



General Assembly

February Session, 2006

Raised Bill No. 5455

LCO No. 1867

01867_____HSG

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING TECHNICAL AMENDMENTS TO CERTAIN HOUSING STATUTES.

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

1 Section 1. Subsection (a) of section 8-37qq of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2006*):

4 (a) For the purposes of this section and sections 8-44a, 8-70, 8-78, 8-
5 80, 8-114a, 8-117b, 8-119a, 8-119b, 8-119h, 8-119i, 8-119ee, 8-119hh, 8-
6 119ii, 8-119jj, 8-169w, 8-214g, 8-216b, 8-218b, 8-219b, 8-387, 8-405, 8-410,
7 8-415, 8-420, 16a-40b, as amended, 16a-40j, and sections 8-430 to 8-438,
8 inclusive, the following terms shall have the following meanings:

9 (1) "Bond-financed state housing program" means any program
10 administered by the Commissioner of Economic and Community
11 Development which provides financial assistance for housing
12 acquisition, development, rehabilitation or support services, and
13 which may be financed in whole or in part from the proceeds of the
14 state's general obligation bonds, including: Acquisition of surplus land
15 pursuant to section 8-37y, affordable housing projects pursuant to

16 section 8-37pp, housing authority programs for social and
17 supplementary services, project rehabilitation and improvement and
18 energy conservation pursuant to section 8-44a, moderate rental
19 housing pursuant to section 8-70, moderate cost housing pursuant to
20 section 8-82, housing for elderly persons pursuant to section 8-114a,
21 congregate housing for the elderly pursuant to section 8-119h, housing
22 for low-income persons pursuant to section 8-119dd, financial
23 assistance for redevelopment or urban renewal projects pursuant to
24 section 8-154a, housing and community development pursuant to
25 sections 8-169l and 8-216b, urban homesteading pursuant to subsection
26 (a) of section 8-169w, community housing land bank and land trust
27 program pursuant to section 8-214d, as amended, financial assistance
28 for development of limited equity cooperatives and mutual housing
29 pursuant to section 8-214f, as amended, community housing
30 development corporations pursuant to sections 8-218, as amended, and
31 8-218a, financial assistance to elderly homeowners for emergency
32 repairs or rehabilitation pursuant to section 8-219b, financial assistance
33 for removal of lead-based paint and asbestos pursuant to section 8-
34 219e, as amended, home ownership loans pursuant to subsection (a) of
35 section 8-286, housing programs for homeless persons pursuant to
36 sections 8-356 and 8-357, grants to municipalities for financing low and
37 moderate income rental housing pursuant to section 8-365, housing
38 infrastructure grants and loans pursuant to section 8-387, private rental
39 investment mortgage and equity program pursuant to sections 8-401
40 and 8-403, assistance for housing predevelopment costs pursuant to
41 sections 8-410 and 8-411, residential subsurface sewage disposal
42 system repair program pursuant to sections 8-415 and 8-420, energy
43 conservation loans pursuant to section 16a-40b, as amended, rent
44 receivership pursuant to section 47a-56j, construction, acquisition and
45 related rehabilitation pursuant to section 8-433 and, any other such
46 program now, heretofore or hereafter existing, and any additions or
47 amendments to such programs.

48 (2) "Administrative expense" means any administrative or other cost
49 or expense incurred by the state in carrying out the provisions of any

50 of the following bond-financed state housing programs, including the
51 hiring of necessary employees and the entering of necessary contracts:
52 Housing authority programs for social and supplementary services,
53 project rehabilitation and improvement, and energy conservation
54 pursuant to section 8-44a, moderate rental housing pursuant to section
55 8-70, moderate cost housing pursuant to section 8-82, housing for
56 elderly persons pursuant to section 8-114a, congregate housing for the
57 elderly pursuant to section 8-119h, housing for low-income persons
58 pursuant to section 8-119dd, urban homesteading pursuant to
59 subsection (a) of section 8-169w, financial assistance for development
60 of limited equity cooperatives and mutual housing pursuant to section
61 8-214f, as amended, financial assistance to elderly homeowners for
62 emergency repairs or rehabilitation pursuant to section 8-219b, home
63 ownership loans pursuant to subsection (a) of section 8-286, housing
64 programs for homeless persons pursuant to sections 8-356 and 8-357,
65 private rental investment mortgage and equity program pursuant to
66 sections 8-401 and 8-403, assistance for housing predevelopment costs
67 pursuant to sections 8-410 and 8-411, residential subsurface sewage
68 disposal system repair pursuant to section 8-415 and section 8-420,
69 energy conservation loans pursuant to section 16a-40b, as amended,
70 and construction, acquisition and related rehabilitation pursuant to
71 section 8-433.

72 (3) "State service fee" means any fee or charge assessed or collected
73 by the state for the purpose of paying for any administrative expense,
74 pursuant to subsections (f) and (g) of section 8-44a with respect to
75 housing authority programs for social and supplementary services,
76 project rehabilitation and improvement, and energy conservation,
77 subsection (c) of section 8-70 and section 8-72 with respect to moderate
78 rental housing, subsection (b) of section 8-114a and subsection (a) of
79 section 8-115a with respect to housing for elderly persons, section 8-
80 119h and subsection (a) of section 8-115a with respect to congregate
81 housing for the elderly, section 8-119jj and section 8-72 with respect to
82 housing for low-income persons, subsection (c) of section 8-218b with
83 respect to community housing development corporations, subsection

84 (b) of section 8-219b with respect to financial assistance to elderly
85 homeowners for emergency repairs and rehabilitation, and subsection
86 (a) of section 8-405 with respect to the private rental mortgage and
87 equity program.

88 Sec. 2. Subsection (e) of section 8-37qq of the general statutes is
89 repealed and the following is substituted in lieu thereof (*Effective*
90 *October 1, 2006*):

91 (e) (1) There is established a fund to be known as the "Housing
92 Repayment and Revolving Loan Fund". The fund shall contain any
93 moneys required by law to be deposited in the fund and shall be held
94 separate and apart from all other money, funds and accounts.
95 Investment earnings credited to the fund shall become part of the
96 assets of the fund. Any required rebates to the federal government of
97 such investment earnings shall be paid from the fund. Any balance
98 remaining in said fund at the end of any fiscal year shall be carried
99 forward in the fund for the next fiscal year.

100 (2) (A) Notwithstanding any provision of the general statutes or any
101 public or special act to the contrary, except sections 8-76 and 8-80, the
102 following shall be paid to the State Treasurer for deposit in the
103 Housing Repayment and Revolving Loan Fund: (i) All payments to the
104 state of principal or interest on loans that the ultimate recipient is
105 obligated to repay to the state, with or without interest, made pursuant
106 to section 8-114a with respect to loans for housing for elderly persons,
107 section 8-119h with respect to loans for congregate housing for the
108 elderly, subsection (a) of section 8-169w with respect to urban
109 homesteading loans, sections 8-218, as amended, and 8-218a with
110 respect to community housing development corporation loans, section
111 8-337 with respect to security deposit revolving loans, section 8-410
112 with respect to housing predevelopment cost loans, section 8-415 and
113 section 8-420 with respect to subsurface sewage disposal system repair
114 loans, [and] section 8-433 with respect to loans for construction,
115 acquisition and related rehabilitation and section 8-37pp with respect

116 to loans for affordable housing; (ii) all payments of principal with
117 respect to energy conservation loans pursuant to section 16a-40b, as
118 amended; (iii) all payments made to the state constituting the
119 liquidation of an equity interest pursuant to section 8-404 with respect
120 to the private rental investment mortgage and equity program or a
121 participation interest pursuant to section 8-436; (iv) all payments made
122 to the state constituting the liquidation of any other security interest or
123 lien taken or granted pursuant to a bond-financed state housing
124 program or assistance or related agreement, except liquidations
125 constituting principal or interest on loans not mentioned in
126 subparagraph (A)(i) or (A)(ii) of this subdivision and the liquidation of
127 security interests or liens with respect to rent receivership pursuant to
128 subsection (c) of section 47a-56i; (v) all other return or recapture of
129 state financial assistance made pursuant to the provisions of any bond-
130 financed state housing program or assistance or related agreement,
131 except principal or interest on loans not mentioned in subparagraph
132 (A)(i) or (A)(ii) of this subdivision and payments received with respect
133 to rent receivership pursuant to subsection (c) of section 47a-56i; (vi) all
134 payments of state service fees and administrative oversight charges, as
135 defined in section 8-430, rendered in accordance with the provisions of
136 any bond-financed state housing program other than state service fees
137 financed from the proceeds of the state's general obligation bonds; and
138 (vii) all other compensation or reimbursement paid to the Department
139 of Economic and Community Development with respect to bond-
140 financed state housing programs other than from the federal
141 government.

142 (B) Notwithstanding any provision of the general statutes or any
143 public or special act to the contrary, except as provided in this
144 subsection, loans for any bond-financed state housing program which
145 the ultimate recipient is obligated to repay to the state, with or without
146 interest, may be paid out of moneys deposited in the Housing
147 Repayment and Revolving Loan Fund without the prior approval of
148 the State Bond Commission, subject to the approval of the Governor of
149 an allotment. All payments on energy conservation loans pursuant to

150 said section 16a-40b, as amended, shall be accounted for separately
151 from other moneys in the Housing Repayment and Revolving Loan
152 Fund, and shall be used to make further loans pursuant to said section
153 16a-40b, as amended, and to pay any administrative expense
154 attributable to such loans.

155 (C) Notwithstanding any provision of the general statutes or any
156 public or special act to the contrary, payment of any administrative
157 expense may be made out of the Housing Repayment and Revolving
158 Loan Fund subject to the approval of the Governor of an allotment for
159 such purpose.

160 Sec. 3. Section 8-37ww of the 2006 supplement to the general
161 statutes is repealed and the following is substituted in lieu thereof
162 (*Effective from passage*):

163 (a) As used in this section, "eligible building" means a two to six-
164 family building that was built prior to 1950 and has wooden windows,
165 and "commissioner" means the Commissioner of Economic and
166 Community Development.

167 (b) The commissioner may establish a demonstration program in
168 one or more municipalities to promote energy efficiency and
169 environmentally safe housing by providing matching grants to owners
170 of eligible buildings to repair or replace wooden windows in such
171 buildings. Such demonstration program may be funded from moneys
172 allocated to the program established by section 8-37pp or from any
173 moneys available to the Commissioner of Economic and Community
174 Development from other sources. Of the first three municipalities in
175 which such demonstration program is established, at least two shall
176 have a population of one hundred thousand or more and at least one
177 shall have a population of less than one hundred thousand. No such
178 grant shall exceed one hundred dollars for each window to be repaired
179 or replaced. The commissioner may contract with one or more entities
180 to operate the program.

181 (c) The demonstration program shall end on June 30, 2008. On or
182 before February 1, 2008, the commissioner shall report to the select
183 committee of the General Assembly having cognizance of matters
184 relating to housing as to the number of eligible buildings for which
185 assistance was provided, the costs involved, the effectiveness of the
186 demonstration program and the commissioner's recommendation as to
187 whether the demonstration program should be expanded and made
188 permanent.

189 [(d) The commissioner shall adopt regulations, in accordance with
190 the provisions of chapter 54, to implement the provisions of this
191 section.]

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2006</i>	8-37qq(a)
Sec. 2	<i>October 1, 2006</i>	8-37qq(e)
Sec. 3	<i>from passage</i>	8-37ww

Statement of Purpose:

To correct an omission by adding affordable housing to the programs for which payments should be sent to the Housing Repayment and Revolving Loan Fund, and to eliminate the requirement for regulations for the pilot program for energy-efficient and environmentally safe housing, as regulations will not be needed should the pilot program be funded.

[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.]