



# House of Representatives

General Assembly

**File No. 659**

February Session, 2008

Substitute House Bill No. 5148

*House of Representatives, April 17, 2008*

The Committee on Appropriations reported through REP. MERRILL of the 54th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## ***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 2008 supplement to the general statutes  
2 is repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2008*):

4 As used in sections 4-6, 4-7 of the 2008 supplement to the general  
5 statutes and 4-8, the term "department head" means Secretary of the  
6 Office of Policy and Management, Commissioner of Administrative  
7 Services, Commissioner of Revenue Services, Banking Commissioner,  
8 Commissioner of Children and Families, Commissioner of Consumer  
9 Protection, Commissioner of Correction, Commissioner of Economic  
10 and Community Development, State Board of Education,  
11 Commissioner of Emergency Management and Homeland Security,  
12 Commissioner of Environmental Protection, Commissioner of  
13 Agriculture, Commissioner of Public Health, Insurance Commissioner,  
14 Labor Commissioner, Liquor Control Commission, Commissioner of  
15 Mental Health and Addiction Services, Commissioner of Public Safety,

16 Commissioner of Social Services, Commissioner of Developmental  
17 Services, Commissioner of Motor Vehicles, Commissioner of  
18 Transportation, Commissioner of Public Works, Commissioner of  
19 Veterans' Affairs, Commissioner of Health Care Access, Commissioner  
20 of Housing, Chief Information Officer, the chairperson of the Public  
21 Utilities Control Authority, the executive director of the Board of  
22 Education and Services for the Blind, the executive director of the  
23 Connecticut Commission on Culture and Tourism, the Ombudsman  
24 for Property Rights and the executive director of the Office of Military  
25 Affairs. As used in sections 4-6 and 4-7 of the 2008 supplement to the  
26 general statutes, "department head" also means the Commissioner of  
27 Education.

28 Sec. 2. Section 4-38c of the general statutes is repealed and the  
29 following is substituted in lieu thereof (*Effective October 1, 2008*):

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

45 Sec. 3. Subsection (b) of section 4-66c of the 2008 supplement to the  
46 general statutes is repealed and the following is substituted in lieu  
47 thereof (*Effective October 1, 2008*):

48 (b) (1) The proceeds of the sale of said bonds, to the extent

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

84 incurred by the Department of Economic and Community  
85 Development, not exceeding one billion fifty-seven million eight  
86 hundred thousand dollars, provided twenty million dollars of said  
87 authorization shall be effective July 1, 2008.

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

107 Sec. 4. Subsection (e) of section 4-66c of the general statutes is  
108 repealed and the following is substituted in lieu thereof (*Effective*  
109 *October 1, 2008*):

110 (e) Notwithstanding any provision of the general statutes to the  
111 contrary, whenever the Department of Economic and Community  
112 Development, the Department of Housing or the Office of Policy and  
113 Management is authorized by the general statutes to assess, collect or  
114 fund administrative expenses or service charges or otherwise recover  
115 costs or expenses incurred by the state in carrying out the provisions of  
116 any economic or community development project or program

117 administered by the Department of Economic and Community  
118 Development or the Department of Housing, except in the case of  
119 administrative oversight charges described in section 8-37tt, as  
120 amended by this act, amounts so assessed, collected or funded by the  
121 state may be used to pay any administrative expenses of the  
122 Department of Economic and Community Development or the  
123 Department of Housing and shall not be required to be used to pay  
124 expenses related to a particular project or program.

125 Sec. 5. Subsection (a) of section 4-67r of the general statutes is  
126 repealed and the following is substituted in lieu thereof (*Effective*  
127 *October 1, 2008*):

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

151 one a state employees' bargaining unit, one an environmental  
152 organization and one a business research organization. The first  
153 meeting of the council shall be called on or before November 1, 1993,  
154 by the Secretary of the Office of Policy and Management. The council  
155 shall elect a chairman from its members at the first meeting.

156 Sec. 6. Subsection (a) of section 4-67x of the 2008 supplement to the  
157 general statutes is repealed and the following is substituted in lieu  
158 thereof (*Effective October 1, 2008*):

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

181 Sec. 7. Subsection (a) of section 2-79a of the general statutes is  
182 repealed and the following is substituted in lieu thereof (*Effective*  
183 *October 1, 2008*):

184 (a) There shall be a Connecticut Advisory Commission on  
185 Intergovernmental Relations. The purpose of the commission shall be  
186 to enhance coordination and cooperation between the state and local  
187 governments. The commission shall consist of the president pro  
188 tempore of the Senate, the speaker of the House of Representatives, the  
189 minority leader of the Senate, the minority leader of the House of  
190 Representatives, the Secretary of the Office of Policy and Management,  
191 the Commissioners of Education, Environmental Protection, Economic  
192 and Community Development, and Housing, or their designees, and  
193 sixteen additional members as follows: (1) Six municipal officials  
194 appointed by the Governor, four of whom shall be selected from a list  
195 of nominees submitted to him by the Connecticut Conference of  
196 Municipalities and two of whom shall be selected from a list submitted  
197 by the Council of Small Towns. Two of such six officials shall be from  
198 towns having populations of twenty thousand or less persons, two  
199 shall be from towns having populations of more than twenty thousand  
200 but less than sixty thousand persons and two shall be from towns  
201 having populations of sixty thousand or more persons; (2) two local  
202 public education officials appointed by the Governor, one of whom  
203 shall be selected from a list of nominees submitted to him by the  
204 Connecticut Association of Boards of Education and one of whom shall  
205 be selected from a list submitted by the Connecticut Association of  
206 School Administrators; (3) one representative of a regional council of  
207 governments or a regional planning agency appointed by the  
208 Governor from a list of nominees submitted to him by the Regional  
209 Planning Association of Connecticut; (4) five persons who do not hold  
210 elected or appointed office in state or local government, one of whom  
211 shall be appointed by the Governor, one of whom shall be appointed  
212 by the president pro tempore of the Senate, one of whom shall be  
213 appointed by the speaker of the House of Representatives, one of  
214 whom shall be appointed by the minority leader of the Senate and one  
215 of whom shall be appointed by the minority leader of the House of  
216 Representatives; (5) one representative of the Connecticut Conference  
217 of Municipalities appointed by said conference; and (6) one  
218 representative of the Council of Small Towns appointed by said

219 council. Each member of the commission appointed pursuant to  
220 subdivisions (1) to (6), inclusive, shall serve for a term of two years. All  
221 other members shall serve for terms which are coterminous with their  
222 terms of office. The Governor shall appoint a chairperson and a vice-  
223 chairperson from among the commission members. Members of the  
224 General Assembly may serve as gubernatorial appointees to the  
225 commission. Members of the commission shall not be compensated for  
226 their services but shall be reimbursed for necessary expenses incurred  
227 in the performance of their duties.

228 Sec. 8. Section 8-37i of the general statutes is repealed and the  
229 following is substituted in lieu thereof (*Effective October 1, 2008*):

230 (a) There shall be a Department of [Economic and Community  
231 Development] Housing. The department head shall be the  
232 Commissioner of [Economic and Community Development] Housing,  
233 who shall be appointed by the Governor in accordance with the  
234 provisions of sections 4-5, as amended by this act, 4-6, 4-7 and 4-8, with  
235 the powers and duties therein prescribed.

236 [(b) Said department shall constitute a successor department to the  
237 Department of Commerce in accordance with the provisions of  
238 sections 4-38d and 4-39.

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

243 (b) Said department shall constitute a successor to the functions,  
244 powers and duties of the Department of Economic and Community  
245 Development relating to housing, community development,  
246 redevelopment and urban renewal as set forth in chapters 127b to 133,  
247 inclusive, 134 to 136, inclusive, 137b to 138f, inclusive, and 138h to  
248 138k, inclusive, in accordance with the provisions of sections 4-38d, 4-  
249 38e and 4-39.

250 (c) Whenever the term "Commissioner of Economic and Community  
251 Development" occurs in chapters 127b to 133, inclusive, 134 to 136,  
252 inclusive, 137b to 138f, inclusive, and 138h to 138k, inclusive, it shall be  
253 deemed to mean or refer to the Commissioner of Housing.

254 (d) Whenever the term "Department of Economic and Community  
255 Development" occurs in chapters 127b to 133, inclusive, 134 to 136,  
256 inclusive, 137b to 138f, inclusive, and 138h to 138k, inclusive, it shall be  
257 deemed to mean or refer to the Department of Housing.

258 (e) Whenever the words "Commissioner of Economic and  
259 Community Development" are used or referred to in the following  
260 sections of the general statutes or the 2008 supplement to the general  
261 statutes, "Commissioner of Housing" shall be substituted in lieu  
262 thereof, and whenever the words "Department of Economic and  
263 Community Development" are used or referred to in the following  
264 sections of the general statutes or the 2008 supplement to the general  
265 statutes, "Department of Housing" shall be substituted in lieu thereof:  
266 3-20, 4b-21, 7-392, 8-13x, 8-30g, 8-37xx to 8-37zz, inclusive, 8-39, 8-44a,  
267 8-45, 8-45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-68a, 8-68b, 8-68c, 8-68d, 8-68e,  
268 8-68f, 8-68g, 8-68h, 8-68j, 8-70, 8-71, 8-72, 8-72a, 8-73, 8-73lll, 8-74, 8-76,  
269 8-76a, 8-77, 8-78, 8-79, 8-79a, 8-80, 8-81a, 8-82, 8-83, 8-84, 8-85, 8-87, 8-  
270 89, 8-92, 8-113a, 8-114a, 8-114d, 8-115a, 8-116a, 8-117b, 8-118a, 8-118b,  
271 8-118c, 8-119a, 8-119c, 8-119f, 8-119h, 8-119i, 8-119j, 8-119k, 8-119l, 8-  
272 119m, 8-119n, 8-119t, 8-119x, 8-119dd, 8-119ee, 8-119ff, 8-119gg, 8-  
273 119hh, 8-119jj, 8-119kk, 8-119ll, 8-119zz, 8-121, 8-154a, 8-154c, 8-154e, 8-  
274 155, 8-161, 8-162, 8-163, 8-166, 8-167, 8-169b, 8-169w, 8-170, 8-187, 8-206,  
275 8-206a, 8-206d, 8-206e, 8-208, 8-208b, 8-209, 8-214a, 8-214b, 8-214d, 8-  
276 214e, 8-214f, 8-214g, 8-214h, 8-215, 8-216, 8-216b, 8-216c, 8-218, 8-218a,  
277 8-218b, 8-218c, 8-218e, 8-218h, 8-219a, 8-219b, 8-219c, 8-219d, 8-219e, 8-  
278 220, 8-220a, 8-239a, 8-243, 8-244, 8-265p, 8-265w, 8-265oo, 8-271, 8-272,  
279 8-273, 8-274, 8-278, 8-279, 8-280, 8-281, 8-284, 8-286, 8-336, 8-336f, 8-  
280 336m, 8-336p, 8-355, 8-356, 8-357, 8-359, 8-365, 8-367, 8-367a, 8-376, 8-  
281 378, 8-381, 8-384, 8-385, 8-386, 8-387, 8-388, 8-389, 8-400, 8-401, 8-402, 8-  
282 403, 8-404, 8-405, 8-410, 8-411, 8-412, 8-415, 8-418, 8-420, 8-423, 10-416,  
283 10-416b, 12-631, subsection (a) of section 16a-35c, subsection (f) of

284 section 16a-38, 16a-40, 16a-40b, 16a-40j, 16a-40k, 16a-41, 17a-3, 17a-54a,  
285 17a-485a, 17a-485b, 17a-485c, 17b-337, 17b-347e, 17b-420, 21-70, 21-70a,  
286 21-84a, 22a-1d, 29-271, 47-88b, 47-284, 47-288, 47-294, 47-295, 47a-56i,  
287 47a-56j and 47a-56k.

288 Sec. 9. Section 8-37r of the general statutes is repealed and the  
289 following is substituted in lieu thereof (*Effective October 1, 2008*):

290 [(a) There shall be a] The Department of [Economic and  
291 Community Development which] Housing shall be the lead agency for  
292 all matters relating to housing. The [department head shall be the  
293 Commissioner of Economic and Community Development, who shall  
294 be appointed by the Governor in accordance with the provisions of  
295 sections 4-5 to 4-8, inclusive, with the powers and duties therein  
296 prescribed. Said commissioner] Commissioner of Housing shall be  
297 responsible at the state level for all aspects of policy, development,  
298 redevelopment, preservation, maintenance and improvement of  
299 housing and neighborhoods.

300 [(b) Said department shall constitute a successor to the functions,  
301 powers and duties of the Department of Economic Development  
302 relating to housing, community development, redevelopment and  
303 urban renewal as set forth in chapters 128, 129, 130, 135 and 136 in  
304 accordance with the provisions of sections 4-38d, 4-38e and 4-39.]

305 Sec. 10. Section 8-37s of the general statutes is repealed and the  
306 following is substituted in lieu thereof (*Effective October 1, 2008*):

307 The Commissioner of [Economic and Community Development]  
308 Housing shall monitor the progress of the public and private sector  
309 toward meeting housing needs and shall collect and annually publish  
310 data on housing production in the state. In order to ensure a steady  
311 flow of information for the purposes of this section, all municipalities  
312 shall submit to the commissioner a copy of the monthly federal Bureau  
313 of the Census report on building permits issued and public  
314 construction filed at the same time as such report is filed with the  
315 federal Bureau of the Census.

316 Sec. 11. Section 8-37t of the general statutes is repealed and the  
317 following is substituted in lieu thereof (*Effective October 1, 2008*):

318 (a) Not later than January 1, 2000, and every five years thereafter,  
319 the Commissioner of [Economic and Community Development]  
320 Housing, together with the Connecticut Housing Finance Authority,  
321 shall prepare a long-range state housing plan, which shall conform and  
322 be subject to the plan of conservation and development for the state  
323 adopted by the General Assembly. The plan shall: (1) Contain an  
324 assessment of the housing needs of households with incomes less than  
325 one hundred per cent of the average area median income, adjusted for  
326 family size, analyzed separately for households with incomes (A) less  
327 than twenty-five per cent of the area median income, (B) more than  
328 twenty-five per cent but not more than fifty per cent of the area  
329 median income, (C) more than fifty per cent but not more than eighty  
330 per cent of the area median income, and (D) more than eighty per cent  
331 but not more than one hundred per cent of the area median income; (2)  
332 analyze the households served by the housing construction, substantial  
333 rehabilitation, purchase and rental assistance programs, including the  
334 number of households served by each program, the total amount of  
335 financial assistance provided to such households and the race of  
336 households served under such programs; (3) provide information on  
337 affirmative fair housing marketing activities and programs and an  
338 analysis of occupancy results of affirmative fair housing marketing  
339 plans and shall include data on the racial composition of the occupants  
340 and persons on the waiting list of each housing project which is  
341 assisted under any housing program established by the general  
342 statutes or special act or which is supervised by the commissioner or  
343 the Connecticut Housing Finance Authority; (4) set specific measurable  
344 goals for meeting identified housing needs; (5) outline strategies for  
345 meeting those goals; and (6) identify state, federal and private sector  
346 resources for affordable housing programs. The provisions of this  
347 section shall not be construed to require an occupant or applicant to  
348 disclose the race of such occupant or applicant on an application or  
349 survey form. The long-range plan shall be updated annually by an  
350 action plan that assesses the state's progress toward meeting housing

351 needs contained in the long-range plan and recommends revised  
352 strategies, if deemed necessary. In preparing the long-range plan and  
353 subsequent action plans, the commissioner shall consult with  
354 representatives of those who use or benefit from state housing  
355 programs.

356 (b) The Department of [Economic and Community Development]  
357 Housing shall submit the long-range housing plan to the General  
358 Assembly not later than January 1, 2000, and each action plan not later  
359 than January first of each subsequent year, after receiving public  
360 review and comment on the long-range plan and each action plan  
361 through written remarks and public hearings. The commencement  
362 date of each plan shall be the July first following the submission of the  
363 plan.

364 Sec. 12. Section 8-37u of the general statutes is repealed and the  
365 following is substituted in lieu thereof (*Effective October 1, 2008*):

366 (a) The Commissioner of [Economic and Community Development]  
367 Housing shall work with regional planning agencies, regional councils  
368 of elected officials, regional councils of governments, municipalities  
369 and municipal agencies, housing authorities and other appropriate  
370 agencies for the purpose of coordinating housing policy and housing  
371 activities, provided such coordination shall not be construed to restrict  
372 or diminish any power, right or authority granted to any municipality,  
373 agency, instrumentality, commission or any administrative or  
374 executive head thereof in accordance with the other provisions of the  
375 general statutes to proceed with any programs, projects or activities.

376 (b) The Commissioner of [Economic and Community Development]  
377 Housing shall coordinate on an ongoing basis the activities and  
378 programs of state agencies or quasi-state authorities which have a  
379 major impact on the cost, production or availability of housing,  
380 provided, such coordination shall not be construed to restrict or  
381 diminish any power, right or authority granted to any such agency or  
382 authority, or of any administrative or executive head thereof in  
383 accordance with the other provisions of the general statutes, to proceed

384 with any programs, projects or activities, except as specifically  
385 provided in this section.

386 (c) In order to facilitate such coordination, the Connecticut Housing  
387 Finance Authority shall submit annually to the Commissioner of  
388 [Economic and Community Development] Housing a projected  
389 twelve-month operating plan. Said plan shall be prepared in a manner  
390 so as to be consistent with the five-year plan referred to in section 8-  
391 37t, as amended by this act, as such plan is then in effect. Said plan  
392 shall include such matters as the authority determines are necessary  
393 and shall include, but not be limited to, production targets under each  
394 multifamily program of the authority, including targets for rental  
395 housing production for both elderly and nonelderly families in a  
396 proportion consistent with housing needs estimated pursuant to  
397 section 8-37t, as amended by this act; proposed new and expanded  
398 programs; proposed outreach activities to help serve areas of the state  
399 or segments of the population whose housing needs have been  
400 particularly underserved, and estimated level of subsidy needed to  
401 support the proposed level of production. The first such plan shall be  
402 submitted to the Commissioner of [Economic and Community  
403 Development] Housing prior to January 1, 1981, and subsequent plans  
404 on each twelve-month anniversary thereof.

405 (d) In the event the commissioner determines that the Connecticut  
406 Housing Finance Authority has not complied with the requirements of  
407 subsection (c) of this section, he shall file a report with the Secretary of  
408 the Office of Policy and Management setting forth the items of the plan  
409 which are inconsistent with the five-year plan and setting forth those  
410 recommendations which in his opinion would result in such plan  
411 being consistent with the five-year plan. In the event that the Secretary  
412 of the Office of Policy and Management concurs with the  
413 Commissioner of [Economic and Community Development] Housing,  
414 he shall convene a panel of the Commissioner of Economic and  
415 Community Development, the chairman of the Connecticut Housing  
416 Finance Authority and the Secretary of the Office of Policy and  
417 Management, which panel shall resolve the inconsistencies. Nothing

418 contained in this section shall limit the right or obligation of the  
419 Connecticut Housing Finance Authority to comply with the provisions  
420 of or covenants contained in any contract with or for the benefit of the  
421 holders of any bonds, notes or other obligations evidencing  
422 indebtedness of such authority.

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

426 (f) The Commissioner of [Economic and Community Development]  
427 Housing shall consult with the Commissioner of Agriculture with  
428 regard to the policies, activities, plans and programs specified in this  
429 section and the impact on and degree of protection provided to  
430 agricultural land by such policies, activities, plans and programs.

431 Sec. 13. Section 8-37v of the general statutes is repealed and the  
432 following is substituted in lieu thereof (*Effective October 1, 2008*):

433 The Commissioner of [Economic and Community Development]  
434 Housing is authorized to undertake and carry out research activities,  
435 including, but not limited to, examination of housing needs and means  
436 of meeting those needs; investigation of techniques and opportunities  
437 for reducing housing costs, preserving neighborhoods and reducing  
438 energy consumption; testing of innovative housing technologies; the  
439 use of mobile and modular housing; and such other activities as he  
440 deems necessary to aid the state, its municipalities and the housing  
441 industry in meeting housing and community development needs.

442 Sec. 14. Section 8-37w of the general statutes is repealed and the  
443 following is substituted in lieu thereof (*Effective October 1, 2008*):

444 (a) The Commissioner of [Economic and Community Development]  
445 Housing shall develop and publish a model ordinance and model  
446 procedures which may be adopted by municipalities in regulating the  
447 development of land, which ordinance and procedures shall provide  
448 for: (1) The utilization of a single consolidated application form for use

449 by all municipal agencies having jurisdiction to review and approve  
450 such development; (2) coordination of staff review and  
451 communications between staff and the applicant; (3) the elimination of  
452 separate public hearings by review agencies whenever practicable and  
453 if requested by the applicant; and (4) the concurrent running of all  
454 applicable time limits for decisions by approval agencies.

455 (b) The Commissioner of [Economic and Community Development]  
456 Housing shall submit any model ordinances or procedures developed  
457 pursuant to subsection (a) of this section to the General Assembly for  
458 its approval prior to publishing or promulgating any such ordinances  
459 or procedures.

460 Sec. 15. Section 8-37x of the general statutes is repealed and the  
461 following is substituted in lieu thereof (*Effective October 1, 2008*):

462 (a) As used in this section, "authority" or "housing authority" means  
463 any of the public corporations created by section 8-40 and the  
464 Connecticut Housing Authority when exercising the rights, powers,  
465 duties or privileges of, or subject to the immunities or limitations of,  
466 housing authorities pursuant to section 8-121, and "housing project"  
467 means a project developed or administered pursuant to chapter 128.

468 (b) The Commissioner of [Economic and Community Development]  
469 Housing may: (1) Collect and correlate information regarding housing  
470 projects of authorities in the state and upon request to furnish the  
471 authorities, in matters of common interest, information, advice and the  
472 services of expert personnel; (2) study state-wide needs for the  
473 elimination of substandard housing to stimulate state and city  
474 planning involving housing, and otherwise to study housing needs,  
475 both rural and urban, and to formulate proposals for meeting these  
476 needs; (3) study methods of encouraging investment of private capital  
477 in low rent housing; (4) study the necessity, feasibility and advantage  
478 of the use of state credit by way of loan or subsidy to assist the  
479 financing of housing projects for persons of low income; and (5) accept  
480 grants-in-aid of any of said commissioner's powers made pursuant to  
481 the provisions of any state or federal law and, for the purpose of

482 complying with the requirements or recommendations of any such  
483 law, to prepare such plans and specifications and to make such  
484 studies, surveys, reports or recommendations concerning existing or  
485 contemplated housing conditions or projects in the state as may be  
486 necessary or appropriate.

487 (c) Notwithstanding any other provision of the general statutes, the  
488 Commissioner of [Economic and Community Development] Housing  
489 may, after conducting a public bidding process as provided in section  
490 8-44, enter into a master contract or contracts with local, regional or  
491 state-wide suppliers of labor, supplies, materials, services or personal  
492 property on behalf of one or more housing authorities operating state-  
493 financed housing programs or projects. The commissioner may, in said  
494 commissioner's discretion, with respect to partially completed state-  
495 financed programs or projects or in the event of emergencies affecting  
496 human health, safety, welfare and life or endangering property, waive  
497 the bidding requirement and threshold of said section 8-44.

498 (d) The Commissioner of [Economic and Community Development]  
499 Housing may designate as said commissioner's agent any deputy  
500 commissioner or any employee to exercise such authority of the  
501 commissioner as said commissioner delegates for the administration of  
502 any applicable statute or regulation.

503 (e) As used in this subsection, "troubled loan" means a loan in which  
504 payments of interest or principal, or both interest and principal, (1) are  
505 delinquent under the terms of a loan agreement, or (2) may become  
506 delinquent under conditions which exist which would reasonably lead  
507 the Commissioner of [Economic and Community Development]  
508 Housing to believe that a borrower would be unable to repay the loan.  
509 Said commissioner may authorize the deferred payments of interest or  
510 principal, or both interest and principal, or a portion thereof, in the  
511 case of a troubled loan made by the commissioner under any provision  
512 of the general statutes or special acts if said commissioner determines  
513 the deferral to be in the best interests of the state. Such determination  
514 shall be in writing and shall include a statement of the reasons why the

515 deferral is in the best interests of the state. Any deferral made under  
516 the provisions of this section shall be subject to the approval of the  
517 State Bond Commission.

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

525 (g) The Commissioner of [Economic and Community Development]  
526 Housing, in consultation with the executive director of the Connecticut  
527 Housing Finance Authority, upon the lawful dissolution of any eligible  
528 developer of property financed with a loan, grant or any combination  
529 thereof from the state, may (1) accept ownership of property owned by  
530 such a developer in the name of the state and dispose of such property  
531 to an eligible developer for a price and upon terms that the  
532 commissioner deems proper, provided such action shall preserve the  
533 property as housing for very low, low or moderate income persons; or  
534 (2) after approval by the Secretary of the Office of Policy and  
535 Management allow such property to participate in any programs that  
536 the commissioner operates, in order to preserve the property as  
537 housing for very low, low or moderate income persons. For purposes  
538 of this subsection, "housing" includes facilities and amenities incidental  
539 and pertinent to the provision of affordable housing and intended  
540 primarily to serve the residents of the affordable housing  
541 development, including, but not limited to, a community room, a  
542 laundry room, day care space, a computer center, a management  
543 center or playground.

544 (h) Notwithstanding the provisions of subsection (g) of this section,  
545 the Commissioner of [Economic and Community Development]  
546 Housing shall allow the continued use of: (1) The Saint Joseph's  
547 Residence for Mothers and Children, located in Bridgeport, which is

548 utilized as a day care center; (2) the House of Bread, located in  
549 Hartford, which is utilized as a community day care center and  
550 corporate offices; and (3) the Rainbow Court Cooperative, located in  
551 Middletown, which is utilized as rental units for lower income  
552 persons.

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

557 Sec. 16. Section 8-37y of the general statutes is repealed and the  
558 following is substituted in lieu thereof (*Effective October 1, 2008*):

559 (a) The Commissioner of [Economic and Community Development]  
560 Housing may, with the approval of the Commissioner of Public Works,  
561 the Secretary of the Office of Policy and Management and the State  
562 Properties Review Board, sell, exchange, lease or enter into agreements  
563 concerning any real property, as defined in section 8-39, belonging to  
564 the state and transferred to the custody and control of the Department  
565 of [Economic and Community Development] Housing under the  
566 provisions of subsection (b) of section 4b-21. The commissioner shall  
567 require, as a condition of any sale, exchange, lease or agreement  
568 entered into pursuant to this section, that such real property be used  
569 only for an emergency shelter or transitional living facility for  
570 homeless persons or for the provision of low and moderate income  
571 housing, including, but not limited to, the construction, rehabilitation  
572 or renovation of housing for persons and families of low and moderate  
573 income, except that such condition, in the discretion of the  
574 commissioner, may be subordinated in the case of a subsequent first  
575 mortgage or a requirement of a governmental program relating to such  
576 real property, and except that in the case of an exchange of real  
577 property, the commissioner (1) shall require that the parcel received by  
578 the commissioner, as a condition of such exchange, shall be suitable for  
579 an emergency shelter or transitional living facility for homeless  
580 persons or for the construction, rehabilitation or renovation of housing

581 for persons and families of low and moderate income, and (2) shall  
582 release any restrictions required to be imposed by this subsection on  
583 the parcel transferred by the commissioner. Prior to any such sale,  
584 exchange, lease or agreement, the commissioner shall notify the chief  
585 executive officer or officers of the municipality or municipalities in  
586 which such real property is located. No such real property may be  
587 sold, exchanged or leased by the commissioner under this subsection  
588 without the approval of the municipality or municipalities in which  
589 the real property is located.

590 (b) The Commissioner of [Economic and Community Development]  
591 Housing, with the approval of the Commissioner of Public Works, the  
592 Secretary of the Office of Policy and Management and the State  
593 Properties Review Board, may: (1) Enter into a contract to purchase,  
594 lease or hold any surplus real property made available by the federal  
595 government, including excess real property acquired by the federal  
596 government for highway construction, if the commissioner determines  
597 that such real property can be utilized for the construction,  
598 rehabilitation or renovation of housing for persons and families of low  
599 and moderate income, and (2) sell, exchange, lease or enter into  
600 agreements concerning any real property acquired by the  
601 commissioner under subdivision (1) of this subsection. The  
602 commissioner shall require, as a condition of any sale, exchange, lease  
603 or agreement entered into pursuant to subdivision (2) of this  
604 subsection, that such real property be used only for the construction,  
605 rehabilitation or renovation of housing for persons and families of low  
606 and moderate income. Prior to any such sale, exchange, lease or  
607 agreement, the commissioner shall notify the chief executive officer or  
608 officers of the municipality or municipalities in which such real  
609 property is located. No such real property may be sold, exchanged or  
610 leased by the commissioner under subdivision (2) of this subsection  
611 without the approval of the municipality or municipalities in which  
612 the real property is located.

613 (c) The use of any real property under this section shall be subject to  
614 the planning, zoning, sanitary and building laws, ordinances and

615 regulations applicable to the locality in which the real property is  
616 located.

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

620 Sec. 17. Section 8-37z of the general statutes is repealed and the  
621 following is substituted in lieu thereof (*Effective October 1, 2008*):

622 (a) The Commissioner of [Economic and Community Development]  
623 Housing shall ensure that the involuntary displacement of persons and  
624 families residing in any single-family or multifamily dwelling, which  
625 displacement occurs in connection with any housing or community  
626 development project or economic development project receiving state  
627 financial assistance under any program administered by the  
628 commissioner under the general statutes, is reduced to the minimum  
629 level consistent with achieving the objectives of such program. The  
630 commissioner shall require, as a condition of any contract for state  
631 financial assistance under the provisions of any such program, that the  
632 project for which such financial assistance is provided (1) will not  
633 cause the temporary or permanent displacement of persons and  
634 families residing in any single-family or multifamily dwelling, or (2)  
635 will cause only the minimum level of such displacement which cannot  
636 be avoided due to the nature of the project. The commissioner shall  
637 ensure that all steps necessary to provide any relocation assistance  
638 available under chapter 135 to persons and families unavoidably  
639 displaced as a result of any state assisted housing or community  
640 development project or economic development project have been  
641 taken before granting final approval of any financial assistance for  
642 such project.

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

646 Sec. 18. Section 8-37aa of the general statutes is repealed and the

647 following is substituted in lieu thereof (*Effective October 1, 2008*):

648 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this  
649 act, "housing agency" means the Department of [Economic and  
650 Community Development] Housing, the Connecticut Housing Finance  
651 Authority and the Connecticut Housing Authority, and "income  
652 group" means one of the following household groups, adjusted for  
653 family size and based on the appropriate area median income  
654 established by the United States Department of Housing and Urban  
655 Development: (1) Households with incomes twenty-five per cent or  
656 less than the area median income; (2) households with incomes more  
657 than twenty-five per cent but not more than fifty per cent of the area  
658 median income; (3) households with incomes more than fifty per cent  
659 but not more than eighty per cent of the area median income; (4)  
660 households with incomes more than eighty per cent but not more than  
661 one hundred per cent of the area median income; and (5) households  
662 with incomes more than one hundred per cent of the area median  
663 income.

664 Sec. 19. Subsection (a) of section 8-37bb of the general statutes is  
665 repealed and the following is substituted in lieu thereof (*Effective*  
666 *October 1, 2008*):

667 (a) On or before December 31, 1991, and annually thereafter, each  
668 housing agency, except the Department of [Economic and Community  
669 Development] Housing, shall submit to the General Assembly a report,  
670 for the year ending the preceding September thirtieth, which analyzes  
671 by income group, households served by its housing construction,  
672 substantial rehabilitation, purchase and rental assistance programs.  
673 Each report submitted after December 31, 1991, shall analyze the  
674 households served under each program by race. The analysis shall  
675 provide information by housing development, if applicable, and by  
676 program. Each analysis shall include data for all households (1)  
677 entering an agency program during the year ending the preceding  
678 September thirtieth, and (2) in occupancy or receiving the benefits of  
679 an agency rental program the preceding September thirtieth. The

680 report of the Connecticut Housing Finance Authority shall also  
681 identify, by census tract, the number of households served in each  
682 program and the total amount of financial assistance provided to such  
683 households. The provisions of this section shall not be construed to  
684 preclude a housing agency from reporting additional information on  
685 programs it administers. Each report submitted under this section shall  
686 also analyze the efforts, and the results of such efforts, of each agency  
687 in promoting fair housing choice and racial and economic integration.  
688 The provisions of this section shall not be construed to require an  
689 occupant or applicant to disclose his race on an application or survey  
690 form.

691 Sec. 20. Section 8-37ff of the general statutes is repealed and the  
692 following is substituted in lieu thereof (*Effective October 1, 2008*):

693 Not later than July 1, 2006, the Department of [Economic and  
694 Community Development] Housing shall develop and maintain a  
695 comprehensive inventory of all assisted housing, as defined in section  
696 8-30g, in the state. The inventory shall identify all existing assisted  
697 rental units by type and funding source, and include, but not be  
698 limited to, information on tenant eligibility, rents charged, available  
699 subsidies, occupancy and vacancy rates, waiting lists and accessibility  
700 features. In order to assist the department in the completion of the  
701 inventory, all owners of such housing units, both public and private,  
702 shall report accessible housing units to the database established and  
703 maintained under section 8-119x.

704 Sec. 21. Section 8-37jj of the general statutes is repealed and the  
705 following is substituted in lieu thereof (*Effective October 1, 2008*):

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

712 (b) If the Department of [Economic and Community Development]  
713 Housing or the Connecticut Housing Finance Authority uses electric  
714 resistance space heating as the primary heating source in any new  
715 construction, it shall construct the unit in such a way as to be eligible  
716 for any available energy conservation incentives provided by the  
717 electric company, as defined in section 16-1, or the municipal utility  
718 furnishing electric service to such unit.

719 Sec. 22. Section 8-37kk of the general statutes is repealed and the  
720 following is substituted in lieu thereof (*Effective October 1, 2008*):

721 The Department of [Economic and Community Development]  
722 Housing and the Connecticut Housing Finance Authority shall give  
723 preference to loans for energy efficient projects in all grant and loan  
724 programs.

725 Sec. 23. Section 8-37ll of the general statutes is repealed and the  
726 following is substituted in lieu thereof (*Effective October 1, 2008*):

727 (a) No state financial assistance for any housing or community  
728 development project or economic development project shall be  
729 provided by the Commissioner of [Economic and Community  
730 Development] Housing under any program administered by the  
731 commissioner unless the commissioner has first approved a residential  
732 antidisplacement and relocation assistance plan submitted under  
733 subsection (b) of this section by the applicant seeking such financial  
734 assistance. The Commissioner of [Economic and Community  
735 Development] Housing shall ensure that any such plan is properly  
736 implemented for each project for which a plan is submitted.

737 (b) Any applicant seeking state financial assistance for any housing  
738 or community development project or economic development project  
739 under any program administered by the Commissioner of [Economic  
740 and Community Development] Housing shall submit a residential  
741 antidisplacement and relocation assistance plan to the commissioner as  
742 part of the application for such financial assistance. The plan shall  
743 demonstrate that the project for which financial assistance is applied

744 for will not cause the temporary or permanent displacement of persons  
745 and families residing in any single-family or multifamily residential  
746 dwelling or, if such displacement will result, that such project will  
747 cause no more displacement than is necessary to accomplish the  
748 project. If occupiable dwelling units are destroyed as a result of the  
749 project or displacement of low and moderate income households will  
750 result from the project, the plan shall further demonstrate that: (1) The  
751 applicant shall provide comparable replacement dwellings within the  
752 same municipality for the same number of occupants as could have  
753 been housed in the occupied and vacant occupiable residential  
754 dwellings that will be demolished or converted to a use other than  
755 housing for low and moderate income persons and families as a result  
756 of the project; (2) such replacement dwellings shall be designed to  
757 remain affordable to low and moderate income persons and families  
758 for ten years; (3) relocation assistance benefits shall be provided  
759 pursuant to chapter 135 for all persons displaced as a result of the  
760 project; and (4) displaced persons, to the extent practicable, who wish  
761 to remain in the same neighborhood shall be relocated within such  
762 neighborhood. As used in this subsection, "low and moderate income  
763 persons and families" means persons, families or households whose  
764 annual income is less than or equal to eighty per cent of the area  
765 median income for the area of the state in which they live, as  
766 determined by the United States Department of Housing and Urban  
767 Development. An applicant shall be deemed to have met the  
768 replacement requirements of this section by rehabilitation of vacant,  
769 unoccupiable units.

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

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

776 (2) The project will dedicate at least as much total floor space to

777 housing for low and moderate income persons and families as was  
778 contained in all the dwelling units being replaced, whether occupied  
779 or vacant, and either (A) the project will not permanently displace any  
780 person or family, or (B) all of the following: (i) The sizes and purposes  
781 of the dwelling units in the project are at least as needed as the sizes  
782 and purposes of the dwelling units to be replaced; (ii) the number of  
783 very low income persons to be served in the project is not less than the  
784 number of very low income persons served by the structure to be  
785 replaced; [ ] and (iii) the persons and families to be displaced by the  
786 project will be relocated to permanent housing and will receive  
787 relocation assistance pursuant to chapter 135. As used in this  
788 subsection, "very low income persons" means persons whose annual  
789 income is less than or equal to fifty per cent of the area median income  
790 for the area of the state in which they live, as determined by the United  
791 States Department of Housing and Urban Development.

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

799 Sec. 24. Subsection (a) of section 8-37pp of the general statutes is  
800 repealed and the following is substituted in lieu thereof (*Effective*  
801 *October 1, 2008*):

802 (a) For purposes of this section:

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

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

807 (3) "Department" means the Department of [Economic and

808 Community Development] Housing;

809 (4) "Eligible applicant" means: (A) A nonprofit entity; (B) a  
810 municipality; (C) a housing authority; (D) a business corporation  
811 incorporated pursuant to chapter 601 or any predecessor statutes  
812 thereto or authorized to do business pursuant to said chapter 601  
813 having as one of its purposes the construction, financing, acquisition,  
814 rehabilitation or operation of affordable housing, and having a  
815 certificate or articles of incorporation approved by the commissioner;  
816 (E) any partnership, limited partnership, limited liability company,  
817 joint venture, sole proprietorship, trust or association having as one of  
818 its purposes the construction, financing, acquisition, rehabilitation or  
819 operation of affordable housing, and having basic documents of  
820 organization approved by the commissioner; or (F) any combination  
821 thereof;

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

824 (6) "Eligible project" means a project designed for the purpose of  
825 providing affordable housing, and shall include, but not be limited to,  
826 (A) acquisition, construction, rehabilitation, repair and maintenance of  
827 residential or mixed use structures, (B) acquisition, construction,  
828 rehabilitation, repair and maintenance of related infrastructure,  
829 facilities and amenities incidental and pertinent to the provision of  
830 affordable housing and intended primarily to serve the residents of the  
831 affordable housing project, that may include, but not be limited to, a  
832 community room, laundry, day care space, computer center,  
833 management office or playground, or (C) demolition, renovation or  
834 redevelopment of vacant buildings or related infrastructure.

835 Sec. 25. Subdivision (1) of subsection (a) of section 8-37qq of the  
836 general statutes is repealed and the following is substituted in lieu  
837 thereof (*Effective October 1, 2008*):

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

840 Development] Housing which provides financial assistance for  
841 housing acquisition, development, rehabilitation or support services,  
842 and which may be financed in whole or in part from the proceeds of  
843 the state's general obligation bonds, including: Acquisition of surplus  
844 land pursuant to section 8-37y, as amended by this act, affordable  
845 housing projects pursuant to section 8-37pp, as amended by this act,  
846 housing authority programs for social and supplementary services,  
847 project rehabilitation and improvement and energy conservation  
848 pursuant to section 8-44a, moderate rental housing pursuant to section  
849 8-70, moderate cost housing pursuant to section 8-82, housing for  
850 elderly persons pursuant to section 8-114a, congregate housing for the  
851 elderly pursuant to section 8-119h, housing for low-income persons  
852 pursuant to section 8-119dd, financial assistance for redevelopment or  
853 urban renewal projects pursuant to section 8-154a, housing and  
854 community development pursuant to sections 8-169l and 8-216b, urban  
855 homesteading pursuant to subsection (a) of section 8-169w,  
856 community housing land bank and land trust program pursuant to  
857 section 8-214d, financial assistance for development of limited equity  
858 cooperatives and mutual housing pursuant to section 8-214f,  
859 community housing development corporations pursuant to sections 8-  
860 218 and 8-218a, financial assistance to elderly homeowners for  
861 emergency repairs or rehabilitation pursuant to section 8-219b,  
862 financial assistance for removal of lead-based paint and asbestos  
863 pursuant to section 8-219e, home ownership loans pursuant to  
864 subsection (a) of section 8-286, housing programs for homeless persons  
865 pursuant to sections 8-356 and 8-357, grants to municipalities for  
866 financing low and moderate income rental housing pursuant to section  
867 8-365, housing infrastructure grants and loans pursuant to section 8-  
868 387, private rental investment mortgage and equity program pursuant  
869 to sections 8-401 and 8-403, assistance for housing predevelopment  
870 costs pursuant to sections 8-410 and 8-411, residential subsurface  
871 sewage disposal system repair program pursuant to sections 8-415 and  
872 8-420, energy conservation loans pursuant to section 16a-40b, rent  
873 receivership pursuant to section 47a-56j, and any other such program  
874 now, heretofore or hereafter existing, and any additions or

875 amendments to such programs.

876 Sec. 26. Subdivision (2) of subsection (e) of section 8-37qq of the  
877 general statutes is repealed and the following is substituted in lieu  
878 thereof (*Effective October 1, 2008*):

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

909 (A)(i) or (A)(ii) of this subdivision and payments received with respect  
910 to rent receivership pursuant to subsection (c) of section 47a-56i; (vi) all  
911 payments of state service fees and administrative oversight charges  
912 rendered in accordance with the provisions of any bond-financed state  
913 housing program other than state service fees financed from the  
914 proceeds of the state's general obligation bonds; and (vii) all other  
915 compensation or reimbursement paid to the Department of [Economic  
916 and Community Development] Housing with respect to bond-financed  
917 state housing programs other than from the federal government.

918 (B) Notwithstanding any provision of the general statutes or any  
919 public or special act to the contrary, except as provided in this  
920 subsection, loans for any bond-financed state housing program which  
921 the ultimate recipient is obligated to repay to the state, with or without  
922 interest, may be paid out of moneys deposited in the Housing  
923 Repayment and Revolving Loan Fund without the prior approval of  
924 the State Bond Commission, subject to the approval of the Governor of  
925 an allotment. All payments on energy conservation loans pursuant to  
926 said section 16a-40b shall be accounted for separately from other  
927 moneys in the Housing Repayment and Revolving Loan Fund, and  
928 shall be used to make further loans pursuant to said section 16a-40b  
929 and to pay any administrative expense attributable to such loans.

930 (C) Notwithstanding any provision of the general statutes or any  
931 public or special act, payment of any administrative expense may be  
932 made out of the Housing Repayment and Revolving Loan Fund  
933 subject to the approval of the Governor of an allotment for such  
934 purpose.

935 Sec. 27. Subdivision (4) of section 8-37rr of the general statutes is  
936 repealed and the following is substituted in lieu thereof (*Effective*  
937 *October 1, 2008*):

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

940 Sec. 28. Subsection (a) of section 8-37tt of the general statutes is

941 repealed and the following is substituted in lieu thereof (*Effective*  
942 *October 1, 2008*):

943 (a) As used in this section, "administrative oversight charge" means  
944 any fee payable to the Department of [Economic and Community  
945 Development] Housing from sources other than (1) the proceeds from  
946 the sale of the state's general obligation bonds, or (2) the housing  
947 repayment and revolving loan program established pursuant to  
948 subsection (e) of section 8-37qq, as amended by this act, that is  
949 imposed to pay all or a portion of the costs and expenses of the  
950 Department of [Economic and Community Development] Housing in  
951 monitoring facilities developed with financial assistance pursuant to  
952 any bond-financed state housing program as defined in subsection (a)  
953 of section 8-37qq, as amended by this act, and ensuring compliance  
954 with requirements and restrictions applicable to such facilities.

955 Sec. 29. Section 8-37uu of the general statutes is repealed and the  
956 following is substituted in lieu thereof (*Effective October 1, 2008*):

957 Notwithstanding any provision of the general statutes, the  
958 Department of [Economic and Community Development] Housing, in  
959 consultation with the Connecticut Housing Finance Authority, the  
960 Office of Policy and Management and the State Treasurer, shall  
961 arrange for the transfer of the housing loan portfolio of said  
962 department or any portion thereof, to said authority.

963 Sec. 30. Subsections (b) and (c) of section 8-37vv of the general  
964 statutes are repealed and the following is substituted in lieu thereof  
965 (*Effective October 1, 2008*):

966 (b) There is established a revolving loan fund to be known as the  
967 "Rental Housing Revolving Loan Fund". The fund may be funded from  
968 moneys allocated to the program established by section 8-37pp, as  
969 amended by this act, or from any moneys available to the  
970 [Commissioner of Economic and Community Development] Housing  
971 or the fund from other sources. Investment earnings credited to the  
972 fund shall become part of the assets of the fund. Any balance

973 remaining in the fund at the end of any fiscal year shall be carried  
974 forward in the fund for the next fiscal year. Payments of principal or  
975 interest on a low interest loan made pursuant to this section shall be  
976 paid to the State Treasurer for deposit in the Rental Housing Revolving  
977 Loan Fund. The fund shall be used to make low interest loans  
978 pursuant to subsection (c) of this section and to pay reasonable and  
979 necessary expenses incurred in administering loans under this section.  
980 The Commissioner of [Economic and Community Development]  
981 Housing may enter into contracts with nonprofit corporations to  
982 provide for the administration of the Rental Housing Revolving Loan  
983 Fund by such nonprofit corporations, provided no low interest loan  
984 shall be made from the fund without the authorization of the  
985 commissioner as provided in subsection (c) of this section.

986 (c) The state, acting by and in the discretion of the Commissioner of  
987 [Economic and Community Development] Housing, may enter into  
988 contracts to provide financial assistance in the form of low interest  
989 loans to owners of eligible buildings for eligible costs. The  
990 commissioner may require owners of eligible buildings who apply for  
991 a low interest loan pursuant to this section to submit a copy of the  
992 report filed by the building inspector listing code violations, and an  
993 estimate of the cost of repairs to correct such violations. The  
994 commissioner may establish priorities for the low cost loans provided  
995 pursuant to this program, including, but not limited to, types of repairs  
996 financed, the location of the eligible building, ability of owners to  
997 repay such loans, and the extent to which any repairs will extend the  
998 useful life of the eligible building.

999 Sec. 31. Section 8-37ww of the general statutes is repealed and the  
1000 following is substituted in lieu thereof (*Effective October 1, 2008*):

1001 (a) As used in this section, "eligible building" means a two to six-  
1002 family building that was built prior to 1950 and has wooden windows,  
1003 and "commissioner" means the Commissioner of [Economic and  
1004 Community Development] Housing.

1005 (b) The commissioner may establish a demonstration program in

1006 one or more municipalities to promote energy efficiency and  
1007 environmentally safe housing by providing matching grants to owners  
1008 of eligible buildings to repair or replace wooden windows in such  
1009 buildings. Such demonstration program may be funded from moneys  
1010 allocated to the program established by section 8-37pp, as amended by  
1011 this act, or from any moneys available to the Commissioner of  
1012 [Economic and Community Development] Housing from other  
1013 sources. Of the first three municipalities in which such demonstration  
1014 program is established, at least two shall have a population of one  
1015 hundred thousand or more and at least one shall have a population of  
1016 less than one hundred thousand. No such grant shall exceed one  
1017 hundred dollars for each window to be repaired or replaced. The  
1018 commissioner may contract with one or more entities to operate the  
1019 program.

1020 (c) The demonstration program shall end on June 30, 2008. On or  
1021 before February 1, 2008, the commissioner shall report to the select  
1022 committee of the General Assembly having cognizance of matters  
1023 relating to housing as to the number of eligible buildings for which  
1024 assistance was provided, the costs involved, the effectiveness of the  
1025 demonstration program and the commissioner's recommendation as to  
1026 whether the demonstration program should be expanded and made  
1027 permanent.

1028 Sec. 32. Section 32-1b of the general statutes is repealed and the  
1029 following is substituted in lieu thereof (*Effective October 1, 2008*):

1030 [(a)] There is established a Department of Economic and  
1031 Community Development. The department head shall be the  
1032 Commissioner of Economic and Community Development, who shall  
1033 be appointed by the Governor in accordance with the provisions of  
1034 sections 4-5 to 4-8, inclusive, with the powers and duties prescribed in  
1035 said sections 4-5 to 4-8, inclusive.

1036 [(b)] Said department shall constitute a successor department to the  
1037 Department of Housing in accordance with the provisions of sections  
1038 4-38d, 4-38e and 4-39.

1039 (c) Said department shall constitute a successor department to the  
1040 Department of Economic Development in accordance with the  
1041 provisions of sections 4-38d, 4-38e and 4-39.

1042 (d) Whenever the term "Commissioner of Housing" is used or  
1043 referred to in the general statutes, the term "Commissioner of  
1044 Economic and Community Development" shall be substituted in lieu  
1045 thereof. Whenever the term "Department of Housing" is used or  
1046 referred to in the general statutes, the term "Department of Economic  
1047 and Community Development" shall be substituted in lieu thereof.

1048 (e) Whenever the term "Commissioner of Economic Development"  
1049 is used or referred to in the general statutes, the term "Commissioner  
1050 of Economic and Community Development" shall be substituted in  
1051 lieu thereof. Whenever the term "Department of Economic  
1052 Development" is used or referred to in the general statutes, the term  
1053 "Department of Economic and Community Development" shall be  
1054 substituted in lieu thereof.

1055 (f) If the term "Commissioner of Housing" or "Commissioner of  
1056 Economic Development" is used or referred to in any public or special  
1057 act of 1995 or 1996, or in any section of the general statutes which is  
1058 amended in 1995 or 1996, it shall be deemed to mean or refer to the  
1059 "Commissioner of Economic and Community Development".

1060 (g) If the term "Department of Housing" or "Department of  
1061 Economic Development" is used or referred to in any public or special  
1062 act of 1995 or 1996, or in any section of the general statutes which is  
1063 amended in 1995 or 1996, it shall be deemed to mean or refer to the  
1064 "Department of Economic and Community Development".]

1065 Sec. 33. (*Effective October 1, 2008*) (a) Whenever the words  
1066 "Commissioner of Economic and Community Development" are used  
1067 or referred to in any public or special act of 2007 or 2008 related to  
1068 housing, they shall be deemed to refer to the "Commissioner of  
1069 Housing".

1070 (b) Whenever the words "Department of Economic and Community  
 1071 Development" are used or referred to in any public or special act of  
 1072 2007 or 2008 related to housing, they shall be deemed to refer to the  
 1073 "Department of Housing".

1074 Sec. 34. (*Effective October 1, 2008*) Section 8-37k of the general  
 1075 statutes is repealed.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2008</i>	4-5
Sec. 2	<i>October 1, 2008</i>	4-38c
Sec. 3	<i>October 1, 2008</i>	4-66c(b)
Sec. 4	<i>October 1, 2008</i>	4-66c(e)
Sec. 5	<i>October 1, 2008</i>	4-67r(a)
Sec. 6	<i>October 1, 2008</i>	4-67x(a)
Sec. 7	<i>October 1, 2008</i>	2-79a(a)
Sec. 8	<i>October 1, 2008</i>	8-37i
Sec. 9	<i>October 1, 2008</i>	8-37r
Sec. 10	<i>October 1, 2008</i>	8-37s
Sec. 11	<i>October 1, 2008</i>	8-37t
Sec. 12	<i>October 1, 2008</i>	8-37u
Sec. 13	<i>October 1, 2008</i>	8-37v
Sec. 14	<i>October 1, 2008</i>	8-37w
Sec. 15	<i>October 1, 2008</i>	8-37x
Sec. 16	<i>October 1, 2008</i>	8-37y
Sec. 17	<i>October 1, 2008</i>	8-37z
Sec. 18	<i>October 1, 2008</i>	8-37aa
Sec. 19	<i>October 1, 2008</i>	8-37bb(a)
Sec. 20	<i>October 1, 2008</i>	8-37ff
Sec. 21	<i>October 1, 2008</i>	8-37jj
Sec. 22	<i>October 1, 2008</i>	8-37kk
Sec. 23	<i>October 1, 2008</i>	8-37ll
Sec. 24	<i>October 1, 2008</i>	8-37pp(a)
Sec. 25	<i>October 1, 2008</i>	8-37qq(a)(1)
Sec. 26	<i>October 1, 2008</i>	8-37qq(e)(2)
Sec. 27	<i>October 1, 2008</i>	8-37rr(4)
Sec. 28	<i>October 1, 2008</i>	8-37tt(a)
Sec. 29	<i>October 1, 2008</i>	8-37uu



The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

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### **OFA Fiscal Note**

#### **State Impact:**

<b>Agency Affected</b>	<b>Fund-Effect</b>	<b>FY 09 \$</b>	<b>FY 10 \$</b>
Department of Economic & Community Development	GF - Savings	\$18.0 million	\$18.0 million
Department of Housing (New)	GF - Cost	greater than \$18.0 million	greater than \$18.0 million

Note: GF=General Fund

**Municipal Impact:** None

#### **Explanation**

The bill would result in a net cost to the state associated with the establishment of a new agency and the associated overhead that would be needed to operate it.

The bill would result in a savings of approximately \$18.0 million to the Department of Economic and Community Development (DECD) and a corresponding cost of \$18.0 million associated with the establishment of the Department of Housing (DOH). These savings are related to the Community Development, and Housing Development and Support Services program areas of DECD that would become part of DOH. These programs include 20 General Fund positions and \$1.75 million in associated funding. This also includes approximately \$253,000 in Other Expenses and \$16.0 million in housing and support services program funding.

The bill would also result in additional costs of about \$1.0 million associated with the necessary administration and overhead for DOH. This includes administrative positions, such as a commissioner, human resources specialist, and administrative support, as well as additional costs for supplies and equipment. There could also be costs associated with moving, office space rental or build out that cannot be

determined at this time.

***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation. Any costs associated with moving or office construction are one time in nature.

**OLR Bill Analysis****HB 5148*****AN ACT REESTABLISHING THE DEPARTMENT OF HOUSING.*****SUMMARY:**

The bill reestablishes the Department of Housing (DOH), removes all housing related matters from the jurisdiction of the Department of Economic and Community Development (DECD), and makes DOH the lead agency on all housing matters. The bill makes DOH the successor agency to the Department of Commerce and the Department of Community Affairs. DECD is currently the successor.

A commissioner heads the department. He or she has the same powers and duties of other department heads, including the power to organize the department, employ staff, enter contracts, and adopt regulations. The bill also specifies other powers of the DOH commissioner.

The bill makes conforming changes by specifying that the terms “commissioner of housing” and “department of housing” should replace the terms “commissioner of economic and community development” and “department of economic and community development” when the latter appear in the general statutes related to housing.

The bill also makes many technical changes.

EFFECTIVE DATE: October 1, 2008

**HOUSING MATTERS, RELATED FUNCTIONS OF DOH, AND DUTIES OF THE COMMISSIONER*****Housing Matters and Related Functions of DOH***

Under the bill, the DOH has the following powers, functions, and

duties:

1. ensuring there is adequate affordable housing and overseeing housing programs;
2. overseeing the affordable housing land use appeals procedure (CGS §8-30g);
3. administering urban action bonds for housing projects not exceeding \$3 million;
4. monitoring progress of the public and private sectors toward meeting housing needs, and collecting and publishing state housing production data;
5. preparing, with the Connecticut Housing Finance Authority (CHFA), a long-range state housing plan that conforms with, and is subject to, the state plan of conservation and development;
6. working with regional planning agencies, regional and local governments, and housing authorities to coordinate housing policy and activities;
7. coordinating state programs related to housing, including a review of CHFA's annual housing plan;
8. conducting research activities, such as examining housing needs;
9. developing model ordinances for land development;
10. with the approval of the Office of Policy Management secretary, the public works commissioner, and the State Properties Review Board, selling, exchanging, leasing, or entering into agreements concerning real property under its custody or control and buying, selling, or leasing federal properties;

11. overseeing disposition of public housing and housing authority housing that received state funds;
12. developing and maintaining an inventory of all assisted housing in the state;
13. ensuring that the fewest amount of people residing in any single-family or multifamily housing are involuntarily displaced due to any housing or community development project or economic development project receiving state financial assistance under any program the DOH commissioner administers under state law; and
14. requiring a residential anti-displacement and relocation plan for anyone applying for financial assistance for housing or community development project or economic development project from DOH.

Under the bill, the DOH commissioner, in addition to oversight of DOH activities, has a seat on the following:

1. Connecticut Progress Council,
2. Child Poverty and Prevention Council, and
3. Connecticut Advisory Commission on Intergovernmental Relations.

**BACKGROUND**

***DOH and DECD***

PA 95-250 combined the former Housing and Community Development departments, creating DECD.

**COMMITTEE ACTION**

Select Committee on Housing

Joint Favorable Change of Reference  
Yea 10 Nay 0 (03/04/2008)

Planning and Development Committee

Joint Favorable Change of Reference

Yea 16 Nay 4 (03/12/2008)

Appropriations Committee

Joint Favorable

Yea 37 Nay 16 (03/28/2008)