



General Assembly

**Substitute Bill No. 5049**

January Session, 2007

\* \_\_\_\_\_HB05049PD\_GAE032207\_\_\_\_\_\*

**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 Section 4-5 of the general statutes is repealed and the  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 Section 4-38c of the general statutes is repealed and the  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 general statutes is repealed and the  
290 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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 Section 8-37t of the general statutes is repealed and the  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

302 (a) Not later than January 1, 2000, and every five years thereafter,  
303 the Commissioner of [Economic and Community Development]  
304 Housing, together with the Connecticut Housing Finance Authority,  
305 shall prepare a long-range state housing plan, which shall conform and  
306 be subject to the plan of conservation and development for the state  
307 adopted by the General Assembly. The plan shall: (1) Contain an  
308 assessment of the housing needs of households with incomes less than  
309 one hundred per cent of the average area median income, adjusted for  
310 family size, analyzed separately for households with incomes (A) less  
311 than twenty-five per cent of the area median income, (B) more than  
312 twenty-five per cent but not more than fifty per cent of the area  
313 median income, (C) more than fifty per cent but not more than eighty  
314 per cent of the area median income, and (D) more than eighty per cent  
315 but not more than one hundred per cent of the area median income; (2)

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

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

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

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

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

370 (c) In order to facilitate such coordination, the Connecticut Housing  
371 Finance Authority shall submit annually to the Commissioner of  
372 [Economic and Community Development] Housing a projected  
373 twelve-month operating plan. Said plan shall be prepared in a manner  
374 so as to be consistent with the five-year plan referred to in section 8-  
375 37t, as amended by this act, as such plan is then in effect. Said plan  
376 shall include such matters as the authority determines are necessary  
377 and shall include, but not be limited to, production targets under each  
378 multifamily program of the authority, including targets for rental  
379 housing production for both elderly and nonelderly families in a  
380 proportion consistent with housing needs estimated pursuant to  
381 section 8-37t, as amended by this act; proposed new and expanded  
382 programs; proposed outreach activities to help serve areas of the state  
383 or segments of the population whose housing needs have been

384 particularly underserved, and estimated level of subsidy needed to  
385 support the proposed level of production. The first such plan shall be  
386 submitted to the Commissioner of [Economic and Community  
387 Development] Housing prior to January 1, 1981, and subsequent plans  
388 on each twelve-month anniversary thereof.

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

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

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

415 Sec. 14. Section 8-37v of the general statutes is repealed and the

416 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

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

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

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

446 (a) As used in this section, "authority" or "housing authority" means

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

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

471 (c) Notwithstanding any other provision of the general statutes, the  
472 Commissioner of [Economic and Community Development] Housing  
473 may, after conducting a public bidding process as provided in section  
474 8-44, enter into a master contract or contracts with local, regional or  
475 state-wide suppliers of labor, supplies, materials, services or personal  
476 property on behalf of one or more housing authorities operating state-  
477 financed housing programs or projects. The commissioner may, in said  
478 commissioner's discretion, with respect to partially completed state-  
479 financed programs or projects or in the event of emergencies affecting  
480 human health, safety, welfare and life or endangering property, waive

481 the bidding requirement and threshold of said section 8-44.

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

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

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

509 (g) The Commissioner of [Economic and Community Development]  
510 Housing, in consultation with the executive director of the Connecticut  
511 Housing Finance Authority, upon the lawful dissolution of any eligible  
512 developer of property financed with a loan, grant or any combination

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

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

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

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

543 (a) The Commissioner of [Economic and Community Development]  
544 Housing may, with the approval of the Commissioner of Public Works,

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

574 (b) The Commissioner of [Economic and Community Development]  
575 Housing, with the approval of the Commissioner of Public Works, the  
576 Secretary of the Office of Policy and Management and the State  
577 Properties Review Board, may: (1) Enter into a contract to purchase,  
578 lease or hold any surplus real property made available by the federal

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

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

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

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

606 (a) The Commissioner of [Economic and Community Development]  
607 Housing shall ensure that the involuntary displacement of persons and  
608 families residing in any single-family or multifamily dwelling, which  
609 displacement occurs in connection with any housing or community  
610 development project or economic development project receiving state

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

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

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

632 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this  
633 act, "housing agency" means the Department of [Economic and  
634 Community Development] Housing, the Connecticut Housing Finance  
635 Authority and the Connecticut Housing Authority, and "income  
636 group" means one of the following household groups, adjusted for  
637 family size and based on the appropriate area median income  
638 established by the United States Department of Housing and Urban  
639 Development: (1) Households with incomes twenty-five per cent or  
640 less than the area median income; (2) households with incomes more  
641 than twenty-five per cent but not more than fifty per cent of the area  
642 median income; (3) households with incomes more than fifty per cent  
643 but not more than eighty per cent of the area median income; (4)

644 households with incomes more than eighty per cent but not more than  
645 one hundred per cent of the area median income; and (5) households  
646 with incomes more than one hundred per cent of the area median  
647 income.

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

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

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

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

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

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

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

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

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

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

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

721 (b) Any applicant seeking state financial assistance for any housing  
722 or community development project or economic development project  
723 under any program administered by the Commissioner of [Economic  
724 and Community Development] Housing shall submit a residential  
725 antidisplacement and relocation assistance plan to the commissioner as  
726 part of the application for such financial assistance. The plan shall  
727 demonstrate that the project for which financial assistance is applied  
728 for will not cause the temporary or permanent displacement of persons  
729 and families residing in any single-family or multifamily residential  
730 dwelling or, if such displacement will result, that such project will  
731 cause no more displacement than is necessary to accomplish the  
732 project. If occupiable dwelling units are destroyed as a result of the  
733 project or displacement of low and moderate income households will  
734 result from the project, the plan shall further demonstrate that: (1) The  
735 applicant shall provide comparable replacement dwellings within the  
736 same municipality for the same number of occupants as could have  
737 been housed in the occupied and vacant occupiable residential  
738 dwellings that will be demolished or converted to a use other than  
739 housing for low and moderate income persons and families as a result  
740 of the project; (2) such replacement dwellings shall be designed to  
741 remain affordable to low and moderate income persons and families  
742 for ten years; (3) relocation assistance benefits shall be provided

743 pursuant to chapter 135 for all persons displaced as a result of the  
744 project; and (4) displaced persons, to the extent practicable, who wish  
745 to remain in the same neighborhood shall be relocated within such  
746 neighborhood. As used in this subsection, "low and moderate income  
747 persons and families" means persons, families or households whose  
748 annual income is less than or equal to eighty per cent of the area  
749 median income for the area of the state in which they live, as  
750 determined by the United States Department of Housing and Urban  
751 Development. An applicant shall be deemed to have met the  
752 replacement requirements of this section by rehabilitation of vacant,  
753 unoccupiable units.

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

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

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

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

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

786 (a) For purposes of this section:

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

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

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

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

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

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

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

822 (1) "Bond-financed state housing program" means any program  
823 administered by the Commissioner of [Economic and Community  
824 Development] Housing which provides financial assistance for  
825 housing acquisition, development, rehabilitation or support services,  
826 and which may be financed in whole or in part from the proceeds of  
827 the state's general obligation bonds, including: Acquisition of surplus  
828 land pursuant to section 8-37y, affordable housing projects pursuant to  
829 section 8-37pp, housing authority programs for social and  
830 supplementary services, project rehabilitation and improvement and  
831 energy conservation pursuant to section 8-44a, moderate rental  
832 housing pursuant to section 8-70, moderate cost housing pursuant to  
833 section 8-82, housing for elderly persons pursuant to section 8-114a,  
834 congregate housing for the elderly pursuant to section 8-119h, housing  
835 for low-income persons pursuant to section 8-119dd, financial  
836 assistance for redevelopment or urban renewal projects pursuant to  
837 section 8-154a, housing and community development pursuant to

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

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

862       (2) (A) Notwithstanding any provision of the general statutes or any  
863 public or special act to the contrary, except sections 8-76 and 8-80, the  
864 following shall be paid to the State Treasurer for deposit in the  
865 Housing Repayment and Revolving Loan Fund: (i) All payments to the  
866 state of principal or interest on loans that the ultimate recipient is  
867 obligated to repay to the state, with or without interest, made pursuant  
868 to section 8-114a with respect to loans for housing for elderly persons,  
869 section 8-119h with respect to loans for congregate housing for the  
870 elderly, subsection (a) of section 8-169w with respect to urban  
871 homesteading loans, sections 8-218 and 8-218a with respect to

872 community housing development corporation loans, section 8-337  
873 with respect to security deposit revolving loans, section 8-410 with  
874 respect to housing predevelopment cost loans, section 8-415 and  
875 section 8-420 with respect to subsurface sewage disposal system repair  
876 loans, and section 8-37pp with respect to loans for affordable housing;  
877 (ii) all payments of principal with respect to energy conservation loans  
878 pursuant to section 16a-40b; (iii) all payments made to the state  
879 constituting the liquidation of an equity interest pursuant to section 8-  
880 404 with respect to the private rental investment mortgage and equity  
881 program; (iv) all payments made to the state constituting the  
882 liquidation of any other security interest or lien taken or granted  
883 pursuant to a bond-financed state housing program or assistance or  
884 related agreement, except liquidations constituting principal or interest  
885 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this  
886 subdivision and the liquidation of security interests or liens with  
887 respect to rent receivership pursuant to subsection (c) of section 47a-  
888 56i; (v) all other return or recapture of state financial assistance made  
889 pursuant to the provisions of any bond-financed state housing  
890 program or assistance or related agreement, except principal or interest  
891 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this  
892 subdivision and payments received with respect to rent receivership  
893 pursuant to subsection (c) of section 47a-56i; (vi) all payments of state  
894 service fees and administrative oversight charges rendered in  
895 accordance with the provisions of any bond-financed state housing  
896 program other than state service fees financed from the proceeds of the  
897 state's general obligation bonds; and (vii) all other compensation or  
898 reimbursement paid to the Department of [Economic and Community  
899 Development] Housing with respect to bond-financed state housing  
900 programs other than from the federal government.

901 (B) Notwithstanding any provision of the general statutes or any  
902 public or special act to the contrary, except as provided in this  
903 subsection, loans for any bond-financed state housing program which  
904 the ultimate recipient is obligated to repay to the state, with or without  
905 interest, may be paid out of moneys deposited in the Housing

906 Repayment and Revolving Loan Fund without the prior approval of  
907 the State Bond Commission, subject to the approval of the Governor of  
908 an allotment. All payments on energy conservation loans pursuant to  
909 said section 16a-40b shall be accounted for separately from other  
910 moneys in the Housing Repayment and Revolving Loan Fund, and  
911 shall be used to make further loans pursuant to said section 16a-40b  
912 and to pay any administrative expense attributable to such loans.

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

918 Sec. 28. Subdivision (4) of section 8-37rr of the general statutes is  
919 repealed and the following is substituted in lieu thereof (*Effective*  
920 *October 1, 2007*):

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

923 Sec. 29. Subsection (a) of section 8-37tt of the general statutes is  
924 repealed and the following is substituted in lieu thereof (*Effective*  
925 *October 1, 2007*):

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

938 Sec. 30. Section 8-37uu of the general statutes is repealed and the  
939 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

946 Sec. 31. Subsections (b) and (c) of section 8-37vv of the general  
947 statutes are repealed and the following is substituted in lieu thereof  
948 (*Effective October 1, 2007*):

949 (b) There is established a revolving loan fund to be known as the  
950 "Rental Housing Revolving Loan Fund". The fund may be funded from  
951 moneys allocated to the program established by section 8-37pp, as  
952 amended by this act, or from any moneys available to the  
953 [Commissioner of Economic and Community Development] Housing  
954 or the fund from other sources. Investment earnings credited to the  
955 fund shall become part of the assets of the fund. Any balance  
956 remaining in the fund at the end of any fiscal year shall be carried  
957 forward in the fund for the next fiscal year. Payments of principal or  
958 interest on a low interest loan made pursuant to this section shall be  
959 paid to the State Treasurer for deposit in the Rental Housing Revolving  
960 Loan Fund. The fund shall be used to make low interest loans  
961 pursuant to subsection (c) of this section and to pay reasonable and  
962 necessary expenses incurred in administering loans under this section.  
963 The Commissioner of [Economic and Community Development]  
964 Housing may enter into contracts with nonprofit corporations to  
965 provide for the administration of the Rental Housing Revolving Loan  
966 Fund by such nonprofit corporations, provided no low interest loan  
967 shall be made from the fund without the authorization of the  
968 commissioner as provided in subsection (c) of this section.

969 (c) The state, acting by and in the discretion of the Commissioner of

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

982 Sec. 32. Section 8-37ww of the general statutes is repealed and the  
983 following is substituted in lieu thereof (*Effective October 1, 2007*):

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

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

1002 (c) The demonstration program shall end on June 30, 2008. On or  
1003 before February 1, 2008, the commissioner shall report to the select  
1004 committee of the General Assembly having cognizance of matters  
1005 relating to housing as to the number of eligible buildings for which  
1006 assistance was provided, the costs involved, the effectiveness of the  
1007 demonstration program and the commissioner's recommendation as to  
1008 whether the demonstration program should be expanded and made  
1009 permanent.

1010 Sec. 33. Subsection (d) of section 32-1b of the general statutes is  
1011 repealed and the following is substituted in lieu thereof (*Effective*  
1012 *October 1, 2007*):

1013 (d) [Whenever] Prior to October 1, 2007, whenever the term  
1014 "Commissioner of Housing" is used or referred to in the general  
1015 statutes, the term "Commissioner of Economic and Community  
1016 Development" shall be substituted in lieu thereof. [Whenever] Prior to  
1017 October 1, 2007, whenever the term "Department of Housing" is used  
1018 or referred to in the general statutes, the term "Department of  
1019 Economic and Community Development" shall be substituted in lieu  
1020 thereof.

1021 Sec. 34. (NEW) (*Effective October 1, 2007*) Wherever the words  
1022 "Commissioner of Economic and Community Development" are used  
1023 or referred to in the following sections of the general statutes,  
1024 "Commissioner of Housing" shall be substituted in lieu thereof, and  
1025 wherever the words "Department of Economic and Community  
1026 Development" are used or referred to in the following sections of the  
1027 general statutes or the 2006 supplement to the general statutes,  
1028 "Department of Housing" shall be substituted in lieu thereof: 3-20, 4b-  
1029 21, 7-392, 8-30g, 8-39, 8-44a, 8-45, 8-45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-  
1030 68a, 8-68b, 8-68c, 8-68d, 8-68e, 8-68f, 8-68g, 8-68h, 8-68j, 8-70, 8-71, 8-72,  
1031 8-72a, 8-73, 8-74, 8-76, 8-76a, 8-77, 8-78, 8-79, 8-79a, 8-80, 8-81a, 8-82, 8-  
1032 83, 8-84, 8-85, 8-87, 8-89, 8-92, 8-113a, 8-114a, 8-114d, 8-115a, 8-116a, 8-  
1033 117b, 8-118a, 8-118b, 8-118c, 8-119a, 8-119c, 8-119f, 8-119h, 8-119i, 8-  
1034 119j, 8-119k, 8-119l, 8-119m, 8-119n, 8-119t, 8-119x, 8-119dd, 8-119ee, 8-

1035 119ff, 8-119gg, 8-119hh, 8-119jj, 8-119kk, 8-119ll, 8-119zz, 8-121, 8-154a,  
 1036 8-154c, 8-154e, 8-155, 8-161, 8-162, 8-163, 8-166, 8-167, 8-169b, 8-169w, 8-  
 1037 170, 8-187, 8-206, 8-206a, 8-206d, 8-206e, 8-208, 8-208b, 8-209, 8-214a, 8-  
 1038 214b, 8-214d, 8-214e, 8-214f, 8-214g, 8-214h, 8-215, 8-216, 8-216b, 8-216c,  
 1039 8-218, 8-218a, 8-218b, 8-218c, 8-218e, 8-218h, 8-219a, 8-219b, 8-219c, 8-  
 1040 219d, 8-219e, 8-220, 8-220a, 8-239a, 8-243, 8-244, 8-265p, 8-265w, 8-  
 1041 265oo, 8-271, 8-272, 8-273, 8-274, 8-278, 8-279, 8-280, 8-281, 8-284, 8-286,  
 1042 8-336, 8-336f, 8-336m, 8-336p, 8-355, 8-356, 8-357, 8-359, 8-365, 8-367, 8-  
 1043 367a, 8-376, 8-378, 8-381, 8-384, 8-385, 8-386, 8-387, 8-388, 8-389, 8-400,  
 1044 8-401, 8-402, 8-403, 8-404, 8-405, 8-410, 8-411, 8-412, 8-415, 8-418, 8-420,  
 1045 8-423, 10-416, 12-631, subsection (a) of section 16a-35c, subsection (f) of  
 1046 section 16a-38, 16a-40, 16a-40b, 16a-40j, 16a-40k, 16a-41, 17a-3, 17a-54a,  
 1047 17a-485a, 17a-485b, 17a-485c, 17b-337, 17b-347e, 17b-420, 21-70, 21-70a,  
 1048 21-84a, 22a-1d, 29-271, 47-88b, 47-284, 47-288, 47-294, 47-295, 47a-56i,  
 1049 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   |

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|         |                        |                   |
|---------|------------------------|-------------------|
| 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*      PD

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