



General Assembly

February Session, 2010

Raised Bill No. 319

LCO No. 1477

01477 _____ HSG

Referred to Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING THE URBAN HOMESTEADING STATUTE.

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

1 Section 1. Section 8-169p of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2010*):

3 As used in this part:

4 (a) "Abandoned property" means any real property on which there
5 is a vacant structure and on which (1) real property taxes have been
6 delinquent for one year or more and orders have been issued by the
7 municipality's fire official, building official or health official and there
8 has been no compliance with those orders within the prescribed time
9 given by such official or within ninety days, whichever is longer, (2)
10 the owner has declared in writing to the building official that his
11 property is abandoned, or (3) there has been a determination by the
12 municipality in accordance with an ordinance adopted under
13 subparagraph (H)(xv) of subdivision (7) of subsection (c) of section 7-
14 148, that the vacant structure contributes to housing blight;

15 (b) "Building official" means the person appointed pursuant to

16 section 29-260;

17 (c) "Health official" means the municipal official authorized to
18 administer the provisions of chapter 3680 or any local housing code;

19 (d) "Low or moderate income families" means families or
20 individuals who lack the amount of income necessary to rent or
21 purchase adequate housing without financial assistance, as defined by
22 such income limits as may be adopted by an appropriate agency or
23 instrumentality of the state or federal government for the purposes of
24 determining eligibility under any programs aimed at providing
25 housing for low and moderate income families or persons;

26 (e) "Municipality" means any city, town or borough;

27 (f) "Owner" means any holder, as appears in the land records of the
28 municipality, of (1) title to real property, and (2) any mortgage or other
29 secured or equitable interest in such property;

30 (g) "Rehabilitation permit" and "demolition permit" mean those
31 permits obtained from a local building official under the State Building
32 Code for the purpose of rehabilitating or demolishing a structure;

33 (h) "Urban homesteader" means any person, firm, partnership,
34 corporation, limited liability company or other legal entity to which
35 urban homestead program property is conveyed, and which agrees to
36 reside in or own urban homestead property for a period of five years
37 calculated from the date of conveyance;

38 (i) "Urban homesteading agency" means the agency designated by
39 the legislative body of a municipality pursuant to section 8-169q, as
40 amended by this act;

41 (j) "Fire official" means the municipal official authorized to
42 administer the provisions of the Fire Safety Code set out in part II of
43 chapter 541 or any regulations adopted thereunder, or any local fire
44 code.

45 Sec. 2. Section 8-169q of the general statutes is repealed and the
46 following is substituted in lieu thereof (*Effective October 1, 2010*):

47 Any municipality may, by ordinance, establish an urban
48 homesteading program and may authorize any existing board,
49 commission, department or agency, including a housing authority,
50 redevelopment agency, [or] any nonprofit community housing
51 development corporation complying with the provisions of section 8-
52 217, or any nonprofit entity authorized by its certificate of
53 incorporation to engage in the development of affordable housing to
54 be the urban homesteading agency or may, by ordinance, establish a
55 new board, commission, department or agency to act as the urban
56 homesteading agency. Such new urban homesteading agency shall be
57 composed of not less than three nor more than nine members, all of
58 whom shall be residents of the municipality appointed by the chief
59 elected official with the approval of the legislative body or the board of
60 selectmen in the case of a municipality in which the legislative body is
61 a town meeting. Those first appointed shall be designated to serve one,
62 two and three years respectively and thereafter members shall be
63 appointed annually to serve for three years. Each member shall serve
64 until his successor is appointed and has qualified. Action by such an
65 urban homesteading agency shall be taken by majority vote of
66 members present, provided no action may be taken unless at least fifty
67 per cent of the members are present. An urban homesteading agency
68 created pursuant to this section shall select a secretary, who may be a
69 member of the agency and may elect or employ such other officers,
70 agents, technical consultants, legal counsel and employees as the
71 agency requires. The members shall serve without compensation but
72 may be reimbursed for necessary expenses incurred in the
73 performance of their official duties.

74 Sec. 3. (NEW) (*Effective October 1, 2010*) (a) For purposes of this
75 section, (1) "urban homesteading tax credit property" means urban
76 homesteading program property located in (A) a federal target area,
77 (B) an existing neighborhood revitalization zone established pursuant

78 to section 7-600 of the general statutes, or (C) an area that may qualify
 79 for a neighborhood revitalization zone; (2) "federal target area" means
 80 an entire census tract or portion thereof that has been designated by
 81 the federal government as economically distressed; (3) "qualified
 82 lender" means a Connecticut bank or Connecticut credit union, as
 83 defined in section 36a-2 of the general statutes, that provides financing
 84 to (A) urban homesteaders to purchase urban homesteading tax credit
 85 properties, or (B) qualified urban homesteading agencies; and (4)
 86 "qualified urban homesteading agency" means a homesteading agency,
 87 as defined in section 8-169p of the general statutes, as amended by this
 88 act, that rehabilitates urban homesteading tax credit properties.

89 (b) The Department of Economic and Community Development
 90 shall administer a system of tax credit vouchers within the resources,
 91 requirements and purposes of this section for qualified lenders. The
 92 credit authorized by this section shall be available to qualified lenders
 93 (1) in the income year in which the lender provides initial financing to
 94 an urban homesteader to purchase an urban homesteading tax credit
 95 property; or (2) in the income year in which a substantially
 96 rehabilitated urban homesteading tax credit property for which the
 97 qualified lender has provided funding is placed in service.

98 (c) The department may designate the Coalition for Urban
 99 Revitalization to develop standards for the approval of rehabilitated
 100 urban homesteading tax credit property for which a tax credit voucher
 101 is sought. The department shall adopt regulations, in accordance with
 102 chapter 54 of the general statutes, to carry out the purposes of this
 103 section. Such regulations shall include provisions for the filing of
 104 applications, rating criteria and timely approval by the department.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2010</i>	8-169p
Sec. 2	<i>October 1, 2010</i>	8-169q
Sec. 3	<i>October 1, 2010</i>	New section

Statement of Purpose:

To require urban homesteaders to agree to reside in or own urban homesteading property for a period of five years, to expand the definition of urban homesteading agency to include nonprofit entities authorized by their certificate of incorporation to engage in the development of affordable housing, and to make tax credits available to certain lenders that finance the purchase or rehabilitation of certain urban homestead program properties.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]