



General Assembly

Substitute Bill No. 5224

February Session, 2012

* _____HB05224HSG__031612_____*

AN ACT ESTABLISHING AN URBAN REVITALIZATION PILOT PROGRAM.

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

1 Section 1. (NEW) (*Effective from passage*) (a) The Commissioner of
2 Economic and Community Development, in consultation with the
3 Connecticut Housing Finance Authority, shall establish an urban
4 revitalization pilot program to foster the revitalization and
5 stabilization of urban neighborhoods by facilitating the acquisition and
6 renovation of one to four-family homes and prioritizing owner-
7 occupancy of such homes. Such program shall be implemented in not
8 less than five distressed municipalities, as defined in section 32-9p of
9 the general statutes. The commissioner may contract with a state-wide
10 nonprofit organization to administer the program.

11 (b) The goal of the program shall be to increase homeownership in
12 targeted neighborhoods containing high proportions of one to four-
13 family homes, giving priority to promoting owner-occupancy in
14 buildings that are for sale, vacant, deteriorated, in foreclosure, bank-
15 owned or investor-owned. The program administrator shall target
16 neighborhoods in which concentrated resources can have a substantial
17 impact on revitalizing and stabilizing the surrounding community.
18 The program administrator shall recruit community stakeholders to
19 provide active support for the program, including local banks, local

20 boards of realtors, neighborhood revitalization zone committees,
21 community-based organizations, community development financial
22 institutions and similar entities. The program administrator shall, as
23 necessary to accomplish program goals:

24 (1) Draw on diverse public and private funding sources and
25 programs, including foundations, local loan funds and programs
26 administered by departments or agencies other than the Department of
27 Economic and Community Development, including the Connecticut
28 Housing Finance Authority, the Clean Energy Finance and Investment
29 Authority and the Energy Efficiency Fund, and use public funds to
30 leverage private resources;

31 (2) Provide financing or investment to support property purchase,
32 rehabilitation, construction, demolition, energy efficiency and aesthetic
33 improvements, including provision of financial products that promote
34 homeownership, such as down payment assistance, and identify other
35 financial resources to support such activities;

36 (3) Offer incentives to investors to develop tenants into owners,
37 apply income restrictions to housing units in order to ensure
38 affordability, and conduct energy efficiency improvements in order to
39 meet weatherization goals;

40 (4) Identify and coordinate access for program participants to rental
41 assistance and foreclosure prevention resources and to other resources
42 that will increase homeownership, stabilize or decrease occupancy
43 costs and stabilize neighborhoods;

44 (5) Provide assistance to individuals who are or who will become
45 homeowners and to nonprofit and for-profit entities that will purchase
46 and rehabilitate properties to sell to individuals who will become
47 homeowners;

48 (6) Provide support services for program participants who are or
49 who will become homeowners so as to maximize the likelihood of their
50 success in maintaining homeownership on a long-term basis, including

51 training in skills necessary to be an effective landlord and assistance in
52 resolving problems that may arise after closing on a home;

53 (7) Identify and structure incentives to encourage participation in
54 the program by lenders, investors and developers with a goal of
55 promoting homeownership; and

56 (8) Assist program participants in locating purchase financing and
57 counseling before and after any purchase and direct such participants
58 to programs that provide deferred, low or no interest or forgivable
59 loans, including the Rental Housing Revolving Loan Fund established
60 pursuant to section 8-37vv of the general statutes.

61 (c) Any person who receives assistance through the program
62 established by this section to purchase a home shall agree (1) to occupy
63 such home or a unit in such home as such person's primary residence
64 for not less than five years, or (2) to transfer such home to a person
65 who will agree to occupy such home or a unit in such home as such
66 person's primary residence for not less than five years. Priority for
67 participation in the program may be given to persons who will become
68 first-time homebuyers and to persons who are living in a
69 neighborhood targeted by the program.

70 (d) The Commissioner of Economic and Community Development,
71 in consultation with the Connecticut Housing Finance Authority, shall
72 establish the parameters of the program not later than October 1, 2012,
73 and shall designate not less than five municipalities to participate in
74 the program not later than January 1, 2013. The commissioner, in
75 accordance with section 11-4a of the general statutes, shall submit the
76 following to the joint standing committee of the General Assembly
77 having cognizance of matters relating to housing: (1) A status report
78 on the program not later than February 1, 2013; (2) an interim report on
79 the program not later than January 1, 2014; and (3) a final report on the
80 program not later than January 1, 2015.

81 Sec. 2. Section 28 of public act 11-57 is amended to read as follows
82 (*Effective July 1, 2012*):

83 The proceeds of the sale of said bonds shall be used by the
 84 Department of Economic and Community Development for the
 85 purposes hereinafter stated: Housing development and rehabilitation,
 86 including moderate cost housing, moderate rental, congregate and
 87 elderly housing, urban homesteading, community housing
 88 development corporations, housing purchase and rehabilitation,
 89 housing for the homeless, housing for low income persons, limited
 90 equity cooperatives and mutual housing projects, abatement of
 91 hazardous material including asbestos and lead-based paint in
 92 residential structures, emergency repair assistance for senior citizens,
 93 housing land bank and land trust, housing and community
 94 development, predevelopment grants and loans, reimbursement for
 95 state and federal surplus property, private rental investment mortgage
 96 and equity program, housing infrastructure, demolition, renovation or
 97 redevelopment of vacant buildings or related infrastructure, septic
 98 system repair loan program, acquisition and related rehabilitation
 99 including loan guarantees for private developers of rental housing for
 100 the elderly, projects under the program established in section 8-37pp of
 101 the general statutes, and participation in federal programs, including
 102 administrative expenses associated with those programs eligible under
 103 the general statutes, not exceeding [~~\$25,000,000~~] \$87,500,000, provided
 104 not more than \$12,500,000 shall be used for development of congregate
 105 housing, not more than \$1,000,000 shall be used for grants-in-aid for
 106 accessibility modifications for persons transitioning from institutions
 107 to homes under the Money Follows the Person program established
 108 pursuant to section 17b-369 of the general statutes, not more than
 109 \$30,000,000 shall be used for revitalization of state moderate rental
 110 housing units in the Connecticut Housing Finance Authority's State
 111 Housing Portfolio, and not more than \$5,000,000 shall be used for the
 112 urban revitalization pilot program established pursuant to section 1 of
 113 this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

Sec. 2	<i>July 1, 2012</i>	PA 11-57, Sec. 28
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Statement of Legislative Commissioners:

Technical changes were made for consistency and accuracy.

HSG *Joint Favorable Subst.*