



General Assembly

February Session, 2006

Amendment

LCO No. 4271

SB0054504271SR0

Offered by:
SEN. RORABACK, 30th Dist.

To: Senate Bill No. 545

File No. 112

Cal. No. 129

"AN ACT CONCERNING HOUSING PRESERVATION."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 8-37ff of the 2006 supplement to the general
4 statutes is repealed and the following is substituted in lieu thereof
5 (*Effective from passage*):

6 Not later than July 1, 2006, the Department of Economic and
7 Community Development shall develop and maintain a
8 comprehensive inventory of all assisted housing [, as defined in section
9 8-30g.] in the state. The inventory shall identify all existing assisted
10 rental units by type and funding source, and include, but not be
11 limited to, information on tenant eligibility, rents charged, available
12 subsidies, occupancy and vacancy rates, waiting lists and accessibility
13 features. In order to assist the department in the completion of the
14 inventory, all owners of such housing units, both public and private,
15 shall report accessible housing units to the database established and

16 maintained under section 8-119x.

17 Sec. 502. Subsection (a) of section 12-81bb of the general statutes is
18 repealed and the following is substituted in lieu thereof (*Effective from*
19 *passage*):

20 (a) As used in this section:

21 (1) "Residential property" means a single parcel of property on
22 which is situated a single-family residence or a multi-family building;

23 (2) "Affordable housing deed restrictions" means deed restrictions
24 filed on the land records of the municipality, containing covenants or
25 restrictions that require such single-family residence or the dwelling
26 units in such multi-family building to be sold or rented only to persons
27 or families whose income is less than or equal to eighty per cent of the
28 area median income or the state median income, whichever is less, and
29 that shall constitute "affordable housing" within the meaning of section
30 8-39a;

31 (3) "Long term" means a time period no shorter in duration than [the
32 minimum time period for affordability covenants or restrictions in
33 deeds pursuant to subsection (a) of section 8-30g] forty years; and

34 (4) "Binding" means not subject to revocation, either by the owner or
35 a subsequent owner acting unilaterally, or by the owner or a
36 subsequent owner acting jointly with others, until the expiration of the
37 long-term deed restriction time period and enforceable for the
38 duration of the long-term deed restriction time period both by the
39 municipality and by any resident of the municipality.

40 Sec. 503. Section 32-1m of the 2006 supplement to the general
41 statutes is repealed and the following is substituted in lieu thereof
42 (*Effective from passage*):

43 Not later than February 1, 2006, and annually thereafter, the
44 Commissioner of Economic and Community Development shall
45 submit a report to the Governor and the General Assembly, in

46 accordance with the provisions of section 11-4a. Not later than thirty
47 days after submission of the report to the Governor and the General
48 Assembly, said commissioner shall post the report on the Department
49 of Economic and Community Development's web site. Said report
50 shall include, but not be limited to, the following information with
51 regard to the activities of the Department of Economic and
52 Community Development during the preceding state fiscal year:

53 (1) A brief description and assessment of the state's economy during
54 such year, utilizing the most recent and reasonably available data, and
55 including:

56 (A) Connecticut employment by industry;

57 (B) Connecticut and national average unemployment;

58 (C) Connecticut gross state product, by industry;

59 (D) Connecticut productivity, by industry, compared to the national
60 average;

61 (E) Connecticut manufacturing activity;

62 (F) Identification of economic and competitive conditions affecting
63 Connecticut's industry sectors, problems resulting from these
64 conditions and state efforts to address the problems; and

65 (G) Any other economic information that the commissioner deems
66 appropriate.

67 (2) A statement of the department's economic and community
68 development objectives, measures of program success and standards
69 for granting financial and nonfinancial assistance under programs
70 administered by the department.

71 (3) An analysis of the economic development portfolio of the
72 department, including:

73 (A) A list of the names, addresses and locations of all recipients of

74 the department's assistance;

75 (B) The following information concerning each recipient of such
76 assistance: (i) Business activities, (ii) standard industrial classification
77 codes or North American industrial classification codes, (iii) number of
78 full-time jobs and part-time jobs at the time of application, (iv) number
79 of actual full-time jobs and actual part-time jobs at application during
80 the preceding state fiscal year, (v) whether the recipient is a minority
81 or woman-owned business, (vi) a summary of the terms and
82 conditions for the assistance, including the type and amount of state
83 financial assistance, job creation or retention requirements and
84 anticipated wage rates, (vii) the amount of investments from private
85 and other nonstate sources that have been leveraged by the assistance,
86 (viii) the extent to which employees of the recipient participate in
87 health benefit plans offered by such recipient, (ix) the extent to which
88 the recipient offers unique economic, social, cultural or aesthetic
89 attributes to the municipality in which the recipient is located or to the
90 state, and (x) the amount of state investment;

91 (C) A portfolio analysis, including (i) an analysis of the wages paid
92 by recipients of financial assistance, (ii) the average portfolio wage,
93 median portfolio wage, highest and lowest portfolio wage, (iii)
94 portfolio wage data by industry, and (iv) portfolio wage data by
95 municipality;

96 (D) An investment analysis, including (i) total portfolio value, (ii)
97 total investment by industry, (iii) portfolio dollar per job average, (iv)
98 portfolio leverage ratio, and (v) percentage of financial assistance
99 which was provided to high performance work organizations in the
100 preceding state fiscal year; and

101 (E) An analysis of the estimated economic effects of the
102 department's economic development investments on the state's
103 economy, including (i) contribution to gross state product for the total
104 economic development portfolio and for any investment activity
105 occurring in the preceding state fiscal year, (ii) direct and indirect

106 employment created by the investments for the total portfolio and for
107 any investment activity occurring in the preceding state fiscal year, (iii)
108 productivity of recipients of financial assistance as a result of the
109 department's investment occurring in the preceding state fiscal year,
110 (iv) directly or indirectly increased property values in the
111 municipalities in which the recipients of assistance are located, and (v)
112 personal income.

113 (4) An analysis of the community development portfolio of the
114 department, including:

115 (A) A list of the names, addresses and locations of all recipients of
116 the department's assistance;

117 (B) The following information concerning each recipient of such
118 assistance: (i) Amount of state investment, (ii) a summary of the terms
119 and conditions for the department's assistance, including the type and
120 amount of state financial assistance, and (iii) the amount of
121 investments from private and other nonstate sources that have been
122 leveraged by such assistance;

123 (C) An investment analysis, including (i) total active portfolio value,
124 (ii) total investments made in the preceding state fiscal year, (iii) total
125 portfolio by municipality, (iv) total investments made in the preceding
126 state fiscal year categorized by municipality, (v) total portfolio
127 leverage ratio, and (vi) leverage ratio of the total investments made in
128 the preceding state fiscal year; and

129 (D) An analysis of the estimated economic effects of the
130 department's economic development investments on the state's
131 economy, including (i) contribution to gross state product for the total
132 portfolio and for any investment activity occurring in the preceding
133 state fiscal year, (ii) direct and indirect employment created by the
134 investments for the total portfolio and for any investment activity
135 occurring in the preceding state fiscal year, (iii) productivity of
136 recipients of financial assistance as a result of the department's
137 investment occurring in the preceding state fiscal year, (iv) directly or

138 indirectly increased property values in the municipalities in which the
139 recipients are located, and (v) personal income.

140 (5) A summary of the department's economic and community
141 development marketing efforts in the preceding state fiscal year, a
142 summary of the department's business recruitment strategies and
143 activities in such year, and a summary of the department's efforts to
144 assist small businesses and minority business enterprises in such year.

145 (6) A summary of the department's international trade efforts in the
146 preceding state fiscal year, and, to the extent possible, a summary of
147 foreign direct investment that occurred in the state in such year.

148 (7) Identification of existing economic clusters, the formation of new
149 economic clusters and the measures taken by the commissioner during
150 the preceding state fiscal year to encourage the growth of economic
151 clusters.

152 (8) (A) A summary of the department's brownfield-related efforts
153 and activities in the preceding state fiscal year, except for activity
154 under the Special Contaminated Property Remediation and Insurance
155 Fund program. Such efforts shall include, but not be limited to (i) total
156 portfolio investment in brownfield remediation projects, (ii) total
157 investment in brownfield remediation projects in the preceding state
158 fiscal year, (iii) total number of brownfield remediation projects, (iv)
159 total number of brownfield remediation projects in the preceding state
160 fiscal year, (v) total of reclaimed and remediated acreage, (vi) total of
161 reclaimed and remediated acreage in the preceding state fiscal year,
162 (vii) leverage ratio for the total portfolio investment in brownfield
163 remediation projects, and (viii) leverage ratio for the total portfolio
164 investment in brownfield remediation projects in the preceding state
165 fiscal year. Such summary shall include a list of such brownfield
166 remediation projects and, for each such project, the name of the
167 developer and the location by street address and municipality; and

168 (B) A summary of the department's efforts with regard to the
169 Special Contaminated Property Remediation and Insurance Fund,

170 including, but not limited to, (i) the number of applications received in
171 the preceding state fiscal year, (ii) the number and amounts of loans
172 made in such year, (iii) the names of the applicants for such loans, (iv)
173 the average time period between submission of application and the
174 decision to grant or deny the loan, (v) a list of the applications
175 approved and the applications denied and the reasons for such
176 denials, and (vi) for each project, the location by street address and
177 municipality.

178 (9) The following concerning enterprise zones designated under
179 section 32-70:

180 (A) A statement of the current goals for enterprise zones;

181 (B) A statement of the current performance standards to measure
182 the progress of municipalities that have enterprise zones in attaining
183 the goals for such zones;

184 (C) A report from each municipality that has an enterprise zone,
185 which evaluates the progress of the municipality in meeting the
186 performance standards established under subsection (a) of section 32-
187 70a; and

188 (D) An assessment of the performance of each enterprise zone based
189 on information collected under subparagraph (C) of this subdivision.

190 (10) With regard to the department's housing-development-related
191 functions and activities:

192 (A) A brief description and assessment of the state's housing market
193 during the preceding state fiscal year, utilizing the most recent and
194 reasonably available data, and including, but not be limited to, (i) a
195 brief description of the significant characteristics of such market,
196 including supply, demand and condition and cost of housing, and (ii)
197 any other information that the commissioner deems appropriate;

198 (B) An analysis of the progress of the public and private sector
199 toward meeting housing needs in the state, using building permit data

200 from the United States Census Bureau and demolition data from
201 Connecticut municipalities;

202 [(C) A list of municipalities that meet the affordable housing criteria
203 set forth in subsection (k) of section 8-30g, as amended, pursuant to
204 regulations that the Commissioner of Economic and Community
205 Development shall adopt pursuant to the provisions of chapter 54. For
206 the purpose of determining the percentage required by subsection (k)
207 of said section 8-30g, as amended, the commissioner shall use as the
208 denominator the number of dwelling units in the municipality, as
209 reported in the most recent United States decennial census;]

210 [(D)] (C) A statement of the department's housing development
211 objectives, measures of program success and standards for granting
212 financial and nonfinancial assistance under programs administered by
213 said commissioner.

214 (11) A presentation of the state funded housing development
215 portfolio of the department, including:

216 (A) A list of the names, addresses and locations of all recipients of
217 such assistance; and

218 (B) For each such recipient, (i) a summary of the terms and
219 conditions for the assistance, including the type and amount of state
220 financial assistance, (ii) the amount of investments from private and
221 other nonstate sources that have been leveraged by the assistance, (iii)
222 the number of new units to be created and the number of units to be
223 preserved at the time of the application, and (iv) the number of actual
224 new units created and number of units preserved.

225 (12) An analysis of the state funded housing development portfolio
226 of the department, including:

227 (A) An investment analysis, including the (i) total active portfolio
228 value, (ii) total investment made in the preceding state fiscal year, (iii)
229 portfolio dollar per new unit created, (iv) estimated dollars per new

230 unit created for projects receiving an assistance award in the preceding
231 state fiscal year, (v) portfolio dollars per unit preserved, (vi) estimated
232 dollar per unit preserved for projects receiving an assistance award in
233 the preceding state fiscal year, (vii) portfolio leverage ratio, and (viii)
234 leverage ratio for housing development investments made in the
235 preceding state fiscal year; and

236 (B) A production and preservation analysis, including the (i) total
237 number of units created, itemized by municipality for the total
238 portfolio and projects receiving an assistance award in the preceding
239 state fiscal year, (ii) total number of elderly units created for the total
240 portfolio and for projects receiving an assistance award in the
241 preceding state fiscal year, (iii) total number of family units created for
242 the total portfolio and for projects receiving an assistance award in the
243 preceding state fiscal year, (iv) total number of units preserved,
244 itemized by municipality for the total portfolio and projects receiving
245 an assistance award in the preceding state fiscal year, (v) total number
246 of elderly units preserved for the total portfolio and for projects
247 receiving an assistance award in the preceding state fiscal year, (vi)
248 total number of family units preserved for the total portfolio and for
249 projects receiving an assistance award in the preceding state fiscal
250 year, (vii) an analysis by income group, of households served by the
251 department's housing construction, substantial rehabilitation, purchase
252 and rental assistance programs, for each housing development, if
253 applicable, and for each program, including number of households
254 served under each program by race and data for all households, and
255 (viii) a summary of the department's efforts in promoting fair housing
256 choice and racial and economic integration including data on the racial
257 composition of the occupants and persons on the waiting list of each
258 housing project that is assisted under any housing program
259 established by the general statutes or a special act or that is supervised
260 by the department, provided no information shall be required to be
261 disclosed by any occupant or person on a waiting list for the
262 preparation of such summary. As used in this subparagraph, "elderly
263 units" means dwelling units for which occupancy is restricted by age,

264 and "family units" means dwelling units for which occupancy is not
265 restricted by age.

266 (13) An economic impact analysis of the department's housing
267 development efforts and activities, including, but not limited to:

268 (A) The contribution of such efforts and activities to the gross state
269 product;

270 (B) The direct and indirect employment created by the investments
271 for the total housing development portfolio and for any investment
272 activity for such portfolio occurring in the preceding state fiscal year;
273 and

274 (C) Personal income in the state.

275 (14) With regard to the department's energy conservation loan
276 program:

277 (A) The number of loans or deferred loans made during the
278 preceding fiscal year under each component of such program and the
279 total amount of the loans or deferred loans made during such fiscal
280 year under each such component;

281 (B) A description of each step of the loan or deferred loan
282 application and review process;

283 (C) The location of each loan or deferred loan application intake site
284 for such program;

285 (D) The average period for the processing of loan or deferred loan
286 applications during such fiscal year; and

287 (E) The total administrative expenses of such program for such
288 fiscal year.

289 (15) A summary of the total social and economic impact of the
290 department's efforts and activities in the areas of economic,
291 community and housing development and an assessment of the

292 department's performance in terms of meeting its stated goals and
293 objectives.

294 Sec. 504. Subsection (a) of section 51-344a of the general statutes is
295 repealed and the following is substituted in lieu thereof (*Effective from*
296 *passage*):

297 (a) Whenever the term "judicial district of Hartford-New Britain" or
298 "judicial district of Hartford-New Britain at Hartford" is used or
299 referred to in the following sections of the general statutes, it shall be
300 deemed to mean or refer to the judicial district of Hartford on and after
301 September 1, 1998: Sections 1-205, 1-206, 2-48, 3-21a, 3-62d, 3-70a, 3-
302 71a, 4-61, 4-160, as amended, 4-164, 4-177b, 4-180, 4-183, 4-197, 5-202, 5-
303 276a, as amended, [8-30g,] 9-7a, 9-7b, as amended, 9-369b, 10-153e, 12-
304 208, 12-237, 12-268l, 12-312, 12-330m, 12-405k, 12-422, 12-448, 12-454,
305 12-456, 12-463, 12-489, 12-522, 12-554, 12-565, 12-572, 12-586f, 12-597,
306 12-730, 13b-34, as amended, 13b-235, 13b-315, 13b-375, 14-57, 14-66, as
307 amended, 14-67u, 14-110, 14-195, 14-311, 14-311c, 14-324, 14-331, 15-
308 125, 15-126, 16-41, as amended, 16a-5, 17b-60, 17b-100, 17b-238, 17b-
309 531, 19a-85, 19a-86, 19a-123d, 19a-425, 19a-498, 19a-517, 19a-526, 19a-
310 633, 20-12f, 20-13e, as amended, 20-29, 20-40, 20-45, 20-59, 20-73a, 20-
311 86f, 20-99, 20-114, as amended, 20-133, 20-154, 20-156, 20-162p, 20-192,
312 20-195p, 20-202, 20-206c, 20-227, 20-238, 20-247, 20-263, 20-271, 20-307,
313 20-341f, 20-363, 20-373, 20-404, 20-414, 21a-55, 21a-190i, 21a-196, 22-7,
314 22-64, 22-228, 22-248, 22-254, 22-320d, 22-326a, 22-344b, 22-386, 22a-6b,
315 as amended, 22a-7, 22a-16, 22a-30, 22a-34, 22a-53, 22a-60, 22a-62, 22a-
316 63, 22a-66h, 22a-106a, 22a-119, 22a-163m, 22a-167, 22a-180, 22a-182a,
317 22a-184, 22a-220a, 22a-220d, 22a-225, 22a-226, 22a-226c, 22a-227, 22a-
318 250, as amended, 22a-255l, 22a-276, 22a-285a, 22a-285g, 22a-285j, 22a-
319 310, 22a-342a, 22a-344, 22a-361a, 22a-374, 22a-376, 22a-408, 22a-430, as
320 amended, 22a-432, 22a-438, 22a-449f, as amended, 22a-449g, 22a-459,
321 23-5e, 23-65m, 25-32e, 25-36, 28-5, as amended, 29-158, as amended, 29-
322 161z, 29-317, 29-323, 29-329, 29-334, 29-340, 29-369, 30-8, 31-109, 31-
323 249b, 31-266, 31-266a, 31-270, 31-273, as amended, 31-284, 31-285, 31-
324 339, 31-355a, 31-379, 35-3c, 35-42, 36a-186, 36a-187, 36a-471a, 36a-494,
325 as amended, 36a-517, as amended, 36a-587, as amended, 36a-647, 36a-

326 684, 36a-718, 36a-807, 36b-26, as amended, 36b-27, as amended, 36b-30,
327 36b-50, 36b-71, 36b-72, 36b-74, 36b-76, 38a-41, 38a-52, 38a-134, 38a-139,
328 38a-140, 38a-147, 38a-150, 38a-185, 38a-209, 38a-225, 38a-226b, 38a-241,
329 38a-337, 38a-470, 38a-620, 38a-657, 38a-687, 38a-774, 38a-776, 38a-817,
330 38a-843, 38a-868, 38a-906, 38a-994, 42-103c, as amended, 42-110d, 42-
331 110k, 42-110p, 42-182, 46a-5, 46a-56, 46a-100, 47a-21, as amended, 49-
332 73, 51-44a, as amended, 51-81b, 51-194, 52-146j, 53-392d and 54-211a.

333 Sec. 505. Sections 8-30g of the 2006 supplement to the general
334 statutes and section 8-30h of the general statutes are repealed. (*Effective*
335 *from passage*)"