



General Assembly

Substitute Bill No. 5049

January Session, 2007

* HB05049HSGPD_030607 *

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 Section 4-5 of the general statutes is repealed and the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, 2007*):

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

21 executive director of the Connecticut Commission on Culture and
22 Tourism and the Ombudsman for Property Rights.

23 Sec. 2. Section 4-38c of the general statutes is repealed and the
24 following is substituted in lieu thereof (*Effective October 1, 2007*):

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 general statutes is
41 repealed and the following is substituted in lieu thereof (*Effective*
42 *October 1, 2007*):

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 general statutes is
103 repealed and the following is substituted in lieu thereof (*Effective*
104 *October 1, 2007*):

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, 2007*):

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 general statutes is
152 repealed and the following is substituted in lieu thereof (*Effective*

153 *October 1, 2007*):

154 (a) [(1)] There shall be a Child Poverty and Prevention Council
155 consisting of the following members or their designees: The Secretary
156 of the Office of Policy and Management, the president pro tempore of
157 the Senate, the speaker of the House of Representatives, the minority
158 leader of the Senate and the minority leader of the House of
159 Representatives, the Commissioners of Children and Families, Social
160 Services, Correction, Mental Retardation, Mental Health and Addiction
161 Services, Transportation, Public Health, Education, Economic and
162 Community Development, Housing and Health Care Access, the Labor
163 Commissioner, the Chief Court Administrator, the Chairman of the
164 Board of Governors for Higher Education, the Child Advocate, the
165 chairperson of the Children's Trust Fund and the executive directors of
166 the Commission on Children and the Commission on Human Rights
167 and Opportunities. The Secretary of the Office of Policy and
168 Management, or the secretary's designee, shall be the chairperson of
169 the council. The council shall (1) develop and promote the
170 implementation of a ten-year plan, to begin June 8, 2004, to reduce the
171 number of children living in poverty in the state by fifty per cent, and
172 (2) within available appropriations, establish prevention goals and
173 recommendations and measure prevention service outcomes in
174 accordance with this section in order to promote the health and well-
175 being of children and families.

176 Sec. 7. Subsection (a) of section 2-79a of the general statutes is
177 repealed and the following is substituted in lieu thereof (*Effective*
178 *October 1, 2007*):

179 (a) There shall be a Connecticut Advisory Commission on
180 Intergovernmental Relations. The purpose of the commission shall be
181 to enhance coordination and cooperation between the state and local
182 governments. The commission shall consist of the president pro
183 tempore of the Senate, the speaker of the House of Representatives, the
184 minority leader of the Senate, the minority leader of the House of
185 Representatives, the Secretary of the Office of Policy and Management,

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

221 their services but shall be reimbursed for necessary expenses incurred
222 in the performance of their duties.

223 Sec. 8. Section 8-37i of the general statutes is repealed and the
224 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

231 (b) Said department shall constitute a successor department to the
232 Department of Commerce and the Department of Economic and
233 Community Development in accordance with the provisions of
234 sections 4-38d and 4-39.

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

239 (d) Said department shall constitute a successor to the functions,
240 powers and duties of the Department of Economic and Community
241 Development relating to housing as set forth in chapters 127b to 133,
242 inclusive, 134 to 136, inclusive, 137b to 138f, inclusive, and 138h to
243 138k, inclusive, in accordance with the provisions of sections 4-38d, 4-
244 38e and 4-39.

245 Sec. 9. Section 8-37k of the general statutes is repealed and the
246 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

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

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

259 (e) Notwithstanding the provisions of subsections (a) to (d),
260 inclusive, of this section, on and after October 1, 2007, whenever the
261 term Commissioner of Economic and Community Development occurs
262 in chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
263 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
264 refer to the Commissioner of Housing.

265 (f) Notwithstanding the provisions of subsections (a) to (d),
266 inclusive, of this section, on and after October 1, 2007, whenever the
267 term Department of Economic and Community Development occurs in
268 chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
269 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
270 refer to the Department of Housing.

271 Sec. 10. Section 8-37r of the general statutes is repealed and the
272 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

281 maintenance and improvement of housing and neighborhoods.

282 (b) Said department shall constitute a successor to the functions,
283 powers and duties of the Department of Economic and Community
284 Development relating to housing, community development,
285 redevelopment and urban renewal as set forth in chapters [128, 129,
286 130, 135 and 136] 127b to 133, inclusive, 134 to 136, inclusive, 137b to
287 138f, inclusive, and 138h to 138k, inclusive, in accordance with the
288 provisions of sections 4-38d, 4-38e and 4-39.

289 Sec. 11. Section 8-37s of the 2006 supplement to the general statutes
290 is repealed and the following is substituted in lieu thereof (*Effective*
291 *October 1, 2007*):

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

301 Sec. 12. Section 8-37t of the general statutes is repealed and the
302 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

341 (b) The Department of [Economic and Community Development]
342 Housing shall submit the long-range housing plan to the General
343 Assembly not later than January 1, 2000, and each action plan not later
344 than January first of each subsequent year, after receiving public
345 review and comment on the long-range plan and each action plan

346 through written remarks and public hearings. The commencement
347 date of each plan shall be the July first following the submission of the
348 plan.

349 Sec. 13. Section 8-37u of the general statutes is repealed and the
350 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

371 (c) In order to facilitate such coordination, the Connecticut Housing
372 Finance Authority shall submit annually to the Commissioner of
373 [Economic and Community Development] Housing a projected
374 twelve-month operating plan. Said plan shall be prepared in a manner
375 so as to be consistent with the five-year plan referred to in section 8-
376 37t, as amended by this act, as such plan is then in effect. Said plan
377 shall include such matters as the authority determines are necessary

378 and shall include, but not be limited to, production targets under each
379 multifamily program of the authority, including targets for rental
380 housing production for both elderly and nonelderly families in a
381 proportion consistent with housing needs estimated pursuant to
382 section 8-37t, as amended by this act; proposed new and expanded
383 programs; proposed outreach activities to help serve areas of the state
384 or segments of the population whose housing needs have been
385 particularly underserved, and estimated level of subsidy needed to
386 support the proposed level of production. The first such plan shall be
387 submitted to the Commissioner of [Economic and Community
388 Development] Housing prior to January 1, 1981, and subsequent plans
389 on each twelve-month anniversary thereof.

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

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

411 (f) The Commissioner of [Economic and Community Development]
412 Housing shall consult with the Commissioner of Agriculture with
413 regard to the policies, activities, plans and programs specified in this
414 section and the impact on and degree of protection provided to
415 agricultural land by such policies, activities, plans and programs.

416 Sec. 14. Section 8-37v of the general statutes is repealed and the
417 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

427 Sec. 15. Section 8-37w of the general statutes is repealed and the
428 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

440 (b) The Commissioner of [Economic and Community Development]
441 Housing shall submit any model ordinances or procedures developed

442 pursuant to subsection (a) of this section to the General Assembly for
443 its approval prior to publishing or promulgating any such ordinances
444 or procedures.

445 Sec. 16. Section 8-37x of the general statutes is repealed and the
446 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

472 (c) Notwithstanding any other provision of the general statutes, the
473 Commissioner of [Economic and Community Development] Housing

474 may, after conducting a public bidding process as provided in section
475 8-44, enter into a master contract or contracts with local, regional or
476 state-wide suppliers of labor, supplies, materials, services or personal
477 property on behalf of one or more housing authorities operating state-
478 financed housing programs or projects. The commissioner may, in said
479 commissioner's discretion, with respect to partially completed state-
480 financed programs or projects or in the event of emergencies affecting
481 human health, safety, welfare and life or endangering property, waive
482 the bidding requirement and threshold of said section 8-44.

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

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

503 (f) Upon an action by the Commissioner of [Economic and
504 Community Development] Housing to preserve the state's interest in
505 any contract for financial assistance that results in the state acquiring
506 title to any housing property, the commissioner shall be deemed to be

507 an eligible developer, as defined in section 8-39, for the purposes of
508 operating the property and receiving state or federal financial
509 assistance on behalf of the property or the operation of the property.

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

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

538 (i) The Commissioner of [Economic and Community Development]
539 Housing may adopt regulations, in accordance with the provisions of

540 chapter 54, to carry out the purposes of the Department of [Economic
541 and Community Development] Housing as established by statute.

542 Sec. 17. Section 8-37y of the general statutes is repealed and the
543 following is substituted in lieu thereof (*Effective October 1, 2007*):

544 (a) The Commissioner of [Economic and Community Development]
545 Housing may, with the approval of the Commissioner of Public Works,
546 the Secretary of the Office of Policy and Management and the State
547 Properties Review Board, sell, exchange, lease or enter into agreements
548 concerning any real property, as defined in section 8-39, belonging to
549 the state and transferred to the custody and control of the Department
550 of [Economic and Community Development] Housing under the
551 provisions of subsection (b) of section 4b-21. The commissioner shall
552 require, as a condition of any sale, exchange, lease or agreement
553 entered into pursuant to this section, that such real property be used
554 only for an emergency shelter or transitional living facility for
555 homeless persons or for the provision of low and moderate income
556 housing, including, but not limited to, the construction, rehabilitation
557 or renovation of housing for persons and families of low and moderate
558 income, except that such condition, in the discretion of the
559 commissioner, may be subordinated in the case of a subsequent first
560 mortgage or a requirement of a governmental program relating to such
561 real property, and except that in the case of an exchange of real
562 property, the commissioner (1) shall require that the parcel received by
563 the commissioner, as a condition of such exchange, shall be suitable for
564 an emergency shelter or transitional living facility for homeless
565 persons or for the construction, rehabilitation or renovation of housing
566 for persons and families of low and moderate income, and (2) shall
567 release any restrictions required to be imposed by this subsection on
568 the parcel transferred by the commissioner. Prior to any such sale,
569 exchange, lease or agreement, the commissioner shall notify the chief
570 executive officer or officers of the municipality or municipalities in
571 which such real property is located. No such real property may be
572 sold, exchanged or leased by the commissioner under this subsection

573 without the approval of the municipality or municipalities in which
574 the real property is located.

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

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

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

605 Sec. 18. Section 8-37z of the general statutes is repealed and the
606 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

631 Sec. 19. Section 8-37aa of the general statutes is repealed and the
632 following is substituted in lieu thereof (*Effective October 1, 2007*):

633 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this
634 act, "housing agency" means the Department of [Economic and
635 Community Development] Housing, the Connecticut Housing Finance
636 Authority and the Connecticut Housing Authority, and "income

637 group" means one of the following household groups, adjusted for
638 family size and based on the appropriate area median income
639 established by the United States Department of Housing and Urban
640 Development: (1) Households with incomes twenty-five per cent or
641 less than the area median income; (2) households with incomes more
642 than twenty-five per cent but not more than fifty per cent of the area
643 median income; (3) households with incomes more than fifty per cent
644 but not more than eighty per cent of the area median income; (4)
645 households with incomes more than eighty per cent but not more than
646 one hundred per cent of the area median income; and (5) households
647 with incomes more than one hundred per cent of the area median
648 income.

649 Sec. 20. Subsection (a) of section 8-37bb of the 2006 supplement to
650 the general statutes is repealed and the following is substituted in lieu
651 thereof (*Effective October 1, 2007*):

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

670 programs it administers. Each report submitted under this section shall
671 also analyze the efforts, and the results of such efforts, of each agency
672 in promoting fair housing choice and racial and economic integration.
673 The provisions of this section shall not be construed to require an
674 occupant or applicant to disclose his race on an application or survey
675 form.

676 Sec. 21. Section 8-37ff of the 2006 supplement to the general statutes
677 is repealed and the following is substituted in lieu thereof (*Effective*
678 *October 1, 2007*):

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

690 Sec. 22. Section 8-37jj of the general statutes is repealed and the
691 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

698 (b) If the Department of [Economic and Community Development]
699 Housing or the Connecticut Housing Finance Authority uses electric
700 resistance space heating as the primary heating source in any new

701 construction, it shall construct the unit in such a way as to be eligible
702 for any available energy conservation incentives provided by the
703 electric company, as defined in section 16-1, as amended, or the
704 municipal utility furnishing electric service to such unit.

705 Sec. 23. Section 8-37kk of the general statutes is repealed and the
706 following is substituted in lieu thereof (*Effective October 1, 2007*):

707 The Department of [Economic and Community Development]
708 Housing and the Connecticut Housing Finance Authority shall give
709 preference to loans for energy efficient projects in all grant and loan
710 programs.

711 Sec. 24. Section 8-37ll of the general statutes is repealed and the
712 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

723 (b) Any applicant seeking state financial assistance for any housing
724 or community development project or economic development project
725 under any program administered by the Commissioner of [Economic
726 and Community Development] Housing shall submit a residential
727 antidisplacement and relocation assistance plan to the commissioner as
728 part of the application for such financial assistance. The plan shall
729 demonstrate that the project for which financial assistance is applied
730 for will not cause the temporary or permanent displacement of persons
731 and families residing in any single-family or multifamily residential

732 dwelling or, if such displacement will result, that such project will
733 cause no more displacement than is necessary to accomplish the
734 project. If occupiable dwelling units are destroyed as a result of the
735 project or displacement of low and moderate income households will
736 result from the project, the plan shall further demonstrate that: (1) The
737 applicant shall provide comparable replacement dwellings within the
738 same municipality for the same number of occupants as could have
739 been housed in the occupied and vacant occupiable residential
740 dwellings that will be demolished or converted to a use other than
741 housing for low and moderate income persons and families as a result
742 of the project; (2) such replacement dwellings shall be designed to
743 remain affordable to low and moderate income persons and families
744 for ten years; (3) relocation assistance benefits shall be provided
745 pursuant to chapter 135 for all persons displaced as a result of the
746 project; and (4) displaced persons, to the extent practicable, who wish
747 to remain in the same neighborhood shall be relocated within such
748 neighborhood. As used in this subsection, "low and moderate income
749 persons and families" means persons, families or households whose
750 annual income is less than or equal to eighty per cent of the area
751 median income for the area of the state in which they live, as
752 determined by the United States Department of Housing and Urban
753 Development. An applicant shall be deemed to have met the
754 replacement requirements of this section by rehabilitation of vacant,
755 unoccupiable units.

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

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

762 (2) The project will dedicate at least as much total floor space to
763 housing for low and moderate income persons and families as was
764 contained in all the dwelling units being replaced, whether occupied

765 or vacant, and either (A) the project will not permanently displace any
766 person or family, or (B) all of the following: (i) The sizes and purposes
767 of the dwelling units in the project are at least as needed as the sizes
768 and purposes of the dwelling units to be replaced; (ii) the number of
769 very low income persons to be served in the project is not less than the
770 number of very low income persons served by the structure to be
771 replaced; [] and (iii) the persons and families to be displaced by the
772 project will be relocated to permanent housing and will receive
773 relocation assistance pursuant to chapter 135. As used in this
774 subsection, "very low income persons" means persons whose annual
775 income is less than or equal to fifty per cent of the area median income
776 for the area of the state in which they live, as determined by the United
777 States Department of Housing and Urban Development.

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

785 Sec. 25. Subsection (a) of section 8-37pp of the general statutes is
786 repealed and the following is substituted in lieu thereof (*Effective*
787 *October 1, 2007*):

788 (a) For purposes of this section:

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

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

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

795 (4) "Eligible applicant" means: (A) A nonprofit entity; (B) a
796 municipality; (C) a housing authority; (D) a business corporation
797 incorporated pursuant to chapter 601 or any predecessor statutes
798 thereto or authorized to do business pursuant to said chapter 601
799 having as one of its purposes the construction, financing, acquisition,
800 rehabilitation or operation of affordable housing, and having a
801 certificate or articles of incorporation approved by the commissioner;
802 (E) any partnership, limited partnership, limited liability company,
803 joint venture, sole proprietorship, trust or association having as one of
804 its purposes the construction, financing, acquisition, rehabilitation or
805 operation of affordable housing, and having basic documents of
806 organization approved by the commissioner; or (F) any combination
807 thereof;

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

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

821 Sec. 26. Subdivision (1) of subsection (a) of section 8-37qq of the
822 general statutes is repealed and the following is substituted in lieu
823 thereof (*Effective October 1, 2007*):

824 (1) "Bond-financed state housing program" means any program
825 administered by the Commissioner of [Economic and Community

826 Development] Housing which provides financial assistance for
827 housing acquisition, development, rehabilitation or support services,
828 and which may be financed in whole or in part from the proceeds of
829 the state's general obligation bonds, including: Acquisition of surplus
830 land pursuant to section 8-37y, affordable housing projects pursuant to
831 section 8-37pp, housing authority programs for social and
832 supplementary services, project rehabilitation and improvement and
833 energy conservation pursuant to section 8-44a, moderate rental
834 housing pursuant to section 8-70, moderate cost housing pursuant to
835 section 8-82, housing for elderly persons pursuant to section 8-114a,
836 congregate housing for the elderly pursuant to section 8-119h, housing
837 for low-income persons pursuant to section 8-119dd, financial
838 assistance for redevelopment or urban renewal projects pursuant to
839 section 8-154a, housing and community development pursuant to
840 sections 8-169l and 8-216b, urban homesteading pursuant to subsection
841 (a) of section 8-169w, community housing land bank and land trust
842 program pursuant to section 8-214d, financial assistance for
843 development of limited equity cooperatives and mutual housing
844 pursuant to section 8-214f, community housing development
845 corporations pursuant to sections 8-218 and 8-218a, financial assistance
846 to elderly homeowners for emergency repairs or rehabilitation
847 pursuant to section 8-219b, financial assistance for removal of lead-
848 based paint and asbestos pursuant to section 8-219e, home ownership
849 loans pursuant to subsection (a) of section 8-286, housing programs for
850 homeless persons pursuant to sections 8-356 and 8-357, grants to
851 municipalities for financing low and moderate income rental housing
852 pursuant to section 8-365, housing infrastructure grants and loans
853 pursuant to section 8-387, private rental investment mortgage and
854 equity program pursuant to sections 8-401 and 8-403, assistance for
855 housing predevelopment costs pursuant to sections 8-410 and 8-411,
856 residential subsurface sewage disposal system repair program
857 pursuant to sections 8-415 and 8-420, energy conservation loans
858 pursuant to section 16a-40b, rent receivership pursuant to section 47a-
859 56j, and any other such program now, heretofore or hereafter existing,
860 and any additions or amendments to such programs.

861 Sec. 27. Subdivision (2) of subsection (e) of section 8-37qq of the
862 general statutes is repealed and the following is substituted in lieu
863 thereof (*Effective October 1, 2007*):

864 (2) (A) Notwithstanding any provision of the general statutes or any
865 public or special act to the contrary, except sections 8-76 and 8-80, the
866 following shall be paid to the State Treasurer for deposit in the
867 Housing Repayment and Revolving Loan Fund: (i) All payments to the
868 state of principal or interest on loans that the ultimate recipient is
869 obligated to repay to the state, with or without interest, made pursuant
870 to section 8-114a with respect to loans for housing for elderly persons,
871 section 8-119h with respect to loans for congregate housing for the
872 elderly, subsection (a) of section 8-169w with respect to urban
873 homesteading loans, sections 8-218 and 8-218a with respect to
874 community housing development corporation loans, section 8-337
875 with respect to security deposit revolving loans, section 8-410 with
876 respect to housing predevelopment cost loans, section 8-415 and
877 section 8-420 with respect to subsurface sewage disposal system repair
878 loans, and section 8-37pp with respect to loans for affordable housing;
879 (ii) all payments of principal with respect to energy conservation loans
880 pursuant to section 16a-40b; (iii) all payments made to the state
881 constituting the liquidation of an equity interest pursuant to section 8-
882 404 with respect to the private rental investment mortgage and equity
883 program; (iv) all payments made to the state constituting the
884 liquidation of any other security interest or lien taken or granted
885 pursuant to a bond-financed state housing program or assistance or
886 related agreement, except liquidations constituting principal or interest
887 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this
888 subdivision and the liquidation of security interests or liens with
889 respect to rent receivership pursuant to subsection (c) of section 47a-
890 56i; (v) all other return or recapture of state financial assistance made
891 pursuant to the provisions of any bond-financed state housing
892 program or assistance or related agreement, except principal or interest
893 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this
894 subdivision and payments received with respect to rent receivership

895 pursuant to subsection (c) of section 47a-56i; (vi) all payments of state
896 service fees and administrative oversight charges rendered in
897 accordance with the provisions of any bond-financed state housing
898 program other than state service fees financed from the proceeds of the
899 state's general obligation bonds; and (vii) all other compensation or
900 reimbursement paid to the Department of [Economic and Community
901 Development] Housing with respect to bond-financed state housing
902 programs other than from the federal government.

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

915 (C) Notwithstanding any provision of the general statutes or any
916 public or special act, payment of any administrative expense may be
917 made out of the Housing Repayment and Revolving Loan Fund
918 subject to the approval of the Governor of an allotment for such
919 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, 2007*):

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, 2007*):

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, that is imposed to pay all or a portion
934 of the costs and expenses of the Department of [Economic and
935 Community Development] Housing in monitoring facilities developed
936 with financial assistance pursuant to any bond-financed state housing
937 program as defined in subsection (a) of section 8-37qq, and ensuring
938 compliance with requirements and restrictions applicable to such
939 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, 2007*):

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, 2007*):

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 general statutes is repealed and the
985 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

990 (b) The commissioner may establish a demonstration program in
991 one or more municipalities to promote energy efficiency and
992 environmentally safe housing by providing matching grants to owners
993 of eligible buildings to repair or replace wooden windows in such
994 buildings. Such demonstration program may be funded from moneys
995 allocated to the program established by section 8-37pp or from any
996 moneys available to the Commissioner of [Economic and Community
997 Development] Housing from other sources. Of the first three
998 municipalities in which such demonstration program is established, at
999 least two shall have a population of one hundred thousand or more
1000 and at least one shall have a population of less than one hundred
1001 thousand. No such grant shall exceed one hundred dollars for each
1002 window to be repaired or replaced. The commissioner may contract
1003 with one or more entities to operate the program.

1004 (c) The demonstration program shall end on June 30, 2008. On or
1005 before February 1, 2008, the commissioner shall report to the select
1006 committee of the General Assembly having cognizance of matters
1007 relating to housing as to the number of eligible buildings for which
1008 assistance was provided, the costs involved, the effectiveness of the
1009 demonstration program and the commissioner's recommendation as to
1010 whether the demonstration program should be expanded and made
1011 permanent.

1012 Sec. 33. Subsection (d) of section 32-1b of the general statutes is
1013 repealed and the following is substituted in lieu thereof (*Effective*
1014 *October 1, 2007*):

1015 (d) [Whenever] Prior to October 1, 2007, whenever the term
1016 "Commissioner of Housing" is used or referred to in the general
1017 statutes, the term "Commissioner of Economic and Community
1018 Development" shall be substituted in lieu thereof. [Whenever] Prior to
1019 October 1, 2007, whenever the term "Department of Housing" is used
1020 or referred to in the general statutes, the term "Department of
1021 Economic and Community Development" shall be substituted in lieu
1022 thereof.

1023 Sec. 34. (NEW) (*Effective October 1, 2007*) Wherever the words
 1024 "Commissioner of Economic and Community Development" are used
 1025 or referred to in the following sections of the general statutes or the
 1026 2006 supplement to the general statutes, "Commissioner of Housing"
 1027 shall be substituted in lieu thereof, and wherever the words
 1028 "Department of Economic and Community Development" are used or
 1029 referred to in the following sections of the general statutes or the 2006
 1030 supplement to the general statutes, "Department of Housing" shall be
 1031 substituted in lieu thereof: 3-20, 4b-21, 7-392, 8-30g, 8-39, 8-44a, 8-45, 8-
 1032 45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-68a, 8-68b, 8-68c, 8-68d, 8-68e, 8-68f,
 1033 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-
 1034 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,
 1035 8-114a, 8-114d, 8-115a, 8-116a, 8-117b, 8-118a, 8-118b, 8-118c, 8-119a, 8-
 1036 119c, 8-119f, 8-119h, 8-119i, 8-119j, 8-119k, 8-119l, 8-119m, 8-119n, 8-
 1037 119t, 8-119x, 8-119dd, 8-119ee, 8-119ff, 8-119gg, 8-119hh, 8-119jj, 8-
 1038 119kk, 8-119ll, 8-119zz, 8-121, 8-154a, 8-154c, 8-154e, 8-155, 8-161, 8-162,
 1039 8-163, 8-166, 8-167, 8-169b, 8-169w, 8-170, 8-187, 8-206, 8-206a, 8-206d,
 1040 8-206e, 8-208, 8-208b, 8-209, 8-214a, 8-214b, 8-214d, 8-214e, 8-214f, 8-
 1041 214g, 8-214h, 8-215, 8-216, 8-216b, 8-216c, 8-218, 8-218a, 8-218b, 8-218c,
 1042 8-218e, 8-218h, 8-219a, 8-219b, 8-219c, 8-219d, 8-219e, 8-220, 8-220a, 8-
 1043 239a, 8-243, 8-244, 8-265p, 8-265w, 8-265oo, 8-271, 8-272, 8-273, 8-274, 8-
 1044 278, 8-279, 8-280, 8-281, 8-284, 8-286, 8-336, 8-336f, 8-336m, 8-336p, 8-
 1045 355, 8-356, 8-357, 8-359, 8-365, 8-367, 8-367a, 8-376, 8-378, 8-381, 8-384,
 1046 8-385, 8-386, 8-387, 8-388, 8-389, 8-400, 8-401, 8-402, 8-403, 8-404, 8-405,
 1047 8-410, 8-411, 8-412, 8-415, 8-418, 8-420, 8-423, 10-416, 12-631, subsection
 1048 (a) of section 16a-35c, subsection (f) of section 16a-38, 16a-40, 16a-40b,
 1049 16a-40j, 16a-40k, 16a-41, 17a-3, 17a-54a, 17a-485a, 17a-485b, 17a-485c,
 1050 17b-337, 17b-347e, 17b-420, 21-70, 21-70a, 21-84a, 22a-1d, 29-271, 47-
 1051 88b, 47-284, 47-288, 47-294, 47-295, 47a-56i, 47a-56j and 47a-56k.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	4-5
Sec. 2	<i>October 1, 2007</i>	4-38c
Sec. 3	<i>October 1, 2007</i>	4-66c(b)

Sec. 4	<i>October 1, 2007</i>	4-66c(e)
Sec. 5	<i>October 1, 2007</i>	4-67r(a)
Sec. 6	<i>October 1, 2007</i>	4-67x(a)
Sec. 7	<i>October 1, 2007</i>	2-79a(a)
Sec. 8	<i>October 1, 2007</i>	8-37i
Sec. 9	<i>October 1, 2007</i>	8-37k
Sec. 10	<i>October 1, 2007</i>	8-37r
Sec. 11	<i>October 1, 2007</i>	8-37s
Sec. 12	<i>October 1, 2007</i>	8-37t
Sec. 13	<i>October 1, 2007</i>	8-37u
Sec. 14	<i>October 1, 2007</i>	8-37v
Sec. 15	<i>October 1, 2007</i>	8-37w
Sec. 16	<i>October 1, 2007</i>	8-37x
Sec. 17	<i>October 1, 2007</i>	8-37y
Sec. 18	<i>October 1, 2007</i>	8-37z
Sec. 19	<i>October 1, 2007</i>	8-37aa
Sec. 20	<i>October 1, 2007</i>	8-37bb(a)
Sec. 21	<i>October 1, 2007</i>	8-37ff
Sec. 22	<i>October 1, 2007</i>	8-37jj
Sec. 23	<i>October 1, 2007</i>	8-37kk
Sec. 24	<i>October 1, 2007</i>	8-37ll
Sec. 25	<i>October 1, 2007</i>	8-37pp(a)
Sec. 26	<i>October 1, 2007</i>	8-37qq(a)(1)
Sec. 27	<i>October 1, 2007</i>	8-37qq(e)(2)
Sec. 28	<i>October 1, 2007</i>	8-37rr(4)
Sec. 29	<i>October 1, 2007</i>	8-37tt(a)
Sec. 30	<i>October 1, 2007</i>	8-37uu
Sec. 31	<i>October 1, 2007</i>	8-37vv(b) and (c)
Sec. 32	<i>October 1, 2007</i>	8-37ww
Sec. 33	<i>October 1, 2007</i>	32-1b(d)
Sec. 34	<i>October 1, 2007</i>	New section

HSG Joint Favorable Subst. C/R

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