



General Assembly

Amendment

February Session, 2012

LCO No. 4868

HB0522404868HDO

Offered by:

REP. BUTLER, 72nd Dist.

SEN. GOMES, 23rd Dist.

To: Subst. House Bill No. 5224

File No. 591

Cal. No. 142

"AN ACT ESTABLISHING AN URBAN REVITALIZATION PILOT PROGRAM."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) (a) The Commissioner of
4 Economic and Community Development shall, within existing
5 resources of the department, establish an urban revitalization pilot
6 program to foster the revitalization and stabilization of urban
7 neighborhoods by facilitating the acquisition and renovation of one to
8 four-family homes and prioritizing owner-occupancy of such homes.
9 Such program shall be implemented in one or more distressed
10 municipalities, as defined in section 32-9p of the general statutes. The
11 commissioner may contract with one or more state-wide nonprofit
12 organizations to administer the program.

13 (b) The goal of the program shall be to increase homeownership in
14 targeted neighborhoods containing high proportions of one to four-

15 family homes, giving priority to promoting owner-occupancy in
16 buildings that are for sale, vacant, deteriorated, in foreclosure, bank-
17 owned or investor-owned. The program administrator shall target
18 neighborhoods in which concentrated resources can have a substantial
19 impact on revitalizing and stabilizing the surrounding community.
20 The program administrator shall recruit community stakeholders to
21 provide active support for the program, including local banks, local
22 boards of realtors, neighborhood revitalization zone committees,
23 community-based organizations, community development financial
24 institutions and similar entities. The program administrator shall, as
25 necessary to accomplish program goals:

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

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

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

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

45 (5) Provide assistance to individuals who are or who will become
46 homeowners and to nonprofit and for-profit entities that will purchase

47 and rehabilitate properties to sell to individuals who will become
48 homeowners;

49 (6) Provide support services for program participants who are or
50 who will become homeowners so as to maximize the likelihood of their
51 success in maintaining homeownership on a long-term basis, including
52 training in skills necessary to be an effective landlord and assistance in
53 resolving problems that may arise after closing on a home;

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

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

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

71 (d) The Commissioner of Economic and Community Development,
72 shall establish the parameters of the program not later than October 1,
73 2012, and shall designate one or more 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."

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