



General Assembly

May Special Session, 2016

Bill No. 504

LCO No. 6372



* 0 6 3 7 2 *

Referred to Committee on No Committee

Introduced by:

SEN. LOONEY, 11th Dist.

SEN. DUFF, 25th Dist.

REP. SHARKEY, 88th Dist.

REP. ARESIMOWICZ, 30th Dist.

AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND.

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the chairperson of the Board of Regents for
3 Higher Education shall convey to the town of Manchester a parcel of
4 land located in the town of Manchester, at no cost. Said parcel of land
5 has an area of approximately .314 acre and is identified as a portion of
6 Lot 60 Block 470 of Manchester Tax Assessor's Map 34, located on the
7 easterly side of Hillstown Road in Manchester, a portion of the
8 Manchester Community Technical College and shown as "Taking
9 Area, Area=13682 SQ. FT.=0.314 acres" on a map entitled "Property
10 Survey, Town of Manchester, Map Showing Land Acquired from the
11 State of Connecticut by the Town of Manchester, Hillstown Road,
12 Manchester, Connecticut, Job Number 96593A11, Phase 8000, Date
13 7/24/1998, Sheet No. 1 of 1... Scale 1"=40', Fuss & O'Neill, Inc.

14 Consulting Engineers." The conveyance shall be subject to the approval
15 of the State Properties Review Board.

16 (b) The town of Manchester shall use said parcel of land for
17 highway and traffic purposes. If the town of Manchester:

18 (1) Does not use said parcel for said purposes;

19 (2) Does not retain ownership of all of said parcel; or

20 (3) Leases all or any portion of said parcel,

21 the parcel shall revert to the state of Connecticut.

22 (c) The State Properties Review Board shall complete its review of
23 the conveyance of said parcel of land not later than thirty days after it
24 receives a proposed agreement from the Board of Regents for Higher
25 Education. The land shall remain under the care and control of said
26 board until a conveyance is made in accordance with the provisions of
27 this section. The State Treasurer shall execute and deliver any deed or
28 instrument necessary for a conveyance under this section, which deed
29 or instrument shall include provisions to carry out the purposes of
30 subsection (b) of this section. The chairperson of the Board of Regents
31 for Higher Education shall have the sole responsibility for all other
32 incidents of such conveyance.

33 Sec. 2. Section 5 of special act 13-23 is amended to read as follows
34 (*Effective from passage*):

35 (a) Notwithstanding any provision of the general statutes, not
36 earlier than October 1, 2014, the Commissioner of Administrative
37 Services, on behalf of the Commissioner of Developmental Services,
38 upon certification of the Commissioner of Developmental Services that
39 the parcel is no longer needed for residential purposes, shall convey to
40 the town of Southbury a parcel of land located in the town of
41 Southbury, at a cost equal to the administrative costs of making such
42 conveyance. Said parcel of land has an area of approximately 45 acres

43 and is identified as a portion of the parcel of land containing the
44 Southbury Training School Personnel Village east of South Britain
45 Road. The Commissioner of Developmental Services shall identify said
46 parcel upon completion of a Class A-2 horizontal survey paid for and
47 completed by the town of Southbury. The conveyance shall be subject
48 to the approval of the State Properties Review Board.

49 (b) The town of Southbury shall use said parcel of land for housing
50 purposes. If the town of Southbury:

51 (1) Does not use said parcel for said purposes;

52 (2) Does not retain ownership of all of said parcel;

53 (3) Leases all or any portion of said parcel, provided this restriction
54 shall not apply to a lease to a nonprofit organization for senior housing
55 purposes or a sublease pursuant to subsection (c) of this section,

56 the parcel shall revert to the state of Connecticut.

57 (c) The nonprofit organization that enters into a lease in accordance
58 with subdivision (3) of subsection (b) of this section may enter into a
59 sublease with another entity formed for the development, construction
60 and management of low-income senior housing if such sublease is
61 entered into for purposes of enabling state financing or the allocation
62 of federal tax credits and subsequent investment, such as Low Income
63 Housing Tax Credits pursuant to Section 42 of the Internal Revenue
64 Code of 1986, or any subsequent corresponding internal revenue code
65 of the United States, as amended from time to time.

66 ~~[(c)]~~ (d) One hundred and twenty days prior to the transfer, the
67 town of Southbury shall conduct an environmental impact evaluation
68 in accordance with part I of chapter 439 of the general statutes of said
69 parcel. The town shall pay all costs and fees associated with
70 conducting such evaluation. Prior to the transfer of the property, the
71 town shall submit such evaluation to the Secretary of the Office of

72 Policy and Management. Based upon a review of the environmental
73 impact evaluation by the secretary, additional terms and conditions or
74 adjustment to the deed or other instrument may be required by the
75 secretary or the secretary, in the secretary's sole discretion, may
76 terminate the proposed transfer.

77 [(d)] (e) The State Properties Review Board shall complete its review
78 of the conveyance of said parcel of land not later than thirty days after
79 it receives a proposed agreement from the Department of
80 Administrative Services. The land shall remain under the care and
81 control of [said department] the Department of Developmental
82 Services until a conveyance is made in accordance with the provisions
83 of this section. The State Treasurer shall execute and deliver any deed
84 or instrument necessary for a conveyance under this section, which
85 deed or instrument shall include provisions to carry out the purposes
86 of subsections (b) [and (c)] to (d), inclusive, of this section. The
87 Commissioner of Administrative Services shall have the sole
88 responsibility for all other incidents of such conveyance.

89 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
90 the general statutes, the Commissioner of Developmental Services may
91 enter into an agreement with Carpionato Group, LLC, under which (1)
92 Carpionato Group, LLC, shall (A) construct or obtain a fully accessible,
93 code-compliant community living arrangement for six or fewer
94 persons with intellectual disability, and (B) convey said community
95 living arrangement to the Commissioner of Developmental Services
96 upon written affirmation by said commissioner that such community
97 living arrangement complies with said agreement and the provisions
98 of this section, and (2) not later than July 1, 2019, the Commissioner of
99 Developmental Services, in consideration of the conveyance of said
100 community living arrangement, may convey to Carpionato Group,
101 LLC, the parcel of land and structures thereon, located at 2955 Main
102 Street in the town of Glastonbury and described as Lot W0010 on the
103 town of Glastonbury Tax Assessor's Map C4, which has an area of
104 approximately .75 acre. The exchange of said community living

105 arrangement and said parcel of land and structures thereon shall be
106 subject to the approval of the State Properties Review Board.

107 (b) The State Properties Review Board shall complete its review of
108 the exchange of said community living arrangement and said parcel of
109 land and structures thereon not later than thirty days after it receives a
110 proposed agreement from the Department of Developmental Services.
111 The state land shall remain under the care and control of said
112 department until a conveyance is made in accordance with the
113 provision of this section. The State Treasurer shall execute and deliver
114 any deed or instrument for a conveyance under this section. The
115 Commissioner of Developmental Services shall have the sole
116 responsibility for all other incidents of such conveyance.

117 (c) If the Commissioner of Developmental Services does not convey
118 the parcel of land and structures thereon located at 2955 Main Street in
119 the town of Glastonbury and further described in subsection (a) of this
120 section, pursuant to subsection (a) of this section, on or before July 1,
121 2019, said parcel and structures shall not be conveyed.

122 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
123 the general statutes and after receiving notification from the city of
124 Middletown of an agreement entered into pursuant to subsection (b) of
125 this section, the Commissioner of Mental Health and Addiction
126 Services may convey to the city of Middletown the Shepherd Home
127 and the parcel of land containing the Shepherd Home, in the city of
128 Middletown, at a cost equal to the administrative costs of making such
129 conveyance. Said parcel is located at 112 Bow Lane in the city of
130 Middletown and shall be specifically identified by a survey approved
131 by the commissioner. The conveyance shall be subject to the approval
132 of the State Properties Review Board.

133 (b) Notwithstanding any provision of the general statutes, the city of
134 Middletown may enter into an agreement with an organization to
135 convey the Shepherd Home and the parcel of land containing the

136 Shepherd Home referenced in subsection (a) of this section to such
137 organization for use as permanent supportive housing with a focus on
138 veterans. Such agreement shall include terms requiring such
139 organization to assume responsibility for all costs and liabilities related
140 to separating such buildings and parcel of land from any connected
141 mechanical systems, including, but not limited to, water, heating and
142 cooling systems but excluding sewerage systems.

143 (c) The city of Middletown or the organization that is a party to the
144 agreement entered into pursuant to subsection (b) of this section shall
145 use said parcel of land and the Shepherd Home for permanent
146 supportive housing with a focus on veterans. If at any point said parcel
147 is used for a purpose other than permanent supportive housing with a
148 focus on veterans, the parcel and any building thereon shall revert to
149 the state of Connecticut.

150 (d) The State Properties Review Board shall complete its review of
151 the conveyance of said parcel of land and the Shepherd Home not later
152 than thirty days after it receives a proposed agreement from the
153 Department of Mental Health and Addiction Services. The land and
154 any building thereon shall remain under the care and control of said
155 department until a conveyance is made in accordance with the
156 provisions of this section. The State Treasurer shall execute and deliver
157 any deed or instrument necessary for a conveyance under this section,
158 which deed or instrument shall include provisions to carry out the
159 purposes of subsection (c) of this section. The Commissioner of Mental
160 Health and Addiction Services shall have the sole responsibility for all
161 other incidents of such conveyance.

162 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
163 the general statutes, the Commissioner of Transportation shall lease to
164 the town of Greenwich for the Bruce Museum a parcel of land located
165 in the town of Greenwich under terms to be negotiated by the
166 department and the town. Said parcel of land has an area of
167 approximately .35 acre and is identified as a twenty-five-foot-wide

168 parcel located between interstate 95 and the Bruce Museum in the
169 town of Greenwich, and a portion of Block 2 Lot 545 of Greenwich
170 Assessor's Map 286 and is further described as the parcel of land
171 depicted on a map entitled "Property of the Town of Greenwich Bruce
172 Museum, Greenwich, CT, dated 7/26/90, revised 3/26/91, by SE
173 Miner & Co. Inc." The lease shall be subject to the approval of the State
174 Properties Review Board and the Federal Highway Administration.

175 (b) The town of Greenwich shall use said parcel of land for open
176 space and public parking purposes for the Bruce Museum. If the town
177 of Greenwich:

178 (1) Does not use said parcel for said purposes; or

179 (2) Subleases all or any portion of said parcel,

180 the lease shall terminate and the parcel shall revert to the state of
181 Connecticut.

182 (c) The State Properties Review Board shall complete its review of
183 the lease of said parcel of land not later than thirty days after it
184 receives a proposed agreement from the Department of
185 Transportation. The land shall remain under the care and control of
186 said department until a lease is entered into in accordance with the
187 provisions of this section. The Commissioner of Transportation shall
188 have the sole responsibility for all other incidents of such lease.

189 Sec. 6. Section 150 of public act 12-2 of the June special session, as
190 amended by section 7 of special act 15-1 of the June special session, is
191 repealed and the following is substituted in lieu thereof (*Effective from*
192 *passage*):

193 (a) Notwithstanding any provision of the general statutes, the
194 Commissioner of Economic and Community Development shall
195 convey to the city of New Britain a parcel of land located in the city of
196 New Britain, at a cost equal to the administrative costs of making such

197 conveyance. Said parcel of land has an area of approximately .32 acre
198 and is identified as Lot 71 on New Britain Tax Assessor's Map B7B, and
199 is described in a warranty deed dated February 29, 1996, and recorded
200 in Volume 1217 at page 438 of the city of New Britain Land Records.
201 The conveyance shall be subject to the approval of the State Properties
202 Review Board.

203 (b) The city of New Britain shall use said parcel of land for economic
204 development purposes. If the city of New Britain:

205 (1) Does not use said parcel for said purposes;

206 (2) Does not retain ownership of all of said parcel, except for a sale
207 for economic development purposes; or

208 (3) Leases all or any portion of said parcel, except for a lease for
209 economic development purposes,

210 the parcel shall revert to the state of Connecticut. Any sale or lease of
211 said parcel in accordance with this section shall be for the fair market
212 value of the property or lease of said property, as determined by the
213 average of the appraisals of two independent appraisers selected by
214 the commissioner. Any funds received by the city of New Britain from
215 a sale or lease of said parcel for economic development purposes shall
216 be transferred to the State Treasurer for deposit in the [Special
217 Transportation] General Fund.

218 (c) Said parcel of land shall be conveyed subject to an existing right
219 of way of record referenced in the warranty deed described in
220 subsection (a) of this section.

221 (d) The State Properties Review Board shall complete its review of
222 the conveyance of said parcel of land not later than thirty days after it
223 receives a proposed agreement from the Department of Economic and
224 Community Development. The land shall remain under the care and
225 control of said department until a conveyance is made in accordance

226 with the provisions of this section. The State Treasurer shall execute
227 and deliver any deed or instrument necessary for a conveyance under
228 this section, which deed or instrument shall include provisions to carry
229 out the purposes of subsections (b) and (c) of this section. The
230 Commissioner of Economic and Community Development shall have
231 the sole responsibility for all other incidents of such conveyance.

232 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
233 the general statutes, the Commissioner of Transportation shall convey
234 to the town of Beacon Falls a parcel of land located in the town of
235 Beacon Falls, at a cost equal to the administrative costs of making such
236 conveyance. Said parcel of land has an area of approximately .22 acre
237 and is identified as portions of parcel numbers 29, 112 and 15 on an
238 uncertified map entitled "Connecticut Department of Transportation
239 Right of Way Map, Bureau of Highways, Town of Beacon Falls,
240 General Samuel Jaskilka Highway, From Seymour-Beacon Falls, Town
241 Line Northerly to Pines Bridge Road, Scale 1"=80', Number 06-08,
242 Sheet No. 4 of 4, approved by Chief Engineer James F. Byrnes, May 15,
243 1992" and is further described as bordered on the north by the
244 Naugatuck River, south to south east by a nonaccess highway line and
245 Pines Bridge Road, Route No. 42 and on the east by a nonaccess
246 highway line. The precise area of the parcel to be conveyed shall be
247 determined by the Department of Transportation. The conveyance
248 shall be subject to the approval of the State Properties Review Board.

249 (b) The town of Beacon Falls shall use said parcel of land for open
250 space purposes. If the town of Beacon Falls:

- 251 (1) Does not use said parcel for said purposes;
- 252 (2) Does not retain ownership of all of said parcel; or
- 253 (3) Leases all or any portion of said parcel,
- 254 the parcel shall revert to the state of Connecticut.

255 (c) The State Properties Review Board shall complete its review of
256 the conveyance of said parcel of land not later than thirty days after it
257 receives a proposed agreement from the Department of
258 Transportation. The land shall remain under the care and control of
259 said department until a conveyance is made in accordance with the
260 provisions of this section. The State Treasurer shall execute and deliver
261 any deed or instrument necessary for a conveyance under this section,
262 which deed or instrument shall include provisions to carry out the
263 purposes of subsection (b) of this section. The Commissioner of
264 Transportation shall have the sole responsibility for all other incidents
265 of such conveyance.

266 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
267 the general statutes, the Commissioner of Transportation shall convey
268 to the city of Waterbury a parcel of land consisting of approximately
269 2.87 acres located in the city of Waterbury in exchange for (1) a parcel
270 of land totaling approximately .87 acres and two easements to drain,
271 located in the city of Waterbury, and (2) the administrative costs
272 incurred by the state in making such exchange. The exchange of said
273 parcels of land shall be made simultaneously and each in consideration
274 of the other and shall be subject to the approval of the State Properties
275 Review Board. The parcel of land to be conveyed by the Commissioner
276 of Transportation in said exchange is identified as "State of
277 Connecticut, Formerly City of Waterbury, Certificate of
278 Condemnation, Release Area=125,045 +/- S. F." on a map entitled "City
279 of Waterbury, Map showing Land released to city of Waterbury by the
280 State of Connecticut Department of Transportation, U.S. Route 8, Scale
281 1"=50', January 18, 2016, Thomas A. Harley, Chief Engineer, Bureau of
282 Engineering and Construction." The drain easements to be conveyed
283 by the city of Waterbury, are also identified on said map, as "City of
284 Waterbury, Easement to Drain Acquired" The parcel of land to be
285 conveyed by the city of Waterbury are identified on an uncertified
286 map entitled "City of Waterbury, Map showing Land Acquired From
287 City of Waterbury by the State of Connecticut Department of

288 Transportation, U.S. Route 8, Scale 1"=50' January 18, 2016, Thomas A.
289 Harley, Chief Engineer, Bureau of Engineering and Construction."

290 (b) The Commissioner of Transportation shall retain an easement for
291 transportation purposes on the parcel of land to be conveyed by the
292 Commissioner of Transportation, the area of which shall total
293 approximately .52 acre.

294 (c) The State Properties Review Board shall complete its review of
295 the exchange of said parcels of land not later than thirty days after it
296 receives a proposed agreement from the Department of
297 Transportation. The state land shall remain under the care and control
298 of said department until a conveyance is made in accordance with the
299 provisions of this section which deed or instrument shall include
300 provisions to carry out the purposes of subsection (b) of this section.
301 The State Treasurer shall execute and deliver any deed or instrument
302 necessary for a conveyance of state land under this section. The
303 Commissioner of Transportation shall have the sole responsibility for
304 all other incidents of such conveyance.

305 Sec. 9. Section 15 of public act 92-15 of the May special session is
306 repealed and the following is substituted in lieu thereof (*Effective from*
307 *passage*):

308 (a) Notwithstanding any provision of the general statutes to the
309 contrary, the commissioner of human resources shall convey to the
310 Fair Haven Community Health Center, subject to the approval of the
311 state properties review board and at a cost equal to the administrative
312 costs of making such conveyance, a parcel of land and the building
313 thereon located at 374 Grand Avenue in the city of New Haven, having
314 an area of one-third of an acre.

315 (b) The Fair Haven Community Health Center shall use said parcel
316 of land and the building on it for health care services. [If said parcel is
317 not used for said purposes, it shall revert to the state of Connecticut.]

318 (c) The state properties review board shall complete its review of the
319 conveyance of said parcel of land and building not later than thirty
320 days after it receives a proposed agreement from the department of
321 human resources. The land and building shall remain under the care
322 and control of said department until a conveyance is made in
323 accordance with the provisions of this section. The state treasurer shall
324 execute and deliver any deed or instrument necessary for a
325 conveyance under this section and the commissioner of human
326 resources shall have the sole responsibility for all other incidents of
327 such conveyance.

328 Sec. 10. (*Effective from passage*) Notwithstanding the provisions of a
329 certain restriction contained in a quit claim deed from the state of
330 Connecticut, Treasurer, to the Fair Haven Community Health Clinic,
331 Inc., dated July 2, 1993, and recorded in the city of New Haven Land
332 Records in volume 4663, at page 11, that the parcel of land and the
333 building on it described in said deed shall be used only for health care
334 services purposes pursuant to section 15 of public act 92-15 of the May
335 special session, the State of Connecticut shall release all right of
336 reverter. The Treasurer shall execute and deliver a quit claim deed
337 containing provisions to release said right of reverter in accordance
338 with this section.

339 Sec. 11. Section 4 of public act 09-04 of the September special
340 session, as amended by section 22 of special act 15-1 of the June special
341 session, is repealed and the following is substituted in lieu thereof
342 (*Effective from passage*):

343 (a) Notwithstanding any provision of the general statutes, the
344 Commissioner of Energy and Environmental Protection, not later than
345 one hundred twenty days after the effective date of this section, shall
346 lease to the town of Ridgefield, for the sum of one dollar per year and a
347 term of ten years, a parcel of land located in the town of Ridgefield.
348 Said parcel of land has an area of approximately 2.146 acres and is
349 identified as 424 Ethan Allen Highway. The lease shall be subject to the

350 approval of the State Properties Review Board.

351 (b) The town of Ridgefield shall use said parcel of land for
352 recreational purposes. If the town of Ridgefield:

353 (1) Does not use said parcel for said purposes; or

354 (2) Leases all or any portion of said parcel,

355 the lease shall terminate and the parcel shall revert to the state of
356 Connecticut. The Department of Energy and Environmental Protection
357 shall provide the town of Ridgefield with not less than a two-year
358 notice, within such ten-year period, prior to any change in the terms of
359 such lease.

360 (c) The State Properties Review Board shall complete its review of
361 the lease of said parcel of land and any extension of such lease not later
362 than thirty days after it receives a proposed agreement from the
363 Department of Energy and Environmental Protection. The land shall
364 remain under the care and control of said department until a lease is
365 made in accordance with the provisions of this section. The
366 Commissioner of Energy and Environmental Protection shall have the
367 sole responsibility for all other incidents of such lease.

368 (d) Notwithstanding any provision of the general statutes, the
369 Commissioner of Energy and Environmental Protection, not later than
370 one hundred twenty days after the effective date of this section, shall
371 extend the lease referenced in subsection (a) of this section for a term
372 of twenty years from the time of extension, under the same terms and
373 conditions as the original lease.

374 (e) Notwithstanding the terms and conditions of the lease extended
375 pursuant to subsection (d) of this section, the town of Ridgefield may
376 install and maintain lighting on the athletic field located on the parcel
377 of land described in subsection (a) of this section.

378 Sec. 12. Section 8-214d of the general statutes is repealed and the

379 following is substituted in lieu thereof (*Effective from passage*):

380 (a) The state, acting by and in the discretion of the Commissioner of
381 Housing, may contract with a nonprofit corporation for state financial
382 assistance in the form of a state grant-in-aid, loan or deferred loan to
383 such corporation on such terms and conditions as the commissioner
384 may prescribe. Such grant-in-aid, loan or deferred loan shall be used
385 by such corporation to acquire, hold and manage real property for the
386 purpose of providing for existing and future housing needs of very
387 low, low and moderate income families. In the case of a deferred loan,
388 the contract shall require that payments on interest are due currently
389 but that payments on principal may be made at a later time. The
390 commissioner may prescribe the terms and conditions by which real
391 property acquired under this section shall be either held for the
392 existing and future housing needs of very low, low and moderate
393 income families or placed in a community land trust, except that such
394 terms and conditions, in the discretion of the commissioner and with
395 the approval of the State Bond Commission, may be subordinated in
396 the case of a subsequent first mortgage or a requirement of a
397 governmental program relating to such real property. Ancillary
398 housing-related services may be located on such real property. The
399 commissioner shall give notice of an application for financial assistance
400 under this section which would complete a partially constructed
401 housing development to the chief executive official of the municipality
402 in which the real property is located. A nonprofit corporation holding
403 title to such real property, with or without structures, may lease such
404 real property to very low, low and moderate income families, limited
405 equity cooperatives or other corporations, provided that the terms of
406 any such lease shall require that such real property be developed and
407 used solely for the purpose of housing for very low, low and moderate
408 income families. The lessee may hold title to any building or
409 improvement situated on real property acquired with financial
410 assistance made under this section, provided the nonprofit corporation
411 holding title to such real property shall have first option to purchase

412 any building or improvement that the lessee may place on such real
413 property at a below-market price set forth in such lease. The legitimate
414 heirs of any such lessee shall have the right under such lease to assume
415 the lease upon the death of such lessee if the lessee is a natural person
416 and if such heirs agree to make the leased premises their principal
417 residence.

418 (b) A nonprofit corporation holding title to real property acquired
419 with state financial assistance made under this section may convey title
420 to structures and improvements situated upon such real property to
421 very low, low and moderate income families, limited equity
422 cooperatives or other corporations, provided (1) the terms and
423 conditions of any instrument conveying such title requires that such
424 structures and improvements be developed and used solely for the
425 purpose of housing for very low, low or moderate income families,
426 except that such terms and conditions, in the discretion of the
427 commissioner and with the approval of the State Bond Commission,
428 may be subordinated in the case of a subsequent first mortgage or a
429 requirement of a governmental program relating to such real property,
430 (2) the nonprofit corporation retains title to the real property upon
431 which such structures and improvements are situated, and (3) the
432 nonprofit corporation shall have first option to purchase any structures
433 and improvements transferred at a below-market price agreed to at the
434 time of such transfer. A nonprofit corporation holding title to real
435 property acquired with state financial assistance made under this
436 section for which a declaration of condominium has been filed may
437 transfer the units in such condominium to (A) another eligible
438 nonprofit corporation as determined by the commissioner, or (B) very
439 low, low or moderate income families in accordance with chapter 828,
440 subject to deed restrictions, acceptable to the commissioner, requiring
441 that the units be used solely for the purpose of housing for very low,
442 low and moderate income families, provided in the case of a transfer
443 under subparagraph (B) of this subdivision, the original nonprofit
444 corporation shall have first option to purchase the unit at a below-

445 market price agreed to at the time of acquisition of the unit by the
446 family.

447 (c) A nonprofit corporation existing on or after October 1, 1991, and
448 holding title to real property acquired with state financial assistance
449 made under this section may convey title to such real property, with
450 the approval of the commissioner, to a community land trust
451 corporation. A nonprofit corporation holding title to real property
452 which has been acquired with state financial assistance under this
453 section for the existing and future needs of very low, low or moderate
454 income families, may, with the approval of the commissioner, convey
455 title to such real property to another nonprofit corporation.

456 (d) A nonprofit corporation existing on or after October 1, 1991, and
457 holding title to real property acquired with state financial assistance
458 made under this section, may lease such real property, with the
459 approval of the commissioner, to a partnership, as defined in section
460 34-301, or a limited partnership, as defined in section 34-9, provided
461 the nonprofit corporation has a material role in such partnership or
462 limited partnership. The terms of any such lease shall require that such
463 real property be developed and used solely for the purpose of housing
464 for very low, low and moderate income families. The lessee may hold
465 title to any building or improvement situated on real property
466 acquired with financial assistance made under this section, provided
467 the nonprofit corporation holding title to such real property shall have
468 first option to purchase any building or improvement that the lessee
469 may place on such real property at a below-market price set forth in
470 the lease.

471 (e) If a nonprofit corporation fails to develop the project in
472 accordance with the development plan for the project and title to the
473 land or interests in land acquired with state financial assistance under
474 this section vests in the state pursuant to a default, foreclosure action,
475 deed-in-lieu of foreclosure, voluntary transfer, or other similar
476 voluntary or compulsory action, the commissioner may, upon

477 approval of the State Bond Commission, convey such land or interests
478 in land to the municipality in which the land or interests in land is
479 located. The municipality shall use the land or interests in land, or
480 shall cause the land or interests in land to be used for, or in conjunction
481 with, activities related to, or similar to, any program administered by
482 the commissioner pursuant to state or federal law.

483 (f) The Commissioner of Housing shall adopt regulations, in
484 accordance with chapter 54, to carry out the purposes of sections 8-
485 214b to 8-214e, inclusive. Such regulations shall include, without
486 limitation, provisions concerning the terms and conditions of such
487 grants-in-aid, loans or deferred loans and the conditions for approval
488 of the articles of incorporation or basic documents of organization of a
489 nonprofit corporation applying for assistance under said sections.

490 (g) As used in this section, housing-related services and facilities
491 includes, but is not limited to, administrative, community, health,
492 recreational, educational and child-care facilities relevant to an
493 affordable housing development, as defined by the commissioner in
494 regulations adopted in accordance with chapter 54.

495 (h) (1) On and after the effective date of this section, until January 1,
496 2017, the Commissioner of Housing may make a determination, based
497 upon a full examination of the circumstances, that a nonprofit
498 corporation is unable to develop or manage the land or interests in
499 land acquired with state financial assistance under this section. Upon
500 such a determination, the commissioner may cause title to the land or
501 interests in land acquired with state financial assistance under this
502 section to vest in the state by foreclosure, voluntary transfer or other
503 similar voluntary or compulsory action, and the commissioner may
504 take any action that is in the best interests of the state to convey, upon
505 approval of the Secretary of the Office of Policy and Management, such
506 land or interests in land, including, but not limited to, (A) transferring,
507 or authorizing the transfer of, the land or interests in land to the low
508 and moderate income families that reside on such land, (B)

509 determining whether any restrictions in the deed or deeds for the land
510 or interests in land shall be modified or removed prior to conveying
511 such land or interests in land and authorizing such modifications or
512 removals, or (C) establishing such terms and conditions for such
513 conveyance as the commissioner deems appropriate under each
514 particular transaction.

515 (2) The commissioner shall authorize the conveyance of land or
516 interests in land under subdivision (1) of this subsection in no more
517 than one location.

518 Sec. 13. Section 14 of public act 04-186 is repealed. (*Effective from*
519 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	SA 13-23, Sec. 5
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	PA 12-2 of the June Sp. Sess., Sec. 150
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	PA 92-15 of the May Sp. Sess., Sec. 15
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	PA 09-04 of the September Sp. Sess., Sec. 4
Sec. 12	<i>from passage</i>	8-214d
Sec. 13	<i>from passage</i>	Repealer section