes the construction, financing, acquisition,
796 rehabilitation or operation of affordable housing, and having a
797 certificate or articles of incorporation approved by the commissioner;
798 (E) any partnership, limited partnership, limited liability company,

799 joint venture, sole proprietorship, trust or association having as one of
800 its purposes the construction, financing, acquisition, rehabilitation or
801 operation of affordable housing, and having basic documents of
802 organization approved by the commissioner; or (F) any combination
803 thereof;

804 (5) "Eligible costs" means costs relating to the planning,
805 implementation and completion of an eligible project; and

806 (6) "Eligible project" means a project designed for the purpose of
807 providing affordable housing, and shall include, but not be limited to,
808 (A) acquisition, construction, rehabilitation, repair and maintenance of
809 residential or mixed use structures, (B) acquisition, construction,
810 rehabilitation, repair and maintenance of related infrastructure,
811 facilities and amenities incidental and pertinent to the provision of
812 affordable housing and intended primarily to serve the residents of the
813 affordable housing project, that may include, but not be limited to, a
814 community room, laundry, day care space, computer center,
815 management office or playground, or (C) demolition, renovation or
816 redevelopment of vacant buildings or related infrastructure.

817 Sec. 26. Subdivision (1) of subsection (a) of section 8-37qq of the
818 general statutes is repealed and the following is substituted in lieu
819 thereof (*Effective October 1, 2006*):

820 (1) "Bond-financed state housing program" means any program
821 administered by the Commissioner of [Economic and Community
822 Development] Housing which provides financial assistance for
823 housing acquisition, development, rehabilitation or support services,
824 and which may be financed in whole or in part from the proceeds of
825 the state's general obligation bonds, including: Acquisition of surplus
826 land pursuant to section 8-37y, housing authority programs for social
827 and supplementary services, project rehabilitation and improvement
828 and energy conservation pursuant to section 8-44a, moderate rental
829 housing pursuant to section 8-70, moderate cost housing pursuant to
830 section 8-82, housing for elderly persons pursuant to section 8-114a,

831 congregate housing for the elderly pursuant to section 8-119h, housing
 832 for low-income persons pursuant to section 8-119dd, financial
 833 assistance for redevelopment or urban renewal projects pursuant to
 834 section 8-154a, housing and community development pursuant to
 835 sections 8-169l and 8-216b, urban homesteading pursuant to subsection
 836 (a) of section 8-169w, community housing land bank and land trust
 837 program pursuant to section 8-214d, as amended, financial assistance
 838 for development of limited equity cooperatives and mutual housing
 839 pursuant to section 8-214f, as amended, community housing
 840 development corporations pursuant to sections 8-218, as amended, and
 841 8-218a, financial assistance to elderly homeowners for emergency
 842 repairs or rehabilitation pursuant to section 8-219b, financial assistance
 843 for removal of lead-based paint and asbestos pursuant to section 8-
 844 219e, as amended, home ownership loans pursuant to subsection (a) of
 845 section 8-286, housing programs for homeless persons pursuant to
 846 sections 8-356 and 8-357, grants to municipalities for financing low and
 847 moderate income rental housing pursuant to section 8-365, housing
 848 infrastructure grants and loans pursuant to section 8-387, private rental
 849 investment mortgage and equity program pursuant to sections 8-401
 850 and 8-403, assistance for housing predevelopment costs pursuant to
 851 sections 8-410 and 8-411, residential subsurface sewage disposal
 852 system repair program pursuant to sections 8-415 and 8-420, energy
 853 conservation loans pursuant to section 16a-40b, as amended, rent
 854 receivership pursuant to section 47a-56j, construction, acquisition and
 855 related rehabilitation pursuant to section 8-433 and, any other such
 856 program now, heretofore or hereafter existing, and any additions or
 857 amendments to such programs.

858 Sec. 27. Subdivision (2) of subsection (e) of section 8-37qq of the
 859 general statutes is repealed and the following is substituted in lieu
 860 thereof (*Effective October 1, 2006*):

861 (2) (A) Notwithstanding any provision of the general statutes or any
 862 public or special act to the contrary, except sections 8-76 and 8-80, the
 863 following shall be paid to the State Treasurer for deposit in the

864 Housing Repayment and Revolving Loan Fund: (i) All payments to the
865 state of principal or interest on loans that the ultimate recipient is
866 obligated to repay to the state, with or without interest, made pursuant
867 to section 8-114a with respect to loans for housing for elderly persons,
868 section 8-119h with respect to loans for congregate housing for the
869 elderly, subsection (a) of section 8-169w with respect to urban
870 homesteading loans, sections 8-218, as amended, and 8-218a with
871 respect to community housing development corporation loans, section
872 8-337 with respect to security deposit revolving loans, section 8-410
873 with respect to housing predevelopment cost loans, section 8-415 and
874 section 8-420 with subsurface sewage disposal system repair loans, and
875 section 8-433 with respect to loans for construction, acquisition and
876 related rehabilitation; (ii) all payments of principal with respect to
877 energy conservation loans pursuant to section 16a-40b, as amended;
878 (iii) all payments made to the state constituting the liquidation of an
879 equity interest pursuant to section 8-404 with respect to the private
880 rental investment mortgage and equity program or a participation
881 interest pursuant to section 8-436; (iv) all payments made to the state
882 constituting the liquidation of any other security interest or lien taken
883 or granted pursuant to a bond-financed state housing program or
884 assistance or related agreement, except liquidations constituting
885 principal or interest on loans not mentioned in subparagraph (A)(i) or
886 (A)(ii) of this subdivision and the liquidation of security interests or
887 liens with respect to rent receivership pursuant to subsection (c) of
888 section 47a-56i; (v) all other return or recapture of state financial
889 assistance made pursuant to the provisions of any bond-financed state
890 housing program or assistance or related agreement, except principal
891 or interest on loans not mentioned in subparagraph (A)(i) or (A)(ii) of
892 this subdivision and payments received with respect to rent
893 receivership pursuant to subsection (c) of section 47a-56i; (vi) all
894 payments of state service fees and administrative oversight charges, as
895 defined in section 8-430, rendered in accordance with the provisions of
896 any bond-financed state housing program other than state service fees
897 financed from the proceeds of the state's general obligation bonds; and
898 (vii) all other compensation or reimbursement paid to the Department

899 of [Economic and Community Development] Housing with respect to
900 bond-financed state housing programs other than from the federal
901 government.

902 (B) Notwithstanding any provision of the general statutes or any
903 public or special act to the contrary, except as provided in this
904 subsection, loans for any bond-financed state housing program which
905 the ultimate recipient is obligated to repay to the state, with or without
906 interest, may be paid out of moneys deposited in the Housing
907 Repayment and Revolving Loan Fund without the prior approval of
908 the State Bond Commission, subject to the approval of the Governor of
909 an allotment. All payments on energy conservation loans pursuant to
910 said section 16a-40b, as amended, shall be accounted for separately
911 from other moneys in the Housing Repayment and Revolving Loan
912 Fund, and shall be used to make further loans pursuant to said section
913 16a-40b, as amended, and to pay any administrative expense
914 attributable to such loans.

915 (C) Notwithstanding any provision of the general statutes or any
916 public or special act to the contrary, payment of any administrative
917 expense may be made out of the Housing Repayment and Revolving
918 Loan Fund subject to the approval of the Governor of an allotment for
919 such purpose.

920 Sec. 28. Subdivision (4) of section 8-37rr of the general statutes is
921 repealed and the following is substituted in lieu thereof (*Effective*
922 *October 1, 2006*):

923 (4) "Commissioner" means the Commissioner of [Economic and
924 Community Development] Housing.

925 Sec. 29. Subsection (a) of section 8-37tt of the general statutes is
926 repealed and the following is substituted in lieu thereof (*Effective*
927 *October 1, 2006*):

928 (a) As used in this section, "administrative oversight charge" means
929 any fee payable to the Department of [Economic and Community

930 Development] Housing from sources other than (1) the proceeds from
931 the sale of the state's general obligation bonds, or (2) the housing
932 repayment and revolving loan program established pursuant to
933 subsection (e) of section 8-37qq, as amended by this act, that is
934 imposed to pay all or a portion of the costs and expenses of the
935 Department of [Economic and Community Development] Housing in
936 monitoring facilities developed with financial assistance pursuant to
937 any bond-financed state housing program, as defined in subsection (a)
938 of said section 8-37qq, and ensuring compliance with requirements
939 and restrictions applicable to such facilities.

940 Sec. 30. Section 8-37uu of the general statutes is repealed and the
941 following is substituted in lieu thereof (*Effective October 1, 2006*):

942 Notwithstanding any provision of the general statutes, the
943 Department of [Economic and Community Development] Housing, in
944 consultation with the Connecticut Housing Finance Authority, the
945 Office of Policy and Management and the State Treasurer, shall
946 arrange for the transfer of the housing loan portfolio of said
947 department or any portion thereof, to said authority.

948 Sec. 31. Subsections (b) and (c) of section 8-37vv of the general
949 statutes are repealed and the following is substituted in lieu thereof
950 (*Effective October 1, 2006*):

951 (b) There is established a revolving loan fund to be known as the
952 "Rental Housing Revolving Loan Fund". The fund may be funded from
953 moneys allocated to the program established by section 8-37pp, as
954 amended by this act, or from any moneys available to the
955 [Commissioner of Economic and Community Development] Housing
956 or the fund from other sources. Investment earnings credited to the
957 fund shall become part of the assets of the fund. Any balance
958 remaining in the fund at the end of any fiscal year shall be carried
959 forward in the fund for the next fiscal year. Payments of principal or
960 interest on a low interest loan made pursuant to this section shall be
961 paid to the State Treasurer for deposit in the Rental Housing Revolving

962 Loan Fund. The fund shall be used to make low interest loans
963 pursuant to subsection (c) of this section and to pay reasonable and
964 necessary expenses incurred in administering loans under this section.
965 The Commissioner of [Economic and Community Development]
966 Housing may enter into contracts with nonprofit corporations to
967 provide for the administration of the Rental Housing Revolving Loan
968 Fund by such nonprofit corporations, provided no low interest loan
969 shall be made from the fund without the authorization of the
970 commissioner as provided in subsection (c) of this section.

971 (c) The state, acting by and in the discretion of the Commissioner of
972 [Economic and Community Development] Housing, may enter into
973 contracts to provide financial assistance in the form of low interest
974 loans to owners of eligible buildings for eligible costs. The
975 commissioner may require owners of eligible buildings who apply for
976 a low interest loan pursuant to this section to submit a copy of the
977 report filed by the building inspector listing code violations, and an
978 estimate of the cost of repairs to correct such violations. The
979 commissioner may establish priorities for the low cost loans provided
980 pursuant to this program, including, but not limited to, types of repairs
981 financed, the location of the eligible building, ability of owners to
982 repay such loans, and the extent to which any repairs will extend the
983 useful life of the eligible building.

984 Sec. 32. Section 8-37ww of the 2006 supplement to the general
985 statutes is repealed and the following is substituted in lieu thereof
986 (*Effective October 1, 2006*):

987 (a) As used in this section, "eligible building" means a two to six-
988 family building that was built prior to 1950 and has wooden windows,
989 and "commissioner" means the Commissioner of [Economic and
990 Community Development] Housing.

991 (b) The commissioner may establish a demonstration program in
992 one or more municipalities to promote energy efficiency and
993 environmentally safe housing by providing matching grants to owners

994 of eligible buildings to repair or replace wooden windows in such
995 buildings. Such demonstration program may be funded from moneys
996 allocated to the program established by section 8-37pp, as amended by
997 this act, or from any moneys available to the Commissioner of
998 [Economic and Community Development] Housing from other
999 sources. Of the first three municipalities in which such demonstration
1000 program is established, at least two shall have a population of one
1001 hundred thousand or more and at least one shall have a population of
1002 less than one hundred thousand. No such grant shall exceed one
1003 hundred dollars for each window to be repaired or replaced. The
1004 commissioner may contract with one or more entities to operate the
1005 program.

1006 (c) The demonstration program shall end on June 30, 2008. On or
1007 before February 1, 2008, the commissioner shall report to the select
1008 committee of the General Assembly having cognizance of matters
1009 relating to housing as to the number of eligible buildings for which
1010 assistance was provided, the costs involved, the effectiveness of the
1011 demonstration program and the commissioner's recommendation as to
1012 whether the demonstration program should be expanded and made
1013 permanent.

1014 (d) The commissioner shall adopt regulations, in accordance with
1015 the provisions of chapter 54, to implement the provisions of this
1016 section.

1017 Sec. 33. Subsection (d) of section 32-1b of the general statutes is
1018 repealed and the following is substituted in lieu thereof (*Effective*
1019 *October 1, 2006*):

1020 (d) [Whenever] Prior to October 1, 2006, whenever the term
1021 "Commissioner of Housing" is used or referred to in the general
1022 statutes, the term "Commissioner of Economic and Community
1023 Development" shall be substituted in lieu thereof. [Whenever] Prior to
1024 October 1, 2006, whenever the term "Department of Housing" is used
1025 or referred to in the general statutes, the term "Department of

1026 Economic and Community Development" shall be substituted in lieu
1027 thereof.

1028 Sec. 34. (NEW) (*Effective October 1, 2006*) (a) Wherever the words
1029 "Commissioner of Economic and Community Development" are used
1030 or referred to in the following sections of the general statutes or the
1031 2006 supplement to the general statutes, "Commissioner of Housing"
1032 shall be substituted in lieu thereof, and wherever the words
1033 "Department of Economic and Community Development" are used or
1034 referred to in the following sections of the general statutes or the 2006
1035 supplement to the general statutes, "Department of Housing" shall be
1036 substituted in lieu thereof: 3-20, 4b-21, 7-392, 8-30g, 8-39, 8-44a, 8-45, 8-
1037 45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-68a, 8-68b, 8-68c, 8-68d, 8-68e, 8-68f,
1038 8-68g, 8-68h, 8-68j, 8-70, 8-71, 8-72, 8-72a, 8-73, 8-74, 8-76, 8-76a, 8-77, 8-
1039 78, 8-79, 8-79a, 8-80, 8-81a, 8-82, 8-83, 8-84, 8-85, 8-87, 8-89, 8-92, 8-113a,
1040 8-114a, 8-114d, 8-115a, 8-116a, 8-117b, 8-118a, 8-118b, 8-118c, 8-119a, 8-
1041 119c, 8-119f, 8-119h, 8-119i, 8-119j, 8-119k, 8-119l, 8-119m, 8-119n, 8-
1042 119t, 8-119x, 8-119dd, 8-119ee, 8-119ff, 8-119gg, 8-119hh, 8-119jj, 8-
1043 119kk, 8-119ll, 8-119zz, 8-121, 8-154a, 8-154c, 8-154e, 8-155, 8-161, 8-162,
1044 8-163, 8-166, 8-167, 8-169b, 8-169w, 8-170, 8-187, 8-206, 8-206a, 8-206d,
1045 8-206e, 8-208, 8-208b, 8-209, 8-214a, 8-214b, 8-214d, 8-214e, 8-214f, 8-
1046 214g, 8-214h, 8-215, 8-216, 8-216b, 8-216c, 8-218, 8-218a, 8-218b, 8-218c,
1047 8-218e, 8-218h, 8-219a, 8-219b, 8-219c, 8-219d, 8-219e, 8-220, 8-220a, 8-
1048 239a, 8-243, 8-244, 8-265p, 8-265w, 8-265oo, 8-271, 8-272, 8-273, 8-274, 8-
1049 278, 8-279, 8-280, 8-281, 8-284, 8-286, 8-336, 8-336f, 8-336m, 8-336p, 8-
1050 355, 8-356, 8-357, 8-359, 8-361, 8-365, 8-367, 8-367a, 8-376, 8-378, 8-381,
1051 8-384, 8-385, 8-386, 8-387, 8-388, 8-389, 8-400, 8-401, 8-402, 8-403, 8-404,
1052 8-405, 8-410, 8-411, 8-412, 8-415, 8-418, 8-420, 8-423, 8-430, 8-438, 10-416,
1053 12-631, subsection (a) of section 16a-35c, subsection (f) of section 16a-
1054 38, 16a-40, 16a-40b, 16a-40j, 16a-40k, 16a-41, 17a-3, 17a-54a, 17a-485a,
1055 17a-485b, 17a-485c, 17b-337, 17b-347e, 17b-420, 21-70, 21-70a, 21-84a,
1056 22a-1d, 29-271, 47-88b, 47-284, 47-288, 47-294, 47-295, 47a-56i, 47a-56j
1057 and 47a-56k.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2006</i>	4-5
Sec. 2	<i>October 1, 2006</i>	4-38c
Sec. 3	<i>October 1, 2006</i>	4-66c(b)
Sec. 4	<i>October 1, 2006</i>	4-66c(e)
Sec. 5	<i>October 1, 2006</i>	4-67r(a)
Sec. 6	<i>October 1, 2006</i>	4-67x(a)
Sec. 7	<i>October 1, 2006</i>	2-79a(a)
Sec. 8	<i>October 1, 2006</i>	8-37i
Sec. 9	<i>October 1, 2006</i>	8-37k
Sec. 10	<i>October 1, 2006</i>	8-37r
Sec. 11	<i>October 1, 2006</i>	8-37s
Sec. 12	<i>October 1, 2006</i>	8-37t
Sec. 13	<i>October 1, 2006</i>	8-37u
Sec. 14	<i>October 1, 2006</i>	8-37v
Sec. 15	<i>October 1, 2006</i>	8-37w
Sec. 16	<i>October 1, 2006</i>	8-37x
Sec. 17	<i>October 1, 2006</i>	8-37y
Sec. 18	<i>October 1, 2006</i>	8-37z
Sec. 19	<i>October 1, 2006</i>	8-37aa
Sec. 20	<i>October 1, 2006</i>	8-37bb(a)
Sec. 21	<i>October 1, 2006</i>	8-37ff
Sec. 22	<i>October 1, 2006</i>	8-37jj
Sec. 23	<i>October 1, 2006</i>	8-37kk
Sec. 24	<i>October 1, 2006</i>	8-37ll
Sec. 25	<i>October 1, 2006</i>	8-37pp(a)
Sec. 26	<i>October 1, 2006</i>	8-37qq(a)(1)
Sec. 27	<i>October 1, 2006</i>	8-37qq(e)(2)
Sec. 28	<i>October 1, 2006</i>	8-37rr(4)
Sec. 29	<i>October 1, 2006</i>	8-37tt(a)
Sec. 30	<i>October 1, 2006</i>	8-37uu
Sec. 31	<i>October 1, 2006</i>	8-37vv(b) and (c)
Sec. 32	<i>October 1, 2006</i>	8-37ww
Sec. 33	<i>October 1, 2006</i>	32-1b(d)
Sec. 34	<i>October 1, 2006</i>	New section

HSG

Joint Favorable C/R

PD

