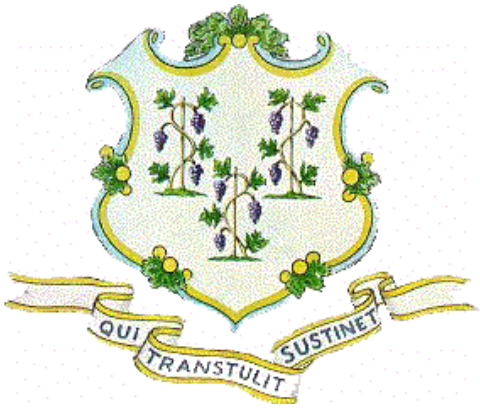
ANNUAL REPORT
FOR
FISCAL YEAR 2009-2010



DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

FEBRUARY 1, 2011

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Ronald F. Angelo
Deputy Commissioner

DECD

State of Connecticut
Department of Economic and
Community Development

February 1, 2011

To Governor Dannel P. Malloy and Members of the General Assembly:

In accordance with section 32-1m of the Connecticut General Statutes, the Department of Economic and Community Development (DECD) submits this comprehensive annual report on the department's economic, community and housing development activities for the period of July 1, 2009, through June 30, 2010.

DECD is the state's lead agency for economic, community, housing and brownfield redevelopment matters, and as such has a broad mandate and constituency.

This document updates policymakers and others on DECD's progress in these areas, provides a greater understanding of the varied and complex nature of the agency's responsibilities and initiatives and how they are interrelated.

If you have any questions concerning this report, please contact W. Michael Regan at DECD at (860) 270-8039.

Sincerely,

Ron Angelo
Deputy Commissioner

Enclosure

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EXECUTIVE SUMMARY

In accordance with Connecticut General Statutes (C.G.S.) Section 32-1m, the Department of Economic and Community Development (DECD or the department or the agency) must submit its annual report to the Governor and the legislature by February 1st of each year. Within 30 days after submission, DECD must post the report on its Web site.

This annual report for DECD covers topics ranging from the social and economic impact of DECD programs to a listing of DECD-funded economic, community and housing development projects. The report provides a comprehensive view of the varied and complex nature of DECD's responsibilities with regard to the state's economic, community and housing development mandates, mission, activities and initiatives.

Section I of this report provides an overview of DECD. This overview includes a brief history of the department, a description of its organizational structure, its capital and operational budgets for the reporting period, and brief descriptions of the various programs it administers and the services it provides.

Section II provides a review and analysis of the economic and housing environment that existed during the reporting period. This section is intended to establish the context in which the department's activities occurred. The department's mission is executed within the context of the economic and housing market environments, which are by nature extremely dynamic and often unpredictable.

Section III provides an overview of the department's economic development goals and objectives, activities and initiatives that occurred during the reporting period. This section also provides a review and analysis of the department's business assistance portfolio; business assistance efforts, including recruitment and expansion activities; international trade and foreign direct investment activities; the industry cluster/sector initiative; as well as the various programs administered by the department. This section also identifies the various organizations that provide technical assistance and financing with financial support from DECD.

Section IV provides an overview of the department's community development goals and objectives, activities and initiatives that occurred during the reporting period. This section also

provides a review and analysis of the department's community development portfolio, as well as a review and analysis of its brownfield programs and activities.

Section V provides an overview of the department's housing development goals and objectives, activities and initiatives that occurred during the reporting period. This section also provides a review and analysis of the department's housing development portfolio, as well as a review and analysis of its specialized housing programs and activities including the Housing Trust Fund program, the Section 8 program, the elderly rental assistance program and the state energy conservation loan program.

DECD's current active investments in economic, community and housing development are approximately $1.5 billion. With these investments, DECD has leveraged over $3.4 billion in non-DECD funds.

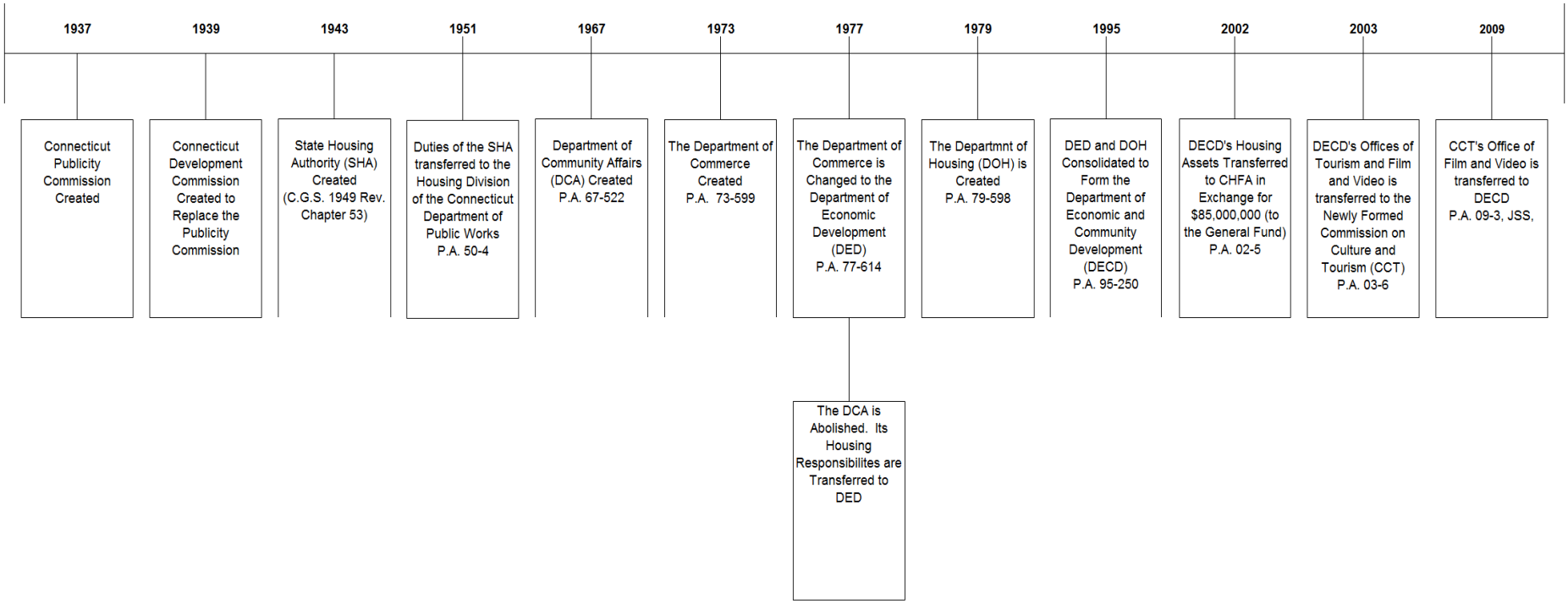
I. OVERVIEW OF THE AGENCY

A. History of the Department of Economic and Community Development

- In 1937, the Connecticut General Assembly created the Publicity Commission, tasked with promoting Connecticut as a place to locate a business (1937 Supplement, Section 549d).
- In 1939, the Publicity Commission was abolished and replaced with the Connecticut Development Commission, which absorbed and expanded the duties and responsibilities of the Publicity Commission (1939 Supplement, Section 798e).
- In 1943, the General Assembly established the State Housing Authority under Connecticut General Statutes (C.G.S.) 1949 Rev. Chapter 53.
- In 1951, the duties and responsibilities of the State Housing Authority were transferred to the Housing Division of the Connecticut Department of Public Works (P.A. 50-4).
- In 1967, the General Assembly created the Department of Community Affairs (DCA) that had responsibility for planning community and housing development activities (P.A. 67-522). DCA absorbed the Housing Division of the Connecticut Department of Public Works.
- In 1973, the Department of Commerce was created when the Connecticut Development Commission was separated into the Department of Commerce (a state agency) and the Connecticut Development Authority (CDA), a quasi-public agency (P.A. 73-599).
- In 1977, a general reorganization of state government resulted in the name of the Department of Commerce being changed to the Department of Economic Development (DED) (P.A. 77-614). The Executive Reorganization Act of 1977 also abolished DCA and transferred its housing responsibilities to the newly established DED.
- In 1979, the Department of Housing (DOH) was created as a cabinet-level agency and became the lead agency for all housing matters (P.A. 79-598).
- In 1995, the General Assembly passed legislation that consolidated the DOH with the DED. The new agency was named the Department of Economic and Community Development (DECD) and became the lead agency for all economic, community and housing development matters (P.A. 95-250).
- In May 2002, during a special session, the General Assembly authorized the transfer of state-financed housing loans from DECD to the Connecticut Housing Finance Authority (CHFA) in return for $85 million (P.A. 02-5). These funds were used to reduce the state budget shortfall.

- In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU). Under the MOU, on July 1, 2003, all loan proceeds from the state-financed housing developments belonged to CHFA. Additionally, CHFA acts as an agent for DECD and provides administrative and budgeting oversight for much of the state-financed housing portfolio. The commissioner of DECD retains all statutory and regulatory power including but not limited to approval or rejection of any sale, lease, or transfer of any state-financed housing development.
- In 2009, during the June special session the General Assembly authorized the transfer to DECD the CCT's (1) administration of the film and digital media production and infrastructure tax credits and (2) powers and duties concerning digital media and motion picture promotion activities.

Chart 1: The Evolution of Connecticut's Economic, Community and Housing Development Agency



B. Mission

DECD develops and implements policies, strategies, programs and services to enhance Connecticut's communities including the business and housing environments. The commissioner and/or his/her designee represent DECD on approximately 70 economic, community and housing development-related boards and commissions throughout Connecticut.

DECD is in the business of creating opportunities in economic, community and housing development. It develops and implements strategies and programs to attract and retain businesses and jobs, revitalize neighborhoods and communities, ensure quality affordable housing and foster appropriate development in Connecticut's towns and cities.

C. Structure/Organization

The agency employed 121 people in state fiscal year (SFY) 2009-10 with a total administrative budget of $14,477,127 for that period. DECD offices fall into two categories: line and administrative. Administrative offices (the Office of the Commissioner and the Financial Review Division) support the activities of the line offices. DECD line offices, (the Office of Strategy and Policy, the Office of Housing Development and Finance, the Office of Business and Industry Development, the Office of Municipal Development, the Office of Responsible Development), deliver the department's programs and services.

1. Office of the Commissioner

In addition to the commissioner and deputy commissioner, the following functions are part of this office:

a. **Human Resources and Affirmative Action** – Human Resources provides assistance to all DECD offices in personnel matters. This includes training and staff development, labor relations, workplace diversity, workplace safety, personnel policy and directives. This office is also responsible for creating, implementing and monitoring the department's affirmative action plan.

b. **Operations** – The Agency Operations Officer assists the commissioner with the overall internal operations of the department.

c. **Legal Services** – Legal Services is responsible for providing legal services to the commissioner and the other offices. Staff also oversee the department's responsibilities under the Freedom of Information Act, function in the role of ethics

liaison officer, designated under P. A. 05-287, Sec. 35(b), and provide a point of contact for the Office of the Attorney General.

d. **Communications and Government Relations** – Communications and government relations staff are responsible for all legislative, regulatory, public relations and marketing activities of the department.

e. **Internal Audit** – The internal auditor reports to the commissioner and independently evaluates the department's adequacy, effectiveness and efficiency of the systems of control and the quality of ongoing operations.

f. **Office of Finance and Administration (OFA)** – OFA organizes and coordinates the fiscal and administrative functions that support the department's activities. One of the top priorities is developing and maintaining an industry-standard, technology-based information management system.

g. **Managing Economist** – The managing economist and staff report directly to the Commissioner and provide economic research assistance to DECD and other state entities.

h. **Office of Military Affairs** *(APO – Administrative Purposes Only)* – The Office of Military Affairs serves as a liaison to the congressional delegation on defense and military issues. This office advocates for Connecticut's defense industry, supports military families and enhances their quality of life, and encourages the retention of established defense missions and the relocation of new ones to the state. This office is responsible for maximizing the state's input into the federal Base Realignment and Closure (BRAC) process and coordinates efforts to prevent the closure or downsizing of the Naval Submarine Base in Groton.

i. **Office of Strategy and Policy (OSP)** - OSP is DECD's office for policy development, strategic planning, the development and implementation of strategic competitiveness initiatives, agency and programmatic performance measurement, and comprehensive research services. Competitiveness issues include technology-based economic development, workforce development, and energy and industry sector development.

   To help industries compete in a global economy, OSP works with industry stakeholders within established and emerging clusters or industry sectors to identify ways to sustain output and job growth. OSP also houses the agency's research arm.

j. **Office of Responsible Development (ORD) -** ORD manages the agency's responsible growth policies and strategies, and advises the commissioner regarding their effects on agency programs. The office also manages assistance programs and implements projects that promote sustainable communities, brownfield reuse and revitalization in the state's urban and rural community centers. ORD coordinates with other state agencies, such as the Department of Transportation (CT DOT), the Department of Environmental Protection (DEP) and the Department of Agriculture (DOAG), to integrate land use and infrastructure planning, and streamline the regulatory process. ORD's engineering and technical staff assists other DECD offices with project feasibility assessments, environmental remediation, permit coordination and construction monitoring. All department environmental regulatory obligations, such as the Connecticut Environmental Policy Act (CEPA), the National Environmental Policy Act (NEPA), and the State Plan of Conservation and Development compliance, are managed through ORD. The Office of Brownfield Remediation and Development (OBRD) was consolidated into ORD on July 1, 2009 to streamline the reuse of brownfields with the agency's responsible growth strategies. OBRD is the state's "one stop" resource for information on the programs and services available for brownfield redevelopment in Connecticut. OBRD staff is comprised of environmental and real estate development professionals who have significant experience in brownfield project management, real estate development and construction management. In collaboration with the Connecticut DEP and the Connecticut Brownfields Redevelopment Authority, OBRD manages the state's financing and technical services to focus on returning brownfields to productive uses for their community**.**

k. **Office of Municipal Development (OMD)** - OMD is the agency's point of contact for Connecticut's municipalities and non-profits seeking financial and technical assistance from the state for community development activities. This office is responsible for management of DECD's community development projects under the federal Community Development Block Grant (CDBG) Program (also known as the Small Cities Program), Urban Act (UA) Program, and the Small Town Economic Assistance Program (STEAP). The department also provides financial support to several community development programs across the state, including the Energy Conservation Loan (ECL) Program and the Connecticut Main Street Program.

l. **Office of Housing Development and Finance (OHDF)** - OHDF is the agency's point of contact for financial assistance to local housing authorities and other nonprofit and for-profit housing developers in the planning and development of new single and multi-family housing units, as well as the preservation of existing multi-family housing developments. This office maintains a staff of housing specialists who are knowledgeable of the many local, state and federal housing programs and services in Connecticut. OHDF is also responsible for long-term compliance monitoring to assure adherence to statutes, regulations and financial assistance agreements for housing development and preservation activities funded by the agency.

m. **Office of Business and Industry Development (OBID)** - OBID is the department's marketing and business investment arm and it is the central advocate for business and industry development. OBID is the principal point of contact for Connecticut companies as well as for out-of-state businesses seeking assistance from the state. OBID is charged with business recruitment, and brings together all available resources to provide client-driven, customized packages of benefits and assistance to businesses that are considering relocating their operations to Connecticut or expanding their existing operations within the state. This office is responsible for project management of DECD-funded business and economic development projects and for the delivery of DECD business and economic development support services. In addition to the efforts outlined above, OBID houses specialty offices:

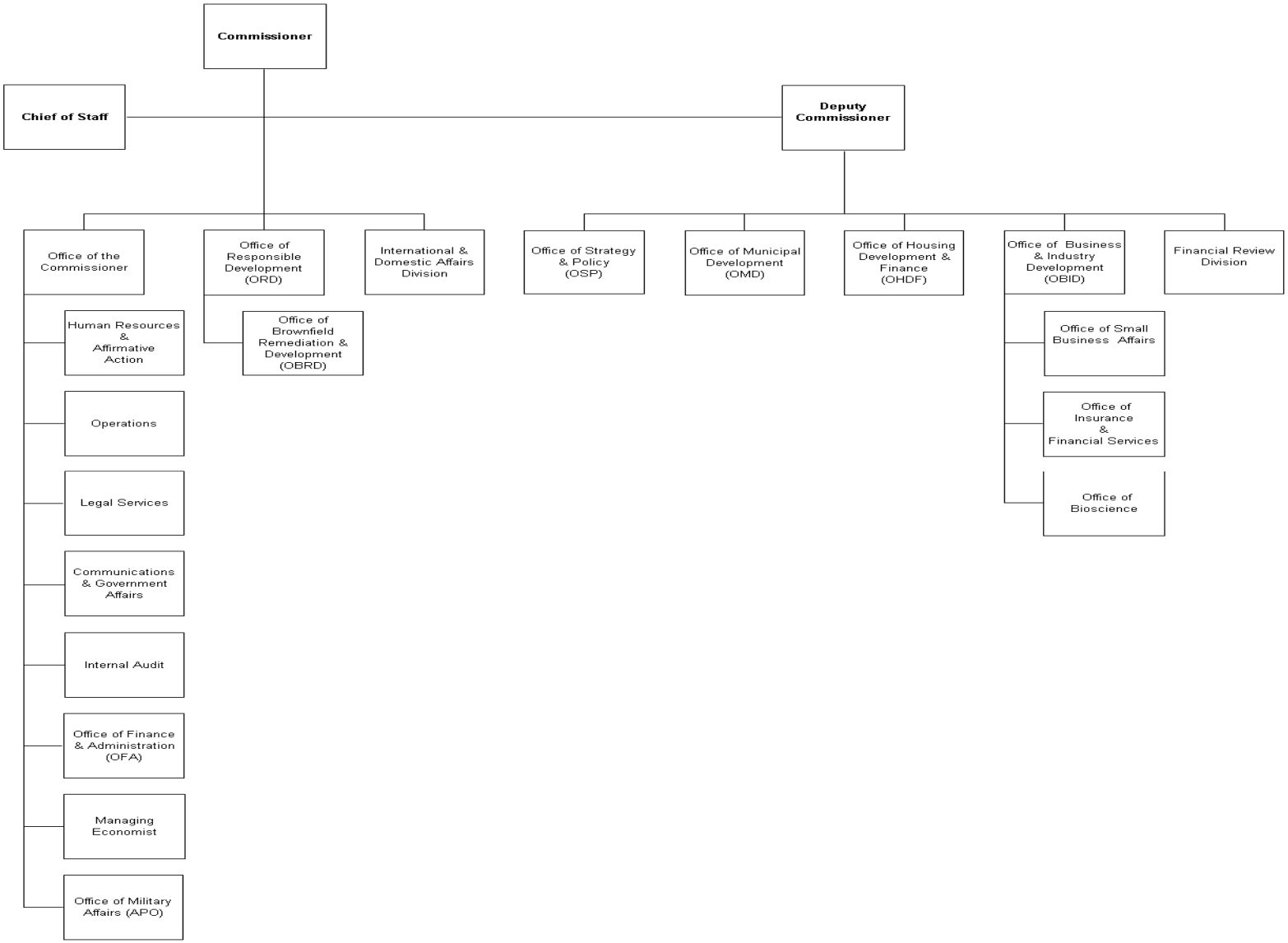
- **Office of Small Business Affairs**, which aids and encourages small business enterprises, particularly those owned and operated by minorities and other socially or economically disadvantaged individuals in Connecticut.
- **Office of Insurance and Financial Services**, within OBID, assists firms within the insurance and financial services sectors. This specialty office provides a visible center where strategies and programs are developed and implemented to work together in attracting and retaining companies and jobs in Connecticut.

n. **International and Domestic Affairs** - International and Domestic Affairs serves as the lead facilitator and strategic catalyst of international activity within the state. The mission of this office is to advance a customer-focused export development initiative, promote foreign direct investment in Connecticut, and perform protocol duties for members of the international diplomatic corps.

o. **Office of Film, Television & Digital Media** - The film office is the primary contact for statewide film, television and media production. With three tax credit programs (production, infrastructure and digital animation), an on-line Production Resource Directory and Location Gallery, the CT Film Office serves as a clearinghouse for information, economic incentives and services that make Connecticut an ideal production location. The CT Film Office markets these incentives and the state as a location to the digital media and film industry. The CT Film Office collaborates with the Office of Workforce Competitiveness to develop the necessary workforce comprised of Connecticut residents to ensure that this emerging industry in the state is sustainable.

p. **Office of Financial Review** - Office of Financial Review provides financial reviews of potential economic, community and housing development projects to be funded by the department, and is also responsible for compliance monitoring to assure adherence to audit statutes and regulations, as well as contractual obligations for activities funded by DECD.

Chart 2: AGENCY ORGANIZATIONAL CHART (as of June 30, 2010)



D. DECD Budget State Fiscal Year (SFY) 2009-10

What follows are DECD's operating and capital budgets for state fiscal year (SFY) 2009-10. Figures within Tables 1 and 2 below constitute actual expenditures or fund balances as of June 30, 2010.

Table 1: Operations Fund		
Economic and Community Development		
Expenditures by Program:		**Actual FY 10**
General Fund	**SID**	
Personal Services	10010	$ 5,731,694
Other Expenses	10020	$ 725,506
Equipment	10050	$ -
Other Current Expenses	12000s	$ 1,809,352
Grant Payments-Other Than Towns	16000s	$ 11,133,789
Grant Payments-To Towns	17000s	$ 3,908,890
Agency Total – General Fund		**$ 23,309,231**
Additional Funds Available		
Carry Forward Additional FY 11 Appropriation		$ 1,521,437
Bond funds/Special Non Appropriated funds		$ 99,815,381
Private Contributions		$ 956,238
Agency Total - Additional Funds Available		**$102,293,056**
Agency Total – Federal Contributions		**$ 49,446,514**
Agency Grand Total		**$175,048,801**
Budget by Program		
Economic Development-72001		
General Fund		
Personal Services	10010	$ 815,607
Other Expenses	10020	$ 434,981
Equipment	10050	$ -
State Strategic Economic Dev. Plan	12361	$ -
Research Based Technology	12362	$ -
Small Business Incubator Program	12363	$ -
Hydrogen Road Map (Fuel Cell)	12364	$ -
CCAT – Fuel Cell	12365	$ -
Biodiesel/Biofuel	12398	$ -
BioFuels Production Account	12433	$ -
Energy Application Research	12434	$ -
Main St. Initiatives	12435	$ -
Office of Military Affairs	12437	$ -
Hydrogen Fuel Cell Economy	12438	$ -
Southeast CT Incubator	12439	$ -
Southeast CT Marketing Plan	12440	$ -
Grant Payments- Other Than Towns		
Entrepreneurial Center	16019	$ -
CONNSTEP	16189	$ -
Micro Loans	16190	$ -
Development Research and Economic Assistance	16191	$ 237,500
SAMA Bus	16192	$ -

Table 1 (continued): Operations Fund		
Expenditures by Program:		**Actual FY 10**
Total – General Fund		**$ 1,488,088**
Additional Funds Available		
Carry Forward Funding		$ -
Bond funds/Special Non Appropriated funds		$49,535,720
Private Contributions		$ 841,504
Total Additional Funds Available		**$50,377,224**
Federal Contributions		
Comm.Dev.Block Admin	20396	$ -
Comm.Dev.Block Admin – TA	20479	$ -
EPA Brownfields Assessment	22371	$ 9,140
Total – Federal Contributions		**$ 9,140**
Total- All Funds 72001		**$ 51,874,452**
Strategy & Policy-71009		
General Fund		
Personal Services	10010	$ 805,997
Other Expenses	10020	$ 10,028
Equipment	10050	$ -
State Strategic Economic Dev. Plan	12361	$ -
Small Business Incubator Program	12363	$ -
CCAT - Fuel Cell	12365	$ -
Biodiesel/Biofuel	12398	$ -
BioFuels Production Account	12433	$ -
Energy Application Research	12434	$ -
Hydrogen Fuel Cell Economy	12438	$ 165,347
Southeast CT Incubator	12439	$ 177,222
Southeast CT Marketing Plan	12440	$ -
CCAT Manufacturing Supply Chain	12467	$ -
Grant Payments- Other Than Towns		
Entrepreneurial Center	16019	$ 93,344
CONNSTEP	16189	$ 518,889
Development Research and Economic Assistance	16191	$ -
SAMA Bus	16192	$ -
Total – General Fund		**$ 1,770,827**
Additional Funds Available		
Carry Forward Funding (Sm Bus Incub/CCAT Mfg. Supply Chain)	12363/ 12467	$ 1,521,437
Bond funds/Special Non Appropriated funds		$ 336,036
Private Contributions		$ 270
Total - Additional Available Funds		**$ 1,857,743**
Federal Contributions		
Comm.Dev.Block Admin	20396	$ 5,171
HOME Admin	20457	$ 77,757
Comm.Dev.Block Admin – TA	20479	
Total – Federal Contributions		**$ 82,928**
Total- All Funds 71009		**$ 3,711,498**
Responsible Development - 74002		
General Fund		
Personal Services	10010	$ 809,897

Table 1 (continued): Operations Fund		
Expenditures by Program:		**Actual FY 10**
Other Expenses	10020	$ 19,840
Equipment	10050	$ -
Total – General Fund		**$ 829,736**
Additional Funds Available		
Bond funds/Special Non Appropriated funds		$6,092,380
Private Contributions		$ 10,822
Total-Additional Funds Available		**$6,103,203**
Federal Contributions		
Section 8 Reserve Admin.	20106	$ 170,852
Lower-Income Hsg Sec 8 New Const Subs Rehab- Admin.	20391	$ -
HOME Admin.	20457	$ 65,217
Federal Contaminated Prop RLF	21775	$ 226,540
EPA - Fed. Brownfield Admin.	22237	$ 8,627
EPA Brownfields Assessment	22371	$ 2,419
Total – Federal Contributions		**$ 473,655**
Total- All Funds 74002		**$7,406,594**
Community Development-74001		
General Fund		
Personal Services	10010	$ 633,658
Other Expenses	10020	$ 1,415
Equipment	10050	$ -
Main St. Initiatives	12435	$ 25,000
Energy Improvement Loan	12475	$ -
Total – General Fund		**$ 660,073**
Federal Contributions		
Community Development Block Grant	20730	$16,682,848
Community Devevelopment Block Admin.	20396	$ 633,783
Community Development Block Admin. – TA	20479	$ 74,371
HOME Admin.	20457	$ 886
ARRA - CDBG	29044	$ 648,365
ARRA - CDBG Admin	29045	$ 20,900
Total – Federal Contributions		**$18,061,153**
Additional Funds Available		
Bond funds/Special Non Appropriated funds		$13,970,200
Private Contributions		$ -
Total-Additional Funds Available		**$13,970,200**
Total – All Funds 74001		**$32,691,426**
Housing Development-51005		
General Fund		
Personal Services	10010	$ 646,306
Other Expenses	10020	$ 8,956
Equipment	10050	$ -
Elderly Rental Registry and Counselor	12032	$ 540,144
Housing Sustainability (Public Housing Deferred Maintenance)	12399	$ -
HOME-CT	12400	$ -
Fair Housing	12432	$ 224,361
Main Street Initiatives	12435	$ 126,711
Residential Service Coordinators	12436	$ 421,661
Grant Payments- Other Than Towns		

Table 1 (continued): Operations Fund		
Expenditures by Program:		**Actual FY 10**
Subsidized Assisted Living Demonstration	16029	$ 1,623,550
Congregate Facilities Operation Costs	16068	$ 6,233,888
Housing Assistance and Counseling	16076	$ 325,923
Elderly Congregate Rent Subsidy	16084	$ 2,100,695
Grant Payments- To Towns		
Tax Abatement	17008	$ 1,704,890
Payment in Lieu of Taxes	17012	$ 2,204,000
Total – General Fund		**$16,161,084**
Federal Contributions		
Lower-Income Housing Sec 8 New Const Subs Rehab- Admin	20391	$ 215,048
Lower-Income Housing Sec 8 New Const Subs Rehab	22172	$ 4,243,628
Section 8 Reserve Admin.	20106	$ 562,052
HOME	20452	$14,610,478
Home Administrative Exp.	20457	$ 864,182
Community Development Block Grant	20730	$ -
Community Development Block Admin	20396	$ 886
Community Development Block Admin – TA	20479	$ -
NSP	22324	$ 9,800,429
NSP Admin	26038	$ 364,992
ARRA Weatherization ECD Admin	29087	$ 1,890
Total - Federal Contributions		**$30,663,585**
Additional Funds Available		
Carry Forward Funding		$ -
Bond funds/Special Non Appropriated funds		$29,561,986
Private Contributions		$ -
Total-Additional Funds Available		**$29,561,986**
Total - All Funds 51005		**$76,386,655**
Administration- 14000		
General Fund		
Personal Services	10001	$ 2,020,230
Other Expenses	10020	$ 250,287
Equipment	10050	$ -
CT Research Institute (now State Strategic Economic Dev. Plan)		
Elderly Rental Registry and Counselor	12032	$ -
Office of Military Affairs	12437	$ 128,906
Total- General Fund		**$ 2,399,422**
Federal Contributions		
HOME Administrative Exp.	20457	$ 5,661
Lower-Income Housing Sec 8 New Const Subs Rehab. Admin.	20391	
Section 8 Reserve	20106	$ 9,612
Naugatuck Valley RLF	30098	
Community Development Block Admin. - TA	20479	
Community Development Block Admin.	20396	$ 139,929
EPA - Fed. Brownfield Admin.	22237	$ 783
NSP Admin.	26038	$ 70
Total - Federal Contributions		**$ 156,054**
Additional Funds Available		
Carry Forward Funding		$ -
Bond funds/Special Non Appropriated funds		$ 319,059

Table 1 (continued): Operations Fund	
Expenditures by Program:	**Actual FY 10**
Private Contributions	$ 103,642
Total-Additional Funds Available	**$ 422,701**
Total - All Funds 14000	**$ 2,978,177**
AGENCY GRAND TOTAL	**$175,048,801**

Source: DECD, as of June 30, 2010

Table 2: Capital Funds Status Report						
	Fund Balance 7/1/09 ($)	FY 09-10 Authorizations	SFY 09-10 Activity + / (-) ($)	Balance Available ($)	Commitments SFY 09-10 BC Approval RLF (Use/Return) BC Cap ($)	Net Available Balance 6/30/10 ($)
BOND FUNDS:						
Manufacturing Act (MAA) Authorizations:						
SFY 08-09	20,825,000		(1,100,000)	19,725,000	10,500,000	**9,225,000**
SFY 09-10	0		0	0	0	**0**
TOTAL	**20,825,000**		**(1,100,000)**	**19,725,000**	**10,500,000**	**9,225,000**
REVOLVING FUND (MAA) Prin. & Int.						
TOTAL	**24,756,660**		**14,186,463**	**38,943,123**	**5,961,028**	**32,982,095**
EARMARKED FUNDS (MAA):						
BC Capitalization (BC 3/30/07) Industry Clusters	285,842		175,000	460,842	0	**460,842**
BC Capitalization (BC 6/29/07) MAA	55		0	55	55	**0**
BC Capitalization (BC 4/24/09) MAA	2,000,000		0	2,000,000	935,345	**1,064,655**
Small Manufacturers Comp Fund (BC 3/24/05, 3/31/06, 1/30/09)	2,221,000		200,000	2,421,000	247,512	**2,173,488**
Dairy Farm Loan Program (BC 3/30/07)	215,000		0	215,000	25,000	**190,000**
CDA Seamless Deals (BC 9/28/01)	95,050		0	95,050	0	**95,050**
Quinnipiac Bridge Construction Grants ($2M FR MAA Grant Resvs.)	0		2,000,000	2,000,000	0	**2,000,000**
Reserves - Decommitted (Grant)	2,668,770		147,062	2,815,832	0	**2,815,832**
Reserves - Decommitted (Loan)	308,798		5,500,000	5,808,798	0	**5,808,798**
Reserves - Decommitted - BC Cap Grant	75,350		605,921	681,271	0	**681,271**
Reserves - Decommitted - BC Cap Loan	487,563		0	487,563	300,000	**187,563**
Reserves - Decommitted - Def. Diversi.	151,118		110,449	261,867	0	**261,867**
Reserves - Decommitted - Industry Cluster	0		1,291,751	1,291,751	0	**1,291,751**
TOTAL	**8,508,546**		**10,030,483**	**18,539,029**	**1,507,912**	**17,031,117**
MAA-NAVY PREV. AUTHORIZED:	12,350,000		100,000	12,450,000	0	**12,450,000**
FY 08-09	20,000,000		0	20,000,000	0	**20,000,000**
TOTAL	**32,350,000**		**100,000**	**32,450,000**	**0**	**32,982,095**
MAA - CT CREDIT CONSORTIUM ($14M PREV. for UBS; $1M for FY 08-09 Auth.)						
TOTAL	**14,000,000**		**1,000,000**	**15,000,000**	**0**	**15,000,000**

Table 2 (continued): Capital Funds Status Report						
	Fund Balance 7/1/09 ($)	FY 09-10 Authorizations	SFY 09-10 Activity + / (-) ($)	Balance Available ($)	Commitments SFY 09-10 BC Approval RLF Use/Return) BC Cap ($)	Net Available Balance 6/30/10 ($)
MAA-CCAT Prev. Authorized:	1,000,000		0	1,000,000	0	**1,000,000**
FY 08-09	1,000,000		0	1,000,000	0	**1,000,000**
TOTAL	**2,000,000**		**0**	**2,000,000**	**0**	**2,000,000**
ENERGY CONSERVATION LOANS:						
PRINCIPAL (Receipts fr. DOH-Issued Loans; HRRLF)	755		1,600,748	1,601,503	1,000,000	**601,503**
PRINCIPAL (Receipts fr. DED-Issued Loans; ECL; RLF)	1,565,228		755	1,565,983	1,521,015	**44,968**
PA 05-2, OSS; Sec. 6 (Energy Conservation Loans)	3,000,000		0	3,000,000	0	**3,000,000**
PA 07-242, Sec. 2 (Energy Conservation Loans) – Add'l $5M Annually	10,000,000	5,000,000	0	15,000,000	0	**15,000,000**
TOTAL	**14,565,983**	**5,000,000**	**1,601,503**	**21,167,486**	**2,521,015**	**18,646,471**
URBAN ACTION – AUTHORIZATIONS:						
FY 09-10 OPM – Authorized Funds, DECD Administered Projects	**0**		3,325,000	3,325,000	3,325,000	**0**
FY 09-10 OPM – Admin. Rec'd for OPM-UA Projects	**0**		0	0	0	**0**
Reserves (OPM)	8,572,636		6,841,792	15,414,428	0	**15,414,428**
Reserves (DECD)	1,268,294		0	1,268,294	0	**1,268,294**
TOTAL	**9,840,930**		**10,166,792**	**20,007,722**	**3,325,000**	**16,682,722**
NAUGATUCK VALLEY REV. FUND - Prin. & Int.						
TOTAL	**1,408,158**		**(7,787)**	**1,400,371**	**0**	**1,400,371**
DRY CLEANING						
TOTAL	**1,273,532**		**673,305**	**1,946,837**	**1,608,976**	**337,861**
REGIONAL ECONOMIC ASSISTANCE FUND / Entrepreneurial Prog. – Avail. Reserves						
TOTAL	**5,100,477**		**66,265**	**5,166,742**	**1,300,000**	**3,866,742**
HOUSING TRUST FUND PA 05-5, JSS, SEC 20						
(Prior Authorizations)	50,000,000		0	50,000,000	10,000,000	**40,000,000**
FY 09-10	0	20,000,000	0	20,000,000	0	**20,000,000**
TOTAL	**50,000,000**	**20,000,000**	**0**	**70,000,000**	**10,000,000**	**60,000,000**

Table 2 (continued): Capital Funds Status Report						
	Fund Balance 7/1/09 ($)	FY 09-10 Authorizations	SFY 09-10 Activity + / (-) ($)	Balance Available ($)	Commitments SFY 09-10 BC Approval RLF Use/Return) BC Cap ($)	Net Available Balance 6/30/10 ($)
HOUSING ASSISTANCE BOND FUND (HABF) AUTHORIZATIONS:						
FY 00-01 PA 99-242, Sec. 28	159,200		0	159,200	0	**159,200**
FY 02-03 SA 01-2, JSS, Sec. 23-26	100,000		0	100,000	0	**100,000**
FY 04-05 SA 04-2, Sec. 9(a)	1,027,075		0	1,027,075	0	**1,027,075**
FY 04-05 SA 04-2, MSS, Sec. 9(a)&106, WTBY. CONG.	2,500,000		0	2,500,000	0	**2,500,000**
FY 04-05 SA 04-2, MSS, Sec. 9(a)&106, Supp. Hsg. Med Com Child	3,000,000		0	3,000,000	0	**3,000,000**
FY 05-06 SA 05-1, JSS, Sec. 9 & 28	15,787,543		0	15,787,543	0	**15,787,543**
FY 06-07 SA 05-1, Sec. 28	15,000,000		0	15,000,000	12,015,249	**2,984,751**
FY 07-08 PA 07-7 JSS, Sec. 8-11	10,000,000		0	10,000,000	0	**10,000,000**
FY 08-09 PA 07-7, JSS, Sec. 28	9,000,000		0	9,000,000	0	**9,000,000**
FY 08-09 PA 07-7, JSS, Sec. 28 – Discretion.	1,000,000		0	1,000,000	0	**1,000,000**
Res. (12064/12065, old 1801/1802)	10,754,541		0	10,754,541	0	**10,754,541**
TOTAL	**68,328,359**		**0**	**68,328,359**	**12,015,249**	**56,313,110**
HOUSING REPAYMENT & REVOLVING LOAN FUND (HRRLF):						
Principal & Interest	4,836,126		421,414	5,257,540	1,793,656	**3,463,884**
Reserves [fr. BFConsol. Proj.] 12039-40233,old 1601-090)	124,510		0	124,510	0	**124,510**
BF Consol. [12040-40001, old 1602-050, 060] (R&T Int.)	2,686,572		0	2,686,572	0	**2,686,572**
TOTAL	**7,647,208**		**421,414**	**8,068,622**	**1,793,656**	**6,274,966**
OTHER HOUSING RESERVES						
TOTAL	**551,263**		**0**	**551,263**	**0**	**551,263**

Source: DECD, as of June 30, 2010

E. Programs and Services Inventory

Under the provisions of C.G.S. Sections 8-37r and 32-1b, DECD is designated the lead agency responsible for economic, community and housing development. DECD is responsible for the preparation of the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan. The Consolidated Plan provides the state access to approximately $28.3 million per year in federal funds.

DECD offers programs to improve quality of life, promote job creation, and develop and revitalize housing, neighborhoods and communities in Connecticut. DECD staff members manage projects and coordinate programs to assist companies, developers and municipalities with business development assistance, community development projects, brownfield redevelopment and housing assistance. The following is a brief description of DECD programs and services:

1. Business Programs and Services

The Connecticut Clean Tech Fund provides investments in seed- and early-stage companies focused on innovations that conserve energy and resources, protect the environment, or eliminate harmful waste. The fund is administered by Connecticut Innovations (CI), the state's quasi-public authority responsible for technology investing and innovation development. The fund will help Connecticut entrepreneurs to develop cutting-edge solutions to address climate change and other global challenges. Their innovations in renewable energy, energy efficiency, environmental remediation and other vital clean tech areas will create jobs in clean energy and related areas. The Connecticut Clean Tech Fund was formed through a partnership between CI, DECD and the Connecticut Clean Energy Fund (CCEF). CI and DECD have each made an initial commitment of $3 million to launch the fund. CCEF has pledged an additional $3 million for investments into companies that meet its criteria. Financial assistance in the form of an equity investment from the Connecticut Clean Technology Fund is approved by the Eli Whitney Fund and may be provided toward the project once CI completes its due diligence and receives investment committee approval. Under this program three companies received funding during SFY 2009-10. These companies were Optiwind Corporation, LiQuifix, Inc. and Sustainable Real Estate Solutions.

Dry Cleaning Establishment Remediation Fund provides grants to eligible dry cleaning business property owners and operators for the assessment, clean-up, containment or mitigation of pollution due to chemicals used in dry cleaning.

Economic Development and Manufacturing Assistance Act (MAA) Program allows DECD to provide loans, loan guarantees, extensions of credit and grants to eligible applicants that are embarking on eligible business development projects. This program also allows DECD to fund municipal development projects. Funds may be used for machinery and equipment, construction, renovation and expansion of facilities, infrastructure improvements, business support services such as labor training, and other project expenditures. Under the MAA program, DECD funds the Small Manufacturers Competitiveness Fund, the Clean Technology Fund, the Bonding Commission Capitalization Fund, the Small Business Credit Assistance Program and other programs to support economic development.

Enterprise Zone (EZ) Program allows eligible companies in eligible communities to receive local property tax abatements on both real and personal property. In addition, the program provides a 25% to 50% corporate business tax credit for eligible projects. The purpose of the program is to encourage investment in Connecticut's urban centers.

Environmental Insurance Program, funded through the Manufacturing Assistance Act, provides loans and grants to subsidize the cost of environmental insurance premiums. OBRD staff also provides technical assistance to help clients choose the proper coverage for their project for urban residents.

Export Assistance provides assistance for Connecticut companies entering the global market, including foreign market analysis, trade shows, trade missions, market data and export statistics.

IFS Center for Educational Excellence is a partnership between the U.S. Department of Labor (USDOL), DECD, Capital Community College, Norwalk Community College, The Workplace, Inc. and the Insurance and Financial Services cluster. With a $2.7 million grant from USDOL, DECD created the IFS Center for Educational Excellence. The center has trained 1,137 incumbent workers and 201 displaced workers; a total of 419 certificates of successful completion have been issued. The IFS Center also

helped to create a program leading to an Associate of Science degree in Insurance and Financial Services, the first to be offered statewide and one of the first in the country.

Inner City Business Strategy Loan Guarantee Program is for eligible businesses in key industries located in one of five eligible cities: Bridgeport, Hartford, New Britain, New Haven and Waterbury.

Insurance Reinvestment Fund Credit provides tax credits for investments made in Connecticut companies engaged in the insurance business or providing services to insurance companies.

Job Creation Tax Credit establishes a credit against the insurance premium, corporation or utility company tax for Connecticut companies that create at least 10 new, full-time jobs, hire new employees for those jobs, and keep them employed for at least 12 months. The credit equals up to 60% of the state income tax withheld from the new employees' wages.

Micro Loan Guarantee Program for Women- and Minority-Owned Businesses is a special loan guarantee program, offered in conjunction with the Community Economic Development Fund (CEDF) that helps women- and minority-owned businesses obtain flexible financing for start-up of a new business or the growth of an existing one.

Minority Bonding Guaranty Program is a pilot program for eligible minority contractors seeking to work on capital construction projects in Bridgeport, Hartford, New Haven, and New London and covers the losses for payment bonds issued by a licensed surety company in support of participating minority contractors. The bonding guaranty program enables prequalified minority-owned contracting firms to secure payment bonds in greater numbers than in years past, thus broadening the base and expanding the opportunities of minority firms seeking to participate in the bidding process and succeed in obtaining contract work on capital projects.

Municipal Development Program provides planning and development funding assistance statewide to renovate or demolish vacant industrial and commercial buildings, and to assist municipalities in developing industrial and business parks and remediating/renovating brownfield and commercial sites. Municipalities also use this program to plan urban revitalization activities.

Naugatuck Valley Revolving Loan Fund provides funding for manufacturers and eligible wholesale distributors for acquisition, construction, renovation, rehabilitation and purchase/installation of equipment and machinery.

Research provided by the agency is a central source of economic and demographic information about Connecticut, its towns, its regions and neighboring areas. DECD publishes numerous informative demographic, economic and housing publications annually, online and in print form.

Small Cities Community Development Block Grant (CDBG) Program provides federally funded grants annually on a competitive basis to eligible municipalities to revitalize neighborhoods, expand economic development and affordable housing opportunities, and/or improve community facilities and services.

Small Business Credit Assistance Fund was established to assist small businesses in Connecticut that have had difficulty obtaining credit due to the national economic crisis. Eligible companies include: aerospace manufacturers, medical device manufacturers, alternative energy manufacturers, science-related research and development manufacturers, businesses engaged in cluster-related activities and economic-based businesses with 50 or fewer employees. The loan amounts are up to $50,000 based upon need. The loans are for a 10-year term, 3% interest rate and require 50% matching funds. Principal is deferred for the first three years during which interest-only payments are made during this period. The company must maintain operations in the state for 10 years and provide collateral such as a blanket lien on all assets subordinate to existing lenders and provide personal guarantees.

Special Contaminated Property Remediation and Insurance Fund (SCPRIF) is a brownfields revitalization program that provides loan assistance for investigating the environmental conditions of a site to ultimately encourage redevelopment that is beneficial to the community.

Turnaround Management Assistance provides technical assistance for businesses experiencing significant difficulties.

Urban Action Grant Program (UA) provides funds to improve and expand state activities that promote community conservation and development and improve the

quality of life for urban residents of the state. The large scale development initiatives by the state are funded through the Office of Policy and Management (OPM) program.

Urban and Industrial Site Reinvestment Tax Credit Program allows for a dollar-to-dollar tax credit of up to 100% of an investment made by an eligible investor in an urban or industrial site development project. Projects and investments must be approved by DECD and receive annual certifications through the department to be eligible for these credits.

Urban Sites Remedial Action Program is the state's primary brownfields redevelopment program that provides funds for site investigations, remedial action plans and implementation of the site remediation. This program is co-managed with the Department of Environmental Protection (DEP).

Workforce Development promotes the linkage between economic and workforce development on behalf of the agency, provides the Office of the Commissioner with policy advice, and is a liaison with other state, quasi-public, federal agencies and workforce development boards. Technical assistance provides employers with information regarding workforce development and education and training programs and services; provides workforce development organizations and educational institutions with information about the needs of industry; and connects economic development strategies and workforce development policies and programs.

2. **Housing Programs and Services**

Affordable Housing Appeals List is published annually by DECD and lists all Connecticut municipalities and the percentage of affordable housing stock within each. The list identifies communities with at least 10% of its housing deemed affordable and shows which towns do not meet the 10% threshold. Housing deemed affordable if it: is governmentally assisted housing; is currently financed through a mortgage by the CHFA; or is legally required to be sold or rented at, or below, prices that will preserve the housing as affordable. Affordable housing, as defined in C.G.S. Section 8-39a, is for persons and families whose income is less than or equal to 80% of the area median income.

Affordable Housing (AHP) Program (Flex) provides financial assistance for a variety of housing development activities, expands the state's ability to serve the needs of housing applicants (municipalities, nonprofit organizations, local housing authorities and for-profit developers) and allows the state to provide partial or "gap" financing.

Congregate Facilities Operating Cost Program provides grants to housing authorities and nonprofit corporations who own and/or operate state-financed congregate rental housing for the elderly to offset the cost of social and supplementary services.

Elderly Rental Assistance Payments Program (ERAP) provides rental assistance to low-income persons residing in state-financed rental housing for the elderly. DECD contracts with nonprofit organizations as well as housing authorities that provide rental subsidies in accordance with an approved contract.

Energy Conservation Loan Program (ECL) provides low-interest loans to homeowners of one to four unit residential buildings for energy conservation. Loans are limited to borrowers with incomes at or below 200% of the area median. Low-interest loans can also be provided for more than four units through the Multifamily Energy Conservation Loan Program.

HOME Investment Partnerships (HOME) Program provides federally funded grants and loans annually to eligible developers, housing authorities and individuals for a variety of activities in order to develop and support affordable housing.

Housing Assistance and Counseling Program, also known as **Assisted Living in Federal Facilities (ALFF),** is a joint effort with the Department of Social Services (DSS) and the Office of Policy and Management (OPM) to develop and implement a demonstration program that brings assisted living services to residents of four federal facilities. These facilities, originally funded by HUD under either the Section 202 elderly housing developments or Section 236 elderly housing program, agreed to participate with DECD and the DSS in providing assisted living services to their residents.

Housing Trust Fund provides financing annually on a competitive basis to eligible developers for the development and/or preservation of safe, quality housing for low- and moderate-income families and persons at affordable prices. This program is funded

from the proceeds of the sale of the state's general obligation bonds. The funds are awarded as loans and/or grants to eligible sponsors of affordable housing.

Incentive Housing Zone Program provides funds to nonprofit housing development organizations for technical assistance planning and other housing development related activities within approved incentive housing zones, once zones are approved by OPM.

Moderate Rental Payment In Lieu Of Taxes (PILOT) Program provides grants to municipalities in which state-financed moderate rental housing developments are operated by local housing authorities. This program was not open to new applicants in SFY 2009-10.

Neighborhood Stabilization Program (NSP) provides federal subsidies to 10 sub-recipient communities to address the issue of deteriorating neighborhoods due to the large number of foreclosures in these specific hard hit communities.

Pre-Development Loan Program provides funds to eligible applicants for pre-development costs associated with constructing, rehabilitating or renovating affordable housing for low- and moderate-income households.

Research provided by the department is a central source of housing and demographic information about Connecticut, its towns, its regions and neighboring areas. DECD publishes numerous informative demographic, economic and housing publications annually, online and in print form.

Resident Service Coordinator (RSC) Program, also known as the **Elderly Rental Registry and Counselor Program**, provides grant funds to sponsors of state-financed rental housing for the elderly to hire a resident services coordinator to perform an evaluation of all tenants and to assist them with other matters related to their stay in elderly housing.

Section 8 New Construction/Substantial Rehabilitation (Section 8 NC/SR) Federal Project-Based Rental Subsidy Program provides project-based federal rental assistance to 23 projects throughout Connecticut. HUD provides Section 8 project-based assistance to local housing authorities (HAs) or private owners for up to 20 or 40 years after completion of the construction or substantial rehabilitation of rental housing.

State-Assisted Housing Sustainability Fund (SHSF), created under P.A. 07-04 and 07-05 (June special session), may provide financial assistance in the form of grants, loans and deferred loans at below market-rates to the owners of eligible housing for the maintenance, repair, rehabilitation and modernization of eligible housing, and for other activities consistent with the preservation of eligible housing pursuant to C.G.S. Sec. 8-37uu. This program was closed to new applicants in 2009-10.

Surplus Property Program examines excess state land holdings, or interests therein, for their use as transitional facilities for the homeless, or for the construction or rehabilitation of housing for families of low and moderate incomes.

Tax Abatement Program is designed to assist privately owned nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement for taxes abated up to $450 per unit per year for as long as a tax abatement agreement is in place and active. Abatement of taxes enables owners to maintain rents at an affordable level for tenants. This program was not open to new applicants in SFY 2009-10.

Weatherization Assistance Program provides for a $19.1 million set-aside under the state Department of Social Services' (DSS) Weatherization Assistance Program, specifically targeted to assist low- and very low-income elderly and disabled persons living in state-financed housing.

3. **Community Development Programs and Services**

The Brownfield Municipal Pilot Program is a brownfield program that provides financial assistance to projects that are complicated by brownfield issues but will, upon completion of the site improvements, make a significant economic impact.

Connecticut Brownfield Revolving Loan Fund and the Statewide Brownfield Revolving Loan Fund are Environmental Protection Agency (EPA)-funded revolving loan fund programs that provide financial assistance to eligible applicants for the environmental clean-up of brownfields throughout Connecticut.

Targeted Brownfield Development Loan Program provides financial assistance in the form of low-interest loans to applicants who seek to develop property for purposes of

retaining or expanding jobs in the state or for developing housing to serve the needs of first-time home buyers. Loans shall be available to manufacturing, retail, residential or mixed-use developments, expansions or reuses.

Connecticut Main Street Program provides services and training for the revitalization of downtown districts to spur economic development within the context of historic preservation.

Small Cities Community Development Block Grant (CDBG) Program provides federally funded grants from HUD to eligible municipalities for use in revitalizing neighborhoods, expanding economic development and affordable housing opportunities, and/or improving local community facilities and services.

Small Town Economic Assistance Program (STEAP) provides funds for economic development, community conservation and quality-of-life projects for towns that are ineligible to receive Urban Act (UA) funding. This is a program through the OPM.

Urban Action Grant (UA) Program provides funds to improve and expand state activities that promote community conservation and development and improve the quality of life.

F. Activities to Apply for, Qualify for, and Accept Federal Funds

Below is a description of activities that DECD offices assisted in applying for, qualifying for and/or accepting of federal funds.

DECD is the state agency responsible for the provision of Certifications of Consistency with the State of Connecticut Consolidated Plan for Housing and Community Development. Certifications of Consistency are required by HUD (pursuant to 24 CFR 91.510) for certain grant application submissions. The Certification of Consistency provides verification that a grant application to HUD is consistent with the state's HUD-approved Consolidated Plan (ConPlan) for the geographic area where the proposed project/program will be located. Housing Authorities submitting annual and five-year Public Housing Agency (PHA) Plans to HUD are also required to provide Certifications of Consistency. If the Housing Authority is located in a geographic area that does not have a local ConPlan, then DECD is requested to provide a Certification of Consistency.

During Program Year 2009-10 DECD issued 51 Certifications of Consistency with the Consolidated Plan supporting a total of $58,722,783 in funding applications to HUD. The breakdown of these applications is as follows:

- Six for Federal Section 202 Elderly Housing Program Applications ($25,541,290)
- Thirty-three for Federal Homeless Assistance Program Applications ($15,181,493)
- Two for Capital Fund Program Revenue Bond Applications ($18,000,000)
- Ten for Housing Authority PHA Plans for continued operating funds

- **NSP-1 -** Federal funding for the Neighborhood Stabilization Program (NSP-1) was allocated under Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA) for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Eligible applicants and grant amounts were determined by the allocation formula used for the Community Development Block Grant Program (CDBG). NSP applications are considered to be substantial amendments to a grantees current approved Consolidated Plan and annual Action Plan. DECD prepared and submitted an NSP-1 application/substantial amendment to HUD on December 1, 2008, which resulted in the receipt of $25,043,385 in NSP-1 funding. DECD awarded the NSP-1 funding to the following municipalities; Bridgeport, Hartford, Meriden, New Britain, New Haven, Stamford, and Waterbury based on foreclosure rates. NSP-1 funding will be used for the following eligible activities; acquisition and rehabilitation, demolition of blighted structures, redevelopment of demolished or vacant properties, land bank/assemblage, financing mechanisms and administration.
- **Comprehensive Economic Development Strategy (CEDS)** support and strong coordination with EDA; the state of Connecticut is infrequently a recipient of federal funds through the US Economic Development Administration (USEDA). However, DECD often supports local and regional projects that receive USEDA grant awards. During SFY10 the state received $3,054,000 in grant awards to support six projects statewide, two of which received DECD support.
- **EPA Brownfield's Applications**
  - DECD/OBRD received two awards of supplemental brownfield funding from
  - USEPA during SFY10 for $600,000 and $200,000 respectively to support the state's brownfield programs.

- **Coalition Assessment Grant application** - DECD – OBRD applied for, but was unsuccessful in receiving a brownfield coalition assessment grant of $1 million from the Federal EPA during SFY10. DECD lead a consortium including the Windham Council of Governments and the Northeast Council of Governments in the application process. The consortium intends to submit a new application to EPA during the next funding round anticipated to be announced during the fall of 2010. Regardless of the non-award, the consortium is moving forward to coordinate brownfield redevelopment in Northeast Connecticut.
- Supported Common Ground, Inc.'s application to USEPA for $175,000 in **Brownfield Area-wide Planning Pilot Program Grant**. USEPA had not announced grant awards prior to the end of the state fiscal year.

- **EPA Sustainable Growth Implementation Program -** DECD – ORD applied for but was unsuccessful in receiving technical assistance from USEPA. DECD lead a consortium of organizations including the CT Department of Agriculture, the University of Connecticut, and the Capitol Region Council of Governments in an application for technical assistance to develop performance metrics for responsible growth.

- **Section 108 -** HUD amended the guidelines for this program to allow states to also be eligible for lines of credit through this program. As such, DECD amended the state Consolidated Plan and annual action plan to include this new opportunity for a project based application line of credit loan through HUD to support economic development projects. DECD had not identified a suitable project for the 108 assistance before the close of SFY10. Additionally, the approval of both the Consolidated Plan and annual action plan wasn't in place before the close of SFY10. The 108 line of credit will be another tool for DECD to support economic development in the state's non-entitlement communities.

- **American Recovery and Reinvestment Act (ARRA)** - DECD managed program funds received through brownfield remediation, community and economic and housing development. In addition, the agency monitored and promoted the ARRA funding opportunities to its customers and partners to further promote its mission.
  - **CDBG-R** - Federal funding for the **Community Development Block Grant Recovery (CDBG-R) Program** was allocated under Title XII of the American Recovery and Reinvestment Act of 2009 (ARRA) to carry out on an expedited basis, eligible activities under the CDBG program. Eligible applicants and grant amounts

were determined by the allocation formula used for the CDBG program. CDBG-R applications are considered to be substantial amendments to a grantee's current approved Consolidated Plan and annual Action Plan. DECD prepared and submitted a CDBG-R application/substantial amendment to HUD on June 26, 2009, which resulted in the receipt of $3,616,527 in funding. DECD awarded the CDBG-R funding to the following small cities and towns: Enfield, Naugatuck, Plainfield, Torrington, Wallingford and Windsor based on foreclosure activity. CDBG-R funding will be used for the following eligible activities; sidewalk replacements, ADA compliance improvements, road drainage, acquisition/rehabilitation/resale of foreclosed properties, demolition of blighted and abandoned structures, and rehabilitation/refinancing and administration. Seventy percent of the CDBG-R grant must be expended for activities that benefit low-and moderate- income persons.

- **NSP-2 - Federal funding for the Neighborhood Stabilization Program (NSP-2)** was allocated under Title XII of the American Recovery and Reinvestment Act of 2009 (ARRA) for additional activities under Division B, Title III of the Housing and Economic Recovery Act of 2008 (HERA) for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes heading. Eligible applicants included states, units of general local government, nonprofits, and consortiums. DECD along with several other entities formed the Connecticut Consortium that prepared and submitted a competitive application to HUD on July 15, 2009 for NSP-2 funding in the amount of $45 million. DECD was designated the lead applicant for the Connecticut Consortium and other members included: Bridgeport, Hartford, New Haven, Stamford, the Corporation for Independent Living, Neighborhood Housing Services of CT., Inc., and the Greater New Haven Community Loan Fund. The Connecticut Consortium application was for a statewide program to assist in the redevelopment of abandoned and foreclosed homes. Activities included: acquisition and rehabilitation, demolition of blighted structures, redevelopment of demolished or vacant properties, land bank/assemblage, and financing mechanisms and administration. NSP-2 funds were awarded through a competitive application process, not formula allocations. Unfortunately, Connecticut's application was not selected and therefore was not awarded NSP2 funding.
- **HPRP -** Federal funding for the **Homelessness Prevention and Rapid Re-Housing Program (HPRP)** was allocated under Title XII of the American Recovery and

Reinvestment Act of 2009 (ARRA) to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. Eligible applicants and grant amounts were determined by the allocation formula used for the Emergency Shelter Grants Program (ESG). HPRP applications are considered to be substantial amendments to a grantee's current approved Consolidated Plan and annual Action Plan. DECD assisted the Department of Social Services (DSS) with the preparation of the state's HPRP application/substantial amendment which was submitted to HUD on May 15, 2009. The application/substantial amendment resulted in the receipt of $10,818,309 in HPRP funding which is being administered by DSS.

- **TIGER Program** - ORD supported four applications for federal funding through this USDOT program under the ARRA. The aggregate amount of these requests was $58,797,544. None of the four applications received federal grant awards.
- OSP staff monitored, promoted and supported energy funding opportunities through the ARRA with the ultimate goal of fostering green jobs; promoting renewable and alternative energies; and encouraging economic and business development. To this end, DECD endorsed the application of The Greater New Haven Clean Cities Coalition, Inc. $13.1 million award from the Department of Energy. This funding is aimed at the development of a wide range of energy efficient advanced vehicle technologies through eight different projects.

II. CONNECTICUT'S ECONOMIC AND HOUSING ENVIRONMENT

A. Connecticut's Economy During State Fiscal Year 2009-10

The Connecticut economy faces a number of challenges and opportunities in adjusting to an increasingly global marketplace. Connecticut boasts one of the best trained labor forces in the country, yet unemployment is on the rise and one of the state's core industries (manufacturing) continues to erode. This summary outlines the data and trends behind the economy's major drivers and lends some insight to their interrelationships.

1. Demographics and Labor

Population – A state's demographic characteristics offer a wealth of information about the participants within the economy and how their contributions and behaviors relate with the private and public sectors. Not only a snapshot of the current environment, the nature and distribution of a state's population are key to making good policy decisions for the years ahead.

Table 3 shows population in each of the counties of Connecticut and compares the state's population with the rest of New England and the United States in the last five years. Connecticut's population is concentrated in its three most urban counties: Fairfield, Hartford and New Haven. Despite a dip from 2005-06 in Fairfield County and a New London County population decrease from 2006-07, Connecticut has experienced overall population growth since 2005.

Table 3: Population by Region for Connecticut, Rest of New England and United States

County	2005	2006	2007	2008	2009
Fairfield	891,015	888,526	889,067	894,401	901,208
Hartford	870,039	871,743	874,107	876,319	879,835
Litchfield	187,822	188,393	188,465	188,647	188,728
Middlesex	162,025	163,326	164,034	164,932	165,702
New Haven	839,408	841,055	843,619	845,573	848,006
New London	265,443	268,331	264,481	265,830	266,830
Tolland	146,492	147,556	148,200	149,919	150,461
Windham	115,172	116,232	116,660	117,311	117,518
Connecticut	**3,477,416**	**3,485,162**	**3,488,633**	**3,502,932**	**3,518,288**
Rest of New England	10,749,880	10,773,437	10,809,395	10,859,709	10,911,432
United States	295,753,151	298,593,212	301,579,895	304,374,846	307,006,550

Source: U.S. Census Bureau, Population Estimates Program

Table 4 tracks the population change in major age cohorts: 0 to 17 years (school-age), 18 to 64 years (working-age) and 65+ years (retirement-age) by county over the last five years. Looking at the cohorts as percent of county population, there was little shift in the composition of population distribution from 2005 to 2009, except a small transfer from the school-age cohort to the working-age cohort.

Table 4: Population by County by Age Cohort

Fairfield County	2005	%	2006	%	2007	%	2008	%	2009	%
0-17 years	228,144	25.5%	226,464	25.3%	224,717	25.1%	223,180	24.9%	224,327	25.1%
18-64 years	550,576	61.5%	551,082	61.6%	553,368	61.8%	553,731	61.9%	552,445	61.8%
65+ years	116,449	13.0%	116,441	13.0%	116,930	13.1%	118,119	13.2%	117,629	13.2%
Hartford County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	207,026	23.7%	205,501	23.5%	204,235	23.3%	201,868	23.0%	203,427	23.2%
18-64 years	541,432	62.1%	545,514	62.4%	548,687	62.6%	550,287	62.7%	548,110	62.5%
65+ years	123,784	14.2%	123,555	14.1%	123,902	14.1%	125,157	14.3%	124,782	14.2%
Litchfield County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	42,934	22.9%	42,242	22.4%	41,366	22.0%	40,206	21.4%	41,586	22.0%
18-64 years	118,015	62.8%	119,092	63.2%	119,658	63.6%	119,869	63.8%	118,462	62.8%
65+ years	26,912	14.3%	27,026	14.4%	27,249	14.5%	27,670	14.7%	28,599	15.2%
Middlesex County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	36,536	22.5%	36,408	22.3%	36,110	22.0%	35,836	21.7%	35,308	21.4%
18-64 years	103,190	63.7%	104,243	63.8%	104,876	63.9%	105,145	63.8%	105,698	64.1%
65+ years	22,397	13.8%	22,721	13.9%	23,164	14.1%	23,813	14.5%	23,926	14.5%
New Haven County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	199,429	23.7%	198,142	23.5%	196,968	23.3%	195,441	23.1%	193,848	22.9%
18-64 years	526,281	62.5%	529,563	62.8%	532,652	63.0%	533,854	63.1%	534,370	63.2%
65+ years	116,069	13.8%	115,736	13.7%	115,874	13.7%	116,806	13.8%	117,355	13.9%
New London County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	62,439	23.5%	61,610	23.0%	60,766	22.7%	60,434	22.8%	58,797	22.1%
18-64 years	168,481	63.5%	171,843	64.1%	171,572	64.2%	168,557	63.7%	170,570	64.2%
65+ years	34,584	13.0%	34,753	13.0%	35,038	13.1%	35,528	13.4%	36,463	13.7%
Tolland County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	30,712	21.0%	30,270	20.5%	29,866	20.2%	29,404	19.8%	30,662	20.5%
18-64 years	100,425	68.5%	101,470	68.8%	102,259	69.0%	102,561	69.1%	101,995	68.0%
65+ years	15,440	10.5%	15,714	10.7%	16,014	10.8%	16,441	11.1%	17,262	11.5%
Windham County	**2005**	**%**	**2006**	**%**	**2007**	**%**	**2008**	**%**	**2009**	**%**
0-17 years	26,583	23.1%	26,432	22.7%	26,188	22.4%	25,844	22.0%	26,439	22.5%
18-64 years	74,977	65.1%	76,060	65.4%	76,737	65.6%	77,028	65.6%	76,562	65.3%
65+ years	13,675	11.9%	13,871	11.9%	14,113	12.1%	14,473	12.3%	14,310	12.2%

Source: U.S. Census Bureau Population Division, Population Estimates Program

In addition to the age distribution of a region's population, educational attainment measures the quality of training of the underlying population and speaks to the overall quality of the labor force and the likelihood that value-added intensive and technology-focused job opportunities will be attracted to the area. Table 5 contains educational attainment levels by county, grouped into three major categories: less than high school (grades K-12), high school or more (high school graduate and any form of college schooling), and bachelor's degree or higher.

Table 5: Connecticut Educational Attainment Adults 25 Years of Age and Older

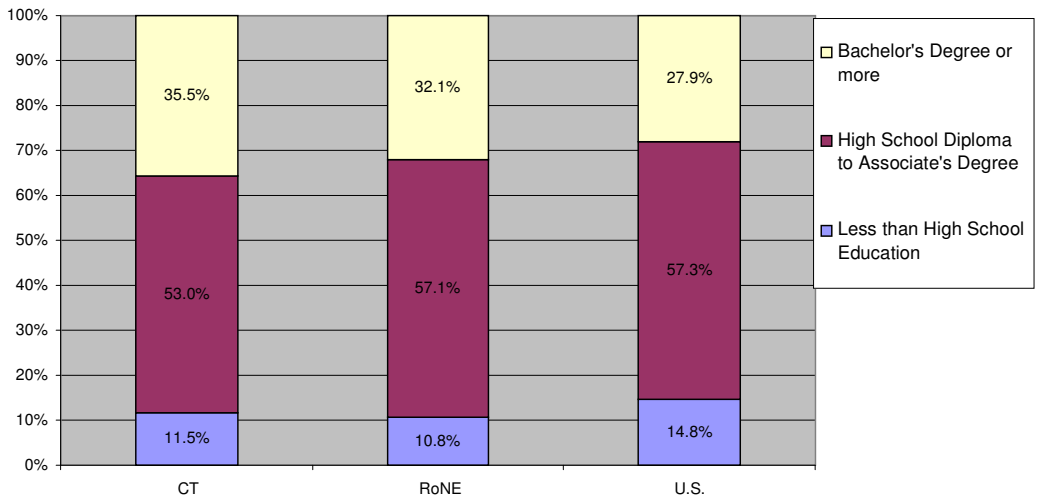
	Statewide	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham	RoNE	UNITED STATES
Population Age 25 Years and Over	**2,370,028**	**598,633**	**596,269**	**133,438**	**116,476**	**571,277**	**181,375**	**93,082**	**79,478**	**2,968,768**	**201,952,383**
Less than High School Education	11.5%	11.3%	12.3%	8.9%	6.5%	12.5%	10.2%	9.0%	16.2%	10.8%	14.8%
Less than 9th Grade	4.7%	5.4%	5.4%	2.6%	2.5%	4.6%	3.4%	2.6%	6.5%	4.3%	6.3%
Grades 9-12 (no diploma)	6.8%	5.9%	6.9%	6.3%	4.0%	7.9%	6.8%	6.4%	9.7%	6.5%	8.5%
High School Diploma, Bachelor's Degree or More	88.5%	88.7%	87.7%	91.1%	93.5%	87.7%	89.8%	91.1%	83.7%	89.2%	85.2%
High School Diploma to Associate's Degree	53.0%	45.1%	54.3%	60.0%	54.5%	54.9%	57.1%	53.7%	64.6%	57.1%	57.3%
High School Graduate or equivalency	28.2%	23.4%	28.4%	31.1%	27.9%	30.9%	28.6%	27.5%	38.4%	30.1%	28.5%
Some College, No Degree	17.4%	15.4%	18.0%	19.9%	17.8%	17.2%	19.7%	17.1%	20.8%	18.4%	21.3%
Associate Degree	7.4%	6.3%	7.9%	9.0%	8.8%	6.8%	8.8%	9.1%	5.4%	8.5%	7.5%
Bachelor's Degree or more	35.5%	43.6%	33.4%	31.1%	39.0%	32.8%	32.7%	37.4%	19.1%	32.1%	27.9%
Bachelor's Degree	20.0%	24.7%	18.8%	19.3%	21.5%	18.1%	18.2%	20.1%	11.7%	19.7%	17.6%
Graduate or Prof. Degree	15.5%	18.9%	14.6%	11.8%	17.5%	14.7%	14.5%	17.3%	7.4%	12.4%	10.3%

Source: U.S. Census Bureau, 2009 American Community Survey

While the range of attainment for high school education is relatively uniform, with all counties coming within 4.4 percentage points of the 88.7% mark, population frequency for attainment of college degrees varies more widely with Fairfield County's populace attaining these types of degrees at nearly two times the rate of that in Windham County.

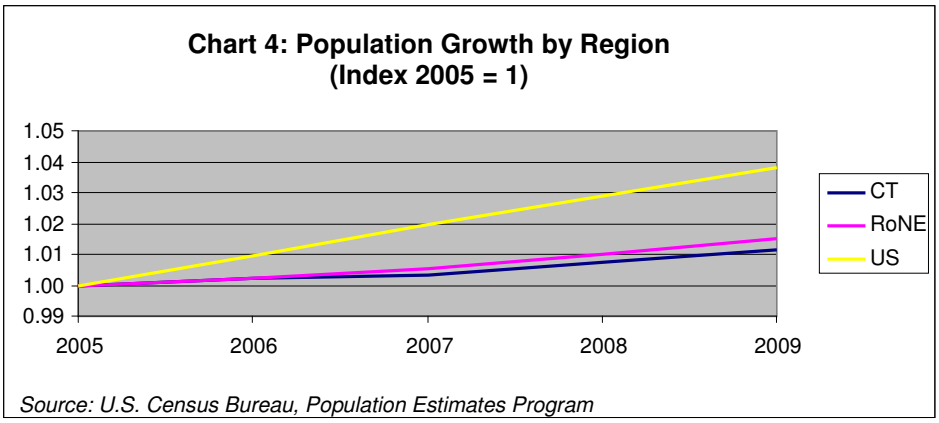
Chart 3 compares 2008 educational attainment levels on a larger regional scale, evaluating Connecticut (CT), rest of New England and the United States (U.S.). The level of educational attainment in Connecticut and the rest of New England is greater than the national average. Relative to the United States as a whole, Connecticut and the rest of New England have larger percentages of their populations holding bachelor level or higher degrees.

Chart 3: Educational Attainment by Region Adults 25 Years of Age and Older



**RoNE (rest of New England)*
Sources: U.S. Census Bureau, 2009 American Community Survey

Chart 4 examines population changes over time, comparing Connecticut to the larger geographic regions of the rest of New England and the United States, which will continue to be the regional grouping throughout this portion of the report. Because the absolute levels of population are different by orders of magnitude (i.e., the U.S. population is roughly 100 times as large as Connecticut), it is useful to compare the changes to population level over time on an indexed basis. This means that for each region's population, the first year is the base year (equaling 1.0) and changes are tracked yearly relative to the base year. It is important to note that these are not in fact population growth rates, but indexed population levels.



There is a clear trend of increasingly higher population in the United States relative to both Connecticut and to the rest of New England. This is not entirely surprising given the mature nature of development in New England, the older (hence usually more static) population and the more mature economies of the New England states.

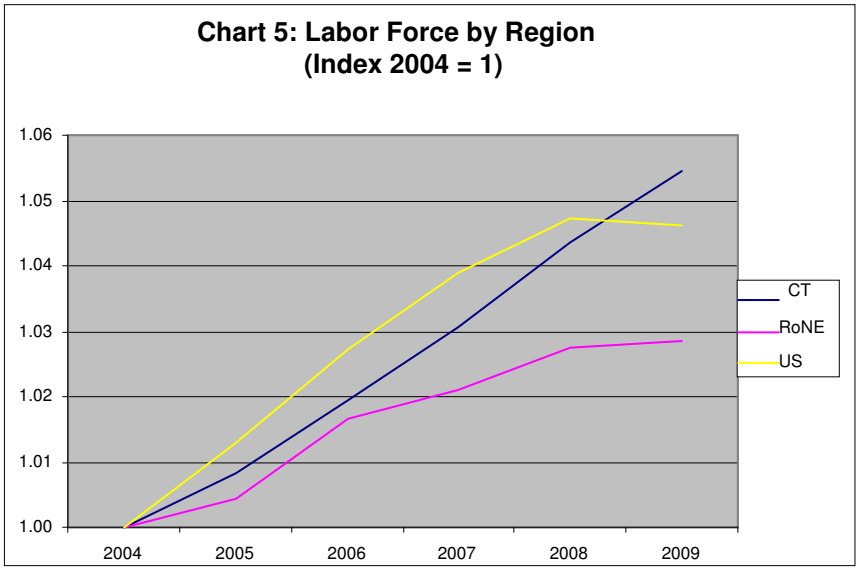
Table 6 delineates the basic parameters of labor markets. The relative health of an economy can be judged in some respects by the willingness of its population to enter the workforce. Comparing the labor force (those actively seeking employment) to the population level gives the labor participation rate. This can be thought of as a supply concept. From the other side, the number of jobs demanded, the number of people employed in an economy compared to the labor force gives the employment rate. The inverse of this number is the unemployment rate, a common measure of economic health. In 2009, Connecticut's unemployment rate was lower than that of the nation. While the highest unemployment rates occurred in Windham, New Haven and Hartford counties respectively, the actual number of unemployment claims was highest in Hartford, New Haven, and Fairfield counties.

Table 6: Labor Market Data by County						
	Population Level	Participation Rate	Labor Force	Employed	Unemployment	
					Level	Rate
Fairfield County	901,208	52.3%	471,318	435,153	36,165	7.7%
Hartford County	879,835	52.9%	465,333	425,845	39,488	8.5%
Litchfield County	188,728	56.4%	106,447	97,903	8,544	8.0%
Middlesex County	165,702	57.3%	94,916	88,445	6,471	6.8%
New Haven County	848,006	53.2%	451,103	411,902	39,201	8.7%
New London County	266,830	56.6%	151,034	139,705	11,329	7.5%
Tolland County	150,461	57.0%	85,716	79,914	5,802	6.8%
Windham County	117,518	55.7%	65,450	59,767	5,683	8.7%
Connecticut	**3,518,288**	**53.8%**	**1,891,317**	**1,738,634**	**152,683**	**8.2%**
United States	307,006,550	50.2%	154,142,000	139,877,000	14,265,000	9.3%

* Numbers reported in thousands; figures rounded. Numbers may not total due to rounding.

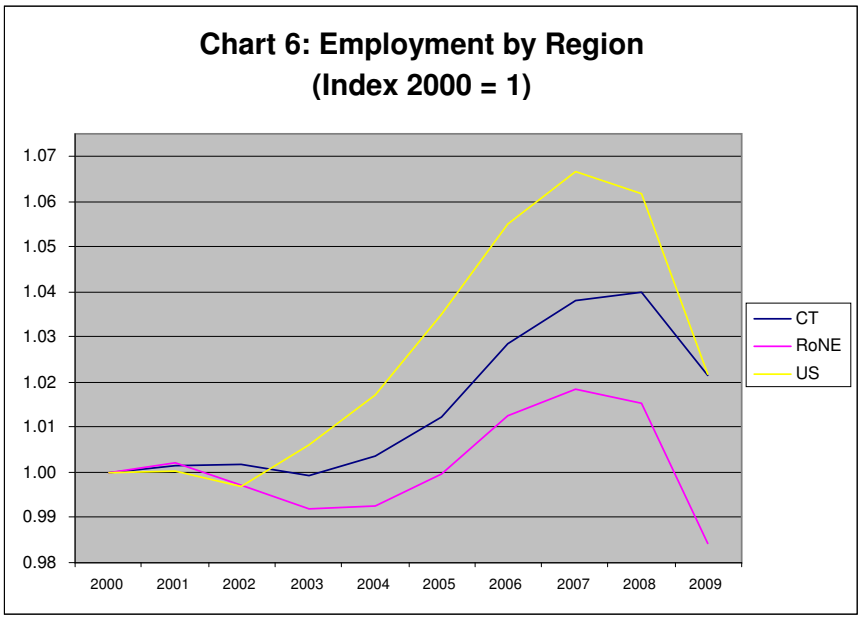
Sources: Bureau of Labor Statistics, and U.S. Census Population Estimates Program - data for 2009

Chart 5 compares labor force in the larger regional context, and again, uses an indexed comparison due to difference in size of absolute data between regions. Labor force changes in each region reflect population change over time. While Connecticut's labor force changes faster than the rest of New England, it lags behind the overall rate of change for the entire United States.



**RoNE (rest of New England)*
Source: Bureau of Labor Statistics

Chart 6 tracks employment changes at the regional level. Often employment change can be a leading indicator of labor force movement. This is due to the fact that increased demand for employment can induce people to become more optimistic about employment opportunity and to be more willing to re-enter the labor force. The data in Chart 6 reflects recovery from the most recent cycle of recession in the United States (2000-04), and illustrates the common trend of Connecticut to respond to adverse economic conditions more severely and for a longer period than the rest of the country.



Source: Bureau of Labor Statistics

Table 7 provides a breakdown of Connecticut employment by industry at the two-digit North American Industry Classification System (NAICS) level. Two of the state's three largest sectors – manufacturing and retail trade— have experienced declines in employment over the last year, while the healthcare industry experienced employment increase during the same period. In 2009, those areas accounted for over 36.8% of the state's total employment. The largest sector, total government, comprised 15.3% of the state's total employment in 2009.

Table 7: Connecticut Employment by Industry			
NAICS Code	**Industry**	**Annual Average Employment**	**% of Total**
	Statewide Total	**1,615,355**	**100.0%**
11	Agriculture, forestry, fishing and hunting	4,633	0.3%
21	Mining	628	0.0%
22	Utilities	6,643	0.4%
23	Construction	54,527	3.4%
31-33	Manufacturing	171,207	10.6%
42	Wholesale trade	65,003	4.0%
44-45	Retail trade	178,501	11.1%
48-49	Transportation and warehousing	39,189	2.4%
51	Information	34,977	2.2%
52	Finance and insurance	118,355	7.3%
53	Real estate and rental and leasing	19,201	1.2%
54	Professional and technical services	87,111	5.4%
55	Management of companies and enterprises	27,611	1.7%
56	Administrative and waste management	75,690	4.7%
61	Educational services	51,888	3.2%
62	Health care and social assistance	243,208	15.1%
71	Arts, entertainment, and recreation	23,552	1.5%
72	Accommodation and food services	110,123	6.8%
81	Other services, except public administration	56,797	3.5%
	Total government	246,406	15.3%
99	Nonclassifiable establishments	105	0.0%

Source: Connecticut Department of Labor Office of Research, Labor Market Information (2009 QCEW Program Data)

Business Characteristics – In addition to looking at populations and labor markets in aggregate, it is important to assess the composition of firms within the economy. The 2007 "Survey of Business Owners" (most recent year available) reports that Connecticut is home to thousands of firms of various sizes and characteristics (see Table 8).

Table 8: Business Characteristics Overview	
	# of Firms
Total firms statewide with paid employees	**73,616**
Firms by gender of ownership	
Female	10,403
Male	46,121
Equally male-/female-owned	8,177
Firms by race of ownership	
White	60,205
Black	860
American Indian and Alaska Native	91
Firms by race of ownership	
Asian	3,383
Native Hawaiian and Other Pacific Islander	4
Hispanic/Non-Hispanic Ownership	
Hispanic	1,435
Equally Hispanic and Non-Hispanic	310
Non-Hispanic	62,957

Source: U.S. Census Bureau, 2007 Survey of Business Owners

It is interesting to note that in 2007 the overwhelming majority of firms in Connecticut were small firms with fewer than 100 employees. Not only were a large majority of Connecticut firms fewer than 100 employees in size, but in fact, over half employed fewer than five people. Cultivating a dynamic culture for small businesses and entrepreneurs is important to the overall health of the economy. Table 9 provides a more granular breakout of the sizes of Connecticut firms.

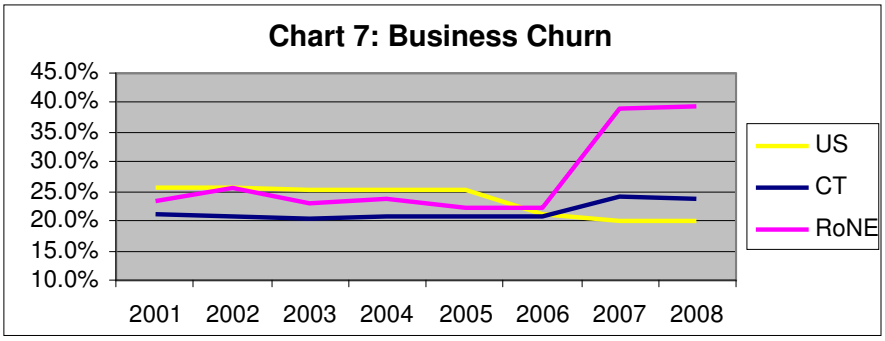
Table 9: Connecticut Firms by Size	
Employment size of enterprise	**Number of Firms**
Firms with 0 to 4 employees	43,546
Firms with 5 to 9 employees	13,782
Firms with 10 to 19 employees	8,503
Firms with 20 to 99 employees	7,295
Firms with 100 to 499 employees	1,961
Firms with 500 to or more	2,041
All Firms	**77,128**

Source: U.S. Small Business Administration, Office of Advocacy, 2007 Census data

In addition to the distribution of the size and characteristics of firms, business churn is an important indicator of economic health, as it signifies growth and productivity.
Business churn is defined as:

(firm birth + firm death) / total firms

It reflects new businesses that bring innovative ideas to an economy and replace old businesses that fail to satisfy market needs (see Chart 7).



Source: U.S. Small Business Administration, Office of Advocacy

Manufacturing Analysis – The manufacturing sectors of an economy are tracked with particular interest due to two characteristics of these types of industries. First, manufacturing sector jobs traditionally have been associated with high value added, a measure of an economic region's standard of living. Second, manufacturing sectors incorporate more parts of the supply chain meaning that they have a high degree of interrelation with other sectors in the local economy. Both of these factors have become less and less substantial due to the globalization of markets and the stretching of the supply chain.

Table 10 shows employment and payroll for all manufacturing workers; and employment and wages of production workers; value added, cost of materials; and value of shipments for all manufacturing sectors across regions.

Table 10: Manufacturing Statistics by Region

	Connecticut	RoNE	U.S.
Manufacturing Emp.	177,313	493,019	12,781,169
Total Payroll ($1,000)	9,983,017	26,014,258	607,446,717
Production Mfg Emp.	107,774	305,575	8,872,902
Total Wages ($1,000)	4,833,888	12,085,720	343,373,530
Value Added ($1,000)	33,823,120	76,972,900	2,274,366,727
Cost of Materials ($1,000)	23,126,880	64,565,210	3,213,707,792
Value of Shipments ($1,000)	56,616,657	141,276,346	5,486,265,506

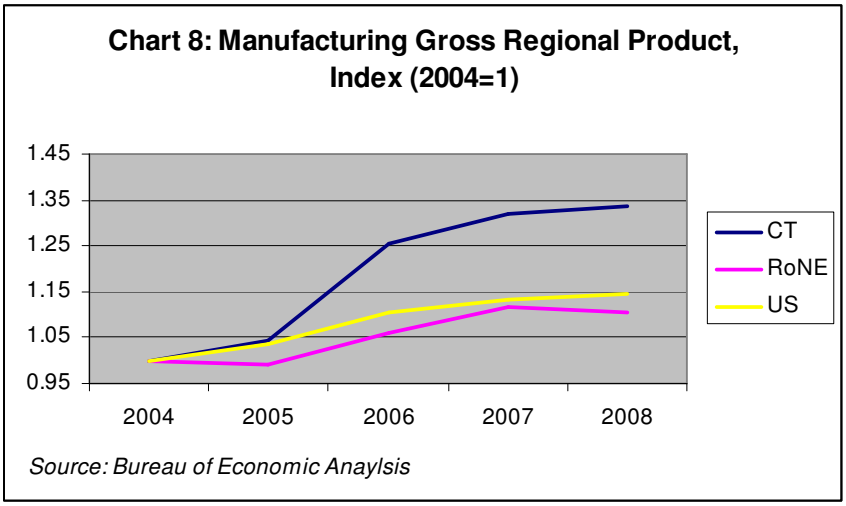
Source: U.S. Census Bureau 2008 Annual Survey of Manufactures

Table 11 presents Connecticut and national manufacturing employment levels and the relative portion of total manufacturing employment, by the North American Industry Classification System (NAICS) industry codes.

Table 11: Manufacturing Employment by Sector CT vs. U.S.					
3-Digit NAICS Sector		CT Emp.	Rel % of Mfg		U.S. Emp.
			CT	U.S.	
311	Food	6,232	4%	11%	1,437,833
312	Beverage & tobacco product	----	----	1%	152,846
313	Textile mills	975	1%	1%	135,575
314	Textile product mills	1,214	1%	1%	136,297
315	Apparel	----	----	1%	148,859
316	Leather & allied product	----	----	0%	31,692
321	Wood product	1,417	1%	4%	461,621
322	Paper	4,012	2%	3%	403,200
323	Printing & related support activities	8,793	5%	5%	605,865
324	Petroleum & coal products	----	----	1%	105,926
325	Chemical	7,312	4%	6%	780,127
326	Plastics & rubber products	7,950	4%	6%	796,457
327	Nonmetallic mineral product	3,562	2%	3%	443,370
331	Primary metal	3,811	2%	3%	418,347
332	Fabricated metal product	33,889	19%	12%	1,572,687
333	Machinery	14,942	8%	9%	1,127,351
334	Computer & electronic product	15,987	9%	8%	1,034,107
335	Electrical equipment, appliance, & component	10,959	6%	3%	411,852
336	Transportation equipment	41,723	24%	12%	1,474,399
337	Furniture & related product	3,342	2%	4%	459,835
339	Miscellaneous	9,475	5%	5%	642,921

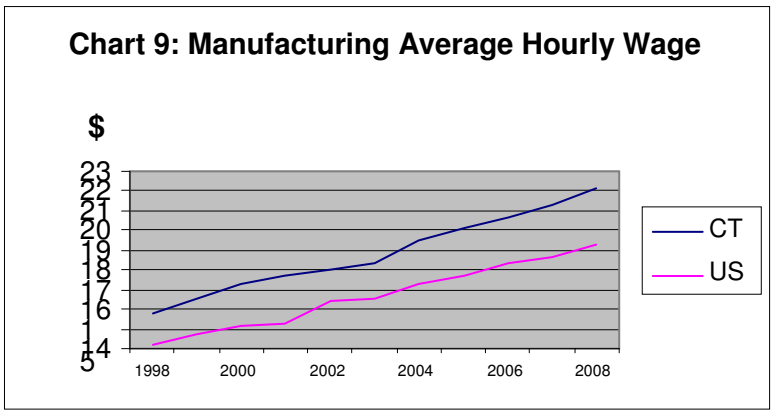
Source: 2006 Annual Survey of Manufacturers

Manufacturing Gross Regional Product (GRP) is the total value of finished manufacturing goods and services sold in a particular region. Chart 8 shows how GRP changes over time for Connecticut's manufacturing sector as being consistently above the rest of New England and the national average during the period of 2004 and 2009.



Recent gains in productivity growth due to technological advances and streamlining of processes in the face of more global competition were buffered by the 2009 contraction of the U.S. national economy. Nevertheless, Connecticut continued to fair better than the rest of New England and the nation.

Chart 9 shows the trend in the state's average hourly manufacturing wages, consistently above the national average for the past 10 years.



Source: U.S. Census Bureau 2008 Annual Survey of Manufactures

Chart 10 tracks the average weekly hours worked by manufacturing sector workers. While the average manufacturing workweek fluctuated due to significant and widespread job losses, for the most part the state's manufacturing sectors have managed to work at or above national levels.

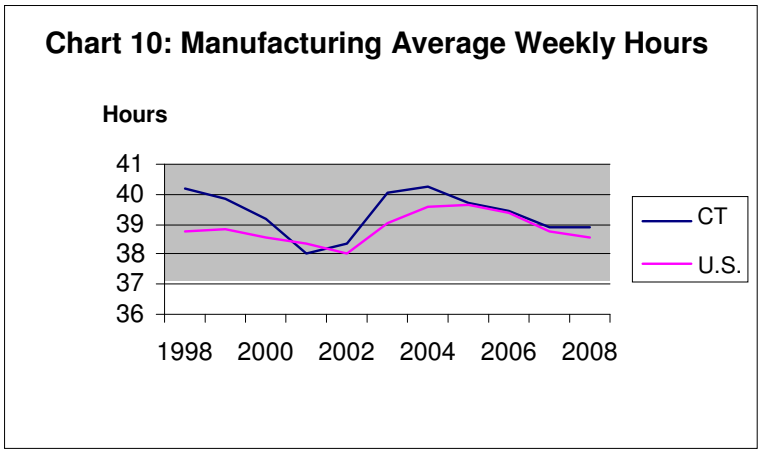
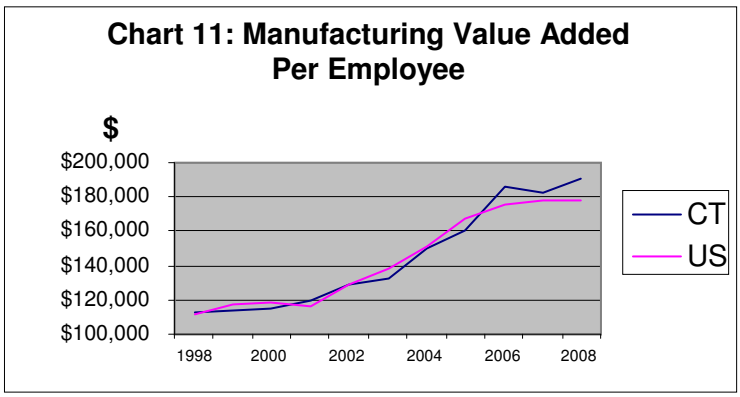


Chart 11 illustrates the state and national trends in value added to a manufactured product per employee over the past decade.



Source: U.S. Census Bureau 2008 Annual Survey of Manufactures

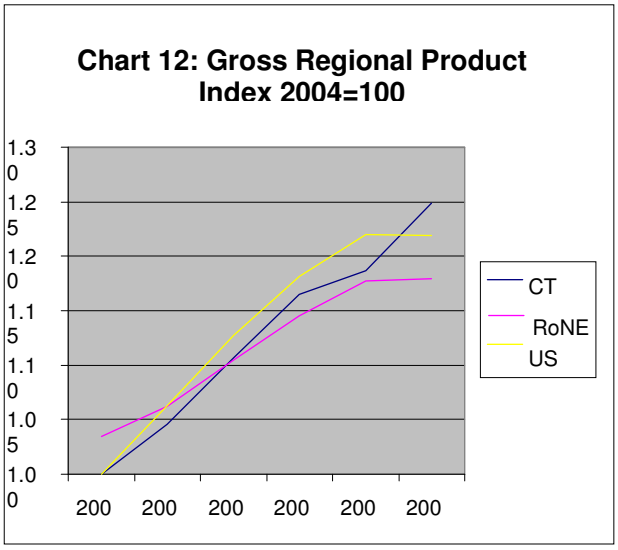
Gross Regional Product (GRP) is important as an economic indicator because it captures the end result of a long chain of conversions of raw materials with value added at each step until it is sold to the final user. Along with illustrating the productive capabilities of a region, it also marks the wealth associated with this process.

In Table 12, GRP is broken out by both region and industry. The percentage of total GRP of each industry is included to compare industry composition across regions. In 2009, Connecticut continued to have a strong finance and insurance industry base relative to the U.S. average.

Table 12: 2009 Gross Regional Product (millions of current $)						
Industry	**CT**	**% of Total**	**Rest of NE**	**% of Total**	**U.S.**	**% of Total**
Agriculture, forestry, fishing and hunting	$339	0.1%	(D)	(D)	$136,413	1.0%
Mining	$52	0.0%	(D)	(D)	$231,312	1.6%
Utilities	$3,784	1.7%	$8,913	1.6%	$269,220	1.9%
Construction	$6,370	2.8%	$19,290	3.5%	$578,329	4.1%
Manufacturing	$25,989	11.4%	$50,894	9.3%	$1,568,589	11.1%
Wholesale Trade	$11,540	5.1%	$28,751	5.2%	$793,309	5.6%
Retail Trade	$11,369	5.0%	$29,876	5.4%	$842,249	6.0%
Transportation/warehousing, excl. Postal Svc.	$3,511	1.5%	$9,011	1.6%	$393,893	2.8%
Information	$8,254	3.6%	$23,186	4.2%	$622,502	4.4%
Finance and Insurance	$41,926	18.4%	$57,288	10.4%	$1,197,958	8.5%
Real estate, rental and leasing	$32,969	14.5%	$79,535	14.5%	$1,859,833	13.1%
Professional and technical services	$16,680	7.3%	$54,789	10.0%	$1,077,516	7.6%
Management of companies / enterprises	$5,461	2.4%	$10,599	1.9%	$252,047	1.8%
Administrative and waste services	$5,434	2.4%	$14,247	2.6%	$394,354	2.8%
Educational services	$3,907	1.7%	$13,797	2.5%	$152,683	1.1%
Health care and social assistance	$17,284	7.6%	$54,557	9.9%	$1,036,148	7.3%
Arts, entertainment and recreation	$1,836	0.8%	$4,956	0.9%	$137,863	1.0%
Accommodation and food services	$4,326	1.9%	$16,153	2.9%	$407,736	2.9%
Other services, except government	$4,861	2.1%	$13,636	2.5%	$360,580	2.5%
Government	$21,514	9.5%	$57,299	10.4%	$1,827,029	12.9%
Total	**$227,405**	**100%**	**$549,150**	**100%**	**$14,150,826**	**100%**

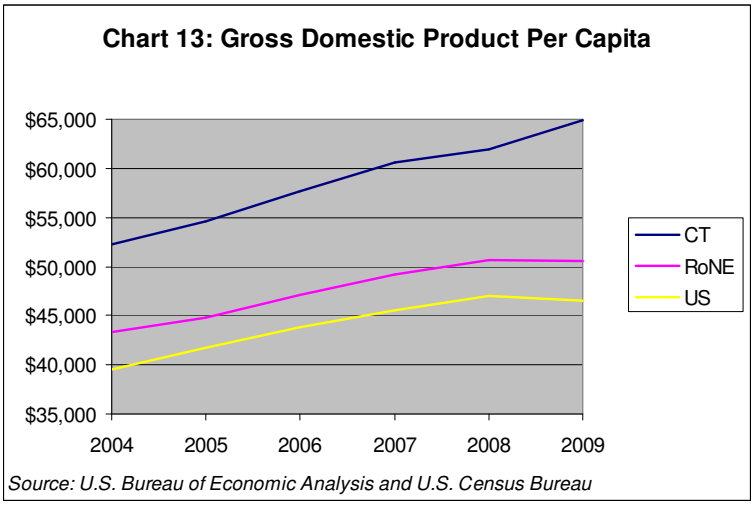
(D) Not shown in order to avoid the disclosure of confidential information; estimates are included in higher level totals.
Numbers may not sum due to rounding.
Source: U.S. Bureau of Economic Analysis, Regional Economic Accounts, 2009 Gross Domestic Product by State

Chart 12 compares indexed levels of GRP of Connecticut, the rest of New England states and the United States.



**RoNE (rest of New England)*
Source: U.S. Bureau of Economic Analysis

As GRP is often seen as an aggregate measure of productive capabilities in an economy and as a sign of the overall wealth of an economy, per capita GRP can be useful as a means to compare the relative wealth creation of different size economies. Chart 13 shows that Connecticut's per capita GRP greatly surpasses the U.S. average and that of the rest of New England. It should be noted that the per capita GRP of Connecticut is 40% greater than the U.S. average.



Business Costs – As economic competition grows in geographic scope, the relative cost advantage for businesses becomes a more important part of location decisions. One of the largest components of business cost is taxes. Table 13 lists the most significant types of state taxes and shows how various states rank relative to each other.

Table 13: State Tax Rates and Ranks

State	Personal Income		Corporate Income		Sales		Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
ALABAMA	3.5	17	6.5	26	4	7	18	11
ALASKA	0	1	5.2	16	0	1	8	1
ARIZONA	3.565	20	6.968	31	5.6	25	18	11
ARKANSAS	4	24	3.75	7	6	27	21.5	26
CALIFORNIA	5.4	41	8.84	45	8.25	51	18	11
COLORADO	4.63	31	4.63	11	2.9	6	22	27
CONNECTICUT	**4.75**	**35**	**7.5**	**36**	**6**	**27**	**25**	**39**
DELAWARE	4.575	30	8.7	43	0	1	23	29
DIST. OF COLUMBIA	6.25	45	9.975	50	6	27	20	19
FLORIDA	0	1	5.5	18	6	27	16	4

Table 13 (continued): State Tax Rates and Ranks								
State	Personal Income		Corporate Income		Sales		Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
GEORGIA	3.5	17	6	19	4	7	16.8	6
HAWAII	6.2	44	5.4	17	4	7	17	7
IDAHO	4.7	33	7.6	37	6	27	26	40
ILLINOIS	3	10	7.3	35	6.25	40	20.1	22
INDIANA	3.4	15	8.5	40	7	46	18	11
IOWA	4.67	32	9	46	6	27	21	23
KANSAS	4.975	37	4	8	5.3	22	24	32
KENTUCKY	4	24	5	13	6	27	24.1	34
LOUISIANA	4	24	6	19	4	7	20	19
MAINE	5.25	39	6.215	24	5	17	29.5	45
MARYLAND	4.125	28	8.25	39	6	27	23.5	31
MASSACHUSETTS	5.3	40	8.75	44	6.25	40	21	23
MICHIGAN	4.35	29	4.95	12	6	27	19	17
MINNESOTA	6.6	48	9.8	49	6.875	45	27.1	42
MISSISSIPPI	4	24	4	8	7	46	18.4	15
MISSOURI	3.75	21	6.25	25	4.225	14	17.55	10
MONTANA	3.95	23	6.75	29	0	1	27	41
NEBRASKA	4.7	33	6.695	28	5.5	23	27.7	43
NEVADA	0	1	0	1	6.85	44	24.055	34
NEW HAMPSHIRE	0	1	8.5	40	0	1	19.625	18
NEW JERSEY	6.075	42	9	46	7	46	14.5	3
NEW MEXICO	3.3	13	6.2	23	5	17	18.875	16
NEW YORK	6.485	47	7.1	32	4	7	24.4	36
NORTH CAROLINA	6.875	50	6.9	30	5.75	26	30.8	46
NORTH DAKOTA	3.35	14	4.25	10	5	17	23	29
OHIO*	3.429	16	0.26	5	5.5	23	28	44
OKLAHOMA	3	10	6	19	4.5	15	17	7
OREGON	8	51	7.25	33	0	1	24	33
PENNSYLVANIA	3.07	12	9.99	51	6	27	31.2	48
RHODE ISLAND	6.85	49	9	46	7	46	31	47
SOUTH CAROLINA	3.5	17	5	13	6	27	16	4
SOUTH DAKOTA	0	1	0	1	4	7	22	27
TENNESSEE	0	1	6.5	26	7	46	21.4	25
TEXAS	0	1	1	6	6.25	40	20	19
UTAH	5	38	5	13	4.7	16	24.5	37
VERMONT	6.25	45	7.25	33	6	27	24.5	37
VIRGINIA	3.875	22	6	19	5	17	17.5	9
WASHINGTON	0	1	0	1	6.5	43	37.5	51
WEST VIRGINIA	4.75	35	8.5	40	6	27	32.2	48
WISCONSIN	6.175	43	7.9	38	5	17	32.9	50
WYOMING	0	1	0	1	4	7	14	2

* Ohio imposes a corporate Commercial Activity Tax (CAT) plus 0.26% of gross receipts over $1 million

Source: Federation of Tax Administrators 2010

Wages and Income – Though GRP is sometimes used as a measure of economic wealth in a region, it still represents final goods sold and services by firms (and

government product) and does not represent the dollars earned by households. Wages and income are the monetary compensation for labor and serve as better indicators of wealth generation at the household level.

In Table 14 wages are tracked at county and industry levels. Wage differences across counties may reflect the differences in sub-sector mix among major industries, differences in quality of workers (productivity, educational attainment, etc.) and labor market forces. Wage differences across industry usually reflect higher specialization, more complex skill sets or higher value added needed for a particular job.

Table 14: Annual Average Wage by County and Industry

Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
11	Agriculture, forestry, fish, & hunt	$37,045	$27,306	$25,825	*	$26,776	$31,271	$30,772	$22,815
21	Mining	$68,624	$53,808	*	*	*	$56,340	$47,762	*
22	Utilities	$125,487	$92,514	$99,031	$92,940	$87,292	*	*	$95,288
23	Construction	$57,974	$60,939	$55,549	$51,952	$57,919	$53,490	$54,533	$47,267
31-33	Manufacturing	$86,719	$68,903	$50,019	$65,444	$61,275	$82,271	$47,348	$49,368
42	Wholesale trade	$102,638	$64,373	$59,353	$56,806	$65,164	$74,152	$72,529	$56,295
44-45	Retail trade	$37,330	$28,118	$29,318	$27,770	$27,261	$25,756	$27,480	$26,113
48-49	Transportation & warehousing	$61,455	$40,466	$32,488	$39,930	$41,149	$44,851	$22,958	$39,310
51	Information	$81,310	$73,795	$48,005	$51,922	$62,321	$47,292	$52,194	$42,089
52	Finance & insurance	$219,920	$94,811	$51,636	$80,334	$70,844	$54,449	$54,679	$44,593
53	Real estate & rental and leasing	$72,433	$44,589	$41,950	$36,968	$43,468	$39,561	$33,580	$27,740
54	Professional & technical services	$98,895	$77,677	$51,073	$65,260	$79,134	$93,107	$57,401	$59,828
55	Management of companies & enterprises	$172,395	$115,613	$44,736	$88,309	$100,652	$43,059	*	$45,840
56	Administrative & waste management	$47,215	$37,631	$27,696	$31,450	$31,894	$34,400	$33,040	$27,375
61	Educational services	$46,154	$41,883	$42,365	$56,533	$64,048	$40,794	$21,690	$41,208
62	Health care & social assistance	$51,305	$47,650	$40,673	$43,754	$45,927	$44,400	$37,560	$36,837
71	Arts, entertainment & recreation	$34,260	$20,085	$23,881	$28,195	$19,379	$24,504	$14,961	$13,364

Table 14 (continued): Annual Average Wage by County and Industry									
Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
72	Accommodation & food services	$21,585	$16,924	$16,342	$17,761	$16,224	$18,050	$15,381	$15,053
81	Other services, except pub administration	$32,186	$32,094	$24,733	$26,866	$27,906	$25,863	$29,220	$25,001
	Total government	$56,315	$59,821	$48,135	$58,369	$55,320	$43,775	$53,274	$42,683
99	Nonclassifiable establishments	$56,032	$63,598	*	*	*	*	*	*
	County Average	$77,080	$56,328	$40,462	$48,851	$48,681	$47,235	$41,812	$37,954

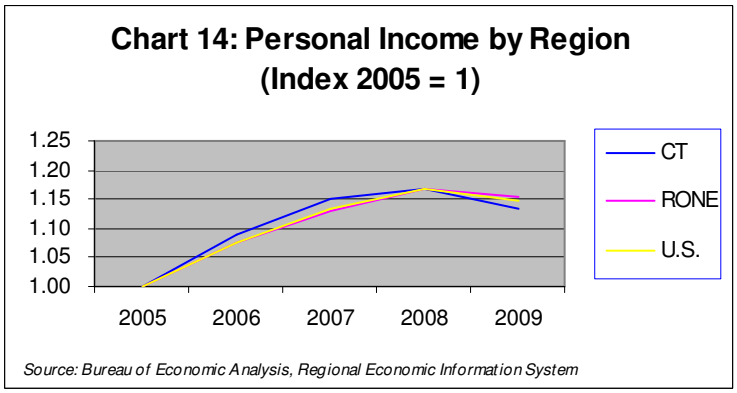
Source: Connecticut Department of Labor, 2009 QCEW Program Data

Table 15 compares personal income between Connecticut, the rest of New England and the United States.

Table 15: Personal Income by Region for Connecticut, Rest of New England and U.S. (in thousands of dollars)					
	2005	**2006**	**2007**	**2008**	**2009**
Connecticut	$168,665,736	$183,819,955	$194,068,458	$197,023,620	$191,384,944
Rest of NE	$433,647,096	$465,934,454	$490,767,942	$505,942,826	$501,156,525
United States	$10,476,669,000	$11,256,516,000	$11,879,836,000	$12,225,589,000	$12,015,534,968
Index 2005=100	**2005**	**2006**	**2007**	**2008**	**2009**
CT	1.00	1.09	1.15	1.17	1.13
RONE	1.00	1.07	1.13	1.17	1.16
U.S.	1.00	1.07	1.13	1.17	1.15

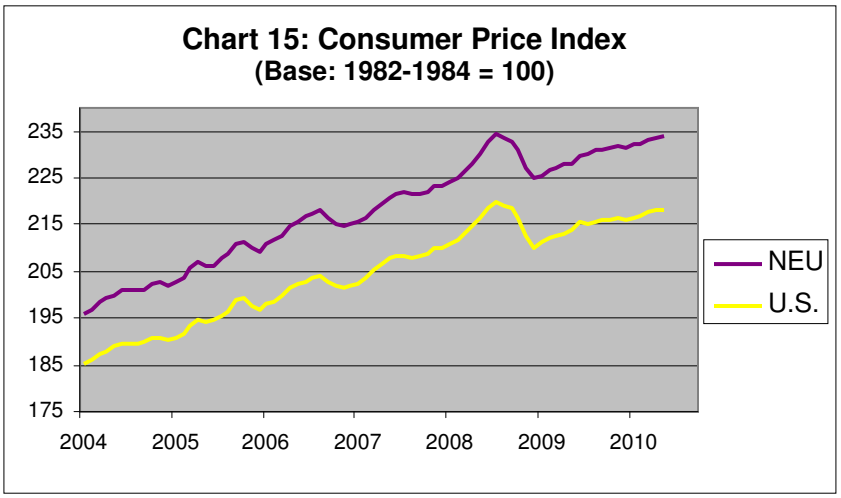
Source: Bureau of Economic Analysis

Chart 14 displays indexed income at the aggregate level and shows that Connecticut has been outpacing the rest of New England and the United States in personal income growth through 2008. In 2009, personal income grew at a slower pace due to the weaker economy.



Price and Inflation – Changes to the costs of goods affect both households and businesses. In regard to income and wages, growth in nominal wages may be offset by increased costs of everyday goods such as gas, food, or clothing. If wages do not grow at least as fast as prices, then households lose purchasing power and their standard of living decreases.

Chart 15 tracks the changes in the Consumer Price Index (CPI), the measure~~s~~ of price level changes over time, for the Northeast Urban areas and the U.S. city average. The prices in the two regions follow a similar path from 2004 through to 2010. The aggregate level of prices in the Northeast urban areas is clearly higher than U.S. cities on average.



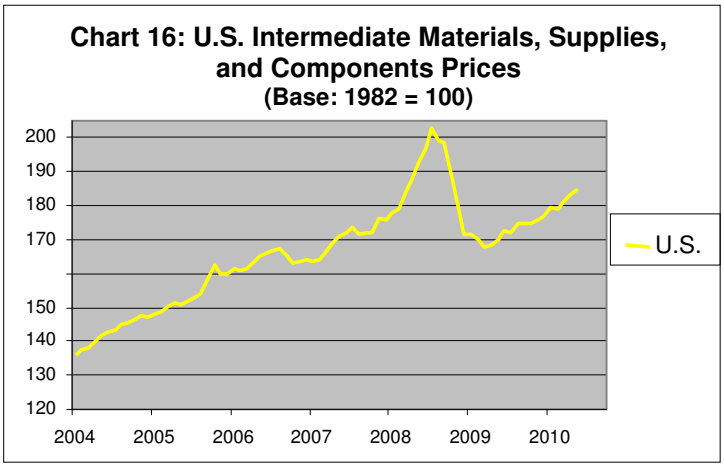
Note: Data to May 2010
Source: Bureau of Labor Statistics

The CPI tracks prices for a bundle of goods that is developed from detailed expenditure information provided by families and individuals on what they actually bought. The CPI represents all goods and services purchased for consumption by the reference population and the Bureau of Labor Statistics has classified all expenditure items into more than 200 categories, arranged into eight major groups. Major groups and examples of categories in each are as follows:

- food and beverages (breakfast cereal, milk, coffee, chicken, wine, service meals and snacks);
- housing (rent of primary residence, owners' equivalent rent, fuel oil, bedroom furniture);
- apparel (shirts and sweaters, dresses, jewelry);

- transportation (new vehicles, airline fares, gasoline, motor vehicle insurance);
- medical care (prescription drugs and medical supplies, physicians' services, eyeglasses and eye care, hospital services);
- recreation (televisions, pets and pet products, sports equipment, admissions);
- education and communication (college tuition, postage, telephone services, computer software and accessories); and
- other goods and services (tobacco and smoking products, haircuts and other personal services, funeral expenses).

While households must conform wages and income to changes in the prices of goods they buy, businesses also confront changes to their intermediate input costs. The Producer Price Index (PPI) is the corollary index for measuring changes to prices in intermediate markets. For example, if the price of raw steel increases on the world market, the PPI will reflect the increased cost to construction firms (see Chart 16).



Note: Data to May 2010
Source: Bureau of Labor Statistics

2. Foreign Direct Investment and Exports

Overview of Foreign Direct Investment in Connecticut

Foreign Direct Investment (FDI) is any major investment by foreign companies, such as construction of new plants or ownership of property and equipment in the United States. FDI is important as it creates new jobs and leads to the adoption of advanced new technologies and workforce practices.

According to the Bureau of Economic Analysis (BEA) and the Organization for International Investment, U.S. subsidiaries of foreign companies employ close to 100,000 Connecticut workers. The proportion of Connecticut jobs supported by U.S. subsidiaries is significant, as U.S. subsidiaries provide the livelihood of 7% of Connecticut's total workforce. Thirteen percent of manufacturing jobs in Connecticut are supported by U.S. subsidiaries, with U.S. subsidiaries supporting over 24,000 manufacturing jobs in the state. Nationally, U.S. subsidiaries employ 5.5 million workers, or 4.7% of the private sector workforce. U.S. subsidiaries represent 11% of U.S. manufacturing jobs.

Overview of Connecticut Exports

Foreign exports are an engine of growth and an important contributor to gross domestic product. Exports act as a job multiplier and sustain and create jobs via their trickle-down effect on the economy. Given the current economic climate, increasing exports is not only a means of job creation, but also a vehicle to spur regional economic growth and recovery.

According to the World Institute for Strategic Economic Research (WISER), Connecticut commodity exports totaled $14.02 billion in 2009, based on Harmonized System (HS) figures. This represents an 8.4% decrease from the $15.31 billion in exports recorded in 2008. In 2009, Connecticut's top five export commodities were (1) aircraft, spacecraft and parts thereof; (2) industrial machinery, including computers; (3) electric machinery, sound equipment, TV equipment, parts; (4) optic, photo, medical or surgical instruments and (5) cereals. Among the top five export commodities, aircraft, spacecraft and parts thereof experienced the greatest growth, increasing 286.6%, from $1.59 billion in 2008 to $6.15 billion in 2009. Aircraft, spacecraft, and parts thereof, accounted for 44% of the total state export value in 2009. The top five commodities combined accounted for 73% of total commodity export value in 2009.

In 2009, Canada was dethroned as Connecticut's top trade partner and was replaced by France. Rounding out the state's other top trade partners were Canada, Germany, Mexico, China, the United Kingdom, Korea, Singapore, Japan, and Saudi Arabia, ranking 2-10 respectively. The HS export values of the combined top five countries accounted for 47% of state total export value in 2009.

Although Connecticut is small geographically, the state's export sector is sizable. After several years of double-digit percentage growth, Connecticut's annual export commodities (excluding services) decreased 8.4% from a record high of $15.31 billion in 2008 to $14.02 billion in 2009, mainly due to the economic forces of the global recession. It is important to note, however, that this data paints a conservative picture of Connecticut's export story as it omits exported services, as the collection of such service data is inexact and tenuous. Connecticut is not alone in this particular service data gap—all U.S. states face this issue. With a significant concentration of financial and insurance services, Connecticut's commodity exports may significantly under-represent Connecticut's overall export products, volume and market.

The HS value of U.S. export commodities amounted to more than $1.06 trillion in 2009, an 18.7% decrease from 2008. In 2009, Connecticut's commodity exports as a percentage of total U.S. commodity exports were 1.3%.

During his January 2010 State of the Union address, President Obama announced a goal of doubling U.S. exports over the next five years. To reach this goal, the President unveiled a National Export Initiative (NEI). The NEI focuses on: (1) expanding trade advocacy and educating companies about overseas market opportunities; (2) improving businesses' access to credit and (3) enforcing international trade laws and removing unfair tariff and non-tariff barriers that prevent U.S. companies from entering foreign markets.

The unpredictability of global issues in the future will impact trade relations and exports. The critical challenge facing exports in 2010 depends on how a prolonged economic recession will affect Connecticut and U.S. export growth. Other challenges include valuation of the U.S. dollar, particularly in comparison to the Euro. For the past few years, export growth has been fueled by the weak U.S. dollar in that it has made U.S. products more affordable and attractive to overseas buyers.

Until recently, exports have held a long-term upward trend. In 1998, Connecticut exports were $7.3 billion, based also on HS data. By 2009, Connecticut commodity exports had doubled to $14.02 billion, despite the decrease between 2008 and 2009 as shown below in Table 16.

Table 16: CT vs. U.S. Exports				
	CT Export Values	% Change	U.S. Export Values	% Change
1997	$7,058,104,203	------	$687,597,998,554	
1998	7,297,092,419	3.39%	680,474,247,508	-1.04%
1999	7,231,227,907	-0.90%	692,820,620,412	1.81%
2000	8,046,838,282	11.28%	780,418,627,647	12.64%
2001	8,610,434,400	7.00%	731,025,906,239	-6.33%
2002	8,313,390,369	-3.45%	693,257,299,708	-5.17%
2003	8,136,442,912	-2.13%	723,743,176,992	4.40%
2004	8,559,237,269	5.20%	817,935,848,814	13.01%
2005	9,687,291,825	13.78%	904,379,818,171	10.57%
2006	12,238,324,203	26.33%	1,037,142,972,794	14.68%
2007	13,719,049,174	12.11%	1,162,708,293,437	12.11%
2008	15,313,059,446	10.97%	1,300,135,649,517	11.84%
2009	14,021,952,584	-8.43%	1,056,931,975,877	-18.77%

Source: World Institute for Strategic Economic Research (WISER)

As the economy becomes increasingly globalized, exports will continue to be a catalyst for growth in Connecticut and the United States. As such, the importance of exports to the economy cannot be overemphasized.

In 2009, Connecticut exports were approximately 6% of the state economy as measured by the Gross State Product (GSP). Table 17 shows that from 1997-2009, exports averaged 5.42% of Connecticut's economy, while they averaged 7.67% of the nation's economy.

Table 17: CT vs. U.S. Export Share						
	CT			U.S.		
	Export Values*	GSP*	% Share	Export Values*	GDP*	% Share
1997	$7,058	$137,698	5.13%	$687,598	$8,237,994	8.35%
1998	7,297	145,373	5.02%	680,474	8,679,657	7.84%
1999	7,231	150,303	4.81%	692,821	9,201,138	7.53%
2000	8,047	160,436	5.02%	780,419	9,749,103	8.01%
2001	8,610	165,025	5.22%	731,026	10,058,168	7.27%
2002	8,313	166,073	5.01%	693,257	10,398,402	6.67%
2003	8,136	169,885	4.79%	723,743	10,886,172	6.65%
2004	8,559	182,112	4.70%	817,936	11,607,041	7.05%
2005	9,687	190,499	5.01%	904,380	12,339,002	7.33%
2006	12,238	201,635	6.07%	1,037,143	13,090,776	7.92%
2007	13,719	212,252	6.46%	1,162,708	13,715,741	8.48%
2008	15,313	216,174	7.08%	1,300,136	14,165,565	9.18%
2009	13,978	227,405	6.14%	1,056,042	14,150,826	7.46%
Average			**5.42%**			**7.67%**

* = Values in millions of dollars.

Source: WISER & U.S. Bureau of Economic Analysis

In 2009, aircraft, spacecraft, and parts, thereof, led in export values of $6.15 billion, a 286.6% increase from the $1.59 billion recorded in 2008. However, it should be noted that in January 2009, the U.S. Census Bureau's Foreign Trade Division began suppressing export data for certain commodity classifications related to the aircraft industry. Simply put, certain commodities were taken out of previously assigned commodity categories and recoded into other commodity classifications. For example, this is the case for turbojets, which formerly was coded as "industrial machinery" but is now part of the "aircraft, spacecraft and parts thereof" category. Such reclassification may affect 2009's export volumes and percent changes as shown below in Table 18.

Table 18: Connecticut Top 10 Exports by Commodity

Rank	Description	ANNUAL 2008 ($)	ANNUAL 2009 ($)	2008- 2009 (%)
	TOTAL ALL COMMODITIES	**$15,313,059,446**	**$14,021,952,584**	**-8.43**
1	Aircraft, Spacecraft, and Parts Thereof	$1,591,073,731	$6,151,726,134	286.64
2	Industrial Machinery, Including Computers	$6,234,803,082	$1,411,443,131	-77.36
3	Electric Machinery, Etc; Sound Equip; TV Equip; Pts	$1,280,625,597	$1,217,316,323	-4.94
4	Optic, Photo Etc. Medic or Surgical Instruments Etc.	$1,010, 387,807	$927,847,966	-8.17
5	Cereals	$284, 409, 256	$546,085,833	92.01
6	Plastics and Articles Thereof	$1,010,333,281	$505,243,716	-49.99
7	Special Classification Provisions, Nesoi	$385,445,268	$447,206,804	16.02
8	Oil Seeds Etc.; Misc Grain, Seed, Fruit, Plant Etc	$115,543,117	$393,163,754	240.27
9	Iron and Steel	$350, 569, 912	$170,325,605	-51.41
10	Paper & Paperboard & Articles (Incl Paper Pulp Artl)	$132,948, 133	$156,949,356	18.05

Data Source: WISER

Table 19 shows the mix of Connecticut's international trading partners. The year 2009 was unusual in that Connecticut's customary top trade partner, Canada, dropped from the top spot. The state's new top export partner in 2009 was France. Saudi Arabia was a new addition to the state's top ten export markets and proved to be an attractive locale from many of Connecticut's top export commodities. Connecticut exported to 198 foreign destinations in 2009.

Table 19: Connecticut Top 10 Export Destinations				
Rank	**Description**	**ANNUAL 2008 ($)**	**ANNUAL 2009 ($)**	**2008- 2009 (%)**
	TOTAL ALL PARTNER COUNTRIES	**$15,313,059,446**	**$14,021,952,584**	**-8.43**
1	France	$1,733,506,395	$2,249,706,662	29.78
2	Canada	$1,834,279,061	$1,451,146,391	-20.89
3	Germany	$1,454,378,543	$1,306,731,057	-10.15
4	Mexico	$1,045,972,436	$759,426,205	-27.4
5	China (Mainland)	$675,971,532	$754,841,236	11.67
6	United Kingdom	$875,504,630	$648,438,770	-25.94
7	Korea, Republic Of	$489,141,906	$518,601,117	6.02
8	Singapore	$657,102,624	$510,120,764	-22.37
9	Japan	$671,470,511	$484,226,149	-27.89
10	Saudi Arabia	$268,618,888	$437,591,520	62.9

Data Source: WISER

B. Connecticut Housing Environment SFY 2009-10 (Market Analysis and Needs Assessment)

1. Demographics and Labor

a. Population Growth and Distribution

Table 20 presents population estimates and growth rates for Connecticut and its eight counties. From 2000 to 2009, state population grew 3.3%, slower than that of the period of 1990 to 2000. Tolland County had the highest population growth rate of 10.3% during 2000 and 2009, while Fairfield County had the slowest population growth of 2.1%.

Table 20: Connecticut Population Estimates					
State/County	**1990**	**2000**	**2009**	**Growth Rate 1990-2000**	**Growth Rate 2000-2009**
Connecticut	**3,287,116**	**3,405,565**	**3,518,288**	3.6%	3.3%
Fairfield	827,645	882,567	901,208	6.6%	2.1%
Hartford	851,783	857,183	879,835	0.6%	2.6%
Litchfield	174,092	182,193	188,728	4.7%	3.6%
Middlesex	143,196	155,071	165,702	8.3%	6.9%
New Haven	804,219	824,008	848,006	2.5%	2.9%
New London	254,957	259,088	266,830	1.6%	3.0%
Tolland	128,699	136,364	150,461	6.0%	10.3%
Windham	102,525	109,091	117,518	6.4%	7.7%

Source: 1990 and 2000 U.S. Census, and 2009 Population Estimates

Table 21 displays historical population estimates for Connecticut's 169 towns. One observes that several municipalities have gained population while others, both large and small, have lost population (for example, Bridgeport, New Haven and Norfolk). This is likely a continuing consequence of the urban population's flight to suburbia as well as the aging and out-migration of young people. Retired persons who remain in the state may move to retirement communities as they downsize and economize on operational costs. Other retirees leave for warmer climates. Young people between the ages of 25 and 44 leave for many reasons but anecdotal evidence points to Connecticut's cost of living (housing, energy and taxes) and the availability of abundant job opportunities elsewhere.

Table 21: Connecticut Population Estimates by Town

Town	1990	2000	2009	Town	1990	2000	2009
Andover	2,540	3,036	3,210	Franklin	1,810	1,835	1,906
Ansonia	18,403	18,554	18,514	Glastonbury	27,901	31,876	33,353
Ashford	3,765	4,098	4,470	Goshen	2,329	2,697	3,244
Avon	13,937	15,832	17,357	Granby	9,369	10,347	11,220
Barkhamsted	3,369	3,494	3,692	Greenwich	58,441	61,101	62,368
Beacon Falls	5,083	5,246	5,866	Griswold	10,384	10,807	11,508
Berlin	16,787	18,215	20,467	Groton	45,144	39,907	39,551
Bethany	4,608	5,040	5,582	Guilford	19,848	21,398	22,469
Bethel	17,541	18,067	18,534	Haddam	6,769	7,157	7,954
Bethlehem	3,071	3,422	3,577	Hamden	52,434	56,913	58,119
Bloomfield	19,483	19,587	20,696	Hampton	1,578	1,758	2,144
Bolton	4,575	5,017	5,155	Hartford	139,739	121,578	124,060
Bozrah	2,297	2,357	2,466	Hartland	1,866	2,012	2,087
Branford	27,603	28,683	29,014	Harwinton	5,228	5,283	5,596
Bridgeport	141,686	139,529	137,298	Hebron	7,079	8,610	9,304
Bridgewater	1,654	1,824	1,889	Kent	2,918	2,858	2,960
Bristol	60,640	60,062	61,027	Killingly	15,889	16,472	17,828
Brookfield	14,113	15,664	16,680	Killingworth	4,814	6,018	6,522
Brooklyn	6,681	7,173	7,977	Lebanon	6,041	6,907	7,409
Burlington	7,026	8,190	9,178	Ledyard	14,913	14,687	15,172
Canaan	1,057	1,081	1,099	Lisbon	3,790	4,069	4,256
Canterbury	4,467	4,692	5,128	Litchfield	8,365	8,316	8,686
Canton	8,268	8,840	10,125	Lyme	1,949	2,016	2,098
Chaplin	2,048	2,250	2,558	Madison	15,485	17,858	18,824
Cheshire	25,684	28,543	29,142	Manchester	51,618	54,740	56,388
Chester	3,417	3,743	3,832	Mansfield	21,103	20,720	25,268
Clinton	12,767	13,094	13,609	Marlborough	5,535	5,709	6,359
Colchester	10,980	14,551	15,685	Meriden	59,479	58,244	59,186
Colebrook	1,365	1,471	1,532	Middlebury	6,145	6,451	7,394
Columbia	4,510	4,971	5,369	Middlefield	3,925	4,203	4,257
Cornwall	1,414	1,434	1,488	Middletown	42,762	43,167	48,383
Coventry	10,063	11,504	12,307	Milford	49,938	52,305	56,424
Cromwell	12,286	12,871	13,669	Monroe	16,896	19,247	19,435
Danbury	65,585	74,848	79,743	Montville	16,673	18,546	19,910
Darien	18,196	19,607	20,292	Morris	2,039	2,301	2,341
Deep River	4,332	4,610	4,683	Naugatuck	30,625	30,989	32,019
Derby	12,199	12,391	12,385	New Britain	75,491	71,538	70,548

Table 21 (continued): Connecticut Population Estimates by Town							
Town	**1990**	**2000**	**2009**	**Town**	**1990**	**2000**	**2009**
Durham	5,732	6,627	7,469	New Canaan	17,864	19,395	20,000
East Granby	4,302	4,745	5,210	New Fairfield	12,911	13,953	14,099
East Haddam	6,676	8,333	8,941	New Hartford	5,769	6,088	6,763
East Hampton	10,428	13,352	12,766	New Haven	130,474	123,626	123,330
East Hartford	50,452	49,575	48,634	New London	28,540	25,671	26,184
East Haven	26,144	28,189	28,572	New Milford	23,629	27,121	28,505
East Lyme	15,340	18,118	19,203	Newington	29,208	29,306	29,818
East Windsor	10,081	9,818	11,041	Newtown	20,779	25,031	26,842
Eastford	1,314	1,618	1,800	Norfolk	2,060	1,660	1,658
Easton	6,303	7,272	7,383	North Branford	12,996	13,906	14,387
Ellington	11,197	12,921	14,829	North Canaan	3,284	3,350	3,366
Enfield	45,532	45,212	45,259	North Haven	22,247	23,035	23,916
Essex	5,904	6,505	6,810	North Stonington	4,884	4,991	5,272
Fairfield	53,418	57,340	57,578	Norwalk	78,331	82,951	83,802
Farmington	20,608	23,641	25,144	Norwich	37,391	36,117	36,639
Old Lyme	6,535	7,406	7,402	Stratford	49,389	49,976	48,952
Old Saybrook	9,552	10,367	10,545	Suffield	11,427	13,552	15,163
Orange	12,830	13,233	13,772	Thomaston	6,947	7,503	7,801
Oxford	8,685	9,821	12,890	Thompson	8,668	8,878	9,249
Plainfield	14,363	14,619	15,442	Tolland	11,001	13,146	14,823
Plainville	17,392	17,328	17,284	Torrington	33,687	35,202	35,408
Plymouth	11,822	11,634	12,014	Trumbull	32,016	34,243	34,918
Pomfret	3,102	3,798	4,186	Union	612	693	761
Portland	8,418	8,732	9,577	Vernon	29,841	28,063	30,182
Preston	5,006	4,688	4,955	Voluntown	2,113	2,528	2,643
Prospect	7,775	8,707	9,494	Wallingford	40,822	43,026	44,881
Putnam	9,031	9,002	9,307	Warren	1,226	1,254	1,389
Redding	7,927	8,270	8,836	Washington	3,905	3,596	3,689
Ridgefield	20,919	23,643	24,228	Waterbury	108,961	107,271	107,143
Rocky Hill	16,554	17,966	18,827	Waterford	17,930	19,152	18,897
Roxbury	1,825	2,136	2,320	Watertown	20,456	21,661	22,217
Salem	3,310	3,858	4,142	West Hartford	60,110	63,589	60,852
Salisbury	4,090	3,977	3,986	West Haven	54,021	52,360	53,007
Scotland	1,215	1,556	1,721	Westbrook	5,414	6,292	6,685
Seymour	14,288	15,454	16,320	Weston	8,648	10,037	10,199
Sharon	2,928	2,968	3,029	Westport	24,410	25,749	26,799
Shelton	35,418	38,101	40,305	Wethersfield	25,651	26,271	25,767
Sherman	2,809	3,827	4,120	Willington	5,979	5,959	6,169
Simsbury	22,023	23,234	23,648	Wilton	15,989	17,633	17,771
Somers	9,108	10,417	11,215	Winchester	11,524	10,664	10,779
South Windsor	22,090	24,412	26,258	Windham	22,039	22,857	23,733
Southbury	15,818	18,567	19,706	Windsor	27,817	28,237	29,014
Southington	38,518	39,728	42,534	Windsor Locks	12,358	12,043	12,517
Sprague	3,008	2,971	3,019	Wolcott	13,700	15,215	16,462
Stafford	11,091	11,307	11,869	Woodbridge	7,924	8,983	9,188
Stamford	108,056	117,083	121,026	Woodbury	8,131	9,198	9,700
Sterling	2,357	3,099	3,755	Woodstock	6,008	7,221	8,220
Stonington	16,919	17,906	18,513	**Connecticut**	**3,287,116**	**3,405,565**	**3,518,288**

Source: 1990 and 2000 U.S. Census and 2009 Population Estimates

b. Ethnic Composition

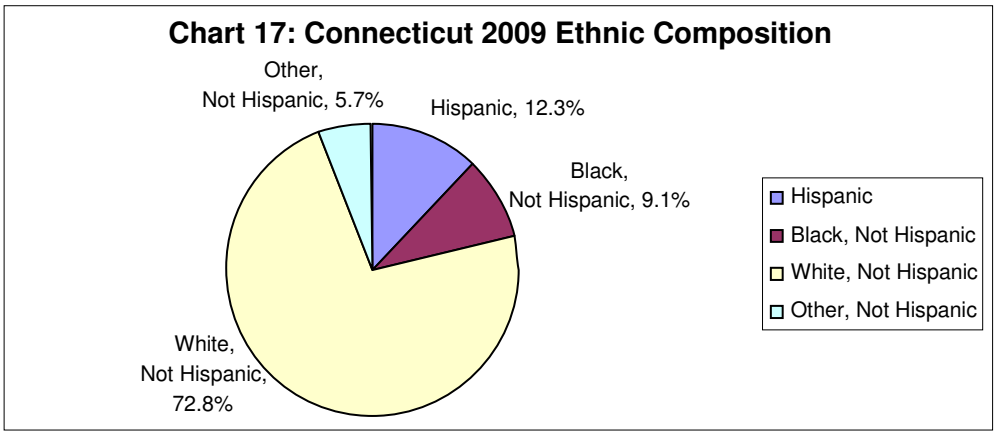
Table 22 shows the ethnic composition of the state and its counties. In 2009, Fairfield, Hartford and New Haven counties contained a larger share of Connecticut's non-white population, at 8.2%, 8.0% and 7.4% respectively.

Table 22: Connecticut Population by Race/Ethnicity

		1990	2000	2009
Fairfield	Black, Not Hispanic	75,056	86,410	88,950
	Hispanic	69,465	100,154	142,886
	Other, Not Hispanic	18,693	38,924	57,520
	White, Not Hispanic	648,672	639,103	611,852
Hartford	Black, Not Hispanic	79,106	94,693	108,177
	Hispanic	69,613	93,156	125,759
	Other, Not Hispanic	14,947	28,809	48,204
	White, Not Hispanic	343,330	614,044	597,695
Litchfield	Black, Not Hispanic	1,486	1,565	1,443
	Hispanic	1,820	2,672	7,524
	Other, Not Hispanic	1,675	4,287	6,734
	White, Not Hispanic	166,663	171,167	173,027
Middlesex	Black, Not Hispanic	5,170	6,109	7,249
	Hispanic	2,598	3,232	7,160
	Other, Not Hispanic	1,612	3,822	7,018
	White, Not Hispanic	127,777	135,681	144,275
New Haven	Black, Not Hispanic	75,148	88,675	94,662
	Hispanic	49,161	77,067	116,546
	Other, Not Hispanic	11,497	26,228	49,880
	White, Not Hispanic	642,688	604,364	586,918
New London	Black, Not Hispanic	10,123	12,215	13,411
	Hispanic	7,633	10,328	18,583
	Other, Not Hispanic	4,424	10,152	20,179
	White, Not Hispanic	219,184	214,531	214,657
Tolland	Black, Not Hispanic	1,442	1,663	4,430
	Hispanic	1,688	1,931	5,948
	Other, Not Hispanic	2,138	4,007	7,598
	White, Not Hispanic	112,651	117,710	132,485
Windham	Black, Not Hispanic	826	1,282	1,956
	Hispanic	4,039	3,575	10,065
	Other, Not Hispanic	1,102	2,835	4,104
	White, Not Hispanic	93,631	94,606	101,393
Connecticut	**Total**	**2,865,058**	**3,294,997**	**3,518,288**
	Black, Not Hispanic	248,357	292,612	320,278
	Hispanic	206,017	292,115	434,471
	Other, Not Hispanic	56,088	119,064	201,237
	White, Not Hispanic	2,354,596	2,591,206	2,562,302

Source: 1990 and 2000 CT State Data Center, and U.S. Census Bureau 2009 American Community Survey

The table also shows that 72.8% of Connecticut's population was white non-Hispanic in 2009. The Hispanic population accounted for 12.3% of the state population and is the largest minority group ahead of the black non-Hispanic population in the same period. See Chart 17.



Source: U.S. Census Bureau, 2009 American Community Survey

c. Age Distribution

Tables 23, 24 and 25 show Connecticut's age distribution for 1990, 2000 and 2009 respectively. The baby boomers (people born between 1946 and 1964) account for a significant part of the population in these years, while 20-29 year olds are leaving the state, ostensibly to avoid the high cost of living and find jobs elsewhere. Part of an increasing share of the population is occupied by older people is that they are aging in place and are not being replaced by sufficient numbers of young people. This is because the fertility rate of white females is about 1.8 and that of blacks is about 2.0 (still less than replacement, which is 2.1 births per woman), while the fertility rate for Hispanics is 2.2 (source: Connecticut State Data Center). State median age shifted from 34.3 in 1990 to 37.4 in 2000 and to 39.5 in 2009. This implies that Connecticut has a larger share of older population in the state as evidenced by higher median age over the 19-year period.

Table 23: 1990 Connecticut Age Distribution									
	Statewide	**Fairfield County**	**Hartford County**	**Litchfield County**	**Middlesex County**	**New Haven County**	**New London County**	**Tolland County**	**Windham County**
Total Population	**3,287,121**	**827,646**	**851,782**	**174,092**	**143,197**	**804,223**	**254,956**	**128,703**	**102,522**
Age 0 - 4	6.9%	6.9%	6.8%	6.9%	6.7%	7.0%	7.4%	6.8%	7.4%
Age 5 - 9	6.4%	6.1%	6.3%	6.7%	6.1%	6.3%	6.7%	6.4%	7.5%
Age 10 - 14	5.9%	5.9%	5.9%	6.1%	5.6%	5.9%	6.0%	5.8%	6.9%
Age 15 - 19	6.4%	6.2%	6.4%	6.1%	6.5%	6.4%	6.6%	8.2%	7.0%
Age 20 - 24	7.7%	7.0%	7.6%	6.2%	7.3%	7.8%	8.8%	11.6%	7.8%
Age 25 - 34	17.8%	17.1%	17.9%	16.8%	18.3%	18.0%	19.3%	17.7%	17.6%
Age 35 - 44	15.5%	15.7%	15.3%	17.1%	16.9%	15.1%	14.9%	16.6%	15.2%
Age 45 - 54	10.8%	12.0%	10.6%	11.4%	11.1%	10.1%	9.9%	10.7%	10.2%
Age 55 - 64	9.0%	9.8%	9.2%	8.7%	8.5%	8.7%	8.4%	7.3%	7.8%
Age 65 – 74	7.8%	7.7%	8.1%	7.9%	7.3%	8.4%	7.0%	5.4%	7.0%
Age 75 – 84	4.3%	4.2%	4.5%	4.7%	4.3%	4.8%	3.7%	2.8%	4.1%
Age 85+	1.4%	1.4%	1.5%	1.5%	1.5%	1.6%	1.2%	0.8%	1.5%
Median Age	**34.3**	**34.3**	**34.5**	**35.7**	**34.8**	**34.2**	**32.4**	**31.6**	**32.6**

Source: U.S. Census Bureau, 1990 Census

Table 24: 2000 Connecticut Age Distribution									
	Statewide	**Fairfield County**	**Hartford County**	**Litchfield County**	**Middlesex County**	**New Haven County**	**New London County**	**Tolland County**	**Windham County**
Total Population	3,405,565	882,567	857,183	182,193	155,071	824,008	259,088	136,364	109,091
Age 0 - 4	6.6%	7.3%	6.4%	5.9%	6.2%	6.4%	6.3%	5.9%	6.1%
Age 5 - 9	7.2%	7.6%	7.1%	7.1%	6.7%	7.0%	7.1%	6.5%	7.1%
Age 10 - 14	7.1%	7.1%	7.1%	7.6%	6.5%	7.1%	7.1%	6.9%	7.5%
Age 15 – 19	6.4%	5.8%	6.4%	6.0%	6.0%	6.6%	6.5%	8.3%	7.6%
Age 20 – 24	5.5%	4.9%	5.4%	3.8%	5.0%	6.0%	6.0%	8.3%	6.4%
Age 25 - 34	13.3%	13.4%	13.1%	11.6%	13.2%	13.6%	13.6%	12.9%	13.1%
Age 35 - 44	17.1%	17.5%	16.6%	18.1%	17.9%	16.3%	17.6%	17.8%	17.2%
Age 45 - 54	14.1%	14.0%	14.1%	15.8%	15.3%	13.7%	13.9%	14.5%	14.1%
Age 55 - 64	9.1%	9.2%	9.1%	9.9%	9.5%	8.7%	8.9%	8.7%	8.6%
Age 65 - 74	6.8%	6.8%	7.1%	7.0%	6.7%	6.8%	6.7%	5.4%	6.1%
Age 75 - 84	5.1%	4.7%	5.5%	5.3%	4.9%	5.6%	4.7%	3.6%	4.5%
Age 85+	1.9%	1.8%	2.0%	2.0%	2.0%	2.1%	1.6%	1.2%	1.8%
Median Age	37.4	37.3	37.7	39.6	38.5	37	37	35.7	36.3

Source: U.S. Census Bureau, 2000 Census

Table 25: 2009 Connecticut Age Distribution									
Age	**Statewide**	**Fairfield County**	**Hartford County**	**Litchfield County**	**Middlesex County**	**New Haven County**	**New London County**	**Tolland County**	**Windham County**
Total Population	3,518,288	901,208	879,835	188,728	165,702	848,006	266,830	150,461	117,518
Age 0 - 4	6.0%	6.5%	6.0%	4.9%	5.4%	6.0%	5.7%	4.8%	5.1%
Age 5 - 9	6.1%	6.6%	6.6%	6.4%	5.5%	5.6%	5.5%	4.6%	5.9%
Age 10 - 14	6.7%	7.3%	6.2%	6.2%	6.3%	6.9%	6.6%	6.8%	6.7%
Age 15 - 19	7.3%	7.2%	7.0%	6.6%	6.9%	7.3%	6.9%	10.9%	7.5%
Age 20 - 24	6.6%	5.9%	6.4%	5.3%	5.7%	6.8%	7.3%	11.1%	7.1%
Age 25 - 34	11.7%	11.0%	12.3%	9.3%	11.2%	12.9%	11.5%	8.7%	13.0%
Age 35 - 44	13.9%	14.6%	13.6%	13.7%	14.3%	13.5%	14.2%	13.3%	13.3%
Age 45 - 54	16.0%	16.2%	15.6%	18.3%	16.7%	15.3%	16.0%	16.3%	17.2%
Age 55 - 64	11.9%	11.4%	12.0%	13.9%	13.4%	11.7%	12.3%	11.7%	11.5%
Age 65 - 74	7.1%	6.8%	7.1%	8.1%	7.7%	6.9%	7.6%	6.7%	6.7%
Age 75 - 84	4.6%	4.5%	4.8%	5.0%	4.6%	4.6%	4.6%	3.9%	3.5%
Age 85+	2.2%	1.9%	2.4%	2.3%	2.3%	2.4%	1.8%	1.3%	2.4%
Median Age	**39.5**	**39.3**	**39.4**	**43.7**	**42.1**	**38.5**	**40.2**	**38.1**	**38.9**

Source: U.S. Census Bureau, 2000 American Community Survey

d. Income Distribution

Table 26 shows income levels and distributions for 2009 for Connecticut and its counties. Tolland County had the highest median household income at $80,078, followed by Fairfield County at $79,063, Middlesex County at $74,947 and Litchfield County at $67,835. The state median household income stood at $67,034 in 2009.

Table 26: 2009 Connecticut Income Distribution									
Household Income	Households Statewide	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
Less than $10,000	5.9%	5.3%	6.9%	4.0%	4.5%	7.4%	3.9%	3.7%	4.6%
$10,000 to $14,999	4.1%	3.6%	3.9%	3.7%	4.2%	4.9%	3.9%	3.3%	5.1%
$15,000 to $24,999	8.3%	7.2%	9.1%	6.2%	8.3%	9.6%	6.4%	6.3%	12.0%
$25,000 to $34,999	7.8%	5.9%	8.5%	8.9%	5.7%	9.1%	8.8%	6.3%	7.7%
$35,000 to $49,999	11.8%	10.3%	12.8%	13.3%	11.0%	11.4%	13.7%	10.8%	13.3%
$50,000 to $74,999	17.3%	15.7%	17.4%	19.0%	16.4%	17.2%	21.5%	16.3%	19.4%
$75,000 to $99,999	13.3%	12.4%	13.4%	14.9%	13.8%	12.7%	12.8%	17.6%	16.0%
$100,000 to $149,999	16.7%	16.2%	15.8%	16.9%	22.4%	16.1%	17.5%	21.5%	15.6%
$150,000 to $199,999	6.9%	8.2%	6.4%	7.4%	7.4%	6.0%	6.8%	9.7%	4.7%
$200,000 or more	7.9%	15.3%	5.8%	5.9%	6.3%	5.6%	4.8%	4.5%	1.7%
Total Number of	1,326,329	329,241	339,899	72,733	64,611	321,692	103,623	53,276	41,254
Median Household	$67,034	$79,063	$62,030	$67,835	$74,947	$60,601	$64,148	$80,078	$58,459
Mean Household	$92,807	$125,185	$81,633	$88,929	$94,060	$78,703	$83,021	$90,859	$68,410
Per Capita Income	$35,747	$46,268	$32,249	$35,503	$38,150	$30,780	$32,284	$32,900	$25,599

Source: U.S. Census Bureau, 2009 American Community Survey

e. Poverty

Connecticut has one of the lowest poverty rates in the nation. In 2009, the U.S. Census Current Population Survey ranked Connecticut second, for states with the lowest poverty rates, with 8.4% of its population being poor defined by Census poverty thresholds. New Hampshire had the lowest poverty rate of 7.8% in the nation in 2009. Table 27 shows the number of Connecticut families below the poverty threshold and accounts for the number of related children under 18 in the family.

Table 27: Connecticut Families Living in Poverty

		Number of related children under 18 years				
	Total	None	One	Two	Three	Four
Below poverty level	59,352	17,173	13,404	20,948	5,557	2,269
Two people	26,293	15,607	10,687	.	.	.
Three people	16,203	517	2,184	13,502	-	-
Four people	10,043	-	534	7,447	2,063	-
Five people	6,329	1,049	-	-	3,495	1,785
Six people	484	-	-	-	-	484

Source: U.S. Census, Current Population Survey, Annual Social and Economic Supplement, 2009

f. Incarceration

The Connecticut Department of Correction's 2009 Annual Report states that there were 18,413 people incarcerated in the 18 Connecticut facilities. The number of admissions for 2008-09 was 33,142 and the number of releases for the same period was 33,665. The average age for males is 33.7 and the average age for females is 34.7. Ten inmates are on death row with the last execution being in 2005. Table 28 displays the demographic composition of the incarcerated population by gender, race/ethnicity and age in Connecticut for 2007 through 2010. The data show that the largest subpopulation is black and overwhelmingly male. Most inmates are between the ages of 19 and 45, usually the most productive years of one's life.

Table 28: Connecticut's Incarcerated Population

		2007	2008	2009	2010
Total		18,892	19,413	18,891	18,431
Gender	Male	17,484	18,074	17,652	17,313
	Female	1,408	1,339	1,239	1,118
Race/Ethnicity	Black	8,102	8,358	8,106	7,842
	White	5,581	5,715	5,683	5,689
	Hispanic	5,091	5,224	4,988	4,780
	Other	118	116	114	120

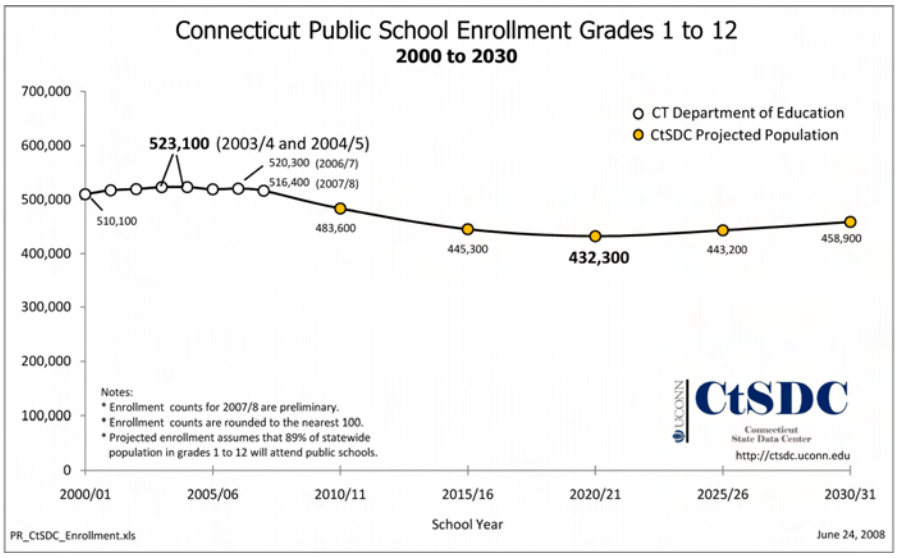
Table 28 (continued): Connecticut's Incarcerated Population					
		2007	2008	2009	2010
Total		18,892	19,413	18,891	18,431
Age	Below 16	27	22	25	10
	16-18	887	814	680	207
	19-20	1,008	1,038	1,071	1,317
	21	629	614	623	635
	22-24	2,127	2,089	2,003	1,951
	25-27	2,202	2,265	2,103	2,078
	28-30	1,968	2,086	2,053	2,068
	31-35	2,665	2,712	2,758	2,695
	36-45	4,778	4,872	4,591	4,376
	46-60	2,383	2,637	2,698	2,799
	Above 60	218	264	286	295

Source: Connecticut Department of Corrections

g. Student Population

The Connecticut State Data Center (CtSDC) created the following chart titled "Connecticut Public School Enrollment Grades 1 to 12" (Chart 19) to show the past, present and future of the state's public school enrollment rate for these grade levels. Chart 18 suggests a 17% decrease in the enrollment rate from the 2007-08 school year through 2020-21. From October 2006 through October 2007, 131 school districts (67%) experienced reduced enrollment or it was unchanged. For the same period, enrollment for the state as a whole dropped by 4,000 (0.7%). The CtSDC projects that enrollment will decline by 100,000 in grades 1 through 12 by 2020; however, it projects a net gain of 6% in the kindergarten through grade 12 (K-12) population in the urban core and urban periphery from 2000 through 2030.

Chart 18: Connecticut School Enrollment Past, Present and Projected



Source: Connecticut State Data Center (CtSDC)

h. Trends and Projections

- **Aging Populations**

As the state's population ages, young talent is not replenishing those retiring—the birth rate is below replacement and young adults continue to leave the state. Within 30 years (from 2000-2030), 374,534 more people (totaling 817,719) will be 65 years of age and older.[1] This is an increase of 75% from 2000. The troubling part is that this group will balloon from 14% of the overall state population in 2000, to 22% in 2030. There will be a larger number of people in the over 65 category, as well as a higher percentage of our population. In this same period—as the current 30 to 64 year olds move into the next age range—the 20 to 29 year olds are not staying in Connecticut to keep the relative shares constant.

The problem is twofold: 85% of businesses surveyed in 2007 said that they have no strategy in place to offset the impending retirement of the baby-boomer generation,[2] and there is a talent shortage already. With the loss of this generation of employees goes a deep-rooted institutional knowledge that will take years for new workers to replace. Some ways firms have tackled this problem is to offer flextime

[1] Connecticut State Data Center. *CtSDC: 2010 to 2030 Population Projections – State-Wide Stand-Alone.* <http://ctsdc.uconn.edu/Projections.html>
[2] Boston.com – HR Center. *Aging workforce a challenge for most firms in the regions, NEHRA survey says.* Boston.com, HR Center. http://www.boston.com/jobs/nehra/072307.shtml.

to retirement age workers in order to keep them until they find replacements, or keep them on a short-term basis to teach the new wave of workers.[3]

There are only two ways to reverse this trend: rely solely on immigrants coming into the state or focus on keeping recent high school and college graduates in Connecticut. The future of the state hinges on whether thousands of young people will launch their educations, their graduate studies and their careers in New England.[4] Moreover, it is crucial to find entry-level jobs that offer sufficient pay and upward mobility to entice young Connecticut students to stay. Without a steady wage and the ability to earn higher pay, graduates and other young adults are leaving the state due to the high cost of living that includes housing, energy and taxes among others.[5] Policies to stimulate more entry-level, non-service jobs are imperative to stem the tide of the graying Connecticut workforce.

- **Migration**

As the demographics of Connecticut change, minorities will assume a larger role in the future workforce. By 2012, 40% of young workers in Connecticut will be minorities; while by 2020, 50% of young workers will be minorities.[6] The growing role for minorities should allow more opportunity for jobs and prosperity in the near future. However, high school graduation rates among working age (25-64) Hispanics in Connecticut is 70.1%, compared to 85.6% for blacks and 94.6% of whites.[7]

This trend continues in post-secondary education as well. There is an 18% gap between whites and minorities in the percentage of 25- to 64-year-olds with a bachelor's degree or higher in Connecticut, which is one of the largest gaps in the United States. Among the same population, 13% of Hispanics and 16% of blacks, the largest minority populations in Connecticut, have a bachelor's degree or higher, compared with 41% of whites.[8] Moreover, 40% of the Hispanic population that

[3] Business Wire, *The New England Council releases studies on Connecticut's aging workforce.* 29 March 2007. <http://www.businesswire.com/portal/site/google/?ndmViewId=news_view &newsId=20070329005770&newsLang=en>.
[4] Coelen, Stephen and Joseph Berger. *New England 2020: A forecast of educational attainment and its implications for the workforce of New England state.* http://www.nmefdn.org/uploads/NE_2020_FR.pdf.
[5] The Connecticut Business and Industry Association surveys have documented this phenomenon.
[6] US Census Bureau. *American Community Survey Public Use Microdata Sample,* http://factfinder.census.gov/home/en/acs_pums_2007_3yr.html.
[7] US Census Bureau. *American Community Survey Public Use Microdata Sample,* http://factfinder.census.gov/home/en/acs_pums_2007_3yr.html.
[8] The National Center for Public Policy and Higher Education. *Measuring Up 2008.* http://measuringup2008.highereducation.org/print/state_reports/long/CT.pdf.

began college completed it with a four-year degree compared to 56% of the white population.[9]

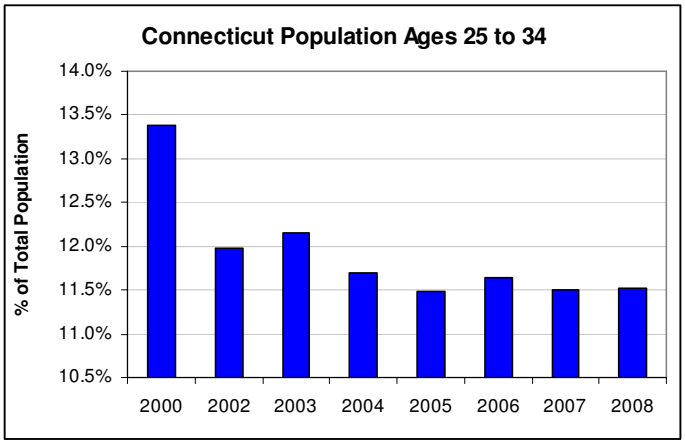
This is a disturbing trend considering Connecticut's workforce will rely increasingly on minority groups to fill its ranks in the future. Educational policies need to reflect diversity in the workforce and embrace the changing demographics of our state. It is important to allow access to all citizens looking for a proper education. Although Connecticut's most available jobs over the next 10 years require just on-the-job training, high-paying, stable jobs are available to those with some post-high school education.

Over a third (34%) of Connecticut's job openings in the next 10 years require post-secondary education, while 38% require short-term on-the-job training.[10] However, the difference in average wage for those occupations requiring only short-term, on-the-job training (most notably cashiers, retail salespersons and wait-staff) and those occupations requiring post-secondary education (such as registered nurses, accountants and lawyers) is close to $20 per hour.[11] The incentive to pursue higher education is clear, yet there is still a gap in Connecticut minority achievement.

Since 2000, Connecticut has lost a higher percentage of its 25- to 34-year-old population than any other state in the nation. The state's population for that age cohort declined by 14% from 2000 to 2008 (Chart 19). The U.S. Census Bureau projects this lower percentage of working-age residents to continue through 2030.

[9] *Ibid.*
[10] Connecticut Department of Labor – Labor Market Information. *Connecticut Job Outlook by Training Level 2006-2016.* http://www.ctdol.state.ct.us/lmi/pubs/soaring_2006-16.pdf.
[11] *Ibid.*

Chart 19: The Brain Drain



Maintaining a healthy proportion of working-age residents is critical to any state. Members of that group make an important contribution to the regional tax base, which helps support older and younger members of the population and the social and educational services they require.

A possible factor contributing to the loss of young workers includes Connecticut's relatively high housing prices. From 2000 to 2008, the median home sales price in Connecticut rose by 83.3% and the median gross rent in the state increased by 42.4%. Many of Connecticut's younger working residents may have been drawn to other states with lower costs of living.[12]

- **Summary**

Connecticut's population is growing slowly, but the workforce that Connecticut needs is moving away. Since the 1990 census, the urban population has moved into suburbia, baby boomers are retiring and moving to warmer climates, minority immigrant rates are rising and young people (ages 25-44) are leaving in record numbers because the cost of living is too expensive. The largest generation in 1990 (ages 25-34) is still the largest generation in 2007 (ages 45-54); businesses will be struggling for workers once this generation moves on. Connecticut is on pace with New England educational attainment percentages and ahead of the nation's averages, but a focus on increasing these shares is paramount for the future of the state.

[12] Presentation by Peter Francese, February 15, 2008 at the CBIA Outlook Conference.

2. Factors of Economic Growth

a. Housing Market and Housing Affordability

Housing and the Economy Overview

The role of housing or rather the role of housing construction and maintenance as an economic driver is well understood and recognized. Construction activity is economic activity—goods and materials are produced, sold, and purchased and jobs are created—and the largest portion of most people's personal consumption is related to housing.

The National Association of Home Builders (NAHB) estimates that for every 100 single family homes built in a typical U.S. metropolitan area, $16 million in local income and $1.8 million in taxes and other revenue for local governments are generated, and 284 local jobs are created.[13] These are "one-year impacts that include both the direct and indirect impact of the construction activity itself and the impact of local residents who earn money from the construction activity spending part of it within the local area".[14] These same 100 units will also generate $3.2 million in local income, $648,000 in taxes and other revenue for local governments and 63 local jobs annually.

NAHB also estimates that the "one-year local impacts" of building 100 multifamily units in the "typical U.S. metropolitan area include, $7 million in local income, $710,000 in taxes and other revenue for local governments, and 133 local jobs" (one year impacts)[15]. These same 100 units will also generate "$3.2 million in local income, $461,000 in taxes and other revenue for local governments, and 52 local jobs"[16].

As illustrated above, housing contributes to economic output in two ways: (1) new construction, remodeling, and real estate transaction fees; and (2) personal consumption of housing related goods and services (e.g. furniture, appliances, house cleaning, lawn care, etc.). Home building and housing services account for

[13] "The Local Impact of Home Building in a Typical Metropolitan Area Income, Jobs, and Taxes Generated," National Association of Home Builders, October 2005.
[14] *Ibid.*
[15] *Ibid.*
[16] *Ibid.*

approximately 15.24% of Connecticut's gross domestic product[17] – about $31 billion annually.

At 15% percent of the state's economy, it is clear that housing is an important economic driver, however, equally important is the role housing plays as a facilitator of economic growth.

Above all else, to operate, businesses need people. Even the most automated factories have workers, and workers need a place to live. This simple, but often overlooked relationship was not lost on Samuel Colt. Colt, who understood that affordable, quality housing was an absolute necessity in attracting skilled workers "built a community surrounding the [Colt] factory that included housing, gardens, and a social hall and library."[18]

Times have, of course, changed. In Colt's day it was in the best interest of businesses to safeguard their large fixed investments (factories) and maintain their skilled workforce by investing in workforce housing. In today's global economy however, businesses are highly mobile and fixed investments are not as fixed as they once were; instead of investing in housing for their workers, companies locate where workforce housing is readily available. Mobility is not just true for businesses. Today's workforce is equally mobile. Advances in communications technology (the internet, email, cell phones, etc.) and the availability, diversity and relatively low cost of transportation have made it possible for long-distance relationships to be maintained in a highly personal and near real-time way.

This new mobility does not change the fact that available and affordable housing are an absolute necessity for economic growth. What changes is "who" needs to make the investment. The reality is that neither businesses nor workers have to make the investment because they can relocate to where the housing is both available and affordable.

[17] Housing's Contribution to Gross State Product: In-Depth Analysis, National Association of Home Builders September 6, 2005, Natalia Siniavskaia, Ph.D.
[18] "Coltsville Special Resource Study", U.S. Department of the Interior, National Park Service, www.coltsvillestudy.org, September 20, 2005.

b. Housing as a Facilitator of Economic Growth

The relationship between the availability and affordability of housing and economic growth is fairly simple. In order for businesses to grow, they need skilled workers. As more workers move into a region, demand for housing increases.

Basic economic theory tells us that the quantity demanded rises as prices fall and that the quantity supplied rises as prices rise. When the quantity supplied exceeds the quantity demanded prices tend to fall and, conversely, when the quantity demanded exceeds the quantity supplied prices tend to rise.

Further, the willingness of a producer to produce a good diminishes as the price the market is willing to pay for those good approaches the cost of producing and selling that good.

c. Affordability and Employment Growth

Section 8-39a of the Connecticut General Statutes (C.G.S.) defines Affordable Housing as housing for which persons and families pay 30% or less of their annual income, where such income is less than or equal to the area median income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development (HUD).

In practical terms this means that for renters, rent plus utilities and any common charges paid by the tenant should not exceed 30% of their gross income and for homeowners, mortgage payments (principal and interest), plus property taxes due, private mortgage insurance (PMI), homeowners insurance and utilities should not exceed 30% of their gross income.

The federal government, through HUD, the U.S. Census Bureau and the Rural Housing Service (RHS), also considers annual housing costs (including utility payments) to be affordable if they do not exceed 30% of a family's annual income.

Affordability is relative not only to what a household can afford but also to what it can get for its money-value, and generally speaking, households seek to maximize value and obtain the most housing they can afford. Therefore, according to the aforementioned definitions, housing can be affordable or unaffordable at any level of income.

The term "affordable housing" has most often been associated with public or subsidized housing for persons with incomes at or below 80% (low-income), 50% (very low-income) or 30% (extremely low-income) of a given area's median income (AMI)/median family income (MFI)—housing the private sector (aka the market) is unable or unwilling to produce without some form of subsidy.

Increasingly, housing that the market is unable or unwilling to produce, without some form of subsidy, includes housing that is traditionally for those with incomes between 80% and 120% (and up to 140-150% in high cost areas) of AMI/MFI.

If housing that is affordable to households with incomes between 80% and 120% of AMI/FMI is not being produced, then the availability of existing housing in that price range diminishes. In keeping with the economic laws of supply and demand, scarcity increases prices.

This brings us to the situation facing Connecticut today. Housing prices and rents have increased faster than wages have, and the overall supply of housing units has not increased sufficiently to meet the need, especially for those households with income at or below 120% of AMI/MFI.

These trends have great economic consequences for the state's economy and its prospects for future economic growth.

In their paper titled "Sustaining the Mass Economy: Housing Costs, Population Dynamics, and Employment,"[19] Bluestone, et al., show that there is a clear and significant statistical link between housing costs and net migration and employment growth. Based on this finding they conclude that "…to support employment growth and reduce out-migration, particularly of young workers, we need to find ways to increase the supply of housing so as to reduce the rate of price and rent appreciation".[20]

Another effect of high housing costs is that workers are forced to seek housing in lower cost areas, causing them to live farther from their places of employment. This

[19] "Sustaining the Mass Economy: Housing Costs, Population Dynamics, and Employment", Barry Bluestone, et al, Northeastern University, prepared for the Boston Federal Reserve/Rappaport Institute for Greater Boston Conference on *Housing and the Economy in Greater Boston: Trends, Impacts and Potential Responses*, May 22, 2006.
[20] *Ibid.*

leads to longer commute times. Rising fuel costs and limited mass transit options may make commuting difficult or even impossible and/or may erode any costs savings that could accrue from relocating.

In their paper titled "The Effects of Housing Prices, Wages and Commuting Time on Joint Residential and Job Location Choices," Orazem and Otto (2001) show that "housing choices of where to live and work involve trade-offs between wages, commuting time and living costs"[21] and that the probability of choosing the commuting option is negatively related to the commuting distance [and commuting time], with the probability going to zero when the one-way commute approaches one hour".[22] Factors such as the childcare needs and the level of education of an individual serve to shorten the one-hour tolerance. Child care needs can make commuting more costly and onerous because "coordinating childcare and job responsibilities is complicated when they are located 30 minutes apart"[23] and the level of one's education is both correlated to the value one puts on the time spent commuting and is "positively related to the ease of obtaining information on job openings across labor markets".[24] This strongly suggests that the young, skilled workers that Connecticut needs to attract are highly discouraged from coming to Connecticut by long commutes.

Another aspect of workers relocating from higher cost to lower cost areas is that, as noted by the Washington State Housing Partnership, "the spillover of housing demand from high income, job-rich areas to more affordable areas," causes a ripple effect, "because those affordable areas are tied to their own job base, [and] the rising prices caused by spillover demand push workers in a previously affordable area out, and they, in turn spill over to the next most affordable area."[25]

Housing costs in Connecticut are high and have increased sharply over the past several years in great part because the supply of existing housing is constrained. As noted above, scarcity increases prices. High housing costs encourage out-migration and discourage in-migration. High housing costs lengthen commuting distances and

[21] The effects of housing prices, wages and community time on joint residential and job location choices, so, Orazem and Otto, American Journal of Agricultural Economics 83(4) November 2001.
[22] *Ibid.*
[23] *Ibid.*
[24] *Ibid.*
[25] "Jobs and Housing: "Can't Have One Without the . . .Other", The Housing Partnership in association with the Washington Association of Realtors, December, 2005.

time, which in turn puts upward pressure on wages and further encourages out-migration. As Bluestone states "…if we are to support employment growth and reduce out-migration, particularly of young workers, we need to find ways to increase the supply of housing so as to reduce the rate of price and rent appreciation."[26] Increasing the supply of housing clearly appears to be a major part of the solving both Connecticut's housing cost and employment growth problems.

If the answer is simply building more housing units why aren't they being built? If the demand for more housing truly exists, wouldn't the market be reacting to fill the need? As stated earlier, the willingness of a producer to produce a good diminishes as the price the market is willing to pay for that good approaches the cost of producing and selling that good. The cost of producing a unit of housing in Connecticut is high. The largest fixed cost for a housing producer is the cost of land, which in Connecticut is very expensive. The same size building lot can accommodate numerous types and sizes of housing. Producers will naturally put their resources toward those endeavors that provide the greatest return. Therefore, after making a sizable investment in a plot of land, a market-driven producer of housing will seek to maximize their return by producing the size and type of housing that a) will have the highest profit margin and b) can be produced the fastest (because time is money). The Washington State Housing Partnership notes that homebuilders "still operate from the rule of thumb that the final price of a house should be between three and four times the price of the finished building lot."[16]

d. Affordable Housing and Wages

An issue often raised when discussing the affordability of housing in Connecticut is the concept of a living wage. The fact that Connecticut is, relative to many other states, an expensive state in which to live is indisputable. Connecticut is at the end of the energy pipeline and has little indigenous power generation, making energy in Connecticut more expensive than in other states. Demand for housing far exceeds supply that drives up the cost of housing across the board. To address the issue of housing affordability, some have called for the institution of a standard wage equivalent to the level of compensation needed to ensure residents pay no more than 30% of their earnings on housing. Though the goal of this effort is laudable as

[26] "Sustaining the Mass Economy: Housing Costs, Population Dynamics, and Employment", Barry Bluestone, et al, Northeastern University, prepared for the Boston Federal Reserve/Rappaport Institute for Greater Boston Conference on *Housing and the Economy in Greater Boston: Trends, Impacts and Potential Responses*, May 22, 2006.

a solution to the affordability issue, it is not so simple because it does not get to the root of the problem, but merely attempts to address one of the consequences of the actual problem.

Since 1999, the state has published a self-sufficiency standard known as a living wage. A self-sufficiency standard varies by household composition and geographic location. Therefore, the amount of money a family needs to be economically self-sufficient depends on family size and composition, the age of family dependents and where the family lives. For example, according to the most recent OPM/OWC report, "The Self-Sufficiency Standard For Connecticut" (written pursuant to C.G.S. Section 4-66e), a single adult in Hartford with no children needs to earn $7 per hour to meet basic needs whereas an adult with a pre-school child will need to earn $15 per hour. With two children, that single adult would need to earn $21 per hour. In a two-adult household with two children, each adult would need to earn $11.25 per hour. In Stamford, the hourly wages for the aforementioned households range from $10.91 per hour to $29 per hour for a single wage earner and $15.18 per hour for dual wage earners with two pre-school aged children. The calculation of a living wage does not end with determining what a family's expenses are. Connecticut and the federal government provide low- and moderate-income families with significant subsidies to lower the wage required to meet the family's economic needs. The bottom line is that promulgating a single wage standard can be misleading and the application of a policy such as this could exacerbate the problems it seeks to remedy.

e. Meeting the Challenge and Affordable Housing and Economic Growth in Connecticut

There is no question a critical lack of quality affordable housing exists in Connecticut. Equally, it cannot be disputed that this lack of quality affordable housing has a negative effect on the state's economy and is constraining job creation. It is our contention, however, that the affordability problem is more one of critical disequilibria between supply and demand than the individual's economic ability to afford housing. The former directly influences/dictates the latter and as such the approach to remedying the affordability problem should be rooted in expanding the supply of quality affordable housing in Connecticut and not in overt manipulation of wage rates and/or the labor market. This philosophy is reflected in the state's

Consolidated Plan for Housing and Community Development and *State of Connecticut Long-Range State Housing Plan 2005-2009*. As stated above, nurturing economic growth requires a comprehensive and holistic approach. The affordability of housing is but one of several interconnected factors that form the foundation from which economic growth can occur. Other factors include transportation and education systems, healthcare access, energy, and the preservation and support of the state's culture and arts assets.

3. General Characteristics of Connecticut's Housing Market

a. Housing Supply: Trends and Current Picture

Housing supply is defined as the total available supply of housing units; the physical structures including apartments, condominiums, mobile homes, single- and multiple-household detached units.

Housing stock is the inventory of both occupied housing units and available vacant housing units. Housing units are classified as either renter or owner occupied. It is important to analyze the composition of the housing stock, the number of units available, to calculate vacancy rates. These rates are useful for making projections about the availability of housing and identifying how housing supply will meet demand in future years. For example, low vacancy rates may indicate a small number of available units to meet existing demand. Because vacant units are not always available units (e.g. seasonal or migratory homes), it is important to note that in this analysis, vacant units refer only to available housing units.

b. Current Household Trends

The most basic way to capture the statewide demand for housing is to profile current homeowners in the state. Table 29 provides the total number of households in each Connecticut county and also gives a clear demographic picture of housing demand by family type.

Table 29: Number of Household Types

State/County	Total Households	Family - married couple	Family - male householder, no wife present	Family - female householder, no husband present	Householder living alone	Householder not living alone
Fairfield	329,241	225,070	12,524	35,826	86,923	17,248
Hartford	339,899	222,803	15,198	49,502	95,738	21,358
Litchfield	72,733	49,377	3,044	7,064	20,082	3,274

Table 29 (continued): Number of Household Types						
State/County	Total Households	Family - married couple	Family - male householder, no wife present	Family - female householder, no husband present	Householder living alone	Householder not living alone
Middlesex	64,611	43,438	2,416	5,681	17,964	3,209
New Haven	321,692	212,161	13,594	46,271	90,008	19,523
New London	103,623	72,756	4,875	12,751	24,802	6,065
Tolland	53,276	36,855	1,898	4,605	12,448	3,973
Windham	41,254	28,070	1,916	5,417	10,542	2,642
Connecticut	**1,326,329**	**890,530**	**55,465**	**167,117**	**358,507**	**77,292**

Source: U.S. Census Bureau, 2009 American Community Survey

Table 30 compares the distribution of married and non-married heads of households, singles, and co-habitators at county and state levels. It appears that one fourth of households across the state are occupied by single individuals, and the remainder are combinations of one or more persons.

Table 30: Percentage of Households by Type						
State/County	Distribution across the county					Statewide Distribution
	Family - married couple	Family - male householder, no wife present	Family - female householder, no husband present	Householder living alone	Householder not living alone	
Fairfield	53.7%	3.8%	10.9%	26.4%	5.2%	24.8%
Hartford	46.5%	4.5%	14.6%	28.2%	6.3%	25.6%
Litchfield	54.0%	4.2%	9.7%	27.6%	4.5%	5.5%
Middlesex	54.7%	3.7%	8.8%	27.8%	5.0%	4.9%
New Haven	47.3%	4.2%	14.4%	28.0%	6.1%	24.3%
New London	53.2%	4.7%	12.3%	23.9%	5.9%	7.8%
Tolland	57.0%	3.6%	8.6%	23.4%	7.5%	4.0%
Windham	50.3%	4.6%	13.1%	25.6%	6.4%	3.1%
Connecticut	**50.4%**	**4.2%**	**12.6%**	**27.0%**	**5.8%**	**100.0%**

Source: U.S. Census Bureau, 2009 American Community Survey 1-Year Estimate

Differentiating between age cohorts is an important part of analyzing housing demand in Connecticut, a state which struggles to retain its young workforce population. Table 31 provides a percentage breakdown by age of householders in Connecticut.

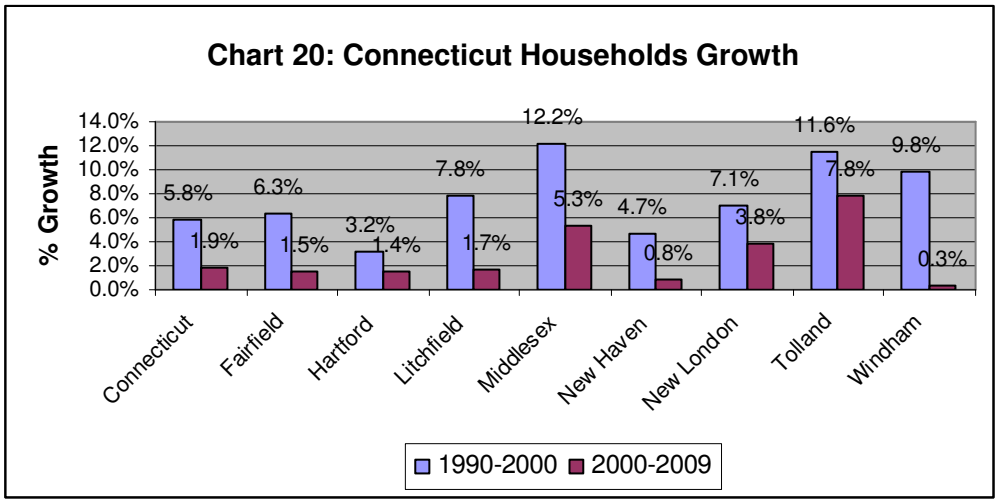
Table 31: Age of Householder			
Age Group	**Total**	**Owner**	**Renter**
Under 35 years	16.2%	8.9%	32.3%
35 to 44 years	19.8%	19.6%	20.2%
45 to 54 years	23.6%	25.7%	18.9%
55 to 64 years	18.4%	21.3%	12.1%
65 to 74 years	11.2%	13.2%	6.9%
75 to 84 years	7.4%	8.3%	5.6%
85 years and over	3.3%	3.0%	4.0%

Source: U.S. Census Bureau, 2009 American Community Survey

Table 32 and Chart 20 show household growth by county from 1990 to 2009. All counties experienced positive growth over this period. In terms of number of the households, the most significant growth occurred in those counties having an urban center: Fairfield, Hartford, and New Haven. However, in terms of rate of growth, Middlesex and Tolland continued to outpace the other counties, with New London County also experiencing larger change during 2000-09.

Table 32: Connecticut Households					
	Total Households			**Rate of Growth**	
County	**1990**	**2000**	**2009**	**1990-2000**	**2000-2009**
Connecticut	**1,230,479**	**1,301,670**	**1,326,329**	**5.8%**	**1.9%**
Fairfield	305,011	324,232	329,241	6.3%	1.5%
Hartford	324,691	335,098	339,899	3.2%	1.4%
Litchfield	66,371	71,551	72,733	7.8%	1.7%
Middlesex	54,651	61,341	64,611	12.2%	5.3%
New Haven	304,730	319,040	321,692	4.7%	0.8%
New London	93,245	99,835	103,623	7.1%	3.8%
Tolland	44,309	49,431	53,276	11.6%	7.8%
Windham	37,471	41,142	41,254	9.8%	0.3%

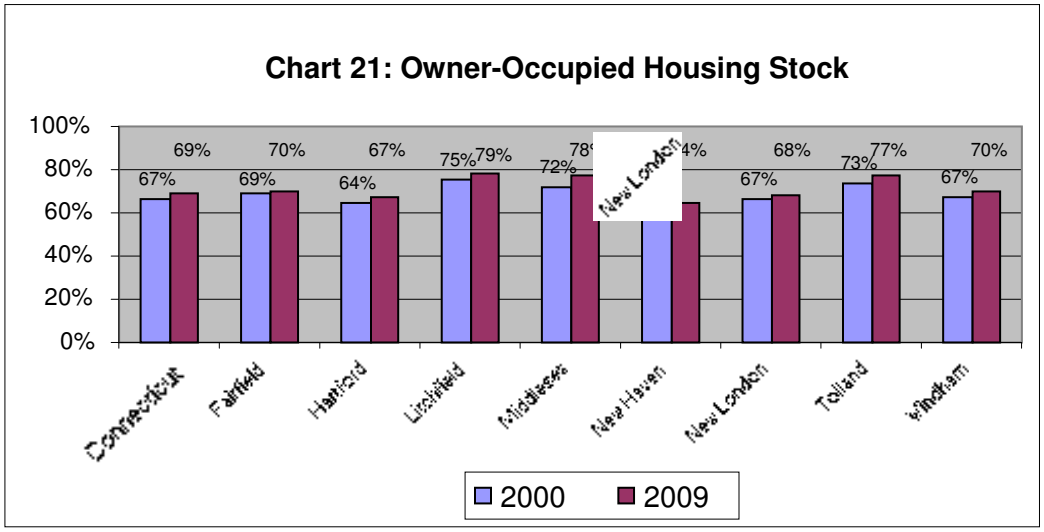
Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2009 American Community Survey



Source: U.S. Census Bureau, 1990 Census, 2000 Census, and 2009 American Community Survey

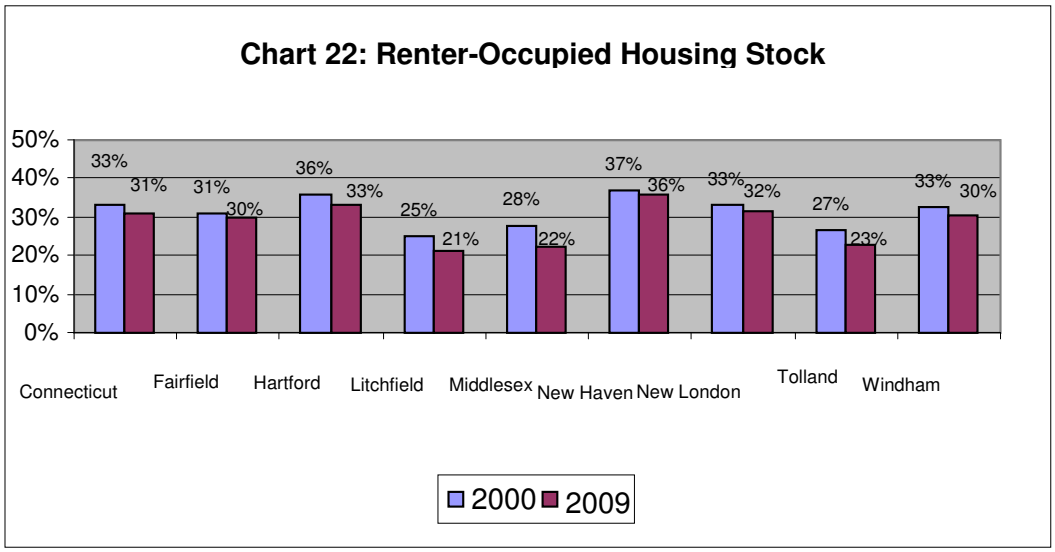
c. Current Housing Stock

In 2009, Connecticut's share of owner-occupied housing stock increased to 69% from 67% in 2000. See Chart 21. Middlesex County experienced the largest six percentage point increase from 72% in 2000 to 78% in 2009.



Source: U.S. Census Bureau, 2000 Census and 2009 American Community Survey

Chart 22 compares the change of renter-occupied housing stock in Connecticut.



Source: U.S. Census Bureau, 2000 Census and 2009 American Community Survey

Table 33 displays each county by number of persons and number of housing units; Fairfield, Hartford, and New Haven were the most populous in 2009.

Table 33: Population and Housing Units by County in 2009

State/County	Population*	Housing Units**
Fairfield	901,208	352,621
Hartford	879,835	368,391
Litchfield	188,728	83,929
Middlesex	165,702	72,900
New Haven	848,006	352,042
New London	266,830	117,950
Tolland	150,461	56,737
Windham	117,518	47,437
Connecticut	**3,518,288**	**1,452,007**

*Sources: * U.S. Census Bureau, Population Division*
*** DECD Research Housing*

Table 34 shows the communities with the fastest growing housing stock. Between 2004 and 2009, the town of Oxford experienced the largest rate of change followed by Hampton and Sterling.

Table 34: Ten Towns/Cities Fastest Growing Housing Stock			
Place/Town	**2004**	**2009**	**Percent Change**
Oxford	3,978	4,493	12.9%
Hampton	782	857	9.6%
Sterling	1,330	1,452	9.2%
East Windsor	4,608	4,997	8.4%
Goshen	1,658	1,795	8.3%
Ellington	5,832	6,313	8.2%
Beacon Falls	2,188	2,355	7.6%
Middlebury	2,696	2,901	7.6%
Berlin	7,426	7,967	7.3%
Brooklyn	2,903	3,112	7.2%
Connecticut	**1,421,070**	**1,452,007**	**2.2%**

Source: DECD

Conversely, Table 35 shows the 10 communities with the slowest growing housing stock over this same period. New Britain and Westport were the two municipalities to experience a net loss of housing stock during this period.

Table 35: Ten Towns/Cities Slowest Growing Housing Stock 2004 through 2009			
Place/Town	**2004**	**2009**	**Percent Change**
East Hartford	21,286	21,368	0.4%
Hamden	23,722	23,813	0.4%
West Haven	22,249	22,317	0.3%
Wilton	6,143	6,155	0.2%
New Canaan	7,146	7,156	0.1%
Thompson	3,858	3,863	0.1%
Derby	5,623	5,629	0.1%
New Haven	52,711	52,732	0.0%
Westport	10,118	10,106	-0.1%
New Britain	31,061	30,859	-0.7%
Connecticut	**1,421,070**	**1,452,007**	**2.2%**

Source: compiled by DECD from U.S. Census Bureau

From 1990 to the present, population has grown slowly but continuously. The Connecticut State Data Center projects slow growth to continue in future years. In contrast to historical population data, employment has experienced drastic and cyclical fluctuations in growth.

Connecticut's housing inventory experienced modest growth in recent years. At the end of 2007, Connecticut had an estimated housing inventory of 1,445,682 units compared to 1,399,819 units in 2000, an increase of 3.3%. Among those units, 87% are in urban areas and 13% are in rural areas. The median size of Connecticut housing units is 5.7 rooms. Tables 36 and 37 provide detail on the state's housing inventory. This inventory includes both single and multi-family units.

Table 36: Connecticut Housing Inventory

	2008	2009	Net Gain	Growth Rate
One Unit	938,746	940,607	1,861	0.2%
Two Units	120,328	120,316	-12	0.0%
Three and Four Units	126,887	126,581	-306	-0.2%
Five or more Units	251,319	252,352	1,033	0.4%
Other Units	12,160	12,151	-9	-0.1%
Demolitions	1,462	1,219		
Total Inventory	**1,449,440**	**1,452,007**	**2,567**	**0.2%**

Source: DECD

Table 37: Size of Housing Units

Rooms	# of Units	Percent
1-3 Rooms	187,463	13.0%
4-5 Rooms	475,486	32.9%
6-7 Rooms	453,425	31.4%
8 Rooms or more	329,466	22.8%
Total	1,445,840	**100%**
Median (# rooms)	5.7	---

Source: U.S. Census Bureau, 2009 American Community Survey

The most recent housing permit data from the U.S. Census Bureau reveals a net gain of 2,567 units to the state's housing stock in 2009. Table 38 provides a breakdown of permit activity by county and by type.

Table 38: 2009 Housing Permits by County and by Type							
Permit-issuing State/County	**Total Units**	**1 Unit**	**2 Unit**	**3 and 4 Units**	**5 Units or More**	**Demolitions**	**Net Gain**
Fairfield	1,199	476	34	25	664	384	815
Hartford	810	590	12	11	197	407	403
Litchfield	163	157	6	0	0	48	115
Middlesex	299	236	2	3	58	61	238
New Haven	509	393	12	9	95	212	297
New London	427	259	8	7	153	46	381
Tolland	229	185	0	4	40	34	195
Windham	150	146	4	0	0	27	123
Connecticut	**3,786**	**2,442**	**78**	**59**	**1,207**	**1,219**	**2,567**

Source: U.S. Census Bureau, DECD

Table 39 presents an analysis of statewide housing trends with specific classifications of availability. Availability of housing stock is a critical component of a region's ability to satisfy current demand and support future growth in population. Homeownership units are defined as condominiums, mobile, manufactured, single- and multiple-household detached residences. On an annual average basis, the number of vacant housing units in Connecticut declined for both rental and ownership units between 1990 and 2000, and increased in the subsequent decade.

Table 39: Housing Vacancy					
Connecticut	**1990**	**2000**	**2009**	**Change 1990 to 2000**	**Change 2000 to 2009**
Total Vacant Units	46,547	34,880	49,142	-25.1%	40.9%
Total Stock Occupied or Available	1,277,026	1,336,550	1,326,329	4.7%	-0.8%
Vacancy Rate Total	3.6%	2.6%	3.7%		

Source: U.S. Census Bureau, Census 1990 and 2000, 2009 American Community Survey

Table 40 shows vacant properties as classified by Census.

Table 40: Housing Stock Classifications					
Classification	**1990**	**2000**	**2008**	**Avg. Annual Change 1990 to 2000**	**Avg. Annual Change 2000 to 2009**
Vacant for Sale Units	13,927	9,305	13,319	-33.2%	43.1%
Vacant for Rent Units	31,211	25,575	35,823	-18.1%	40.1%
Vacant-Rented/Sold & Awaiting Occupancy	8,620	6,320	11,877	-26.7%	87.9%
Vacant-Occasional Use, Seasonal, Migratory	20,475	23,517	26,033	14.9%	10.7%
Other Vacant Units	14,729	19,588	32,459	33.0%	65.7%
Total Vacant/Seasonal/Occasional Use Units	90,371	84,305	119,511	-6.7%	41.8%
Total Housing Units	**1,320,850**	**1,385,975**	**1,445,840**	4.9%	4.3%

Source: Census 1990 and 2000, ACS 2009

Table 41 shows the total housing stock for the state. Between 2000 and 2009, the home-owner housing units increased 3.9% and the rental housing units declined 9.7%.

Table 41: Total Housing Stock Statewide					
Housing Supply Available for Year-Round Occupancy	**1990**	**2000**	**2009**	**Change 1990 to 2000**	**Change 2000 to 2009**
Total Ownership Stock Except Sold but Not Occupied	822,817	879,034	913,166	6.8%	3.9%
Total Rental Units Except Rented but Not Occupied	454,209	457,516	413,163	0.7%	-9.7%
Total Stock Occupied or Available	1,277,026	1,336,550	1,445,840	4.7%	8.2%

Source: U.S. Census Bureau, Census 1990 and 2000, and 2009 American Community Survey

Connecticut vacancy rates stood at 8.3% according to 2009 ACS. Nearly 92% of Connecticut's housing units are occupied (of these almost 69% by owners and 31% by renters).

Table 42: Housing Occupancy 2009		
	Number	**Percent**
Total Housing Units	1,445,840	
Occupied Units	1,326,329	91.7%
Vacant Units	119,511	8.3%
Housing Tenure	1,326,329	
Owner Occupied	913,166	68.8%
Renter Occupied	413,163	31.2%

Source: U.S. Census Bureau, 2009 American Community Survey

d. Rental Housing

Table 43 shows the number of vacant units in relation to the total number of rental units available and the Census calculated vacancy rate. Vacancy rates increased from the previous period due to the increase in number of vacant units and the significant decline in the rental stock from 2000 to 2009.

Table 43: Number of Vacant Units in Relation to the Total Number of Rental Units					
Statewide Rental Units	**1990**	**2000**	**2009**	**% Change 1990 to 2000**	**% Change 2000 to 2009**
Vacant for Rent Units	31,211	25,575	35,823	-18.1%	40.1%
Total Rental Units Except Rented but Not Occupied	454,209	457,516	448,986	0.7%	-1.9%
Vacancy Rate – Rental	6.9%	5.6%	8.0%		

Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2009 American Community Survey, Table B25004 VACANCY STATUS - Universe: VACANT HOUSING UNITS

e. Owned Housing

Table 44 shows vacancy rates of housing stock for ownership units significantly declined from the period 1990 to 2000, but rebounded from 2000 to 2009.

Table 44: Vacancy Rates of Housing Stock for Ownership Units					
Connecticut	**1990**	**2000**	**2009**	**% Change 1990 to 2000**	**% Change 2000 to 2009**
Vacant for Sale Units	15,336	9,305	13,319	-39.3%	43.1%
Total Ownership Stock Except Sold but Not Occupied	822,817	879,034	926,485	6.8%	5.4%
Vacancy Rate Ownership	1.9%	1.1%	1.4%		

Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2009 American Community Survey

f. Categories of Persons Affected

1. Elderly

Table 45 gives information on elderly Connecticut citizens (60 and over) who owned homes in 2009.

Table 45: Elderly Homeowners in Connecticut

	Connecticut	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Households Statewide	1,326,329	329,241	339,899	72,733	64,611	321,692	103,623	53,276	41,254
Total Owner-Occupied Statewide	913,166	230,979	227,654	57,187	50,111	206,416	70,908	41,133	28,778
Householder 60 to 64 years	91,446	23,595	23,864	6,294	4,968	19,407	6,792	4,003	2,523
Householder 65 to 74 years	120,780	30,377	27,875	8,050	6,816	28,117	10,077	5,539	3,929
Householder 75 to 84 years	75,697	20,254	20,069	4,422	3,998	16,760	5,553	2,789	1,852
Householder 85 years and older	27,752	6,070	7,835	1,812	1,597	6,870	1,672	908	988
Total Elderly Owner-Occupied Households	315,675	80,296	79,643	20,578	17,379	71,154	24,094	13,239	9,292
% of Total Households Statewide	23.8%	24.4%	23.4%	28.3%	26.9%	22.1%	23.3%	24.8%	22.5%
% of Total Owner-Occupied Households Statewide	34.6%	34.8%	35.0%	36.0%	34.7%	34.5%	34.0%	32.2%	32.3%

Source: 2009 American Community Survey

Table 46 provides the same information for elderly renters.

Table 46: Elderly Renters in Connecticut

	Connecticut	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Households Statewide	1,326,329	329,241	339,899	72,733	64,611	321,692	103,623	53,276	41,254
Total Renter-Occupied Statewide	413,163	98,262	112,245	15,546	14,500	115,276	32,715	12,143	12,476
Householder 60-64 yrs.	23,649	5,850	7,008	1,154	1,411	5,317	1,436	686	787
Householder 65-74 yrs.	28,429	6,579	7,280	1,217	737	8,383	2,213	1,218	802
Householder 75-84 yrs.	23,093	5,041	6,288	1,466	1,225	5,718	1,711	786	858
Householder 85 + yrs.	16,376	3,861	4,637	834	732	4,526	918	306	562
Total Elderly Renter Households	91,547	21,331	25,213	4,671	4,105	23,944	6,278	2,996	3,009
% of Total Households Statewide	6.9%	6.5%	7.4%	6.4%	6.4%	7.4%	6.1%	5.6%	7.3%
% of Total Renter-Occupied Statewide	22.2%	21.7%	22.5%	30.0%	28.3%	20.8%	19.2%	24.7%	24.1%

Source: 2009 American Community Survey

2. Persons with Disabilities

Persons with disabilities may be afflicted with several physical, mental and/or developmental conditions that limit their possibilities for obtaining suitable housing. The disabled may require a single level home, special equipment to aid them in carrying out daily functions, or even a regular home nurse or family member to care for them. The disabled population also has varying levels of financial independence: Tables 47, 48 and 49 present the most recent number of physically disabled persons or persons having a serious mental illness. These figures do not include persons who are homeless or institutionalized.

Table 47: Population with Any Disability by Age

Age	Male	Female	Total	% Noninstitutionalized Population
5 to 17 years	18,683	9,833	28,516	0.8%
18 to 34 years	20,025	17,902	37,927	1.1%
35 to 64 years	68,729	77,603	146,332	4.2%
65 to 74 years	21,138	28,723	49,861	1.4%
75 years and older	33,480	62,925	96,405	2.8%
Total	**162,055**	**196,986**	**359,041**	10.4%

Source: American Community Survey 2009

Table 48 displays statewide and county data for citizens with any physical disabilities.

Table 48: Persons with Physical Disabilities, 5 Years and Older

State/County	Male	Female	Total	% Noninstitutionalized Population
Fairfield	34,664	44,008	78,672	2.3%
Hartford	34,168	49,061	83,229	2.4%
Litchfield	5,960	9,554	15,514	0.4%
Middlesex	5,760	7,550	13,310	0.4%
New Haven	31,786	45,012	76,798	2.2%
New London	9,639	14,269	23,908	0.7%
Tolland	3,139	5,596	8,735	0.3%
Windham	6,422	6,619	13,041	0.4%
Connecticut	**131,538**	**181,669**	**313,207**	**9.1%**

Source: American Community Survey 2009

Table 49 displays statewide and county data for citizens with any mental disabilities.

Table 49: Persons with Mental Disabilities, 5 Years and Older				
State/County	**Male**	**Female**	**Total**	**% Noninstitutionalized Population**
Fairfield	12,018	14,470	26,488	0.8%
Hartford	16,152	19,800	35,952	1.1%
Litchfield	2,717	5,814	8,531	0.3%
Middlesex	1,927	3,335	5,262	0.2%
New Haven	16,400	16,427	32,827	1.0%
New London	5,766	5,971	11,737	0.4%
Tolland	2,010	2,815	4,825	0.1%
Windham	3,163	2,849	6,012	0.2%
Connecticut	**60,153**	**71,481**	**131,634**	**4.1%**

Source: American Community Survey 2009

3. Persons with HIV/AIDS and Their Families

HIV/AIDS continues to be a concern in Connecticut. The disease was first reported in the state during the early 1980s, and the number of HIV/AIDS cases continues to rise, though at a slowing rate. As of 2009, the number of persons living with HIV/AIDS (PLWHA) was reported by the Connecticut Department of Public Health to be 10,574 people. However, this number is almost certainly an underestimate of actual HIV/AIDS cases in the state considering the fact that HIV reporting was not required prior to 2002, and that some PLWHA are not aware of their infection. Table 50 gives a sense of the trend in HIV/AIDS cases in Connecticut over the last decade.

Table 50: Trends in HIV/AIDS Cases				
Year	**Reported/Diagnosed HIV/AIDS Cases**	**Diagnosed HIV AIDS**	**Deaths**	**Prevalent HIV/AIDS**
1980-2001	11,923	15065	6,823	8,242
2002	918	851	318	8,775
2003	995	735	307	9,203
2004	929	685	332	9,556
2005	1,315	481	289	9,748
2006	1,255	490	270	9,968
2007	1,059	482	270	10,180
2008	541	382	236	10,326
2009	538	302	54	10,574
Totals	**19,473**	**19,473**	**8,899**	

Source: Connecticut Department of Public Health "Connecticut HIV/AIDS Statistics Through 2009"

The PLWHA population in Connecticut is extremely concentrated in the state's three largest urban areas: Bridgeport, Hartford, and New Haven. These three cities contain 4,827 citizens living with HIV/AIDS, which is 45.6% of the total PLWHA population in Connecticut. Table 51 provides specific numbers of PLWHA in selected Connecticut cities.

Table 51: People Living With HIV/AIDS (PLWHA) in Selected Cities

Town of Residence	People Living with HIV/AIDS
Bloomfield	75
Bridgeport	1,314
Bristol	82
Danbury	215
East Hartford	208
East Haven	68
Greenwich	66
Hamden	129
Hartford	1,977
Manchester	98
Meriden	217
Middletown	150
Milford	66
New Britain	396
New Haven	1,536
New London	182
Norwalk	340
Norwich	135
Stamford	523
Stratford	96
Torrington	63
Wallingford	60
Waterbury	705
West Hartford	82
West Haven	192
Windham	116
Other Towns	1,483
Total (Statewide)	**10,574**

Source: Connecticut Department of Public Health HIV/AIDS Surveillance Program (1980-December 31, 2009)

4. Housing Conditions

Statewide

Table 52 shows that Connecticut has a large inventory of older housing defined as built prior to 1980. This can be problematic for statewide housing conditions; the oldest housing stock may not have the improvements and amenities expected in today's market. The older units may lack complete plumbing or kitchen facilities. In 2009, approximately half of Connecticut's homes (49.7%) were built between 1940 and 1979 and are between 30 and 69 years old. Almost one quarter of Connecticut's homes (23.2%) was at least 70 years old. Another 27.2% of Connecticut's homes are relatively new, having been built between 1980 and 2009.

Table 52: Year Structure Built

Year	Number	Percentage
1939 and earlier	335,276	23.20%
1940-1959	318,087	22.00%
1960-1979	400,436	27.70%
1980-1999	295,862	20.50%
2000 or later	96,179	6.70%
Total Housing Units	1,445,840	

Source: U.S. Census Bureau, 2009 American Community Survey

Table 53, shows the year housing units were built for each county and further reinforces the fact that a disproportionately large share of Connecticut's housing units were built in 1939 or earlier.

Table 53: Connecticut Housing Stock by Year Structure Built

	Statewide	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Housing Units	1,445,840	353,095	365,004	83,547	72,817	350,225	117,271	56,612	47,269
Year Structure Built									
2005 or later	37,206	8,758	8,463	1,473	2,301	7,460	4,996	2,405	1,350
2000 - 2004	58,973	12,443	13,328	4,571	4,647	12,013	5,244	4,483	2,244
1990 - 1999	102,704	22,721	21,458	7,363	7,413	24,066	9,818	4,732	5,133
1980 - 1989	193,158	41,534	47,830	13,262	11,990	45,612	15,620	10,259	7,051
1970 - 1979	196,295	49,113	50,645	10,254	11,679	47,008	13,872	8,075	5,649
1960 - 1969	204,141	54,513	49,606	9,378	9,405	48,013	17,071	9,313	6,842
1950 - 1959	213,691	57,379	62,150	10,132	8,881	51,010	13,575	6,627	3,937
1940 - 1949	104,396	27,403	31,921	5,793	3,167	24,945	6,159	2,996	2,012
1939 or earlier	335,276	79,231	79,603	21,321	13,334	90,098	30,916	7,722	13,051

Source: U.S. Census Bureau, 2009 American Community Survey

Table 54: Connecticut Housing Stock Distribution by Year Structure Built									
	Statewide	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Total Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Year Structure Built									
2005 or later	2.6%	2.5%	2.3%	1.8%	3.2%	2.1%	4.3%	4.2%	2.9%
2000 - 2004	4.1%	3.5%	3.7%	5.5%	6.4%	3.4%	4.5%	7.9%	4.7%
1990 - 1999	7.1%	6.4%	5.9%	8.8%	10.2%	6.9%	8.4%	8.4%	10.9%
1980 - 1989	13.4%	11.8%	13.1%	15.9%	16.5%	13.0%	13.3%	18.1%	14.9%
1970 - 1979	13.6%	13.9%	13.9%	12.3%	16.0%	13.4%	11.8%	14.3%	12.0%
1960 - 1969	14.1%	15.4%	13.6%	11.2%	12.9%	13.7%	14.6%	16.5%	14.5%
1950 - 1959	14.8%	16.3%	17.0%	12.1%	12.2%	14.6%	11.6%	11.7%	8.3%
1940 - 1949	7.2%	7.8%	8.7%	6.9%	4.3%	7.1%	5.3%	5.3%	4.3%
1939 or earlier	23.2%	22.4%	21.8%	25.5%	18.3%	25.7%	26.4%	13.6%	27.6%

Source: U.S. Census Bureau, 2009 American Community Survey

5. Housing Cost

Statewide and County Costs

The Connecticut homeowners with mortgages 24.5% carried monthly mortgages between $1,500 to $1,999 while 53.1% of homeowners were burdened with mortgages of $2,000 or more per month. See Table 55. Of the homeowners with mortgages, 24.5% carried monthly mortgages.

Table 55: Mortgage Status and Selected Monthly Owner Costs		
	# Units	% Share
Housing Units with a Mortgage	659,299	
Less than $499	1,791	0.3%
$500 to $999	34,499	5.2%
$1,000 to $1,499	111,108	16.9%
$1,500 to $1,999	161,575	24.5%
$2,000 or more	350,326	53.1%
Median Monthly Mortgage Cost	$2,079	

Source: U.S. Census Bureau, 2009 American Community Survey

Table 56 shows that 94.3% of homeowners without a mortgage have housing-related costs of $400 or more each month.

Table 56: No Mortgage and Selected Monthly Owner Costs		
	# Units	% Share
Housing Units without a Mortgage	**251,246**	
Less than $100	369	0.2%
$100 to $199	975	0.4%
$200 to $299	4,284	1.7%
$300 to $399	8,803	3.5%
$400 or more	236,815	94.3%
Median Monthly Housing Cost without a Mortgage	**$ 769**	

Source: 2008 ACS

The median monthly housing cost was $2,108 for mortgaged owners, $769 for non-mortgaged owners, and $970 for renters, according to the 2008 ACS. Table 57 shows that 48.2% of renters in Connecticut spent 30% or more of their household income on housing.

Table 57: Gross Rent as a % of Household Income		
	# of Households	% Share
Less than 15.0 percent	42,852	10.4%
15.0 to 19.9 percent	46,986	11.4%
20.0 to 24.9 percent	52,535	12.7%
25.0 to 29.9 percent	46,938	11.4%
30.0 to 34.9 percent	37,976	9.2%
35.0 percent or more	160,831	39.0%
Not computed	24,125	5.9%
Total Number of Renter-Occupied Households	**412,243**	

Source: 2008 ACS

Table 58 indicates total home sales including single-family homes and condos for Connecticut and its counties in 2009.

Table 58: 2009 Home Sales Volume									
Annual	Connecticut	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Single Family	22,295	4,380	6,180	1,170	1,312	5,239	1,985	1,062	967
Condo	6,382	1,694	1,879	192	345	1,653	336	212	71
Total Sales	28,677	6,074	8,059	1,362	1,657	6,892	2,321	1,274	1,038

Source: Connecticut Multiple Listing Service, Inc., "CT Statewide MLS 2009 Q4 & Year-Ed"

Table 59 shows the median and average home sales prices of existing single-family homes in Connecticut and its counties in 2008 and 2009. The

communities with the highest housing sales prices are primarily located in Fairfield County.

Table 59: Price of Existing Single-Family Home Sales									
	Connecticut	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Median									
2008	$379,063	$503,125	$249,000	$249,000	$300,000	$255,000	$250,000	$241,500	$196,000
2009	$227,000	$427,000	$225,000	$221,500	$267,500	$225,000	$220,000	$237,000	$175,000
Average									
2008	N/A	$817,206	$295,487	$295,487	$355,614	$339,707	$319,385	$270,755	$217,048
2009	N/A	$725,617	$262,967	$288,070	$315,082	$261,190	$256,608	$256,370	$184,646

Source: Connecticut Multiple Listing Service, Inc.

Table 60 indicates total sales of single-family homes, condos and co-ops* for Connecticut and its counties during 2007.

Table 60: Unit Volume Total Sales: Single-Family, Condominium and Co-Ops by County									
Quarter	Connecticut	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2007.Q1	14,200	5,100	1,900	1,900	1,100	200	3,300	500	100
2007.Q2	19,300	6,700	2,300	2,300	1,700	600	4,900	1,300	100
2007.Q3	19,400	7,000	2,600	2,600	1,600	800	4,700	800	100
2007.Q4	12,900	12,900	1,500	1,500	1,000	400	3,300	500	100

* Definition of a cooperative (co-op): "Residents purchase stock in a cooperative corporation that owns a structure; each stockholder is then entitled to live in a specific unit of the structure and is responsible for paying a portion of the loan." *Source: HUD.*

Source of data: Connecticut Association of REALTORS

Table 61 shows the median and mean home sales prices of existing single-family homes (not including condos or co-ops) in Connecticut and its counties in 2006 and 2007. The communities with the highest housing sales prices are primarily located in Fairfield County.

Table 61: Price of Existing Single-Family Home Sales by County									
	Connecticut	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
Median									
2006	$315,300	$498,400	$281,700	$264,000	$341,300	$247,500	$253,500	$264,800	$200,600
2007	$331,800	$515,400	$277,000	$267,700	$342,200	$244,400	$259,300	$270,300	$216,100
Mean (Average)									
2006	$356,800	$464,300	$313,600	$297,500	$369,900	$290,500	$288,900	$287,800	$210,200
2007	$368,300	$468,132	$308,377	$301,007	$369,159	$288,525	$297,321	$292,219	$234,722

Source: Connecticut Association of REALTORS

Table 62 tracks the changes in median home prices for Connecticut broken out by number of bedrooms from 2006 to 2007. Only the four-bedroom class showed an increase at 4.3%. The three-bedroom class showed the greatest decrease at 1.1%.

Table 62: Existing Single-Family Home Median Sales Prices by Number of Bedrooms

	2 or Fewer Bedrooms	3 Bedrooms	4 or More Bedrooms
2006	211,900	279,400	455,400
2007	211,300	276,400	475,200
% Change 2006 to 2007	-0.3%	-1.1%	4.3%

Source: Connecticut Association of REALTORS

6. Median and Mean Home Sales Prices

As used in this section, the median sales price is the midpoint-selling price—half the homes sell for less, and the other half sell for more. The National Association of Realtors (NAR) generally believes that median price is the more accurate of the two, as using it reduces the probability of an outlier heavily skewing the results.

In 2008 in Connecticut, housing prices decreased for the first time since 2000. Table 63 shows that the median sales price of a home in Connecticut decreased to $306,000 in 2008, a 1.0% decrease from $309,200 in 2007 but a 71.9% increase from $178,063 in 2000.

Table 63: Median Home Sales Price

	CT	U.S.
2000	$ 178,063	$ 124,176
2001	$ 181,563	$ 128,203
2002	$ 195,838	$ 135,480
2003	$ 221,288	$ 143,515
2004	$ 236,559	$ 151,366
2005	$ 271,500	$ 167,500
2006	$ 298,900	$ 185,200
2007	$ 309,200	$ 194,300
2008	$ 306,000	$ 197,600
2000-08 % change	71.9%	59.1%
2007-08 % change	- 1.0%	1.7%

Source: 2008 ACS

In comparison, the U.S. median homes sales price increased 1.7% from 2007 to 2008 and experienced a 59.1% increase from $124,176 in 2000 to $197,600 in 2008.

Median gross rents are increasing and vary significantly across regions of the state. Table 64 below compares median gross rents between Connecticut and the United States. From 2000 to 2008, Connecticut rental rates increased 32.2%, outpacing the national gross rent growth rate of 27.0%.

Table 64: Median Gross Rent in CT and U.S.

	CT	U.S.
2000	$ 734	$ 649
2001	$ 748	$ 669
2002	$ 741	$ 668
2003	$ 766	$ 679
2004	$ 811	$ 694
2005	$ 839	$ 728
2006	$ 886	$ 763
2007	$ 931	$ 789
2008	$ 970	$ 824
2000-08 % Change	32.2%	27.0%
2007-08 % Change	4.2%	4.4%

Source: 2008 ACS

Table 65 shows percentage distribution of sales broken out by number of bedrooms for Connecticut and its counties at the end of 2007.

Table 65: Unit Volume Existing Single Family Home Sales by Number of Bedrooms for Connecticut and Counties by Percentage Distribution

State/County	2 or Fewer Bedrooms	3 Bedrooms	4 or more Bedrooms	Median Price	Mean Price
Fairfield	10.7	40.4	49.0	$498,700	$458,400
Hartford	9.0	54.2	36.8	$252,000	$291,400
Litchfield	10.8	60.0	29.2	$231,800	$279,700
Middlesex	15.7	48.6	35.8	$328,500	$355,000
New Haven	13.6	57.7	28.7	$255,500	$286,700
New London	14.9	57.0	28.0	$252,400	$284,300
Tolland	7.5	53.5	39.0	$264,200	$284,300
Windham	14.0	66.0	20.0	$210,000	$227,300
Connecticut	**11.4**	**50.2**	**38.4**	**$303,400**	**$350,300**

Source: Connecticut Home Sales Report 2007 Q4

Table 66 shows median home prices for Connecticut and its counties broken out by bedroom size.

Table 66: Unit Volume Median Sales Price of Existing Single Family Home Sales by Number of Bedrooms for Connecticut and Counties

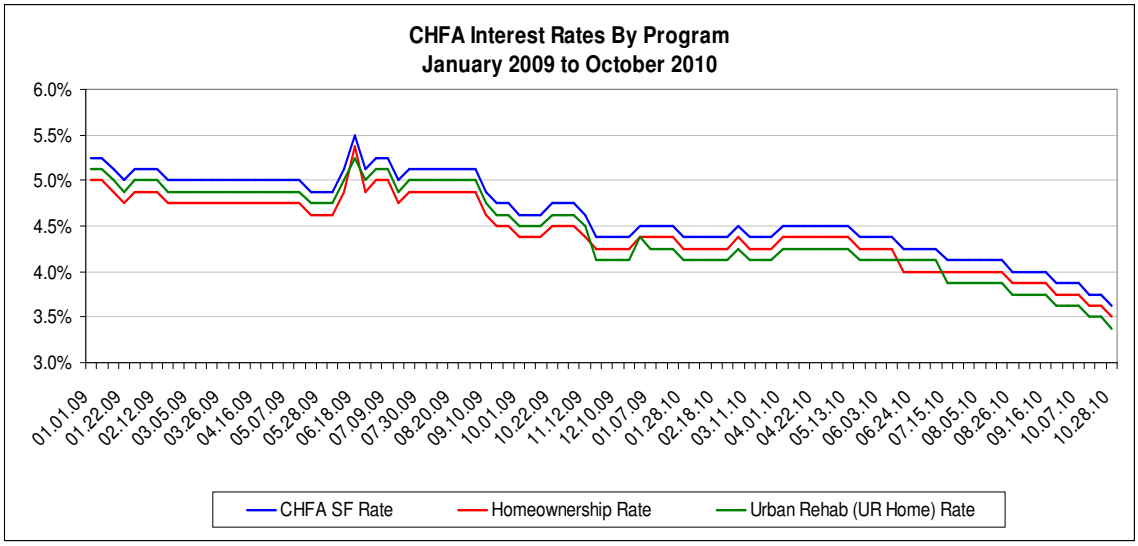
State/County	2 or Fewer Bedrooms	3 Bedrooms	4 or More Bedrooms
Fairfield	281,000	372,400	663,400
Hartford	181,700	232,000	354,500
Litchfield	163,300	225,000	355,600
Middlesex	219,100	312,200	436,800
New Haven	204,400	244,900	348,400
New London	180,000	246,000	330,600
Tolland	150,000	252,700	313,800
Windham	152,400	210,700	250,000
Connecticut	**206,300**	**267,500**	**464,500**

Source: Connecticut Home Sales Report 2007 Q4

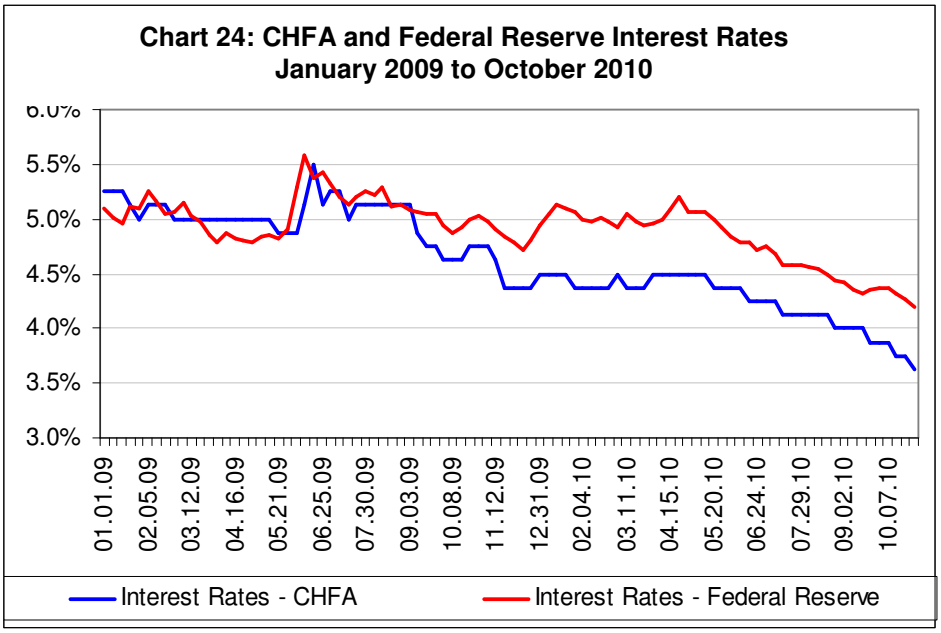
7. Mortgage Rates – Past Several Years

Charts 23 depicts trends for various program mortgage rates in Connecticut as well as the Federal Reserve Conventional Mortgage Rate.

Chart 23: CHFA Interest Rates by Program January 2009 to October 2010



Source: CHFA, November 2010



Source: CHFA, November 2010

8. Subprime Mortgage Crisis

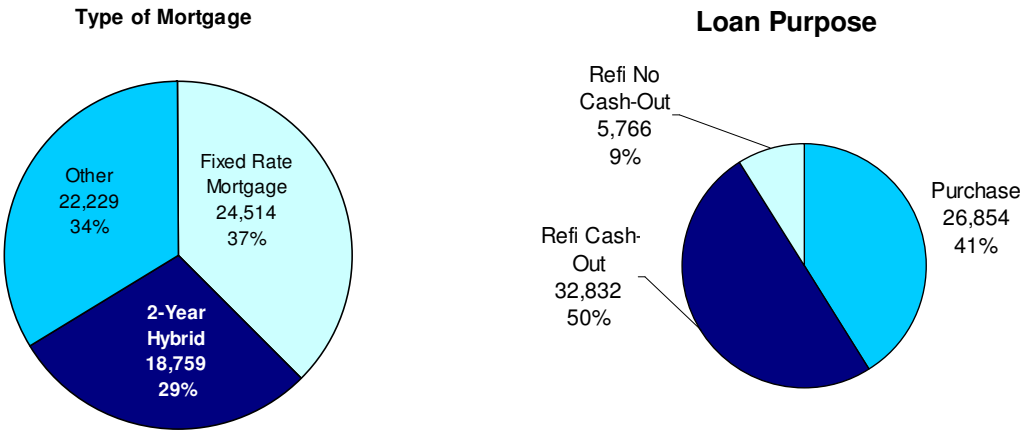
The need for affordable housing in Connecticut has been exacerbated by the subprime loan crisis which has prompted higher mortgage costs, delinquencies, and foreclosures for some homeowners. In some cases the demand for rental housing has become even higher as homeowners lose their homes and are forced back into the rental market. In addition, subprime mortgages can also affect owners of multi-family homes and their tenants.

In Connecticut, most subprime loans were originated between 2004 and 2006. During 2007, about 9,800 subprime loans were originated and there were no new subprime loans originated in 2008. In comparison, about 40,000 loans were originated in 2006. By the end of 2008, there were approximately 65,500 active subprime loans in Connecticut which was down considerably from the 76,800 subprime loans that were active at the end of 2007.

9. Loan Types and Purposes

About a third of the active subprime loans in Connecticut are two-year hybrids. The majority of people used their subprime loan to refinance a home and take cash out for other purposes.

Chart 25: Loan Type and Purpose

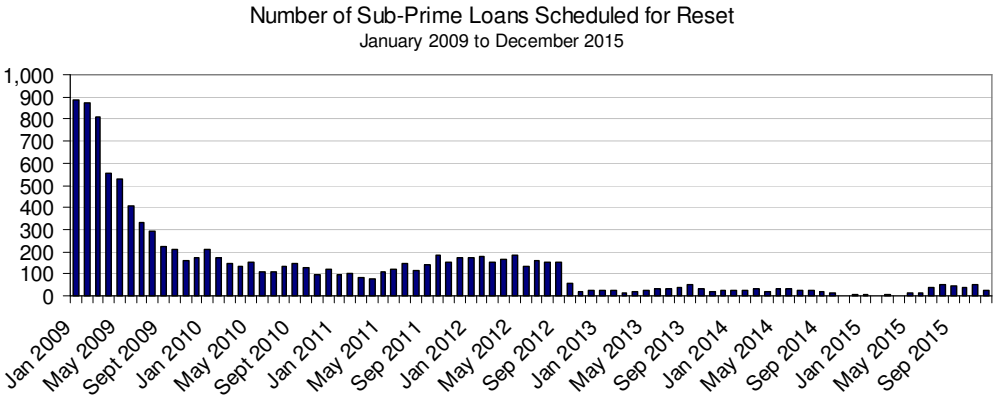


Source: First American, Loan Performance, December 2008

10. Timing of Resets for Subprime Loans

Two-year hybrid loans are loans that have a fixed rate for two years and then reset to another rate in their third year. Many of these loans reset during 2008 and into the first quarter of 2009. Most of these loans in Connecticut have now reset.

Chart 26: Interest Rate Resets



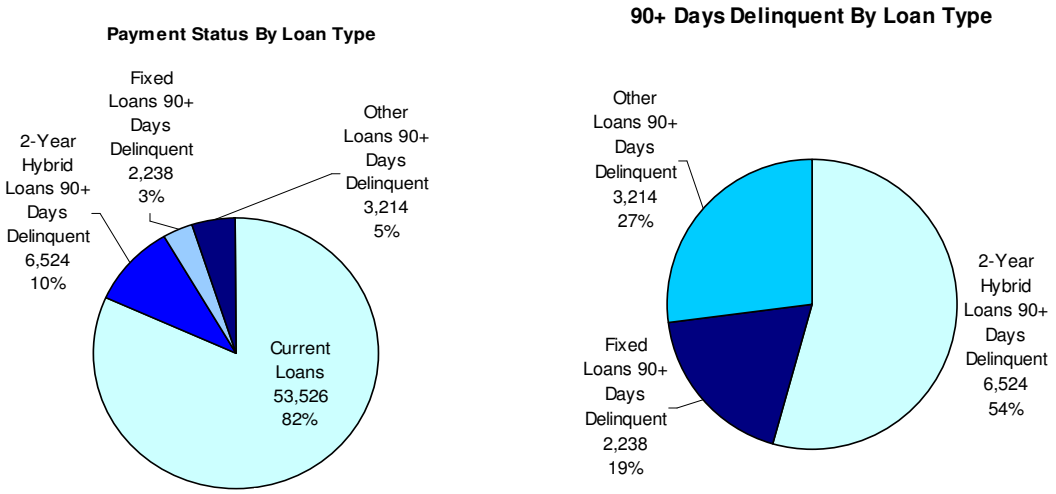
Source: First American, Loan Performance, December 2008

11. Subprime Delinquencies and Foreclosures

About 15% of all subprime loans in Connecticut were seriously delinquent as of December 2008. Though only about 31% of all subprime loans are 2-year

adjustable loans, these loans representated most of the seriously delinquent subprime loans in Connecticut.

Chart 27: Payment Status and Delinquent Loans



Source: First American Loan Performance, December 2008

12. Prime and Subprime Delinquencies and Foreclosures

Considering the full range of active loans in Connecticut, including prime and subprime loans, delinquencies and foreclosures are a small part of the whole and are concentrated mainly in the adjustable rate subprime loans. Though subprime adjustable rate mortgages are 60% of all active loans in Connecticut, they represent 45% of all seriously delinquent loans.

Chart 28: Loan Status and Delinquent Loans

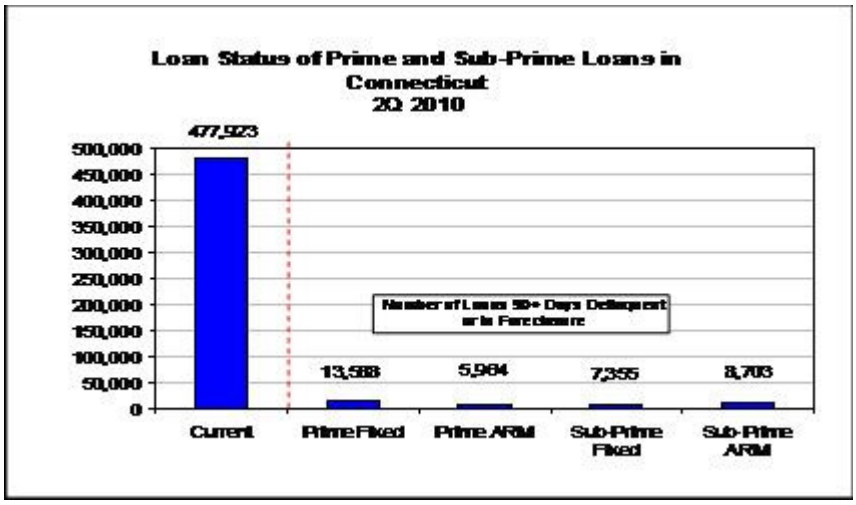
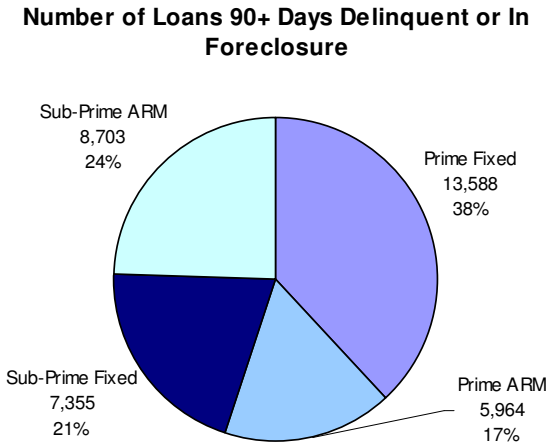


Chart 28 (continued): Loan Status and Delinquent Loans



Source: Mortgage Delinquency Banker's National Survey, 2Q 2010

Table 67 on the following page shows how Connecticut's seriously delinquent loan experience compares with other states.

Table 67: Ranking of Delinquencies By State, Q2 2010 vs. Q2 2009

2Q 2010				2Q 2009			
Rank	State	# Loans	% Seriously Delinquent	Rank	State	# Loans	% Seriously Delinquent
1	Florida	3,394,654	20.13	1	Florida	3,508,954	17.12
2	Nevada	533,943	18.89	2	Nevada	557,679	15.62
3	Arizona	1,147,544	11.91	3	Arizona	1,185,401	11.07
4	California	5,790,942	11.27	4	California	5,832,097	10.81
5	Illinois	1,728,008	11.07	5	Michigan	1,424,473	9.16
6	New Jersey	1,263,546	10.54	6	Illinois	1,726,126	8.62
7	Michigan	1,366,447	10.05	7	Indiana	841,472	8.37
8	Georgia	1,642,199	9.35	8	Ohio	1,467,030	8.26
9	Ohio	1,440,572	9.16	9	New Jersey	1,266,810	8.25
10	New York	2,009,841	8.92	10	Rhode Island	137,727	7.57
11	Indiana	831,395	8.83	11	Georgia	1,665,357	7.50
12	Maryland	1,061,888	8.75	12	Mississippi	249,382	7.39
13	Rhode Island	138,692	8.73	13	Maryland	1,065,236	7.25
14	Mississippi	251,799	8.43	14	New York	2,003,887	6.95
15	Hawaii	164,934	8.33	15	Maine	141,231	6.83
16	Maine	138,443	8.26	16	Massachusetts	817,681	6.68
17	**Connecticut**	**520,386**	**7.83**	17	Hawaii	167,919	6.32
18	Massachusetts	815,596	7.57	18	Wisconsin	601,610	6.14
19	Louisiana	483,339	7.49	19	South Carolina	661,929	6.04
20	South Carolina	657,391	7.48	**20**	**Connecticut**	**530,333**	**6.03**
21	Delaware	163,924	7.29	21	Louisiana	469,898	6.03
22	Utah	438,629	7.06	22	Minnesota	889,783	5.91
23	Idaho	262,540	6.75	23	Tennessee	858,165	5.87
24	Kentucky	430,462	6.59	24	Idaho	263,998	5.76
25	Washington	1,192,774	6.48	25	Kentucky	429,955	5.70
26	Tennessee	859,112	6.47	26	Delaware	165,345	5.55
27	Pennsylvania	1,555,689	6.44	27	District of Columbia	95,071	5.48
28	District of Columbia	95,939	6.37	28	Pennsylvania	1,550,884	5.47
29	Minnesota	886,048	6.31	29	Alabama	594,335	5.41
30	Oregon	625,726	6.27	30	Utah	435,419	5.35
31	Wisconsin	695,361	6.25	31	Missouri	867,338	5.02
32	Alabama	601,198	6.17	32	Oregon	633,369	4.99
33	North Carolina	1,399,462	6.15	33	Colorado	1,005,107	4.96
34	New Mexico	280,157	6.01	34	West Virginia	133,727	4.95
35	New Hampshire	195,923	5.96	35	North Carolina	1,408,028	4.91
36	Oklahoma	423,216	5.71	36	Oklahoma	423,945	4.90
37	Missouri	855,577	5.57	37	New Hampshire	197,017	4.89
38	Colorado	998,184	5.48	38	Virginia	1,413,720	4.81
39	Texas	3,096,162	5.43	39	New Mexico	254,939	4.81
40	West Virginia	133,635	5.38	40	Washington	1,190,840	4.72
41	Iowa	363,798	5.22	41	Texas	3,094,268	4.68
42	Arkansas	308,817	5.17	42	Iowa	344,360	4.65
43	Virginia	1,410,583	5.16	43	Arkansas	310,339	4.50
44	Kansas	327,244	4.93	44	Kansas	330,252	4.32
45	Vermont	70,278	4.76	45	Vermont	69,389	3.76
46	Montana	135,070	3.90	46	Nebraska	207,909	3.75
47	Nebraska	215,347	3.84	47	Montana	135,312	3.07
48	Wyoming	70,506	3.55	48	South Dakota	80,809	2.86
49	South Dakota	82,206	3.39	49	Wyoming	69,932	2.56
50	Alaska	94,630	2.90	50	Alaska	93,440	2.56
51	North Dakota	60,899	2.05	51	North Dakota	58,661	2.02
	United States	**44,508,533**	**9.11**		**United States**	**44,721,256**	**7.97**

Source: Mortgage Banker's National Delinquency Survey, 2Q 2010 and 2Q 2009)

13. Connecticut Foreclosure Trends

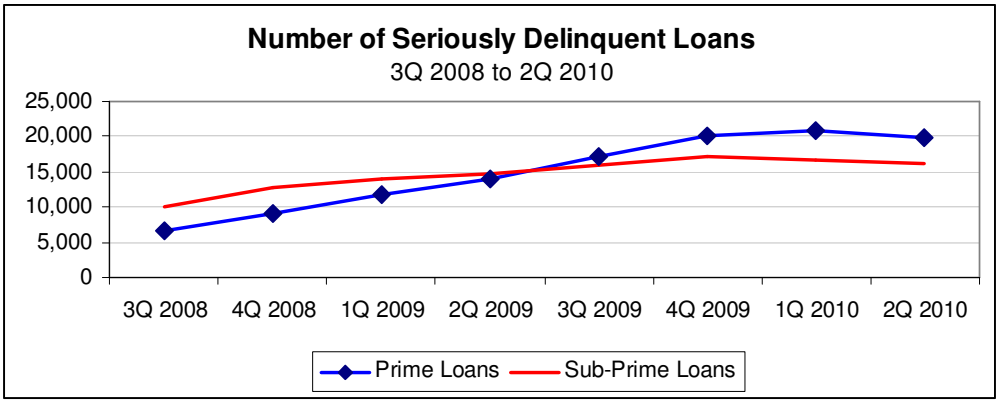
Although foreclosures in Connecticut are at lower levels than in many other states, foreclosures are increasing. According to the Mortgage Banker's National Delinquency Survey, the total number of seriously delinquent loans (90+ days delinquent or in foreclosure) has more than doubled over the past 24 months and the number of Prime loans that are seriously delinquent has nearly tripled over the past 24 months.

Table 68: Number of Loans 90+Days Delinquent and In Foreclosure

	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010	2Q 2010
Prime Loans	6,712	9,083	11,654	14,049	17,207	20,170	20,739	19,787
Sub-Prime Loans	10,158	12,719	13,850	14,774	15,928	17,258	16,658	16,054
Total (including FHA and VA Loans)	18,606	24,071	28,179	31,979	37,023	42,013	42,241	40,746

Source: Mortgage Banker's National Delinquency Survey, 3Q 2008 to 2Q 2010

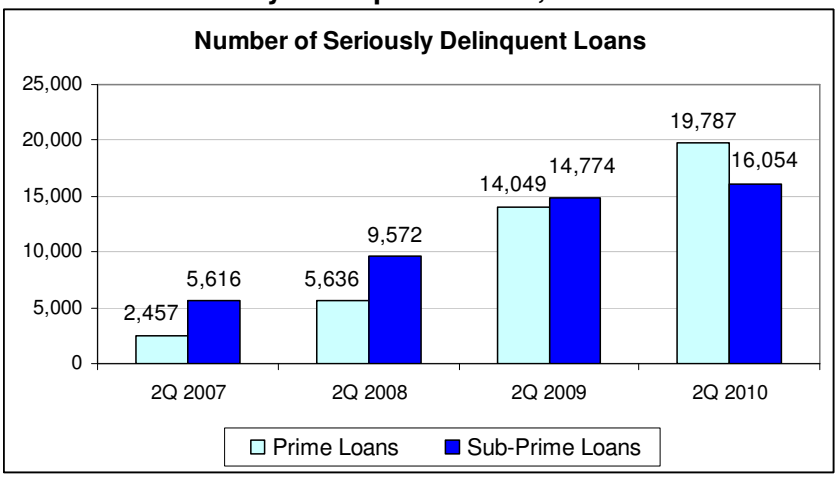
Chart 29: Seriously Delinquent Loans, 2Q 2008 – 2Q 2010



Source: Mortgage Banker's National Delinquency Survey

When looking at the number of seriously delinquent loans from the same quarter over a four year period, the increase in the number of seriously delinquent loans becomes apparent.

Chart 30: Seriously Delinquent Loans, 2Q 2007 – 2Q 2010



Source: Mortgage Banker's National Delinquency Surveys

g. Housing Needs

1. Families Needing Housing Assistance

Low-Income Households

Table 69 shows the income distribution of households by household size, measured by number of persons.

Table 69: 2000 Household Income Distribution by Household Size

2000 Area Median Family Income	Household Size by Number of Persons					
	1	2	3	4	5	6
Under 30% AMI (Extremely Low Income)	9,445	51,247	56,622	46,208	13,941	3,189
31-50% AMI (Very Low Income)	5,318	30,237	55,094	55,253	15,320	3,282
51-80% AMI (Low Income)	3,798	30,540	70,028	73,920	21,572	5,279
81-120% AMI (Moderate Income)	2,961	25,678	70,047	105,314	41,244	8,388

Source: Census 2000 interpolation by DECD

In Table 70, HUD defines the various low-income levels at the specific percentages of AMI and shows the percentage of low-income renters (88.5%) is higher than that of owners (58.6%).

Table 70: 2000 Income Distribution by AMI and Homeownership			
Income Group	**Homeowners**	**Renters**	**Total**
Under 30% AMI (Extremely Low Income)	77,635	136,839	214,474
31-50% AMI (Very Low Income)	86,474	84,797	171,271
51-80% AMI (Low Income)	225,502	230,590	456,092
81-120% AMI (Moderate Income)	284,503	151,553	436,056
All Homeowners	**869,742**	**431,928**	**1,301,670**

Source: Census 2000

2. Single Persons

Table 71 shows the number of single householders by county.

Table 71: Single Householders		
State/County	**Single Householder Living Alone**	**Single Householder not Living Alone**
Fairfield	86,923	17,248
Hartford	95,738	21,358
Litchfield	20,082	3,274
Middlesex	17,964	3,209
New Haven	90,008	19,523
New London	24,802	6,065
Tolland	12,448	3,973
Windham	10,542	2,642
Connecticut	**358,507**	**77,292**

Source: U.S. Census Bureau, 2009 American Community Survey

3. Large Families

As defined by HUD, a large family is a household that has five or more members. Table 72 shows the number of large families residing in Connecticut.

Table 72: Large Families					
	Total households*	**5 Person Household**	**6 Person Household**	**7 or More Person Household**	**% that are "large families"***
Connecticut	**1,326,329**	**83,918**	**24,895**	**13,718**	**9.2%**
Fairfield County	329,241	25,705	8,367	3,313	11.4%
Hartford County	339,899	19,653	6,323	3,676	8.7%
Litchfield County	72,733	4,168	711	449	7.3%
Middlesex County	64,611	2,158	631	612	5.3%

Table 72 (continued): Large Families					
	Total households*	5 Person Household	6 Person Household	7 or More Person Household	% that are "large families"*
New Haven County	321,692	18,726	5,855	3,414	8.7%
New London County	103,623	7,039	2,183	853	9.7%
Tolland County	53,276	3,590	176	849	8.7%
Windham County	41,254	2,879	649	552	9.9%

* does not include the households with non-related occupants

Source: U.S. Census Bureau, 2009 American Community Survey

4. Overcrowded Households

A household is considered overcrowded when the ratio of occupants to rooms exceeds one. For example, a house with six inhabitants and five rooms is considered overcrowded because there is more than one person per room. Table 73 shows overcrowding in each Connecticut county by tenure (homeowner and renter). The number of overcrowded households is presented, with the corresponding percentage of overcrowded households in the county. Fairfield County has the highest percentage of total overcrowding. Litchfield and Tolland counties show the least overcrowding. The rental households in Fairfield, Hartford and New Haven counties have significantly higher levels and percentages of overcrowding compared to owner-occupied households.

Table 73: Overcrowded Households						
	Owners		Renters		Total	
State/County	Overcrowded	%	Overcrowded	%	Overcrowded	%
Fairfield	2,691	1.2%	6,634	6.8%	9,325	2.8%
Hartford	1,260	0.6%	5,486	4.9%	6,746	2.0%
Litchfield *	272	0.5%	274	1.7%	546	0.7%
Middlesex *	272	0.6%	403	2.4%	675	1.0%
New Haven	2,246	1.1%	5,368	4.7%	7,614	2.4%
New London	521	0.7%	593	1.8%	1,114	1.1%
Tolland *	164	0.4%	232	1.8%	396	0.7%
Windham *	166	0.5%	349	2.8%	515	1.2%
Connecticut	**7,592**	**0.8%**	**19,339**	**4.6%**	**26,931**	**2.0%**

Source: U.S. Census Bureau

2009 American Community Survey for the Fairfield, Hartford, New Haven, New London counties.

**2008 American Community Survey for the Litchfield, Middlesex, Tolland and Windham counties.*

5. Lead-Based Paint Hazards

HUD requires the state to estimate the number of housing units with lead-based paint hazards—especially those inhabited by low- and moderate-income families. Housing units may carry levels of lead via the residential plumbing and in chipping paint that then is deposited or present in the air or in the soil with lead-based particles. As accurate records are not kept that would satisfactorially provide a comprehensive evaluation of the overall status of lead hazards by household income, answering HUD's ultimate question is difficult. To examine the potentially hazardous housing stock, one can review housing statistics that reference lead-based hazards and toxicity levels and infer from regional trends.

According to the Centers for Disease Control and Prevention (CDC), approximately 310,000 children between the ages of 1 and 5 years are believed to have blood levels at or over the targeted level planned for elimination among young children in the United States by 2010. The maintenance of the likelihood of older housing stock (especially housing units built before 1978 when the use of lead-based paints was more prevalent, and the existence of lead in plumbing that was common in units built before the 1930s) is one measure in the effort to determine potential exposure to lead-based hazards in homes where young children live or visit.

The 2001 National Survey of Lead and Allergens in Housing concluded that 43% (plus or minus 12%) of housing units in the Northeast built before 1978 were likely to have significant lead-based paint hazards. Data on the state's inventory of older housing the U.S. Census Bureau can be used to estimate the number of housing units posing higher likelihood of lead-based hazards. According to the 2009 American Community Survey, in Connecticut there were approximately 1,053,799 housing units (about 73% of the state's total housing stock) built in 1979 and earlier, of which 439,672 units (nearly a third of total housing stock) were built before 1950.

However, the fact that a home may have significant lead-based paint hazards does not necessarily mean that members of such households would develop serious health problems. Concern is reserved for the segment of the population that is most vulnerable to lead-based hazards: children under six years of age.

Table 74 lists the 15 towns with the highest incidence of young children with elevated blood lead levels.

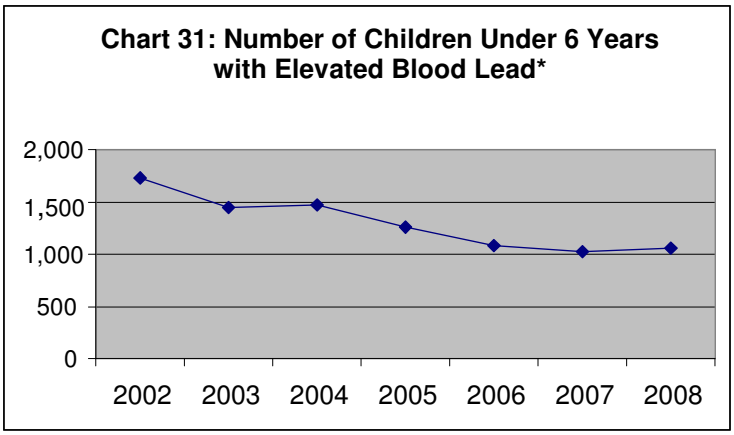
Table 74: Towns with more than 1,000 Children Under Six with Confirmed High Blood Lead Levels

Town	Number of Children with Confirmed Test	Cumulative Statistics			
		≥ 10 µg/dL*		≥ 20 µg/dL*	
		Number	Percent	Number	Percent
Bridgeport	6,332	151	2.4	29	0.4
Bristol	1,129	15	1.4	5	0.5
Danbury	1,994	8	0.5	0	0.0
East Hartford	1,194	13	1.2	2	0.2
Fairfield	1,196	3	0.3	0	0.0
Hamden	1,110	4	0.4	0	0.0
Hartford	5,523	116	2.1	28	0.5
Meriden	2,071	32	1.5	6	0.3
New Britain	3,297	44	1.3	13	0.4
New Haven	4,569	201	4.4	46	1.0
Norwalk	3,012	18	0.6	3	0.1
Stamford	3,308	29	0.9	6.0	0.2
Stratford	1,157	7	0.6	1	0.1
Waterbury	5,100	129	2.6	26	0.6
West Haven	1,323	19	1.4	3	0.2
Connecticut (2008)	**76,367**	**1,054**	**1.4**	**221**	**0.3**

*µg/dL = micrograms/deciliter (micrograms of lead per deciliter of blood)

Source: Connecticut Department of Public Health, CY 2008 Surveillance Report

Chart 31 shows that fewer children under 6 years of age are testing positive for elevated blood lead levels, perhaps in part due to increased efforts to raise awareness of lead-based hazards and widespread publication of feasible precautions. Statewide, the number of children who were screened and confirmed to have high blood-lead levels decreased 40%, from 1,733 in 2002 to 1,054 in 2008.



* ≥ 10 µg/dL (micrograms/deciliter) micrograms of lead per deciliter of blood
Source: Connecticut Department of Public Health, "Childhood Lead Poisoning in Connecticut 2008 Surveillance Report"

6. Substandard Housing Conditions

Another indicator of housing conditions is the number of housing units that have complete plumbing and kitchen facilities. A housing unit with complete plumbing facilities has a room or an adjoining area where both hot and cold piped water, a bathtub or shower, a sink and a flush toilet are available. A complete kitchen will have all of: a kitchen sink; burners, stove, or microwave oven; and a refrigerator. Table 75 shows the number of occupied and unoccupied housing units that lack complete plumbing and kitchen facilities in Connecticut.

Table 75: Units Lacking Plumbing or Kitchen Facilities

State/County	Total Units	Units Lacking Complete Plumbing Facilities		Units Lacking Complete Kitchen Facilities	
		# Units	%	# Units	%
Fairfield	353,095	2,139	0.6%	5,035	1.4%
Hartford	365,004	4,322	1.2%	5,998	1.6%
Litchfield	83,547	1,182	1.4%	1,070	1.3%
Middlesex	72,817	592	0.8%	762	1.0%
New Haven	350,225	3,350	1.0%	4,598	1.3%
New London	117,271	827	0.7%	1,209	1.0%
Tolland	56,612	77	0.1%	0	0.0%
Windham	47,269	1,045	2.2%	1,534	3.2%
Connecticut	**1,445,840**	**13,534**	**0.9%**	**20,206**	**1.4%**

Source: U.S. Census Bureau, 2009 American Community Survey

When one considers occupied housing units exclusively, the statewide percentage of units lacking complete plumbing facilities and the statewide

percentage of units lacking complete kitchen facilities drops by about half their original values. The data shown in Table 76 suggest that a disproportionate number of units lacking complete plumbing or kitchen facilities are vacant. Improving housing conditions across the state could result in a decrease in such vacancy.

Table 76: Occupied Units Lacking Plumbing or Kitchen Facilities

State/County	Total Occupied Units	Occupied Units Lacking Complete Plumbing Facilities		Occupied Units Lacking Complete Kitchen Facilities	
		# Units	%	# Units	%
Fairfield	329,241	1,088	0.3%	2,732	0.8%
Hartford	339,899	1,322	0.4%	2,644	0.8%
Litchfield	72,733	329	0.5%	489	0.7%
Middlesex	64,611	244	0.4%	244	0.4%
New Haven	321,692	1,163	0.4%	1,598	0.5%
New London	103,623	289	0.3%	117	0.1%
Tolland	53,276	77	0.1%	0	0.0%
Windham	41,254	90	0.2%	129	0.3%
Connecticut	**1,326,329**	**4,602**	**0.3%**	**7,953**	**0.6%**

Source: U.S. Census Bureau, 2009 American Community Survey

7. Homeless Needs

HUD defines a homeless person as an individual who lacks a fixed, regular and adequate nighttime residence; an individual who has a primary nighttime residence that is supervised by a publicly or privately operated shelter designed to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or, a public or private place not designed for, or ordinarily used as, regular sleeping accommodations for human beings. This definition of homeless does not include individuals who are lawfully imprisoned or detained.

In accordance with HUD guidelines for proper homeless survey techniques, Connecticut conducted its third annual point-in-time count of the sheltered and unsheltered homeless populations on January 28, 2009, and its fourth on January 27, 2010. As of the preparation of this document, the final 2010 results were not available. The most complete results found in the Connecticut Coalition to End Homelessness's (CCEH) report "CT Counts 2009 Point-In-Time Homeless

Count". It is reported that there were approximately 4,154 people experiencing homeless. This number includes 3,320 households, 2,902 single adults, 430 families and 801 children in families.

To trace the roots of recent homelessness, the sheltered individuals were asked about the primary reason for leaving their last permanent residence; results appear in Table 77.

Table 77: Reason Left Last Residence

	Sheltered				Unsheltered			
	Single Adults	%	Adults in Families	%	Single Adults	%	Adults in Families	%
Rent problems	636	26	135	32	151	31	1	17
Evicted for a reason other than rent problems	167	7	31	7	47	10	0	0
Conflict with family or friends	416	17	78	18	101	21	2	33
Overcrowding	36	1	35	8	0	0	0	0
Domestic violence	103	4	89	21	17	4	0	0
Went to prison or jail	237	10	8	2	43	9	1	17
Went into the hospital	93	4	2	0	26	5	0	0
Housing condemned	11	0	5	1	3	1	0	0
Fire	11	0	2	0	2	0	0	0
Evicted due to Landlord foreclosure	52	2	12	3	5	1	0	0
Foreclosure of own home	37	2	7	2	7	1	0	0
Other	551	23	77	18	94	19	0	0
Unknown	377	16	30	7	120	24	2	33

Source: Connecticut Coalition to End Homelessness, "Connecticut Counts 2009 Point-In-Time Homeless Count"

The Department of Social Services (DSS) has historically reported the leading causes of homelessness as alcohol/drug abuse, unemployment and insufficient income. Across all groups in the CT Counts 2009 survey, “rent problems” was the most commonly reason cited as the cause of homelessness.

The volunteers also inquired where the homeless have slept in the last 30 days. Respondents were given the opportunity to list more than one location. Their responses appear in Table 78.

Table 78 : Where Slept in Last 30 Days								
	Sheltered				Unsheltered			
	Single Adults	%	Adults in Families	%	Single Adults	%	Adults in Families	%
Non-housing*	87	4	1	0	276	56	5	67
Emergency Shelter	1,131	47	174	41	88	18	1	17
Transitional Housing for Homeless Persons	671	28	161	38	50	10	0	0
Psychiatric Facility	23	1	1	0	14	3	0	0
Substance Abuse Treatment Facility	79	3	9	2	62	13	0	0
Hospital	49	2	1	0	35	7	0	0
Jail/prison	37	2	0	0	10	2	0	0
Domestic Violence Situation	26	1	16	4	0	0	0	0
Living with Relative or Friend	238	10	31	7	54	11	1	17
Rental Housing, Own Apartment or House	115	5	40	9	10	2	0	0
Hotel or Motel	38	2	3	1	14	3	0	0
Foster Care	1	0	0	0	0	0	0	0
Other	49	2	4	1	31	6	0	0
Unknown	363	15	31	7	109	22	2	33
*Non-housing includes street, park, car, bus, station, parking garage, campground, woods, abandoned building, etc.								

Source: Connecticut Coalition to End Homelessness, "Connecticut Counts 2009 Point-In-Time Homeless Count"

CT Counts 2009 inquired about those without a permanent residence for various lengths of time. If respondents indicated that this period was greater than one year, or that homelessness occurred at least four times in the past three years, they were categorized as "chronically homeless." The 2009 results found that 34% of sheltered single adults and sheltered adults in families and 55% of unsheltered single adults and unsheltered adults in families were chronically homeless as illustrated in Table 79 below.

Table 79: Homeless Populations and Subpopulations in CT			
Household Type	**Sheltered**	**Unsheltered**	**Total**
Households without Children	2,414	488	
Households with Children	423	7	430
Total Homeless Households	2,837	495	3,332
Subpopulation Type	**Sheltered**	**Unsheltered**	**Total**
Chronically Homeless	662	260	922
Hospitalized for mental health	937	175	
Ever in hospital, detox or rehab for substance abuse	1,377	355	1,732
In need of help with substance abuse now	718	235	953
Receiving substance abuse services now	940	151	

Table 79 (continued): Homeless Populations and Subpopulations in CT			
Household Type	**Sheltered**	**Unsheltered**	**Total**
Veterans	13%	N/A	50
Ever told to have HIV or AIDS	190	12	202
Domestic violence directly attributing to homelessness	21%	N/A	N/A
Unaccompanied Youth less than 18 Years	18	N/A	50

Source: Connecticut Coalition to End Homelessness, "Connecticut Counts 2009 Point-In-Time Homeless Count"

HUD's Continuum of Care Program funds housing-related projects designed to serve the homeless population. Table 80 shows the funding awards received by Connecticut homeless housing programs in 2009.

Table 80: Continuum of Care Funding Awards by Program Component					
Program Component	**# of Projects**	**New Projects**	**Renewal Projects**	**Total**	**% of State Award**
Permanent Supportive Housing	103	$1,241,086	$22,143,150	$23,384,236	77%
Transitional Housing	23	$0	$5,357,355	$5,357,355	18%
Supportive Services Only	4	$0	$737,076	$737,076	2%
Homeless Management Information Systems (HMIS)	8	$0	$412,093	$412,093	1%
Safe Haven	2	$0	$398,290	$398,290	1%
Grand Total	**140**	**$1,241,086**	**$29,047,964**	**$30,289,050**	**100%**

Source: U.S. Department of Housing and Urban Development, "HUD's 2009 Continuum of Care Assistance Programs Funding Awards"

Table 81 depicts homelessness by race from the CT Counts 2009 survey.

Table 81: Homelessness by Race				
Race/Ethnicity of Head of Household	**Sheltered**		**Unsheltered**	
	Single Adults	**Adults in Families**	**Single Adults**	**Adults in Families**
American Indian or Alaska Native	2%	2%	1%	0%
Asian	1%	0%	0%	0%
Black or African American	29%	38%	10%	33%
Hispanic/Latino (any race)	16%	34%	9%	33%
White	42%	34%	62%	33%
Other or Unknown	13%	3%	21%	17%

Source: Connecticut Coalition to End Homelessness, "Connecticut Counts 2009 Point-In-Time Homeless Count"

8. Other Special Needs

Populations with Other Special Needs

Connecticut also has a population of residents that are not homeless, but have special needs that may require service-enriched housing. This section estimates the number of people living in Connecticut that are elderly, frail elderly, persons with physical or mental disabilities and domestic violence victims.

a. Elderly

Elderly refers to people age 62 and older. The 2009 ACS reported 598,272 elderly residents in Connecticut. This is 17% of Connecticut's total population. Some elderly persons may require modest adjustments, such as wheelchair-accessible entryways and single-level units, and supportive services.

b. Frail Elderly

HUD, DECD and ACS have varying definitions for "frail elderly." HUD defines frail elderly as people age 62 and older who have limitations in three or more life activities such as bathing, dressing and housekeeping. DECD's Congregate Housing program has a separate definition for this population group—persons age 62 and over who have limitations in one or more life activities. The 2009 ACS provided two possible measures of this populations group: (1) self-care difficulty and (2) independent living difficulty. From the data collected by ACS, there were 32,579 frail elderly individuals 65 years of age and older with self-care difficulties. From the same source, there were 64,153 frail elderly individuals 65 years of age and older with difficulty living independently.

c. Persons with Disabilities

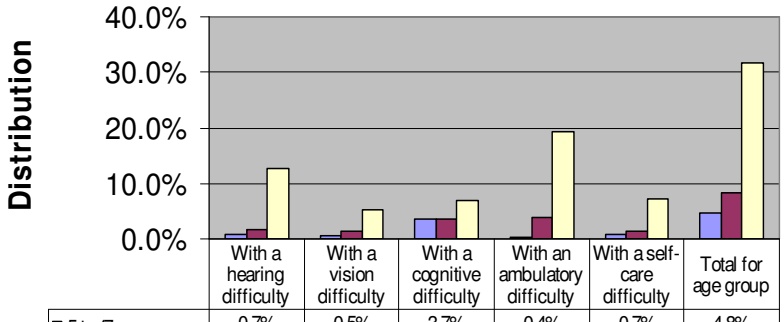
Persons with disabilities may have one or more physical, mental and/or developmental conditions that constrain their possibilities for obtaining suitable housing. The disabled may require a single level home, special equipment to aid them in carrying out daily functions, or even a regular home nurse or family member to care for them. If their special needs are not met, many may become homeless. Financially, some are more independent than others. Table 82 indicates the most recent number of persons who are physically disabled or have a serious mental illness. These figures do not include those who are homeless or institutionalized.

Table 82: Disabled Population in Connecticut			
	Male	**Female**	**Total**
Physically Disabled			
5-17 years	5,731	3,051	8,782
18-34 years	11,612	9,211	20,823
35-64 years	58,354	68,387	126,741
65-74 years	19,762	30,091	49,853
75+ years	36,079	70,929	107,008
Totals	131,538	181,669	313,207
Mentally Disabled			
5-17 years	15,285	6,689	21,974
18-34 years	10,512	10,060	20,572
35-64 years	24,503	30,732	55,235
65-74 years	3,880	4,950	8,830
75+ years	5,973	16,469	22,442
Totals	60,153	68,900	129,053

Source: U.S. Census Bureau, 2009 American Community Survey

The state's estimated number of physically disabled persons in 2009 was 313,207 while those who responded as having cognitive difficulties 129,053. Individuals who are simultaneously homeless and disabled or homeless with disabilities or dealing with disabilities and homelessness are not included in these totals. Chart 32 provides a percentage breakdown of the various types disabilities facing some state residents.

Chart 32: Types of Disability by Age



	With a hearing difficulty	With a vision difficulty	With a cognitive difficulty	With an ambulatory difficulty	With a self-care difficulty	Total for age group
5 to 17 years	0.7%	0.5%	3.7%	0.4%	0.7%	4.8%
18 to 64 years	1.6%	1.3%	3.5%	4.0%	1.3%	8.4%
65 years and over	12.6%	5.3%	6.8%	19.3%	7.1%	31.8%

d. Persons with Alcohol or Other Drug Addition

Table 83 shows alcohol and drug use trends in Connecticut and United States for 2008. The overall rate for substance dependence or abuse in Connecticut was higher than that of the national average.

Table 83: Percentages Reporting Past Year Alcohol or Drug Dependence and Abuse

	Total	Age Group		
	12 Years or Older	12-17 Years	18-25 Years	26 Years or Older
Illicit Drug Dependence or Abuse*				
Connecticut	2.9	4.3	9.3	1.7
United States	2.8	4.5	7.9	1.7
Alcohol Dependence or Abuse				
Connecticut	8.2	6.2	19.3	6.7
United States	7.4	5.1	17.0	6.1
Alcohol or Illicit Drug Dependence or Abuse*				
Connecticut	9.4	8.4	23.0	7.4
United States	9.0	7.7	20.7	7.1

*Illicit Drugs include marijuana/hashish, cocaine (including crack), heroin, hallucinogens, inhalants, or prescription-type psychotherapeutics used nonmedically. Illicit Drugs Other Than Marijuana include cocaine (including crack), heroin, hallucinogens, inhalants, or prescription-type psychotherapeutics used nonmedically.

Source: U.S. Department of Health and Human Services and Substance Abuse and Mental Health Services Administration (SAMHSA) National Clearinghouse for Alchohol and Drug Information, National Survey on Drug Use and Health, 2008

e. Domestic Violence Victims

According to the American Institute on Domestic Violence, 85-95% of nationwide domestic violence victims are female. Those persons who are victims of domestic violence are forced to turn outside of the home for shelter, safety and support. Connecticut's lack of affordable housing seriously reduces the level of independence and mobility that abused women desperately need to uproot from their current situation. Often victims will have poor credit, rental and employment histories as a result of their abuse. These factors further complicate the process of securing them new housing opportunities.

The 2008 National Census of Domestic Violence Services surveyed 16 out of 18 local domestic violence programs in Connecticut. It provides a snapshot of the adults and children served during one 24-hour period (September 17th). One hundred and sixty-one victims of domestic violence received housing services, while 441 adults and children sought non-residential advocacy and

services such as individual counseling, legal advocacy and children's support groups.

For state fiscal year 2007-08, the Connecticut Coalition Against Domestic Violence (CCADV) sheltered 1,772 persons. There were 2,012 persons that requested shelter, but did not stay. Over 32% of people did not stay because of a lack of beds. Of the 2,012 people that needed a safe place to stay, 1,252 persons were referred to other domestic violence shelters or homeless shelters. The CCADV is just starting to collect statistics on the living situation of domestic violence victims after they seek assistance from the CCADV. After living in a shelter, 81 victims have returned back to the previous abusive living situation. The leading reason is a lack of affordable housing. It is clear that Connecticut needs to expand its stock of transitional housing for victims of domestic violence and their children.

f. Persons with Alcohol or Other Drug Addition

Table 84 shows alcohol and drug use trends in Connecticut for 2005 and 2006. The rate for substance dependence or abuse in Connecticut was lower than that of the nation. Additionally, the rates of persons needing but not receiving treatment for illicit drug problems or alcohol problems in Connecticut were 2.8% and 7.9%, respectively. Those numbers also exceed the national statistics of 2.5% and 7.3%, respectively.

Table 84: Percentages Reporting Past Year Alcohol or Drug Dependence and Abuse

	Total	Age Group		
	12 Years or Older	12-17 Years	18-25 Years	26 Years or Older
Illicit Drug Dependence or Abuse*				
Connecticut	3.14	5.62	12.01	1.45
United States	2.83	4.65	8.14	1.66
Alcohol Dependence or Abuse				
Connecticut	8.48	5.94	23.07	6.57
United States	7.66	5.45	17.58	6.22
Alcohol or Illicit Drug Dependence or Abuse*				
Connecticut	10.09	9.06	28.64	7.38
United States	9.16	8.04	21.55	7.15

* Illicit Drugs include marijuana/hashish, cocaine (including crack), heroin, hallucinogens, inhalants, or prescription-type psychotherapeutics used nonmedically. Illicit Drugs Other Than Marijuana include cocaine (including crack), heroin, hallucinogens, inhalants, or prescription-type psychotherapeutics used nonmedically.

Source: SAMHSA, Office of Applied Studies, National Survey on Drug Use and Health, 2005 and 2006

9. Facilities and Services for Populations with Other Special Needs

a. Assisting Non-Homeless Persons Who Require Supportive Housing

Connecticut offers various types of service-enriched housing (including supportive housing). The Department of Developmental Services (DDS) offers service-enriched housing to persons within the DDS system. As of June 2009, the total number of people receiving services from DDS was 15,390 and of the total, 5,653 people are enrolled in service-enriched housing. The number of DDS consumers living in a campus style facility, the Southbury Training School or DDS Regional Centers, is 723. Community Living Assignments (CLA), also known as group homes, house 3,781 persons. Community Training Homes are also supportive housing options for 413 DDS consumers. Some persons receiving services from DDS are also involved with housing support from other state agencies. The Department of Mental Health and Addiction Services, the Department of Correction and the Department of Children and Families provided housing support for 106 people. There were 417 people receiving housing support from Connecticut's elderly programs. One hundred and seventeen people were in residential schools and 96 people were in other service-enriched housing programs while receiving DDS services.

It is difficult to estimate the number of domestic violence victims who are not homeless but in need of special housing services. If they are not homeless, they could still be tolerating their abusive environment as silent victims.

b. Ensuring Persons Returning from Mental and Physical Health Institutions Receive Appropriate Supportive Housing

Numerous state programs offer service-enriched housing and supportive services for persons recovering from mental and physical health problems.

DMHAS provides several programs that cater to this target population. The Connecticut Mental Health Center, a collaborative endeavor of DHMAS and Yale University's Department of Psychiatry, has several social integration services that are designed to foster the recovery and community re-integration of the center's patients.

Shelter Plus Care, a HUD-funded rental assistance program administered by DMHAS, is designed to provide housing and supportive services to an estimated 940 persons per year who are homeless and disabled.

The DMHAS Housing Assistance Fund Program provides rental assistance in the form of monthly housing subsidy payments to persons with psychiatric disorders on a temporary basis as they wait for permanent subsidies.

DMHAS also has a General Assistance Recovery Supports Program (GA RSP), which is committed to helping State-Administered General Assistance (SAGA) recipients meet their basic needs. GA RSP promotes recovery, independence, employment, self-sufficiency and stability, by offering recovery support services including recovery housing, independent housing, bus passes and personal care items.

The Bureau of Rehabilitation Services, a division of DSS, has a mission of creating opportunities that allow individuals with disabilities to live and work independently. The Bureau offers a variety of programs to assist individuals with significant physical and mental disabilities.

10. Future Housing Production and Preservation Needs

Overview

a. Purpose of Analysis

The availability and affordability of housing in Connecticut is critical for sustained economic growth and development. A detailed analysis of supply and demand trends in the Connecticut housing market and an estimate of the level of housing production needed to sustain economic growth in the state are essential for the development of growth policies and strategies. The following analysis of Connecticut's housing market and the state's demographic and employment characteristics, conducted by DECD and the Connecticut Housing Finance Authority (CHFA), explores the relationship between employment growth, demographic trends, and the availability and affordability of housing. The results of this analysis estimate the housing production level needed to adequately meet the estimated growing demand over the next 5, 10, 15 and 20 years.

The purpose of this analysis is to articulate the aforementioned relationship between housing availability and affordability and sustained economic growth and to establish a baseline and methodology from which reliable estimates of future housing supply and demand can be produced, and further, from which future housing production need can be deduced.

b. Analytical Approach

The analysis at the heart of this study is based on the results of a housing supply and demand model (hereinafter, the model), adapted by DECD and refined jointly by DECD and CHFA. This model is based on "the Mayberry Model"[27] created by Bruce Mayberry and the New Hampshire Housing and Finance Authority for the state of New Hampshire. The basic framework of the Mayberry model was adapted for use with Connecticut counties using demographic and employment data from the 1990 and 2000 Census; the 2006 American Community Survey (ACS) data; employment data from the REMI Policy Insight model and the Connecticut Department of Labor; and population data from the Connecticut State Data Center (for further details about the specific functioning of the model and its contents, please see the Connecticut Housing Supply and Demand Model Appendix).

The analysis conducted for this report consists of a baseline assessment, a housing supply and demand forecast and an estimate of production need. The baseline assessment and housing supply and demand forecast are both composed of demographic, housing stock and cost burden trends, each of which is segmented at the state and county level. The estimated production need for housing units is further segmented by economic, demographic and geographic characteristics in order address affordability issues. The period for this analysis is based on five-year projected intervals in order to be consistent with historical and projected data.

For the purposes of this report, DECD defines housing demand as the demand for all housing units (physical structures including condos, single- and multiple-household detached units and apartments); affordable housing demand as that portion of housing demand for which annual costs (mortgage or rent payments)

[27] "New Hampshire Housing Needs Study," Bruce C. Mayberry, July 2003, http://www.nhhfa.org/rl_docs/housingdata/housing_needs_assessment/HousingNeedsModel.xls.

do not exceed 30% of an area's median income (AMI); housing supply as the total available supply of housing units (physical structures); housing production need as the differential between existing housing supply and housing demand; and affordable housing production as that portion of the housing production need for which annual costs do not exceed 30% of an area's median income (AMI), adjusted for household size.

c. Analysis Limitations

The model used in this analysis for housing supply and demand forecasts production and need estimates, creates relationships between employment, demographic and housing trends to construct a housing baseline. The baseline does not identify current housing shortages or affordability issues relative to the population. Therefore, projections of production need are based on historic ratios that maintain the current relationships, not necessarily correct them. However, the model can be updated and adapted to account for a variety of scenarios to specifically address current issues in the housing market such as affordability and availability. The model assumes that Connecticut's economy will continue to grow, if slowly, and in the same geographic areas in which growth has occurred in the recent past.

11. Housing Trends Baseline

Overview

The housing baseline summary consists of current demographic, economic, employment, housing stock and cost burden data. This provides a starting point that identifies existing housing supply and demand trends in Connecticut and its counties. Demographic and employment trends provide a baseline from which future projections are made. Changes in the demographic and employment data are a catalyst for changes in housing needs. Household classifications of the population by ownership and rental allow for a more accurate description of the current housing market. The analysis of the housing stock as a baseline indicator of overall supply sheds light on the market's ability to meet existing demand. An analysis of baseline cost burden data, for this initial model, is used to identify demographic and economic trends in the population.

From the change in the baseline housing stock, future housing need can be forecasted. Housing analysis is performed at the state and county levels to be consistent with the data sources available.

12. Demographic Trends and Current Picture

Statewide

Homeowner classification (renter or owner) specifies the different types of housing need at the baseline level. Statewide trends in the number of homeowners and renters are indicators of housing demand. Table 85 shows the statewide changes in the population and housing classifications. The average annual growth in the number of households slowed during the period 2000-08 relative to the period 1990-2000. Those households categorized as renters declined annually by 2,462 in the period 2000-2008. This is inconsistent with the growth of total homeowners. The increase in Connecticut's homeownership rate from 2000 to 2008, 66.8% to 70.0%, and the subsequent decline in the rental rate from 33.2% to 30.0% indicate that an increasing number of people were purchasing homes during this period. The latter period also coincides with a time of extravagantly high subprime mortgage originations in the state.[28] During this time frame, Connecticut lost a large percentage of its renter population who were residents aged 25-34 years.

Table 85: Household Ownership Classifications

Classification	1990	2000	2008	Avg. Annual Change 1990 to 2000	Avg. Annual Change 2000 to 2008
Households	1,230,479	1,301,670	1,329,305	7,119	3,454
Owners	807,481	869,729	917,062	6,225	5,917
Renters	422,998	431,941	412,243	894	-2,462
Ownership percentage of Total	65.6%	66.8%	70.0%		
Rental percentage of Total	34.4%	33.2%	30.0%		

Source: Census 1990 and 2000, ACS 2008

The relationship between employment and working residents for a given area is used to identify housing demand. From 1990-2000, the state witnessed a decrease of over 28,000 working residents, although there was an increase in

[28] Subprime Mortgage Task Force Update, Connecticut Subprime Mortgage Taskforce, http://www.chfa.org/mainpages/SubprimeMortgageTaskForceActivitiesReport6-26-08.pdf, June 26, 2008.

the state's total population. Only three counties (Fairfield, Hartford and New Haven) actually experienced a decline in the number of their working residents during that period. Between 2000 and 2006, there was an increase of working residents, and another smaller increase in total population.

The ratios in Table 86 project the need for housing based on employment projections. There is a positive correlation between growth in employment and demand for housing, the extent of which depends on the ratio of employment to population and housing. In order for the state to sustain the growth of business, there is a critical need for housing.

Table 86: Relationship of Household To Workers and Private Sector Jobs

Relationship of Households to Workers and Private Sector Jobs Statewide ratio of:	1990	2000	2006
Households to working residents	0.74	0.79	0.78
Number of working residents per household	1.36	1.26	1.29
CT private sector covered employment	1.10	1.12	1.04

Source: Census 1990 and 2000, ACS 2006

13. By County

Employment changes in a specific county affect demographic trends in adjacent counties. Therefore, these spillover effects need to be accounted for by the commuting patterns of the population exhibiting this relationship between employment and the number of working residents in surrounding counties. Table 87 shows the commuting patterns of county residents relevant to employment in other counties. Working residents create demand for housing in the county in which they reside as opposed to the county in which they work.

Table 87: 2000 Commuting Patterns – Number of Workers Commuting Across CT Counties

	Travel To The Following Counties:								
From:	**Fairfield**	**Hartford**	**Litchfield**	**Middlesex**	**New Haven**	**New London**	**Tolland**	**Windham**	**Outside State**
Fairfield	335,375	2,145	3,034	465	21,895	249	179	55	54,736
Hartford	2,669	350,790	3,544	11,080	16,940	2,069	4,710	679	10,098
Litchfield	11,459	13,595	51,500	540	12,715	49	64	0	3,625
Middlesex	1,160	19,225	193	41,635	12,830	3,875	409	108	726

Table 87 (continued): 2000 Commuting Patterns – Number of Workers Commuting Across CT Counties									
	Travel To The Following Counties:								
From:	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham	Outside State
New Haven	50,970	21,414	8,970	8,564	290,105	1,365	355	63	5,254
New London	415	7,089	14	4,910	1,634	107,230	999	3,180	3,520
Tolland	254	35,090	79	1,268	1,265	1,485	26,765	2,944	1,950
Windham	99	3,819	24	385	330	8,190	4,290	30,830	5,799

Source: Connecticut Department of Labor

14. Housing Supply and Demand Forecast

a. Overview

DECD makes housing supply and demand projections from baseline indicators. The supply and demand framework has a historical basis from which housing production can be estimated. This analysis uses 2015 and 2025 as short- and long-term reporting years as these years coincide with available data sources.

b. Forecasted Demand vs. Actual Supply of New Housing in Connecticut

Table 88 compares estimated demand projections for housing based on projected employment growth to actual production that occurred for 2006. Actual production data was compiled from Census residential permit data. A side-by-side comparison for each county reveals discrepancies useful for identifying housing need. In Fairfield and New Haven counties actual 2006 production[29] was below forecasted production need. If we assume that housing production will not meet the demand in these counties, one can assume that the market will not meet the demand for housing. In the other counties production surpassed demand resulting in a housing surplus for that year.

Table 88: Estimated Demand Projections for Housing		
	Forecasted Growth in Annual Residential Housing Needs 2006-2010	Total Residential Permits
State/County	Employment Based Estimate	2006
Fairfield	2,608	1,939
Hartford	1,961	2,305
Litchfield	22	541

[29]Permits are used as a proxy for production.

Table 88 (continued): Estimated Demand Projections for Housing		
	Forecasted Growth in Annual Residential Housing Needs 2006-2010	**Total Residential Permits**
State/County	**Employment Based Estimate**	**2006**
Middlesex	241	634
New Haven	2,339	1,654
New London	866	1,006
Tolland	170	699
Windham	157	458
Connecticut	**8,364**	**9,236**

Source: 2006 Census data, CT Housing Model

c. Demographic Forecast (Estimated)

Employment and population growth at both the state and county level increases the demand for housing. Employment projections are subject to great fluctuation as a result of changing economic conditions, thus we analyze production results for a range of different scenarios. Population projections are typically more consistent, but are still subject to economic conditions.

d. Statewide

Table 89 shows Connecticut State Data Center population projections which were used to generate a forecast of housing demand. The population projections are made on five-year intervals with respect to household population, group quarters population and total population. The group quarters population refers to people living in an institution, college dormitory or shelter.

Table 89: Statewide Population Projections			
	2010	**2015**	**2025**
Household Population	3,393,184	3,436,658	3,538,655
Group Quarters Population	127,472	127,472	127,472
Total State Population	**3,520,656**	**3,564,130**	**3,666,127**

Source: Connecticut State Data Center

REMI Policy Insight model projections of county-level employment were incorporated into the model. Employment data has a direct effect on population and the subsequent need for housing.

For the period covering 2006 to 2015, Connecticut's employment growth is projected to be 0.78%. Table 90 illustrates how various employment scenarios, accounting for the effects of a changing economic environment, would generate a range of housing production needs for the state: Lower than expected employment projections will reduce the need for housing production.

Table 90: Production Need Based on Different Employment Scenarios				
Employment Growth Assumptions		Total Annual Production Need		
Annual Growth Rate	Annual Employment Growth	Owner	Renter	Total
1.08%	18,859	9,048	3,992	12,637
0.78%	13,457	6,220	2,744	8,604
0.48%	8,182	3,542	1,576	4,798
0.18%	3,032	886	410	1,016

Source: CT Housing Supply and Demand Model

Table 91 shows the statewide estimates of population for the year 2015 from each of the three methodologies. From the population projections, the model estimates total households that are further categorized as renters or owners. At the state level, employment projections are larger than population projections, a trend that is consistent with historical data. The difference in population is the result of the distinct methodological approaches from which to estimate demand for housing.

Table 91: Statewide Population Estimates Based on Three Projection Methods			
Statewide Total	2015 – State Employment Projection	2015 – County Employment Projection	2015 – Population Projection
Households	1,383,940	1,383,345	1,376,182
Owners	958,402	958,030	954,288
Renters	425,538	425,314	421,894
Total Population	**3,577,326**	**3,581,780**	**3,564,130**

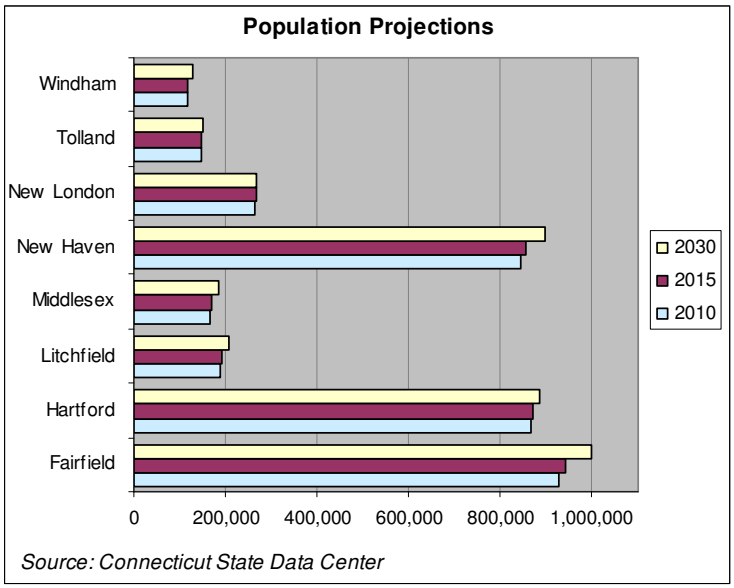
Source: CT Housing Supply and Demand Model

e. By County

Chart 33 shows population projections for the years 2010, 2015, and 2030 for each Connecticut county. These projections are used for annual, short-term and long-term reporting at the county and state level. This data is a

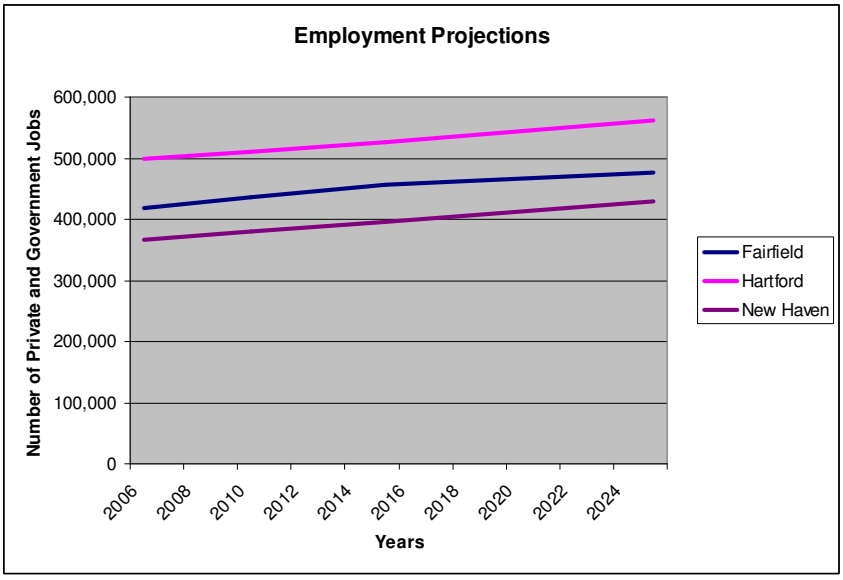
key component for estimating housing production in future years, and shows where population pressure will be most significant. Fairfield and New Haven are expected to have the greatest growth in population. The other counties will continue to grow, but at a slower rate.

Chart 33: Country-Level Population Projections in 5-Year Intervals



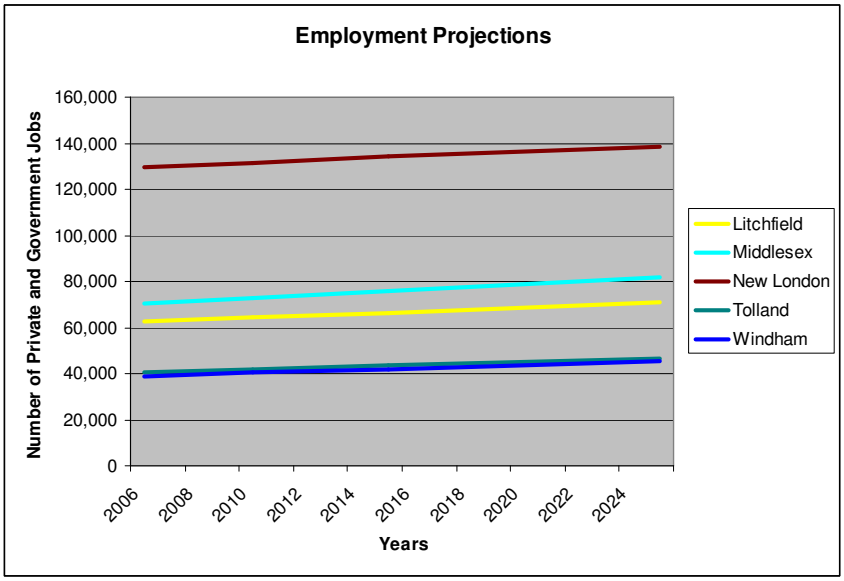
The following Charts 34 and 35 show employment growth and levels by county. Connecticut's employment is greatest in Fairfield, Hartford and New Haven counties. The continued growth in employment in these counties reflects urbanization trends in employment and demography.

Chart 34: County-Level Employment
Fairfield, Hartford, New Haven Counties



Source: CT Housing Supply and Demand Model

Chart 35: County-Level Employment
All Other Connecticut Counties



Source: CT Housing Supply and Demand Model

15. Housing Stock Forecast

a. Statewide

The term housing stock refers to the total number of residential units both occupied and available to inhabit. This analysis identifies the number of future housing units needed based on three approaches; two are based on employment growth and the other is based on population growth. Historically, average household size in Connecticut has been relatively stable. With the Census/ACS data gathered from 1990, 2000 and 2006, the deviation from the mean was small. We maintain the assumption of a stable, average household through 2015.

b. By County

Table 92 shows a projected range of 1,435,231 to 1,443,236 units in Connecticut's need for housing stock by the year 2015. Population projections are generally more conservative than employment projections, thus housing production projections based on population are lower than those using employment. It is important to understand that reported housing production estimates vary as a result of multiple methodologies.

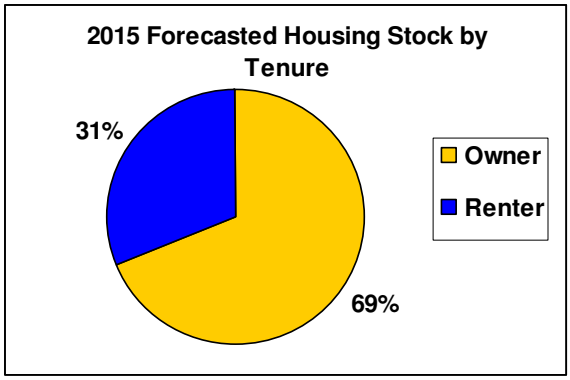
Table 92: Connecticut Housing Stock Forecasted for 2015

	State Total Housing Supply – 2015 Estimates for Resident Population		
	Employment-Driven: CTDOL Projections	**Employment-Driven: REMI Projections**	**Population-Driven: CT State Data Center Projections**
Owner	988,850	988,472	984,673
Renter	454,386	454,151	450,559
Total	**1,443,236**	**1,442,623**	**1,435,231**

*Numbers may not total due to rounding.
Source: CT Housing Supply and Demand Model

Chart 36 shows the distribution for the total housing stock for 2015 in Connecticut. Owned households units account for 69% and rental units account for 31% of the forecasted units in 2015.

Chart 36: Ownership Proportions for State Project Housing Stock



Source: CT Housing Supply and Demand Model

Table 93 shows the forecasted housing stock by county. The three methods used forecast the expected housing stock for 2015 by ownership.

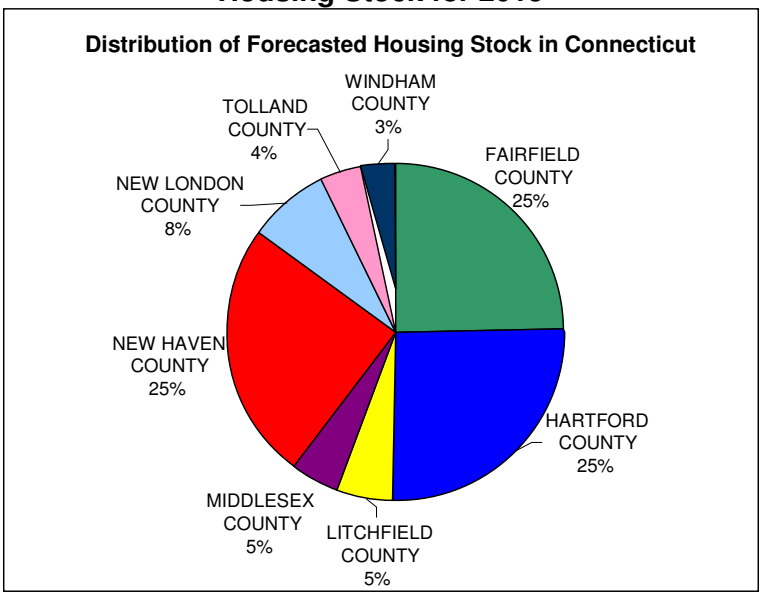
Table 93: Forecasted Connecticut Counties Housing Stock for 2015

County		2015 Housing Supply Estimates for Resident Population		
		Employment-Driven: CTDOL Projections	Employment-Driven: REMI Projections	Population-Driven: CT State Data Center Projections
Fairfield	Owner	248,214	251,590	255,977
	Renter	103,905	105,318	107,154
	Total	**352,120**	**356,908**	**363,131**
Hartford	Owner	246,074	242,774	235,407
	Renter	125,435	123,754	120,000
	Total	**371,509**	**366,528**	**355,408**
Litchfield	Owner	59,190	58,550	62,184
	Renter	17,845	17,652	18,747
	Total	**77,035**	**76,202**	**80,932**
Middlesex	Owner	50,973	50,949	52,976
	Renter	18,641	18,632	19,374
	Total	**69,614**	**69,582**	**72,350**
New Haven	Owner	229,390	230,514	225,443
	Renter	125,446	126,060	123,288
	Total	**354,836**	**356,574**	**348,731**
New London	Owner	80,020	79,138	76,519
	Renter	35,767	35,372	34,202
	Total	115,786	114,510	110,721
Tolland	Owner	42,486	42,184	42,991
	Renter	13,798	13,700	13,962
	Total	**56,283**	**55,884**	**56,952**
Windham	Owner	32,503	32,772	33,176
	Renter	13,550	13,663	13,831
	Total	**46,053**	**46,435**	**47,007**

Source: CT Housing Supply and Demand Model

Chart 37 represents the distribution of the projected 2015 housing stock in Connecticut. The urbanized counties of Connecticut - Fairfield, Hartford and New Haven—are projected to have 75% of the state's 2015 housing stock.

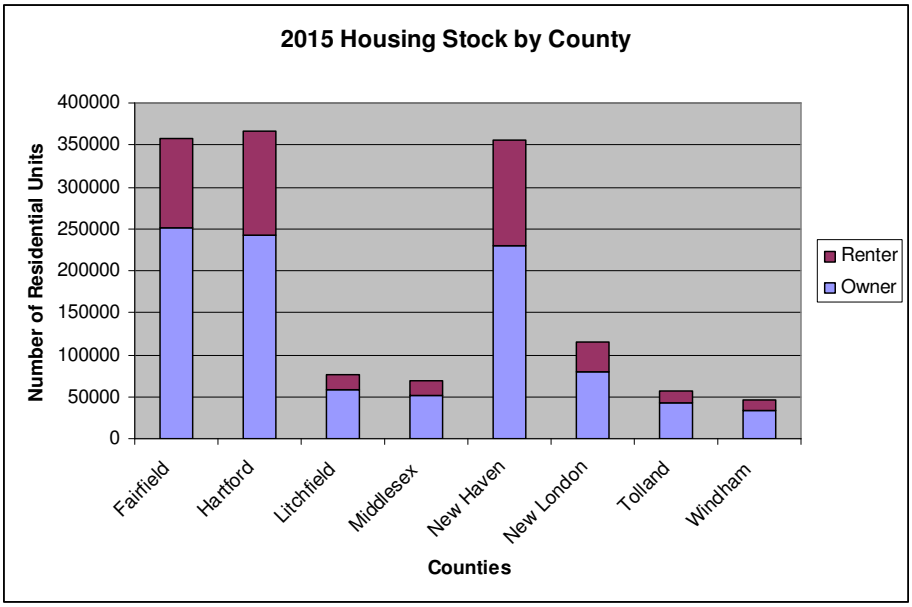
Chart 37: Connecticut Counties Distribution of Housing Stock for 2015



Source: CT Housing Supply and Demand Model

Chart 38 shows the distribution by units by ownership for each county. The lower section of the bar denotes homeownership forecasts and the upper section of the bar shows renter forecasts.

Chart 38: Ownership of Forecasted Housing Stock for 2015 by County



Source: CT Housing Supply and Demand Model

16. Production Need

Net production need is calculated as the difference between the future and existing stock, or the number of units that need to be added to the housing supply in order to meet future housing demand.

a. Short-Term Detailed Analysis

Statewide

Table 94 shows the distribution of net housing production needed at the county level for 2015. The net amount is the difference between the projected housing supply needed and the existing stock. Net production is differentiated by owner-occupied and rental housing needed to meet demand in each county. The rightmost table columns (A, B and C) are further computations from the model that show the annual production needed to meet the projected 2015 housing need. Columns A and B contain the employment-driven methodologies and column C represents the population-driven methodology. For example, the population-driven projection suggests 52,183 homeownership units will need to be created to meet 2015 need. During the 2006-15 period, each year 5,798 homeownership units should be created to stay on track to meet the 2015 need. Overall, the state will need approximately 67,888 to 75,893 additional housing units (owner-occupied and rental) by 2015 to meet

the growing needs. Each year between 2006 and 2015, 7,543 to 8,433 housing units will need to be created. Then in 2015, the housing need should be met and the market would be at equilibrium.

Table 94: State Net Production Need for 2015

	Net Production Need 2000-2015			Average Annual Production Potential 2006-2015		
	Employment-Driven: CtDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Owner	56,360	55,982	52,183	6,262	6,220	5,798
Renter	19,533	19,298	15,705	2,170	2,144	1,745
Total	**75,893**	**75,280**	**67,888**	**8,433**	**8,364**	**7,543**

Source: CT Housing Supply and Demand Model

b. By County

Table 95 presents the net production need for rental and owner-occupied units by county. The net production need is positive for almost all counties. Litchfield County's negative employment growth from the 2000-06 period impacts the forecast for that county and its housing production need. However, the other two forecast methods, by population and employment growth share, suggest there will be a small number of additional units needed. The data suggests the urban counties in Connecticut (Fairfield, Hartford and New Haven) will experience the greatest need throughout the state.

Table 95: Net Production Need for 2015 by County

County		2000-2015 Estimated Housing Supply Requirements for Resident Population			Average Annual Production Potential 2006-2015		
		Employment-Driven: CTDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Fairfield	Owner	13,621	16,997	21,384	1,513	1,889	2,376
	Renter	5,059	6,472	8,308	562	719	923
	Total	**18,681**	**23,469**	**29,692**	**2,076**	**2,608**	**3,299**

Table 95 (continued): Net Production Need for 2015 by County							
County		**2000-2015 Estimated Housing Supply Requirements for Resident Population**			**Average Annual Production Potential 2006-2015**		
Hartford	Owner	17,386	14,086	6,719	1,932	1,565	747
	Renter	5,247	3,566	-188	583	396	-21
	Total	**22,633**	**17,652**	**6,532**	**2,515**	**1,961**	**726**
Litchfield	Owner	1,020	380	4,014	113	42	446
	Renter	11	-182	913	1	-20	101
	Total	**1,031**	**198**	**4,928**	**115**	**22**	**548**
Middlesex	Owner	1,400	1,376	3,403	156	153	378
	Renter	800	791	1,533	89	88	170
	Total	**2,200**	**2,168**	**4,936**	**244**	**241**	**548**
New Haven	Owner	14,363	15,487	10,416	1,596	1,721	1,157
	Renter	4,948	5,562	2,790	550	618	310
	Total	**19,311**	**21,049**	**13,206**	**2,146**	**2,339**	**1,467**
New London	Owner	6,742	5,860	3,241	749	651	360
	Renter	2,331	1,936	766	259	215	85
	Total	**9,072**	**7,796**	**4,007**	**1,008**	**866**	**445**
Tolland	Owner	1,417	1,115	1,922	157	124	214
	Renter	516	418	680	57	46	76
	Total	**1,933**	**1,534**	**2,602**	**215**	**170**	**289**
Windham	Owner	411	680	1,084	46	76	120
	Renter	621	734	902	69	82	100
	Total	**1,032**	**1,414**	**1,986**	**115**	**157**	**221**

Source: CT Housing Supply and Demand Model

17. Long-Term Detailed Analysis

Forecasts were extended to 2025 for the long-term analysis of production need. This provides a way to begin planning for economic growth past 2015.

a. Statewide

Connecticut will continue to have a positive net production need in 2025. Forecasting to 2025 introduces more uncertainty and, therefore, broadens the range of expected housing production need. The total net production need suggested for the state ranges from 108,204 to 155,058 additional housing units. Table 96 shows the estimated housing supply requirements for 2025.

Table 96: State Net Production Need for 2025						
	2000-2025 Estimated Housing Supply Requirements for Resident Population			Average Annual Production Potential 2006-2025		
	Employment-Driven: CTDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Owner	110,549	109,169	80,153	5,818	5,746	4,219
Renter	44,509	44,262	28,052	2,343	2,330	1,476
Total	**155,058**	**153,432**	**108,204**	**8,161**	**8,075**	**5,695**

Source: CT Housing Supply and Demand Model

b. By County

Projecting to 2025, at the county level, the range of the net production need estimates from the three methods increased. Overall, each county expects positive net production need in 2025. The counties with smaller need are the rural counties: Litchfield, Middlesex, New London, Tolland and Windham. The counties with greater need are Fairfield, Hartford and New Haven. Table 97 provides specific data.

Table 97: Net Production Need for 2025 by County							
County		2000-2025 Estimated Net Production Need for Resident Population			Average Annual Production Potential 2006-2025		
		Employment-Driven: CTDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Fairfield	Owner	26,126	23,759	30,769	1,375	1,250	1,619
	Renter	10,293	9,303	12,237	542	490	644
	Total	36,419	33,062	43,006	1,917	1,740	2,263
Hartford	Owner	31,242	29,170	9,740	1,644	1,535	513
	Renter	12,306	11,251	1,351	648	592	71
	Total	43,548	40,421	11,091	2,292	2,127	584
Litchfield	Owner	4,302	3,979	6,775	226	209	357
	Renter	1,000	903	1,745	53	48	92
	Total	5,302	4,881	8,520	279	257	448
Middlesex	Owner	4,314	4,950	6,393	227	261	336
	Renter	1,866	2,098	2,626	98	110	138
	Total	6,179	7,048	9,019	325	371	475
New Haven	Owner	27,422	32,064	17,274	1,443	1,688	909
	Renter	12,086	14,624	6,539	636	770	344
	Total	39,508	46,688	23,813	2,079	2,457	1,253

Table 97 (continued): Net Production Need for 2025 by County							
County		2000-2025 Estimated Net Production Need for Resident Population			Average Annual Production Potential 2006-2025		
		Employment-Driven: CTDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
New London	Owner	11,244	8,666	3,970	592	456	209
	Renter	4,342	3,190	1,092	229	168	57
	Total	15,587	11,856	5,062	820	624	266
Tolland	Owner	3,804	3,874	2,463	200	204	130
	Renter	1,292	1,314	856	68	69	45
	Total	5,096	5,188	3,319	268	273	175
Windham	Owner	2,095	2,708	2,769	110	143	146
	Renter	1,324	1,580	1,605	70	83	84
	Total	3,419	4,287	4,374	180	226	230

Source: CT Housing Supply and Demand Model

This analysis identifies the relationship between housing availability and affordability and sustained economic growth. The demographic and employment trends indicate an increasing level of demand pressure on housing supply. The report details the current level of housing stock and future production needed to adequately satisfy the increasing level of demand, taking into account a variety of different economic scenarios.

There is an overall need for housing in Connecticut, especially for affordable housing units. There will be an increasing demand for rental housing in the state, as there has been a depletion of rental properties as people continue to buy/convert properties. The current need is projected to grow with time to 2015 and 2025. Action must be taken to rectify this issue as it hinders Connecticut's economic growth.

18. Preservation- Affordable Units

In Connecticut there are about 1.3 million occupied housing units. Of those housing units about 70% are owner-occupied and the remaining 30% or 400,000 units are renter-occupied. About 115,000 rental units in Connecticut are considered affordable housing through federal or state financing or deed restrictions. The remaining almost 300,000 units in Connecticut are considered

market rate units. Charts 39 and 40 below show the distribution of housing in Connecticut.

Chart 39: Occupied Housing Units

Occupied Housing Units in Connecticut, 2009

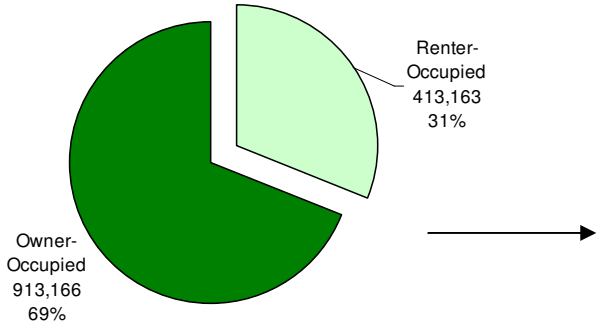
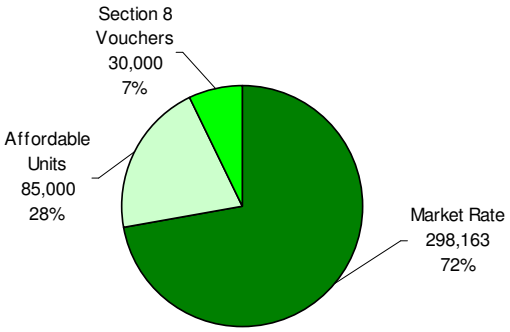


Chart 40: Renter-occupied Units

Renter-Occupied Units in Connecticut



Sources: U.S. Census, American Community Survey 2009

Of the 115,000 affordable rental housing units in Connecticut about 41,000 are administered by the CHFA through mortgage financing, tax credit financing, or through portfolio management. About 67,000 of the units are administered by HUD, approximately 2,300 are administered by the United States Department of Agriculture's (USDA) Rural Development Agency and about 5,200 are administered by other organizations. Chart 41 and 42 display the management of affordable housing in Connecticut.

Chart 41: Administers of Affordable Housing in Connecticut

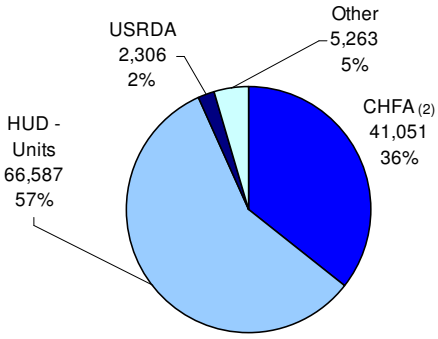
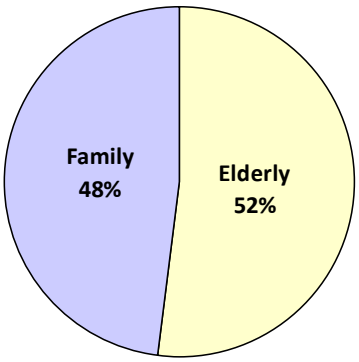


Chart 42: Types of Affordable Housing in Connecticut

(CHFA Preservation Database of 84,000 units)

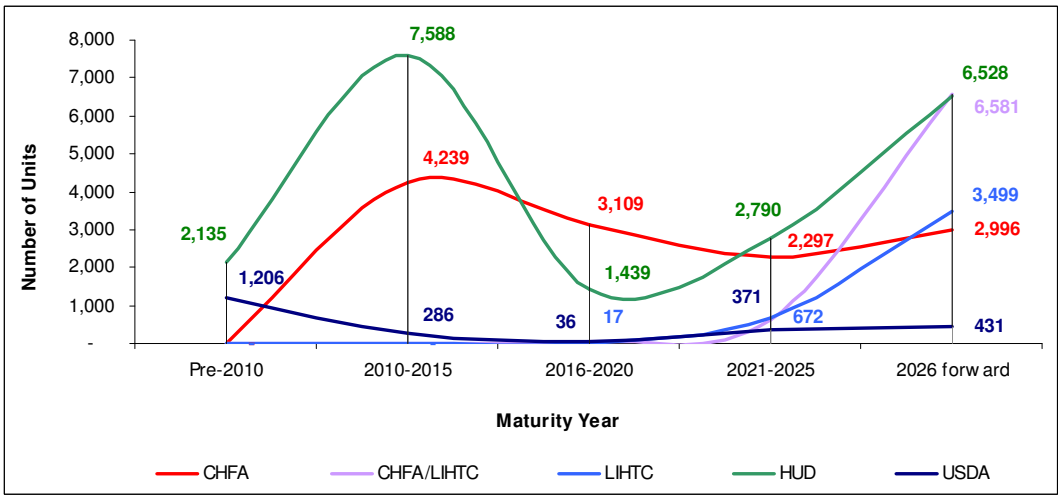


Notes: 1. HUD includes assisted units, tenant-based programs including vouchers, state rental assistance certificates, and LIPH
2. CHFA includes mortgage financing, tax credits, and state-acquired portfolio

19. Expiring Units

Affordable housing is only required to stay affordable through restrictions that are put in place during financing, when receiving tax credits, or through deed restrictions. Of the 114,000 affordable units in Connecticut, we know that approximately 8,800 units will lose their obligation to remain affordable from 2012 to 2015. Another 4,800 will lose their requirement to remain affordable between 2016 and 2020 and approximately 27,500 units will not be considered affordable after 2021. Chart 43 shows the expiration dates for affordable housing based on the administrator of the housing unit.

Chart 43: The Loss in Assisted Housing



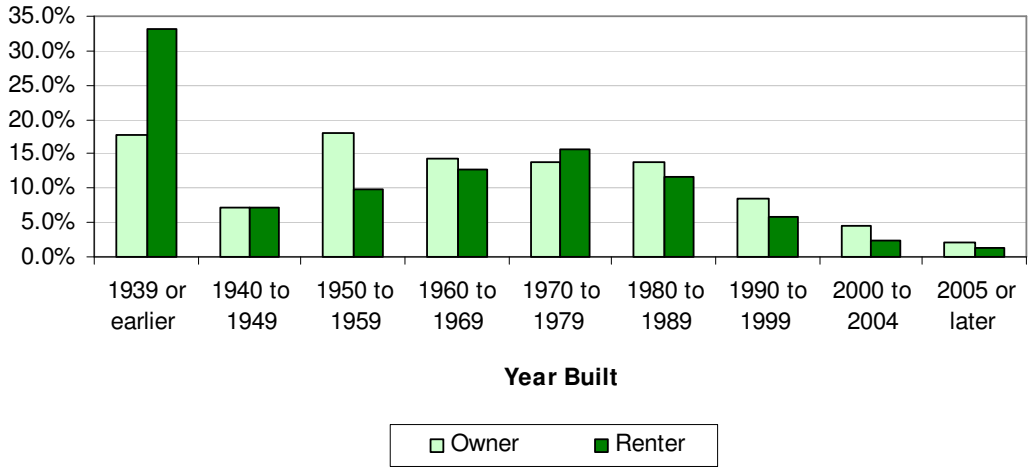
20. Loss in Assisted Housing Stock Expiring Use

As these properties age and struggle with physical deterioration, many are provided financing that will have affordable housing restrictions placed on them again – usually an additional 30 years. Over the past several years, CHFA has been working to offer financing to many of these properties that are at risk of expiring so that they may remain part of the assisted housing inventory in the state. While it may not always ensure that the properties will retain their most restrictive subsidies and income limits during this period, CHFA hopes their efforts will help to stabilize the affordable housing market while at the same time add new affordable units through housing development programs.

- **Connecticut's Housing Stock**

  The housing stock of renter-occupied units is generally older than owner-occupied units. A third of renter-occupied housing was built before 1939 while 18% of owner-occupied units were built before 1939. Chart 44 illustrates the percentage of housing built in various periods.

Chart 44: Percent of Housing Built in Various Periods
Percent of Housing Built During Time Period

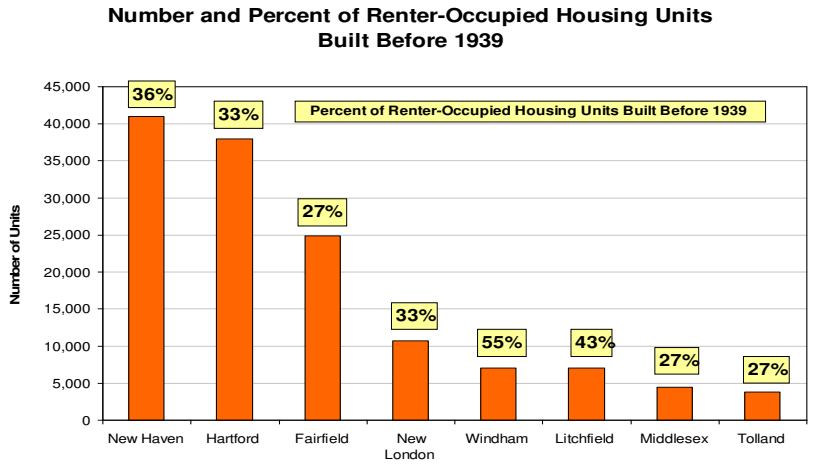


Source U.S. Census, American Community Survey 2008

There are nearly 138,000 renter-occupied housing units in Connecticut that were built before 1939 as shown below in Chart 45. These units will need more frequent and possibly more expensive maintenance and repairs in the coming years. Most of the oldest renter-occupied units are in New Haven, Hartford and

Fairfield counties. However, more than half of Windham County's renter-occupied housing stock that was built before 1939.

Chart 45: Number of Renter-Occupied Housing Units Built Before 1939

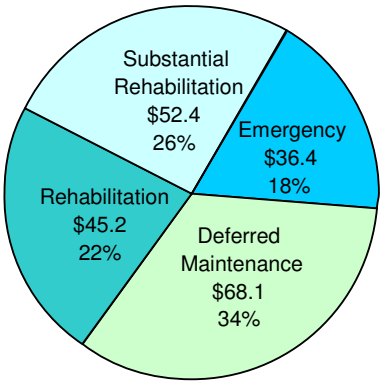


Source U.S. Census, American Community Survey 2008

21. Physical Deficiencies of State Housing

When looking at the state housing portion of CHFA's portfolio, there is about $202 million worth of physical needs for approximately 13,000 units of housing. Chart 46 shows the category of need that is necessary in these housing units.

Chart 46: State Housing Physical Needs ($ millions)

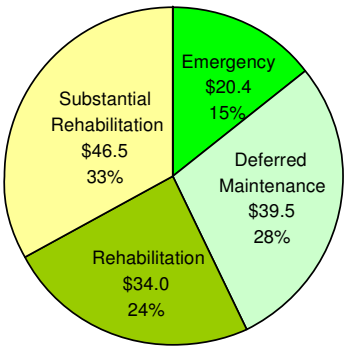


Source: CHFA

It is anticipated that about $62 million of the physical needs in state housing can be funded either through reserves or through a loan. Therefore, there is an

additional $140 million of unfunded needs. Chart 47 shows the various categories of unfunded needs.

Chart 47: State Housing Unfunded Needs ($ millions)



Source: CHFA

In general, elderly units tend to need less rehabilitation and maintenance than family units. Of the $202 million of physical needs in state housing, about 60% are family units and 40% are elderly units.

When examining federal housing in Connecticut, about 11% of the units have Real Estate Assessment Center (REAC) scores below 60, which indicates a deficiency and an immediate need for attention. Of the federal properties in Connecticut with REAC scores below sixty, 82% are family units and 18% are elderly units. Charts 48 and 49 shows the distribution of REAC scores for federal properties and the type of housing units that are most in need of attention.

Chart 48: REAC Scores for Federal Properties

REAC Scores
(34,513 Units with REAC Scores)

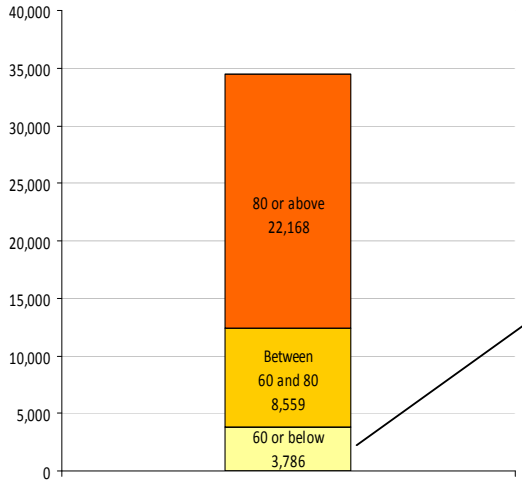
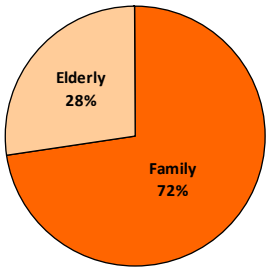


Chart 49: REAC Scores for Federal Proper

Housing Type of Federal Properties
with REAC Scores Below 60



22. Housing Affordability Assessment

"About 72% of Connecticut's 'top new jobs' through 2014 according to the state labor department are expected to pay less than $40,000 annually, indicating that affordable workforce housing will be an important economic issue in years to come. The wage needed to affordably rent a typical two bedroom apartment in Connecticut is now almost $44,000 a year."[30] Connecticut faces a significant need for affordable housing in each county. Based on the number of residents spending more than 30% of their income on gross rent in the 2008 ACS, a total of approximately 199,000 rental units need to be created throughout the state. That is a need that has increased by 11,000 units since 2006. With proper policy incentives, rental units can be created to relieve the cost burden.

The state's positive vacancy rate suggests available units that could be converted to affordable rental units. The necessary affordable rental units can also be created by lowering the cost burden of the rental units that currently exist and introducing new construction. To rectify the current affordable renter household need problem by 2015, approximately 23,500 rental housing units would have to be created annually. When the current deficit of available affordable rental housing is obsolete, the future need projections will be more acute.

[30] Klepper-Smith, Don. Updated Perspectives on the Need for Affordable Housing within Connecticut. January 2008.

23. Cost Burden Trends and Current Picture

a. Income Distribution

Table 98 shows the statewide distribution of households by income group and ownership for Connecticut in 2000. There are a larger number of renters in the low income groups relative to homeowners.

Table 98: 2000 Income Distribution by AMI and Home Ownership

Income Group	Homeowners	Renters	Total
Under 30% AMI	77,635	136,839	214,474
Under 50% AMI	164,109	221,636	385,745
Under 60% AMI	211,388	258,261	469,649
Under 80% AMI	311,976	315,387	627,363
Under 100% AMI	415,111	352,904	768,015
Under 120% AMI	510,005	382,143	892,148
All Homeowners	**869,742**	**431,928**	**1,301,670**

Source: U.S. Census 2000

Cross-tabulations of household income and household size provide greater segmentation of cost burden. Cross-tabulation provides detailed insight into demographic characteristics needed to construct an estimate of future housing supply and housing demand.

Table 99 shows the statewide distribution of households by income range and household size. The income groupings are related to area median income (AMI) and are adjusted for family size. Family sizes are classified as the following:

- 1 person household = studio
- 2 person household = 1 bedroom
- 3 person household = 2 bedroom
- 4 person household = 3 bedroom
- 5 person household = 4 bedroom
- 6+ person household = 5 or more bedroom units.

The first three ranges are the traditional HUD definitions.[31] The others were added to provide a broader spectrum of housing need, calculated according to

[31] See http://www.huduser.org/datasets/il/il07/FY07_StateIncomeLimits.doc.

the methodology provided in the "Overview of HUD Public Housing Section 8 Income Limits".

These income groups span the spectrum of household income. With these income levels cross-tabulated with household size, the baseline housing need could be further identified. A low income level coupled with a high number of people in the household indicates a high level of existing need. In Table 99, a low-income level coupled with a high number of people in the household indicates the severest level of cost burden and starts to introduce the issue of housing overcrowding.

Table 99: 2000 Household Income Distribution by Household Size

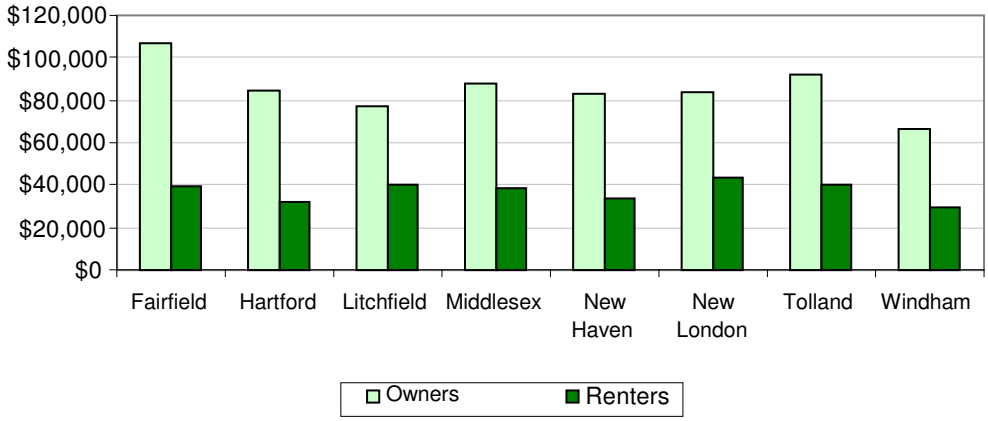
2000 Area Median Family Income	Household Size by Number of Persons						Total Households
	1	2	3	4	5	6	
Less than 30% AMI	9,445	51,247	56,622	46,208	13,941	3,189	180,652
30-50% AMI	5,318	30,237	55,094	55,253	15,320	3,282	164,504
50-80% AMI	3,798	30,540	70,028	73,920	21,572	5,279	205,137
80-100% AMI	2,452	20,106	53,530	76,424	30,034	6,118	188,664
100-125% AMI	636	6,965	20,646	36,112	14,013	2,838	81,210
125-150% AMI	1,038	12,468	43,446	85,660	38,042	6,387	187,041
150-200% AMI	239	4,276	15,450	37,019	18,234	3,892	79,110
Greater than 200% AMI	814	8,149	31,022	80,402	61,947	18,359	200,693
Total	**23,740**	**163,988**	**345,838**	**490,998**	**213,103**	**49,344**	**1,287,011**

Source: Census 2000 interpolation by DECD

In general, renters tend to have lower income than homeowners. The 2008 median household income in Connecticut was almost $69,000. However, people in owner-occupied housing had median household income of $87,000 while people in renter-occupied housing had median household income of about $36,000. See Chart 50.

The income disparity between owners and renters is highest in Fairfield County and lowest in Windham County. However, the difference between median incomes of owners versus renters is between $37,000 and $67,000 in each county, and is $52,000 in the state overall.

Chart 50: Median Household Income by County



Source U.S. Census, American Community Survey 2008

b. Cost Burdened Households

Households are considered cost burdened when 30% or more of their income is spent on housing costs. According to the American Community Survey (ACS), nearly half a million households in Connecticut pay more than 30% of their incomes for housing (Table 100). It is extremely important to preserve the affordable housing that is currently in Connecticut and add to the affordable housing stock in the state. This is especially true in certain target areas and towns such as New Haven and Fairfield counties, where the cost of living is generally higher than in other areas of the state.

Table 100: Owner and Renter Costs as Percentage of Median Income

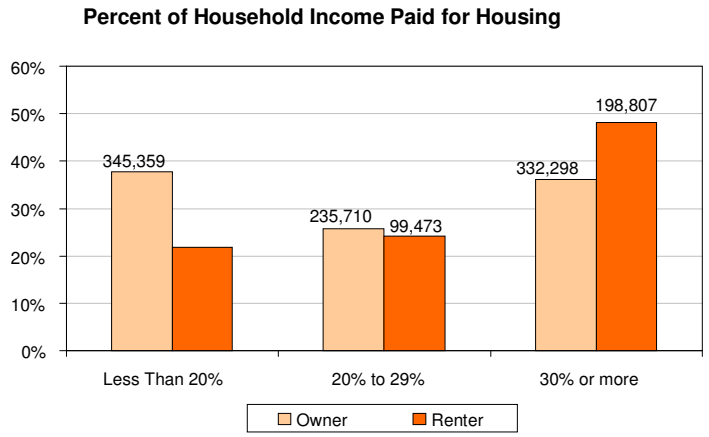
	Homeowner Costs as a % of Median HH Income				Renter Costs as a % of Median Income			
State/County	**< 20%**	**20% – 29%**	**30% +**	**Unknown**	**< 20%**	**20% – 29%**	**30% +**	**Unknown**
Fairfield	36.7%	23.8%	39.0%	0.5%	22.2%	22.2%	49.7%	5.9%
Hartford	40.4%	26.6%	32.7%	0.2%	23.1%	23.0%	48.5%	5.4%
Litchfield	35.1%	26.7%	38.0%	0.2%	26.8%	20.3%	45.7%	7.3%
Middlesex	40.5%	26.1%	33.2%	0.2%	29.7%	20.0%	39.9%	10.3%
New Haven	34.6%	25.6%	39.2%	0.6%	18.7%	23.8%	51.5%	6.1%
New London	39.2%	26.6%	34.0%	0.2%	22.2%	31.8%	40.4%	5.5%
Tolland	42.3%	29.4%	28.2%	0.1%	20.5%	31.8%	47.2%	0.5%
Windham	35.8%	24.8%	38.4%	0.9%	19.6%	32.9%	41.0%	6.5%
Connecticut	**37.7%**	**25.7%**	**36.2%**	**0.4%**	**21.8%**	**24.1%**	**48.2%**	**5.9%**

Source: 2008 ACS

Renters are generally more likely to pay a greater portion of their incomes for housing than owners are. Chart 51 shows that in 2008, nearly half of the

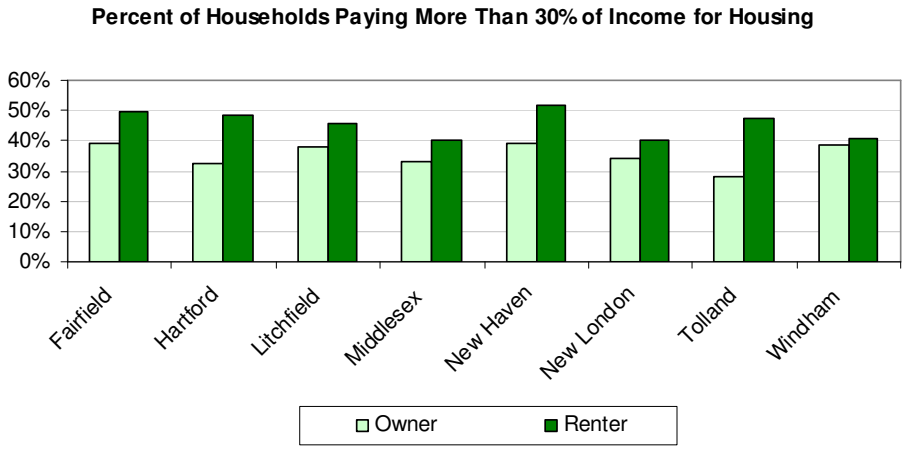
renter-occupied households paid more than 30% of their household income for housing while 36% of owners paid more than 30% of their household income for housing.

Chart 51: Percent of Household Income Paid for Housing



By county, there is a similar disparity between owners and renters with renters more likely to be paying more than 30% of their household income for housing, as shown in Chart 52.

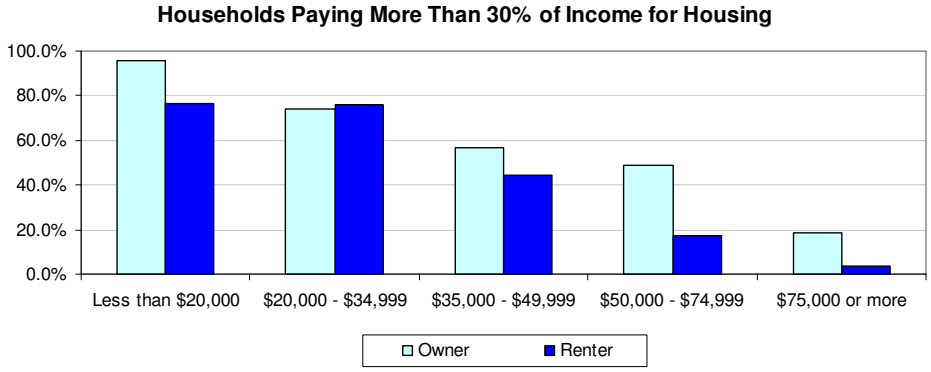
Chart 52: Households Paying More Than 30% of Their Income for Housing



Source: U.S. Census, American Community Survey 2008

What is most striking is that those households with the lowest incomes are the households that are most likely to be paying more than 30% of their incomes for housing. Almost all (96%) homeowners who earn less than $20,000 pay more than 30% of their household incomes for housing, as illustrated in Chart 53. For renters in this same income category, 77% pay more than 30% of their household income for housing. Of households receiving the highest incomes, ($75,000 or more), 4% of renters and 18% of owners pay more than 30% of their household incomes for housing.

Chart 53: Households Paying More 30% of their Income for Housing



Source: U.S. Census, American Community Survey 2008

c. Renters

Table 101 tracks the renter population with economic characteristics of excessive cost burden historically. The number of renters with excessive cost burden decreased from 1990 to 2000. However, the number of renters with excessive cost burden increased for households earning less than 30% of the area median income.

Table 101: Cost Burdened Rental Households

Housing Cost Burden at 30%+ for Monthly Costs	1990	2000	Change 1990-2000
Renters - Total Pay 30%+ for Gross Rent	161,317	155,324	-5,993
Under 30% AMI	80,693	93,043	12,350
Under 50% AMI	123,471	133,902	10,431
Under 60% AMI	138,541	145,347	6,806
Under 80% AMI	155,473	151,878	-3,595
Under 100% AMI	159,202	153,772	-5,430
Over 100% AMI	2,095	1,504	-591

Source: Census 1990 and 2000

Table 102 shows the number and percentage of renters that have gross rent exceeding the HUD guideline of 30% for each county in Connecticut in 2008. For a renter household to be considered affordable, housing expenses should not exceed 30% of the household's total income. Fairfield County had the greatest gap and the greatest need for affordable housing, as 49.7% of its renters were burdened with excessive housing costs. Several counties follow closely, with Middlesex County having the lowest percentage of burdened renters at 39.9%.

Table 102: Gross Rent Greater than 30% of Income

State/County	Total Number of Renters	Gross Rent Greater than 30% of Income	Percentage with Rent Greater than 30% Income
Fairfield	90,743	45,101	49.7%
Hartford	114,229	55,379	48.5%
Litchfield	16,304	7,449	45.7%
Middlesex	16,580	6,619	39.9%
New Haven	115,006	59,229	51.5%
New London	32,452	13,117	40.4%
Tolland	14,130	6,665	47.2%
Windham	12,799	5,248	41.0%
Connecticut	**412,243**	**198,807**	**48.2%**

Source: 2008 ACS

d. Homeowners

Table 103 shows cost burden data for Connecticut homeowners, for whom there was at each income level an increase except for those homeowner households earning more than 100% of the AMI.

Table 103: Cost Burden Data for Connecticut Homeowners

Housing Cost Burden at 30%+ for Monthly Costs	1990	2000	Change 1990-2000
Single Family Homeowners – Cost Burden @ 30%+	159,296	171,452	12,156
Under 30% AMI	33,676	39,480	5,804
Under 50% AMI	55,420	71,107	15,687
Under 60% AMI	65,932	86,184	20,252
Under 80% AMI	88,991	117,772	28,781
Under 100% AMI	116,598	138,916	22,318
Over 100% AMI	41,405	32,836	-8,569

Source: Census 1990 and 2000

For each county, the 1990-2000 distribution of households categorized by income and size is included in the housing baseline. Using cumulative distribution data, future housing production is segmented to meet the demand for specific housing characteristics such as size and affordability. County level data provides a more detailed account of the need for housing in specific locations. This information is useful to identify and help target areas of need for policymakers.

Table 104: Homeowner Costs Greater than 30% of Income

State/County	Number of Homeowners	Ownership Costs Greater than 30% of Income	Percentage with Costs Greater than 30% Income
Fairfield	233,244	91,012	39.0%
Hartford	228,180	74,664	32.7%
Litchfield	57,821	21,951	38.0%
Middlesex	50,108	16,638	33.2%
New Haven	207,430	81,324	39.2%
New London	70,949	24,099	34.0%
Tolland	39,460	11,126	28.2%
Windham	29,870	11,484	38.4%
Connecticut	**917,062**	**332,298**	**36.2%**

Source: 2008 ACS

Table 104 above shows the number and percentage of Connecticut homeowners that have housing costs exceeding 30% of their household income. Again, housing is considered affordable for homeowners when housing costs do not exceed 30% of the household income. Qualifying income for a median-priced home in Connecticut in 2008 was $69,000.[32] All eight counties have a current need for ownership housing units that are affordable for these overextended households. The greatest need is in New Haven County where 39.2% of homeowners are burdened by housing costs. Compared to other Connecticut counties, Tolland County has the least need with 28.2% of homeowners being burdened by housing costs.

e. Cost Burden

Households are considered severely cost burdened when 50% or more of their income is spent on housing expenditures. Table 105 shows the number and percentage of severely cost-burdened renters and homeowners in Connecticut

[32] Klepper-Smith, Don. Updated Perspectives on the Need for Affordable Housing within Connecticut. January 2008.

in 2007. The table shows that 24.9% of all rental households and 14.1% of all owner occupied households are severely cost burdened. There are almost four times as many cost-burdened homeowners with a mortgage, compared to those without a mortgage. The solution to the problem of cost-burdened renter households is to offer affordable housing.

Table 105: Connecticut Household Cost as a Percentage of Household Income

	Total	Severe Cost Burden	Mortgage	No Mortgage	Percentage of Severe Cost Burden
Renter	412,243	102,559	N/A	N/A	24.9%
Owner	917,062	128,985	102,096	26,889	14.1%

Source: 2008 ACS

f. Affordability Need

Affordable housing is a serious concern in the state of Connecticut. Despite the fact that Connecticut residents enjoy high median incomes relative to the rest of the country, the sharp increase in housing prices from 2000 to 2007 produced a significant affordability gap in the housing market. This gap has begun to close in recent years, but the effects of the housing bubble continue to be felt by Connecticut citizens.

Table 106 shows a comparison of housing affordability between the United States and Connecticut. There are six variables used to calculate the composite affordability index: median priced home, mortgage rate, monthly principal and interest payment, payment as a percentage of income, median family income and qualifying income. The composite affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median priced, existing single-family home as calculated by the National Association of Realtors (NAR). The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home.

To interpret the index we give the following examples. An index value of 100 means that a family earning the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index value above 100 signifies that a family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20% down payment. For example, a composite housing affordability index (HAI) of 120 means a family earning the median family income has 120% of the income necessary to qualify for a conventional loan covering 80% of a median-priced existing single-family home; therefore, an increase in the HAI shows that this family is more able to afford the median priced home. This calculation assumes a down payment of 20% of the home price and it assumes a qualifying ratio of 25%; this means the monthly principal and interest payment together cannot exceed 25% of the median family monthly income.

Table 106: Homebuyer Affordability Index – United States vs. Connecticut

	Median Priced Home	Mortgage Rates	Monthly P&I Payment	Payment as a % of Income	Median Family Income	Qualifying Income	Composite Affordability Index
United States							
2006	$ 221,900	6.58	$ 1,131	23.6	$ 57,612	$ 54,288	106.1
2007	$ 217,900	6.52	$ 1,104	22.4	$ 59,224	$ 52,992	111.8
Connecticut							
2006	$ 315,300	6.49	$ 1,593	25.2	$ 75,834	$ 76,464	99.2
2007	$ 265,900	6.52	$ 1,347	20.9	$ 77,428	$ 64,656	119.8

Source: Connecticut Association of Realtors

Table 107 shows the distribution of household incomes of Connecticut homeowners (in 2007 inflation-adjusted dollars).

Table 107: Household Income in the Past 12 Months

	Total Occupied	Owner Occupied	Renter Occupied
Less than $5,000	2.3%	1.0%	5.3%
$5,000 to $9,999	3.4%	1.0%	8.6%
$10,000 to $14,999	4.1%	2.0%	8.6%
$15,000 to $19,999	3.9%	2.4%	7.4%
$20,000 to $24,999	4.0%	2.6%	7.2%
$25,000 to $34,999	7.6%	5.5%	12.3%
$35,000 to $49,999	11.1%	9.2%	15.3%
$50,000 to $74,999	17.8%	17.6%	18.2%

Table 107 (continued): Household Income in the Past 12 Months			
	Total Occupied	Owner Occupied	Renter Occupied
$75,000 to $99,999	13.9%	16.2%	8.7%
$100,000 to	16.9%	22.0%	5.5%
$150,000 or more	15.1%	20.6%	3.0%
Median Household Income	$68,595	$87,419	$35,465

Source: 2008 ACS

The National Low Income Housing Coalition (NLIHC) publishes an annual report, Out *of Reach*, which provides a comparison of wages and rents in various jurisdictions within each state.[33] Using the affordability standard that households should not pay more than 30% of their income on housing expenditures, the NLIHC calculates the wage a household must earn in order to afford various sized rental units based on each area's Fair Market Rent (FMR). The hourly wage necessary to afford a two-bedroom unit is called the housing wage. In the 2008 study, the housing wage for Connecticut was $21.11. In the 2009 study, Connecticut's housing wage increased to $21.60. Tables 108 and 109 compare selected *Out of Reach* data for the metro and non-metro jurisdictions within Connecticut for 2008 and 2009.

Table 108: Out of Reach Income Data							
Type of Jurisdiction	Name of Jurisdiction	Annual AMI		30% of AMI (Extremely Low-Income)		% of Median Renter Income Needed to Afford 2-Bedroom FMR	
		2009	2010	2009	2010	2009	2010
Non-metro	----	$80,056	$79,502	$24,017	$23,850	94%	100%
Metro Area	Bridgeport	$84,800	$86,600	$25,440	$25,980	122%	126%
Metro Area	Colchester-Lebanon	$91,400	$94,100	$27,420	$28,230	84%	87%
Metro Area	Danbury	$107,100	$107,600	$32,130	$32,280	112%	118%
Metro Area	Hartford-West Hartford-East Hartford	$85,100	$84,700	$25,530	$25,410	101%	109%
Metro Area	Milford-Ansonia-Seymour	$85,700	$87,400	$25,710	$26,220	90%	94%
Metro Area	New Haven-Meriden	$80,200	$80,900	$24,060	$24,270	121%	128%
Metro Area	Norwich-New London	$80,500	$81,200	$24,150	$24,360	89%	93%
Metro Area	Southern Middlesex County	$96,700	$96,800	$29,010	$29,040	96%	101%
Metro Area	Stamford-Norwalk	$122,300	$125,700	$36,690	$37,710	113%	116%
Metro Area	Waterbury	$66,900	$68,400	$20,070	$20,520	112%	116%
State	**Connecticut**	**$87,678**	**$88,364**	**$26,303**	**$26,509**	**107%**	**113%**

Source: NLIHC, Out of Reach 2009 & 2010

[33] See: http://www.nlihc.org/oor/oor2009/data.cfm?getstate=on&state=CT.

Table 109: Out of Reach Housing Wage Data							
Type of Jurisdiction	Name of Jurisdiction	Housing Wage for 2-Bedroom FMR		2-Bedroom Housing Wage as % of Mean Renter Wage		Estimated % of Renters Unable to Afford 2-Bedroom FMR	
		2009	2010	2009	2010	2009	2010
Non-metro	----	$17.69	$18.69	160%	173%	47%	49%
Metro Area	Bridgeport	$23.35	$24.67	96%	106%	58%	60%
Metro Area	Colchester-Lebanon	$20.73	$21.90	139%	146%	43%	44%
Metro Area	Danbury	$28.94	$30.60	119%	131%	54%	57%
Metro Area	Hartford-West Hartford-East Hartford	$19.63	$21.06	119%	133%	50%	53%
Metro Area	Milford-Ansonia-Seymour	$21.40	$22.67	155%	166%	46%	47%
Metro Area	New Haven-Meriden	$21.17	$22.71	153%	166%	57%	60%
Metro Area	Norwich-New London	$18.48	$19.54	124%	131%	45%	47%
Metro Area	Southern Middlesex County	$21.23	$22.42	140%	152%	49%	51%
Metro Area	Stamford-Norwalk	$32.75	$34.62	135%	148%	54%	56%
Metro Area	Waterbury	$17.19	$18.21	124%	133%	54%	56%
State	**Connecticut**	**$21.60**	**$23.00**	**123%**	**135%**	**52%**	**56%**

Source: NLIHC, Out of Reach 2009 & 2010

The *Out of Reach* study estimates that more than half of Connecticut renters are unable to afford the fair market rate for a two-bedroom unit. This data is consistent with the living wage, or self-sufficiency standard, mentioned earlier. Many state residents simply do not earn enough to live in the state without being burdened by housing costs.

Since 2005, HOMEConnecticut, an initiative of the Partnership for Strong Communities, has issued an annual report that analyzes housing affordability in each Connecticut town.[34] The study makes its calculations based on the median sales price of single-family homes and the median income of residents in the state's 169 towns. The goal of the study is to determine whether, in a given town, a home at median sales price for that town is affordable to a household earning the town's statistical median income. The 2007 HOMEConnecticut study shows that despite a downturn in the national housing market, the median sales price for a single-family home in Connecticut remains unaffordable for citizens in 84% of Connecticut towns.

To determine the affordability of a given town, the study calculated the qualifying income - the income necessary for a household to qualify for a mortgage. The study assumes that the household is earning the median

[34] See: ttp://www.homeconnecticut.org/images/stories/pdf/2008_Affordability_Study/hc_2008_ctaffordability_study_all.pdf.

household income, that they have no outstanding debt, and that they have reserved 10% of the purchase price for a down payment. The study also assumes that the household is looking at a median-priced home in that town. The formula used by HOMEConnecticut determines the qualifying income for a 4.5% fixed-rate, 30-year mortgage with a 1% annual property tax rate and $60 per month in property insurance. Once the qualifying income was calculated, it was compared to the town's actual median household income. A town was considered unaffordable if its median household income was lower than the qualifying income. Overall, 142 (84%) of Connecticut's 169 towns were considered unaffordable; this number represents an improvement from the 2006 study in which 154 (91%) Connecticut towns were counted as unaffordable.

Future cost burden trends allow us to segment demand for housing and provide insight to affordability. Understanding current affordability suggests what production the market may address and what production may need to be subsidized by the state.

The statewide projection of cost burden for renters and homeowners illustrates the housing affordability needs of the population in the year 2015. Tables 110 and 111 show the cost burden data for the baseline 2015 projected data, and the change between the two data sets. The cumulative percentage distribution of income level is assumed to remain the same in the year 2015. The number of cost burdened renter and homeownership household units are projected to decrease in 2015. The 2006 statewide percentage of renter households was 48% and is projected to decrease to 36%. The 2006 statewide percentage of homeownership households was 35% and is projected to decrease to 19.7%. The decrease is expected to happen from changes in population and employment during 2006 to 2015. However, the number of households, renter and homeowner, that will still be cost burdened in 2015 needs to be addressed.

Table 110: 2000 Cost Burden Data and Projection for Renters-Statewide							
Tenure and Income	2000 Census Cumulative			2015 Projections			Change 2000-2015
Renters	Total Renters	Cost Burden @ 30%	Percent with 30% + Cost Burden	Total	Cost Burden @ 30%	Percent with 30%+ Cost Burden	Cost Burden @ 30%+
Under 30% AMI	136,839	93,043	68.00%	133,660	90,881	68.00%	-2,162
Under 50% AMI	221,636	133,902	60.40%	216,487	130,791	60.40%	-3,111
Under 60% AMI	258,261	145,347	56.30%	252,261	141,970	56.30%	-3,377
Under 80% AMI	315,387	151,878	48.20%	308,060	148,350	48.20%	-3,528
Under 100% AMI	352,904	153,772	43.60%	344,706	150,200	43.60%	-3,572
All Renters	431,928	155,324	36.00%	421,894	151,716	36.00%	-3,608
	Within Income Range			*Within Income Range*			*Within Income Range*
Under 50% AMI	221,636	133,045	60.40%	216,487	130,791	60.40%	-3,111
50-80% AMI	93,751	17,976	19.20%	91,573	17,558	19.20%	-418
Over 80% AMI	116,541	3,446	3.00%	113,834	3,366	3.00%	-80

Table 111: 2000 Cost Burden Data and Projection for Ownership-Statewide							
Tenure and Income	2000 Census Cumulative			2015 Projections			Change 2000-2015
Renters	Total Renters	Cost Burden @ 30%	Percent with 30% + Cost Burden	Total	Cost Burden @ 30%	Percent with 30%+ Cost Burden	Cost Burden @ 30%+
Under 30% AMI	77,635	39,480	50.90%	85,182	43,318	50.90%	3,838
Under 50% AMI	164,109	71,107	43.30%	180,062	78,019	43.30%	6,912
Under 60% AMI	211,388	65,932	31.20%	231,937	72,341	31.20%	6,409
Under 80% AMI	311,976	88,991	28.50%	342,303	97,642	28.50%	8,651
Under 100% AMI	415,111	138,916	33.50%	455,463	152,420	33.50%	13,504
All Renters	869,742	171,452	19.70%	559,582	110,310	19.70%	-61,142
	Within Income Range			*Within Income Range*			*Within Income Range*
Under 50% AMI	164,109	71,107	43.30%	180,062	78,019	43.30%	6,912
50-80% AMI	147,867	17,884	12.10%	162,241	19,622	12.10%	1,738
Over 80% AMI	557,766	82,461	14.80%	217,279	12,668	5.80%	69,793

Source: DECD/CHFA CT Housing Supply and Demand Model

24. Barriers to Affordable Housing

a. Creation Barriers Overview

Housing is a basic need of every person/family regardless of age, race or income level. The lack of housing choices for all citizens affects the state's fiscal condition, the quality of life and the vitality of our cities, towns and neighborhoods. The availability and quality of housing choices have substantial impacts on economic competitiveness, responsible growth and the cost of

infrastructure—not just roads and bridges, but also the cost of municipal services and local schools.

The state needs to raise the prominence of quality, affordable housing to the top of local, state and federal agendas. The affordable/workforce housing issue must reach beyond the development community and housing advocates to a broad range of constituents, including businesses, utilities, trade organizations, public and private sector employees, community leaders and government officials.

Connecticut is the home of a highly educated and professional workforce. It is understood by many that the cost of housing is an important factor in Connecticut's ability to effectively attract and retain employees and businesses. Young workers are often forced to the leave the state because of relatively high housing costs. A lack of affordable housing choices hinders business recruitment and expansion and is a key consideration in business location decisions.

Housing prices nationwide have increased dramatically over the past 15 years. A number of factors have contributed to the rising prices including federal, state and local regulations that affect land and housing development. While many regulations provide important public benefits, others may be outdated, excessive, unnecessary or exclusionary. Various studies have found that obstructive regulations have contributed to rising housing costs and have created roadblocks to quality affordable housing in most of the state's communities.

Regulations that affect housing prices occur in several categories, as a component of building codes, environmental stipulations, land use and zoning, impact fees and administrative processes. The point at which a regulation/policy becomes a barrier is not always clear. Regulations, in general, should serve a greater public purpose; therefore, regulations that raise housing costs must serve a greater public purpose. The regulations/policies that should raise concern are those which disproportionately impact low- and moderate-income individuals by deliberately or indirectly prohibiting or

discouraging the development of affordable housing, with little compensating public benefit.

The availability of workforce housing, both ownership and rental, plays an important role in growing and sustaining the state's economic future. It is recognized by many in the business and governmental sectors that barriers to the creation of a full range of housing choices exist on both the state and local levels. Improved integration of housing, zoning and land use policies with economic development and transportation policies will strengthen the state's ability to compete in the global economy.

Given the level of public investment in infrastructure (transportation, etc.) and the need for housing choices that are affordable to the state's workforce, governmental decisions regarding policies, regulations and financing should be mutually reinforcing. There has never been sufficient action at all levels of government to address the growing imbalance between economic growth (business expansion and recruitment) and the number of net new housing units available and affordable to workers and their families.

It is understood that high-density development actually is more efficient than low-density development. By their very nature, longer sewer lines and sprawling utility (water, gas and electric) supply systems are more costly; traditional development patterns dictate expensive road construction. In addition, local governments must provide fire and police protection (as well as other services) over a larger area. In contrast, compact development benefits from economies of scale and geographic scope can potentially be less costly.

There is a need to educate the public to the benefits of greater affordable housing choices, mixed-use and mixed-income housing complexes, transit-oriented developments, and pedestrian-friendly communities and how these provide for economic growth. The bias against multifamily rental housing must be overcome if Connecticut is to meet its housing needs in an environmentally sustainable and economically realistic manner.

b. Quality of Life

Quality of Life is identified frequently as a major attraction for Connecticut residents and an important factor in job recruitment and retention. Each time a job is added, regardless of the attached wages, it is important to be able to have desirable and affordable housing within a reasonable (less than one hour) commuting distance. Worker retention, already a problem for some employers in both the public and private sectors, is likely to become an even greater problem if the cost and availability of housing do not improve.

It is in employers' self-interest to find ways to increase the supply and affordability of housing. A healthy community is one that has more of its workforce within its boundaries so that they have time to participate in its governmental, social, and economic processes.

c. Need for Regulatory Reform

Regulatory delays increase costs, reduce returns on investment and cause investors to seek other opportunities. Regulations are often written without considering how much they will cost the developer. In evaluating any regulation or modification, it is important that both the costs and benefits be considered. It is only in this way that careful decisions can be made.

More than a century ago, the notoriously poor living conditions associated with tenement houses led not only to a movement to reform and improve such dwellings, but also to a movement to prevent further apartment construction. Opponents drew on two key tools to block new multifamily buildings: restrictive building codes that made multifamily construction uneconomical; and restrictive zoning—in particular, the creation of single-family-only districts.[35]

The need for regulatory reform has been recognized at the national, state, and local levels for many years. HUD began exploring this issue in the early 1990s. HUD appointed the Advisory Commission on Regulatory Barriers to Affordable Housing in 1991 to study the impact of state and local regulations on housing prices. The Commission found that regulatory restrictions raise development costs in some communities by as much as 35%. A regulatory barrier is either a

[35] Kenneth Baar, "The National Movement to Halt the Spread of Multifamily Housing, 1890-1926" *Journal of the American Planning Association,* Chicago: Winter 1992.

de jury or *de facto* action that prohibits or discourages the construction of affordable housing without sound reasons directly related to public health and safety. In June 2003, HUD created the America's Affordable Communities Initiative (AACI) to assist state and local governments in addressing regulatory reform in order to increase the availability of affordable housing for America's workforce. [36]

Recent research analyzing density restrictions in local jurisdictions making up the 50 largest metropolitan areas, which encompass 48% of the population in these areas, concluded that:

- Residential developments with densities of more than 30 units per acre are prohibited in all but 12% percent of local jurisdictions; and
- A hypothetical two-story, 40-unit apartment property on five acres of land would be prohibited outright in about 30% of such jurisdictions.
- Such restrictions not only reduce the range of housing options available to local residents, but also tend to favor lower density over higher density developments which in turn make housing more expensive.[37]

d. Property Values

Concerns that multi-family rental housing will lower the value of their single-family houses have driven many residents to oppose new apartment developments in or near their neighborhoods. Opponents of rental housing often argue that while people who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients and, therefore, less desirable neighbors. However, multi-family rental housing complexes do not generally lower property values in surrounding areas.

Pollakowski, et al., in their 2005 study entitled, "the Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values" state that "We find that large, dense, multi-family rental developments…do not

[36] "Creating a Task Force on Regulatory Barriers to Affordable Housing", U.S. Department of Housing and Urban Development, Office of Policy Development and Research – 2007.
[37] John M. Quigley and Larry A. Rosenthal, "The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?" *Cityscape*, Vol. 8, Nr. 1 (2005) and Edward L. Glaeser and Joseph Gyourko, "The Impact of Building Restrictions on Housing Affordability, *Economic Policy Review*, Federal Reserve Bank of NY, New York, NY: June 2003.

negatively impact the sales price of nearby single-family homes;"[38] and, Joyce Siege states in The House Next Door that "In sum, the presence or proximity of subsidized housing made no difference in housing values as measured by relative price behavior in a dynamic market."[39]

The available research is fairly strong that multifamily rental housing:

- Does not impose greater costs on local governments;
- Does not increase traffic and parking problems;
- Does not reduce property values if well-designed and appropriate to the neighborhood;
- Does not inherently attract residents who are less neighborly or less involved in the community; and
- Has "not contributed significantly to the rise in school enrollments" and that "it is very unlikely that new multi-family housing has produced a negative fiscal impact on cities and towns."

Barrett and Connery[31] argue that multifamily housing does not significantly add to school enrollments because most of the units (one- and two-bedrooms) produced in these complexes were never designed to house families with children. They argue that developers do so for the express purpose of ensuring local officials that their developments will not hurt local fiscal matters. Barrett and Connery note that this approach ends up pitting fiscal policy against housing policy—that is, the kind of residential developments that are approved are not what might be required by local households, but rather address a perception that multifamily housing will have an adverse impact on the local budget.

The fear that housing density will hurt property values seems to be primarily based on anecdotes. In contrast, as noted above, most research has come to a different conclusion. In general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.[40]

[38]Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, "Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005.
[39] Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999.
[40] Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, "America's Working Communities and the Impact of Multifamily Housing," Cambridge, MA: Joint Center for Housing Studies, 2004.

e. Zoning and Land Use Regulations as a Barrier

Zoning and land use regulations are frequently listed as barriers to the development of lower cost housing. Requirements such as height restrictions, density limitations, maximum lot coverage, minimum lot size, minimum setback requirements, street and right-of-way requirements add to development costs. Zoning and land use regulations are not the only barriers to quality, affordable housing choices, but do contribute to the problem.

Many communities have zoning and land use policies that make it difficult or impossible to develop multifamily and other types of housing that tend to be less costly. To discourage affordable housing, communities employ exclusionary zoning tactics including large minimum lot requirements or density limitations that restrict multifamily housing development. Alternative forms of affordable housing such as accessory dwelling units and manufactured housing are often prohibited by zoning codes. Some communities impose high architectural standards or require developers to include attractive amenities that increase the costs and demand for housing in a community.

It is not generally possible to identify the unique impacts of zoning and land use regulations or precisely where and when zoning and/or land use regulations impose regulatory barriers. The evidence suggests that zoning and land use regulations indeed are a barrier to higher-density multifamily housing. The evidence suggests a relationship between zoned capacity and housing production, and between higher-density zoning and multifamily housing production. Research has found that those communities that directly limit housing development generally have higher incomes, higher housing prices, lower densities and fewer multifamily housing units than those communities that do not impose such limits.

Zoning and land-use regulations alone do not cause, nor can they solve the problem of affordable housing. Changes in zoning and land use regulations alone are not a sufficient policy response to the problem of housing affordability. Many factors beyond zoning can limit the quantity of multifamily housing stock. Such factors could include other planning goals such as

protecting open space or rural areas, market conditions, quantity and quality of public services, land availability and existing land-use patterns.

However, the rationale for restrictive zoning and land use policies is often based on concerns about the preservation of neighborhood character and desirability. With appropriate zoning, land use and design policies in place, however, a wide array of housing types can be incorporated into communities without compromising local design standards, property values or quality of life.

f. Regulatory and Administrative Processes as a Barrier

Regulatory processes are potential barriers to the development of lower cost housing. Professor May classifies regulatory process barriers as those posed by regulatory approval processes, regulatory practices, and fragmented administrative structures.[33] According to Professor May, developers need to go through a "regulatory gauntlet" including a series of pre-application meetings, submission of application materials showing adherence to a number of regulations, a variety of special reports and studies, hearing processes and approval conditions on the proposed development.

The delays in the local approval process increase development costs and hence have a negative impact on affordability. Additionally, meeting the conditions imposed as part of different approval processes, and accounting for the fees often associated with these processes, can add substantial costs to the project.

Housing developers seeking state or federal financial assistance face additional delays. Approval processes associated with government financial assistance pose additional barriers for developers because of the various state and/or federal regulatory or policy conditions that need to be met. Typically, state and federal agencies offer financial assistance only for project sites that are ready to be developed. Therefore, lengthy local review procedures such as zoning, environmental reviews, etc. make land acquisition extremely challenging for affordable housing developers.

There are additional barriers associated with strict implementation of regulations as opposed to more "cooperative enforcement and facilitative practices". Strict enforcement strategies can also increase the cost of housing by causing delays.

In addition to the time required by lengthy approval processes, the involvement of multiple agencies concerning different regulations poses further barriers. Duplication, inconsistencies between the requirements of different regulatory bodies, multiple review practices and the cumulative impact of regulations are the major barriers associated with fragmented administrative process.

Complex administrative processes can also become a barrier by significantly increasing housing costs. Developers are often required to work with several different agencies to obtain approval for development, and coordination with these agencies can lead to significant delays in the permitting process. Administrative inefficiency and delays in permitting often increase developer costs and lead to higher than necessary housing costs.

Finally, NIMBY (Not In My Back Yard)-related community opposition, though not a part of the regulatory processes per se, comes into play during the fulfillment of public hearing and community meeting requirements mandated by some regulatory processes.

g. Building Codes as a Barrier

Building codes can be considered another potential barrier to lower cost housing.[41] Like zoning and land use, the regulation of building construction is an exercise of police powers delegated to the municipalities from the state.

These codes are generally enforced at the local level by means of periodic inspections. An existing property that is rehabilitated typically will have to satisfy building, plumbing, mechanical, and sister codes as well as the fire and hazard codes, etc. It should be noted that building codes designed to regulate new construction sometimes create an expensive and unrealistic burden on developers interested in rehabilitating existing buildings.

[41] David Listokin, Rutgers University and David Hattis, Building Technology Inc. "Building Codes and Housing" - Prepared for HUD Workshop on Regulatory Barriers, April 22, 2004, Washington D.C.

In May 1997, HUD published the Nationally Applicable Recommended Rehabilitation Provisions (NARRP) to serve as a model for the development of rehabilitation codes to regulate work in existing structures. Similarly, in January 1998 after two years of work, New Jersey adopted its rehabilitation code. Since then, rehabilitation codes have been adopted by Maryland, New York, Rhode Island, Minnesota and Delaware.

The overall goal of the rehabilitation codes is to encourage the reuse of older buildings. These new codes are based on two principles:

- Predictability that clear rehabilitation codes would foster the accurate prediction of improvement standards and costs; and
- Proportionality, in that a sliding scale of requirements is established depending on the level and scope of the rehabilitation activity, from repairs to reconstruction.

A 2006 study by Burby, Salvesen, and Creed provided the first systematic empirical evidence that New Jersey's rehabilitation code stimulated rehabilitation activity.[42] The authors compared New Jersey's success to similar neighboring state communities to determine the full impact of renovation-friendly codes.

Their study controlled for varying influences that could contribute to an increase in renovation activity, such as a strong economy, low interest rates or a shortage of development sites in the suburbs. The authors found that New Jersey's rehabilitation code was responsible for increased residential rehabilitation activity from 1998 to 2002, by more than 100 rehabilitation projects per year per community in comparison with communities without rehabilitation codes.

h. Exactions and Impact Fees as a Barrier

At one time, infrastructure was funded almost entirely by government because infrastructure generally tends to serve a public purpose and to accelerate private investment. Today, budgetary constraints, the economy and public

[42] Raymond J. Burby, David Salvesen, and Michael Creed (2006). "Encouraging Residential Rehabilitation with Building Codes: New Jersey's Experience," *Journal of the American Planning Association*, Volume 72, Issue 2 June, pp. 183-196.

opposition to higher taxes have whittled down the public dollars available for infrastructure development. Thus, part of the burden of constructing capital facilities has shifted from the public sector to the private sector.

Impact fees, on-site land dedication requirements, and requirements for the construction of infrastructure and public facilities are different forms of exactions that have a potentially negative impact on the affordability of housing. To the extent that the fee or exaction exceeds the land developer's proportionate share of the facility's cost, the levy is an unconstitutional taking of property.[43]

Fees and exactions are direct charges or dedications collected on a one-time basis as a condition of an approval being granted by the local government. Fees can be categorized in three classes:

- Development impact fees which are levied on new development to cover the cost of infrastructure or facilities necessitated by that development;
- Permit and application fees which cover the cost of processing permits and development plans; and
- Regulatory fees.

Impact fees may pose barriers to affordability especially in communities where a flat fee per housing unit is charged instead of sliding scale fees based on the cost of the unit. The price tag for the construction of public facilities and infrastructure can take up a substantial portion of the project budget and thereby of the public subsidy as well. On-site land dedications can also affect affordability because the total cost of the project including land acquisition cost is divided between a fewer number of units.

i. Environmental Regulations as a Barrier

There is not much information about the impact of environmental regulations on the price of housing.[44] Environmental regulations can potentially increase project costs through delays, consultant fees, and additional items for site improvement in the project budget, such as environmental site assessment

[43] Callies, David. "Exactions, Impact Fees and Other Land Development Conditions." Proceedings of the 1998 National Planning Conference. http://web.archive.org/web/20050205032224/http://www.asu.edu/caed/proceedings98/Callies/callies2.html.
[44] Katherine A. Kiel, College of the Holy Cross "Environmental Regulations and the Housing Market: A Review of the Literature" - Prepared for HUD Workshop on Regulatory Barriers, April 22, 2004, Washington D.C.

requirements. Often permitting and processing procedures take very long periods of time, thereby forcing developers to pay higher interest costs in carrying their land, as well as other project costs.

Environmental laws and regulations can and do impact the supply of land and cost to develop housing at a given price. According to Kiel,[45] there are few empirical studies that attempt to quantify the impact. Kiel concludes from her literature review that little is truly known about the impact of environmental regulations on the price and quantity of housing. She notes, "Most, if not all, economists would say that the increase in the price of inputs, along with any increase in delays and/or uncertainty, would decrease the supply of new housing to the market, thus increasing the price of new housing. And most, if not all, economists also would say that improvements in the environment due to regulation should increase the demand for housing in areas that have experienced the improvement, which would increase price. Many economists have estimated the price increase, with some attributing the increase to changes in supply and others to changes in demand."[46]

j. Economic Impacts

Local officials and citizens have made many communities increasingly inhospitable to virtually all new development over the past several decades. Regulations have been passed that are intended, at least in part, to increase the difficulty of obtaining permits and slow the pace of new development. These regulations have harmful economic impacts on towns, cities and the state.

Some of the impacts are relatively immediate: a loss in construction jobs and local construction-related spending; a decline in vacancy rates leading to increased rents and house prices; lengthening commutes as workers seek lower housing costs; and wear and tear on local and state roads and highways. In the longer run, high housing costs put upward pressure on wages for local businesses and government workers, forcing businesses to make decisions to locate or relocate elsewhere. Finally, as some families decide to leave the

[45] *Ibid.*
[46] Kenneth Baar, "The National Movement to Halt the Spread of Multifamily Housing, 1890-1926" *Journal of the American Planning Association,* Chicago: Winter 1992.

area altogether for lower housing costs, the available workforce shrinks and growth stalls.

A 2005 study found that improvements in permit processes can help a community promote economic development, lower business costs and create jobs both within the construction sector and throughout the local economy.[47] Increased tax collections can provide a revenue source that can help finance the costs of the systems and procedural improvements needed to accelerate permit approval.

These land use regulations result in inelastic supply, impeding the ability of the market to respond to an increase in demand. Greater demand for housing, therefore, leads to higher prices for all housing - new and existing—rather than greater production of housing units. Higher prices reduce the share of housing that is affordable to average-income households. One study concludes that in the Boston region, housing prices might have been 23-36% lower by 2004 if regulation had not reduced new permits since 1990.[41]

Regulations and the resulting high house prices lead to a lower quality of life for the region's residents. The search for affordable housing leads many households to outer suburbs, leading to long commutes which ultimately cause increased congestion and infrastructure costs, and lower air quality. Long commute times leave workers less time for their families and to participate in volunteer and social activities in their communities. High housing prices increase wages local businesses must pay to retain workers.

Housing supply restrictions that result in high housing prices mean that businesses have either to pay higher wages or move out of state to a place with lower housing costs and wages. In addition to wage pressure, high housing prices increase the difficulty of attracting and retaining workers. Because wages have been unable to keep up with housing costs, businesses,

[47] National Economic Consulting "The Economic Impact of Accelerating Permit Processes on Local Development and Government Revenues" - Prepared for American Institute of Architects December 7, 2005.

universities, hospitals and other employers in high-cost states report increasing difficulty in attracting and retaining high-quality employees.[48]

k. Summary

Housing relates to economic development through new construction and real estate fees, as well as the consumption of housing-related goods and services. The existing supply of housing in Connecticut is constrained, but the cost of producing a unit is high, therefore, new developments of large homes are now the norm, instead of starter, single-family homes being built across the state. Connecticut's population is projected to grow by 140,000 between 2010 and 2025; however, employment growth is projected to slow, reducing the need for housing in the long-term. Fairfield, Hartford and New Haven counties have a declining growth of stock, while rural towns (mostly in Windham County) are growing the most. Connecticut still has a sizeable special needs population—the elderly, those with disabilities and health issues and abuse victims—which requires affordable and adequate housing throughout the state. This echoes the fact that affordable housing is deficient in Connecticut, based on the number of low-income families; while renting is becoming a more common option among young adults. Without the availability of affordable housing, homeowners will bear a greater burden of taxes in Connecticut, and the flight of young adults out-of-state will continue to adversely affect the labor market.

[48] Carman, Edward C., Barry Bluestone, and Eleanor White. 2003. Building on Our Heritage: A Housing Strategy for Smart Growth and Economic Development. Report and Recommendations for the Commonwealth Housing Task Force. Boston, MA: Center for Urban and Regional Policy, Northeastern University.

III. CONNECTICUT'S COMPETITIVENESS AS A PLACE FOR BUSINESS

A. Competitive Analysis

This competitiveness analysis, stipulated by C.G.S. §32-1m, evaluates Connecticut's economic development challenges and opportunities across a wide array of measures and answers the question, "how does Connecticut rank with respect to other states?" It is an objective portrayal of the state's competitiveness as seen through the lenses of several independent think tanks that perform their assessments annually across the fifty states and in some cases, the District of Columbia. These assessments are roughly consistent from year to year and therefore provide trends that may be useful in evaluating policy changes (or the perceptions thereof).

To determine the state's competitive advantages and disadvantages, DECD examines several categories because a broad selection of interdependent measures helps determine competitiveness. Competitiveness cannot be judged from a single variable because it is complex and multifaceted. The selected measures DECD includes in this competitiveness analysis are workforce quality, education, globalization, energy, housing affordability, workers' compensation, regulations/costs of doing business, taxes and entrepreneurial activity.

What follows is a summary review of published independent reports and studies on the above-mentioned measures, including, but not limited to, the following works:

- *The 2010 State New Economy Index*, Kauffman Foundation and the Information Technology and Innovation Foundation, November 2010.
- *2011 State Business Tax Climate Index*, Tax Foundation, October 2010.
- *Benchmarking Connecticut 2007: Determinants of Economic Growth*, Connecticut Economic Resource Center (CERC), February, 2008.
- *Tenth Annual State Competitiveness Report*, the Beacon Hill Institute, 2010.
- *Grading Places: What Do the Business Climate Rankings Really Tell Us?* Peter Fisher, Economic Policy Institute, 2005.
- *Small Business Survival Index 2010*, Small Business and Entrepreneurship Council, December 2010.
- *State Technology and Science Index: Enduring Lessons for the Intangible Economy*, the Milken Institute, June 2008.

- *A Talent-Based Strategy to Keep Connecticut Competitive in the 21st Century, Connecticut Office for Workforce Competitiveness, February 2007.*
- *Total State and Local Business Taxes: State-by-state Estimates for Fiscal Year 2009, Ernst & Young LLP, March 2010.*
- *CNBC's Top States for Business 2010, CNBC Report, July 2010.*

For further detail and a more nuanced analysis of Connecticut's baseline economic conditions, please refer to the "Factors of Growth" section located within the DECD strategic plan for the State of Connecticut.[49]

Table 112 contains the rankings discussed in detail below. We adjust them such that the best rank is number one.

[49] See http://www.ct.gov/ecd/lib/ecd/connecticut_esp-final.pdf.

Table 112: Ranks of Connecticut Across All categories and Reports

	Kauffman		Milken		Beacon Hill		CNBC		CFED		SBEC		Morgan Quitno	Tax Foundation		ALEC		CERC		Deloitte	
	2010	2008	2008	2004	2010	2008	2010	2009	2007	2010	2010	2009	2006	2010	2008	2010	2008	2008	2006	2010	2008
Workforce Quality																					
knowledge-based jobs	2	2																			
human capital investment			4	6																	
proportion of scientists and engineers employed	12	6			10	7															
workforce index							40	42													
Education																					
percentage of population with four years college									4												
percentage of science and engineer doctoral degrees									7												
percetange of science and engineering graduate students					4	6															
best education climate										9											
smartest state													3								
deployment of IT in public schools		25																			
percentage of state's population online	13	21																			
eighth grade math proficiency									11												
eighth grade reading proficiency									19												
education index							8	9													
Globalization																					
overall globalization index	5	7																			
percentage of workforce employed making goods for export	16	26																			
percentage of workforce employed by foreign companies	3	4																			
Energy																					
electricity prices per million BTU					49	49															
electricity utility costs											50	50									
energy costs									46												
Housing Affordability																					
cost of living							45	43													
median monthly housing costs					45	44															
Workers' Compensation																					
workers' compensation premiums					48	31					11	13									
Regulation/Costs of Doing Business																					
costs of doing business (rank one being least costly)			46				47	47													
friendliness of legal and regulatory frameworks to business							23	20													
Taxes																					
property tax per capita					48	48								49	49						
local property tax rate											44	43									
corporate taxes														18	18						
individual taxes														47	25						
sales taxes														26	25						
unemployment taxes														30	21						
overall tax system											38	30		47	37						
Economic Outlook																					
overall economic outlook rank																36	40				
economic performance rank																45	37				
Entrepreneurial Activity																					
technology concentration and dynamism			14																		
policy friendliness towards entrepreneurs											41	38									
economic dynamism	22	24																			
concentration of entrepreneurs/business vitality																			11		
Patents																					
number of patents issued					8	9			9									8			
number of individual inventor patents issued (per 1,000)	5	2																			
number of patents issuedrelative to size of its workforce	15	14																			
IPOs																					
numbers of IPOs offered					3	5															
value of companies's IPOs	8	7																			
Gazelle Jobs and Deloitte Fast 500 List																					
number of gazelles		23																4	7		
number of firms on the Fast 500 list																				5	7
Business Churn																					
business churn	50	49																43	44		
R&D																					
industry R&D																		2	4		
private R&D									2												
federal R&D	37	38							6									47	43		
R&D inputs			7																		
number of business created via university R&D									41									28			
Venture Capital																					
venture capital	7	18					8	17													

B. Limitations

As with any report or study, there are limitations and caveats. Results depend on the measures used and their appropriateness to the task. To compensate for potential bias and provide a broad spectrum of indicators, DECD examines reports from several independent sources. This approach prevents a state's high or low rank in a specific study arising due to a given state's adherence to one group's political or social agenda.[50]

With ranked variables, one must keep certain caveats in mind. Distilling disparate measures into a standardized, scaled, averaged, single number may reduce the variance of values. Are reported results, therefore, accurate and consistent when researchers condense a large amount of data into one number? Data may be old or missing. State data collection categories vary and gaps may exist. A given state's rank may appear to improve, but may reflect the decline of other states relative to the given which may have declined as well but not by as much as others did. Because the ranks are relative and not absolute, we need to dig deeper to determine whether an improved rank reflects absolute improvement. Nevertheless, firms use these ranks to help determine where they may expand or relocate.

Moreover, circular logic may encapsulate a state's score or rank. Does a measure attempt to gauge *growth climate* but then present a rank based upon *performance*? Peter Fisher writes, "Economic growth tends to draw people into the labor market, increasing labor force participation. It is not clear why one would predict that high labor force participation <u>causes</u> growth". A state's rank may reflect outcomes or results of several interacting variables, but not the root cause of a problem. Some states' ranks may be the result of prolonged slow (rapid) growth and produce a chain reaction of poor (favorable) consequences. For example, a state's sustained high unemployment rate may cause it to have lower average incomes.

Despite such limitations, numerous interacting factors undoubtedly influence a state's competitiveness. With DECD's review of several studies, distinct patterns emerge to paint a picture of Connecticut's competitiveness.

[50] Peter Fisher, "Grading Places: What Do the Business Climate Rankings Really Tell Us?" Economic Policy Institute, 2005, p. 43.

C. Competitiveness Factors

1. Workforce Quality

In the modern, global, knowledge-based economy, technology has produced a mobile labor and capital pool; people may easily locate to the areas of greatest opportunity. Talent attraction is critical because in this new economy, states are not competing solely with other states for workforce—states compete globally. International students and ex-patriots who studied and/or worked in the U.S. and choose to return to their home country can cause an "overseas brain drain" and may compound the issue of (the lack of) accessible talent. Therefore, it is important to attract and retain high-value human capital because "a state's or region's most important competitive advantage is the knowledge embedded in its people (intellectual capital)."[51] Across a variety of studies, Connecticut consistently scores high marks on a variety of measures reflecting an educated, talented and high-quality workforce.

One determinant of the quality of a state's workforce is its number of knowledge-based jobs. Connecticut scores near the top here, #2 overall (out of the 50 states, with #1 being the best), according to the Kauffman Foundation's *The 2010 State New Economy Index*.[52] Ranked 2nd in the Kauffman Foundation's 1999 and 2008 indexes, Connecticut has been consistently and highly ranked in its number of knowledge-based jobs. Multiple indicators within Kauffman's knowledge-based employment category bode well for Connecticut, including:

- Employment in IT occupations: #10 (the state ranked #7 in 2008)
- Share of workforce employed in managerial, professional, technical occupations: #4 (same rank as in 2008)
- Education level of workforce: #4 (same rank as in 2008)
- Average educational attainment of recent immigrants: #3[53] (ranked #5 in 2008)
- Employment in high value-added manufacturing sectors: #2 (same rank as in 2008)
- Employment in high-wage traded services: #2 (same rank as in 2008)

The factors above suggest that Connecticut is home to an educated and skilled workforce that is capable of efficiently producing technologically complex, high value-

[51] Ross DeVol, Anita Charuworn and Soojun Kim, "State Technology and Science Index: Enduring Lessons for the Intangible Economy," Milken Institute, June 2008, p. 27.
[52] Kauffman Foundation and The Information Technology & Innovation Foundation, "The 2010 State New Economy Index: Benchmarking Economic Transformation in the States," November 2010, p. 14.
[53] This figure is significant because it indicates talent flow into a state.

added goods and services, exemplified by Connecticut's signature industries in aerospace and defense, insurance and financial services, photonics/lasers/optics, biotechnology and precision machining.

The Kauffman Foundation's findings are bolstered by other reports that support Connecticut's claim to a high-quality workforce. According to the Milken Institute's *State Technology and Science Index*, Connecticut scores well in both the overall human capital investment index, which gauges how well prepared states are to *sustain* employment in science, engineering and technical fields, and a secondary composite index of its technology and science workforce. In 2008, Connecticut ranked 4th out of the 50 states (with #1 being the best), improving two spots from its #6 ranking in the 2004 report. This latter category is a measure of the *current* supply of the workforce in specific fields of high-tech employment; in this index, Connecticut maintained a #9 rank. This ranking is of great importance in the knowledge-based economy because "science and technical workers do not just access knowledge and apply it to firm-specific objectives. More importantly, they harness new information to generate new knowledge, bringing both inductive and deductive analytical skills to complex problems and creating new concepts and processes". The proportion of scientists and engineers employed in the state's labor force scores highly in the Kauffman Foundation's index in which Connecticut achieves a #12 rank in 2010 (a decline from its #6 ranking in the previous two reports). The Beacon Hill report assigns Connecticut a rank of 10 (a decline from its #7 ranking in the 2008 report) in this same measure.[54]

Connecticut's agricultural workforce is educated and astute as well—Connecticut's farmers rank 2nd (they ranked 5th in 2008) for online and computer usage to perform tasks such as buying feed, checking the weather and selling livestock.

CNBC's report of *Top State for Business* ranks Connecticut #40 (the state ranked #42 in 2009) in its workforce index, which considers the education level of the workforce, the number of available workers, union membership, and the relative success of each state's worker training programs in placing their participants in jobs.[55]

[54] Beacon Hill Institute, "Tenth Annual State Competitiveness Report," (2010) http://www.beaconhill.org/Compete10/Compete2010State.pdf; "Eighth Annual State Competitiveness Report," (2008) http://www.beaconhill.org/Compete08/BHIState08-FINAL.pdf.
[55] CNBC's *Top States For Business* 2010, CNBC Report, July 2010, http://www.cnbc.com/id/37516043/ (rank one is the highest).

If a talented workforce is critical to concept creation and innovation, then the high-quality education of the workforce is the means to achieve it. Education and workforce quality go hand in hand.

2. Education

Overall, Connecticut scores well in various reports' measures of the state's *current* educational attainment. However, the educational attainment of the state's *future* workers may be a potential area of concern.

The Corporation for Enterprise Development (CFED) gave Connecticut high marks in several education variables, including the percentage of the state's population with four years of college (the state ranked 4th), and the percentage of science and engineer doctoral degrees (the state ranked 7th).[56] Other reports echo similar findings, including the Milken Institute's *State Technology and* Science *Index*, which gave the state a #4 rank in the "human capital investment composite index" based partially upon the relatively high percentage of Connecticut's population holding advanced degrees. Similarly, the Beacon Hill Institute awarded Connecticut a rank of 4 (the state ranked 6th in 2008) for the state's number of science and engineering graduate students per 100,000 in the population. The Kauffman Foundation reinforces these overall findings with its previously referenced ranking of Connecticut at 4th for the education level of its workforce, a signal of the state's strong higher education system. Connecticut achieved a rank of 9th in an index of 'Best Education Climate' (ranked #5 in an index of 'most educated workforce' in 2008), per the *2010 Business Facilities Rankings Report*.[57]

Finally, according to a fifty state review by the Morgan Quitno Press, Connecticut received the rank of the third 'smartest state' in 2006-2007.[58] Morgan Quitno Press used 21 measures to make their determination, including "expenditures for instruction, pupil-teacher ratios, high school graduation and dropout rates, and reading, writing and math proficiency." From 2002-2003 to 2006-2007, Connecticut has bounced among the top three in the Morgan Quitno Press rankings. Once again, this section refers to the population's current educational level, and overall Connecticut scores well within the "top 10" tier.

[56] Corporation for Enterprise Development (CFED *2007-2008 Assets & Opportunity Scorecard)*, p. 2. CFED's ranks are based upon the 50 states and Washington DC, with the most desirable outcome ranked # 1.
[57] Jack Rogers, *2010 Business Facilities Rankings Report*, p. 24. This report is a ranking of the 50 states, with # 1 being the best.
[58] "Results of the 2006 Smartest State Award," Morgan Quitno Press, http://www.statestats.com/edrank.htm.

The use of computers ostensibly improves educational outcomes. Internet usage may signal one's computer efficiency and technical expertise because in the knowledge economy, computer proficiency is a necessary skill. According to the Kauffman Foundation, Connecticut ranked in the middle of the field in two Internet indicators in 2008, deployment of IT in public schools and the percentage of the state's population online, in which it scored 25th and 21st respectively. However, Connecticut made significant strides in the 'deployment of IT in public schools' index in which the state jumped from #47 in 2002 to #25 in 2008 (this index is not included in the Kauffman Foundation 2010 State New Economy Index report), a large step in the right direction. Subsequently, Connecticut made significant strides in the 'percentage of the state's population online' index in which the state jumped from #21 in 2008 to #13 in 2010, which is among the top five movers for that index. The Milken Institute recognizes such forward movement, noting that Connecticut's ranks in other indexes partially reflect its "improvements in its home computer and Internet access indicators".

Connecticut's education measures decline when other educational computations affecting the state's future and its *future* workforce, come into play. For example, in the CFED scorecard of 8th grade math and reading proficiency, Connecticut ranks #11th and 19th (with #1 being the best), respectively). Essentially, this signals a need to strengthen key learning areas and skill sets to insure the state has a well-educated, future labor pool.

Another area of concern appears when one breaks down CFED's four-year college attainment by race, income and gender. Despite CFED awarding Connecticut an overall rank of #4 in this category, this rank drops to #31 when further distilled by race, #23 by income and #32 by gender, with each representing measures of educational inequality. Although race and gender rankings were not as high as they were in 2005, the 2008 rankings by race, income and gender rankings each represent an improvement of at least ten spots from the CFED 2002 scorecard, in which Connecticut received ranks of 42, 33 and 47 in these detailed categories showing that the state has improved in these areas.

The Connecticut Office for Workforce Competitiveness (OWC) describes their educational attainment issues and needs in "*A Talent-Based Strategy to Keep Connecticut Competitive in the 21st Century*." OWC writes, "Connecticut's future young

workers are expected to be less prepared for the 21st century careers than those they are replacing in large part because nearly half of our future workforce will be coming out of the state's urban centers where a significant and stubborn achievement gap persists."[59]

The Connecticut Economic Resource Center (CERC) reports similar findings regarding education skill gaps in the state's urban areas:

- 6% of urban 10th graders passed all four sections of the Connecticut Mastery Test in 2004;
- the combined math and verbal, average SAT scores for Hartford and Bridgeport is less than 800 points.[60]

As CERC indicates in its 2006 report, Hartford, Bridgeport and New Haven consistently appear on national lists of the poorest cities. Such low educational attainment for urban centers is distressing in that the state's future workers will come from these areas—they must have improved test scores, graduation rates and adequate skill sets.

CNBC's 2010 report of the *Top State for Business* ranks Connecticut 8th (the state ranked #9 in 2009) in its education index, which examines traditional measures of K-12 education including test scores, class size and spending, as well as the number of higher education institutions in each state.

3. Globalization

In the modern economy, markets are interconnected and states that will flourish are those that have a global orientation. "A global orientation ensures expanding markets for a state's industries." Connecticut's international orientation is a positive force in the state's economy.

The Kauffman Foundation 2010 report assigns Connecticut an overall rank of five (5) in its globalization index, which is a two-position improvement over its 2008 ranking of #7. Within this index there are two important measures. One is the extent in which a state's manufacturing and service workforce is employed making goods for export; Connecticut ranks 16th. It represents solid and steady improvement over the state's #26 ranking in

[59] Connecticut Office for Workforce Competitiveness (OWC), "A Talent-Based Strategy to Keep Connecticut Competitive in the 21st Century," February 2007, p. 2.
[60] Connecticut Economic Resource Center, Inc. (CERC), "Benchmarking Connecticut 2006: Determinants of Economic Growth," p. 41.

2007 and #20 ranking in 2008. It is important to note, however, that this measure is not an indicator of the raw dollar value of the exports produced, but rather a reflection of the percentage of the *workforce* involved in international exports.

According to the U.S. Department of Commerce's International Trade Administration (ITA), export-supported jobs linked to manufacturing account for an estimated 5.2% of Connecticut's total private-sector employment. Nearly one-quarter (23.9%) of manufacturing workers in Connecticut depend on exports for their jobs, the tenth largest share among the 50 states.[61] This statistic is not consistent with the Kauffman Foundation indicator above; however, ITA used 2008 data to calculate its results, while the Kauffman Foundation's 2010 measurements are more recent. According to ITA, 5,215 companies exported from Connecticut locations in 2008. Of those, 90% were small and medium-sized enterprises with fewer than 500 employees. Small and medium-sized firms generated nearly one-quarter (27%) of Connecticut's total exports of merchandise in 2008.

Foreign exports are an engine of growth, and their importance as a contributor to state gross domestic product (GDP) cannot be understated. Connecticut's overseas commodity exports, which totaled more than $15 billion in 2008, represent approximately 7% of Connecticut's GDP. Exports highlight the competitiveness of local companies on the international stage and sustain and create jobs via its trickle-down effect on the economy. Despite the economic and fiscal turmoil of the Great Recession, Connecticut's exports were a bright spot. Given the current economic climate, exports' ability to positively impact job creation and the economy is significant. As the economy becomes increasingly globalized, exports will continue to be a catalyst for growth in Connecticut and the U.S. Table 113 shows the distribution of commodity exports by 2009 value.

[61] U.S. Department of Commerce, International Trade Administration, "Exports, Jobs, and Foreign Investment," February 2009, http://trade.gov/mas/ian/statereports/states/tg_ian_002719.asp.

Table 113: Connecticut's Top Ten 2009 Commodity Exports by Value						
Rank	**Description**	**Annual 2007 ($M)**	**Annual 2008 ($M)**	**Annual 2009 ($M)**	**% 2007-2008**	**% 2008-2009**
	TOTAL ALL COMMODITIES	$13,799	$15,384	$13,979	11.49	-9.13
1	Aircraft, Spacecraft, And Parts Thereof	$5,410	$6,109	$6,119	12.92	0.15
2	Industrial Machinery, Including Computers	$1,723	$1,785	$1,411	3.61	-20.96
3	Electric Machinery Etc; Sound Equip; TV Equip; Pts	$1,433	$1,277	$1,205	-10.85	-5.68
4	Optic, Photo Etc, Medic Or Surgical Instruments Etc	$944	$1,006	$928	6.54	-7.78
5	Cereals	$72	$285	$541	296.74	90.13
6	Plastics And Articles Thereof	$951	$1,011	$505	6.25	-50.05
7	Special Classification Provisions, Nesoi (Not Elsewhere Specified Or Included)	$306	$386	$447	26.35	15.85
8	Oil Seeds Etc.; Misc Grain, Seed, Fruit, Plant Etc	$3	$113	$394	3,302.65	249.58
9	Iron And Steel	$213	$351	$170	64.78	-51.47
10	Paper & Paperboard & Articles (Inc Paper Pulp Articles)	$131	$133	$157	1.42	17.89

Source: World Institute for Strategic Economic Research (WISER) State HS Database

Connecticut improved in the Kauffman Foundation's second globalization measure as well that represents the percentage of the workforce employed by foreign companies moving from #4 in 2007 to #3 in 2010.

Foreign Direct Investment (FDI) is major investment by foreign companies, such as the construction and expansion of plants or ownership of property and equipment in the United States. FDI is important because it creates new jobs and leads to knowledge exchange and transfer, including the adoption of advanced technologies and workforce practices. Foreign companies serve as a source of business leads and as a resource for future foreign investment. The Kauffman Foundation's FDI findings for Connecticut complement data published by the Organization for International Investment (OFII):

- U.S. subsidiaries of foreign companies employ 99,000 workers (104,900 workers in 2007) in Connecticut.
- U.S. subsidiaries provide the livelihood for more than 7% of Connecticut's private sector workforce.

- Connecticut tied for first with South Carolina in the share of its workforce supported by U.S. subsidiaries in 2007.
- Overall, U.S. subsidiaries employ 5.6 million (5.3 million in 2007) Americans or 4.7% of private sector employment.
- U.S. subsidiaries provide compensation per U.S. worker of $73,023 ($68,317 in 2007); this is 33% higher than compensation at all U.S. companies.[62]

4. Energy

"The foundational factors that have significantly impacted New England's historic economic growth, transportation and energy, are increasingly viewed as problems stifling its economic growth". The cost of electricity is of considerable concern to Connecticut, as several reports rank Connecticut near the bottom in the price of this commodity:

- Electricity prices per million BTU: Connecticut ranks 49th
- Electric utility costs: Connecticut ranks 50th (but technically not last, because Washington, DC is included among the 50 states in this ranking)[63]
- Energy costs: #46

Connecticut's highest energy ranking in the past seven years came in 2004, when the state earned a #41 ranking for electricity prices from the Beacon Hill Institute. Connecticut's energy cost rankings from each of the reports cited above have fallen steadily in recent years.

The CERC *Benchmarking Connecticut 2006* study captures the relative cost of energy in Connecticut and the New England states saying, "In 2003, the cost of electricity in the New England states was on average nearly 41 percent higher than the U.S. ($30.67 per million BTUs for the six New England states when compared to $21.81 for the U.S.)"

The energy sector standing represents a competitive disadvantage for Connecticut. Energy is a ubiquitous component of the cost of doing business in a state, as it factors into the equation of where to locate or expand one's business. Therefore, to compensate for high energy costs, a state must offer other assets of high value, such as a highly skilled workforce.

[62] Organization for International Investment (OFII), "Insourcing State Job Facts," http://www.ofii.org/jobs/ct.
[63] Small Business Entrepreneurial Council (SBEC), *Small Business Survival Index 2010*, December 2010, p. 42.

5. Housing Affordability

Affordable housing is an important element in attracting and sustaining a young workforce and retaining seniors who may be downsizing to properties that are more manageable and efficient. The lack of affordable housing, whether it is via ownership or rental, can be an obstacle to attracting and retaining workers. In a literature review, Connecticut does seem to have a competitive disadvantage in this sector.

CNBC's report of *Top States for Business* ranks Connecticut 45th (the state ranked #43 in 2009) in its cost of living index, which measures the cost of housing, food and energy in each state.

The Beacon Hill Institute study ranks Connecticut 45th (the state ranked #44 in 2008) on its measure of median monthly housing costs. CERC finds that median "values of housing units in 2005 were greater than $200,000 in all Connecticut counties…The median value of housing units in Fairfield County was almost seven times its median household income…But for renters, the share of median gross rent to income was higher" CERC finds that a number of Connecticut counties approach or exceed the limit on the percentage of income typically accepted as the threshold for housing affordability, 30%. Table 114 presents the 2005 county median household income, value of housing units, monthly ownership costs and gross rent as percentages of median household income.

Table 114: Connecticut Median Income and Housing, 2005

County	Median Household Income, 2005	Median Value of Housing Units, 2005	Median Monthly Owner Costs % Household Income, 2005	Median Gross Rent % Household Income, 2005
Fairfield County	$71,633	$475,000	24.7	29.8
Hartford County	$57,939	$224,200	21.7	29.1
Litchfield County	$64,544	$254,200	23.3	27.7
Middlesex County	$70,821	$265,600	21.4	22.8
New Haven County	$53,591	$245,600	23.9	31.9
New London County	$59,268	$237,400	21.3	27.2
Tolland County	$73,919	$229,000	20.1	24.0
Windham County	$47,684	$204,000	23.0	29.4

Source: CERC Benchmarking Report, using U.S. Census American Community Survey

According to figures from the American Community Survey referenced in CERC's *Benchmarking* study regarding the ratio of median housing value to median household income, Connecticut has the 12th highest ratio among the 50 states. However,

compared to the Northeastern states, Connecticut's ratio is average. Sufficient affordable housing is an issue across the Northeast.

Using the most recent American Community Survey data available (2009), we present Table 115.

Table 115: Connecticut Median Income and Housing, 2009				
County	**Median Household Income, 2009**	**Median Value of Housing Units, 2009**	**Median Monthly Owner Costs % Household Income, 2009**	**Median Gross Rent % Household Income, 2009**
Fairfield County	$79,063	$460,500	26.3	32.1
Hartford County	$62,030	$250,300	23.4	30.5
Litchfield County	$67,835	$279,700	23.5	29.8
Middlesex County	$74,947	$299,800	24.0	29.1
New Haven County	$60,601	$272,500	24.8	34.4
New London County	$64,148	$264,700	23.2	28.6
Tolland County	$80,078	$267,800	21.6	29.9
Windham County	$58,459	$224,600	25.7	27.0

Source: U.S. Census American Community Survey, 2009

We notice in Table 115 that while median household incomes in the state's eight counties increased slightly in four years, the median value of housing units increased in each county except in Fairfield County where median values declined 3%. We notice as well that the median monthly owner costs as a percentage of household income increased in each county from 2005 through 2009. The same is true for median gross rent as a percentage of household income except for Windham County in which these costs declined from 29.4% to 27%.

Using data from the National Association of Realtors, housing affordability in Connecticut is the 11th highest in the nation, slipping one spot relative to the 2005 ranking.

Despite Connecticut's relative wealth, there are housing issues related to inequality in household assets and homeownership rates. Other issues regarding housing involve housing for an aging population—as baby boomers retire and seek alternative housing options, perhaps a greater number of smaller and more efficient units will be required.[64]

[64] Bruce Blakely, presentation at Partnership for Strong Communities event, "Housing and the Workforce," January 22, 2009.

6. **Workers' Compensation**

High workers' compensation costs affect competitiveness in that high premiums and "rates impact the economy... [t]he cost of labor relative to capital is increased."[65] Connecticut ranked towards the bottom of the pack in the SBEC's state rankings of workers' compensation premiums, ranking 40th in 2004 and declining one spot to #41 in 2005.[66] In subsequent years, the SBEC changed its measure of workers' compensation rankings to reflect benefits per $100 of covered wages rather than premium rates. A review of those statistics reveals that Connecticut ranks among the states that award the greatest workers' compensation benefits. In the SBEC's 2006, 2007, 2008, 2009 and 2010 reports, Connecticut increased such benefits, reflected in the state's gradually rising rankings of 14, 12, 11, 13 and 11 for those respective years. Similarly, Connecticut's high workers' compensation premiums are painted as a competitive disadvantage in the Beacon Hill Institute's 2010 report, in which Connecticut ranks 48th (the state ranked #31 in 2008) in terms of premium rates.[67]

Connecticut is at a competitive disadvantage in terms of workers' compensation rates, as an increase to non-wage labor cost represents an increase to the cost of doing business in the state.

7. **Regulations/Cost of Doing Business**

Several factors may be grouped into regulations and/or the "costs of doing business," including labor, taxes and energy costs. Some of these costs have been explored in earlier sections of this analysis. In the literature examined, there were limited references to regulatory costs; rather, taxes were a predominant focus of business costs and will be explored in the next section. Moody's Economy.com, however, did find that overall Connecticut has the 8th highest business costs among the 50 states in 2006; the ranking was the result of a weighted combination of labor, tax and energy costs.

Additionally, the Milken Institute found that in 2007 Connecticut had the 5th highest business costs, a ranking which has been relatively constant since 2004. The Milken Institute index included a combined calculation of wage cost, tax burden, electricity cost, industrial rent costs and office rent costs.[68]

[65] Small Business & Entrepreneurship Council (SBEC), *Small Business Survival Index 2004*, October 2004, p. 6.
[66] SBEC 2004, p. 23 and SBEC 2005, p. 32.
[67] Beacon Hill Institute, p. 22.
[68] Milken Institute, *2007 Cost-of-Doing Business Index: State Level Data*.

CNBC's report of *Top States for Business* ranks Connecticut 47th (the state's same rank as in 2009) in its cost of doing business index, which includes tax burden (including individual income and property taxes, business taxes and the gasoline tax), cost of wages and state workers' compensation insurance, as well as rental costs for office and industrial space in each state.

Ray et al. (2010) criticize the Milken Institute study and CNBC's report and argue that 'they confuse *input prices* (wages, rents, energy prices, etc.) with *production costs*.'[69] Ray et al. (2010) point out that high wages do not necessarily imply high unit costs of production because the latter depend on the prices of non-labor inputs as well as the degree to which various inputs substitute for or complement one another in the production process. Ray et al. (2010) use the Economic Census for 2007 to calculate the cost of producing a dollar of manufacturing output for each state and find that Connecticut has low manufacturing *production* costs relative to other states. *Connecticut ranked 43rd out of 50, with #1 being the most costly*).

Regulatory costs are difficult to measure as each state has its own collection of regulations that are not necessarily comparable across states and may depend on the type of project undertaken or operation envisioned. Regulations reflect local scarcities (water) and environmental concerns (auto emissions). One could theoretically construct standard projects or operations and estimate the regulatory burden experienced in each state under each project or operational scenario.

In the CNBC's report of *Top States for Business*, regulation and litigation are considered as the bane of business though some of each is inevitable. It grades the states on the perceived "friendliness" of their legal and regulatory frameworks to business and Connecticut ranks 23rd (the state ranked #20 in 2009) in its business friendliness index.

8. Taxes

An important business consideration is the ratio of taxes businesses pay in return for the state and local public services they receive in a given state. When taxes and other costs exceed benefits to a business, this can affect a company's decision about development and/or expansion in a state. According to a 2010 Ernst & Young study, U.S. businesses paid $590 billion in state and local taxes, 3.5% lower than the previous

[69] Ray, Subhash, Lei Chen, and Dennis Heffley, "High Wages, Low Costs: A Connecticut Paradox?" *The Connecticut Economy*, Fall 2010, p. 7.

fiscal year, attributable to the recession that started in December 2007 rather than mandated tax reductions.[70] Additionally, according to Ernst & Young, the "estimated value of public services directly benefiting businesses is, on average, 59% of the total state and local business tax burden. In other words, businesses paid an estimated 1.7 times more in taxes than they received in government services".

A review of various reports and studies indicates that Connecticut does not compare favorably with respect to business tax burden and especially with respect to the property tax. The Tax Foundation's *2011 State Business Tax Climate Index* finds that Connecticut scores second to last at 49th place, only besting Tennessee, in its property tax per capita index.[71] "Property taxes are especially important to businesses because the tax rate on commercial property is generally higher than on residential property," plus property taxes may be levied on business machinery and equipment. For the past several years, Connecticut has consistently scored poorly in the Small Business & Entrepreneurship Council's (SBEC) rankings of the state's local property tax rate. From 2004-2006, the SBEC rated the state #45 out of 51 states and DC in this particular measure.[72] Connecticut improved one position to #44 in the SBEC's study of this measure in its 2007 and 2008 reports, and one more step to #43 in the SBEC's 2009 report and then fell back to #44 in the SBEC's 2010 report.[73] Similarly, the Beacon Hill Institute found Connecticut ranked 48th in its index of state/local property taxes per capita from its 2010 and 2008 reports. High property taxes reduce housing affordability, and as property taxes form the base of municipal education budgets, to "control these costs, municipalities are taking steps to manage student enrollments by limiting certain housing developments". Again, this creates issues when workers of all ages and incomes struggle to find appropriate and affordable housing.

Regarding *individual* ranks of Connecticut's various taxes, the SBEC chronicles several measures as part of its annual series of studies that gauge state policy environments for entrepreneurship. Connecticut's position within the individual measures does not vary greatly over the five years of reports. With the exception of the state's local sales, gross

[70] Ernst & Young, *Total State and Local Business Taxes*, March 2010, p. 1.
[71] Kail M. Padgitt, Tax Foundation, *2011 State Business Tax Climate Index*, October 2010, p. 29.
[72] Small Business & Entrepreneurship Council (SBEC), *Small Business Survival Index 2004*, p. 18; SBEC, *Small Business Survival Index 2005*, p. 28; SBEC, *Small Business Survival Index 2006*, p. 30.
[73] SBEC, *Small Business Survival Index 2007*, p. 32; SBEC, *Small Business Survival Index 2008*, p. 32; SBEC, *Small Business Survival Index 2009*, p. 38; and SBEC, *Small Business Survival Index 2010*, p. 38.

receipts and excise taxes, there is not substantial, marked improvement. Rather, in some in areas, Connecticut's rankings worsened.

Connecticut Rankings from the SBEC *Small Business Survival Index*

Measure	2004	2005	2006	2007	2008	2009	2010
Top personal income tax rates	18 (t)*	18 (t)	18 (t)	19	19 (t)	32 (t)	33 (t)
Top capital gains tax rates	21 (t)	22 (t)	22 (t)	22 (t)	21 (t)	34 (t)	35 (t)
Top corporate income tax rates	29	30	30	31	30	34 (t)	34 (t)
Top corporate capital gains tax rates	N/A	N/A	N/A	32	31	35 (t)	35 (t)
State local sales, gross receipts, excise	14	14	11	12 (t)	10	8	10
State gas tax	41 (t)	40 (t)	51	50	50	48	48

*t = tie

Source: SBEC, Small Business Survival Index, 2004-2010.

Regarding an overall rank of tax systems, the Tax Foundation and the SBEC produced such scores. Their reports thoroughly reviewed various tax indexes, the findings of which appear below.

The Tax Foundation used five tax component indexes, corporate, individual, sales and property, to calculate its overall rank of 47 for Connecticut, a ten-position drop from its rank of 37 in 2008. In these five areas, the Tax Foundation's findings scored the state well out of the "top ten," indicating that taxes may be a sector in which Connecticut is at a competitive disadvantage. Connecticut's Tax Foundation scores were as follows:

- Corporate taxes: #18 (same rank as in 2008)
- Individual taxes: #47 (the state ranked #25 in 2008)
- Sales taxes: #26 (the state ranked #25 in 2008)
- Unemployment taxes: #30 (the state ranked #21 in 2008)
- Property taxes: #49 (the state same rank as in 2008)
- OVERALL: #47 (the state ranked #37 in 2008)

The SBEC *Business Tax Index* for 2008 to 2010 "ranks the states from best to worst in terms of the costs of their tax system. The Index assembles 16 different tax measures and combines those into one tax score that allows the 50 states and District of Columbia to be compared and ranked."[74] The sixteen measures include the state's top personal income tax rate, capital gains tax rate, corporate capital gains tax rate, added income tax on S-corporations, alternative minimum taxes, whether income tax brackets are indexed for inflation, property taxes, consumption taxes, death taxes, unemployment

[74] Small Business & Entrepreneurship Council (SBEC), *Business Tax Index 2008*, April 2008, p. 2.

taxes, whether the state has a tax limitation mechanism, Internet access taxes, gas taxes and diesel taxes. Based upon the above measures, the SBEC findings were similar to those of the Tax Foundation. The SBEC ranked Connecticut's tax system as 33rd in 2008, but the state improved three notches to #30 in 2009 but dropped to #38 in 2010.[75]

The stated purpose of business tax climate studies is to "aid business leaders and government policymakers in their determination of whether a state's tax system enhances or harms the competitiveness of the state's business environment".

9. Business Climate

Commercial Property News (CPN)-Nielsen conducted a fifty state ranking exercise to determine the best states for corporations. In its current study, CPN-Nielsen awards Connecticut first place. The "ranking measures the statewide business climate for corporations. It is not a measure of states' popularity among corporations."[76] The CPN-Nielsen study factored in the cost of living, labor force education, population density, incentive aggressiveness, corporate taxes, electricity costs, sustainability acceptance (based on the number of commercial LEED and energy star buildings) and economic health (based on unemployment rates). As other reports referenced in this competitive analysis award Connecticut varying ranks within the above-mentioned categories, it is imperative to monitor future CPN-Nielsen studies to determine if Connecticut is able to maintain its top spot.

10. Economic Outlook

The American Legislative Exchange Council (ALEC) has produced two editions of Rich States, Poor States, authored by Arthur Laffer, Stephen Moore and Jonathan Williams.[77] The report serves as a resource for citizens and lawmakers as an evaluation of state economic and fiscal policies. The report includes two rankings: an economic outlook index and an economic performance rank. The economic outlook index is a forecast based on fifteen policy factors, including highest marginal personal income tax rate, highest marginal corporate income tax rate, personal income tax progressivity, property tax burden, sales tax burden, tax burden from all remaining taxes, estate/inheritance tax, legislated tax policy changes, debt service as a share of tax revenue, public

[75] SBEC, *Business Tax Index 2008*, p. 3; SBEC, *Business Tax Index 2009*, p. 3; SBEC, *Business Tax Index 2010*, p. 3.
[76] CPN-Nielsen, "Top States for Corporations," *Commercial Property News*, April 2009, p. 15.
[77] American Legislative Exchange Council (ALEC), *Rich States, Poor States*, 2010, p. 78.

employees per 1,000 residents, quality of state legal system, state minimum wage, workers' compensation costs, right-to-work state and tax/expenditure limits. The second rank, economic performance, is a historical measure based on ten years of economic data that considers three variables: personal income per capita, absolute domestic migration and non-farm payroll employment.

In 2010, the ALEC-Laffer index awarded Connecticut #36 out of 50 in its economic outlook rank, which is a four-position improvement over its 2008 rank of 40. With #1 being the top score, Connecticut scored fairly well in some of the index's various policy factors, such as: number of tax or expenditure limits (#13), sales tax burden (#10) and the remaining tax burden (#7). Conversely, the state scored poorly in areas such as property tax burden (#42) and minimum wage (#44). In the ALEC-Laffer economic performance rank, Connecticut ranked #45, an eight-position fall from its rank of #37 in 2007.

11. Entrepreneurial Activity

Entrepreneurial activity is a crucial factor in a state's competitiveness portfolio. For many, in a discussion of the knowledge and technology-based economy, entrepreneurial activity is the factor of greatest importance in determining competitiveness because it is the largest source of investment and capital, business growth, job creation, and ultimately, economic growth. The modern, developed economy "is about economic dynamism and competition, epitomized by the fast-growing, entrepreneurial companies that are one of its hallmarks… the ability of state economies to rejuvenate themselves through the formation of new, innovative companies is critical to economic vitality".

Connecticut received mixed marks in several reports' *overall* examinations of economic dynamism: both high and low—however, within the various sub-indexes of dynamism or entrepreneurial climate, the state scored well. The Milken Institute ranked Connecticut #14 in terms of technology concentration and dynamism, a measure of a state's entrepreneurial, governmental and policy-formulating success. The SBEC ranked Connecticut 41st (the state ranked #38 in 2008) in terms of policy friendliness towards entrepreneurs, and the Kauffman Foundation ranked Connecticut at 22nd (the state ranked #24 in 2008) in its index of economic dynamism. CERC's *Benchmarking Report* ranked Connecticut higher at #11 among the states, in terms of the concentration of

entrepreneurs/business vitality. However, a report cited within CERC's study found "Connecticut 48th (out of 50) among the best states for entrepreneurs in 2006, down from 43rd in 2005."[78]

Why such variation? Different organizations' definitions of entrepreneurialism may vary and some reports and studies may focus on certain variables within this broad factor. For example, the Kauffman Foundation gauges economic dynamism using six measures (gazelle firms, business churn, Deloitte Technology Fast 500/Inc. 500 firms, IPOs, entrepreneurs' start-ups and patents), while the Milken Institute greatly values the amount of risk capital available to entrepreneurs.[79] The Kauffman Foundation states that "there appear to be many factors affecting entrepreneurial activity, making it difficult to predict which states will fare better than others". Therefore, drilling down into some of the variables that constitute entrepreneurial climate and/or dynamism provides greater insight. Factors taken into consideration in examining entrepreneurialism include workforce (see the "workforce quality" section earlier in this report[80]), patents, research, venture capital, business churn, gazelle firms and IPOs. Connecticut has competitive advantages in many of these sub-measures but competitive disadvantages in others.

a. Patents

CERC and the Beacon Hill Institute rank Connecticut #8 in terms of the number of patents issued, while CFED ranks Connecticut #9 for the same measure.[81] The Kauffman Foundation examines Connecticut's patents and finds that the state ranks #5 (the state ranked #2 in 2008) in terms of the number of individual inventor patents issued (per 1,000). In examining the number of patents issued relative to the size of its workforce, Connecticut ranks 15th (the state ranked #14 in 2008). These relatively high marks indicate that Connecticut's new product innovation rates correlate to the state's high-tech labs, corporate R&D labs and the number of scientists, engineers and graduate students pursuing research in Connecticut. However, OWC expresses concern regarding Connecticut's patent growth, finding that the state is "slipping in the utilization of its research and development base to support innovation…While Connecticut is a *leader in absolute patents per worker* [emphasis added], growth of patents is lagging well behind the nation—rising only 5 percent in Connecticut

[78] Entrepreneurs and NPRC's *2006 Hot Cities for Entrepreneurs*.
[79] Kauffman Foundation, p. 29 and DeVol et al, p. 2.
[80] Workforce quality may be a component of a state's entrepreneurial climate because it can lend itself to the creative economy in terms of new product creation, and hence, new business formation.
[81] CFED, p. 2; CERC, p. 54; Beacon Hill Institute, p. 22.

compared to 22 percent for the nation from 1996 to 2005". This growth rate may be an area of concern and is an issue to be monitored.

b. IPOs

Connecticut scores well in the number of IPOs offered within the state, as the Beacon Hill Institute ranks Connecticut #3 and CFED ranks Connecticut #5 in this measure.[82] In terms of the value of companies' IPOs, the Kauffman Foundation ranks Connecticut 8th (the state ranked #7 in 2008) (footnote 4, p. 28). IPO rankings from all three sources have shown improvement over previous reports. IPOs are a competitive advantage for the state in that they are a sign that "financial markets have embraced entrepreneurial dynamism".

c. Gazelle Jobs and Deloitte Fast 500 List

Another component of the entrepreneurial climate is the number of gazelles in a state. Typically, gazelles are firms with annual sales growth of 20% for four consecutive years; gazelles also indicate an adaptive economy. Connecticut receives mixed marks here—4th (the state ranked 7th in 2006) from the CERC 2008 report, and #23 according to the Kauffman Foundation.[83] If these figures are viewed in conjunction with the number of Connecticut companies on the Deloitte Fast 500 and/or Inc. 500 firms, the fast job/company growth picture is a bit clearer and brighter. Connecticut ranks #5 (the state ranked #7 in 2008) in terms of the number of firms Deloitte has on the "Fast 500" lists. This positive ranking is good for the state, because such "fast" firms "represent a state's most successful entrepreneurial efforts and hold the most promise for continued growth". It is a sign of a state's high-tech industry strength.

d. Business Churn

The degree of the state's business churn, or the number of new start-ups and business failures combined as a share of the total number of businesses in each state, is a competitive disadvantage for Connecticut, as evidenced in several reports DECD examined. Fast employment growth is a by-product of business churn. Slow churn is an issue of concern, because when "business churn is low, fewer innovative companies are being created in the area, and potential workers are being lured away to other states". CERC's 2008 report finds Connecticut to be 43rd (the state ranked 44th in 2006) out of 50 in terms of business churn, while the Kauffman Foundation ranks the state at #50 (the state ranked 49th in 2008).[84]

[82] Beacon Hill Institute, p. 22 and CFED, p. 2.
[83] CERC 2008, p. 36 and Kauffman Foundation 2008, p. 30. (This index is not included in the 2010 report).
[84] CERC 2008, p. 36 and Kauffman Foundation 2010, p. 26.

e. R&D

Connecticut receives mixed marks in the R&D category, depending on the group and the various sub-measures of private, federal or university R&D. For example, in terms of private or industry R&D, some studies find that Connecticut performs quite well. CERC finds Connecticut to be 2nd (the state ranked 4th in 2006) out of 50 states in terms of industry R&D; CFED rates the state #2 for private R&D and #6 for federal R&D; and the Milken Institute finds Connecticut to be 7th in R&D inputs.[85] In fact, the Milken Institute found that Connecticut has made great improvements in its R&D measures, reinforced by Connecticut's expenditures and policies in areas such as stem cell research, life sciences and biomedicine. CERC and CFED standings both improved two spots over the previous reports' rankings.

Both CERC and Kauffman assign Connecticut lower marks when it comes to federal R&D— CERC 2008 ranks Connecticut 47th (the state ranked 43rd in 2006) and Kauffman ranks the state 37th in 2009 (the state ranked 38th in 2008).[86] Another issue is the number of businesses created via university R&D— CFED ranks Connecticut 41st and CERC ranks Connecticut 28th.

Commercialization from university R&D into actual business formation is important and needs to be encouraged— since 1980, more than 3,800 U.S. companies have formed out-of-university licenses.

The variety of scores makes it difficult to determine whether Connecticut has a definitive competitive advantage in the R&D field. More information is needed to make a conclusive determination of Connecticut's R&D competitiveness.

f. Venture Capital (VC)

"To be successful over the long haul, a state needs capable entrepreneurs and the risk capital to support the conversion of research into commercially viable technology products and services". While Connecticut scores well in terms of VC, as it ranked 7th (the state ranked 18th in 2008) in the Kauffman Foundation report and 8th (the state ranked 17th in 2009) in the CNBC report, it is an issue of critical importance because VC is a "source of funding for new, fast-growing entrepreneurial companies"— it identifies innovation, brings products to market and serves as a source of job growth.

[85] CERC 2008, p. 36; CFED, p. 2; and DeVol et al, p. 19.
[86] CERC 2008, p. 36 and Kauffman Foundation, p. 42.

Entrepreneurs need risk capital to convert research into products and services. Connecticut cannot afford to slip further in the VC rankings. In fact, according to OWC, "Connecticut is not keeping pace in the growth of venture capital— an indicator of investment in high growth potential emerging companies. Venture capital investments in Connecticut from 1996 to 2006 have increased only 56 percent as compared to growth of 115 percent for the entire nation."

D. Summary and Recommendations

The sections above highlight measurable and objective factors that affect competitiveness and economic growth. It is important to keep in mind that not every competitiveness factor has an equal offset, and some factors may be of greater weight and significance than others. As not all things are equal, strength in one factor does not necessarily counteract a weakness in another.

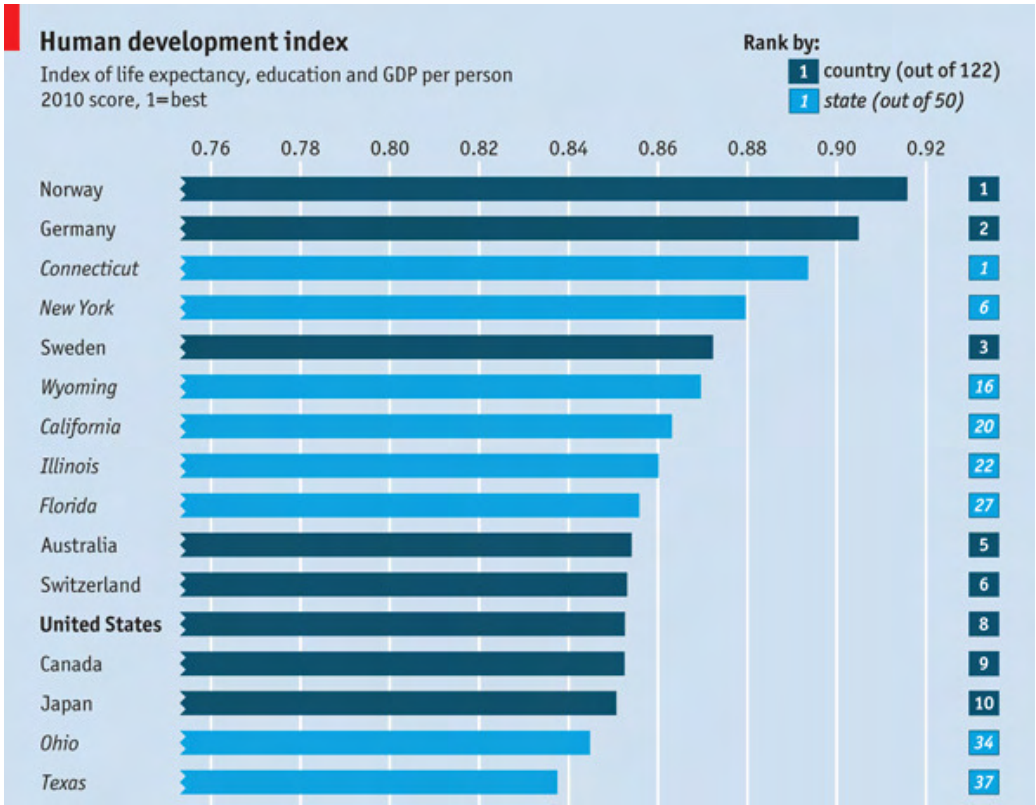
That said, although variables and indexes vary within published independent studies, consistent patterns do emerge with an examination of multiple reports. Connecticut holds a competitive advantage in several areas, including an educated workforce, international orientation, patents, IPOs and "Fast 500" companies. In other measures, such as housing affordability, workers' compensation, energy infrastructure, taxes and business churn, Connecticut may need to refocus its efforts in order to reap greater growth benefits and sustain its current advantages.

While not necessarily and directly related to competitiveness, the human development index (HDI) is an attempt to provide a snapshot of a country's success by combining three important indicators: health, education and wealth. The most recent global HDI ranking from the United Nations' Development Program places Norway first with the United States fourth (out of 169 countries). However, with more than 300 million people living in 50 states, America varies greatly and the American Human Development Project releases a state-based version of the HDI.[87] The Economist combined the two indices to see where the states would rank if they were countries.[88] Because the indicators used in the two indices were slightly different, the Economist re-calculated its index using comparable data (though it used a proxy for educational attainment). The Economist's index still has Norway as number first but America drops to eighth if the states were compared with countries

[87] See http://www.measureofamerica.org/wp-content/uploads/2010/11/The-Measure-of-America-2010-2011-Methodological-Notes.pdf for the methodology behind the AHDI.
[88] See http://www.economist.com/blogs/dailychart/2010/11/human_development/print for the story.

(Chart 54). This means that Connecticut is first among the fifty states compared this way. This is important for two reasons. First, the workforce of the future will not concentrate in large corporate structures in urban areas. Telecommuting will increase as firms seek to reduce costs and satisfy the demands of an increasingly mobile and tech savvy worker. Technology and the desire to contain costs and be environmentally conscientious have driven this development (it is in its infancy). Moreover, we are engaged in a third civil war -- an allegory promulgated by Professor Barry Bluestone of Northeastern University. The 19th century Civil War was fought between the North and South to resolve slavery and was followed by the 20th century civil war in which the North and South 'battled' for manufacturing jobs. Today we are engaging in a 21st century civil war to determine which regions, states, cities and towns will be able to retain and attract young working families to fill our labor force and revenue gaps. The HDI score will significantly influence the location of the workforce of the future.

Chart 54: The Economist Human Development Index for Countries and States



Consistent with the HDI result is the recent finding from the John S. and James L. Knight Foundation that provides empirical evidence that the drivers that create emotional bonds between people and their community are consistent in almost every city and can be reduced to a few categories.[89] Jobs, the economy and safety are not among the top drivers. Rather, people consistently give higher ratings for elements that relate directly to their daily quality of life: an area's physical beauty, opportunities for socializing, and a community's openness to all people. Remarkably, the study showed that the communities with the highest levels of attachment had the highest rates of gross domestic product growth.

E. Connecticut's Situation

Connecticut is at a crossroad.[90] We have a population with a larger cohort of older workers (measured as a share of population) than other parts of the country. We face significant out-migration of young workers and we face a paucity of indigenous, talented, young workers. We have stagnant job and population growth in the state (white and black fertility rates are less than replacement, while Hispanics rates slightly exceed replacement). Connecticut, like other regions, has seen a transition from manufacturing to services measured as a share of the workforce or state GDP. This transition entails relatively lower-paying jobs and less revenue for state coffers. The state has experienced large and growing income disparity that has negative consequences with respect to the need for healthcare and social services. Low-income households are not typically high academic achievers and as they increase in proportion to middle- and high-income households, the average K-12 academic achievement may decline (school enrollments in many districts are declining implying a smaller indigenous workforce pool as well). Poor academic performance in our urban schools portends a workforce less prepared to fill the shoes of those retiring and those leaving. Relatively high dropout rates in the state's urban areas may portend an increase in crime and the need for increased social and health services. Nine percent of Connecticut's adults (240,000 people) are functionally illiterate, a troubling statistic that can undermine the next generation's chances for success.

Connecticut's housing is largely unaffordable. Affordability is relative yet firms continue to cite the lack of affordability as a deterrent to attracting and retaining a high-quality workforce. While progress has been made in this area, impediments—both financial and

[89] The full report is available at www.soulofthecommunity.org.
[90] See the State Plan of Conservation and Development, http://www.ct.gov/opm/cwp/view.asp?A=2990&Q=385378, page 9.

institutional—inhibit the ability to create sufficient supply. Brownfields offer potential development sites near established infrastructure yet many are untouched and perhaps untouchable.

The dearth of intrastate and interstate mass transit makes dependence on cars a necessity and the daily, extreme congestion in southwest Connecticut is one result. The lack of commuter rail from New Haven to New London promotes automobile use on Interstate 95 and the lack of commuter rail from New Haven to Springfield and the five college area beyond thwarts further development of the 'knowledge corridor'. Transit-oriented development is thus stymied although progress is occurring.

Connecticut's energy costs are among the highest in the nation. One the one hand, this encourages efficiency (and Connecticut businesses and households are efficient energy users). On the other, relatively high energy costs discourage business expansion and in fact lead to out-migration (the Franklin Mushroom Farm is one example).

The 2008 collapse of the financial, insurance and real estate (FIRE) industry in the state portends long-term structural change and less resources with which the state may address the issues raised above. The restructuring of the transportation (automobile) industry may yet have consequences for Connecticut suppliers. The potential 'streamlining' of the defense establishment in concert with the eponymous action of the military may have economic consequences for Connecticut suppliers.

Connecticut has 169 towns and 154 school districts. Education represents the lion's share of town budgets. Property taxes are towns' only source of revenue other than state transfers that are significant in some cases (80% of Bridgeport's school budget arrives from intergovernmental transfers). Many towns have their own public safety, public works, public health and public education systems. It seems as if there is redundancy if only because of the replication of similar services in small geographic areas. Connecticut occupies 4,845 square miles, 698 square miles (14.4%) of which are covered by water. This means that the average town occupies 24.5 square miles of land (Hartford occupies 17.5 square miles). There are counties in the U.S. larger than the state of Connecticut that administer and develop regional assets such as transportation systems, educational systems and public works systems with a concomitantly larger tax base. For two disparate examples, Florida has 67 school districts, one per county or one for each 809.7 square miles (of dry

land area), while Pennsylvania has 505 districts or one for every 86.3 square miles. Connecticut is in competition with these and similar regions for workforce and businesses.

Moreover, New York has a population of 12.8 million people with an Assembly (lower house) of 150 members. In contrast, Connecticut has a population of 3.4 million people and a lower house of 151 members. There are ample grounds for consolidation and adjusting the spatial and temporal focus of the state to the economic development recommendations and initiatives we list below.

F. Recommendations to Improve Connecticut's Competitiveness

1. Workforce and Education

For Connecticut to remain competitive, public and private sector efforts must facilitate a world-class workforce and public education system by growing and attracting new talent. Excellence in our education and training systems and identifying viable career opportunities and pathways for all must be priorities. In order to grow this talent, we recommend that we: ensure all Connecticut children are ready for kindergarten; increase high school completion rates, particularly in urban areas; close the achievement gap in reading and math and increase the adult literacy rate. Connecticut has a proud history of innovation and technology. The workforce must be prepared for the jobs of tomorrow that include bioscience and health care, digital media and green technology, among others. Competitiveness in those sectors that Connecticut is world renowned, such as aerospace and defense, and insurance and financial services, is of the utmost importance. Specifically, we recommend that the state:

a. Establish a Workforce and Education Cabinet consisting of the commissioners of the SDE, DHE, DoL, DECD, OPM (or designates) and the heads of the Office of Workforce Competitiveness (OWC), the Connecticut Development Authority (CDA), and Connecticut Innovations, Inc. (CI), as well as the chairs of the State Board of Education, the Board of Governors of Higher Education, the chairs of the boards of trustees of UConn, the UConn Health Center, the state university system (CSUS) and the state community college system (CCCS). The Cabinet (or Steering Council) would oversee the Early Childhood Investment Framework and the High School Redesign projects. The Cabinet would oversee and implement each initiative below and report annually to the Governor and the

legislature's committees of cognizance on the accomplishments of the previous year and plans for the following year. In addition, the Cabinet would adopt new governmental management approaches that focus on program/policy integration through information, communication and facilitation through a management structure that bundles together department heads (commissioners, secretaries, etc.) into policy/budget "teams" without consolidating department structures into mega-bureaucracies.

b. Establish a central, integrated research capacity for economic and workforce analysis and planning to guide the work of the Cabinet.

- Build a comprehensive ability to examine both occupational supply and demand information.
- Pull positions (vacancies) from DoL, DHE, SDE and UConn and/or formulate MOA for data sharing.
- Create a nexus for data and information that addresses key measures of competitiveness in the knowledge economy in a single agency, e.g., the State Data Center. Regularly mine information across agencies and analyze in new ways to inform state policy and budget development with respect to improving the state's educational and workforce training systems.

c. Implement the provisions of the Early Childhood Investment Framework (Ready by 5, Fine by 9) and Connecticut Career Choices.

d. Designate the Connecticut Career Choices (CCC) program as the state vehicle for implementing programs and services to advance 21st Century teaching and learning, with a particular focus on Science, Technology, Engineering and Math (STEM). Consolidate the existing Connecticut Pre-Engineering Program (CPEP) and Project-Lead-the-Way (PLTW) with CCC. Consolidate funding streams from OWC and SDE to fully support the CCC model and bring to statewide scale. Using the CCC program as a foundation, develop and implement a plan for an "Early College High School" capacity based on best practices and models. Use economic recovery funds to the extent possible.

e. Complete the implementation of the State Department of Education High School Redesign.

f. Build on our recently enacted alternative route to certification (ARC) program, have the Office for Workforce Competitiveness develop and implement a program that identifies private and public sector retirees having STEM skills and

facilitate placement in those schools that have the highest need for science and math teachers. Additionally, each program of professional certification and continuing education curriculum should contain a career development component. The career development component will include best practices for integrating career development information into the classroom, particularly in the areas of emerging business and technology.

g. Implement the Middle College initiative.

h. Expand the Connecticut Jobs Funnel program, which has been successful in our construction sector, to the bioscience, digital media and green technology sectors. Align adult literacy programs with the Jobs Funnel programs and strengthen their integration with the One Stop Job Center STEM programs funded through the USDoL. Direct the Connecticut Employment and Training Commission (CETC) to assume responsibility for adult education and literacy improvement under Title II of the Workforce Investment Act of 1998. Adult education programs are critical in order to meet the changing demographic profile of Connecticut's workforce, particularly those cohorts with significant workforce attachment and retention issues. Consolidate funding sources to maximize outcomes and incorporate programmatic oversight under the aegis of the CETC.

i. Create a $100 million public-private partnership student loan pool. A potential funding source for the pool is the state pension fund and our Connecticut chartered banks. Loan forgiveness would be proportional to years remaining in the state after graduation and for critical occupations. Priority would be given to students earning degrees in STEM fields and healthcare. Forgiveness of 100% would be granted if a student remains in the state for 10 years after graduation. This program has been partially implemented in the Jobs Bill passed in the 2010 legislative session.

j. Implement the "Redefining Retirement Years: Productive Engagement of the Older Workforce" recommendations from the Connecticut Commission on Aging (May 2007) to retain Connecticut's relatively large workforce nearing or in retirement.

To ensure Connecticut is a leader in bioscience, IT, digital media and green technology, we recommend the following initiatives:

k. Create an International Opportunities Program. Invest $25 million to recruit international technology companies to locate their North American headquarters and operations in Connecticut. This program would be modeled after CI's existing equity based fund. To date, three international companies have been recruited with three potential opportunities in the pipeline. The announcement of such a fund to the international community would send a strong message that Connecticut is the state for talent and technology.

l. Create a Technology Company Working Capital Fund Program. Invest $20 million to extend working capital loans and lines of credit to technology companies in Connecticut. Obtaining working capital loans for small technology-based companies is difficult because of the lack of collateral and lack of positive cash flow. With CI's experience in evaluating these types of companies, this fund would be self-sufficient after 10 years.

m. Create a Talent and Technology Consortium to foster greater interaction between government, business and academia. Membership will include CI, SBIR, Higher Ed, OWC, Yale, UConn, Wesleyan, University of Hartford and CEOs. The mission of the Consortium will be to provide a forum for discussing new ideas, focus on recruiting eminent faculty in basic and applied research, designate centers of excellence, identify research dollars and foster a spirit of innovation and technology. Another goal of the Consortium will be to identify funding sources for technology commercialization and eminent faculty.

n. Enter into a Knowledge Corridor agreement with Massachusetts to promote the development of biomedical devices along Interstate 91. The Knowledge Corridor will dovetail with the agreement the two states have for the New Haven to Springfield High Speed Rail Corridor.

o. Expand the Small Business Innovation Research (SBIR) mission to build collaborative connections for tech-based small businesses with universities and large, mid-tier and small businesses. Designate the SBIR as the state's science and technology policy and support service driver. Expand SBIR's matching engineers program to include digital media, IT and green technology. Establish an R&D ombudsman within the office to act as a clearinghouse for identifying research core competency areas across public and private universities and to provide additional university/industry research matching programs. Dedicate $5

million to SBIR for matching grants to SBIR recipients and provide pre-seed funding to start-ups in the targeted sectors.

p. Support the development of a robust clinical research enterprise with universities, hospitals, groups such as CURE and BEACON and the pharmaceutical industry. Create an Office of Clinical Trials with an investment of $5-$8 million of federal funds to house one database, develop a uniform contract and condense all existing institutional review boards into one review board.

q. Identify and utilize all federal funds for clean and renewable energy research. Implement the Connecticut Development Authority loan guarantee program for energy. Support and implement Northeast Utilities and United Illuminating SmartGrid projects.

r. Expand CTEC's mission to ensure green jobs training programs and curricula are driven by the industry's priority workforce needs.

s. Develop and launch a pilot program to field test green remedial action technologies led by the Department of Environmental Protection, CI and the state universities.

2. Cost of Doing Business

We recommend the following initiatives to improve Connecticut's competitiveness in its cost of doing business:

a. Create a Blue Ribbon Panel to evaluate Connecticut's tax structure. In addition to evaluating the personal income and corporate income tax structure, the panel will evaluate the costs and benefits of each tax credit, abatement and exemption that is currently in force and effect. The panel will also evaluate the costs and benefits of potential tax credits/exemptions and how they might spur growth in targeted sectors. Credits and exemptions should include sales tax exemptions on renewable energy projects and sales tax exemptions on hybrid vehicles among others.

b. Eliminate the sales tax on commodities used in production and purchased in Connecticut. Commodities means material goods and excludes services.

c. Several communities in the state have a disproportionate share of tax-exempt property and have a heavy reliance on the state to provide PILOT payments. The issue of tax-exempt property should be evaluated and options should be identified.

d. Reduce the number of state representatives to a number that is more proportionate to the population as a whole. For example, New York has a population of 12.8 million with an Assembly (lower house) of 150 members. In contrast, Connecticut has a population of 3.4 million and a lower house of 151 members.

e. Create a homestead exemption whereby purchasers of homes within designated urban areas may receive state income tax reductions. The exemption will apply to first-time homebuyers and be considered for home purchases in targeted urban areas with the goal of increasing homeownership and neighborhood stability.

f. Implement a Location Efficient Mortgage (LEM) Program administered by CHFA. The LEM provides state-backed relief in mortgage premiums based on proximity to urban areas. The LEM combines a low down payment, competitive interest rates and flexible criteria to encourage home ownership in proximity to transit.

g. Implement a "Learn Here, Live Here" program administered by CHFA. The program would allow Connecticut resident students attending any post-secondary institution to contribute the larger of their state income tax liability or $3,000 into a First-Time Homebuyer Trust Fund each year for 10 years. The money could be withdrawn anytime over those 10 years to purchase a home in Connecticut. Any interest income would be deposited annually into the state's General Fund to partially offset the cost of the program.

h. Eliminate the commercial utility surcharge on small business.

i. Invest in a first-class economic development website that has user-friendly links to all state economic development programs and tax incentives.

j. Create a state marketing fund to support economic development marketing efforts. The fund should be supported with $20 million on an annual basis and support marketing efforts for economic development and culture and tourism.

k. Require the state to prepare a biennial state energy plan to anticipate and address future energy challenges with a focus on one- to two-year planning, five-year plans and 10- to 20-year goals.

l. Consolidate all clean energy finance programs within Connecticut Innovations. Consolidate all energy regulatory authority within the DPUC.

m. Phase in a biodiesel blend produced in Connecticut for the state's entire diesel truck/van/car fleet and for heating state buildings. Pennsylvania has such a

program. Evaluate the use of incentives for municipalities and local school bus companies to switch to Connecticut biodiesel.

n. Purchase and install stationary fuel cells for each new public building constructed and retrofit existing buildings to reduce their consumption of electricity and provide heating and cooling as appropriate.

o. Expand Connecticut's fuel cell bus fleet.

p. Develop the technology fuel cell-powered rail cars and busses.

q. Adopt a statewide green building code. California has adopted a green building code.

r. Coordinate and integrate energy activities and programs at state agencies:

- Promote the diversification of energy generation technologies using fuel cell, solar PV, solar thermal and geothermal sources as applicable and appropriate;
- Incorporate advanced building energy management practices at all state buildings; and,
- Advance development of all in-state renewable resources.

3. Responsible Growth

Connecticut's HOMEConnecticut program is the model for the national sustainable communities program. The state's Brownfields Pilot program is one of the first in the nation. As a northeast state, Connecticut has one of the best commuter rail systems in the world. Nevertheless, there is much that needs to be done to remain a state where open space abounds, housing opportunities exist for all and where there is reduced reliance on automobiles consistent with the Council of Northeastern Governors' (CONEG) goal of doubling public transportation ridership by 2030. Responsible Growth initiatives need to capitalize on the past and provide a path to the future. We recommend the following responsible growth initiatives:

a. Appoint an Executive Branch Responsible Growth Cabinet with a Secretary who reports directly to the Governor and consists of the Commissioners of Department of Transportation, DECD, DEP, Agriculture, CDA and the Connecticut Housing Finance Authority. The cabinet will recommend the disbursement of responsible growth funds, developing model municipal zoning regulations and developing a joint state/municipal application process.

b. Create a statewide Connecticut Port Authority consisting of the Ports of Bridgeport, New Haven and New London, and Bradley, Tweed and Oxford/Sikorksy Memorial Airports.

c. Modify the State Traffic Commission membership to include DECD as a voting member. The STC mission will be modified as appropriate its policies and mission to promote development consistent with smart growth principles.

d. Allow municipalities to participate in the decision-making process if a development project considered within the municipality has a development cost exceeding $5 million and the municipality is making a defined investment, for example, property tax abatement, TIF component, cash grant or local capital improvement.

e. Expand the Metropolitan Transit Authority (MTA) Board of Directors to include Connecticut in a voting capacity.

f. Consolidate all state administered discretionary municipal grant programs into a Responsible Growth for the 21st Century Fund and establish a competitive process for towns to apply for funds. Priority will be given to towns that have adopted model zoning, have increased density and are in close proximity to rail and/or bus transit. Provide $100 million for brownfield redevelopment as recommended by the Brownfields Task Force. A scorecard would be created to assess municipal actions/improvements to streamline development. Points would be awarded for creating Incentive Housing Zones, enacting expedited zoning processing and increased training of land-use staff.

g. Invest in our ports by creating a Maritime Investment Fund for port infrastructure pursuing federal funding under the Maritime Highway program and creating a new CDA program to provide low-cost financing for qualified seaport investments targeted to companies that expand maritime industrial jobs in Connecticut. Pursue federal funding under the Maritime Highway Program, ferryboat discretionary funding and Port Homeland Security funding.

h. Implement a freight feeder barge service between Connecticut and the Port of New York/New Jersey.

i. Support expansion at Bradley International Airport by developing new international routes, beautifying the airport and grounds, increasing tourism marketing and implementing the terminal expansions.

j. Initiate efforts to create an interstate, intermodal freight initiative with bordering states as recommended in the Connecticut Long Range Transportation Plan. Collaborate with Logan Airport and New York City airports to coordinate service and utilize Bradley to alleviate congestion from other airports as suggested in the Connecticut Statewide Airport Strategic Plan.

k. Implement a Transportation Financing Fund to finance capital improvements once Congress has adopted a federal funding mechanism as part of the next round of federal re-authorization deliberations.

l. Design and build the New Haven to Springfield rail line.

m. After the New Haven to Springfield rail line is completed, build a spur to Bradley International Airport.

n. Facilitate a consistent statewide parking pricing and management practices in order to stimulate and grow rail ridership in Connecticut through partnerships with municipalities and private entities. Add 3,000 to 4,000 additional parking spaces across the New Haven Line and Shore Line East system. A market-based approach will ensure sufficient additional parking. Collaborate with municipalities to design and construct sufficient satellite parking facilities to maximize growth in rail ridership.

o. Increase the cap on the Urban Reinvestment Tax Credit program by $200 million and allocate $100 million of this amount for TOD/Responsible Growth projects. Implement the federal Economic Recovery Zone Bond program as a financing vehicle for responsible growth projects.

p. The Housing Contribution tax credit accomplishes the twin goals of creating more affordable housing in the state and generating more state tax revenue than it costs (that is, it stimulates economic growth). To the extent that the new housing created through this program alleviates overcrowding, it improves the quality of life for Connecticut citizens. To the extent that it provides more affordable housing for workers, firms are content to remain in the state. Because the program has been successful and because the demand for affordable rental units will increase significantly due to demographic and preference changes relative to ownership, we recommend increasing the allocation from $10 million per year to $20 million per year.

q. Amend the Remedial Action and Redevelopment Municipal Grant Program into the Remedial Action and Redevelopment Program, and expand its applicability such that:

- there is statewide eligibility;
- eligible applicants include municipalities, regional planning organizations, regional economic development organizations, non-profit and for profit businesses;
- eligible uses include: 1) assessments; 2) remediation; 3) asbestos abatement; 4) build material remediation; and 5) DECD administrative costs;
- loans (in addition to grants) are a form of financial assistance;
- the Urban Sites Remedial Action Program should be consolidated into this revised program, including DEP's ability to seek cost recovery.

r. Designate the Connecticut Brownfields Remediation Account as the single account supporting state brownfield funding. The Account could receive:

- Bond funds
- State general funds allocated for brownfields
- DEP supplemental environmental funds (fine revenue)
- Loan repayments
- Brownfield land sale proceeds

s. Consolidate and/or streamline DECD's loan program under the Special Contaminated Property Remediation and Insurance Fund (SCPRIF) into the targeted brownfield development loan program.

t. Develop and launch a pilot program to field test green remedial action technologies in coordination with DEP and state universities.

u. Improve the Dry Cleaning Program by amending existing statutes as follows:

- Increase the surcharge from the current 1% to 2%. This will increase program revenue to approximately $400,000 per quarter, and allow more funds to be granted to businesses for remediating sites.
- Increase the funding cap for projects from $300,000 to $500,000.
- Amend program to provide low-interest loans for the purchase of green dry cleaning machinery as an eligible expense.
- Create and implement a pilot program for the investment in innovative technology for the remediation of chlorinated solvents.

v. Implement a smartcard that can be used across the entire state transportation network and commission the bus of the future. Market and promote bus ridership. Provide smartcards free to state employees and charge for state employee parking at state facilities.

w. Ensure there is a mechanism to fund both HOMEConnecticut incentive housing payments and the Housing Trust Fund to increase workforce housing in the state. Grant priority consideration to creating flexible mechanisms that include gap financing and regulatory relief so that the production of affordable home ownership units can be significantly increased throughout the state. Coordinate grants and loans from the Housing Trust Fund, Flex and HOME programs, treating each pool of funding as a source of flexible capital. This allows developers to seek 'subsidized' capital from a pool of funds and put all parts of the capital structure of a housing project together while mitigating uncertainty and delays. Lump bond allocations for shovel ready projects.

x. Expand the gap financing program administered by CDA. Allow municipalities that have state-approved responsible growth/TOD projects to develop Special Services Districts and levy additional taxes and/or fees to fund development. Taxes/fees could include local sales tax, additional conveyance tax, hotel tax and parking fees.

y. Develop legislation that allows municipalities to enact an ordinance to allow a petition with no less than 40% of the voting residents of the municipality to bring decisions of the planning and zoning entity to referendum.

z. Establish and implement a Green Tax Credit for housing projects that meet or exceed LEED Green Building Rating System Certification.

4. Tax Credit Programs

The following recommendations are adapted from the recent report, "An Assessment of Connecticut's Tax Credit and Abatement Programs" available at www.decd.org. These tax credit, property tax exemption and abatement programs affect competitiveness at the margin as firms compare incentives as they decide where to expand or locate. There are several factors that affect location decisions with incentives playing a minor role relative to proximity to input and output markets, availability and quality of workforce and the costs of doing business in the regions under consideration.

a. General Recommendations and Observations for Tax Credit Programs

From the economic and fiscal impact results it seems clear that several tax credit programs could safely be terminated with insignificant effect. Programs that do not intend to create jobs or tax revenue, should be evaluated with respect to their goals and the state's economic development strategy. For example, if adding to the inventory of open space is a priority, then the relevant tax credit program should be expanded to stimulate additional donations. If developing the skills of the workforce or increasing the participation rate of certain populations is important, then increasing the incentives for child care provision and job training among other programs should be addressed within existing or new incentives.

Some tax credit programs such as the research and development (non-incremental) and research and experimental (incremental) tax credit programs experience significant credit accumulation as the recipient is not able to apply the credits earned. An option to this situation is to monetize these credits and put them to productive use. Currently, businesses in Connecticut can use one-third of the tax credits received in an income year; the balance of unused tax credits may be carried forward for a maximum of 15 years. According to Connecticut statutes, small businesses (firms that have gross income for the previous income year not exceeding $100 million) may receive a refund for a portion of their unused tax credits. Because accrued tax credits are non-refundable and non-transferable for larger businesses, they provide no economic benefit. As a result, such businesses are not effectively incentivized to pursue additional research and development initiatives.

Therefore, the state could amend its policy regarding the exclusion of medium and large businesses from monetizing their unused tax credits in order for this incentive program to be economically productive. Alternative methods of monetizing tax credits may include allowing a percentage of the accrued credits to be sold on the open market, refunding them directly, allowing some combination selling and refunding or establishing a voucher system whereby the credits may be used to purchase goods and services from Connecticut firms.

b. Specific Tax Credit and Property Tax Abatement Program Recommendations

Enterprise Zone Tax Credit for Qualifying Corporations

This tax credit has been on the books since 1997 and has had no claims and this program has had no effect on the economic development of the state. Given other incentive programs available to firms in enterprise zones, we recommend this program be eliminated.

Manufacturing Facilities Tax Credit

We recommend eliminating the Manufacturing Facilities tax credit program because, as configured, it does not generate sufficient employment or net new tax revenue on average annually (see Table 4.2 in the reference report) to justify its continuation. We believe the job thresholds and qualifying criteria are too high (too strict) for the 50% credit and given the zero job creation threshold interpretation for the 25% credit, the net benefit is too small to justify continuing the program.

In addition, corporate business tax credits are provided for qualifying service facilities located outside of an Enterprise Zone in a Targeted Investment Community on a sliding scale based on the number of full-time jobs created. This corporate tax credit is part of the Urban Jobs program (see Property Tax Abatement for Investment in Enterprise Zones on page 127 of the referenced report).

Urban and Industrial Site Reinvestment Tax Credit

We recommend maintaining the URA tax credit program as is because it has generated sizable net benefits in each assumed case of inducement. Moreover, qualifying firms must be audited each year and may incur penalties and/or reduced tax credits if they do not meet job or net benefit requirements (usually interpreted as cumulative net state revenue exceeding the credit allowable). This tax credit has a statutory cap of $500 million. Because we are close to reaching the cap, we recommend increasing it by $200 million with $100 million allocated to developers investing in brownfields or transit-oriented development projects.

Job Creation Tax Credit

We recommend the Job Creation tax credit remain intact especially as the legislature recently amended it to be more inclusive in terms of the type firm that may qualify.

Thus far, the credit has been beneficial on net and is a close substitute for the Urban Jobs tax credit that has no claims to date.

Insurance Reinvestment Tax Credit

We recommend that the Insurance Reinvestment tax credit continue as revised by the legislature in 2010. The new credit program allows for closer monitoring and penalties for not achieving at least state revenue neutrality (that is, the investments must create net new economic activity that in turn generates net state revenue not less than zero in each of the investment fund's operation under the program).

Film Production Tax Credit

The reported results in the referenced report are conservative. Moreover, the three film tax credit programs stimulated investment in educational programs at the state's community colleges to build the workforce required to support the film, television and digital animation industries. The State of Connecticut, through the Office for Workforce Competitiveness and in partnership with the DECD Office of Film, Television, and Digital Media, offered a Film Industry Training Program (FITP) for the past three years. The state's investment in these educational programs has been approximately $1 million. FITP classes are taught by motion picture professionals, specifically members of the International Alliance of Theatrical Stage Employees (IATSE) and the Directors' Guild of America (DGA), who provide trainees with the opportunity to learn highly skilled trades and build relationships with accomplished professionals in the film, television and digital media industries.

Middlesex Community College, Norwalk Community College and Quinnipiac University hosted the program. There were 89 graduates of the program in 2010, 124 graduates in 2009 and 150 graduates in 2008 for a total of 363 people completing the program to date.

The combination of the three film tax credit programs and the related investment in building a workforce lead us to recommend maintaining this program. This analysis will be performed every three years and we can track the growth of the industry over time.

In addition to the investments described above, there have been related investments in restoring buildings and lodging establishments and there has been new business for the travel industry and accounting firms, among others.[91] Further, since the film tax credit program was established in 2006, an industry facilitating the market for assigning credits has expanded.[92] We do not know how many jobs this industry supports or what their contribution to the state's gross domestic product is. Nevertheless, these related investments and an expanded industry of which we do not account in the analysis above render the results conservative.

As this program has changed each year since its inception, the benefit to the state has changed as well. Prospective production companies take time to assess their advantage by locating activities in Connecticut. If they are convinced the tax credit program is stable and witness growth of the industry and a supportive workforce in the state, they will increasingly list Connecticut among the most competitive states for film production. For example, Blue Sky Studios, a division of Fox (makers of the Ice Age series, "Horton Hears a Who" and the soon to be released in 3D, "Rio"), brought more than 300 jobs to the state. Three NBCUniversal talk shows (Steve Wilkos, Maury Povich, and Jerry Springer) relocated to Connecticut (in the current credit pipeline). ESPN has erected a new building on their campus primarily dedicated to their digital media operations. Showtime series "The Big C" recently completed their pilot and first season and are returning for season two. TBS series "Are We There Yet?" is in the process of filming 100 episodes. These productions and operations establish ongoing concerns for the long term, create jobs and make economic and sector-building contributions that serve to catalyze the growth of a new industry and diversify the state's economy and provide new sources of fiscal revenue.

Film Infrastructure Tax Credit

Table 4.15 in the referenced report shows that on average each year the infrastructure tax credit claim was $2.17 million while net state revenue averaged $21,719 below the baseline each year meaning that as modeled that the state received almost $22,000 less net revenue each year had the infrastructure tax credit program not existed. Because credit applicants provided no information on

[91] Testimonials available on request.
[92] The market for tax credits predates the film tax credit programs because other credits are assignable. This secondary industry likely expanded as the film tax credits began to be traded.

employment or procurement in the new facilities, for this analysis we assume there is no net new permanent employment associated with the infrastructure projects. This is clearly a conservative assumption. The economic and fiscal impacts of construction and related activities dissipate quickly upon completion. Therefore, the analysis presented here represents a partial picture of the benefit of the infrastructure projects undertaken by the four firms in Table 4.14. Because we have no knowledge of the totality of net new economic activity the infrastructure projects facilitate, we cannot determine the entire net benefit of the infrastructure tax credit program; here we analyze it in isolation.

Given that the program is relatively new, that in isolation it costs the state an insignificant amount of net revenue including its tax cost and we do not know what other benefits (such as net new jobs and procurement) accrue to the state, we recommend that this program continue and that we collect related job creation and operational data that the infrastructure tax credit program facilitates.

Digital Animation Tax Credit

Based on the analysis (in the referenced report) of the costs and benefits of the totality of economic activity associated with Blue Sky's relocation to Connecticut, we recommend that the digital animation tax credit be maintained. As this analysis will be repeated every three years, we can track the costs and benefits of the program as the industry responds to the film and digital animation incentives offered in Connecticut.

Housing Contribution Tax Credit

We recommend that the Housing Contribution tax credit continue as is. It accomplishes the twin goals of creating more affordable housing in the state and generating more state tax revenue than it costs (that is, it stimulates economic growth). To the extent that the new housing created through this program alleviates overcrowding, it improves the quality of life for Connecticut citizens. To the extent that it provides more affordable housing for workers, firms are content to remain in the state. Because the program has been successful and because the demand for affordable rental units will increase significantly due to demographic and preference changes relative to ownership, we recommend increasing the allocation from $10 million per year to $20 million per year.

Financial Institutions Tax Credit

We recommend that the Financial Institutions tax credit program be eliminated because there have been no claims. We think the qualifying requirements are significantly difficult to satisfy and the instances in which they could apply are rare. In addition, there are several other tax credit and abatement programs for which a financial institution may qualify.

Property Tax Exemptions

We recommend that the property tax exemptions under §12-81 #60, #70 and #72 be eliminated. The annual net benefit to the state is clearly negative and the $60 million on average annually in forgone revenue could be spent on critical infrastructure such as education, workforce training, transportation (on for example, deficient bridges and roads), housing and energy investment. There are other critical needs as well such as reducing the state's debt, building up its reserve fund and making required contributions to its teachers' and state employees' retirement funds.

Enterprise Zone Property Tax Abatements

We recommend that the Enterprise Zone property tax abatement program be eliminated. The analysis above suggests the Enterprise Zone property tax abatement generates negative net benefits for Connecticut for a range of inducement assumptions. The analysis does not capture the costs to the state to administer the program or for firms to document their investments or for town assessors to verify the claims. From our evaluation of individual claims from OPM records, many are small (a few hundred dollars and some much smaller) and a few are quite large (millions of dollars). The inducement to invest additional sums in plant and equipment is quite small relative to the size of the investment. An enterprise zone itself may no longer be qualified in current demographic terms and there may be other tracts that qualify for Enterprise Zone benefits with respect to the 2010 Census. Further, the literature described above shows little benefit from such programs across the country.

As Census 2010 data becomes available, we recommend that each tract in the state be evaluated to determine whether it qualifies for Enterprise Zone designation. It is likely there have been significant changes in the demographics of the state since the 1980, 1990 and 2000 Censuses were used to designate the state's current

Enterprise Zone tracts. With this information, we can redesign incentive programs to grow businesses and create net new jobs in distressed areas relative to other areas if that is a priority.

Urban Jobs Tax Credit

There have been no claims for the Urban Jobs corporate tax credit. We recommend this tax credit be eliminated because the job creation thresholds are unrealistically high and there are similar tax credits offered such as the Job Creation, Hiring Incentive, Displaced Worker and the Apprenticeship in Manufacturing, Plastics and Construction tax credit programs.

C. Recent Measures Taken by States to Improve Business Competitiveness

Among various factors that affect the business competitiveness of a state, its taxes on business are undoubtedly significant. According to the Small Business and Entrepreneurship Council (SBEC), Connecticut ranks 38th in the overall Business Tax Index in 2010.[93] It ranked 30th in 2009 and 33rd in 2008.[94] This downward movement of Connecticut's business-friendly status is due to the relative movement of other states as well as due to Connecticut's own tax changes. In 2010, Connecticut witnessed tax hikes in the four major categories of taxes, namely, the personal income tax, corporate income tax, individual capital gains tax and the corporate capital gains tax.

The top ten business-friendly states (with a higher Business Tax Index rank) in 2010 according to SBEC are South Dakota, Texas, Nevada, Wyoming, Washington, Florida, Alabama, Alaska, Ohio and Colorado. Among them, the top five states have no personal income tax, corporate income tax, individual capital gains or corporate capital gains taxes. Each of these states except Texas has a zero tax rate in each of the latter categories of taxes at least since 2008. Prior to 2009, Texas had a 4.5% tax rate for corporate income and corporate capital gains taxes that was reduced to zero in 2009. Similarly, Ohio reduced its 3.4% tax rate on corporate income and corporate capital gains taxes to 1.9% in 2009 and to zero in 2010. However, Ohio created a new commercial activities tax (see below). In general, most states have increased tax rates since 2008. Notwithstanding, seven states have reduced the tax rate in one or more of the above four major tax

[93] See www.sbecouncil.org/uploads/BTI2010_2.pdf. Rank one is the best relative rank.
[94] See www.sbecouncil.org/uploads/BusinessTaxIndex2009Final.pdf, www.sbecouncil.org/uploads/BusinessTaxIndex2008.pdf.

categories since 2008. Oklahoma reduced its personal income and individual capital gains tax rate from 5.55% to 5.25% in 2009, but then increased these rates to 5.50% in 2010.

Considering competitiveness factors such as education level and health status of its labor force Connecticut ranks highly. Connecticut is the sixth healthiest state in 2009.[95] With respect to health status, the top five business-friendly states (South Dakota, Texas, Nevada, Wyoming, Washington) rank 15th, 46th, 49th, 22nd and 13th respectively.

According to the CNBC Business Friendliness Index 2009 (this index is based on 10 different variables: Cost of Doing Business, Workforce, Quality of Life, Economy, Transportation, Technology & Innovation, Education, Business Friendliness, Access to Capital, and Cost of Living), Connecticut ranks number 2 in Quality of Life, number 9 in Education, number 20 in Business Friendliness and its overall ranking is 35th.[96] Four states raised and five states lowered their sales taxes in 2010. Delaware removed its sales tax in 2010 that was 2.07% in 2009.[97]

The effects of minor changes in tax rates is not only ambiguous, their effects cannot be assessed in a short time. Individuals and businesses need to calculate their responses and assess their alternatives. When a bill drafted to repeal relatively recent sales tax exemptions was under consideration, Colorado representative Rep. Cheri Gerou (R-Evergreen) expressed his concern, "I think we're a little premature in trying to see what the impact of (repealing) those tax exemptions were," and he found it frustrating for lawmakers to not know definitively if the tax law changes generated the additional revenue estimated.[98] These concerns are warranted because tax changes affect relative prices of various commodities and consumers and businesses respond differently depending on the price elasticity of the commodity.

Changes in economic incentives take time to show results and the assessment of those results is cumbersome. If contradictory objectives are in play (balancing the budget vs. increasing business incentives), adjusting tax rates reveals the emotional side of the argument. The Denver Post reports – a candy-maker in Colorado who was carrying the fight for the National Confectioners' Association against the bill increasing sales taxes says

[95] See www.americashealthrankings.org.
[96] See www.cnbc.com/id/31765936.
[97] See www.taxadmin.org/fta/rate/sales.pdf ; www.usa-sales-use-tax-e-commerce.com/table_sales_rates.asp.
[98] *The Denver Post,* August 8, 2010.

- "It just struck us as morally objectionable to fund (state) salaries on the backs of little kids riding their bikes to the 7-Eleven to get a Mars bar."

Business-friendliness and relatively lower tax rates exhibit an inverse relationship. Most high-ranking states in the SBEC Business Tax Index exhibit lower per capita state spending than lower ranking states. The top three business-friendly states, South Dakota, Texas and Nevada rank 42nd, 50th and 47th in 2007 in per capita state spending.[99] In per capita local and state spending, they ranked 48th, 42nd and 30th in 2006.[100] While Connecticut ranks 38th (in 2010) in the SBEC Business Tax Index, it was 14th in state spending per capita in 2007 and 9th in state and local spending per capita in 2006. Two states, Alaska and Wyoming have the most impressive state spending per capita (they rank 1st and 2nd), despite their relatively low tax rate and high ranking in the Business Tax Index (ranked 8th and 4th in 2007), thanks to their abundant energy resources and sparse population. There is, however, a positive relationship between the Business Tax Index and per capita state spending.

Among the indicators compiled by various agencies during last three years, Connecticut ranks highly in categories such as 'Quality of Life', 'Human Capital Investment', 'Human Resources', 'Science and Technology', 'Openness', 'Risk Capital', 'Entrepreneurial Infrastructure', 'State Spending Per Capita', 'Security' and 'Access to Capital'. Connecticut ranks low in 'Transportation', 'Cost of Living', 'Cost of Business' and 'Government & Fiscal Policy'.

Apart from calibrating fiscal policy in order to improve business competiveness, policy makers rely on other measures to lure new startups in their states. One such example is the creation of the MassChallenge Venture Funds Competition announced by Governor Patrick on June 10, 2009. Organized by a nonprofit called MassChallenge.org, the fund provides seed money to 30 startup finalists who are willing to headquarter their companies in Massachusetts. The finalists would get the money both in terms of cash and equity investment worth roughly $1 million.[101]

In an effort to improve its competitiveness, the Illinois Department of Commerce and Economic Opportunity (DCEO) recently implemented the Employer Training and Investment Program (ETIP). The program is designed to support "Illinois workers' efforts to

[99] See www.taxfoundation.org/research/show/287.html.
[100] See www.taxfoundation.org/research/show/276.html.
[101] See www.xconomy.com/boston/2009/06/10/governor-patrick-announces-1-million-business-plan-competition-to-draw-startups-to-massachusetts/.

upgrade their skills in order to remain current in new technologies and business practices, enabling companies to remain competitive, expand into new markets and introduce more efficient technologies into their operations."[102] The ETIP grants reimburse Illinois companies for up to 50% of their employee training costs and may be disbursed to "individual businesses, intermediary organizations operating multi-company training projects and original equipment manufacturers sponsoring multi-company training projects for employees of their Illinois supplier companies."

In dealing with the issue of business competitiveness, states often compare themselves with neighboring states. Political leaders in Washington, Nevada and Wyoming are quick to claim 'business friendliness' compared to neighboring Idaho because they do not have a corporate income tax. Idaho's corporate income tax being higher than its border states might reduce it, even though making up for the lost revenue from other sources is difficult in bad economic times.[103]

The enactment of Ohio's Commercial Activity Tax (CAT) beginning in tax year 2006 was an attempt to modernize the state's tax code. The two major changes it brought were a phase-out over five years of the corporation franchise tax at the rate of 20% annually beginning in tax year 2006 and a phase-out of the tangible personal property (TPP) tax on most businesses inventory, manufacturing machinery and equipment and furniture and fixtures over four years at about 25% annually beginning in tax year 2006.[104] Two years into the implementation phase, business entities such as Procter & Gamble Company, Goodyear Tire & Rubber Company and Hy-Ko Products Company praised the tax reform in favor of business.[105] However, despite this tax reform, Ohio is witnessing a shrinking economy and a smaller tax base. According to Scott Hodge, president of the Tax Foundation, Ohio lost 231,000 taxpayers between 1993 and 2008 and more than 105,000 of those taxpayers left within the past five years.[106] He finds the Ohio Commercial Activity Tax (CAT) not only fails to create comparative advantage regionally or nationally over its neighbors who impose traditional corporate income taxes, but it hurts grocery stores, department stores and other high-volume, but low-profit margin businesses. He expresses his views in the Tax Foundation as follows:

[102] See www.illinoisbiz.biz/dceo/Bureaus/Technology/Technology+Grants+Programs/20-ETIP.htm.
[103] See www.magicvalley.com/news/opinion/editorial/article_00b41966-8e2a-11df-ae37-001cc4c03286.html.
[104] http://tax.ohio.gov/divisions/communications/news_releases/news_release_063005.stm.
[105] See www.ohiomeansbusiness.com/incentives-and-tax-reform/tax-climate/ohio-tax-reform-year-2-in-review/impact-of-ohios-tax-reform.php
[106] See www.taxfoundation.org/research/show/25674.html.

"When it comes to corporate and business taxes, Ohio is an outlier. Since the introduction of the Commercial Activity Tax (CAT) in 2005, Ohio has been imposing two tax systems on businesses as the Corporate Franchise Tax was being phased out. This has clearly impacted the state's rankings. When the franchise tax fully expires in early 2010, the state's ranking will improve modestly in the Tax Foundation's *State Business Tax Climate Index.*

But having only the CAT will not necessarily give Ohio a comparative advantage regionally or nationally over its neighbors who impose traditional corporate income taxes because the CAT is a particularly harmful type of tax known as a gross receipts tax.

Ohio is one of just seven states to impose a gross receipts tax, which is imposed on businesses regardless of their profitability. While politicians like gross receipts taxes because they have deceptively low rates and they are thought to be a more stable source of tax revenue, economists have found gross receipts taxes to be particularly harmful because they tax all transactions, including intermediate business-to-business purchases of supplies, raw materials and equipment. As a result, gross receipts taxes lead to taxes on taxes—something economists call "tax pyramiding."

Tax systems like the CAT are particularly damaging during economic downturns when businesses have to pay the tax even when they are losing money and laying people off. This can lead to more job losses and even bankruptcies. In contrast, a traditional corporate income tax would collect more when companies are doing well, but little or nothing when companies are doing poorly.

The CAT is also harmful for grocery stores, department stores and other high-volume, but low profit margin businesses. Even during boom times, businesses with high volume and low profit margins will pay a disproportionate tax compared to businesses with low volume and high profit margins, like jewelry stores. Normal corporate income taxes put both types of firms on a level playing field.

Ohio, like all states, would do well to lower the overall tax burden on businesses. A recent Tax Foundation study found that for every dollar that states increased corporate taxes,

wages fell by $2.50 over the next five years.[107] And the opposite is true: When states cut corporate taxes, wages tend to rise over subsequent years."

Virginia is aggressively doling out cash and business incentives to lure job-creating investments to the state as it slashes spending to close a huge budget gap.[108] The effort is part of a $57 million economic development package the Virginia General Assembly passed early in 2010 at the request of Gov. Robert McDonnell, who on December 19, 2010 requested an additional $54 million for the program.

The Virginia jobs push is responsible for more than 215 deals in 2010, including $22.9 million in incentives for 20 major projects, up from $15 million spent on 13 big deals in 2009, according to the office of Lt. Gov. Bill Bolling that is overseeing the effort. As the state ramped up spending on business development, lawmakers closed a $4.2 billion budget deficit largely through spending cuts, including $1.2 billion slashed from public education and putting off $600 million in contributions to the pension fund for state employees.

Virginia's increased economic-development spending amid cutbacks elsewhere illustrates the pressures on states to generate jobs as the national economy continues to sputter. There are signs the effort is helping. Virginia's unemployment rate fell to 6.8% in October from 7.2% in February and the state gained 55,000 new jobs during that period, the third-best job-creation rate of any state according to the U.S. Bureau of Labor Statistics (BLS). Virginia ranked 35th on that scale in 2009.

Virginia's proximity to the nation's capitol in Washington helped bring employment benefits. Approximately 2,600 of the 55,000 new jobs were on the federal payroll, according to BLS. Even with the recent employment growth, joblessness in some rural areas of Virginia remains as high as 18%.

Edwin Burton, an economics professor at the University of Virginia and a trustee of the state employee pension fund, criticized cuts to the fund. "The fund is underfunded. Borrowing from it just made it more seriously underfunded," he said. Mr. Bolling said that more cuts to state services are likely as money is redeployed to economic development. "We are not going to be able to address any of these other needs until we get the economy

[107] Robert Carroll, *The Corporate Income Tax and Workers' Wages: New Evidence from the 50 States*, Tax Foundation Special Report No. 169 (Aug. 2009), http://www.taxfoundation.org/news/show/24960.html.
[108] "Virginia Spends to Draw Jobs," The Wall Street Journal, December 21, 2010.

going," he said, adding that money will be directed to core services as the state sees more revenue from economic development.

The Virginia jobs program has benefited companies like Northrop Grumman Corp. that received $13 million from the state for agreeing in April to move its corporate headquarters from Los Angeles to northern Virginia that will create 300 jobs. Microsoft Corp. received $2.1 million in August for a planned new data center in Mecklenburg that will create 50 jobs. Polymer Group Inc., a North Carolina manufacturer of materials for hygiene products, recently broke ground on an expansion at its Waynesboro plant. Virginia gave the company $1.5 million, while Waynesboro offered up land, six years of tax breaks and $550,000 in cash. Ian Mills, the plant manager, said the expansion created 44 jobs paying roughly $17 an hour—and he has 10 applications for each opening. Critics say incentive payments often go to companies that would have invested in the state anyhow. Mr. Bolling's team counters that helping an existing Virginia company expand gives the operation more reason to stay in the state. Mr. Bolling may be the only lieutenant governor currently playing a prominent economic-development role, said Julia Hurst, executive director of the National Lieutenant Governors Association. Lieutenant governors typically focus more on such things as promoting tourism and reducing red tape for businesses, Ms. Hurst said.

Below are key changes that states have made to their tax systems during 2010 according to the Tax Foundation.[109] These changes do not necessarily improve business competitiveness as some of these measures were adopted to improve the revenue situation of the states.

State Changes to Income Taxes

Tax Increases

- Oregon voters on January 26, 2010 approved Measure 66 by a margin of 54% to 46%, ratifying an income tax increase retroactive to January 1, 2009. The new brackets are 10.8% on income over $125,000 and 11% on income over $250,000. After 2011, the new 10.8% rate will drop to 9.9%, and the 11% bracket will be eliminated. Oregon's 11% personal income tax rate is now tied with Hawaii's for the highest rate in the country. Because its capital gains tax rate is linked to the income tax, Oregon's tax on investment gains is the nation's highest.

[109] See www.taxfoundation.org/publications/show/26645.html.

- Ohio postponed for one year a planned 4.2% reduction in its income tax rates due to begin in January 2010.

Tax Decreases

- New Jersey's "millionaires' tax" income tax rates, with a top rate of 10.75%, were allowed to expire as scheduled on December 31, 2009, despite calls to renew them. Governor Chris Christie vetoed a bill to do so in June 2010.
- Rhode Island on June 5, 2010 passed a new tax reform bill that goes into effect January 1, 2011, eliminating the optional flat-tax method of preparing individual income taxes, reducing the number of tax brackets from five to three, and lowering the top income tax rate, from 9.9% to 5.99%.

Other Changes

- Maine voters in June 2010 approved Question 1 by a margin of 61% to 39%, repealing a year-old law that would have replaced its four-rate income tax structure with a top rate of 8.5% with a flatter income tax and a top rate of 6.85%. The new system would have taken effect January 1, 2010, but was suspended until the referendum. Maine has reverted to its existing income tax structure.

State Changes to Sales Tax Rates

Rate Increases

- Arizona voters approved Proposition 100 in May 2010 by a margin of 64% to 36%, increasing its sales tax by one percentage point, from 5.6% to 6.6%, effective June 1, 2010. This is a temporary increase lasting three years, although a similar sales tax increase in 1983 was made permanent before it expired.
- Kansas in its FY 2010 budget increased its sales tax rate from 5.3% to 6.3%, starting July 1, 2010.

Rate Decreases

- Arkansas decreased its sales tax on groceries. They will now be subject to a 2%rather than 3% tax rate.

Other Sales Tax Changes

- Click-through Nexus/"Amazon" taxes. Colorado approved H.B. 1193, a tax law designed to compel out-of-state businesses to collect the state's use tax from consumers. The law requires out-of-state online retailers to identify their

Colorado customers with costly non-compliance penalties. As predicted, upon enacting this law, out-of-state retailers terminated affiliate relationships within the state and some have launched a legal battle to challenge the law. New York, Rhode Island and North Carolina have standard Amazon taxes that impose the obligation directly.

- **Sales tax holidays.** Nineteen states enacted sales tax holidays for 2010 (Alabama, Connecticut, Florida, Illinois, Iowa, Louisiana, Maryland, Massachusetts, Mississippi, Missouri, New Mexico, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Vermont, Virginia and West Virginia). Some sales tax holidays' exemptions apply to most purchases; however, many sales tax holidays exempt only clothing, school supplies, computers or Energy Star products.
- Legalizations**.** Rhode Island legalized fireworks on June 14 ahead of July 4, a move that boosted sales tax revenue by approximately $500,000.

State Changes to Selective Sales Taxes

Cigarette Taxes

The federal cigarette tax is $1.0066 per pack of 20 cigarettes and each state levies a tax in addition to this. Five states increased cigarette taxes in 2010 compared to 18 states that increased these taxes in 2009. Hawaii is the only state to raise the tax in both 2009 and 2010.

- Hawaii: from $2.60 to $3.00
- New Mexico: from 91 cents to $1.66
- New York: from $2.75 to $4.35
- South Carolina: from 7 cents to 57 cents
- Utah: from 70 cents to $1.70

Soda Taxes

New York again considered a tax on sugary sodas attracting national attention before the idea was shelved in March. Mississippi is considering legislation to tax syrup used to sweeten soda at the distributor level. Colorado in May removed sugared beverages and candy from the list of groceries that were exempt from the sales tax. Washington enacted a new soda tax adding 2 cents to each 12 oz. can and extended the sales tax to candy. The District of Columbia considered a soda tax, but ultimately removed soda from the list of exempt groceries.

Gasoline Taxes

Nebraska has raised its gasoline excise tax in two steps, from 27.3 cents to 28 cents.

PowerBall

Eleven states (Georgia, Illinois, Maryland, Massachusetts, Michigan, New Jersey, New York, Ohio, Texas, Virginia and Washington) began selling PowerBall tickets in 2010, bringing the total number of states participating in the multistate jackpot game to 42. In tax terminology, the "profit" generated when states monopolize gambling operations is best categorized as a selective sales tax on the tickets.

Tax Changes by Other States

Film Tax Credits

Virginia enacted a film tax credit program in June 2010 joining more than 40 states offering tax incentive packages to motion picture productions. The program begins in 2011 and caps credits at $2.5 million per year. Iowa, Kansas and New Jersey, on the other hand, eliminated or suspended their film tax credit program, the first states in the nation to do so.

Energy Taxes

Wyoming will place a tax on wind energy beginning in 2012. The Wyoming Legislature passed a $1 per megawatt hour 'wind energy generation tax' and allowed a sales tax exemption for renewable energy projects to expire at the end of 2011.

Estate Taxes

In June 2010, Hawaii re-enacted its estate tax that had been dormant since 2005. On April 30, the legislature overrode a veto by Governor Linda Lingle and imposed a tax on estates of Hawaii residents over $3.5 million ranging from 0.8% to 16% rate on estates over $10.1 million. Nonresidents receive a reduced exemption, paying estate tax on as little as $60,000 of property.

Another area in which development executives are brainstorming at various state agencies is removing bureaucratic hurdles and pushing the business competitiveness agenda aggressively. Although they are aware that a precise state-to-state comparison of business competitiveness is not *possible*, they claim to have a general feel of

bureaucratic hurdles in their states compared to surrounding states and how aggressively their own state is pursuing its business competitiveness agenda.[110] Cory Nettles, partner in Quarles & Brady LLP, Milwaukee, and former state commerce secretary of Wisconsin, thinks that his state's effort in these directions has always been somewhat milder. Jim Paetsch, Vice President of Milwaukee 7 Regional Economic Development Partnership, opines that the limit on the enterprise zones and limits on other programs offering tax credits for job creation should be removed altogether. One such example is Indiana where tax credit and development zones are uncapped.

In a research paper entitled "Enterprise Zones and Local Employment: Evidence from the States' Programs" (1999) Daniele Bondonio and John Engberg of Carnegie Mellon University find that EZ programs do not have a significant impact on local employment.[111] In the introduction of their book State Enterprise Zone Programs: Have They Worked? (2002), Alan H. Peters and Peter S. Fisher of the University of Iowa identify the problem with EZ programs as – "A central problem with almost all economic-development program evaluation is that, even after decades of research, we lack conclusive evidence on the effectiveness of policy. The problem is particularly acute in the case of enterprise zone incentives. Two difficulties bear special attention: proper measurement of incentives and assessing the impact of incentives on firm behavior."[112]

Other studies find EZs to be a partial success story. In the Policy Brief (2005) (entitled "Enterprise Zones: A Review of the Economic Theory and Empirical Evidence") of the Research Department of the Minnesota House of Representatives, Don Hirasuna and Joel Michael review ten studies of which four find an increase in employment (or a decrease in unemployment) while six studies find no significant increase in employment.[113]

In a yet inconclusive impact of overall economic policies on employment, however, one thing clearly stands out – states are aggressively competing with each other to bring in new businesses often catering to their special needs and giving them several types of incentives to establish their production units at home and create employment. As

[110] The Business Journal, Friday, September 17, 2010.
[111] See http://www.heinz.cmu.edu/research/53full.pdf.
[112] See http://research.upjohn.org/cgi/viewcontent.cgi?article=1060&context=up_bookchapters.
[113] See www.house.leg.state.mn.us/hrd/pubs/entzones.pdf.

states win jobs and investment away from others, there is no net change in the nation's employment or GDP. Thus, the new war between the states is a zero sum game unless states can attract jobs and investment from abroad. Taxpayers that depend on public services and assets to promote their general welfare should require the public sector to demonstrate the efficient and effective use of their money towards that end. Otherwise, key public investments such as education and transportation may be compromised.

D. The Connecticut Economy, State Programs and Policies and the Business Environment

To describe how the programs and policies of Connecticut's state government affect the state economy and its business environment, a logical first step would be to acquire knowledge of all programs and policies currently in place at the state level. This is a vast undertaking. Some state policies contribute to or influence directly and others less so the economy and the state business environment. While programs and policies related to lotteries and gaming, consumer protection, motor vehicles, public safety, homeland security and the penal system do not seem to affect the business environment as directly as the state's tax, housing, transportation, education and economic development policies, the importance of the former cannot be overlooked in the creation of a hospitable environment in which economic activities flourish.

This section attempts to list and describe most State of Connecticut programs and policies currently in place[114] that more or less directly relate to the state's business environment and to portray how these policies and programs affect the economy and its business competitiveness in general. For this reason, this section's narrative ignores programs and policies related to homeland security, motor vehicles, lotteries, the penal system, consumer protection and the like with a clear understanding that these and others are vital elements of a functioning economy, but their contribution to the business environment is not a direct one. An extensive and not exhaustive list of Connecticut's executive agency policies and programs included for this purpose appears in an appendix.

We broadly categorize the policy and programs of Connecticut in the following areas: **Agriculture and Environment**; **Health and Human services**; **Education and Training**;

[114] The listed programs are primarily from the state agency's website and we assumed that if they were there, they are ongoing programs unless mentioned otherwise. This description does not exhaust all policies and programs that may influence the business environment and the state government.

Business, Community Development and Infrastructure (including transportation, banking, financial services, insurance, labor, revenue services, policy management, and economic and community development programs); **Regulatory Services** (that includes consumer protection); and **Recreational Programs** (that includes culture and tourism).

1. **Agriculture and Environment Programs**

   The Connecticut Agriculture Experimentation Station (CAES), Department of Agriculture (DOAG), and Department of Environmental Protection (DEP) are the agencies directly involved in agriculture and the environment of the State of Connecticut. Although the contribution of the agriculture sector in Connecticut's overall economy is not large (a forthcoming report from the University of Connecticut will estimate the sector's economic contribution), the Connecticut Agriculture Experimentation Station (CAES) provides an important service to the agriculture community. As stated in their mission statement, the agency develops, advances, and disseminates scientific knowledge, helps improve agricultural productivity and environmental quality, protects plants and enhances human health and wellbeing through research for the benefit of Connecticut residents and the nation. Contrary to what its name suggests, CAES programs go beyond agriculture. Some of its programs directly relate to the environment and some to public health. An example is the agency's Mosquito Surveillance program. The agency is responsible for trapping, identifying and testing mosquitoes for encephalitis viruses. The agency, thus, not only helps the state economy by directly assisting the agriculture community through its programs such as soil testing and plant problems identification, but in addition helps other public health programs through various insect identification programs. Further, in developing new strains of oil seed plants such as winter rapeseed and soybeans, the agency seeks to provide knowledge for using fallow land for biofuel and related green jobs.[115]

   The mission of the Department of Agriculture (DOAG), on the other hand, is to foster a healthy economic, environmental and social climate for agriculture by developing, promoting and regulating agricultural businesses; protecting agricultural and aqua-cultural resources; enforcing laws pertaining to domestic animals as well as promoting an understanding among the state's citizens of the diversity of Connecticut agriculture, its cultural heritage and its contribution to the state economy. The programs under this

[115] Krol, Walter J. (2007). "Biodiesel from Connecticut Oilseed," http://www.ct.gov/caes/lib/caes/documents/plant_science_day/plant_science_day_spring/krol2007.pdf.

agency provide grant assistance to specialty crop growers, distribute the "CT Grown" logo to create demand for Connecticut produce, help its farmers through the Dairy Farm Reinforcement Program, Crop Insurance Program and with agriculture waste management in alignment with the state's and nation's environmental protection policy. In addition, DOAG helps the economy by providing a venue for farmers and wholesalers to sell and distribute food and other agricultural products through its Hartford Regional Market Program. These programs directly benefit the shrinking Connecticut agriculture community and are of great importance to Connecticut heritage and open space lovers and to those who take pride in their environment and local industry.

Connecticut's emphasis in protecting its environment cannot be overemphasized, which has significant economic and cultural value. The state's topmost standing in per-capita income among U.S. states is due to a large degree to its natural environment. A large concentration of high-income people in Connecticut who work in New York and Massachusetts is certainly due to its proximity to those states, but their residency in Connecticut would be in jeopardy if its environment degrades significantly. Therefore, investing in environment protection makes economic sense in Connecticut. Connecticut is protecting its environment aggressively through its more than sixty programs under the Department of Environmental Protection (DEP). These programs range from water management to forest management, protecting its coastline and endangered species, as well as programs for hazardous waste management and site remediation and clean up. Through the Office of Brownfield Remediation and Development at DECD, Connecticut provides gap financing, seeds capital programs, provides corporate tax credits and offers environmental liability insurance for brownfield projects. Brownfield redevelopment programs are important for the Connecticut economy as they improve the businesses environment and the natural environment as well as support and facilitate transit-oriented development through adaptive reuse of assets close to urban and transit centers.

2. Health and Human Service Programs

The economic value of a healthy workforce cannot be overstated. A healthy workforce is prepared and sustained through an investment in public health. There are a large number of health and human services programs in Connecticut distributed across several agencies. Programs such as child care, child health, substance abuse and elderly services serve the needs of people at different periods of life. It makes sense to

differentiate these programs by age group and the nature of assistance and thus the existence of agencies such as the Department of Children and Families, the Department of Mental Health and Addiction Services, the Office of the Child Advocate, the Office of the Healthcare Advocate is justified to serve the health and nutrition needs of disparate populations.

However, it is not difficult to find overlap among the large variety of programs offered by different agencies that cater to similar needs of the same group of people. The overlap seems to emanate mainly from the size of the target population served. With careful deliberation some of these overlaps can be reduced or eliminated. For example, programs under the Department of Children and Families, the Children's Trust Fund and the Department of Development Services are similar in nature and their missions are similar. It could make economic sense to bring them together and pool their scarce resources in their mission of helping Connecticut children grow in good health and dignity and support their perhaps distressed parents in rearing them. The programs they offer differ slightly in their nature, but the closeness of their mission is revealing.

"The mission of the Department of Children and Families is to protect children, improve child and family well-being and support and preserve families. These efforts are accomplished by respecting and working within individual cultures and communities in Connecticut, and in partnership with others."

"In 1997, the Children's Trust Fund became an independent state agency in the Executive Branch, responsible to the General Assembly with the mission of preventing child abuse and neglect and establishing resources in communities statewide that support and strengthen families and ensure the positive growth and development of children."

The Department of Development Services mission includes: "Presence and participation in Connecticut life; Opportunities to develop and exercise competence; Opportunities to make choices in the pursuit of a personal future; Good relationships with family members and friends; Respect and dignity."

Although the Children's Trust Fund is vested with the responsibility of preventing child abuse and neglect, the Early Childhood Intervention Program of the Department of

Children and Families seems to be doing similar things. The Safe Haven for Newborns Act allows a parent to voluntarily give up custody of an infant age 30 days or younger to the nursing staff of an emergency room. Under this Act, the parent will not be subject to arrest for abandonment. Child abandonment – a case of severe child abuse - is prevented under the program of the DCF, not the Children's Trust Fund that is 'responsible for preventing child abuse'. Other examples exist. The Department of Development Services' programs such as Birth to Three System, Family Respite service, Family Support Groups, Health and Clinical Services, Oral Health and Dental Services each serve children and their families in various aspects of their life. Similar programs that help children and families exist in the Department of Children and Families.

The Office of the Child Advocate (OCA) examines the rights and wellbeing of children from a legal perspective. Their program description includes - advocating for children at risk; addressing public policy issues concerning juvenile justice, child care, foster care and treatment; reviewing individual cases and investigating complaints; educating and informing the public of laws and services affecting families and children placed under state supervision; coaching families, concerned citizens, and agencies to "navigate" public service and information systems and advocate for children effectively; reviewing facilities and procedures of public or private institutions or residences where juveniles are placed; and facilitating change by bringing different agencies together to find creative solutions to difficult problems. This last function hints at the potential problems inherent in a system of multiple and similar programs in a variety of agencies.

There are other five other agencies that are involved in the in the health affairs of adults. The Office of Healthcare Advocate's outreach and education efforts include education on insurance coverage, managed care and the rights of people to medically necessary healthcare. The Office makes presentations to community, provider and advocacy groups and has recently started a cable access television series, "Your Health Matters", which should appear on local community access stations.

Another agency, the Department of Mental Health and Addiction Services (DMHAS) declares its mission as – "to improve the quality of life of the people of Connecticut by providing an integrated network of comprehensive, effective and efficient mental health and addiction services that foster self-sufficiency, dignity and respect." Through its

more than 30 programs, this agency provides services to Connecticut residents which are quite expansive. The programs range from Empowerment Service to a brain-injured person to employment service to a person recently recovered from addiction; from the Youth Suicide Prevention Initiative to the Connecticut Healthy Campus Initiative; and from Homeless Services to Woman and Children Services to Young Adult Services, to name a few.

The Office of Health Care Access (OHCA) operates more at a policy level and is incorporated within the Department of Public Health. Its mission helps ensure that Connecticut citizens have access to a quality health care delivery system. The agency fulfills its mission by advising policymakers of health care issues, informing the public and industry of statewide and national trends and designing and directing health care system development. The Office has its own Research and Planning Unit that assists the Office in crafting health policies.

The Department of Social Services (DSS), although primarily dealing with the basic needs of low-income families, focuses on health concerns of these families as well. Therefore, its programs not only include Energy and Housing Assistance, but also healthcare programs such as State Administered General Assistance (SAGA) Medical Assistance, HUSKY (Healthcare for UninSured Kids and Youth), Medicaid, the Elderly Nutrition Program, the Alzheimer's Respite Care Program and the Connecticut Traumatic Brain Injury Implementation Project among others. The Department of Social Services (DSS) is expansive in its programs and services.

The Department of Public Health (DPH) has approximately 90 programs and its reach is comprehensive. For example, DPH identifies Ground Water and Well Contamination, Food Contamination, Hazardous Waste Sites and Soil Contamination and it regulates family campgrounds.

For children, DPH operates programs such as the Child Day Care Safer Program, the Child Day Care Licensing Program, Children's Environmental Health program, Child Care Health Consultation, Children & Youth with Special Health Care Needs and Connecticut's Medical Home Initiative and School Based Health Centers among others. DPH operates the Tobacco Use Prevention & Control Program, the Tuberculosis

Control Program, AIDS Drug Assistance Program and the Stem Cell Research Program.

Through its numerous programs, DPH helps the people of Connecticut become and stay healthy, informs them about new health risks, fosters research and devises new health legislation in tandem with future public health needs. It is not a coincidence that Connecticut maintains its high health ranking among U.S. states.[116] The state's healthy workforce is touted as one of the factors that raise its status in the overall business competitiveness ranking compiled by different agencies.

In addition, if Connecticut were compared to 169 countries with respect to the human development index (HDI) that attempts to give a snapshot of a country's success by combining three important indicators: health, education and wealth, Connecticut would place third in the world and first among the fifty states.[117] The most recent global HDI ranking from the United Nations' Development Program places Norway first, with the United States fourth (out of 169 countries). However, with more than 300 million people living in 50 states, America varies greatly, and therefore, the American Human Development Project releases a state-based version of the HDI. Combining the two indices determines where America's states would rank if they were countries.

3. Education and Training

Knowledge, skill and productivity of current and future workers depend critically on their education and training. Qualities such as scientific reasoning, analytical thinking and objective decision-making by workers are facilitated through a high-quality education from pre-K through university. Knowledge workers are more important in the world's economy today than ever before. Education promotes managerial and leadership skills - two of the most important skills people possess without which much human endeavor would be in disarray. Life-long education not only trains a worker to become more productive, it nurtures consumers to refine their tastes and preferences who will, in turn, shape future production of goods and services as well as the rules and regulations governing market behavior. In a way, education is both means and an end in itself. Hence, a state's involvement in its citizens' education assumes a high significance.

[116] Connecticut ranks 6th in the list of healthy states according to americashealthrankings.org (2009).
[117] See "Nation States," November 16, 2010, the Economist online, http://www.economist.com/blogs/dailychart/2010/11/human_development/print.

The Connecticut State Department of Education (SDE) and the Department of Higher Education (DHE) are the two agencies that have responsibility for educating Connecticut residents. As an administrative arm of Connecticut State Board of Education, the SDE helps to ensure equal opportunity and excellence in education for all Connecticut students. To realize its goal, SDE offers programs that involve children of low-income families early in their lives to give them a head start in their education.

SDE offers the **Child Nutrition Program and School Nurse Program** so that children's learning ability is not compromised because of their health and nutrition status. In order to help school districts realize their goal of a higher education standard, SDE established various grants. SDE encourages teachers through various awards and honors and provides them many professional development opportunities. SDE assists students with limited learning ability and students with learning and behavioral problems through its early intervention programs. SDE offers **English as a Second Language** program to non-native adults so that they can improve their English skills in listening, speaking, reading and writing that will help them in finding or maintaining employment, attaining citizenship, becoming more involved with their children's schooling and making greater use of community resources.

The SDE runs the **Tech Preparation Programs**. The Tech Prep Programs are organized around consortia consisting of community colleges, local comprehensive high schools, regional vocational technical schools and business and industry. The coordination of the Tech Prep consortia exists through a minimum of quarterly meetings of its members to discuss the Tech Prep Quality Indicators: articulation, curriculum student opportunities, professional development and accountability and sustainability, as well as other information to ensure programmatic and student success. As partners in the consortia, business and industry play a key role in providing work-based learning experiences for students and teachers on the secondary and post-secondary levels.

Located between New York and Massachusetts, Connecticut is a unique place to acquire higher education. While Yale University is renowned for its historic excellence, the University of Connecticut claims prominence in New England as the region's best public university. The Connecticut State University System consisting of Eastern CT State University, Western CT State University, Central CT State University and Southern CT State University provides higher education opportunities to a wide range of

students in terms of both quality and affordability. Connecticut's community college system provides access to higher education for many recent secondary school graduates as well as adults seeking to further their education. Some community college graduates go on to a four-year degree program at one of the state's public or private institutions of higher learning. Several private universities, colleges and occupational schools in Connecticut impart valuable skills and knowledge to new and old workforce members alike.

The Department of Higher Education (DHE) offers various grants and scholarships to qualified students in their pursuit of higher education. DHE promotes awareness of higher education among high school students and helps them gain experience overseas through a program such as the **Baden-Württemberg Exchange Program.** Through its **AmeriCorps*State Programs,** DHE offers students an opportunity to be involved in community service. For those who want to teach and help the next generation of students, DHE offers the **Teacher Certification** program.

4. Business, Community Development and Infrastructure Programs

As mentioned above, the term 'infrastructure' is broadly defined here. It includes the programs of the Departments of Transportation (DOT), Labor (DOL), Banking (DOB), Insurance (DOI), Revenue Services (DRS), Economic and Community Development (DECD) and the Office of Policy Management (OPM).

Apart from running, maintaining and expanding ground, air and water transportation systems and venues, the Department of Transportation (DOT) is involved in numerous other activities through its various programs. Some programs deal with the aesthetics of motorways. Programs like 'Adopt a Highway' and 'Connecticut Scenic Roads' encourage the beautification of roads that in turn encourages sightseeing and tourism. In order to mitigate the burden of constructing and maintaining bridges on municipal-maintained roads, the DOT runs a "Local Bridge Program." In addition to these programs, the DOT runs numerous child safety and passenger safety programs that promote safety on Connecticut roads and highways.

Under its Employment and Training Consulting Services, the Department of Labor (DOL) with the aid of staff in the Business Services Units of the local Connecticut Works

Centers provides workplace consultation to businesses to move toward becoming high-performance work organizations.

The Connecticut Department of Labor is the state agency responsible for the development, implementation and monitoring of apprenticeship programs in Connecticut. Specific responsibility for administering apprenticeship program standards is housed in the Office of Apprenticeship Training. The Connecticut State Department of Education, Technical High School System provides classroom instruction for the apprenticeship programs and approves other providers of apprenticeship-related instruction training on behalf of the Connecticut Department of Labor. The Office of Apprenticeship Training's Regional Apprenticeship Representatives, also known as Field Representatives, are assigned a specific geographic workload in the state for purposes of program implementation, oversight and administration.

Moreover, DOL has established partnerships with the following institutions and networks in order to facilitate Connecticut workers with education, training and labor market information.

The Connecticut Employment and Training Commission (CETC) is the governor's principal policy board for workforce investment - the education, training and retraining of the current and future workforce - so that Connecticut is prepared for the 21st century.

The Governor's JOBS Cabinet, created pursuant to Executive Order No. 14 on April 12, 1999, establishes the implementation arm for statewide policies developed by the CETC. It is charged with exploring, identifying and reporting on policies and actions necessary to ensure that Connecticut leads the nation in building a well-trained and employed workforce. The Cabinet includes the following members: the Commissioners of Labor, Economic and Community Development, Education and Social Services; the Secretary of the Office of Policy and Management; and the Chancellor of Community Colleges.

The Office for Workforce Competitiveness (OWC), also created by Executive Order No. 14, focuses on the changes needed to prepare Connecticut's workforce for the rapidly changing and competitive economy of the 21st century. The OWC has a small staff to support both the CETC and the Governor's JOBS Cabinet.

The Connecticut Employment and Training Commission (CETC) was directed by Governor Rell's Executive Order No. 23 to establish Connecticut Energy Sector Partnership (CESP - formerly known as Green Jobs Council) along with the advisory role of the Energy Workforce Development Consortium. The CESP is responsible for developing a State Energy Sector Strategic Plan and to guide and monitor plan implementation.

Connecticut created Workforce Development Boards in 1992. The membership of the Boards includes representatives of community-based organizations, state and local organized labor, state and municipal government, human service agencies, economic development agencies, community-technical colleges and other educational institutions, including secondary and post-secondary institutions and regional vocational technical schools. Boards administer employment and training activities at the local level in five regions of the state, working in partnership with local elected officials. Under the Workforce Investment Act, Boards are given increased authority for oversight, strategic planning and policymaking at the local level (in continuing close collaboration with local elected officials).

The Connecticut Career Resource Network (CCRN) is the state counterpart of the federal America's Career Resource Network (ACRN). The ACRN provides school administrators, teachers, guidance and career counselors, job developers and others with resources and training needed to assist youth and adults to make lifelong informed decisions about career choice and preparation.

The Department of Banking (DOB) is primarily a regulatory body. As stated in its mission, the DOB protects users of financial services from unlawful or improper practices by requiring that regulated entities and individuals adhere to the law. Further, DOB assures the safety and soundness of state chartered banks and credit unions, educates and communicates with the public and other stakeholders and promotes cost-efficient and effective regulation.

Another regulatory body that affects the business environment is the Department of Insurance (DOI). DOI's mission is to serve consumers in a professional and timely manner by providing assistance and information to the public and to policymakers and by regulating the insurance industry in a fair and efficient manner that promotes a

competitive and financially sound insurance market for consumers. In addition, the DOI enforces the state's insurance laws to ensure that consumers are treated fairly and are protected from unfair practices.

The following two regulatory agencies facilitate transactions among businesses, workers and consumers and promote a competitive business environment.

The Department of Revenue Services (DRS) administers the tax laws of the State of Connecticut and collects the tax revenues in a cost-effective manner. The agency is responsible for ensuring voluntary compliance with the tax laws through accurate, efficient and courteous customer services. It accomplishes this by educating the public about their tax responsibilities and by assisting taxpayers in filing appropriate tax returns and paying taxes. DRS has the authority to initiate action to collect unpaid taxes and apply enforcement measures when necessary. DRS is responsible for exercising its authority fairly and impartially for both the state and the taxpayer and for performing in a manner that instills public confidence in the integrity and fairness of the state's tax programs. It has been helping the business community, farmers, non-profit organizations and other entities with a variety of tax credit programs.

The Office of Policy Management (OPM) serves as a staff agency reporting directly to Governor and provides information and analysis required to formulate public policy for the state. In addition, OPM assists state agencies and municipalities in implementing policy decisions. Most of its programs directly assist municipalities through grants or reimbursements of lost tax because of various property tax exemptions (PILOT payments). Other programs benefit individuals (for example, the Disabled Tax Relief Program), while others help the business community although the primary recipients are municipalities. One such program is "Housing for Economic Growth (Incentive Housing Zones)." This program provides incentives to municipalities to create Incentive Housing Zones (IHZ) in eligible locations, such as near transit facilities, an area of concentrated development or an area that because of existing, planned or proposed infrastructure is suitable for development as an IHZ.

Another municipal development program is the "Local Capital Improvement Program," under which municipalities are the recipients, but the program ultimately leads to increased construction activity. Similarly, the Small Town Economic Assistance Program (STEAP) funds economic development, community conservation and quality of

life projects for localities ineligible to receive Urban Action (CGS §4-66c) funds. Recipients in this program can be municipalities, regional and non-profit organizations or state agencies. In any case, STEAP promotes business activities.

The Department of Economic and Community Development (DECD) develops and implements strategies to attract and retain businesses and jobs, revitalize neighborhoods and communities, ensure quality housing and foster appropriate development in Connecticut's towns and cities. The agency is not only involved in assisting businesses through programs providing export assistance, tax credits and business financing, it assists business projects from inception to completion through its site selection and technical assistance programs in cooperation with sister agencies such as CONNSTEP, the Connecticut Economic Resource Center (CERC), the Connecticut Development Authority (CDA), the Connecticut Housing Finance Authority (CHFA) and Connecticut Innovations, Inc. (CII).

DECD provides housing programs that include the Affordable Housing Program, the Home Investment Partnership Program, the Housing Trust Fund Program, the Pre-development Loan Program, the Land Bank and Land Trust Program, the Congregate Facility Operating Cost Program, the Elderly Rental Assistance Program, the Moderate Rental PILOT (Payment in Lieu of Taxes) Program, the Resident Services Coordinator (RSC) Program, Section 8 New Construction/Substantial Rehabilitation, the Surplus Property Program and the Enterprise Zone Property Tax Abatement Program. These programs promote the construction and renovation of low- and moderate-income housing, help with operating costs of certain housing and help housing seekers find appropriate housing in the state as well as reward and stimulate investment in distressed areas of the state.

Similarly, under its community development programs, DECD operates the Small Cities Community Development Block Grant Program, the Energy Conservation Loan Program, the Connecticut Main Street Program and the HUD Neighborhood Stabilization Program (NSP). Programs such as the Dry Cleaning Establishment Remediation Fund, the Special Contaminated Property Remediation and Insurance Fund (SCPRIF), the Connecticut EPA Assessment Program, the Connecticut Brownfield Revolving Loan Fund, the Underground Storage Tank Petroleum Clean-Up Program, the Environmental Insurance Program and the Urban Sites Remedial Action Program

(USRAP) improve contaminated sites and promote their redevelopment and appropriate infill.

DECD assists businesses through the Urban Action Grant program, the Connecticut Small & Minority Contractors Set-Aside Program, the Small Business Credit Assistance Program, the Manufacturing Assistance Act and the Naugatuck Valley Revolving Loan Fund.

These DECD programs directly and indirectly assist large and small businesses in Connecticut create jobs, improve infrastructure, promote redevelopment of otherwise unused and unusable industrial sites and provide housing for otherwise underserved populations.

5. Regulatory Services

The regulatory services of the Department of Consumer Protection (DCP) are important to the state's business environment. Through its regulatory and protective measures, DCP on the one hand creates a business environment in which consumers are assured of the safety of the goods and services they consume as well as the fairness of their price, while on the other hand, it deters service providers from engaging in fraudulent activities. A balanced and effective regulatory mechanism helps create a healthy business environment where buyers and producers of goods and services both benefit.

DCP through its various programs regulates food, drugs, alcohol, cosmetics and medical devices in order to safeguard the health and safety of Connecticut residents. It regulates professional and occupational licensing so that Connecticut residents receive the services of qualified and competent providers. DCP protects the public from unfair or deceptive trade practices and unsafe consumer products and helps to mediate disputes between buyers and sellers by regulating health clubs, closing-out sales and itinerant vendors. DCP responds to telephone and written consumer complaints; it administers the Lemon Law and the Home Improvement, Product Safety and New Home Construction programs. DCP enforces the Connecticut Unfair Trade Practices Act.

6. Culture and Tourism Programs

An important sector of Connecticut economy is culture, heritage and tourism. Connecticut is home to many historic sites. Her flora and fauna and the distinct seasonal characteristics make Connecticut a special destination for tourists and visitors. Consequently, the leisure and hospitality industry assumes an important place in the Connecticut economy. The Connecticut Commission on Culture and Tourism (CCCT) has put forward a number of programs to promote tourism, to groom local artists from various backgrounds and to attract them from other states so that they can make Connecticut their permanent home. With more than 80 programs, CCCT offers grants and fellowships to promote fledgling artists, offers tax credits for the rehabilitation of historic buildings, implements historic preservation and museum services, supports non-profit cultural organizations, publishes the Connecticut Tourism E-Newsletter and hosts the Connecticut Open-House Day among others. In part due to CCCT efforts and programs, Connecticut may promote its status as not only a vibrant economy, but also as a beautiful place to live, work or visit.

IV. ECONOMIC DEVELOPMENT PERFORMANCE

A. Economic Development Introduction

This section begins with a brief overview of DECD's economic development mission and strategic direction. DECD's economic development and business assistance investment standards and underwriting criteria are stated and defined as are the measures and measurement methodology used to gauge the agency's performance.

As part of the department's overall mission, DECD works to maximize economic opportunities through the creation and retention of jobs, workforce development, business expansion, recruitment and retention, export assistance and direct foreign investment in the state.

Economic development is more than providing financing; it is about creating opportunities and fostering and sustaining prosperity. Economic development provides and enhances the foundation from which economic growth occurs, and is a key element in sustaining competitiveness, increasing personal wealth, growing employment opportunities and providing upward mobility for low- and moderate-income families.

The primary objective of public economic development is to build stronger, better communities. To achieve this, economic development organizations employ strategies that seek to create employment opportunities, expand the tax base and diversify the economy. Economic development has four components:

- provide business and development financing;
- offer development services;
- build and enhance the competitive environment and economic infrastructure; and
- reduce urban sprawl through the reuse of brownfields and responsible growth practices.

These four components make up a comprehensive economic development strategy aimed at improving both businesses and communities. They are combined for the purpose of increasing private investment, raising private-sector employment, enhancing development capacity, strengthening the state's economic climate and achieving the state's public policy goals and objectives.

It is often assumed that business financing is synonymous with economic development. However, there are two important distinctions:

- Financing is only one of many tools used for economic development; and
- Economic development includes both business and community development.

A narrow focus, limited strictly to business financing, shows only a small portion of the economic development activities of Connecticut agencies.

Lowering business costs is one of the best ways to attract investment and spur business expansion and job growth in Connecticut. Survey after survey indicates companies are deterred by the relative high cost of doing business in the state – a fact that clearly hampers economic development efforts.

The ability to assist business customers with their project implementation and provide a seamless and expedited regulatory process is an essential competitiveness issue. Timely execution of new business development initiatives often relies on the efficiency of the permitting process to allow for project execution by the business customer. DECD is uniquely positioned to assist with this important competitiveness issue with its experienced engineering professionals that assist DECD's business customers.

Given that Connecticut is at a competitive disadvantage when it comes to cost, it is imperative that agencies like DECD support business retention and creation through the use of customized business financing and tax incentives. The competition for quality jobs is fierce and these types of assistance can ultimately tip the balance in Connecticut's favor as companies make critical decisions as to where to locate or expand.

B. Economic Development Overview

1. Economic Growth Requires a Comprehensive Approach

Nurturing economic growth requires a comprehensive and holistic approach. An economy is a dynamic system. Forming its foundation are numerous interconnected factors whose condition can either foster or constrain economic growth. These factors include not only access to capital for businesses but also the supply and affordability of quality housing, the functionality and quality of transportation and education systems, access to and the affordability of healthcare, the supply and affordability of energy, the preservation, enhancement and expansion of the workforce, and the support of the state's culture and arts assets. As such, it must be recognized that these factors are

inextricably linked and the success or failure of an economy is determined by the quality, vitality and strength of its underlying foundations.

2. **Economic Development and Business Assistance**

DECD administers a broad array of economic development and business assistance programs, ranging from direct business assistance financing to tax credits and abatements to technical business assistance. DECD also provides fiscal support to other economic development organizations that provide specialized assistance.

The state has two specialized economic development agencies, the Connecticut Development Authority (CDA) and Connecticut Innovations, Inc. (CI), CDA specializes in business financing, while CI specializes in equity and mezzanine financing for technology companies. The state does not act alone in providing economic development and business assistance. Its efforts are augmented and enhanced by the efforts and activities of many other local, state and federal organizations.

3. **Economic Development Mission**

DECD's economic development mission is to improve the state's long-term competitive position through the diversification of the state's economy, the provision of targeted strategic investments in key industries and the provision of technical and financial business assistance to Connecticut's businesses.

Mission Implementation

DECD has adopted a comprehensive approach to economic development that uses both short-term and long-term strategies and addresses the primary issues of job creation/retention and economic expansion. Because there is no single solution or method to achieving sustainable growth and economic prosperity, the agency uses this approach to maximize the holistic and synergistic effect of these efforts. As such, DECD's economic development efforts are divided into two functional areas that encompass the agency's short-term and long-term economic strategies:

- Business assistance and economic infrastructure development; and
- Strategic competitiveness.

DECD offices with economic development responsibilities directly support these functions. In turn, these help achieve the department's economic development goals

of job creation/retention, economic expansion and improving the long-term competitive position of the state.

DECD monitors and analyzes the state, regional and national economies, and develops policies, strategies, programs and services to meet its goals. DECD uses many state and federally funded economic development programs and services to address economic, business and workforce development issues and to create employment, training, business expansion and infrastructure improvement opportunities.

4. Functional Components

DECD's economic development goals are supported by short-term and long-term strategies. The short-term strategy centers on servicing the needs of individual businesses on a project-by-project basis. The activities under this effort fall into the categories of business assistance and economic infrastructure and include: recruitment of new businesses to the state; expansion and retention of existing Connecticut businesses; promotion of exports; attraction of Foreign Direct Investment (FDI) to the state; and coordination and implementation of complex real estate development projects including permitting assistance, brownfield redevelopment and tax incentive programs.

Connecticut's long-term competitiveness strategy focuses on key industry clusters/sectors and is based on the economic premise that clusters of industries, not individual companies, will drive Connecticut's economy. The expansion of quality jobs and wealth will occur only where a large number of companies can successfully compete in the global marketplace. The ultimate goal of this strategy is to increase the competitiveness of Connecticut businesses and to develop a high performing economy by nurturing industry cluster/sectors and strengthening the economic environment in which they compete.

5. Economic Development and Business Assistance Tool Box

DECD administers many economic development and business assistance programs, including:

- Dry Cleaning Establishment Remediation Fund;
- Enterprise Zone (EZ) Program;

- Export Assistance;
- Municipal Development Program;
- Inner City Business Strategy Loan Guarantee Program;
- Insurance Reinvestment Tax Credit Program;
- Job Creation Tax Credit Program;
- Manufacturing Assistance Act (MAA) Program;
- Small Business Credit Assistance Program
- Connecticut Clean Tech Fund
- Small Manufacturers Competitiveness Fund
- Micro Loan Guarantee Program for Women and Minority-Owned Businesses;
- Naugatuck Valley Revolving Loan;
- Participation Loans with the Connecticut Development Authority;
- Small Cities and Section 108 Programs;
- Small Town Economic Assistance Program (STEAP);
- Special Contaminated Property Remediation and Insurance Fund (SCPRIF);
- Technical Business Assistance Programs;
- Turnaround Management Assistance Program;
- Urban Act (UA) Program;
- Urban and Industrial Site Reinvestment Tax Credit Program;
- Urban Sites Remedial Action Program; and
- Workforce Development and Training Assistance.

Descriptions of each DECD program are in Section I of this report.

C. Economic Development Goals, Objectives, and Measures

1. Measuring Performance

When measuring the performance of the department in terms of meeting its economic development mission, DECD considers two general performance categories: compliance with programmatic statutory requirements and the impact of the department's economic development and business assistance investments.

2. Measuring Investment Portfolio Performance

The measures used are:

- Maximization of DECD financial resources as demonstrated by leveraging ratios;
- The number of jobs created and retained as a result of DECD's investments;

- The quality of the jobs created and retained as a result of DECD's investments (as represented by the average compensation paid by businesses within DECD's active portfolio and percentage with health insurance coverage);
- The number of businesses successfully recruited to relocate to Connecticut as a result of DECD's recruitment efforts; and
- The number of businesses that expanded or were retained in Connecticut as a result of DECD's retention efforts.

3. Measuring Economic Impact

The measures used are:

- The effect of DECD's investments on state gross domestic product, personal income and state tax revenues;
- Increase in property values as indicated by the value of capital expenditures in a given community and the growth in property tax revenue; and
- Productivity.

4. Investment Standards

Economic development and business assistance are awarded based, in part, on the standards identified, but assistance is not limited to those standards. DECD's investments are made for the purpose of fulfilling the agency's mission and furthering the state's public policy objectives.

These include, but are not limited to:

- Preservation, expansion and enhancement of the state's workforce;
- Preservation and expansion of state and local tax base;
- Infrastructure improvement;
- Redevelopment of brownfields sites;
- Urban renaissance and revitalization;
- Creation and preservation of affordable housing; and
- Transit-oriented development.

DECD is primarily a gap financier. The agency routinely conducts a basic economic impact analysis as a part of its underwriting process to determine a project's economic benefit to the state. This analysis determines the internal rate of return on an investment, the payback period and the projected incremental increase in tax

revenues to the state as a result of the investment. DECD's projects typically have a payback period of less than three years. Payback is a combination of principal and interest payments and the incremental increase in tax revenues generated by the state's investment.

DECD's due diligence process includes five primary components:

- Project Feasibility Review;
- Financial Analysis;
- Basic Economic Impact Analysis;
- Consistency with State Land Use Policies; and
- Technical and Regulatory Feasibility.

5. Financial Analysis Process

DECD employs a comprehensive due diligence process that includes, but is not limited to:

- information collection
  - pre-application form
  - business plan
  - threshold projects form
  - high-performance workplace form
  - project description
  - source and use statement
- financial statements – three consecutive years;
  - balance sheets
  - income statements
  - associated schedules
  - notes to financial statements
  - annual reports or 10K for a publicly-traded company
- projections – three consecutive years;
  - projected balance sheets
  - projected income statements
  - projected employment
    - type of jobs
    - payroll

- projected taxes
- corporate taxes paid to Connecticut
- payroll taxes paid to Connecticut
- sales taxes paid to Connecticut
- taxes generated by the project

- spreadsheet analysis – DECD utilizes financial statement analysis software that provides:
  - ratio analysis
  - trend analysis
  - cash flow analysis
  - industry comparison
- credit risk rating – DECD utilizes an internally developed Credit Risk Rating spreadsheet that produces a risk rating based on several key financial and operational factors.
- economic impact analysis (EIA) – DECD utilizes an internally-developed cost-benefit analysis tools to estimate a project's preliminary economic impact and payback period. As the project develops, DECD will conduct another extensive EIA, using the Regional Economic Models, Inc. (REMI), Policy Insight Econometric model or other economic models as required, or an externally-generated third party REMI analysis and/or other contracted third party economic analysis.
- due diligence – In some cases it may be necessary, as part of the agency's due diligence, to initiate background checks. These checks may include tax verification with Department of Revenue Services (DRS), credit bureau checks, character/reference checks and additional research using reference materials and the Internet. DECD may also utilize the services of a third party investigative research company.
- financial write-ups – Projects receive a financial write-up report based on the results of DECD's due diligence process. The financial write-up is used as part of the financial assistance decision-making process. The financial write- up consists of the following categories:
  - summary information
  - issues/risks
  - company overview
  - products

- market outlook
- project description
- eligibility
- public policy objectives
- financial analysis
- repayment sources
- collateral
- management
- employment analysis
- economic impact analysis
- credit risk rating
- deal structure

In addition, proposed investments are reviewed for consistency with state environmental and land use policies. Information for each location decision is collected and reviewed for both consistency with the *State of Connecticut Plan for Conservation and Development*, and for early determination of any regulatory permits that may be needed for the development schedule.

The primary goal of economic development policy must be to build stronger and better communities through sustained economic growth and development. DECD has a fiduciary responsibility to invest taxpayer dollars in an efficient and a responsible manner, while maximizing economic and social benefit.

A principal reason for executing economic and community development projects is to achieve public policy objectives other than job creation and retention—such as brownfields remediation and redevelopment; urban revitalization; infrastructure improvements; job training; cultural and quality-of-life improvements; promoting economic diversity; and maintaining and expanding the state and local tax bases. While job creation and retention is certainly one important goal of a government's economic development efforts, it is not the only goal.

Other socio-economic benefits derived from economic and community development investments must not be overlooked. To ensure public funds are appropriately

directed, government has at its disposal numerous tools used to gain insight into the needs of its citizens and to construct and test public policy alternatives.

In an effort to quantify the impact of a proposed project on a city, a region and the state, DECD prepares an economic impact analysis utilizing various econometric models and economic multiplier systems. Economic impact analysis (EIA) studies determine the economic development need of a project and its return on investment and, ultimately, justify public funding. These studies are an assessment of the likely impacts of proposed actions and/or possible events, or of the economic activity associated with past or current actions on the economy. Such studies assess many types of projects, such as business expansion, business retention, industrial or commercial park development, transportation (highways, rail, airports, ports), downtown revitalization or the impact of state and/or local tax policies, environmental remediation and community development projects.

Based on an EIA, DECD develops a fiscal impact that determines the cost-benefit of a proposed action. A fiscal impact is the effect on government revenue and expenditure resulting from or related to economic policies or activities. Fiscal impacts, while related to economic impacts, are not the same, and the differences between the two should be noted. A fiscal impact assists policymakers in making informed decisions on the highest and best use of public funds.

6. Marketing Efforts

During SFY 2009-10, DECD used a broad range of marketing efforts, including but not limited to:

- DECD continued working closely with CDA and CI at both the executive and staff levels to better coordinate the delivery of services to customers. This improved collaboration is helping to attract and retain jobs and businesses in Connecticut, and is creating a more clear and consistent message to prospective business clients.
- DECD participated in several out-of-state recruitment marketing events by sending staff to attend and represent the state; by procuring space for Connecticut companies to market their products and services; and by leading groups of Connecticut companies and facilitating meetings with new business leads.

- DECD participated in several in-state expansion and retention marketing events which allowed OBID staff to assist Connecticut businesses in accessing the many state and federal resources; showcase available industrial properties to various companies; and inform site selectors and corporate real estate executives about the benefits of doing business in Connecticut.
- OBRD participated as speakers and panelists at numerous events throughout the state including the second Housing Transportation & the Environment: The Convergence of Transit Green Building & Brownfield Remediation workshop; two Connecticut Council of Municipalities (CCM) workshops; two University of Connecticut forums and a Regional Growth Partnership workshop.

D. High Performance Work Organizations

DECD had two High Performance Work Organization projects during FY 2009-10.

E. Economic Development Portfolio Analysis

1. Business Assistance

Connecticut has many business assistance programs and incentives. Incentives include direct financing in the form of loans and grants, loan guarantees, equity investments, tax credits and tax abatements. The state also provides technical assistance to businesses.

Connecticut provides these products and services through three economic development agencies – DECD, CDA and (CI) – as well as through their agents and partners including: participating banks, regional revolving loan funds, Connecticut Economic Development Fund (CEDF), Connecticut State Technical Extension Program (CONNSTEP), Procurement Technical Assistance Program (PTAP), Connecticut Small Business Development Centers (SBDC) and others. Connecticut also provides business assistance through other state agencies such as the Department of Revenue Services (DRS) tax credits, the Department of Labor (DOL) Labor Training and Employment Services, and OWC. A complete list of Connecticut's business tax credits appears in the Appendix of this report.

DECD administers numerous economic development and business assistance programs and provides several types of business assistance products and services, which fall into the following broad categories:

a. **Financing –** DECD's direct business assistance efforts include direct financing programs, in which loans and/or grants are provided to eligible companies to assist them with fulfilling eligible projects. Eligibility varies according to funding source. Business assistance projects make up the department's Business Assistance Portfolio. The composition and performance of DECD financial business assistance is reported in the Business Portfolio section.
b. **Tax Credits –** DECD administers three tax credit programs: the Urban and Industrial Site Reinvestment Tax Credit Program, the Insurance Reinvestment Tax Credit Program and the Job Creation Tax Credit Program. Under these programs, tax credits are provided to eligible businesses, developers and/or project investors to assist with the fulfillment of an eligible project. The composition and performance of DECD's tax credit portfolios is reported in the Urban and Industrial Site Reinvestment Tax Credit portfolio and the Insurance Reinvestment Tax Credit portfolio sections, respectively.
c. **Technical Assistance –** Because not all businesses need financial assistance to enhance their projects, DECD staff is also responsible and available for brokering services and technical assistance on behalf of businesses. The range of services includes: access to turnaround management intervention; facilitating state permitting processes with various regulatory agencies; coordinating project development that may include major infrastructure improvements with the Department of Transportation; and access to a myriad of assistance programs that help companies modernize their facilities, including transfer technology and linkage to workforce development, education and training resources and programs.

2. Economic Development and Public Sector Financing

DECD may grant or lend money, but it is not a bank; it is a government agency that provides gap financing. As such, it lends money to support various public policies, some of which put receiving a direct monetary return behind laudable social goals and objectives such as: inner city revitalization, brownfields remediation, inner city job creation, job retention or preservation, workforce development and enhancements to quality of life.

The primary purpose of a bank is to provide access to capital in exchange for compensation for the use of that capital. The bank's compensation comes in the form of fees collected and interest charged on the principal amount. Herein lies the major

difference between public economic development financing and private business financing. A bank's primary consideration in providing access to capital is to make a profit for the bank ownership. Its existence rests on the ability to collect its contracted return, so a bank must fully secure its loaned capital against the possibility of the customer defaulting on its obligations. Again, the bank's overriding motivation is making the largest profit possible. When public sector financing is employed, it must be flexible in order to meet the unique needs that often accompany the types of projects the agency is called upon to finance.

DECD is a gap financier. Sometimes a gap often occurs because there is not enough security available for a conventional lender, or a quasi-public agency like CDA, to provide all of the funding necessary for a project. Underfunding a project is, in most cases, throwing good money after bad. Without someone to fill the gaps, these projects may not go forward. As a gap financier, DECD funds the difference and allows projects to go forward. These economic development investments, while financially sound, are intended to implement public policy that benefits taxpayers and businesses. It is, therefore, the responsibility of economic developers to balance financial risk and return with the fulfillment of public policy. For this reason, they tend to accept higher levels of risk than those programs that are exclusively privately financed.

Economic development financing programs vary according to risk. There is a spectrum of financing products that fall onto a risk continuum. At one end is private financing; this uses financial return on investment as the sole criterion for financing. At the other end, the public grant measures return in public purpose, as well as the direct and indirect financial benefits that accrue to the state and local community.

In Connecticut, this spectrum of risk absorption is apparent in the range of economic development financing programs. The state's three economic development agencies are responsible for different pieces of the overall economic development strategy. Each of Connecticut's economic development agencies provides financing, however, the financial tools differ due to each agency's structure, specialization and overall mission.

CI focuses on the development of new technology by emerging companies and research institutions, as well as the application of new technologies by existing firms.

CI's financial programs are most similar to those of a venture capital firm, with an emphasis on technology development as well as a financial return on investment. CI is accountable for high-risk technology development investments because public policy has recognized technology development as a high priority.

CDA specializes in business finance. Its operations and procedures are closest to those of a traditional bank, as they tend to focus on the least risk loan. This structure is necessitated by the fact that CDA is a self-sustaining organization and must earn a minimum return.

DECD provides the policy framework for economic development in Connecticut. The agency has a variety of finance programs complemented by services. In providing financing, DECD operates primarily as a gap financier or lead financier for higher risk projects targeted by state public policy priorities, such as loans to businesses in low-income urban centers. DECD also provides development financing and public investment in economic foundation projects, such as human and capital infrastructure investments. These investments create and/or enhance the economic environment, making development possible. Public investment projects have substantial economic and social benefits, and often must be made before business financing can take place.

Financial assistance from DECD to businesses, including loans and grants to individual companies, was created to augment CDA (particularly when financial risk is beyond CDA's traditionally accepted risk rate) and designed to be flexible so as to meet financial needs that cannot be met through conventional or CDA financing. Many of these financial needs, such as labor training, are not self-securitizing like a hard asset. One of DECD's greatest strengths is its ability to provide financing for intangibles, an area that is ignored by private sector financiers. DECD is neither a bank nor a philanthropic organization and is expected to fund and provide services to higher risk, sometimes troubled companies if their economic impact on the community is deemed to be substantial. One of DECD's statutorily mandated obligations is to venture into lending territory where conventional lenders fear to tread. In many cases, the agency has become the lender of last opportunity, working with companies that show potential for turnaround and growth, but will not qualify for conventional or CDA financing.

Because of the higher risk of certain projects that DECD participates in, it is not always possible to attain the same level of security in an investment as a conventional lender. For these projects, DECD endeavors to identify and mitigate existing risks to the fullest extent possible. If security were available on these projects, conventional lenders and/or the CDA would take them on and DECD would not have to get involved.

If a project is risky and the security protection is not available, why does DECD provide financing? The answer is that these projects have high socioeconomic benefits and fulfill important public policy goals and objectives. It is also important to note that if DECD does not undertake these types of projects, no one will, and the state's public policy goals will go unmet. DECD evaluates each project and finance recipient in much the same way as any other lending organization. However, DECD has a responsibility to go one step further and evaluate the project's potential economic and social impact/benefits as well as its ability to meet the state's public policy goals and objectives; and then consider these factors in the agency's lending decision-making process.

DECD began providing financing in the early 1990s with passage of the Economic Development and Manufacturers Assistance Act (MAA). Programs such as MAA were relatively new in the country at the time (especially to Connecticut), and the state was in the midst of a severe economic downturn.

Over the years, DECD has become more sophisticated in its lending practices, underwriting and assistance agreements (contracts). An assistance agreement of today is vastly different from one 10 years ago. Reporting criteria to the legislature has also changed in the past decade. The agency's portfolio still contains projects from that earlier period. Older assistance agreements do not contain language that calls for the submission of certain information to DECD, nor do they have language that provides DECD the ability to demand it. As new reporting requirements emerge, DECD adjusts its contracts to include them, and ensures the required information, going forward, is reported. It is, however, difficult for DECD to impose these requirements retroactively.

At times, DECD does provide funding to companies in financial trouble, although this is done in an attempt to save the companies and preserve Connecticut jobs. DECD also provides funding to early stage companies in an effort to create jobs in urban areas

and to renovate and remediate inner city properties. In all cases, DECD identifies the risks associated with these investments. In conjunction with the Connecticut chapter of the Turnaround Management Association (CT-TMA), DECD developed a pro-bono program where turnaround management professionals assess a troubled company's health, problems, and chances for survival. They then make recommendations to the company and to DECD. This is done in addition to DECD's due diligence.

Sometimes, the state's efforts are successful and the companies do turn around and grow. Sometimes, companies fail despite all of the agency's efforts. Other times, the best that can be hoped for is to keep the company going long enough for other economic development efforts to create employment opportunities so when the company does fail, there is a place for its employees to go.

3. Business Assistance and Accountability (Clawbacks) Protection of State Instruments

DECD has policies and systems in place to safeguard the state's investments. In accordance with C.G.S. Section 32-701 and the department's project review procedures, DECD requires businesses receiving financial assistance from DECD to commit to the creation and retention of jobs. DECD ensures that those commitments are enforced through the use of penalties and clawback provisions within assistance agreements.

C.G.S. Section 32-5a requires all businesses that receive state financial assistance to retain operations in the state for a period of not less than 10 years. Failure to meet this provision automatically requires the assistance recipient to immediately repay the financial assistance they received plus a minimum 5% penalty. DECD routinely requires recipients to pay a 7.5% penalty.

In addition, DECD assistance agreements generally contain special requirements and/or additional terms and conditions, including penalties, unique to a specific project and/or assistance recipient to ensure taxpayers' dollars are adequately protected. Any renegotiating of DECD contracts is done with the goal of preserving jobs and taxpayer dollars.

Typically, DECD's financial assistance agreements with businesses require the creation and/or retention of jobs as of a specific date as a condition of financial

assistance. Companies with these requirements may have from two to five years within which to reach the agreed upon job goals. DECD or an independent public accountant conducts job audits required by contract that cover a specific period in which the companies are required to have these positions in place.

In cases where a contractual job obligation is not met, DECD has, in accordance with the assistance agreement between the department and the recipient, the right to impose penalties that include an increase in the interest rate of the loan for the remainder of the life of the loan and/or require a dollar-per-job penalty repayment. However, in some cases, DECD will need to work with a client that has failed to meet its contractual obligation and come to a suitable resolution. DECD actively encourages financial assistance recipients to notify it of any potential or pending non-attainment of the jobs obligation of the agreement. In such cases, DECD makes every effort to help the business meet its contractual obligation. This is done to ensure the long-term viability of the company and to protect current jobs, the company's employees and the state's investment.

DECD understands that businesses are subject to market forces and that an adverse change in a given market or industry, or in the general economy, may preclude assistance recipients from meeting negotiated job levels. DECD is sensitive to the unpredictable fluctuations in economic markets. The agency also understands that imposing onerous penalties on a company experiencing difficult times could make a bad situation worse. DECD will, depending on the circumstances, restructure the job creation and retention requirements by changing the job attainment/retention level, extending the creation/retention period or restructuring the penalty. When there is no justification to support a change in the contractual obligations, DECD will actively enforce the recovery or clawback of funds.

DECD assistance agreements may require companies to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. The agency considers requests to modify a company's employment obligation and/or its related penalty when a company fails to reach its target. As part of the review process, DECD evaluates several factors before changing terms and conditions. These factors may include, but are not limited to, financial capacity and ability to repay, economic conditions that impact job growth and market

conditions of the company's industry. In addition, DECD considers the potential impact on the workforce that may occur as a result of penalties being imposed.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the company, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions considered would be intended to preserve the current workforce.

DECD tracks contract requirements and has procedures in place for conducting job audits, including appropriate guidelines related to non-compliance with employment obligations. The agency also conducts project audits and has appropriate guidelines related to non-compliance with project expenditures.

DECD utilizes the Office of the Attorney General when the agency is unsuccessful in securing a remedy to any default by the assistance recipient. Thus, DECD assistance agreements are enforced through the courts, with the help of the attorney general's office, when DECD has exhausted its ability to collect from a defaulting funding recipient.

4. Presentation of the Portfolio

DECD's business assistance portfolio is composed of loans and grants that were provided to Connecticut businesses by DECD to assist them in the fulfillment of specific projects that, but for state assistance, would not have occurred. This portfolio only contains active investments, that is, companies in the portfolio still have contractual obligations with the state, such as the 10-year residency requirement under C.G.S Section 32-5a and, in many cases, job requirements. Companies are removed from the portfolio when they have completed their contractual obligations, have had their obligations discharged from bankruptcy or have gone out of business. In some cases, there are projects that have ongoing contractual obligations (e.g. loan payments) due to the state that go beyond the 10- year period and those are noted in the report. As such, the composition of this portfolio is dynamic – changing from year to year with new companies joining and older ones with completed obligations retiring – and represents a snapshot in time.

Some companies have more than one assistance agreement with DECD. This is primarily due to companies expanding and making requests for additional funds to support their growth. For example, a company may need to purchase machinery and equipment to support increasing sales, but conventional financing will only provide a certain amount of funds based on their lending criteria. DECD would help to fill that financing gap, as well as to lower the borrowing costs for the company. In the future, this company may come back to DECD with another project to expand its facility and that may require additional gap or low-cost financing.

DECD's business assistance portfolio as of June 30, 2010, spanned the period from May 1992 through June 2010. During that period, Connecticut and its economy experienced:

- banking and credit crises including a sub-prime housing mortgage crisis;
- downward cycles in Connecticut's real estate market;
- severe contraction of Connecticut's defense industry (early 1990s);
- protracted recessions;
- state budget crises;
- the DOT.COM collapse;
- severe contraction of the technology sector (primarily IT and Communications);
- severe downturns in the stock market;
- the events of September 11, 2001;
- the Afghanistan and Iraq Wars;
- unprecedented national and global natural disasters with equally unprecedented insurance claims and payouts;
- the rapid growth of the economies of China and India;
- emergence of electronic commerce;
- rapidly accelerating technological change;
- sharp increases in energy prices;
- unprecedented gains in productivity;
- a national housing bubble collapse;
- a global financial and banking crisis; and
- a global recession.

Few foresaw these events, which have all impacted the economy in significant and profound ways. The events listed above, and many others, directly influence DECD

investment priorities and policies. Because the economy is fluid, DECD's investment and assistance policies must be flexible enough to meet the economic needs of the state and its businesses as they emerge and change. Because DECD's investments have occurred over time, the performance of the DECD business assistance portfolio cannot be viewed solely through the prism of current economic conditions and market forces. In order to accurately and appropriately judge the performance of the DECD business assistance portfolio, the economic conditions that existed at the time each investment was made, as well as those existing in subsequent years, must be considered.

5. Analysis of the Portfolio

Detailed information regarding DECD's business assistance portfolio is located in the Appendix of this report. What follows is an analysis of the business assistance portfolio as of June 30, 2010. As of that date, the financial default rate for active projects under this portfolio was .1%.

6. Portfolio Activity

In SFY 2009-10, DECD provided $20,182,448 in direct financial assistance and another $9,479,739 in tax credits to Connecticut companies. DECD's investment leveraged $248,278,836 in additional private investment. Additional information regarding these investments is in the Appendix of this report.

7. Composition of the Portfolio

Table 116 shows the number of projects that make up the business assistance portfolio.

Table 116: Business Assistance Portfolio		
Total Number of DECD Projects	90	70%
Total Number of DECD/CDA Seamless Projects	19	15%
Total Number of DECD Tax Credit Project s (URA,JCTC)	20	15%
Total Number of Projects	**129**	**100%**

Source: DECD

8. Seamless Projects

To encourage state economic growth, and in accordance with C.G.S. Section 32-222, the DECD and the CDA offer low-cost capital to Connecticut businesses. As part of this

initiative to assist businesses in accessing this low cost capital and to facilitate a borrower-friendly loan approval and provide for one funding process, DECD or CDA may propose participating in certain loan transactions together. These transactions are called seamless projects.

9. Type of DECD Financial Assistance

Table 117 shows the various types of financial assistance. Financial assistance may be in the form of a loan, grant, loan guarantee or any combination thereof. Of the 129 projects, 20 were for tax credits.

Table 117: Types of Financial Assistance	
Projects Funded by Loan Only	101
Projects Funded by Grant Only	6
Projects Funded by Combination of Grant and Loan	2
Tax Credit Projects	20
Total	**129**

Source: DECD

10. Total Value of DECD Business Assistance Investments

Table 118 shows the total value of the business assistance portfolio of which, $243,616,090 of these were for tax credits.

Table 118: Business Assistance Value		
Loans	$179,546,609	91%
Grants	$18,500,000	9%
Total Portfolio Value	**$198,046,609**	**100%**
Tax Credits	$243,616,090	100%

Source: DECD

It has been DECD's policy since SFY 1995-96 that financial assistance to businesses is, primarily, in the form of low-interest loans. Business assistance grants issued by DECD after 1996 account for less than 9% of this portfolio's total value; see Table 119. Table 120 provides the percentage distribution of grants and loans in each of the portfolio years.

Table 119: Percent of Grants and Loans by Year and Amount				
SFY	**$ Value of Grants**	**% of Total**	**$ Value of Loans**	**% of Total**
1992	$ -	0%	$ 2,099,074	1%
1993	$ 3,000,000	16%	$ 2,350,000	1%
1994	$ -	0%	$ -	0%
1995	$ -	0%	$ -	0%
1996	$ 2,000,000	11%	$ -	0%
1997	$ -	0%	$ -	0%
1998	$ 1,750,000	9%	$ 2,743,544	2%
1999	$ 2,000,000	11%	$ 6,662,500	5%
2000	$ 5,000,000	27%	$ 3,950,000	4%
2001	$ -	0%	$ 60,019,750	33%
2002	$ -	0%	$ 8,037,831	4%
2003	$ -	0%	$ 5,470,000	3%
2004	$ 2,500,000	14%	$ -	0%
2005	$ -	0%	$ 775,000	0%
2006	$ -	0%	$ 4,227,950	2%
2007	$ -	0%	$ 17,826,000	10%
2008	$ -	0%	$ 26,180,000	15%
2009	$ -	0%	$ 20,182,448	11%
2010	$ 2,250,000	12%	$ 19,022,512	11%
Total	**$18,500,000**	**100%**	**$179,546,60**	**100%**

Source: DECD

Table 120: Percent of Grants and Loans by Year						
SFY	**# of Grants**	**% of Total**	**Cuml %**	**# of Loans**	**% of Total**	**Cuml %**
1992	0	0	0%	1	1%	1%
1993	1	13	13%	3	3%	4%
1994	0	0	13%	0	0%	4%
1995	0	0	13%	0	0%	4%
1996	1	13	26%	0	0%	4%
1997	0	0	26%	0	0%	4%
1998	1	13	39%	5	5%	9%
1999	1	13	52%	3	3%	12%
2000	1	13	65%	4	4%	16%
2001	0	0	65%	9	9%	25%
2002	0	0	65%	10	10%	35%
2003	0	0	65%	5	5%	40%
2004	1	13	78%	0	0%	40%
2005	0	0	78%	3	3%	43%
2006	0	0	78%	10	10%	53%
2007	0	0	78%	11	11%	64%
2008	0	0	78%	18	17%	81%
2009	2	0	78%	11	11%	92%
2010	8	25	10%	10	10%	100%
Total	**8**	**10**	**100%**	**10**	**100%**	**100%**

Source: DECD-Totals may differ due to rounding

11. Project Funding Sources

The MAA program is DECD's primary funding source for providing direct financial assistance to businesses. MAA was created by the legislature in 1990 to strengthen the state's economy by providing financial assistance to manufacturers and economic-based businesses for eligible economic development projects. Table 121 provides a breakdown of funding by funding source.

Table 121: Funding Break Down		
	Dollar	**%**
MAA	$184,146,609	93%
NVRLF	$400,000	0%
UA	$13,500,000	7%
Total	**$198,046,609**	**100%**

Source: DECD

Table 122 provides a breakout of loans and grants for MAA. Ninety-seven percent of MAA funds used for business assistance projects were provided in the form of loans.

Table 122: Funding Source Detail – MAA		
	Dollar Value	**%**
Loans	$179,146,609	97%
Grants	$5,000,000	3%

Source: DECD

Table 123 provides a breakout of loans and grants for the Naugatuck Valley Revolving Loan Fund (NVRLF). All of the funds were used for business assistance projects provided in the form of loans.

Table 123: Funding Source Detail – NVRLF		
	Dollar Value	%
Loans	$400,000	100%
Grants	$ -	0%

Source: DECD

Table 124 provides a breakout of loans and grants for Urban Action (UA) Grant Program funds. All of the UA program funds used for business assistance projects

were provided in the form of grants. By statute, UA funding can only be in the form of a grant.

Table 124: Funding Source Detail – UA		
	Dollar Value	%
Loans	$ -	0%
Grants	$13,500,000	100%

Source: DECD

12. Leveraging

As a result of DECD's business assistance investments of $198 million, an additional $1.42 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, seven dollars were invested by private industry. (Table 125)

Table 125: Leveraging		
Total Amount Invested in Projects	$1,618,100,244	100%
Total Non-DECD Invested in Projects	$1,422,253,635	88%
Total DECD Invested In Projects	$198,046,609	12%
Leverage Ratio	7	

Source: DECD (does not include tax credit projects)

13. Industrial Composition of the Portfolio

Table 126 shows the industry mix of the DECD business assistance portfolio as a percentage of the total investment. Thirty-nine percent of DECD business assistance funding was invested in Connecticut manufacturers and 41% invested in businesses in the finance and insurance sector.

Table 126: Business Assistance Portfolio Industrial Composition			
NAICS		**Total DECD Investment**	**%**
11	Agriculture	$ 810,000	0%
22-23	Utilities/Construction	$ 900,000	0%
31-33	Manufacturing	$ 80,704,359	41%
42	Wholesale	$ 9,140,000	5%
44-45	Retail Trade	$ 2,000,000	1%

Table 126 (continued): Business Assistance Portfolio Industrial Composition			
NAICS		**Total DECD Investment**	**%**
48-49	Transportation and Warehousing	$ 1,500,000	1%
51	Information	$ 14,000,000	7%
52	Finance and Insurance	$ 84,092,250	42%
53	Real Estate and Rental and Leasing	$ 3,000,000	2%
54	Professional, Scientific and Technical Services	$ 1,900,000	1%
56	Administrative and Support Services	$	0%
61	Educational Services	$	0%
81	Other Services	$	0%
Total		**$198,046,609**	**100**

Source: DECD-Totals may differ due to rounding

14. Business Assistance Portfolio Mix of Investment Instruments

Table 127 provides a tabular illustration of the mix of financial instruments used in the provision of business assistance by industry. Financial instruments include grants, loans and loan guarantees.

Loans make up 91% of DECD's total business assistance portfolio. Forty-one percent of business assistance loan dollars went to finance and insurance sector businesses while 41% of business assistance loan dollars went to Connecticut manufacturers. Grants make up 9% of the total business assistance portfolio. Eighty-six percent of business assistance grant dollars went to Connecticut manufacturers.

15. Rate of DECD Participation

Table 127 also provides an analysis of DECD's rate of funding participation (DECD investment as a percent of the total project cost) in business assistance projects. DECD's average financial participation in the projects in its business assistance portfolio is 12%. The two industries that make up the largest segments of the total portfolio, manufacturing (41%) and finance and insurance (42%), have participation rates of 15% and 10% respectively, which is consistent with the portfolio average participation rate.

Table 127: Business Assistance Portfolio Mix of Investment Instruments							
NAICS		# of Projects	Grant	Loan	Total Assistance	% of DECD Participation	Total Project Costs
11	Agriculture	9	$ -	$ 810,000	$ 810,000	49%	$ 1,658,563
22-23	Utilities/Construction	1	$ -	$ 900,000	$ 900,000	10%	$ 9,406,000
31-33	Manufacturing	72	$ 16,000,000	$ 64,704,359	$ 80,704,359	15%	$ 546,789,911
42	Wholesale	8	$ -	$ 9,140,000	$ 9,140,000	11%	$ 84,544,099
44-45	Retail Trade	1	$ -	$ 2,000,000	$ 2,000,000	20%	$ 13,500,000
48-49	Transportation and Warehousing	1	$ -	$ 1,500,000	$ 1,500,000	43%	$ -
51	Information	4	$ -	$ 14,000,000	$ 14,000,000	13%	$ 105,372,643
52	Finance and Insurance	8	$ -	$ 84,092,250	$ 84,092,250	10%	$ 839,979,028
53	Real Estate and Rental and Leasing	2	$ 2,500,000	$ 500,000	$ 3,000,000	56%	$ 5,400,000
54	Professional, Scientific and Technical Services	3	$ -	$ 1,900,000	$ 1,900,000	17%	$ 11,450,000
56	Administrative and Support Services	0	$ -	$ -	$ -	0%	$ -
61	Educational Services	0	$ -	$ -	$ -	0%	$ -
81	Other Services	0	$ -	$ -	$ -	0%	$ -
	Total	**109**	**$ 18,500,000**	**$179,546,609**	**$198,046,609**	**12%**	**$1,618,100,244**

Source: DECD-Totals may differ due to rounding

16. Wage Analysis

Table 128 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of $69,233. The most recent data from DOL states the average annual compensation in Connecticut for all industries is $51,783.

Table 128: Business Assistance Portfolio Wages	
Straight Average	$ 69,233
High	$508,559
Low	$ 7,792
Median	$ 55,892

Source: DECD

Table 129 provides the portfolio wage data, stratified over the portfolio industry mix. The highest average wage paid by companies in DECD's business assistance portfolio was with those businesses in the finance and insurance industry followed by those in the professional, scientific and technical industry. The lowest average wage was with those businesses in the agriculture, forestry, fishing and hunting industries.

Table 129: Business Assistance Portfolio Wages by Industry					
2 Digit NAICS Code	NAICS Category	CT Average Wage	High	Low	Median
11	Agriculture, Forestry, Fishing and Hunting	$28,785	$45,000	$10,686	$40,320
22-23	Utilities/Construction	$57,775	$76,302	$76,302	$76,302
31-33	Manufacturing	$70,238	$140,000	$7,792	$50,900
42	Wholesale Trade	$79,187	$65,000	$23,691	$50,606
44-45	Retail Trade	$30,547	$90,412	$66,400	$78,406
48-49	Transportation and Warehousing	$44,866	$55,000	$33,662	$37,162
51	Information	$71,230	$111,308	$38,816	$53,580
52	Finance and Insurance	$130,793	$508,559	$76,426	$142,550
53	Real Estate and Rental and Leasing	$51,757	$53,580	$53,580	$53,580
54	Professional, Scientific and Technical Services	$85,414	$102,500	$84,200	$88,245
55	Corporate Office	$135,068	$129,000	$129,000	$129,000
61	Educational Services*	$52,928	N/A	N/A	N/A

Source: DECD

17. Benefits Analysis

The majority of companies in DECD's current business assistance portfolio provide some form of health benefits to their employees. Of 106 respondents to questions regarding healthcare benefits, 99 (93%) indicated that they provide healthcare benefits to their full-time employees. Of 84 respondents to questions regarding healthcare benefits for part-time employees, 28 (33%) provide benefits.

18. Employment Summary

DECD's business assistance portfolio represents approximately 13% of the total financial assistance covered in DECD's portfolios.

It is DECD's practice to make job creation and retention a requirement in business assistance agreements with companies but it is important to note that not every investment in DECD's business assistance portfolio carries such a requirement. The primary reason for this is many projects are financially supported to achieve other public policy objectives such as brownfields remediation and redevelopment, urban revitalization, infrastructure improvements, job training, cultural/quality of life improvements, etc. While job creation and retention is certainly one of the most important goals of the state's economic development efforts, it is not the only goal.

When business assistance is offered, DECD negotiates employment obligations with its client companies that are based on employment levels the company and DECD project will exist as a result of increased economic activity facilitated or generated from the state's investment.

The terms and conditions of DECD's financial assistance are negotiated on a case-by-case basis and those negotiated terms and conditions are stipulated in contracts with clients. Job creation and/or job retention requirements are one of several negotiated conditions. The job creation/retention clause in DECD's business assistance agreements carries with it a specific level of jobs to be created and/or retained and an attainment or retention date. In an iterative process, DECD works with companies in establishing reasonable goals that are obtainable based on the most current information. These goals are tied to specific timeframes that typically range from 2 to 10 years, in which specific employment goals need to be met. There are some instances where companies have multi-year employment obligations and their final contract performance cannot be determined until all years have been reviewed.

When recipients of DECD business assistance have jobs creation and/or retention requirements, the attainment/retention date is also stipulated in their respective contracts. It is very important to note that the business is not required to meet its jobs created and/or retained obligations prior to or after the contractual attainment/retention date.

In the period prior to the contractual attainment/retention date, DECD monitors a company's employment. DECD does this to keep apprised of a company's performance as it approaches its goal and contractual attainment/retention date so that potential problems can be addressed as early as possible. Once the contractual attainment/retention date is reached, a one-time audit of the company's payroll and personnel records is conducted by DECD. Furthermore, DECD also tracks a company's employment level, via an annual survey, in the post attainment/retention date period.

In cases where a contractual job obligation is not met, DECD has, in accordance with the contract between DECD and the recipient, the right to impose penalties that include

an increase in the interest rate of the loan for the remainder of the life of the loan and/or a repayment penalty per job not attained/retained. However, DECD makes every effort to work with the client to come to a suitable resolution and actively encourages its financial assistance recipients to notify DECD of any potential or pending non-attainment of the jobs obligation of the agreement with the state.

In such cases, DECD makes every effort to help the company meet its contractual obligation, including, but not limited to, technical assistance, such as turnaround management, lean manufacturing, procurement assistance, etc. This is done to ensure the long-term viability of the company and to protect the company's employees. DECD recognizes the fact that businesses are subject to market forces and that an adverse change in a given business market or industry or in the general economy may preclude a recipient from meeting its contractual job levels. DECD is equally cognizant of its fiduciary responsibility to Connecticut taxpayers.

DECD contracts may require recipients to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. Depending on the circumstances, including but not limited to financial capacity, ability to repay, economic conditions that impact job growth, market conditions for their industry and/or potential impact on the workforce that may occur as a result of penalties being imposed, DECD may consider contractual modifications such as reducing or modifying the financial penalty, revising job targets, extending the time to create/retain jobs or waiving all or a portion of the penalty and job requirement. DECD may also allow for payment of a penalty to occur over a period of time. In some instances, the original contract may not have included a penalty, which could occur in older agreements.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the recipient, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions are intended to preserve the business and the current workforce. When all other reasonable remedies are exhausted, DECD actively enforces the clawback of funds from recipients not meeting their contractual obligations. DECD takes its fiduciary

responsibilities seriously and as such does not take contractual defaults lightly. It is important to note that DECD makes changes to executed assistance agreements only after careful and informed consideration, including multiple levels of internal review. DECD considers the modification of executed assistance agreements to be a serious undertaking and should a dialogue between the assistance recipient and the department becomes unproductive, the matter can ultimately be referred to the Office of the Attorney General for legal action, including collection of any amounts owed to the department per the terms of the financial assistance agreement.

19. DECD's Job Creation and Job Retention Performance

DECD's business assistance portfolio needs to be judged by its performance as a portfolio and not solely by the performance of its individual investments. As with any portfolio, there are performers and non-performers. Given the nature of the type of projects DECD is called upon to invest in, it is inevitable that the business assistance portfolio will contain some poor performers. As indicated earlier, it is important to consider and understand that job creation/retention, though important, is not the only way in which success should be measured. DECD's investments generate many other benefits to the state, such as increased revenues via corporate, sales and personal income taxes, increased economic activity, indirect job creation, increased property taxes to local communities, brownfields remediation and urban redevelopment, to name a few. Another point to be acknowledged is that DECD is often the lender of last resort and, without state financial assistance, businesses in this position would most likely fail. In these situations, DECD provides financial assistance with a full understanding of the risks involved in an attempt to save a company and, more importantly, preserve jobs.

20. Job Audits

The following information in Table 130 is the status summary of job audits that have been conducted as of June 30, 2010. This information represents the results of the companies in DECD's business assistance portfolio that have contractual employment obligations that, per the terms of their respective contacts, must be satisfied on or before June 30, 2010. Again, it is important to note that DECD's business assistance portfolio accounts for about 13% of DECD's total investment portfolio.

Table 130: Business Assistance Portfolio Job Audit Results as of June 30, 2010						
Job Goal Attainment	# of Companies	Contract			Actual Jobs Per Audit	% of Contract Requirement Attained
		Jobs Retained	Jobs Created	Total		
Met	34	14,342	3,427	17,769	20,648	116%
Did Not Meet	29	12,404	1,779	14,183	12,845	91%
Total	**63**	**26,746**	**5,206**	**31,952**	**33,493**	**105%**

Source: DECD-Totals may differ due to rounding

As noted in Table 130, of the 34 companies that met goal, results actually exceeded obligation by 16% (created/retained more than the required number of jobs). Companies that did not meet their obligation had a 91% job creation/retention attainment rate. Table 130 also illustrates the fact that, in terms of job creation, the DECD business assistance portfolio in aggregate has produced 5% more jobs than the assistance recipients were contracted to produce.

Table 131 shows that fifty-four percent of the companies that have undergone their contractually obligated job audit either met or exceeded their respective job goals. Eighty-four percent of the companies met 70% or more of their contractual jobs commitment. As of June 30, 2010, overall contractual employment targets have been exceeded by 5%.

Table 131: Business Assistance Portfolio Job Goal Attainment as of June 30, 2010			
% of Target	# of Companies	Total Jobs Required by Contract	Total Jobs Based on Job Audit
>150%	5	2,735	4,458
141-150%	2	698	988
131-140%	0	0	0
121-130%	6	1,448	1,837
111-120%	3	509	605
101-110%	14	12,068	12,449
100%	4	311	311
99-90%	14	12,375	11,673
89-80%	3	201	166
79-70%	2	165	122
69-60%	5	1,247	838
59-50%	1	20	11
<50%	4	175	35
Total	**63**	**31,952**	**33,493**

Source: DECD

As stated before, the composition of this portfolio is dynamic and as such this number will fluctuate yearly, due to new companies being added to the portfolio and companies that have fulfilled obligations being dropped off of the report. There are also several companies that have multi-year employment obligations, so their numbers will rise and fall over time and the overall performance of the contractual employment targets will change. Due to the dynamic nature of the department's business assistance portfolio and the state, national and global economies, the numbers reported herein represent a snapshot in time.

Since 1994, cumulative recoveries associated with companies that did not meet job targets total $6.89 million. Recoveries include prepayments of loans, interest rate assessment, and partial repayments of grants. This number does not include interest rate increases or reductions in tax credits that have been implemented.

21. Dollar per Job Analysis

Table 132 provides the cost to the state per job created and retained.

Table 132: DECD Dollar Cost Per Job Based on Actual Job Audit Results

Job Goal Attainment	Total Grant	Total Loan	Tax Credits	Total Assistance	Actual Jobs Created/ Retained	DECD Dollar Cost Per Job
Met	$13,000,000	$100,474,750	$31,900,000	$145,374,750	20,648	$7,041
Did Not Meet	$0	$19,146,825	$67,000,000	$86,146,825	12,845	$6,707
Total	$13,000,000	$119,621,575	$98,900,000	$231,521,575	33,493	$6,913

Source: DECD, as of June 30, 2010

It is important to note that each person employed as a result of DECD business assistance pays income tax to the state. Assuming each of the 33,493 jobs noted in Table 132 earned the median portfolio wage of $55,892 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately $56 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in less than five years (and a little over three and one half years if the average portfolio wage is used in the calculation).

The median portfolio wage was used for the purpose of making a conservative estimate. The straight average portfolio wage is $69,233. Using the average portfolio

wage in the previous calculation would have yielded a larger annual tax revenue figure. Also, the figures above represent a rough estimate of the direct personal income tax impact of direct employment only—no multiplier was used.

22. Business Assistance Portfolio Survey

In an effort to meet all of this report's statutory reporting requirements, DECD surveyed recipients of DECD business assistance regarding their employment and wage levels. The data collected in this survey is located in the Appendix of this report. The survey data represents a snapshot in time. Businesses and markets are dynamic; factors such as sales volume, interest rate, and production and employment levels will fluctuate over the course of a year as well as over a period of years.

As stated above, contractual job creation and retention performance is determined by a formal audit. The survey data is reviewed and included in this report only because it is a statutory requirement. This has created a great deal of confusion in recent years. The job information obtained from surveys is utilized for this report and is not used in determining compliance with the recipient's contract and is, therefore, not discussed in this section of the report.

23. Economic Impact Analysis

Business Development Portfolio

Using the Regional Economic Models, Inc. (REMI) Policy Insight model for Connecticut, DECD estimates the impact of its business assistance investments from state fiscal years 1990 through 2010. Table 133 shows the impact DECD's business assistance investments (including active and inactive investments) have had on Connecticut's economy. The portfolio aggregate is the sum of impacts in 2010 constant dollars from calendar year 1990 through 2010. The economic and fiscal impacts represent cumulative changes from the baseline forecast of the Connecticut economy. That is, as a result of DECD business assistance investments, gross state product increased by almost $1.1 billion dollars over the twenty fiscal-year period.

The impacts appearing in Table 133 capture the construction spending and 20% of the machinery and equipment spending (considered as sales in the wholesale sector) that occurred as a result of DECD's business assistance investments.

Table 133: Business Assistance Portfolio Economic Impact Changes from Baseline in 2010 Constant Dollars		
	Portfolio Aggregate	**Fiscal Year 2010**
Gross State Product	$1,114,814,882	$54,971,148
Personal Income	$1,677,370,101	$93,000,000
State Net Revenue	$ 135,000,000	$ 7,000,000

Source: DECD

The reported impact does not capture the additional output and employment such investment afforded the firms receiving state assistance and is, therefore, a conservative estimate of the benefits of these investments.

The nominal value of the construction, machinery and equipment increased the non-residential capital stock in Connecticut, which is reflected in the towns' increased grand lists and their tax receipts (not reported here). In addition, this analysis captures the debt service the state incurred in funding the business assistance programs offsetting payments made to the state by firms receiving loans and grants. This accounts for the negative impacts in some years because the state's debt service is not always matched with offsetting outlays. DECD has not accounted for the ongoing increases in capacity afforded by the business assistance program, therefore, this analysis is conservative.

Estimated Increases in Property Value and Property Tax Revenue as a Result of DECD's Business Assistance Investments

Table 134 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made and provides the estimated property taxes generated by DECD's business assistance investments.

Table 134: Business Assistance Portfolio Property and Tax Value Impact	
SFY 2009-10 Project Town's Assessed Values	$77,845,692
Project Town's Assessed Value (Total Grand List Increase) from SFY 1990-2010	$1,307,626,569
SFY 2009-2010 Property Tax Revenue	$1,856,709
Portfolio Cumulative Property Tax Revenue SFY 1990-2010	$309,277,780

Source: DECD

F. Economic and Competitiveness Conditions Affecting Connecticut's Businesses

DECD asked each of the companies in its portfolio to rate their level of concern regarding several competitiveness issues facing Connecticut businesses. Table 135 provides a breakdown of the responses received.

Table 135: Competitiveness Concerns

Companies were asked to indicate their level of concern regarding several specific competitive issues.

Property Taxes			State Regulations		
	SFY 2009-10	SFY 2008-09		SFY 2009-10	SFY 2008-09
Very Concerned	49%	59%	Very Concerned	43%	48%
Somewhat Concerned	42%	33%	Somewhat Concerned	48%	40%
Not Very Concerned	3%	7%	Not Very Concerned	3%	11%
Not Concerned	6%	1%	Not Concerned	5%	1%
Finding Skilled Workers			**Healthcare Costs**		
	SFY 2009-10	SFY 2008-09		SFY 2009-10	SFY 2008-09
Very Concerned	35%	40%	Very Concerned	89%	88%
Somewhat Concerned	47%	48%	Somewhat Concerned	8%	10%
Not Very Concerned	9%	11%	Not Very Concerned	0%	0%
Not Concerned	9%	1%	Not Concerned	3%	1%
State Business Taxes			**Transportation/Highway Congestion**		
	SFY 2009-10	SFY 2008-09		SFY 2009-10	SFY 2008-09
Very Concerned	59%	54%	Very Concerned	25%	30%
Somewhat Concerned	33%	34%	Somewhat Concerned	38%	30%
Not Very Concerned	3%	11%	Not Very Concerned	25%	32%
Not Concerned		1%	Not Concerned	11%	7%
	SFY 2009-10	SFY 2008-09		SFY 2009-10	SFY 2008-09
Very Concerned	61%	58%	Very Concerned	60%	74%
Somewhat Concerned	31%	33%	Somewhat Concerned	30%	21%
Not Very Concerned	4%	7%	Not Very Concerned	7%	2%
Workers Compensation Costs			**Energy Prices**		
Not Concerned	4%	2%	Not Concerned	3%	2%

Source: DECD

G. DECD Business Outreach and the Economic and Competitiveness Concerns of Connecticut Businesses

As part of DECD's ongoing business and industry outreach efforts, DECD representatives make on-site visits to a variety of businesses to assess their needs and offer ways the department can be of assistance. OBID has identified the industries in the state that have high location quotients, high employment and high job multipliers as the drivers of the Connecticut economy. Targeted industries include aerospace and defense, chemicals, alternative energy, information technology, insurance and financial services, machine manufacturing, medical devices and instrumentation, and film and digital media.

In an effort to assist those industries, OBID is organized to take a proactive role in working with Connecticut businesses. Staff continues to outreach to the targeted industries in order to better understand competitiveness issues facing the businesses as time allows. The state has held numerous Business Connections sessions, bringing more than 160 businesses together with state programs to provide financing, market development, technology upgrades, labor training and other business needs.

Additional plus factors of the outreach program are the opportunities for OBID staff to build better relationships with businesses and the ability of staff to enhance industry awareness, develop new partnerships, and develop a specific point of contact for each business. In addition, these outreach efforts enable DECD to learn about a company's future expansion and relocation plans. During an outreach visit, staff can make a business aware of the many other programs (financial and/or technical assistance) available to them through other state agencies, nonprofit organizations and private resources. This outreach initiative is especially helpful for those smaller companies that may need hands-on guidance in navigating local, state and federal programs.

1. Office of Small Business Affairs

This office was established under C.G.S. Section 32-9n to enhance the department's outreach efforts to small and mid-size businesses. Responsibilities of this office include technical assistance to business and economic development customers and the development of partnerships with advocacy groups, businesses, communities and developers as well as state and federal agencies.

In addition, DECD, through a continued relationship with the Connecticut Metropolitan Regional Chambers Alliance, works closely with eight of the state's largest chambers of commerce in order to market our programs and services to small businesses across the state. The chambers involved are:

- The Bridgeport Regional Business Council;
- The Central Connecticut Chambers of Commerce;
- The Chamber of Commerce of Eastern Connecticut;
- The Business Council of Fairfield County;
- The Metro Hartford Alliance;
- The Middlesex County Chamber of Commerce;
- The Greater New Haven Chamber of Commerce; and
- The Waterbury Regional Chamber

DECD also assisted minority business enterprises in June of 2010 at the City of Bridgeport's 2010 Business Expo and Multicultural Marketplace. The expo provided an opportunity for small, minority and women-owned businesses to display their products and services and network with other entrepreneurs. In addition, DECD participated in a workshop regarding business programs available to small businesses as well as one-on-one meetings with companies seeking assistance.

DECD participated in numerous outreach events to encourage business and industry development in Connecticut (including small businesses and minority business enterprises): the Connecticut Venture Group's Financing Fairs with over 150 attendees; the Manufacturers Alliance of Connecticut annual dinner with over 100 attendees; the Connecticut Expo for Business with over 3,000 attendees; the Business Showcase of Fairfield County with several hundred attendees; and numerous chamber, local development commission and business association events.

Additionally, DECD provided support for the Connecticut Entrepreneurial Centers, the Connecticut Procurement Technical Assistance Program (CT PTAP) and the Connecticut Small Business Innovation Research (SBIR) office.

DECD is continuing its support of the Small Business Development Center (SBDC) program. In 2010, DECD provided Central Connecticut State University (CCSU) a $375,000 grant in Manufacturing Assistance Act monies leveraged with $1,044,516 of U.S. Small Business Administration (SBA) funds to continue to support the overall program and provide an office within DECD staffed with a business development specialist and a business development advisor.

SBDC is operated and staffed by a team of business professionals, specialists and advisors. In addition to the full and part-time SBDC professionals, staffing resources from the Connecticut State University System (Deans from the Schools of Business/Management) are available from each of the four university campuses. The central office is located at Central Connecticut State University and the satellites are located at Southern, Western and Eastern Connecticut State Universities, and at DECD in Hartford. The Connecticut Small Business Development Center Program (SBDC) is an integral part of the agency's Office of Small Business.

DECD, through the Office of Small Business (OSB), provides technical and financial assistance to businesses throughout Connecticut. The department is a one-stop business resource that matches company needs with many programs and services. DECD can provide technical assistance, low-cost financing opportunities and access to tax incentives, as well as assistance with operational efficiencies, site searches and facility planning, regulatory issues, training, exporting and research. DECD works in conjunction with its many partners including Connecticut's quasi-public entities and CDA.

DECD's Office of Business and Industry Development (OBID) is the state's central point for incentives, investment, and technical assistance and the state advocate for business and economic development. This office maintains a staff of experienced business development specialists who are knowledgeable of the many programs, services and incentives available to businesses in Connecticut. This office is the principal point of contact for in-state and out-of-state companies seeking assistance. OBID works closely with companies to address their short and long-term business needs, and strengthen their overall competitiveness in the global marketplace. OBID's team of business advisors are creative and flexible when it comes to addressing customer needs. And their responsive, hands-on project management approach is one of the keys to turning economic development plans and proposals into successful – and profitable – realities.

DECD's OSB, works in conjunction with OBID's staff and to coordinate the many resources available to small businesses throughout Connecticut. The OSB leverages these resources to effectively and efficiently serve the needs of small businesses in a timely manner.

2. Programs Used to Support Small and Minority-Owned Businesses

DECD has a number of initiatives that it administers to assist the creation and growth of small and minority-owned businesses.

DECD committed a total of $800,000 to the Micro Loan Guarantee Program for Women and Minority Business Owners initiative (C.G.S. Section 32-9n). Under this program, CEDF provides a 30% guarantee on loans of up to $50,000 to eligible women and minority business owners.

The Inner City Business Strategy Guarantee Program makes use of $300,000 committed by DECD in the form of an MAA loan guarantee that leverages $1 million in direct financing by CEDF. Direct loans of $5,000 to $250,000 are made by CEDF to eligible business applicants, and these loans are supported by the 30% loan guarantee provided by DECD (with the aggregate amount of loan guarantees not to exceed $300,000). Eligible businesses must be located in one of five eligible cities: Bridgeport, Hartford, New Britain, New Haven and Waterbury. The goal of this program is to assist entrepreneurs in developing market-based opportunities for inner-city growth that can create jobs, income and wealth for local residents.

The Dry Cleaning Establishment Remediation Fund provides assistance to small businesses in the form of direct grants to eligible dry cleaning businesses to conduct the environmental remediation of site contamination caused by the dry cleaning operations.

The Minority Bonding Guaranty Program is a partnership between the state and the surety industry, committing $1 million of DECD Urban Action (UA) funds to guarantee $20 million of payment bonds issued to minority-owned construction companies. The Hartford Economic Development Corporation's Business Resource Center (HEDCo-BRC) prequalifies minority contractors for participation in the pilot payment bond program, and HEDCo-BRC provides administrative fund control management and back-office management assistance to program participants. The goal of this pilot program is to enhance the opportunities for minority-owned construction firms to successfully bid for capital projects in Hartford, with the expectation of increased construction-related employment opportunities for workers in the target communities.

3. Business Assistance Portfolio Small Businesses

Table 136 provides the breakout of small businesses in the DECD business assistance portfolio. Of the 107 respondents to DECD's business assistance portfolio survey, approximately 55% fall into the small business category (defined as having fewer than 100 employees).

Table 136: Business Assistance Portfolio Small Businesses	
# Of Small Businesses (less than 100 jobs and based on respondents)	59
# Of Small Businesses (less than 50 jobs and based on respondents)	44

Source: DECD

H. Business Assistance

1. Business Expansion, Recruitment and Retention

During the SFY 2009-10, OBID was responsible for all international and out-of-state business recruitment, and in-state business retention and expansion activities. OBID is DECD's marketing and investment arm and is the central advocate for business and economic development.

Responsibilities include:

- marketing Connecticut on state and national levels;
- serving as the principal point of contact for both Connecticut companies and out-of-state businesses seeking assistance from the state;
- managing business recruitment, expansion and retention activities for the agency; and
- bringing together all available resources to provide client-driven, customized packages of benefits and assistance to businesses considering relocating their operations to Connecticut or expanding their existing operations within the state.

During SFY 2009-10, the Connecticut Economic Resource Center (CERC) Business Response Center or call center, funded by DECD, referred 68 calls to OBID, including 24 out-of-state calls, while OBID received 346 calls directly. These contacts have led to the development of a pipeline of more than 46 financial deals and 16 loan/project closings. In addition, OBID responded to over four requests for information from project consultants and/or site selectors.

Through the MAA, DECD funded a total of 12 business development projects involving $32,875,000 in state funds, leveraging a total investment of $317,838,200. These projects resulted in the retention of 3,043 jobs and the creation of 1,712 jobs in Connecticut. DECD Business Development staff took in and managed 346 calls/referrals, issued 24 offers of assistance, and negotiated 13 business assistance proposals.

- **Job Creation Tax Credit**

  A tax credit is available to taxpayers that create at least 10 new jobs in Connecticut and the jobs are filled for twelve months. The credit can be applied against the tax imposed under sections 12-202 or 12-210 of Chapter 207, and Chapters 208 and 212 of the Connecticut General Statutes. The credit may be up to 60% of the state

income tax withheld from the employee's wages and may be granted for five consecutive years. DECD provided four allocation notices to the following companies: The Tire Rack, Inc.; Mercuria CT Trading Operations; Asterisk Financial, Inc.; and Sun Products Corporation. The total amount of allocation of tax credits for these projects is $3,227,640. There are a total of 7 projects enrolled in this program to date.

- **Enterprise Zone and Urban Jobs Program**

  Enterprise Zone Incentives: Up to a five year, 80% local property tax abatement on real estate and personal property as well as up to a 10-year, 50% corporation tax credit for companies locating in one of Connecticut's 35 enterprise zone/enterprise corridor zone communities. Enterprise Zone: During the time period of July 1, 2009 through June 30, 2010, DECD certified 47 companies with a gross floor space of 1,724,612 square feet; 2,153 jobs were retained and 1,768 new jobs were created under the Enterprise Zone program. DECD is reviewing 78 applications. The most active municipalities were Waterbury and Stamford.

- **Urban and Industrial Site Reinvestment (URA) Tax Credit Program**

  The Urban and Industrial Site Tax Credit Program is a dollar-to-dollar corporate tax credit of up to 100% of capital investment on eligible projects with a minimum investment of $5 million in distressed communities or an industrial project and $50 million in all other communities. The credits can be used over 10 years. Should a company not be in a position to take advantage of the earned credits, credits can be carried forward for five consecutive years or be transferred to another corporate taxpayer to be used in the same year the credits were earned. DECD's current portfolio consists of 13 business projects with $238.4 million in credits, which anticipate the creation of 4,150 jobs, the retention of 4,252 jobs and a total capital investment of $954.9 million.

The majority of DECD's business development staff time is spent by providing matchmaking services and technical assistance through its own resources and those of its partners, many of which are programs funded through the department. DECD also works closely with state agencies and utility companies to provide assistance with energy issues, labor training, environmental remediation, permitting, etc.

2. Connecticut's Business Recruitment Plan

Connecticut's business recruitment mission is to encourage businesses to relocate to Connecticut by showcasing the state as a strategic business location on a national and international level.

The overall recruitment goal is to facilitate business recruitment through a proactive, industry-driven approach utilizing some of the following strategies:

- national and international marketing and outreach campaign to three primary audiences including:
  - relocation consultants, site selectors, real estate brokers and corporate relocation managers,
  - businesses in targeted industries, and
  - businesses located in neighboring states such as New York, New Jersey, Massachusetts and Rhode Island that can benefit from the existing resources in Connecticut such as labor and technology;
- promote Connecticut's strategic location, superior quality of life, best workforces in the world, easy access to capital, etc.;
- capitalize on relationships with existing Connecticut businesses and solicit input on their acquisition plans and work to provide incentives to bring out-of-state operations into Connecticut; and
- attendance at industry-based trade shows to showcase and market Connecticut on a national and international level.

OBID uses an industry approach that focuses on industries that drive Connecticut's economy and have a high job multiplier. These industries include aerospace and defense, machine manufacturing, insurance and financial services, bioscience, instrumentation and medical devices, chemical, alternative energy and film and digital media.

3. Highlights in Business Recruitment

The following information highlights specific recruitment projects that were publicly announced during SFY 2009-10:

- **Starwood Hotels & Resorts** will relocate its global corporate headquarters to Stamford, bringing millions of dollars in investments and 800 jobs to the state. Starwood Hotels & Resorts is one of the world's leading hotel and leisure

companies, with 982 hotels in nearly 100 countries and nine renowned brands including Sheraton, Westin, St. Regis and W Hotels. The company's move from White Plains, New York, to Stamford's waterfront Harbor Point development is planned for January 2012. DECD will provide a $9.5 million loan and up to $75 million in Urban and Industrial Site Reinvestment Tax Credits. In addition, Starwood expects to receive up to $5 million in sales tax exemptions on building materials through the Connecticut Development Authority.

4. **Out-of-State Recruitment Marketing Efforts**

During 2009-10, DECD, through OBID, attended the following national and international trade shows:

- **International Air Shows –** Annually DECD leads a group of Connecticut aerospace manufacturers and suppliers to exhibit at the world's largest and most prestigious air show. The air show alternates each year between Farnborough, England and Le Bourget, France. Connecticut's exhibit is designed to promote the more than 1,000 Connecticut aerospace and defense manufacturers and suppliers in the state. DECD continues to fully support the efforts of the Connecticut Center for Advanced Technology (CCAT) in coordinating this event. DECD's and CCAT's objective is to introduce Connecticut aerospace and defense suppliers to original equipment manufacturers (OEMs), both domestically and worldwide, and to schedule meetings between those Connecticut suppliers and the OEMs. The staff also uses the opportunity to encourage businesses to relocate to Connecticut, by showcasing Connecticut as a strategic business location on a national and international level.
- **MEDICA** is the leading international trade show for people in the medical field. More than 4,000 exhibitors and 136,000 attendees participate every year. It is the premiere show for a medical device company, diagnostic company, university with a focus on medical & pharmaceutical research, information and communication technology; building services engineering; laboratory equipment; medical technology. The show is held annually in Dussledorf, Germany. For the past two years, Connecticut, through DECD along with its New England partners has procured booth space as part of "Best of New England." In turn, "Best of New England" invites companies from the respective states to exhibit within the booth. These shows are extremely expensive for a small to medium sized company. By collaborating as a regional block, "Best of New England" dramatically reduces the

cost to the company. DECD was a key partner in the planning of this event. Medical devices, biotechnology and precision manufacturing are key industries for the State of Connecticut, making this show a key event.

- **CoreNet Global Summit, New Orleans -** CoreNet Global is the world's premier association for corporate real estate and related professionals. The bi-annual global summits bring together between 2,000 and 3,000 of the world's top corporate realtors and site selection consultants to learn and network. OBID attends with marketing staff from CERC to comprise the Connecticut marketing team. We coordinate our efforts with Northeast Utilities' Team New England initiative that supports the marketing of the entire New England region at this and other events. The event gives Connecticut market reps the opportunity to network and build long-term relationships with attendees. These relationships can result in significant new business development projects for the state. Over the past three years, several of the site consultants we have met at CoreNet Global have brought clients to Connecticut.
- **Medical Design and Manufacturing East, New York City** (***MD&M East)*** is the world's largest medical OEM event and provides an unparalleled array of resources and exhibitors for the design and manufacture of current and next-generation medical devices. The medical device industry is in position to be an important component of Connecticut's economy. DECD staff attended MD&M East to encourage businesses to relocate to Connecticut, by showcasing the State of Connecticut as a strategic business location on a national and international level.

5. Connecticut's Retention and Expansion Plan

OBID is organized to work with Connecticut businesses. Staff is assigned to outreach to targeted industries including, but not limited to, insurance and financial services, bioscience, machine manufacturing, metals, plastics, medical devices, energy and fuel cells, aerospace and defense, film and more. The purpose of this outreach is to:

- promote Connecticut as a great place to do business;
- inform companies of the many programs, services and business incentives the state offers;

- develop relationships with Connecticut's businesses and provide for an early warning/intervention system in order to assure that businesses remain and grow in Connecticut; and
- identify issues affecting the competitiveness of Connecticut businesses.

This outreach program has identified several common issues among these industries:

- high cost of insurance (health, workers' and unemployment compensation);
- cost of living;
- increasing taxes (both business and personal property);
- aging and shrinking workforce in the manufacturing industry;
- highway congestion;
- high utility rates;
- lack of mass transit;
- cumbersome regulatory process;
- lack of private funding for small businesses, particularly for working capital; and
- outsourcing.

Based on findings derived from the outreach completed, the Job Creation Tax Credit Program was amended to include Connecticut businesses undertaking expansion plans and increasing jobs.

Business retention and expansion responsibilities include:

- outreach to incumbent companies, chambers of commerce, local economic professionals, attorneys, accountants and real estate brokers;
- client intake, assessment and project feasibility review;
- assistance in identification of entitlements, incentives and services (site selection assistance and point of contact to other state agencies);
- deal negotiations and structuring assistance packages;
- packaging and delivery of products, services and financial assistance to clients;
- collecting and maintaining performance data for monitoring on the business and economic development projects executed by staff;
- leveraging DECD assistance funds through other lending sources including, but not limited to, CDA, the revolving loan funds and banks;

- linkage to workforce development, education and training resources and programs, and other business assistance programs/partners including, but not limited to, the utility companies, CONNSTEP, PTAP and CCAT; and
- ongoing business development and outreach.

6. Highlights in Business Expansion and Retention

The following information highlights specific projects that were funded during SFY 2009-10:

- **General Reinsurance Corp.** relocated its headquarters to another facility in Stamford, keeping Gen Re in Connecticut and retaining its more than 800 jobs, while continuing the state's leadership role in the insurance and financial services sector. Gen Re, a subsidiary of Berkshire Hathaway, Inc., is a holding company for global reinsurance and related operations. The company successfully negotiated a new lease for almost 300,000 square feet at its new location on Long Ridge Road. DECD provided a $9 million loan for fixtures and equipment in its new facility. In addition, the company is eligible for up to $19.5 million in Urban and Industrial Sites Reinvestment tax credits.
- **DRS Fermont** expanded its presence in Connecticut by leasing a new 75,000-square-foot manufacturing/warehouse facility. The company specializes in power generation and distribution equipment for military and commercial industries and will add 95 new jobs to its existing 180 jobs in Bridgeport and Danbury. The parent company, Parsippany, New Jersey based DRS Technologies Inc. will invest more than $11.6 million as part of the $15.1 million expansion. DECD provided a $3.5 million loan for the purchase machinery and equipment. In addition, the company is eligible for up to $10 million in Urban and Industrial Sites Reinvestment tax credits.
- **Unilever United States** will consolidate its logistics operations at its Trumbull campus and expand its research and development facility. Unilever United States is the American arm of the multinational corporation Unilever, which is headquartered in both London and Rotterdam. The company manufactures a wide range of food, home care and personal care products including such well-known brands as Lipton teas, Skippy peanut butter, Q-Tips cotton swabs and Snuggle fabric softener. The project will enable the retention of 660 jobs and the creation of 116 jobs. DECD provided a $3 million loan to be used toward the $6.3 million

cost involved in moving current logistics operations and expanding its research and development facility in Trumbull.

- **Celebration Foods**, which has a division headquarters in Rocky Hill, will construct a 120,000-square-foot, state-of-the-art plant in New Britain. The site will include administrative offices, food production spaces and deep frozen storage, as well as new equipment and automation technology for improved efficiency. With the existing 40 corporate positions in Rocky Hill, Carvel plans to add 225 workers in New Britain. DECD provided the company with a loan of $2.6 million, up to $2 million URAs and property tax exemptions through the Enterprise Zone program.
- **Comcast of Connecticut, Inc.** established its regional call center in Enfield, bringing 344 new full-time jobs to the state. The call center services the needs of its customer base in Connecticut and Massachusetts. Comcast is the nations leading provider of cable, entertainment and communications products and services. DECD provided a $1.5 million loan to be used for renovation and outfit of the facility and up to $5 million in URAs. Comcast committed to creating 344 new jobs in Enfield and retaining 927 full-time jobs in Connecticut.
- **Avalence, LLC** has a strong heritage of design, development and technology innovation. The company produces emission-free, hydrogen-generating equipment. DECD provided a $200,000 loan to finance the purchase of machinery and equipment and component parts to build its hydrofiller electrolyzers. Avalence will retain and create 20 full-time jobs in Connecticut.
- **Optiwind Corp.** has developed a new style of compact wind acceleration turbine for the mid-sized distributed generation market. The company plans to develop, manufacture, sell and service the wind turbines at its facility in Torrington. DECD, CI and CCEF worked together to provide financial assistance for this innovative company which plans to create 80 full-time jobs in the state. DECD provided a $1.5 million loan to aid in the construction of the wind turbine. The $25 million project, which will include more than $20 million in private investment and federal funding, will fund the design and manufacturing of wind turbines at its facility in Connecticut.
- **H-O Products Corporation** is a converter, manufacturing adhesive backed pads, tapes and gaskets from non-adhesive foam, cork, rubber and other composite materials. Funds will be expended to set up a state of the art web site to increase market share in the company's industry. The company is adapting to changes in

buyers preferences to find and procure products through websites rather than sales reps and direct marketing efforts. The total capital investment for this project was $100,000 and the company will retain its 23 full-time employees and will create an additional 6 full-time jobs. The $50,000 loan was funded out of the Small Manufacturers Competitiveness Loan Fund. This project came to DECD as a result of a Business Connections event that was held in the region.

- **Summit Corporation of America** was started in 1948 and later incorporated in 1951. The company has been at its current site in Thomaston, Connecticut since 1954. The original plant was 5,000 square feet and has grown to 155,000 square feet. SCA currently support the automotive, aerospace, battery, electronics and telecom industries with their products and material technologies. The company has a full staff of engineers and R&D metallurgists, and is ISO and QS certified. The company provides electroplating services for a variety of industries in both continuous or reel-to-reel plating of strip and wire and also conventional rack and barrel plating of parts. The $1,100,000 capital investment project consists of upgrading the corporate facility, buying new equipment and training for existing workers. The state assistance will allow the company to retain its 79 employees. DECD provided a loan for $500,000. The company is also eligible for a $50,000 in training funds for its employees.
- **The Derecktor Bridgeport** facility occupies a 23-acre portion of the Bridgeport Regional Maritime Complex (formerly the Carpenter Steel Facility) leased from the Bridgeport Port Authority. The Bridgeport facility is ideally suited for the development of a large-scale shipbuilding and repair operation. The site has approximately 1,250 linear feet of protected deepwater frontage on Bridgeport harbor. The site is approachable both by land and sea, which enhances the establishment of manufacturing and service operations. The Bridgeport facility will provide a much-needed shipyard for the manufacture, servicing and repair of large commercial vessels and yachts.

  The project includes modifications to the company's dry dock, which will increase the shipyard's competitiveness by lowering the cost of launching large ships as well as improving efficiency by allowing greater flexibility in launch scheduling and reducing launch time.

DECD offered a grant not to exceed $1,000,000 to match the $2,947,710 Federal American Recovery and Reinvestment Act (ARRA) Small Shipyards grant from the Department of Transportation's Maritime Administration. DECD funds will go toward construction, machinery and equipment. This project will allow the company to retain 247 full-time jobs.

- **Burris Logistics**, a Delaware-based company, with a network of frozen food warehousing and distribution systems on the East Coast, created a 263,000-square-foot refrigerated and frozen food distribution center in Rocky Hill. The project created 220 new jobs. DECD assisted the $65 million project with $2 million in URAs and more than $1 million in Job Creation Tax Credits.
- **Aldi** is a retailer who is constructing a 500,000 square foot facility which will consist of offices, warehouse and cold storage and will support up to 100 Aldi retail stores located in Pennsylvania, Massachusetts, New York and Connecticut. The project is expected to create 30 new-to-Connecticut jobs. Total project cost is estimated at $52.4 million. State incentives include a $1,900,000 URA as well as a $1 million UA grant to the town of South Windsor to assist with the costs of roadway improvements to accommodate the development.
- **Sun Products Corporation** is a newly formed Delaware Corporation. Vestar Capital Partners, a leading global private equity firm, has purchased the laundry business of Unilever in the United States, Canada and Puerto Rico. This business has merged with Huish Detergents, Inc., majority owned by Vestar and headquartered in Salt Lake City, UT with facilities in several states, under the Sun Products label. The new company will locate its corporate headquarters in Wilton and its research and development operations in Trumbull. State incentives include a $1,500,000 MAA loan and Job Creation Tax Credits $1,496,426.
- **The Tire Rack Inc**., a Windsor based company, received $177,277 in Job Creation Tax Credits. The company distributes tires, wheels and accessories for passenger automobiles and trucks. The company plans on hiring 45 employees over a five-year period.
- **Sunnyside Farm, LLC** of Voluntown, is expanding its operation over the next few years. The farm rents land for production of feed corn, grain, silage and hay. Sunnyside Farm, LLC faced a financial position that required the sale of dairy cows, but economic conditions forced the company to re-establish its dairy processing function in 2008. The company also made a decision to purchase

machinery and equipment for its use and rental to other farmers to modernize its farm operation.

7. **In-State Expansion and Retention Marketing Efforts**

The following SFY 2009-10 activities contributed to in-state marketing efforts:

- **Business Connections Program** – The program is aimed at providing Connecticut businesses with direct access to the many state and federal resources available to support them. DECD, through OBID, conducted a series of business outreach sessions across the state, in conjunction with business assistance partners and the regional chambers of commerce. The purpose of the sessions was to bring state programs and services to local businesses in their own backyard and to provide one-on-one counseling and follow-up. Agencies participating in the one-stop outreach effort included DECD, DOL, CDA, CI, CCAT, CONNSTEP, PTAP, SBDC, University of Connecticut Technology Incubation Program, Community Economic Development Fund (CEDF), Institute for Technology and Business Development, Northeast Utilities (UI), United Illuminating, U.S. Department of Commerce (USDOC) and representatives of area regional revolving loan funds.
- **CERC Sitefinder Showcase Extravaganza**, June 3, 2010, Woodbridge and June 9, 2009, Farmington - This event is Connecticut's real estate showcase of available industrial properties and allows OBID staff to interact with a good cross-section of the commercial and industrial real estate communities. In addition, there are timely presentations by DECD to this constituency. Attendance usually exceeds 150 people.
- **CT Business Expo**, Connecticut Convention Center, June 10, 2010, Hartford - This annual event was sponsored by the Hartford Business Journal and allowed Connecticut businesses and industries to showcase their products and services. It also provided OBID with an excellent opportunity to meet with a significant number of manufacturers and economic base businesses. Attendance exceeds 500.
- **Connecticut Metropolitan Regional Chambers Alliance Program** -There has been a continuing need in Connecticut to provide opportunities for DECD to make the business community aware of the many programs and services that Connecticut offers to assist businesses in becoming more competitive in the global market place and to reduce the costs of doing business here. Experience has

shown that one of the best vehicles to outreach and networking with the business community is through the regional chambers of commerce. DECD established a pilot program by entering into an agreement with the Connecticut Metropolitan Regional Chambers Alliance that allowed DECD staff to attend chamber functions, including board meetings and business expos, with the eight member chambers of the Connecticut Metro Regional Chamber Alliance. This program enabled DECD to better coordinate programs, services and resources; help raise awareness about the state's economic development tools; and foster more state and local collaboration on marketing and other outreach opportunities at the local and regional level.

- **Small Business Innovation Research** (SBIR) National Annual Conference, April 21-23, 2010, Connecticut Convention Center. DECD, CDA and CI staff were present to market Connecticut's business resources and network with companies that attended this national event.

  On behalf of DECD, the CT SBIR Office at CI also administers Small Business and Innovation Diversification (SBDIP) program. The objective of this program is to strengthen existing Connecticut manufacturers by facilitating and/or accelerating the development, sales and manufacturing of innovative, diverse products (including software) and services. The specific objective is to enable firms to design and develop innovative technologies that diversify their portfolio of products thereby retaining/increasing sales and employment in the state. Companies will partner with this program by providing a dollar-for-dollar match, maximum of $25,000. DECD has committed $250,000 to this program.
- **Connecticut Hedge Fund Association Global Alpha Forum** - The Global Alpha Forum held annually in Greenwich, Connecticut serves as the state hedge fund industry's annual meeting. As a founding partner of the Global Alpha Forum DECD has exhibited each year in order to market and promote the hedge fund industry in Connecticut.
- **Site Selector Events** - DECD participated in the following in state events:
  - In August of 2009, the Greater New Haven area in conjunction with the United Illuminating Company (UI) sponsored a two-day event with site selection consultants that show-cased the area and presented various sites available for development. The event also focused on the area's prominence with such organizations as Yale University and the University of New Haven.

- As part of DECD's ongoing efforts to market the state and maintain solid relationships with site selectors and corporate real estate executives, OBID hosted the Connecticut Champions Site Selector Event. The two-day event was a wonderful opportunity to "sell" Connecticut and further position the state as a leading location for world-renowned companies. Highlights included a Roundtable Discussion with Governor M. Jodi Rell, a Tour of the new Development Zone at Bradley International Airport and a Dinner with Connecticut Business Leaders.

I. International Trade and Foreign Direct Investment

1. Summary of DECD's International Efforts

The role of International and Domestic Affairs is to facilitate all international activities in Connecticut. Responsibilities include the following:

- provide individual export assistance and trade promotion to small and medium-sized Connecticut companies;
- organize and lead trade missions and international trade shows;
- promote Foreign Direct Investment (FDI) in Connecticut by providing assistance to foreign companies interested in expanding and/or relocating operations to Connecticut;
- promote Connecticut abroad as an ideal business location and serve as the liaison to Connecticut's foreign-owned companies;
- perform protocol duties for members of the international diplomatic corps, including ambassadors, consul generals and foreign delegations visiting Connecticut; and
- perform duties related to the maintenance of Connecticut's sister-state relationships.

2. Foreign Direct Investment (FDI)/Business Assistance Projects

Foreign-owned companies operating in Connecticut make a significant contribution to the state's economy. Foreign-owned companies also serve as a resource for future foreign investment. The FDI program is not an individual activity, but rather requires a team effort among other state agencies, DECD staff and the private sector. In addition to developing foreign-owned prospects and leads, DECD International also provides technical assistance to foreign-owned companies located in Connecticut.

3. Protocol and International Trade Delegations

During SFY 2009-10, International staff scheduled, hosted and met with several delegations from China, specifically from the Shandong Province, one of Connecticut's sister-states. Primarily, the delegations visited DECD due to their interest in learning about economic development, business practices and government. Connecticut and Shandong Province each emphasize bilateral trade relations and trade leads. Future Chinese delegations will undoubtedly visit the state in the next fiscal year. Discussions have been held regarding future business and industry videoconferences between Connecticut and Shandong Province, with one possible topic being insurance and financial services.

China's continued delegations to Connecticut underscore our lengthy sister-state relationship. The state's 24 year agreement with China has served as an important catalyst to promote each partner's economic, educational, social and cultural agenda/activity. This partnership has functioned to create jobs, exchange trade leads and enhance development in both countries. One program that resulted from the Connecticut-Shandong sister-state relationship is the Shandong Scholars training program at Central Connecticut State University, which DECD International staff continues to support. This program has trained over 200 Chinese provincial officials in Western government and business practices.

In SFY 09-10, Connecticut also continued to support the Baden-Wurttemberg, Germany sister-state relationship. An important component of the Connecticut-Baden-Wurttemberg relationship is a cooperative engineering/German apprenticeship program located at the University of Connecticut. This five-year engineering program incorporates one year of study and training in Germany.

Additionally, in SFY 2009-10, DECD International staff also met with ambassadors, consul generals, business delegations and other various groups from Belgium, Brazil, Canada, China, France, Germany, Israel, Italy, Kenya, Nigeria, Peru, the United Kingdom and Taiwan. Bilateral trade and cooperation were the typical issues discussed during such meetings.

4. Trade Shows and Missions

In February 2010, DECD staff participated in the Council of American States in Europe. The (CASE)/Invest in America is a three city foreign direct investment road show in Milan, Italy; Paris, France; and Brussels, Belgium. The road show format consisted of morning seminars in each of the five cities. CASE recruited approximately 80 companies to each of the venues. Following seminar presentations on investing in the United States, states had an opportunity to develop prospects by meeting one-on-one with company attendees. The CASE/Invest in America event was an excellent opportunity for Connecticut to promote itself abroad and showcase the state's competitive advantages.

In July 2010, DECD staff, in conjunction with the CCAT, led a group of aerospace and defense manufacturers and suppliers to exhibit at the Farnborough International Air Show in the United Kingdom. The 2010 Farnborough Air Show featured close to 1,500 exhibitors from 40 countries. Eighteen Connecticut companies sub-exhibited in the Connecticut booth space, which reminded OEMs, suppliers, customers and others to connect to the over 1,000 Connecticut companies in the state's aerospace and defense supply chain. Pre-arranged meetings between DECD and the show's attending companies and exhibitors were organized. Hundreds visited the Connecticut booth. Dignitaries, including the Deputy Chief of Mission for the U.S. Embassy in London and the U.S. DoC's Assistant Secretary for Manufacturing and Services, also visited the Connecticut booth.

In SFY 2009-10, DECD International recruited for the "Best of New England" booth at the Medica trade show in Dusseldorf, Germany. This was the New England states' third collaborative effort at Medica, the world's largest medical device trade show. While no Connecticut companies exhibited as part of the 2009 Best of New England booth, state companies will be part of the collaborative booth at the 2010 Medica show.

Regarding trade missions, Connecticut typically participates in missions organized through the Eastern Trade Council (ETC), an organization of the ten Northeastern states that works to promote trade opportunities and collaboration on a regional level. The ETC is an arm of the Council of State Government's Eastern Regional Conference. In SFY 2009-10, the ETC organized a March 2010 trade mission to Turkey.

5. **Technical Assistance and Outreach**

During SFY 2009-10, International staff fielded close to 1,000 commercial inquiries, ranging from referrals to providing technical assistance, international marketing, export regulations, documentation, export financing, etc.

In SFY 2009-10, DECD international staff participated in approximately 100 outreach events. Outreach was implemented through site visits to Connecticut businesses, seminars, workshops, participation in the DECD statewide Business Connections series and other events with partners such as the USDOC, various chambers of commerce, colleges and universities and other groups and organizations.

One unique DECD international outreach activity was participation in the Connecticut Business and Industry Association's (CBIA) Business Minute program. The Business Minute covers a variety of business topics and may be heard on multiple AM and FM radio stations. DECD International recorded ten one-minute segments on topics such as Connecticut exports, the importance of trade, the state's global orientation and FDI.

6. **Export Assistance Program**

DECD works with the USDOC Middletown Export Assistance Center to offer the Export Assistance Program. This is a partial reimbursement program designed to help Connecticut's small- and medium-sized companies explore global market opportunities. In 2002, Connecticut signed a cooperative agreement with the USDOC that allows DECD to reimburse qualified Connecticut companies 50 %, up to $1,000, during a 12-month period for the participation fees associated with USDOC programs. These programs include one-on-one business appointments with foreign companies (Gold Key Service), partner searches/contact lists (International Partner Search), international company background checks (International Company Profile) and advertisements in *Commercial News USA*, the federal government's official export publication. Program participation fees are based upon a company's number of employees.

To qualify for the Export Assistance Program, a company must have fewer than 500 employees, manufacture 51% of its product in Connecticut, have been in operation for two years and have a business plan. Application to the program is required. In SFY 2009-10, the Export Assistance Program provided $3,125 in funding to companies in 9

program areas. Table 137 provides a tabular illustration of activity for the Export Assistance Program in SFY 2009-10.

The Export Assistance Program is cost-effective not only to Connecticut companies but to DECD as well. The agency does not maintain paid staff offices in foreign countries and, through the export program, has achieved direct access to the USDOC worldwide network of 160 offices and contacts in approximately 90 countries.

Connecticut is the first state to have such a cooperative reimbursement program with the USDOC, and states continue to request information on the program and study Connecticut's model for adoption in their respective states, as it is an excellent way to leverage limited resources.

Table 137: Export Assistance Program Participation FY 2009-10

Program	Number of Program Participants
Gold Key Service	7
International Partner Search	2

Source: DECD

7. Webinars / Webcasts

DECD promoted dozens of webinars, web-based seminars, sponsored by the USDOC and other groups in SFY 2009-10 on topics such as intellectual property rights, country briefings, trade agreements, trade finance, regulations and licensing. Webinars continue to be immensely popular as they are a convenient way to access information. Companies can learn more about new markets without incurring time and travel expenses.

DECD International also began work with the CBIA to create a library of international webcasts on topics such as trade finance and international visas.

8. Workshops, Seminars and Conferences

DECD International teamed with the USDOC, universities, chambers of commerce and other associations and organizations to present and/or participate on panel discussions on a variety of topics such as export programs, services, resources and international readiness.

J. Enterprise Zone (EZ) Program

1. Enterprise Zones Overview

Enterprise Zone programs originated in Great Britain in the late 1970s and began appearing in American states in the early 1980s. Connecticut was the first state to enact an Enterprise Zone program in 1981. Currently, 39 states have programs, as shown in Table 138. The mix of incentives associated with the programs throughout the United States varies, but each operates under the general premise of stimulating economic activity in distressed areas by providing economic incentives (primarily tax concessions) to encourage firms to locate or expand their businesses in those areas.

Table 138: State Enterprise Zone Programs

State	Program(s)	State	Program(s)
Alabama	Enterprise Zone Credit	Minnesota	Enterprise Zone Program
Arizona	Enterprise Zone Program	Missouri	Enterprise Zone Credit
Arkansas	Arkansas Enterprise Zone Program Incentives	Nebraska	Enterprise Zone Act
California	Enterprise Zones	New Jersey	Urban Enterprise Zone
Colorado	Enterprise Zone Credits	New Mexico	Enterprise Zones
Connecticut	Targeted Investment Community Benefits, Enterprise Corridor Zone Benefits	New York	Economic Development Zone (EDZ) Tax Credit, Economic Development Zone Incentive Credit, EDZ Wage Tax Credit, EDZ Capital Credit, EDZ Sales/Use Tax Credit, EDZ Real Property Tax Credit
Delaware	Targeted Area Tax Credits	North Carolina	Development Zone Enhancements
Florida	Florida Enterprise Zone Program	Ohio	Enterprise Zone Program
Georgia	Job Tax Credit	Oklahoma	Enterprise Zones
Hawaii	Enterprise Zone Program	Oregon	Enterprise Zone Program
Illinois	Corporate Income Enterprise Zone Incentives, Sales Tax Enterprise Zone Incentives	Pennsylvania	Enterprise Zone Credit
Indiana	Indiana Enterprise Zone Program	Rhode Island	Enterprise Zones Tax Incentives
Iowa	Enterprise Zone Program	South Carolina	Economic Impact Zone Investment Tax Credit
Kansas	Enterprise Zone Incentives	Tennessee	Enterprise Zone Contributions
Kentucky	Enterprise Zone Program	Texas	Enterprise Zone Program
Louisiana	Enterprise Zones	Utah	Enterprise Zones
Maine	Pine Tree Opportunity Zones	Virginia	Enterprise Zone Program
Maryland	Enterprise Zone Tax Credits, Enterprise Zone "Focus Area" Tax Credits	Washington	Community Empowerment Zone
Massachusetts	Economic Development Incentive Program	Wisconsin	Enterprise Development Zone
Michigan	Michigan Renaissance Zone Program		

Source: Office of Program Policy Analysis and Government Accountability, Florida State Legislature, Information Brief, March 2004, Report No. 04-24 and 2005 Area Development Online - State Incentives Guide

2. Connecticut's Enterprise Zone (EZ) Program

The Connecticut EZ Program, along with various business-related incentive subprograms, is administered within the Office of Business and Industry Development (OBID). The EZ staff provides guidance to DECD business expansion, retention and recruitment teams as well as to municipal officials who coordinate the program application process at the local level.

Connecticut first established enterprise zones with the passage of P.A. 81-445 (C.G.S. Section 32-70). In 1982, zones were designated in six communities. There are currently 17 zones in Connecticut.

3. Enterprise Zone Goals and Objectives and Performance Measures

The goal of the EZ Program includes, but is not limited to, increasing private investment, expanding the tax base and fostering job creation for residents of enterprise zones. The program also reduces property abandonment and housing blight in these zones.

The EZ Program uses state-funded tax incentives to encourage businesses to locate in urban areas. The program targets manufacturing companies as well as selected service sector businesses. Benefits include five-year local property tax abatement on real and personal property and a 10-year corporate business tax credit. There are 17 targeted investment communities with enterprise zones, and two Enterprise Corridor Zones along Route 8 in the upper and lower Naugatuck Valley and a third in the northeastern part of the state along Interstate 395.

Measures of performance include:

- number of companies certified;
- number of jobs created by industry and by town; and
- square footage leased, purchased, expanded or renovated.

4. Enterprise Zones in Connecticut

C.G.S. Section 32-70 designates the establishment of the state's enterprise zones. The zone itself consists of a census tract or several contiguous tracts within a community. To be eligible to establish traditional enterprise zones, a community must meet certain criteria related to social and economic conditions.

Primary census tracts must meet at least one of the following:

- a poverty rate of at least 25%; or
- an unemployment rate of two times the state average; or
- at least 25% of the tract's population receives public assistance.

Secondary census tracts must meet one of the following lower thresholds:

- a poverty rate of at least 15%; or
- an unemployment rate of at least 1.5 times the state average; or
- at least 15% of the tract's population receives public assistance.

East Hartford, Groton and Southington were designated enterprise zone municipalities in special legislation due to the impact of severe defense industry cutbacks. Each town had lost a minimum of 2,000 positions. The above poverty criteria did not apply.

5. Connecticut Enterprise Zone Communities

The following communities have been designated as enterprise zones:

Bridgeport	Hartford	New Haven	Southington
Bristol	Meriden	New London	Stamford
East Hartford	Middletown	Norwalk	Waterbury
Groton	New Britain	Norwich	Windham
Hamden			

6. Enterprise Corridor Zones

Enterprise Corridor Zones (ECZ) are located along Route 8 in the upper and lower Naugatuck Valley and along I-395 in Eastern Connecticut. The benefits available in an ECZ are the same as in an enterprise zone, and are subject to similar qualifying terms and conditions. To obtain the enhanced 50% level of corporate credits, a company must fill 30% of its new full-time positions with residents who are eligible under the Workforce Investment Act (WIA) and who live in the community where the project takes place.

Municipalities in the ECZ are not classified as Targeted Investment Communities, and are, therefore, not eligible to extend Urban Jobs Program benefits. Benefits for eligible projects in an ECZ are identical to those in an EZ Program.

7. ECZ Communities

The following are ECZ Communities:

Ansonia	Killingly	Putnam	Thompson
Beacon Falls	Lisbon	Seymour	Torrington
Derby	Naugatuck	Sprague	Winchester
Griswold	Plainfield	Sterling	

8. Urban Jobs Program

By statute, a municipality may have only one enterprise zone. However, a Targeted Investment Community may, if certain conditions are met, designate other areas within the municipality as having the equivalent of EZ Program level benefits. Such designations include:

- Contiguous Municipality Zone (CMZ) (C.G.S. Section 32-70b);
- Defense Plant Zone (DPZ) (C.G.S. Section 32-56);
- Entertainment District (ED) (C.G.S. Section 32-76);
- Manufacturing Plant Zone (MPZ) (C.G.S. Section 32-75c);
- Qualified Manufacturing Plant (QMP) (C.G.S. Section 32-75c); and
- Railroad Depot Zone (RDZ) (C.G.S. Section 32-75a).

9. Equivalent Zone Designations

Incentive benefits are provided for eligible business relocation/expansion projects within the zone. Eligible clients for this program include manufacturers, warehouse distributors (new construction/expansion only), service sector businesses and entertainment related businesses.

There are principally two business incentives associated with an EZ location:

- a five-year, 80% abatement of local property taxes on qualifying real and personal property, subject to the property being new to the grand list of the municipality as a direct result of a business expansion or renovation project, or in the case of an existing building, having met the vacancy requirement. The property tax abatement is for a full five-year period and takes effect with the start of the first full assessment year following the issuance of a certificate of eligibility. Statutory reference to these benefits can be found in C.G.S. Sections 32-9p, 32-9r, 32-9s, 12-81(59) and 12-81(60); and

- a 10-year, 25% credit on that portion of the state's corporation business tax that is directly attributable to a business expansion or renovation project as determined by the Connecticut Department of Revenue Services. The corporation tax credit is available for a full 10-year period and takes effect with the start of the first full fiscal year of the business following the issuance of a certificate of eligibility. The corporate tax credit increases to 50% if a minimum of 30% of the new full-time positions are filled either by zone residents or by residents of the municipality who are WIA eligible. The statutory reference for this benefit is C.G.S. Section 12-217(e).

As of January 1, 1997, newly formed corporations located in an EZ or ECZ qualify for a 100% corporate tax credit for their first three taxable years, and a 50% tax credit for the next seven taxable years. This is subject to the requirement that the corporation has at least 375 employees, at least 40% of whom are either zone residents or are residents of the municipality and who qualify for WIA, or has fewer than 375 employees, at least 150 of whom are zone residents or are residents of the municipality and who qualify for Worker Investment Act (WIA).

Under C.G.S. Section 32-229, any businesses engaged in biotechnology, pharmaceutical or photonics research, development or production, with not more than 300 employees, are eligible for EZ benefits if they are located anywhere in a municipality with: a major research university with programs in biotechnology, pharmaceuticals or photonics, and EZ Benefits are subject to the same conditions as those for businesses located in an EZ.

10. Urban Jobs Program

The Urban Jobs Program is a discretionary program that allows the commissioner to provide EZ incentives in a Targeted Investment Community to companies that are locating and expanding outside of the zone. The decision is based on economic impact and inducement.

11. Benefits – Urban Jobs Program

The benefits associated with the Urban Jobs Program in a Targeted Investment Community, but outside of the EZ, are provided at the discretion of the commissioner of DECD and are:

- A five-year, 80% property tax abatement.

- A 10-year, 25% corporation business tax credit to qualified manufacturing businesses.
- Property tax benefits for real estate and/or equipment are provided for qualifying service facilities, located outside of an EZ in a Targeted Investment Community, on a sliding scale basis. The minimum investment is $20 million to qualify for a five-year, 40% tax abatement. This benefit increases to an 80%, five-year tax abatement for projects with an investment greater than $90 million. The equipment qualifies only if it is installed in a new facility or a substantially renovated or expanded facility.
- Corporate business tax credits are provided for qualifying service facilities outside of an EZ in a Targeted Investment Community, on a sliding scale based on new full-time jobs created. The minimum tax credit of 15% is allowed for service companies creating 300 or more but fewer than 599 jobs. The benefit increases to 50% for such companies creating 2,000 or more jobs at the eligible facility. The eligibility period for this tax credit is 10 years.
- A business may not initiate a project that could qualify for incentives without first requesting and obtaining the approval of the DECD commissioner.
- Approval is dependent upon the ability of the business to demonstrate that the incentives are an inducement and the business has an economic need that the incentives will alleviate or the project will represent a net economic benefit to the state and/or municipality (C.G.S. Section 32-9r).

12. Connecticut EZ Performance

For the period November 1, 2009, to October 31, 2010 (local tax cycle), DECD certified 47 companies for EZ-related incentive benefits. Another 33 pre-applications were received and reviewed in anticipation of certifications in 2010. The gross floor space of all the projects certified in 2009 was 1,724,612 square feet. In addition 2,153 jobs were retained and 1,768 new positions were projected by certified businesses.

Tables 139 and 140 provide details on Connecticut's EZ Program activity in SFY 2009-10.

Table 139: 2010 Statistical Summary				
	Area	**Existing Jobs**	**Projected Jobs**	**Total Jobs**
Total Construction	746,904	844	1250	2094
Total Expansion	122,500	287	69	356
Total Leased Property	482,908	464	267	731
Total Purchased Property	270,300	334	57	391
Total Renovated Property	102,000	224	125	349
Grand Total	**1,724,612**	**2,153**	**1,768**	**3,921**

Source: DECD, OBID

The most active municipalities were the cities of Waterbury and Stamford. These represent 653,235 square feet of space and 1,395 new jobs in these distressed communities.

Table 140: 2010 Certifications by Municipalities and by Program					
Location	**EZ**	**UJ**	**ECZ**	**CMZ**	**RDZ**
Ansonia			1		
Bridgeport	4				
Bristol		3			
Derby			1		
East Hartford					1
Groton	2				
Hamden	1	1			
Hartford		1			
Killingly			2		
Meriden	1				
Naugatuck			4		
New Britain		1			
New Haven	1				
Norwalk	3				
Plainville				2	
Putnam			1		
Southington	2				
Stamford	5	1			
Torrington			2		
Waterbury	6	1			
Total = 47	**25**	**8**	**11**	**2**	**1**

Certifications by Municipality and by Program Code Key	
EZ	Enterprise Zone
UJ	Urban Jobs program
ECZ	Enterprise Corridor Zone
CMZ	Contiguous Municipality Zone
ED	Entertainment District
MPZ	Manufacturing Plant Zone
RDZ	Railroad Depot Zone

Source: DECD

13. Property Tax Abatement

The Distressed Municipalities Property Tax Reimbursement Program provides a five-year state reimbursement of a portion of the property tax loss towns sustain as a result of property tax exemptions granted to qualified manufacturing facilities in designated municipalities.

For SFY 2009-10[118] the state's portion of the total property taxes abated was $6,328,289. This figure represents 40% of the total eligible property tax liability for companies within Connecticut's EZ and ECZ communities. The total eligible property tax can be estimated by reversing the abatement formulation equation. Based on this approach, the total eligible property tax liability for SFY 2009-10 was approximately $15,820,723. Through the program, 80% of this total was abated ($12,656,578). Companies receiving the abatement paid 20% of their eligible property tax liability that amounted to $3,164,145. Table 141 details the amount paid to each participating municipality during SFY 2008-09.

Table 141: Distressed Municipality Exemption Program

Municipality	Total Payment With All Adjustments
Ansonia	$ 10,068
Beacon Falls	$ 32,551
Bloomfield	$ 43,751
Bridgeport	$ 339,437
Bristol	$ 167,292
East Hartford	$ 102,145
Groton	$ 503,496
Hamden	$ 10,053

[118] FY 2008-09 was the most recent year of data available as of December 31, 2010.

Table 141 (continued): Distressed Municipality Exemption Program	
Municipality	**Total Payment With All Adjustments**
Hartford	$ 48,501
Killingly	$ 33,383
Meriden	$ 170,675
Middletown	$ 116,219
Naugatuck	$ 46,128
New Britain	$ 208,955
New Haven	$ 83,850
New London	$ 2,415,514
Norwalk	$ 623,596
Norwich	$ 87,604
Plainfield	$ 495,653
Plainville	$ 14,934
Putnam	$ 27,354
Seymour	$ 28,926
Southington	$ 70,125
Sprague	$ 446
Stamford	$ 994,459
Sterling	$ 4,716
Torrington	$ 146,109
Waterbury	$ 225,918
Winchester	$ 55,054
Windham	$ 12,818
Groton	$ 35
Killingly: Attawaugan F.D.	$ 1,012
Killingly: Dayville F.D.	$ 2,112
Plainfield: Plainfield Fire	$ 25,413
Sterling: Sterling Fire D.	$ 259
Groton - City	$ 115,589
Plainfield: Wauregan Fire	$ 1,146
Total	**$ 7,265,292**

Source: Connecticut Office of Policy and Management

Table 142 provides the program totals for SFY 2002-03 through SFY 2008-09.

Table 142: Distressed Municipality Exemption Program SFY 2002-03 to SFY 2008-09	
State Fiscal Year	**Amount**
2002-03	$8,101,651
2003-04	$7,000,000
2004-05	$7,486,278
2005-06	$7,098,291
2006-07	$7,046,907
2007-08	$6,328,289
2008-09	$7,265,292

Source: Connecticut Office of Policy and Management

K. Small Business Assistance Revolving Loan Program

Small Business Assistance Revolving Loan Program provides Connecticut's small businesses with the financial resources they need to operate and grow in the state. Under this program Connecticut-based businesses with less than 50 employees are eligible for loans and lines of credit of up to $500,000. Eligible uses of funds include the purchase of new or used machinery and equipment, real estate acquisition, new facility construction, rehabilitation of existing facility, leasehold improvements and inventory.

L. Tax Credits Program

DECD directly administers three tax credit programs, the Urban and Industrial Site Reinvestment Tax Credit Program, the Insurance Reinvestment Tax Credit Program and the Job Creation Tax Credit Program.

1. Urban and Industrial Site Reinvestment Tax Credit Program

As outlined under C.G.S. Section 32-9t, the URA program is designed to encourage development and redevelopment activities in eligible communities and to encourage private investment in contaminated properties.

a. Urban Site

An eligible Urban Site project is defined as an investment that will add significant new economic activity and generate significant additional tax revenues to the municipality and the state. Communities may participate in the Urban and Industrial Site Reinvestment Tax Credit Program if they have an EZ, have been designated as a distressed municipality or have a population in excess of 100,000, or any municipality that the commissioner determines is connected with the relocation of an out-of-state operation or the expansion of an existing facility that will result in a capital investment by a company of not less than $50 million dollars. Investments can be made either directly by the taxpayer or indirectly through an investment fund. The investment fund must have a minimum asset value of $60 million. The fund must have been established for the specific purpose of making investments under this program and must be managed by a certified program fund manager. The minimum amount for direct investments is $5 million except for mixed-use development with at least four housing units or the preservation of an historic facility, for which the minimum is $2 million. There is no minimum investment amount for indirect investments made by certified fund mangers.

b. Industrial Site

An eligible Industrial Site project is defined as an investment made in real property, or in improvements to real property, located within Connecticut that has been subject to environmental contamination. The investment will return the property to a viable business condition that will add significant new economic activity, increase employment and generate additional tax revenue to the state and the municipality in which the property is located.

c. Credits

The state allows an eligible taxpayer to claim up to $100 million in business tax credits for the amounts they invest in any one project in designated towns or in redeveloping contaminated or potentially contaminated properties. A business can invest the funds directly in a project or through a fund manager registered under the act. Those making direct investments qualify if the investment exceeds $5 million in an eligible project. Businesses investing through a fund manager qualify to receive credits if the fund's total value is $60 million in the first year they claim the credits. Investments can be in the form of equity or a loan made to the fund for the benefit of a taxpayer.

Credits can equal up to 100% of the invested amount spread out over 10 years from when it was made. A business can begin claiming the credits three full years after that date. It can claim 10% per year during the next four years and 20% during the last three. Businesses can carry forward, for up to five consecutive years, tax credits they cannot use during the year in which they can be claimed. They can do this until the full amount is used. An investor in an eligible project may be eligible to receive a dollar for dollar corporate tax credit of up to 100% of their investment up to a maximum of $100 million.

d. Credit Timing and Revenue Neutrality

The tax credits are performance-based and distributed over a 10-year period. Unlike cash incentives, the credits are awarded only after the business has made its investment. This program is designed to be revenue neutral or revenue positive to the state. The credits must be earned each year. If the business does not meet performance requirements, such as tax revenue generation, job creation and retention targets, they do not get the credits. The bulk of any tax credits the company may be eligible for are in the final three years.

e. Urban and Industrial Site Reinvestment Tax Credit Program Portfolio

The URA program portfolio is detailed in Tables 143, 144 and 145. Table 143 provides information on tax credit projects closed in SFY 2009-10. Table 144 contains the entire portfolio (all program projects for which an assistance agreement has been executed). Table 145 provides detail on the timing and estimated value of the credits that are potentially available to the applicable taxpayer for each project. The tax credit amounts are tentative, as each credit must be earned before the taxpayer can claim it. To earn the tax credits, the taxpayer must meet the statutory requirements outlined above as well as any specific terms and conditions set forth in each assistance agreement.

Table 143: Urban and Industrial Site Reinvestment Tax Credits – Projects Added SFY 2009-10										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	**SFY**	**Jobs To Be Retained**	**Jobs To be Created**	**Total Jobs**
Comcast of Connecticut, Inc.	515210	Enfield	$7,572,643	$5,000,000	.17	$500,000	10	927	344	1,271
Aldi, Inc. (Connecticut)	445110	South Windsor	$52,400,000	$1,900,000	26.57	$0	10	0	30	30
Burris Logistics, Inc.	424420	Rocky Hill	$56,819,000	$2,000,000	27.40	$0	10	0	220	220
Engineered Electric Company d/b/a DRS Fermont	335310	Bridgeport	$15,115,000	$10,000,000	.11	$0	10	404	95	499
CF Foods, LLC	311520	New Britain	$22,008,000	$2,000,000	3.58	$0	10	40	220	260
Gen Re Corporation	524130	Stamford	$130,000,000	$19,500,000	4.56	$0	10	820	0	820
		Total	**$283,914,643**	**$40,400,000**	**3.96**	**$500,000**		**2,191**	**909**	**3,100**

Note: Leverage ratio was adjusted to include a DECD loan when part of the company's assistance package.

Source: DECD, as of June 30, 2010

Table 144: Urban and Industrial Site Reinvestment Tax Credits Portfolio										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	**SFY**	**Jobs To Be Retained**	**Jobs To Be Created**	**Total Jobs**
Diageo North America, Inc.	312130	Norwalk	$107,100,000	$ 40,000,000	1.68	$14,624,000	04	700	300	1,000
FactSet Research Systems, Inc.	518210	Norwalk	$ 36,050,000	$ 7,000,000	4.15	$2,073,970	05	365	180	545
Lowe's Home Centers, Inc.	493190	Plainfield	$ 80,000,000	$ 20,000,000	3.00	$5,948,013	05	-	525	525
Eppendorf Manufacturing Corporation	326122	Enfield	$ 23,100,000	$ 5,000,000	3.62	$2,000,000	06	1,700	115	1,815
Greenwich Capital Markets, Inc.	523110	Stamford	$345,000,000	$100,000,000	2.45	$30,000,000	07	700	1,150	1,850
Blue Sky Studios, Inc.	512110	Greenwich	$ 65,000,000	$ 18,000,000	2.17	$0	08	0	300	300
Prudential Retirement Insurance & Annuity Co.	524116	Hartford	$ 12,600,000	$ 8,000,000	0	$0	09	713	275	988
Portfolio Total			**$668,850,000**	**$198,000,000**	**2.37**	**$24,373,970**		**4,178**	**2,845**	**7,023**

Note: Leverage ratios for Blue Sky and Prudential Retirement were adjusted to include DECD loans.

Source: DECD, as of June 30, 2010

Table 145 Urban and Industrial Site Reinvestment Tax Credits Portfolio– Estimated Credit Distribution Schedule ($ millions)													
Company	**Total Auth. Tax Credit**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
Diageo North America, Inc.	$40.0	$4.0	$4.0	$4.0	$4.0	$8.0	$8.0	$8.0					
FactSet Research Systems, Inc.	$7.0		$0.7	$0.7	$0.7	$0.7	$1.4	$1.4	$1.4				
Lowe's Home Centers, Inc.	$20.0			$2.0	$2.0	$2.0	$2.0	$4.0	$4.0	$4.0			
Eppendorf Manufacturing Corporation	$5.0	$0.5	$0.5	$0.5	$0.5	$1.0	$1.0	$1.0					
Greenwich Capital Markets, Inc	$100.0		$10.0	$10.0	$10.0	$10.0	$20.0	$20.0	$20.0				
Blue Sky Studios, Inc.	$18.0					$1.8	$1.8	$1.8	$1.8	$3.6	$3.6	$3.6	
Prudential Retirement Insurance & Annuity Co.	$8.0					$0.8	$0.8	$0.8	$0.8	$1.6	$1.6	$1.6	
Comcast of Connecticut, Inc.	$5.0				$0.5	$0.5	$0.5	$0.5	$1.0	$1.0	$1.0		
Aldi, Inc. (Connecticut)	$1.9				$0.19	$0.19	$0.19	$0.19	$0.38	$0.38	$0.38		
Burris Logistics, Inc.	$2.0					$0.2	$0.2	$0.2	$0.2	$0.4	$0.4	$0.4	
Engineered Electric Company d/b/a DRS Fermont	$10.0						$1.0	$1.0	$1.0	$1.0	$2.0	$2.0	$2.0
CF Foods, LLC	$2.0					$0.2	$0.2	$0.2	$0.2	$0.4	$0.4	$0.4	
Gen Re Corporation	$19.5						$1.95	$1.95	$1.95	$1.95	$3.9	$3.9	$3.9
Total	**$238.4**	**$4.5**	**$15.2**	**$17.2**	**$17.9**	**$25.4**	**$39.0**	**$41.0**	**$32.7**	**$14.3**	**$13.3**	**$11.9**	**$5.9**

f. Economic Impact of the Urban and Industrial Site Reinvestment Tax Credit Program Portfolio

The economic impact of the Urban and Industrial Site Reinvestment Tax Credit Program portfolio is outlined in Table 146. This table shows the state will derive significant economic benefit from the application of this economic development tool.

Table 146 also shows the jobs created, the net new state gross domestic product generated and the net state revenue created as a result of the state's investment in these firms. Net state revenue is revenue from all

domestic sources less expenditure on all domestic uses arising from the direct and indirect effects of the URA tax credit award. Note that the first audit of firms receiving URA tax credits occurs three years after the award and therefore, the first audit incorporates three years of actual performance data for each firm.

Table 146: Estimated Economic and Fiscal Impacts of the DECD Urban and Industrial Site Investment Tax Credit Portfolio

			Job Creation Since Award		State Gross Domestic Product		Net New State Revenue	
Firm Name	**URA Contract Start Date**	**Total Award**	**Average Direct Jobs Created Each Year**	**Average Indirect Jobs Added Each Year**	**Cumulative Since Contract**	**Per Year Average Since Contract**	**Cumulative Since Contract**	**Per Year Average Since Contract**
Lowe's	2002	$20 MM	568	107	$ 296,109,976	$ 49,351,663	$ 28,525,115	$ 4,754,186
Diageo	2003	$40 MM	664	664	$1,304,930,181	$ 186,418,597	$ 79,593,481	$ 1,370,497
Eppendorf	2004	$5 MM	55	42	$ 68,580,091	$ 11,430,015	$ 5,165,143	$ 860,857
FactSet	2004	$7 MM	75	126	$ 88,170,682	$ 14,695,114	$ 11,652,056	$ 1,942,009
Greenwich Capital Markets nka RBS Securities Inc.	2005	$100 MM	603	2,013	$1,389,608,838	$277,921,768	$ 127,573,352	$ 25,514,670
Blue Sky Studios	2008	$18 MM	NA	NA	NA	NA	NA	NA
Prudential Retirement Insurance & Annuity Co.	2009	$8 MM	NA	NA	NA	NA	NA	NA
Comcast of Connecticut	2009	$5 MM	NA	NA	NA	NA	NA	NA
Aldi, Inc. (Connecticut)	2009	$1.9 MM	NA	NA	NA	NA	NA	NA
Burris Logistics, Inc.	2009	$2 MM	NA	NA	NA	NA	NA	NA
Engineered Electric Company d/b/a DRS Fermont	2009	$10 MM	NA	NA	NA	NA	NA	NA
CF Foods, LLC	2009	$2 MM	NA	NA	NA	NA	NA	NA
General RE Corporation	2010	$19.5 MM	NA	NA	NA	NA	NA	NA

Source: DECD, as of June 30, 2010

g. Insurance Reinvestment Tax Credit Program

The Insurance Reinvestment Tax Credit Program (C.G.S. Section 38a-88a) was established under P.A. 94-214 with the intent to capitalize on the base of local insurance expertise and help people laid off after the massive restructuring of the insurance industry; to encourage small insurance startup and specialty insurance businesses in Connecticut; and to create new jobs by investing in Connecticut companies engaged in the insurance business or providing services to insurance companies.

By law, this program is not revenue neutral – the potential impact, on state revenues, of investments cannot be considered as part of the credit approval process. The fact that this program does not have a revenue neutral requirement is seen as a serious flaw by DECD.

The program was originally administered by the Connecticut Insurance Department. Through P.A. 97-292, C.G.S. Section 38a-88a was amended to make modifications to the original program. In addition, this act transferred responsibility for administration of the program to the commissioner of DECD.

Tax credits may only be claimed for the income year for which a certificate of continued eligibility is issued by DECD. To maintain eligibility, the business in which the investment was made must annually submit to DECD required information to determine whether the statutory occupancy and employment requirements were met. Only investments made through an approved fund manager from an approved fund is eligible for the tax credit.

There are six approved fund managers:

- Conning & Company;
- Dowling & Partners;
- Northington Partners;
- Prospector Partners, LLC;
- Schupp & Grochmal, LLC; and
- Stamford Financial Group (has not been active in the program)

Investors in the fund may apply the credit to any of the following:

- Insurance company, hospital and medical services corporations taxes (Chapter 207 of the Connecticut General Statutes (C.G.S.));
- healthcare centers tax (C.G.S. Chapter 207);

- corporate business tax (C.G.S. Chapter 208);
- income tax (C.G.S. Chapter 229); and
- surplus lines broker tax (C.G.S. Section 38a-743).

The taxpayer may assign the tax credit to another person and any unused credit balance may be carried forward for the five immediately succeeding income years until the entire credit is taken. No carry back is allowed. Changes to the program were made under recently approved Public Act 10-75 and they include: no eligibility certificates can be issued on or after June 30, 2010 and no credits are allowed for an investment of less than one million dollars for which the commissioner issued a certificate of eligibility. On and after July 1, 2011, the commissioner shall revoke the certificate of eligibility for any insurance business for which its fund manager failed to provide sufficient documentation of said investment of not less than one million dollars.

1. **Insurance Reinvestment Tax Credit Program Portfolio State Fiscal Year 2009-10**

   There were ten new investments approved during the SFY 2009-10 to Schupp & Grochmal, LLC. (See Appendix).

2. **Insurance Reinvestment Tax Credit Program Portfolio**

   The Insurance Reinvestment Tax Credit Program Portfolio is composed of investments made by approved program fund managers in insurance and related businesses. As of June 30, 2010, there is no capital available for new investments that had not received prior approval. Approved investments as of that date totaled approximately $547 million. Actual investments made as of that date totaled approximately $193.8 million. The investment figure of $193.8 million represents the total potential tax credits that may be claimed by fund investors as of June 30, 2010. The tax credits are referred to as potential because they may not yet have been claimed or earned. The companies invested in by the approved fund managers must continue to meet criteria established by the statute (C.G.S. Section 38a-88a), including increasing employment by 25%. As with all job creation programs, there is a risk that a company receiving an investment through this program may not meet the job creation requirements and, therefore, render the tax credits unavailable to investors. DECD, however, views this possibility as remote because many of the companies receiving investments are either new entities or are relocating to

Connecticut and as such, based on the statute, need only create and maintain one new Connecticut job for the tax credits to be claimed.

If fund investors claim all $193.8 million of the potential credits, the cost per job of this program to Connecticut's taxpayers ranges from $177,550 (based on the number of jobs that fund managers state the investments will create) to $1.16 million based on the number of jobs the investments must create per statute.

Additional information regarding the Insurance Reinvestment Tax Credit Program Portfolio appears in the Appendix of this report.

- Public Act 10-75, effective July 1, 2010, amended the Insurance Reinvestment Tax Credit Program administered by the Department of Economic and Community Development and created new provisions for the program, which provides a 100% insurance premiums tax credit to insurance companies that invest with approved fund managers who will provide financing to eligible Connecticut business, including 25% committed to green technology businesses and 3% to preseed investments. A total of $200 million in tax credits has been set aside for this program.

h. Job Creation and Displaced Worker Tax Credit Programs

The Job Creation Tax Credit Program (C.G.S. Section 12-217ii), provides tax credits for companies that create at least 10 new, full-time jobs in the state. Under the Displaced Worker Tax Credit program (administered by the DOL), Connecticut companies receive a $1,500-per-person business tax credit if they hire workers in the state who have been laid off. The credit applies against the insurance premium, corporation and utility company taxes. It is allowed for the income year during which the displaced worker completes the first 12 months of employment with the taxpayer. The credit cannot exceed the total tax due. The act allows only one credit per qualifying worker. The credit may be up to 60% of the state income tax withheld from the new employee's wages. For each new employee, the credit applies for five consecutive years. The act limits the annual credits for all companies awarded in any one fiscal year to $10 million. Credits must be taken in the same income year they are earned. Unused credits expire.

There were four new Job Creation Tax Credit Allocation Notices issued during SFY 2009-10 for a total amount of $3,227,640:

- The Tire Rack, Inc. - $177,277
- Mercuria CT Trading Operations - $472,500
- Asterisk Financial, Inc. - $1,081,437
- Sun Products Corporation. - $1,496,426

The Job Creation Tax Credit Program information and application is posted on the DECD Web site.

M. DECD-Supported Economic Development Organizations

Economic and Workforce Development Organizations Funded by DECD

Because of the diverse nature and size Connecticut's industry and companies, DECD has developed capacity to provide specialized investments and technical assistance. In addition, this allows DECD the ability to promote entrepreneurship, innovation, productivity, technology development and alternative energies by funding and collaborating with other economic development organizations. These partners provide a variety of programs and initiatives that assist small businesses across the state.

- **Connecticut Center for Advanced Technology (CCAT**) is a non-stock, tax-exempt Corporation incorporated in May 2004, and is funded under federal and state sponsored grants to develop a national center that addresses military and civilian industrial manufacturing needs; promotes energy planning and policy initiatives; stimulates innovation; and enhances workforce development issues concerning technology competitiveness. Throughout the SFY 2009-10 DECD continued to fund and work in partnership with CCAT on various energy, innovation, productivity and manufacturing programs. The state sponsored initiatives include:
- **Center for Manufacturing Supply Chain Integration (CMSCI)** - CMSCI continues to assist small and medium-sized suppliers for aerospace and defense manufacturers to fully compete in the global marketplace by helping clients adopt digital manufacturing and information technologies, and learn best business practices to eliminate waste caused by poor information flow and counterproductive business practices.
- **Biodiesel Initiatives** - DECD partnered with CCAT to continue to administer a comprehensive Biofuel Initiative designed to spur the emerging industry's growth within the state and to encourage production of alternative energy sources. The Biofuel Initiative has accomplished the following:

- Under the **Production Facilities** program, 3 grants totaling over $1.7 million were awarded to Connecticut Biofuel producers. These grants are expected to increase Biodiesel production capacity by 54.2 to 62.7 million gallons per year, leverage over $70 million in private investment, create an estimated 235 new jobs in Connecticut, and displace between 400,000 and 500,000 tons of CO2 emissions each year.
- Under the **Biodiesel Production Subsidy** program, over $53,185.50 in funding was provided to Connecticut Biofuel producers.
- **Fuel Diversification** program provided four grants totaling $900,272 to three Connecticut institutions of higher education for algae research, biofuel testing, and biofuel catalyst development. These grants are expected to create economic opportunities for Connecticut businesses, improve fuel quality, advance technological innovation and improve energy security.
- **The Center for Energy Solutions and Applications**, which works to support a systematic installation of distributed energy technologies at small to medium sized manufacturing facilities in Connecticut. Through this program, CCAT has provided information and technical assistance to over 23 companies of which four have begun to move forward to install solar or fuel cell technology. These projects would increase advanced renewable energy technology capacity by approximately 1.2 MW, potentially realizing approximately $3,720,000 of tax revenue, $40,800,000 of additional gross state product and between 23 and 27 jobs would be created/retained if the projects are implemented. Additionally, these projects could leverage approximately $1,980,000 of federal funds.

- **Small Business Incubator Program (SBIP)** - DECD continues to partner with CCAT to administer the SBIP which is designed to defray the financial burden of maintaining and growing a technology-based start-up business. A total of $408,889 is available for grants to companies located within an incubator facility for such uses as to acquire specialized equipment, build prototypes, conduct marketing, and protect intellectual property through patenting.
- **Small Business Innovation and Diversification Program (SBIDP)** - On behalf of DECD, the CT SBIR Office at CI also administers SBIDP. The objective of this program is to strengthen existing Connecticut manufacturers by facilitating and/or accelerating the development, sales and manufacturing of innovative, diverse products (including software) and services. The specific objective is to enable firms to design and develop innovative technologies that diversify their portfolio of products thereby

retaining/increasing sales and employment in the state. Companies will partner with this program by providing a dollar-for-dollar match to a maximum of $25,000. DECD has committed $487,500 to this program.

- **Connecticut State Technical Extension Program (CONNSTEP)** was established in 1994 and operates as Connecticut's Manufacturing Extension Center under the U.S. Department of Commerce (USDOC)'s National Institute of Standards and Technology (NIST). The mission of CONNSTEP is to help small and mid-sized Connecticut manufacturers improve their businesses by applying advanced manufacturing and management techniques to become more competitive. Field engineers from CONNSTEP provide on-site technical assistance, conduct detailed assessments, outline potential solutions and identify, review and manage external service providers. They also coordinate opportunities to defray client costs. During SFY 2009-10 DECD funded $945,400 for the purposes of assisting small and medium sized to manufacturers learn about, evaluate, and implement modern manufacturing methods and technologies. This was accomplished by undertaking manufacturing modernization projects with emphasis on implementing new lean manufacturing, environmental management and quality improvement techniques.
- **CCSU Small Business Development Center** at Central Connecticut State University. The SBDC promotes and encourages the creation and growth of small business by providing sound business advice through professional no cost counseling, seminars, technical assistance and education for business owners and entrepreneurs in one-on-one or group training environments throughout the State of Connecticut. The SBDC advises and nurtures small businesses at the grass roots level. Regional offices are staffed by professional business counselors who provide the one-on-one counseling without charge to Connecticut's small business community.
- **Entrepreneurial Center Program** was established to help Connecticut men and women of all income levels achieve financial independence through self-employment. This unique training program provides self-assessment workshops, comprehensive small-business training, assistance with business plan development, guidance when seeking capital, access to business advisors, networking, referrals to professional services, and pre-planning and advanced business training. During SFY 2009-10, DECD supported two entrepreneurial programs:
  - DECD provided financial assistance to two Entrepreneurial Centers in CT: The Entrepreneurial Center of the University of Hartford and The Women's Business

Development Center (WBDC) of Stamford. Both organizations provide low-and moderate-income individuals, including persons on public assistance, with the skills and support to make the transition into independent entrepreneurship. The Entrepreneurial Center assisted 272 individuals, and the success of its graduates led to the creation of 142 new jobs in Connecticut. The WBDC assisted 376 new individuals, and the ensuing development of new businesses created 51 new Connecticut jobs.

- **Southeastern Connecticut Enterprise Region** (seCTer) is a public-private regional economic development agency serving 21 towns in New London County. SeCTer's mission is to promote and preserve the region's attractiveness, to encourage new businesses, and to assist and nurture existing and expanding local enterprises. The Procurement Technical Assistance Program (PTAP), supported through seCTer, provides marketing and procurement assistance to Connecticut businesses interested in selling their goods to federal, state or local governments. Services include one-on-one business counseling, bid-match services, registration with government agencies, bid and proposal preparation, post-award assistance, electronic business information, subcontracting opportunities, education on laws and regulations and other training that may assist an organization in obtaining or performing on government contracts or subcontracts. Four Procurement Technical Assistance Centers are located in Bridgeport, Hartford, New London and Waterbury. During SFY 2009-10, DECD provided matching funds to PTAP and CT PTAP clients reported winning approximately $184.2 million in contract awards.
- DECD-Sponsored Revolving Loan Funds - DECD funds local, regional and statewide revolving loan funds as part of its effort to assist small businesses.
- Active Regional Revolving Loan Funds **-** The Appendix of this report provides detail on the various revolving loan funds funded by DECD.

Table 147 provides a short description of how each function of each fund is handled (either directly or through referral).

Table 147: Revolving Loan Funds

Organization	Business Plans	Financial Assistance	Marketing	Technical Assistance	Training Workshops	Area Covered
Dept. of Economic and Community Development (DECD)	Referral	Direct	Referral	Direct	Referral	Statewide
Community Economic Development Fund (CEDF)	Referral	Direct	Referral	Direct	Referral	Statewide

Table 147 (continued): Revolving Loan Funds						
Organization	Business Plans	Financial Assistance	Marketing	Technical Assistance	Training Workshops	Area Covered
Community Capital Fund (Bridgeport) (CCF)	Referral	Direct	Referral	Referral	Referral	Regional Bridgeport
Hartford Economic Development Corp. (HEDCo)	Direct Referral	Direct	Direct	Direct	Referral	Regional Hartford Area
Greater Hartford Business Development Corp. (GHBDC)	Direct	Direct	Direct	Direct	Referral	Regional Hartford Area
Spanish American Merchants Association (SAMA)	Direct	Direct	Direct	Direct	Direct	Regional Hartford Area
Waterbury Development Corporation (WDC)	Referral	Direct	Referral	Referral	Referral	Regional Waterbury
MetroHartford Alliance – Metro Hartford Growth Fund	Referral	Direct	Referral	Referral	Referral	Regional Hartford
Northeast CT Alliance Regional Revolving Loan Fund	Referral	Direct	Referral	Direct	Referral	Regional NorthEast
Central Connecticut Regional Revolving Loan Fund	Referral	Direct	Referral	Referral	Referral	Regional Central CT
Southeastern Connecticut Enterprise Region, Corp (seCTer)	Direct	Direct	Direct	Direct	Direct	Regional SouthEast CT
Middlesex County Revitalization Commission	Direct	Direct	Direct	Direct	Direct	Middlesex County

Source: DECD

N. Industry Clusters/Sectors

In SFY 2009-10, the functions of the Office of Strategy and Policy (OSP) relating to the growth of economic industry clusters and/or industry sectors was focused on guiding policy and investments toward developing a high performing economy. OSP continues to define benchmarks, issues and possible solutions in order to design future strategic activities and provide strategic support for key industry sectors.

1. Existing Clusters

- **Aerospace** – DECD continues to support the efforts of the Aerospace Components Manufacturers (ACM) by attending key meetings and promoting the importance of the industry and cluster. In addition, the agency encourages international business development initiatives such as key industry international air shows.
- **Insurance and Financial Services** – DECD collaborated with various public and private partners and stakeholders to continue the administration of the IFS Center for Educational Excellence. Stakeholders such as The Workplace, Inc. Capital and Norwalk Community Colleges are key partners to the success of the effort. The IFS Center program has provided assistance to over 700 individuals and helped create an Associate of Science degree in Insurance and Financial Services. In addition, the IFS

Center also established the first Actuarial Boot Camp for CT high school seniors. The camp had 15 participants and was held at Capital Community College.

- **Maritime** – In SFY 2009-10, the Connecticut Maritime Coalition completed the "Economic Impact Study of Maritime Industries in Connecticut." DECD supported the development of the study with a $122,244 grant to the Coalition. The study will be used by the Coalition and state policymakers in developing strategies to support the maritime industry in Connecticut.

2. Emerging Clusters

- **Hydrogen-Fuel Cells** – DECD in support of creating a hydrogen/fuel cell economy has funded industry initiatives through CCAT over previous state fiscal years. In May 2009, DECD provided $165,347 to CCAT to continue the administration of the Connecticut Hydrogen-Fuel Cell Coalition/Cluster (CHFCC). Through this effort CCAT assists DECD in enhancing the hydrogen fuel cell industries' economic growth by focusing on three key areas and priorities: 1) business development and support; 2) leverage of government/private funding and 3) transportation infrastructure.
- Additionally, DECD maintains relationships and open lines of communications with the following cluster organizations. These organizations remain the voice for the industry and act as a link between the state and industry, research universities and other key industry organization within Connecticut.
  - CT United for Research Excellence (Bioscience)
  - CT Technology Council (Software/IT)

3. Bond funds Expended on Economic Clusters in State Fiscal Year 2009-10

Table 148 shows DECD expenditures of bond funds on economic clusters in SFY 2009-10:

Table 148: Bond Funds Expended on Economic Clusters in SFY 2008-09

	Amount Paid
Maritime Cluster Connecticut Maritime Coalition "Impact Study & Skills Certification Program"	$122,244.00
***Clusters Grand Total**	**$122,244.00**

*An additional $165,347 of general funds was expended for the economic clusters in SFY 09-10.
Source: DECD, OSP

O. Film, Television and Digital Media

The Connecticut Film office is the primary contact for statewide film, television and media production. With 3 tax credit programs (production, infrastructure and digital animation), an on-line Production Resource Directory and Location Gallery, the film office serves as a clearinghouse for information, economic incentives and services that make Connecticut an ideal production location. The film office markets these incentives and the state as a location to the digital media and film industry. The film office collaborates with the Office of Workforce Competitiveness to develop the necessary workforce comprised of Connecticut residents to ensure that this emerging industry in the state is sustainable.

The Office of Film, Television and Digital Media (Connecticut Film Office) actively assists local, national and international motion picture, TV and media production entities with finding locations in Connecticut, rules and procedures, securing permits, hiring local cast and crew and other services. The film office represents the state and its agencies, municipalities and resident media professionals in interactions with media production entities and the industry at large.

Each year, the CT Film Office successfully serves hundreds of major TV networks and producers, movie studios, commercial producers and more, resulting in millions of dollars in economic benefit to Connecticut, its businesses and ultimately its residents.

The film office's activities include:

- Providing production support to the film/TV/media industry.
- Promoting the state as a location for films, TV shows, commercials and photos shoots.
- Publishing a free online production resource directory.
- Maintaining a location photo gallery and database.
- Serving as a liaison between the industry and Connecticut municipalities to secure film permits and ensure a seamless production process for all parties.

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V. COMMUNITY DEVELOPMENT PERFORMANCE

A. Community Development Introduction

This section begins with a brief overview of DECD's community development mission and strategic direction. The measures and measurement methodology used to gauge the performance of DECD's community development investments and activities are stated and defined.

Community development activities create the environment necessary for sustainable economic growth, stable neighborhoods and healthy communities. Community development activities address the quality-of-life issues that create and reinforce the foundation that effective economic and housing development depend upon for success. Community development forms the nexus between housing and economic development and, as such, often overlaps and complements economic development and housing development. Community development activities, therefore, provide the critical link between these two different and distinct activities.

Community development provides communities with quality-of-life improvements such as:

- Housing rehabilitation and community facilities;
- Cultural arts and entertainment, recreation venues and activities and aesthetic improvements that enrich the quality of life for all members of the community;
- Integration of large-scale developments into the fabric of a community, including infrastructure improvements that stabilize neighborhoods and encourage safe environments; and
- Reuse of vacant and underutilized buildings and sites, including brownfields, which represent new opportunities, elimination of blight and renewed interest in investment.

As mentioned in the economic development section of this report, economic and community development requires a comprehensive and holistic approach. Community development activities often link business and industry assistance to those factors affecting and forming the foundation upon which an economy is supported. With Governor Rell's Executive Order 15, responsible growth strategies were formally introduced into DECD's planning and implementation of community development projects. It is at the community development level that factors such as the adequacy, reliability and quality of transportation and education systems, the affordability of housing, the preservation of historical, cultural and natural resources, arts assets or access to affordable healthcare are addressed through state policy and development initiatives. Through close

coordination with the Department of Transportation (DOT), state investments in land use and transportation improvements are more comprehensively managed.

B. Community Development Overview

1. Community Development Mission

DECD's community development mission is to sustain our cities and towns as vibrant, diverse, healthy communities that are centers of culture, commerce, learning, the arts, history and prosperity.

2. Overarching Goal

DECD's community development goal is to develop and implement community-based initiatives that create an environment that sustains economic growth, promotes positive social and cultural development and nurtures healthy and diverse neighborhoods that offer economic opportunities and quality affordable housing to everyone.

3. Mission Implementation

DECD utilizes a number of programs, services and strategies to improve the quality of life in Connecticut's communities. Community development activities undertaken include the identification and remediation of contaminated sites; the coordination and technical management of large scale, multi-faceted development and infrastructure improvement projects; the redevelopment of brownfields; the support and development of recreational, cultural and artistic venues and events; the aesthetic renovation and/or construction of commercial and residential mixed-use facilities; rehabilitation of homeownership units; facade restoration/renovation; streetscape improvements; renovation and/or construction of community facilities; and the support of community programs and services.

DECD uses many state and federally funded community development programs and services, as well as state bond funds. Some of these programs and services are:

- American Recovery and Reinvestment Act 2009 CDBG Formula Allocations;
- Energy Conservation Loan (ECL) Program;
- EPA Revolving Loan Fund (Hartford only sites $432,000);
- EPA Revolving Loan Fund (Statewide $1 million);
- EPA Site Assessment Program;

- HOME Investment Partnership Program (HOME);
- Industrial Sites Reinvestment Tax Credit Program;
- Manufacturing Assistance Act (MAA) Program;
- Main Street Program;
- Municipal Development Program;
- Neighborhood Stabilization Program (NSP);
- Small Cities Community Development Block Grant (CDBG) Program;
- Small Town Economic Assistance Program (STEAP);
- Special Contaminated Property Remediation and Insurance Fund;
- Tax Credit Assistance Program (TCAP);
- Urban Action (UA) Grant Program;
- Urban and Industrial Site Reinvestment Tax Credit Program (URA); and
- Urban Sites Remedial Action Program

4. Functional Components

DECD's community development goals are supported by long- and short-term strategies. The short-term community development strategy centers on servicing the immediate amenity and infrastructure needs of Connecticut's communities through individual development projects that result in a broad social impact upon the communities. This strategy is executed project by project and may be initiated in conjunction with an economic development project, a housing development, or both, or as a stand-alone activity.

The long-term community development strategy is governed by the comprehensive planning, amenity, and infrastructure needs of Connecticut's communities and regions as communicated to DECD by each community and/or region. The goals and objectives set forth in Connecticut's 2005-2011 Consolidated Plan for Housing and Community Development reflect community needs and focus on the building of broad community foundations that enhance quality of life and support further economic expansion and quality affordable housing development. The state's Plan for Conservation and Development also provides development and land use guidelines and policies for Connecticut. Comprehensive planning for the future of our communities is also facilitated through the Municipal Development Plan process under Chapter 132 and 588l of the Connecticut General Statutes (C.G.S.), which

provides for a community-driven approach to municipal planning and long-term development goals.

In SFY 2009-10, two agency offices primarily supported DECD's community development efforts:

- Office of Municipal Development (OMD); and
- Office of Responsible Development (ORD)

C. Community Development Goals, Objectives, and Measures

1. Measuring Performance

When measuring the performance of the department in terms of meeting its community development mission, the department considers two general performance categories: compliance with programmatic statutory requirements, and the impact of the department's community development investments.

2. Measuring Economic Impact

Measures used include:

- the effect of DECD investments on gross state product, personal income and state tax revenues; and
- socio-economic benefits of DECD's investments.

DECD's economic impact analysis is designed to conservatively estimate:

- gain in total state output;
- new personal income; and
- new state revenues.

3. Marketing Efforts

During SFY 2009-10, marketing and outreach accomplishments in community development were achieved by OMD, Office of Business Response and Development (OBRD) and ORD. In addition to continuing OMD's successful outreach program, specific efforts were made in the following areas as shown in Tables 149; 150 and 151:

Table 149: Training Sessions for the Small Cities Program		
Type of Session	**Date**	**# Participants**
Competitive Funding Application Workshop	Feb. 24, 2010	97

Source: DECD

Table 150: Training Sessions for OMD		
Type of Session	Date	# Participants
Connecticut Conference of Municipalities (CCM)	Oct. 2008	1,037
Connecticut Council of Small Towns (COST) Conference	Jan. 2009	340

Source: DECD

Table 151: Training Sessions for OMD		
Type of Session	**Date**	**# Participants**
Bridgeport Brownfields Summit	9/17/2009	150
Women's Transportation Summit - CT Rail Presentation	10/15/2009	120
CT Transportation Institute	11/5/2009	
CT Building Congress Monthly Meeting	11/10/2009	100
National Brownfield Conference	11/16/2009 to 11/18/2009	500
State Coalition on Dry Cleaning Annual Meeting	11/16/2009 to 11/19/2009	100
OPM Sponsored Workshop on Municipal Sharing of Services	1/14/2010	300
University of Connecticut, School of Engineering professional topics lecture on responsible growth	2/5/2010	150
CT Bar Association Real Estate Section Mtg.	2/25/2010	60
USEDA Regional Economic Development Workshop	3/22/2010 to 3/24/2010	300
CCM Brownfield Redevelopment Workshop	4/7/2010	50
Congress on New Urbanism	5/11/2010	75
Regional Growth Partnership Monthly Meeting Brownfields Presentation	5/28/2010	25
CBIA Environmental Conference	6/11/2010	200
Lyceum Transit Orient Development Workshop	6/18/2009	60

Source: DECD

- Website – There have been continuous improvements made to the community development section of the DECD website to include additional information to make the site more customer-friendly, providing links to internal and external sites, offering accessibility to program forms and documents, as well as up to date event postings on the DECD calendar. Project success stories for each of the three major funding programs utilized by OMD have been posted on a quarterly basis to show communities as they consider new local initiatives. OBRD updated and improved the Connecticut brownfield's website; the entry point for state brownfield support. OBRD

began development of the brownfield opportunities inventory to provide site visitors with information regarding available brownfield sites.

- DECD actively supported responsible growth and regional economic development cooperation and will continue with the active collaborations with the state's nine regional Comprehensive Economic Development Strategy (CEDS) organizations. The department also supported the passage of Public Act 10-168 creating regional economic development districts.
- DECD organized agency presentations to various audiences including the HUD training and the Planning and Economic Development Forum organized by the Connecticut Conference of Municipalities to provide an agency overview of responsible growth strategies and brownfield redevelopment.
- DECD continued to coordinate and support DOT's rail planning projects to improve rail service along the New Canaan, Danbury and Waterbury Branch Lines in addition to the New London Regional Intermodal Transportation Center and West Haven rail station. Improved passenger rail service is a critical element for sustainable growth in Connecticut by supporting mixed use projects and reducing highway congestion.
- Governor Rell's Executive Order Number 39, issued in February 2010, created a permit task force to study the state's regulatory review and approval processes and make recommendations for streamlining to improve the state's business and development climate. The task force had a diverse membership from business and industry, construction, labor and municipalities. DECD's ORD staffed this task force, and over a 45-day timeframe assisted the task force in its deliberations and recommendations. A key recommendation of the task force was Public Act 10-158 *An Act Concerning The Permit And Regulatory Authority Of The Department Of Environmental Protection And Establishing An Office Of The Permit Ombudsman Within The Department Of Economic And Community Development*, which the Governor signed into law on June 9, 2010. The bill creates an Office of the Permit Ombudsman within DECD to expedite qualifying projects and state agencies approvals. This act is landmark legislation that will shorten the required timeframes significant real estate and business development projects that will maintain Connecticut's economy and enhance its competitiveness.

4. Municipal Development Initiatives

DECD acting through ORD, initiated numerous projects to support our cities and towns through downtown revitalization and economic development infrastructure support. These represent a community-driven planning and implementation process that utilizes the local empowerment provided through chapters 130, 132 and 588ℓ of the C.G.S. Currently active downtown projects that represent long-term community development commitments by the state include the following:

- DECD participated as a major partner and funder of $15,000,000 in special act funds to the Connecticut Science Center, Inc., located at Adriaen's Landing in Hartford. The statewide interactive science facility incorporates and embodies science and technology through its various galleries and over 150 exhibits. This state-of-the-art facility is expected to attract visitors from Connecticut and other Southern New England States. Since its grand opening in June 2009 a certificate of completion on Phase Two was done in December 2009 and Phase Three is completed.
- The town of East Lyme was awarded a STEAP grant that included the installation of a complex state-of-the-art water run-off treatment system that monitors and filters 22 acres of storm water.
- The Warner Theatre in Torrington is completing Phase Four of a multi-million dollar plan to maintain the historic theatre's status as a major performing arts center presenting the highest quality shows and arts education programs.
- DECD participated in financing the First Tee of Connecticut facility in Cromwell that will serve 50,000 youth annually in golf and life skills. Completed in time to host the TPC Tournament, the facility participants got an opportunity to practice with some of the PGA's top golfers.
- Special Act grants fund was awarded to the Lyme Academy of Fine Arts to increase the competitiveness of this Connecticut institution. The academy is the sole fine-arts-only NEASC accredited art college in New England as well as one of only three fine-arts-only art colleges in the United States.
- A key element of responsible growth is encouraging regional collaboration among municipalities. On May 5, 2010, the Connecticut General Assembly passed, with DECD support, Public Act 10-168, *An Act Concerning Regional Economic Development*, milestone legislation for regional economic development collaboration. The act allows up to eight regional economic development districts (EDD) throughout the state to coordinate projects and programs. DECD through ORD has been

working closely with each region to establish EDDs and to ensure that all municipalities have access to regional economic development opportunities through districts. DECD announced a pilot program in May 2010 to award state financial assistance to district-designated real estate projects on a prioritized basis. Through the preparation of a CEDS process for each EDD, Connecticut's municipalities will be in better standing to target regional economic development priorities and pursue federal USEDA funding.

- Governor Rell's Executive Order Number 39, issued in February 2010, created a permit task force to study the state's regulatory review and approval processes and make recommendations for streamlining to improve the state's business and development climate. The task force had a diverse membership from business and industry, construction, labor and municipalities. DECD's ORD staffed this task force, and over the 45-day timeframe provided to the task force, assisted the task force in its deliberations and recommendations. A key recommendation of the task force was Public Act 10-158 *An Act Concerning The Permit And Regulatory Authority Of The Department Of Environmental Protection And Establishing An Office Of The Permit Ombudsman Within The Department Of Economic And Community Development*, which the Governor signed into law on June 9, 2010. The bill creates an Office of the Permit Ombudsman within DECD to expedite state agency approval for qualifying projects. This act is landmark legislation that will shorten the required timeframes of significant real estate and business development projects that will maintain Connecticut's economy and enhance its competitiveness.
- The Recovery Zone Bond program provides $90 million in self-sustaining bonding allocation through the federal stimulus to designated recovery zones throughout the state and allows for lowered financing costs for shovel-ready, governmental purpose construction projects that meet the criteria. The Recovery Zone Bond program is jointly administered by CDA and DECD. Financing through Recovery Zone Economic Development bonds will help lower project borrowing costs.
    - $16 million in Recovery Zone Economic Development bond allocation for the Harbor Point project in Stamford will create opportunity for up to 10,000 jobs in connection with the first phase, and generate millions of dollars in income for the city and state in the form of fees and tax revenues. Harbor Point is a mixed-use project located on the waterfront of Stamford's South End that will total 80 acres, including infrastructure (electric, roads, sewers); residential units, including affordable housing; commercial

and retail space; a community school; a grocer; a full service marina; as well as many acres of parks and open space. The project will be constructed on a brownfield site, redeveloping the blighted land left by three abandoned factories. Harbor Point has received LEED-ND Gold certification for integrating the principles of smart growth, urbanism and green building, one of only 25 such projects worldwide.

- $6 million in Recovery Zone Economic Development bond allocations were awarded to the city of Norwalk to support the Reed Putnam Urban Renewal Project. Bond proceeds will be used for the reconstruction of West Avenue and the Water Street connection. The Reed Putnam project area is at the junction of two major expressways: Interstate 95 and Route 7. These improvements will provide better access to various area landmarks including the Maritime Aquarium, Heritage Park and the city's South Norwalk Historic District.

- DECD provided a grant to the city of Derby in the amount of $800,000 for the development of the Derby Commerce Park. The funding will support road and infrastructure construction necessary for the proposed 27-acre commerce park. This project can potentially create 150 jobs and bring in $22.5 million in private investments. The state grant will leverage $200,000 in municipal funds and a $1 million U.S. Department of Commerce grant through the Economic Development Administration.

D. Portfolio Analysis

1. Community Development Activities

Three DECD offices provide community development in SFY 2009-10. All provided municipalities and nonprofits with financial and technical assistance for community development activities.

OMD supports the following special community development activities:

- The **Energy Conservation Loan (ECL) Program** provides state funds for energy conservation measures through a contract with Connecticut Housing Investment Fund (CHIF) for low-interest loans to homebuyers and owners of one- to four-unit residential buildings. Loans are limited to borrowers with incomes at or below 200% of the area median. Low-interest loans can also be made on more than four units through the Multifamily Energy Conservation Loan Program.

- The **Connecticut Main Street Program** provides technical support through the Connecticut Main Street Center to help communities revitalize downtowns or neighborhood commercial districts.

ORD supports community development activities through the following programs:

- The **Economic Development and MAA p**rogram provides grants to municipalities for project planning through the Municipal Development Program (below), acquisition of real property, infrastructure improvements, and renovation or expansion of facilities.
- The **Municipal Development Program** provides planning and development services, assistance to renovate or demolish vacant industrial buildings, and technical assistance to help municipalities develop or revitalize industrial areas.
- The Special **Contaminated Property Remediation and Insurance Fund (SCPRIF)** provides loans for environmental site assessments, structural demolition and remediation of sites to foster redevelopment beneficial to the community.
- **Urban Act Program** provides funds to improve and expand state activities that promote community conservation and development, and improve the quality of life for urban residents of the state.

ORD provides support/technical services to other offices of DECD in the following ways:

- **Responsible Growth** program coordinates with DECD's financial assistance programs, Connecticut Housing Finance Authority (CHFA), Connecticut Department of Agriculture (DOAG) and DOT on the application of responsible growth practices, principles and policies.

ORD managed the inclusion of responsible growth criteria into the project selection criteria for DECD's various programs.

- **State Plan of Conservation and Development** (C&D Plan) guidelines pertain to all projects that receive more than $200,000 in state assistance. ORD provides technical assistance to DECD line offices in reviewing effects of DECD sponsored development to ensure compliance.
- **The Connecticut Environmental Policy Act** (CEPA) evaluation identifies and evaluates the impacts of proposed state actions that may significantly impact the environment and the National Environmental Policy Act (NEPA) evaluation along

with the C&D Plan identifies and evaluates the impact of proposed federal actions that may significantly impact the environment. Both processes provide information necessary for deciding whether to proceed with a project, and also provide the opportunity for public review and comment.

- A **CEPA/NEPA** review is required for each state agency action supported with state, federal or other funds that could have a major impact on the state's land, water, air or other environmental resources and the built environment. A CEPA/NEPA review does not apply to emergency measures undertaken in response to an immediate threat to public health or safety, and activities in which state agency participation is administrative in nature and involves no exercise of discretion.
- **The Connecticut Flood Management Program** requires certification, or an exemption, for all state actions within floodplains. For certain minor activities within regulated floodplain, DECD can certify projects through a "General Certification" process. DECD, in cooperation with DEP streamlined and reduced the time required for the state flood plain certification process for brownfields and former mill sites. The streamlined process was included by the legislature in a bill during the 2009 legislative session, and signed into law by Governor Rell.

OBRD supports community development activities through the following programs:

- **CT EPA Assessment Program -** Municipalities and related organizations refer sites for program consideration that may be complicated by hazardous substance contamination or petroleum contamination. OBRD hires an environmental consultant to investigate the environmental condition of an eligible site and to prepare the remedial action work plan.
- **Connecticut Brownfield Revolving Loan Fund -** Provides EPA funds for the remediation of **environmental** contamination located in any CT municipality.
- **Special Contaminated Property Remediation and Insurance Fund (SCPRIF) -** This is a loan program managed by OBRD that provides assistance to municipalities, developers or owners for Phase II and III investigations, Remedial Action Plans (RAP), demolition of structures and remedial action activities.
- **Targeted Brownfield Development Loan Program -** The Targeted Brownfield Development Loan Program provides financial assistance in the form of low-interest loans to applicants who seek to develop property for purposes of retaining or

expanding jobs in the state or for developing housing to serve the needs of first-time home buyers. Loans shall be available to manufacturing, retail, residential or mixed-use developments, expansions or reuses.

- **Urban Sites Remedial Action Program (USRAP**) - Is the state's flagship, and the oldest Brownfield specific redevelopment program and is jointly managed by OBRD and DEP for projects that are significant to Connecticut's economy and quality of life. A site must be located in a distressed municipality. This program provides seed capital to facilitate the transfer, reuse and redevelopment of the property.
- **Brownfield Municipal Pilot Program -** This is a competitive program for municipalities with projects that have been complicated by brownfields but will make a significant economic impact upon completion. Although only municipalities and municipal entities are eligible to apply, the project sites do not need to be owned by the municipality. The last round of funding occurred in the summer 2010.
- **Environmental Insurance Program -** Is funded through the MAA, this program provides loans and grants to subsidize the cost of Environmental Insurance Premiums. OBRD staff also provides technical assistance to help clients choose the proper coverage for their project.

2. Presentation of the Portfolio

DECD's community development investment portfolio contains investments in a diverse set of community development projects, organizations and programs such as infrastructure, brownfields, arts, cultural and entertainment projects, museums, libraries, revolving loan funds, technical assistance programs, and other community development activities throughout the state. The total value of this portfolio is $156.8 million.

In SFY 2009-10, DECD invested $30.9 million in community development projects across the state. Table 152 outlines community development investment activity during SFY 2009-10. Table 153 provides project type definitions used in this section of the report.

Table 152: Community Development Portfolio State Fiscal Year 2009-10				
Project Category	**Total Number of Projects**	**Total DECD Investment**	**Total Development Cost**	**Leverage Ratio**
AC&E	1	$2,000,000	$4,000,000	1.00
BF	8	$3,325,000	$3,895,000	0.17
CDP	0	-	-	0.00
EDU	2	$3,000,000	$9,010,031	2.00
INF	30	$20,959,350	$23,239,190	0.11
LIB	1	$50,000	$50,000	0.00
MU	4	$915,000	$2,716,925	1.97
PL	1	$200,000	$200,000	0.00
RLF	0	-	-	0.00
SPF	0	-	-	0.00
TPS	3	$426,800	$1,317,200	2.09
Total	**50**	**$30,876,150**	**$13,552,196**	**0.56**

Source: DECD

Table 153: Community Development Portfolio State Fiscal Year 2009-10	
AC&E	Arts, Culture and Entertainment Projects
BF	Brownfields & Environmental Remediation/Protection Projects
BRET	Business Retention
CDP	Commercial Development Projects
EDU	Education-Related Projects
INF	Economic and Community Development Infrastructure Projects
LIB	Library Investment Projects
MDP	Municipal Development Plan Projects
MU	Museum Investment Projects
PL	Economic and Community Development Planning Projects
RLF	Revolving Loan Funds
SPF	Sports Facilities Investment Projects
TPS	Technical Program Support

Source: DECD

3. Analysis of the Portfolio

An analysis of DECD's community development investment portfolio as of June 30, 2010, follows. Detailed information regarding the DECD Community Development Investment Portfolio is located in the appendix of this report.

Table 154 provides the composition of the community development investment portfolio. Community development funding can be in the form of a loan, grant, loan guarantee, asset transfer, or any combination thereof.

Table 154: Composition of the Community Development Investment Portfolio	
Total Number of Loans	25
Total Number of Grants	592
Total Number of Grant and Loan Combination	1
Total Number Loan Guarantees	2
Total Number of Projects	**620**

Source: DECD

Table 155 provides the percentage breakdown of the financial instruments used in the portfolio.

Table 155: Percentage of Financial Instrument Used	
Loan Only	4%
Grant Only	95%
Combination of Grant and Loan	<1%
Loan Guarantee	<1%
Projects	**100%**

Source: DECD

Table 156 provides the breakdown of loans and grants within the portfolio.

Table 156: Total value of DECD Economic and Community Development Investments			
Loans	$	5,629,590	1%
Grants	$	795,624,954	99%
Loan Guarantee	$	800,000	<1%
Total Portfolio Value	**$**	**802,054,544**	**100%**

Source: DECD

4. Funding

DECD's community development investments are made using numerous economic and community development funding programs and special legislation. Definitions

for the various funding source acronyms in Table 157 also apply to this section of the report.

Table 157: Community Development Portfolio Investments by Project Type			
Project Type	**Total DECD Investment**	**Total Non-DECD Investment**	**Total Project Investment**
AC&E	$ 57,942,096	$ 82,332,877	$ 140,274,973
BF	$ 20,476,713	$ 8,369,903	$ 28,846,616
BRET	$ 56,000	$ 56,000	$ 112,000
CDP	$ 17,700,000	$ 43,535,400	$ 61,235,400
EDU	$ 7,729,000	$ 6,670,698	$ 14,399,698
INF	$533,645,337	$465,406,476	$ 999,051,813
LIB	$ 5,600,000	$ 4,000,000	$ 9,600,000
MDP	$ 2,100,000	$ -	$ 2,100,000
MU	$ 63,043,000	$ 66,590,710	$ 129,633,710
PL	$ 7,709,859	$ 4,168,410	$ 11,878,269
RLF	$ 6,037,500	$ 4,073,750	$ 10,111,250
SPF	$ 40,250,000	$ 32,274,917	$ 72,524,917
TPS	$ 39,765,039	$ 63,552,766	$ 103,317,805
TOTAL	**$802,054,544**	**$781,031,907**	**$1,583,086,451**

Source: DECD

DECD has invested $802 million in community development projects, including approximately $796 million in the form of community development grants and $5.6 million in the form of community development loans and $800,000 in the form of loan guarantees. Table 158 outlines the breakdown of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 158 provides the distribution of community development investments by funding source and investment instrument. Thirty-three percent of the projects in the DECD community development investment portfolio were funded through the UA Program. Sixteen percent of the projects in the portfolio were funded under MAA. In terms of dollars invested, 47% of the agency's community development investments were funded through the UA Program. Twelve percent were funded via Special Act Legislation and 7% via the MAA Program.

Table 158: Community Development Portfolio Investment Instrument Mix by Funding Source					
Funding Source	**# of Projects**	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
CBRLF	1	$ -	$ 160,000	$ -	$ 160,000
CCEDA	2	$ 32,463,750	$ -	$ -	$ 32,463,750
Dry Cleaning	71	$ 10,433,500	$ -	$ -	$ 10,433,500
GF	14	$ 5,159,125	$ -	$ -	$ 5,159,125
HA	1	$ 150,000	$ -	$ -	$ 150,000
HEPARLF	1	$ 200,000	$ -	$ -	$ 200,000
MAA	97	$ 48,616,720	$ 3,189,500	$ 800,000	$ 52,606,220
PA 00-167	6	$ 49,309,000	$ -	$ -	$ 49,309,000
REG	1	$ 332,000	$ -	$ -	$ 332,000
Multi Program*	7	$ 122,383,075	$ -	$ -	$122,383,075
SA	43	$ 95,787,245	$ -	$ -	$ 95,787,245
SCPRIF	19	$ -	$ 2,280,090	$ -	$ 2,280,090
STEAP	152	$ 49,844,363	$ -	$ -	$ 49,844,363
UA	203	$ 78,104,953	$ -	$ -	$378,104,953
USRAP	2	$ 2,841,223	$ -	$ -	$ 2,841,223
	620	**$ 795,624,954**	**$ 5,629,590**	**$ -**	**$802,054,544**

Multi-Program = These projects may be funded with any combination of MAA, UA, STEAP, REG, PA, SA or ICC*
Source: DECD

5. Types of Community Development Projects Funded

Table 159 provides the percentage distribution of community development investments by program type. Out of the 620 community development projects funded by DECD, 296 were community development infrastructure projects.

Table 159: Community Development Portfolio Projects by Type		
Project Type	**# Project**	**% Projects**
CBRLF	1	0%
CCEDA	2	0%
Dry Cleaning	71	11%
GF	14	2%
HA	1	0%
HEPARLF	1	0%
MAA	97	16%
PA 00-167	6	1%
REG	1	0%
Multi Program*	7	1%
SA	43	7%
SCPRIF	19	3%
STEAP	152	25%
UA	203	33%
USRAP	2	0%
TOTAL	620	100%

Source: DECD

Table 160 provides the distribution of community development investments by type of project and investment instrument. Of the $802 million DECD invested in community development projects, $533 million was invested in community development infrastructure projects.

Table 160: Community Development Portfolio Investment Instrument Mix by Project Type

Project Type	Grants	Loans	Loan Guarantees	Total DECD Investment
AC&E	$ 57,585,096	$ 357,000	$ -	$ 57,942,096
BF	$ 18,411,723	$ 2,064,990	$ -	$ 20,476,713
BRET	$ 56,000	$ -	$ -	$ 56,000
CDP	$ 17,700,000	$ -	$ -	$ 17,700,000
EDU	$ 7,729,000	$ -	$ -	$ 7,729,000
INF	$ 532,537,737	$ 1,107,600	$ -	$ 533,645,337
LIB	$ 5,600,000	$ -	$ -	$ 5,600,000
MDP	$ -	$ 2,100,000	$ -	$ 2,100,000
MU	$ 63,043,000	$ -	$ -	$ 63,043,000
PL	$ 7,709,859	$ -	$ -	$ 7,709,859
RLF	$ 6,037,500	$ -	$ -	$ 6,037,500
SPF	$ 40,250,000	$ -	$ -	$ 40,250,000
TPS	$ 38,965,039	$ -	$ 800,000	$ 39,765,039
Total	**$ 795,624,954**	**$ 5,629,590**	**$ 800,000**	**$ 802,054,544**

Source: DECD

Fifty-three percent of all community development grants were for economic and community development infrastructure projects. One Hundred percent of community development loans were for municipal development plan projects.

6. Participation

Table 161 outlines DECD's project participation rates. The average rate of DECD participation in the funding of economic and community development projects is 51%. Brownfield and planning projects typically require the largest percent of DECD participation, whereas arts, culture and entertainment, and museum projects require the least.

Table 161: Community Development Portfolio Investment Participation Rates				
Project Type	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
AC&E	41%	0.25%	0%	41%
BF	64%	7%	0%	71%
BRET	50%	0%	0%	50%
CDP	29%	0%	0%	29%
EDU	54%	0%	0%	54%
INF	53%	0.11%	0%	53%
LIB	58%	0%	0%	58%
MDP	0%	100%	0%	100%
MU	49%	0%	0%	49%
PL	65%	0%	0%	65%
RLF	60%	0%	0%	60%
SPF	55%	0%	0%	55%
TPS	38%	0%	1%	38%
TOTAL	**50%**	**0.36%**	**0.05%**	**51%**

Source: DECD

7. Leveraging

As a result of DECD's economic and community development investment of $802 million, an additional $781 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 97 cents was invested by a non-DECD source.

8. DECD Participation and Leverage Ratios

Table 162 provides participation and leveraging ratios for the different types of community development projects funded by DECD.

Table 162: Community Development Portfolio Investment Leveraging			
Project Type	**Total DECD Investment**	**Project Type**	**Leverage Ratios**
AC&E	41%	AC&E	1.42
BF	71%	BF	0.41
BRET	50%	BRET	1.00
CDP	29%	CDP	2.46
EDU	54%	EDU	0.86
INF	53%	INF	0.87
LIB	58%	LIB	0.71
MDP	100%	MDP	0.00
MU	49%	MU	1.06
PL	65%	PL	0.54

Table 162 (continued): Community Development Portfolio Investment			
Project Type	**Total DECD Investment**	**Project Type**	**Leverage Ratios**
RLF	60%	RLF	0.67
SPF	55%	SPF	0.80
TPS	38%	TPS	1.60
TOTAL	**51%**	**TOTAL**	**0.97**

Source: DECD

Tables 163 and 164 provide a geographic perspective on DECD's community development investments.

Table 163: Geographic Analysis Of Community Development Investments by County							
COUNTY	**Number of Projects**	**Grant Amount**	**Loan Guarantee**	**Loan Amount**	**Total Assistance**	**Other Project Funds**	**Total Project Cost**
Fairfield	113	$172,498,544	$ -	$ 274,400	$172,772,944	$130,868,607	$ 303,641,550
Hartford	202	$219,372,194	$ -	$1,289,690	$220,661,884	$418,640,686	$ 639,302,570
Litchfield	47	$ 24,003,259	$ -	$ 60,000	$ 24,063,259	$ 23,792,227	$ 47,855,486
Middlesex	36	$ 22,176,289	$ -	$ 517,000	$ 22,693,289	$ 13,026,331	$ 35,719,620
New Haven	111	$224,985,370	$ 800,000	$ 565,000	$226,350,370	$108,956,568	$ 335,306,938
New London	60	$105,288,224	$ -	$2,335,000	$107,623,224	$ 71,245,430	$ 178,868,654
Tolland	28	$ 21,008,460	$ -	$ 55,700	$ 21,064,160	$ 12,063,645	$ 33,127,805
Windham	23	$ 6,292,615	$ -	$ 532,800	$ 6,825,415	$ 2,438,413	$ 9,263,828
TOTAL	620	$795,624,954	$ 800,000	$5,629,590	$802,054,544	$781,031,907	$1,583,086,451

Source: DECD

Table 164: County Distribution Of Community Development Investments By Type Of Project								
Type Of Project	**Fairfield Total Investment**	**Hartford Total Investment**	**Litchfield Total Investment**	**Middlesex Total Investment**	**New Haven Total Investment**	**New London Total Investment**	**Tolland Total Investment**	**Windham Total Investment**
AC&E	$27,068,263	$27,994,000	$8,896,000	$823,300	$6,345,777	$2,112,000	-	-
BF	$6,721,621	$5,639,690	$610,000	$822,000	$6,126,223	$650,000	$1,300,000	$535,300
BRET	-	$56,000	-	-	-	-	-	-
CDP	-	$7,500,000	-	-	$9,900,000	$300,000	-	-
EDU	$135,000	$2,750,000	-	-	$4,262,000	$582,000	-	-
INF	$195,147,698	$97,435,392	$13,265,259	$18,237,489	$186,221,370	$83,388,180	$18,489,160	$5,178,750
LIB	-	$850,000	$200,000	-	-	$4,500,000	$50,000	-
MDP	-	-	-	-	-	$2,100,000	-	-
MU	$19,832,112	$40,325,000	$542,000	$2,138,000	$2,100,000	$9,607,000	$600,000	$40,000
PL	$1,895,000	$2,801,250	$550,000	$350,000	$375,000	$442,244	$625,000	$671,365
RLF	-	$1,500,000	-	$137,500	$4,000,000	-	-	$400,000
SPF	$52,126,481	$2,700,000	-	-	$2,350,000	$200,000	-	-
TPS	$715,375	$30,810,552	-	$185,000	$4,670,000	$3,741,800	-	-
TOTAL	**$303,641,550**	**$220,361,884**	**$24,063,259**	**$22,693,289**	**$226,350,370**	**$107,623,224**	**$21,064,160**	**$6,825,415**

Table 165 contains community development investments in projects and programs that primarily support business expansion and retention. These differ from the investments included in the business assistance portfolio in that they have been made to benefit numerous businesses or to enhance economic conditions as opposed to being made for the primary benefit of a specific business. The business assistance portfolio contains investments made for the primary benefit of a specific business.

Table 165: Economic Development Projects SFY 2009-10	
Total Number of Loans	1
Total Number of Grants	76
Total Number of Grant and Loan Combination	1
Total Number Loan Guarantees	2
Total Number of Projects	**80**
Loans	$300,000
Grants	$58,472,539
Grants and Loan Combination	$36,500
Loan Guarantee	$800,000
Total Portfolio Value	**$59,609,039**

Source: DECD

9. Economic Impact Analysis

Community Development Portfolio

The estimated impact of DECD's community development investments (including active and inactive projects) from state fiscal years 1990 through 2010, was determined using the REMI Policy Insight model for the Connecticut economy, Table 166 shows the impact of DECD's community development investment portfolio on the state's economy. Cumulative and current debt service has a deleterious effect on state revenue.

Table 166: Community Development Portfolio Economic Impact Changes from Baseline in 2010 Constant Dollars		
	Portfolio Aggregate	**Fiscal Year 2010**
Gross State Product	-$849,853,949	-$148,422,100
Personal Income	-$1,514,905,279	-$276,000,000
State Net Revenue	-$24,000,000	-$8,000,000

Source: DECD

This analysis captures the effects of the state's cumulative debt service which, relative to each year's investment size and composition, is variable. Thus, in some years, investment impact offsets debt service while, in other years, it does not. In fact, the reductions in state spending for debt service accumulate faster than benefits from community development investment. As REMI is dynamic, there is also a distributed lag in the effect of a shock, such as occurs from a reduction in state spending for debt service. Further, this analysis captures the effect of increasing the stock of non-residential capital by virtue of these investments that results in increased property tax revenue for towns.

10. Small Cities Community Development Block Grant (CDBG) Program Portfolio

DECD is designated by the governor, with concurrence from HUD, as the principal state agency for the allocation and administration of the federal CDBG program within the state. OMD administers the program under DECD.

The primary statutory objective of the CDBG program is to develop viable communities by providing housing, a suitable living environment, and by expanding economic opportunities for persons of low- and moderate-income. To achieve these goals, the CDBG regulations outline eligible activities and national objectives that each activity must meet.

In 1981, Congress amended the Housing and Community Development Act of 1974 to give each state the opportunity to administer CDBG funds for non-entitlement areas. Non-entitlement areas include those units of general local government that do not receive CDBG funds directly from HUD as part of the entitlement program. Non-entitlement areas in Connecticut are generally cities and towns with populations of less than 50,000 or unless designated a central city of an area. States participating in the CDBG program have three major responsibilities: formulating community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with applicable state and federal laws and requirements.

Entitlement communities receive annual grants directly from HUD as part of the entitlement program. Listed below are Connecticut municipalities that are entitlement communities and, therefore, are ineligible for state-administered CDBG funds.

CDBG Entitlement Communities
(Municipalities Not Eligible For State-Administered CDBG Funds)

Bridgeport	Manchester	Norwich
Bristol	Meriden	Stamford
Danbury	Middletown	Stratford
East Hartford	Milford (Town)	Waterbury
Fairfield	New Britain	West Hartford
Greenwich	New Haven	West Haven
Hamden (Town)	New London	
Hartford	Norwalk	

All other Connecticut municipalities are eligible for the state-administered Small Cities CDBG funds.

11. Small Cities (CDBG) Activities in State Fiscal Year 2009-10

Table 167 outlines DECD's Small Cities CDBG program activity for SFY 2009-10.

Table 167: CDBG Projects Awarded During FY 2009-10

Municipality	Project Description	Investment
Ashford	Town wide Residential Rehabilitation	$300,000
Berlin	Housing Authority Senior Housing Renovations	$700,000
Bethel	Town wide Housing Rehabilitation	$300,000
Brooklyn	Tiffany Street Reconstruction	$500,000
Clinton	Town wide Residential Rehabilitation	$300,000
Coventry	Town wide Residential Rehabilitation	$300,000
East Hampton	Senior Center Renovations	$750,000
East Haven	Town-wide Residential Rehabilitation	$300,000
East Windsor	Neighborhood Drainage Improvements	$500,000
Ellington	Multi-Jurid. Rehab. – Ellington, Suffield, Somers	$300,000
Farmington	Housing Auth. Senior Housing Rehabilitation	$700,000
Hampton	Regional Residential Rehabilitation	$300,000
Jewett City	Housing Authority Rehabilitation	$700,000
Killingly	Town wide Residential Rehabilitation	$500,000
Litchfield	Housing Auth. Well Run Senior Housing	$700,000
Middlefield	Town wide Residential Rehabilitation	$300,000
New Hartford	Town wide Residential Rehabilitation	$300,000
Newington	Site Improvements for Senior Housing	$500,000
North Branford	Housing Authority Renovations	$700,000
Plainville	Sidewalks and Drainage Improvements	$500,000
Plymouth	Town wide Residential Rehabilitation	$300,000
Putnam	Commercial Façade Program	$500,000

Table 167 (continued): CDBG Projects Awarded During FY 2009-10		
Municipality	**Project Description**	**Investment**
Sprague	Library/Grist Mill ADA Renovation	$675,000
Stafford	Phase II Prospect Street Reconstruction	$500,000
Suffield	Senior Housing Sidewalks and Electric Heating	$125,000
Tolland	Town wide Residential Rehabilitation	$300,000
Vernon	Street Improvements	$500,000
Wallingford	Rehabilitation of Wallingford Housing Auth.	$700,000
Willington	Town wide Residential Rehabilitation	$300,000
Windsor	Town wide Residential Rehabilitation	$500,000
Wolcott	Town wide Residential Rehabilitation	$300,000
TOTAL		**$14,150,000**

Source: DECD

12. CDBG Funding History

The state began administering CDBG funds in 1982. Since that time, the state, acting through DECD and its preceding agencies, has invested approximately $339,219,235 in community, housing and economic development projects throughout Connecticut. As of June 30, 2010, DECD has 130 active CDBG/Small Cities projects with a total investment value of $61,153,844.

E. Brownfields

1. Summary of DECD's Brownfield Efforts and Activities

Brownfields are abandoned or underutilized sites where redevelopment is complicated by real or perceived environmental contamination. Many of these sites are considered to be 'upside-down' investments because the cost to remediate the environmental conditions exceeds market value of the real property. These sites rely on state and federal funding to attract private investment. In a small state like Connecticut with a proud industrial heritage, most of our cities and towns have brownfield sites. OBRD mission to accelerate the return of brownfields to productive use is critical to the Connecticut economy and the health and well-being of its citizens. In 2008-09, seven projects were active and leveraged a total investment in brownfields of over $40 million with over 100 acres under investigation and remediated. In 2009-10, 19 projects were active and leveraged a total investment in brownfields of over $32 million with over 97 acres under investigation or remediation.

a. Structure and Role

OBRD is a dedicated office within DECD with the primary mission to be the official one-stop office for brownfields in Connecticut. As such, OBRD coordinates the state response for brownfields assistance to communities and businesses.

With the establishment of Governor Rell's Executive Order No. 15 on responsible growth, DECD formed its ORD to manage and implement the agency's role in responsible growth. Returning brownfield properties to productive use is a major element in supporting the state's communities and advancing the Governor's responsible growth strategy. This fiscal year, OBRD was consolidated under DECD's ORD to create better synergies in implementing Governor Rell's responsible growth strategies and brownfield reuse. OBRD remains the state's one-stop resource for brownfield programs, but with enhanced abilities through its merger with ORD.

The scope of OBRD under C.G.S. Section 32-9cc, as amended by P.A. 07-233, is to:

- assist brownfield developers in advancing their projects;
- streamline the process for brownfield remediation;
- identify potential sources of funding and develop procedures for expediting the application of funds;
- identify and prioritize statewide brownfield development opportunities;
- provide assistance and information concerning the state's technical assistance, funding, regulatory and permitting programs; and
- develop a communication and outreach program to educate municipalities, property owners, economic development agencies and other organizations on the state's brownfield programs.

b. Milestones and Accomplishments

This year OBRD continued to carry out its mission in accordance with the scope established by statute noted above. OBRD:

- led meetings of the brownfield partnership that includes CDA, DEP, and DPH focusing on improving communications including topics on federal programs (EPA, HUD etc.), new state initiatives such as the Abandoned Brownfield Cleanup (ABC) program, Targeted Brownfield Loan Program, and Brownfield Municipal Pilot Program;

- submitted applications for federal EPA brownfield funding: (1) $1 million in brownfield assessment funding as part of new Eastern CT Brownfield Coalition (ECBC) formed by DECD with the Windham County Council of Governments and the Northeast Connecticut Council of Governments; (2) $400,000 in supplemental revolving loan funds, and (3) assisted Common Ground with a $175,000 brownfield planning grant application for the former Swift factory site in Hartford.
- managed two EPA revolving loan fund programs and two EPA assessment grants; and,
- provided assistance through the brownfields hotline and Web-based referral system for intake and assistance to over 50 requests for client assistance.

c. Communication and Partnerships

A key objective of OBRD is to facilitate communication and partnerships with clients and industry professionals that foster expertise and contribute to the adoption of the best brownfield practices for Connecticut.

OBRD receives requests for technical and funding assistance from many types of clients: owners, potential owners, consultants, attorneys, real estate professionals, funding partners, and others. Brownfield redevelopment projects are usually long-term and have a variety of complicating site, legal, and financial obstacles to overcome.

2. Programs and Projects

DECD has a toolbox of programs that are used for a variety of brownfield projects. OBRD works very closely with CDA, DEP, and other state entities like the Historic Division at the Office of Culture and Tourism and CHFA, as well as federal agencies like HUD. OBRD also collaborates with CDA to encourage use of the Tax Incremental Finance Program (TIF), a beneficial tool for municipalities that want to attract private development on significant brownfield sites, returning them to a taxable status.

Other DECD programs available for brownfield projects include the dry cleaning program and three DEP-funded programs: the jointly-administered Abandoned Brownfield Cleanup Program, the Urban Sites Remedial Action Program and the Special Contaminated Property Remediation Insurance Fund. Both ORD and OBRD

have used OPM's Urban Act program, the Urban Sites Remedial Action Program, and the DECD MAA program for undertaking brownfield projects.

Active brownfield projects are reported in both Tables 168 and 169. The dry cleaning program and the Special Contaminated Property Remediation and Insurance Program Fund are reported separately. Table 168 contains new projects that closed on funding in SFY 2008-09 and Table 169 contains new projects that closed on funding in SFY 2009-10. All of the projects in Table 168 are real estate development projects managed by the DECD and include brownfield components and Table 169 is specific to brownfields. On October 30, 2009, the bond commission approved an additional $2.25 million in funding for a second round of Brownfield Municipal Pilot program funding. Applications were received in March of 2010 with project selection planned for summer 2010.

Table 168: SFY 2008-09 Bond Funded Active Brownfield Projects

Project Name	Developer/Applicant	Project Location	Municipality	DECD $
Seaview Avenue	City of Bridgeport	Seaview Avenue	Bridgeport	$ 4,916,000
Highwood Square Development	Town of Hamden	Dixwell Avenue	Hamden	$ 750,000
Front Street Project at Adriaen's Landing	HBN Front Street District LLC	Front Street	Hartford	$ 7,500,000
DAS Lot Redevelopment	State of Connecticut	190 Huyshope St.	Hartford	$ 300,000
Derby Downtown Demolition	Derby, City of	Downtown HALO Section	Derby	$ 250,000
Pinnacle Heights	New Britain, City of	Slater Road	New Britain	$1,000,000
Goodwin College Expansion	Goodwin College	Riverside Drive	East Hartford	$ 2,250,000
Total				**$16,966,000**

Source: DECD, ORD and OBID

Table 169: SFY 2009-10 New Bond Funded Brownfield Projects

Project Name	Developer/Applicant	Project Location	Municipality	DECD
Roosevelt Mills	Town of Vernon	215 East Main Street	Vernon	$1,200,000

Source: DECD

a. EPA Hartford Brownfield Revolving Loan Fund Program

In 2004, DECD was awarded a $432,000 grant (which was increased to $602,171 in 2006) from EPA to operate a revolving loan fund for the remediation of hazardous waste. Since the funds were originally awarded to Hartford, only projects in Hartford are eligible. By April 2005, this complex program was operating and a loan of $160,000 was issued to Public Housing Residents Going Places, Inc. The site was later developed as a neighborhood shopping center. The loan was fully paid off in December of 2008. In FY 2009-10, remediation was completed on four

small parcels, see Table 170, in Hartford. The sites are being redeveloped as eight new housing units within an established neighborhood. In addition, OBRD continues to work with a private party to refine a potential remediation project as part of a major redevelopment in the city. Also under discussion is the potential remediation of a former factory site in a residential area of the city.

Table 170: EPA Hartford Revolving Loan Fund Program FY 2009-2010 Remediation Projects

Municipality	Site	Recipient	Grant	Acreage
Hartford	22-24, 30-322, 41-43, 49-51 School Street	Pope Park Zion LLC	$200,000	1.0
Total			**$200,000**	

Source: DECD

b. EPA Statewide Revolving Loan Fund Program

DECD was awarded $1 million from the EPA in 2007 for the Statewide RLF, a program that provides grant and loan funds for the remediation of petroleum and hazardous substance contamination for sites throughout the state. In SFY 2009-10, an additional $600,000 was awarded in supplemental funding and an additional $400,000 was applied during this fiscal year for a grant to Habitat for Humanity of Southeastern Connecticut to provide the gap in funding needed to remediate two sites in New London. The grant of $42,500 supported the remediation necessary to facilitate the development of two units of affordable housing OBRD provided funding in September 2009 on the city of Middletown's Remington Rand remediation project which will support remediation at the former Remington Rand facility and will allow the city to transfer the property to a private owner for use as a small business incubator. The project is expected to result in increased tax revenue and additional jobs for the local economy. Two other remediation projects were in the closing phase at the end of the fiscal year, 14 Bridge Street in Montville and the Willimantic Whitewater Partnership project in Willimantic as outlined in Table 171 below.

Upon completion of remediation at 14 Bridge Street in Montville, the town will sell the property to a company that designs and assembles trade exhibits and allows for expansion of its business. The Willimantic Whitewater Partnership project will remove underground storage tanks and remediate soil at the site, facilitating

Willimantic River access, a park with picnic areas, a trail, welcome center with retail space and restoration of the river with fish passage facilities.

Table 171: EPA Statewide Revolving Loan Fund Program FY 2009-2010 Remediation Projects					
Municipality	**Site**	**Recipient**	**Grant**	**Loan**	**Acreage**
New London	Fitch Avenue	Habitat For Humanity	$42,500	N/A	0.3
Middletown	180 Johnson Ave.	City of Middletown	$100,000	$100,000	10
Montville	14 Bridge Street	Town of Montville	$165,000	$55,000	1
Willimantic Whitewater Partnership	$90,000	N/A	3.5		

Source: DECD

c. EPA Statewide Assessment Program

In May 2008, DECD was awarded two grants of $200,000 each from the EPA for the investigation of petroleum and hazardous substances on sites throughout Connecticut. Those funds became available from the EPA in October 2008. OBRD developed the process for application and site selection and worked with EPA on eligibility for several sites. In this fiscal year, OBRD conducted environmental site assessments under this program. These assessments have been conducted to support projects including the former Decker's Laundry site in Salisbury, the Willimantic Whitewater Partnership site in Windham, and the former Swift factory complex in Hartford as evidenced above in Table 172.

Table 172: EPA Assessment Program				
Municipality	**Site**	**Recipient**	**Services Provided**	**Grant Value**
Salisbury	Decker's Laundry – 17 Perry Street	Town of Salisbury	Phase I ESA	$1,900
Killingly	P & A Mill, 42 Maple Street	Town of Killingly	Phase I ESA	$2,450
Hartford	Former Swift Factory – Love Lane	City of Hartford	Phase I ESA	$2,600
Salisbury	Decker's Laundry – 17 Perry Street	Town of Salisbury	Phase II ESA	$29,400
Windham	Willimantic Whitewater Partnership, Inc. – 28-36 Bridge St.	Town of Windham	Phase III & Remedial Action Plan	$31,000
Enfield	98 Prospect Street site	Town of Enfield	Phase I ESA	$2,000
South Windsor	Former Hi-G – 85 Nutmeg Road	Town of South Windsor	Phase I ESA	$2,500
Manchester	Former Carlyle Johnson Machine Co. – 52 Main St. and 28 Hilliard St. *(Also funded under SCPRIF)*	Town of Manchester	Phase III ESA & RAP	$30,000
TOTAL				**$101,850**

Source: DECD

d. Brownfield Municipal Pilot Program

This state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for $4.5 million for SFY 2007-08. At the May 30, 2008 bond commission, $2.25 million was released to fund the Brownfield Municipal Pilot program. The program identified five Connecticut municipalities, see table 153f below, in which untreated brownfields hinder economic development. OBRD continues to work with these municipalities as these projects progress. A summary of the first round of funded projects is indicated in Table 173.

At the October 30, 2009 meeting of the Bond Commission, a second round of funding in the amount of $2.25 million was released for the program. Fifteen applications were received in March 2010, requesting a total of $9,778,353 in funding. Project selection is planned for summer 2010.

Table 173: Brownfield Municipal Pilot Program – Round I			
Stamford	Harbor Point Partnership Project	Walter Wheeler Drive	$450,000
Redding	Georgetown Remediation Project	Routes 57 & 107	$425,000
Waterbury	Cherry Street Industrial Park Remediation	167 Maple Street & 16 Cherry Ave	$650,000
Shelton	Axton Cross Remediation Project	113 Canal Street	$425,000
Norwalk	South Norwalk Transit Remediation	30 Monroe Street	$300,000
Total			**$2,250,000**

Source: DECD

e. Brownfield Revolving Loan Fund Program

This new state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for $2.5 million for SFY 2007-08. On October 30, 2009, the Bond Commission approved $2.5 million in funding for the new targeted brownfield loan program. The program has been established with applications accepted on an ongoing basis. As of the end of the fiscal year, no applications were received.

f. Abandoned Brownfield Cleanup Program

In the spring of 2010, DECD opened a pilot round for the new Abandoned Brownfield Cleanup Program (ABC), established under Public Act 09-235. The ABC program offers an opportunity for developers, who are not responsible for contamination, to be afforded liability protection from the responsibility to investigate and remediate off-site contamination provided that the projects meet

certain economic development thresholds and remediation is completed under a formal DEP program. No applications were received in the first round.

g. Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

ORD administers SCPRIF in cooperation with DEP. ORD provides financial assistance through low-interest loans (with a five-year term) for environmental investigation, remediation and building demolition.

Applicants must demonstrate they have the financial and technical expertise and resources necessary to successfully undertake the site investigation, remediation, and redevelopment of the project. Municipalities are not required to have the owner's consent if the site is abandoned or tax delinquent. The program allows the applicant to conduct investigations and demolition.

The recipient of SCPRIF loan funds will repay the state upon the sale or lease of the property, or upon approval of a final remedial action report, in accordance with the terms of the program. In the event the assessment determines that redevelopment of the site is not feasible due to the cost of remediation, loans made under the program may be forgiven under certain conditions.

In SFY 2008-09, one new project was funded. In SFY 2009-10, three new projects were funded as identified in the Table 174 below. The SCPRIF program has funded 21 loans with a contract value of $2,405,020 since its inception in 1999. DECD currently has a pipeline of twelve new projects under consideration in various phases of the loan review or contract process; these applications total over $400,000 in funding requests to DECD.

Table 174: SFY 2009-10 New SCPRIF Projects

Project Name	Developer/Applicant	Project Location	Municipality	DECD $
Former Carlyle Johnson	D & E Properties	52 Main Street	Manchester	$30,000
Former Conco site (Phase 2)	Columbia Elevators Products Inc.	380 Horace Street	Bridgeport	$86,000
42 Fifth St. Demolition	City of Derby	Fifth Street	Derby	$85,000
TOTAL				**$201,000**

Source: DECD

h. Dry Cleaning Establishment Remediation Fund

Since January 1, 1995, all dry cleaning establishments have been required to pay a surcharge on the gross receipts at retail for any dry cleaning services performed. This money is deposited into the dry cleaning establishment remediation account which is a non-lapsing account within the General Fund. These funds are used to address a pollution problem that is unique to this industry that is comprised of small businesses that do not have the financial capacity to absorb costs for site clean-up.

Owners/operators of a dry cleaning establishment and owners of property that are occupied by a dry cleaning establishment are eligible for funding from this program, provided they meet the eligibility criteria set forth by DECD. DECD accepts applications twice per year, the last Friday of March and the last Friday of August. The program is available statewide.

At this time the Dry Cleaning Establishment Remediation Fund is oversubscribed, the fund has a total of $11 million in funding approved for reimbursement. As of July 2010, DECD has disbursed $8.8 million in funding for reimbursement under this program. However, the balance in the fund to date is $1.1 million, which is a deficit of approximately $1.1 million when compared to the approved applications. DECD is working diligently to close-out completed or inactive projects and evaluating the possibility of funding partial grants on projects. The time period between submission of an application and the decision to approve or deny the grant has become lengthy due to the lack of funding; it has been known to range anywhere from 11 months to over 2 years. There are currently a total of 22 applications pending funding for a total of $1.5 million.

The state, acting through DECD, uses the dry cleaning account to provide grants to eligible dry cleaning establishments for the environmental investigation and remediation of pollution resulting from the release of tetrachloroethylene, Stoddard solvent, or other chemicals used for dry cleaning.

DECD has established procedures for distribution of grants and has adopted criteria to carry out the provisions of C.G.S. Section 12-263m.

Since the inception of the Dry Cleaning Establishment Remediation fund, a total of 76 dry cleaning sites have been approved for approximately $11,013,500 in funding statewide. Table 175 below identifies the program activities for funding, both for new applications received in 2009-10 and applications from previous funding rounds with complex issues which were modified by the client and approved within this time period for contracting. No applications have been denied.

Table 175: Dry Cleaning Establishment Remediation Fund Activity for SFY 2009-10 Applicants

Applicant	Municipality	Street Address	Application Status	Grant Amount
Applications Pending				
Battiston's of Windsor	Bloomfield	395 Cottage Grove Road	Hold	$100,000
White Sheep Demunda Cleaners	Waterbury	416-418 Watertown Avenue	Hold	$50,000
CJ Dry Cleaners	New Britain	70 South Street	Hold	$50,000
Quality Cleaners	Colchester	79 Linwood Avenue	Hold	$100,000
Superior Cleaners	West Haven	99 Garnet Park Road	Hold	$50,000
Seccombes Cleaners	Ansonia	1 Holbrook Street	Hold	$75,000
Mayflower Laundry	Hartford	266 Prospect Avenue	Hold	$50,000
Crown Cleaners	Hartford	395-301 Franklin Avenue	Hold	$50,000
State of the Art	Norwalk	120 New Canaan Avenue	Hold	$100,000
Timely Cleaners	Cromwell	77 Berlin Road	Hold	$46,970
New U.S.	Enfield	95 High Street	Hold	$100,000
Neet Cleaners	Glastonbury	2705 Main Street	Hold	$100,000
Eagle Cleaners	Bristol	123 Farmington Avenue	Hold	$50,000
Sylvan Cleaners	New Haven	363 Whalley Avenue	Hold	$43,000
Newtown Cleaners	Newtown	54 Church Hill Road	Hold	$200,000
Brother's Dry Cleaners	New Britain	234 North Street	Hold	$100,000
TOTAL Pending	**16**			**$1,264,970**
Applications Approved				
C and R Cleaners	Milford	545 Naugatuck Avenue	Approved	$30,000
Community Cleaners	Danielson	542 Main Street	Approved	$100,000
Crystal Cleaners	Derby	1 New Haven Avenue	Approved	$50,000
Debonair Cleaners	New Canaan	12 Burtis Avenue	Approved	$100,000
Frances Cleaners	Ridgefield	145 High Ridge Avenue	Approved	$100,000
Ted's Cleaners	North Haven	1957 Whitney Avenue	Approved	$50,000
TOTAL Approved	**6**			**$ 430,000**

Source: DECD's ORD and OBRD

The Dry Cleaning Establishment Remediation Fund program has served as the sole resource for financial assistance to small dry cleaning businesses to address the unique site pollution problems associated with their usage of perchloroethylene (or

perc) and other chemicals. Perchloroethylene is the dominant cleaning agent used nationally and many dry cleaners are located in sensitive ground water resource areas where this pollution is a threat to potable water supply wells. This program provides these small businesses much needed assistance to both quantify sites for clean-up requirements through hiring of professional services and to fulfill their obligation to remediate sites to meet DEP regulatory criteria. This business sector represents about 3,900 employees statewide and has a payroll of over $60 million.

F. The Office of the Permit Ombudsman

This new office was created in FY 2009-10 as part of Public Act 10-158, legislation that streamlined the permitting process for certain economic development projects and refined regulatory requirements and standards.

Section 3 of Public Act 10-158 requires the DECD commissioner to establish an office for expeditiously reviewing applications for state licenses and permits. The office will coordinate and expedite permits and approvals with the departments of Environmental Protection, Transportation and Public Health for projects that:

1. Create at least 50 permanent, full-time equivalent jobs in any of the state's 17 enterprise zones or at least 100 such jobs in non-enterprise zone communities;
2. redevelop a brownfield site;
3. are compatible with the state's responsible growth initiatives;
4. develop a mix of different but compatible uses near transportation facilities and infrastructure (i.e., transit-oriented development); or
5. develop green technology businesses.

The commissioner may provide expedited reviews for other types of projects based on their economic impact factors. Permit applications for projects involving the following activities are explicitly excluded from expedited review:

1. final disposal sites for solid, biomedical, or hazardous wastes;
2. produce electricity, unless the production is incidental and not the project's primary function;
3. extract natural resources;
4. produce oil; or
5. construct, maintain, or operate an oil, petroleum, natural gas, or sewerage pipeline.

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VI. HOUSING DEVELOPMENT PERFORMANCE

This section begins with an overview of Connecticut's housing environment for SFY 2009-10 and includes a statewide housing market analysis and needs assessment. It reviews DECD's mission and strategic direction in terms of housing development and describes the programs used by DECD to create affordable housing. This includes a discussion of availability and the barriers to such housing.

The section analyzes both the state and federal housing development portfolios in detail and ends with an overview of:

- Connecticut's supportive housing effort;
- the Department of Housing and Urban Development (HUD) Section 8 program;
- the Energy Conservation Loan Program;
- housing tax subsidy programs; and
- discussion of fair housing and racial and economic integration.

A. Housing Development Overview

Housing Development and Support Programs Performance

This section begins with a brief overview of DECD's housing development mission and strategic direction. The measures and measurement methodology used to gauge the performance of DECD's housing development investments and activities are stated and defined.

A brief overview of housing development in Connecticut is followed by DECD's housing development criteria. The section culminates with an analysis of the performance of DECD's housing programs.

DECD is the lead state agency for all matters relating to housing in Connecticut. As part of the agency's overall mission, DECD works to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices. To fulfill its mission, DECD monitors and analyzes the Connecticut housing environment and develops policies, strategies, programs and services that maximize success in expanding affordable housing opportunities in Connecticut. In so doing, the agency helps to build a strong community tax base, encourage safe streets, and empower neighborhoods and communities to stabilize and flourish.

1. **Housing Development Mission**

   DECD's housing development mission is to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices.

2. **Overarching Goal**

   DECD's housing development and support programs are designed to create and preserve quality affordable housing, and improve the quality of life for residents.

3. **Mission Implementation**

   DECD monitors and analyzes the Connecticut housing environment by undertaking several strategic planning efforts including the State of Connecticut Long Range Housing Plan and the Connecticut Consolidated Plan for Housing and Community Development. DECD also publishes housing related research and statistics on its Web site and through various publications such as this report, to assist other government agencies, municipalities, community groups, nonprofit housing developers, advocacy groups and private developers to plan, support, develop and preserve affordable housing in Connecticut. Based on the quantified affordable housing needs present in Connecticut, DECD utilizes numerous state and federally funded housing development and support programs to address housing issues and create housing opportunities. Some of these programs and services are as follows:

   - Affordable Housing Program (AHP);
   - Energy Conservation Loan Program (ECL);
   - HOME Investment Partnerships Program (HOME);
   - Housing Trust Fund Program (HTF);
   - Neighborhood Stabilization Program (NSP);
   - Pre-development Loan Program;
   - Project-based Section 8 Rental Assistance Program;
   - Small Cities Community Development Block Grant (CDBG) Program;
   - State Housing Sustainability Fund;
   - Surplus Property Program; and
   - Urban Action Grant Program (UA).

   DECD also provides technical and financial assistance to nonprofit and business sponsors, advocacy groups and municipalities for the development, preservation and rehabilitation of affordable housing and associated housing support programs and services. Through the utilization of these and other programs and services, DECD

leverages other public, private and federal resources to promote and advocate for the creation and preservation of affordable housing for low- and moderate-income persons and families.

DECD's housing development and support service programs are designed to promote and facilitate the rehabilitation and development of affordable housing through information brokering, technical assistance and project financing. The department also supplies financial and technical oversight assistance to recipients of state funds. This oversight function ensures quality management and fiscal oversight of publicly assisted housing assets. DECD also administers rental subsidy and tax related assistance designed to promote housing affordability.

4. Functional Components

DECD's housing strategies (short- and long-term) are governed by the immediate housing needs of Connecticut's communities and by the goals and objectives set forth in Connecticut's 2005-10 Consolidated Plan for Housing and Community Development, State of Connecticut Long-Range State Housing Plan and the state's Conservation and Development Policies Plan for Connecticut. The following offices directly support both the short- and the long-term housing development and assistance functions:

- Office of Housing Development and Finance (OHDF);
- Office of Municipal Development (OMD), and
- Office of Responsible Development (ORD).

DECD works to provide opportunities to live in safe, quality housing at affordable prices. OHDF is the principal point of contact for housing developers seeking assistance from the state and, with technical assistance from ORD, is responsible for project management of DECD-funded housing development or preservation projects.

OHDF works with both nonprofit and for-profit organizations, neighborhood groups, housing authorities, developers, financial institutions, quasi-public organizations, municipalities and faith-based organizations to create and preserve safe, attractive, quality housing for the elderly and for families and individuals at affordable prices. Responsibilities of OHDF include:

- customer outreach, client intake and assessment, project feasibility and financial review, assistance identification and packaging, and product and service delivery;
- collecting and maintaining performance data on housing development projects;
- technical assistance to the agency's housing development customers;
- development of partnerships with housing authorities, nonprofit and for-profit developers and other state and federal agencies;
- leveraging DECD assistance funds;
- certification for community housing development organizations (CHDO);
- housing development advocacy;
- deal negotiations and structuring; and
- project monitoring and pipeline reports.

OHDF administers and/or works in conjunction with other DECD offices on the following programs:

- Affordable Housing Program (AHP) provides financial assistance for a large variety of housing development activities that include construction, rehabilitation, repair and maintenance of housing, as well as financing ancillary facilities related to affordable housing, such as a community room, laundry, day care space, playground and other residential amenities.
- Energy Conservation Loan Program is one of DECD's housing programs, however, it is administered by OMD under C.G.S. Section 16a-40a and Section 32-317.
- HOME Investment Partnership Program (HOME) is a HUD program administered by DECD and provides financial assistance to create housing for low- and very low-income households at affordable prices. HUD income limits for HOME are based on HUD estimates of median family income adjusted for family size. HOME assistance includes the American Dream Down-payment Initiative (ADDI) to target federal funds for first-time homebuyers within the limits of currently available congressional appropriations.
- Housing Trust Fund (HTF) is designed to create affordable housing for low- and moderate-income households and is funded from the proceeds of the sale of the state's general obligation bonds. In accordance with C.G.S. Section 8-336m-q, money under the Housing Trust Fund may be awarded as loans and/or grants to eligible sponsors of affordable housing. The goals of the Housing Trust Fund are to:

- encourage the creation of housing for homeownership for low- and moderate-income families at affordable prices;
- promote the rehabilitation, preservation and production of quality, well-designed rental housing;
- maximize the leveraging of state and federal funds;
- promote the application of efficient land use that utilizes existing infrastructure and the conservation of open spaces; and
- encourage the development of housing that aids the revitalization of communities through the promotion of mixed-income, mixed-use developments in downtown commercial corridors that are in close proximity to transportation and employment centers.

- The Neighborhood Stabilization Program (NSP) was established as part of the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment by providing funding for affordable housing. The Act specifies that communities identify areas of greatest need hit hardest by the foreclosure crisis. Funding was allocated and distributed through five activities, acquisition and rehabilitation, financing, land bank, demolition of blighted structures and redevelopment. Additionally, 30% of the acquisition and rehabilitation was required to be used for housing for persons making less than 50% of the area median income.
- The Pre-development Loan Program provides interest-free loans to eligible nonprofit sponsors for predevelopment costs associated with constructing, rehabilitating or renovating housing for low- and moderate-income households at prices they can afford. Pre-development loans may also be made available to for-profit developers in communities where the supply of affordable housing is less than 10%.
- The State-Assisted Housing Sustainability Fund provide below market-rate financial assistance for repairs to “eligible housing pursuant to CGS sec. 8-37uu.” All assistance was in the form of deferred loans.
- The UA grant program provides funds to improve and expand state activities that promote community development and revitalization designed to improve the quality of life for urban residents.

5. **Accomplishments of OHDF during State Fiscal Year 2009-10**

   In SFY 2009-2010, OHDF invested over $30 million in HTF, AHP and other state funds for 20 projects around the state and, in so doing, created or preserved 636 units of housing.

B. Fair Housing Choice and Racial and Economic Integration

DECD is responsible for administering housing programs in compliance with state and federal laws promulgated to ensure that programs provide equal opportunities in employment, contracting and the provision of services and benefits. DECD has institutionalized requirements and guidelines pertaining to affirmative action, racial and economic integration and economic development opportunities for small, minority- and women-owned businesses.

Recipients of state and federal funds are required, at a minimum, to undertake the following activities to demonstrate their compliance with applicable anti-discrimination laws and regulations:

- Develop and implement a fair housing action plan and affirmatively market housing units to persons identified as least likely to apply;
- Utilize various types of media targeted to members of minority groups to advertise the availability of contracting, employment and housing opportunities;
- Utilize Connecticut Department of Administrative Services Directory of Small, Minority- and Women-Owned Businesses to solicit bids and to outreach to these firms;
- Include the statement “affirmative action/equal opportunity employer” and/or fair housing statement or logo when applicable in all advertisements/notices;
- When using federal funds, have in place and implement a federal Section 3 plan to provide employment and training opportunities to Section 3 residents and businesses;
- Develop and implement an affirmative action policy statement;
- Develop and implement a fair housing compliance procedure;
- Develop and implement an Americans with Disabilities (ADA) notice and grievance procedure;
- Incorporate necessary affirmative action and equal employment opportunity provisions in contract documents to demonstrate compliance with applicable state and federal laws and regulations; and
- Display applicable anti-discrimination posters at organization offices.

1. **Affirmative Marketing of State Housing Programs**

DECD programs are administered in a nondiscriminatory manner, in accordance with equal opportunity, affirmative action, and fair housing requirements. Recipients of state funds for housing related activities are required, as applicable, to comply with the following civil rights laws and regulations:

- Title VI of the Civil Rights Act of 1964;
- Title VIII of the Civil Rights Act of 1968, as amended;
- Americans with Disabilities Act;
- Executive Orders 11063, 11246, and 12138;
- Section 3 of the Housing and Urban Development Act of 1968, as amended;
- Age Discrimination Act of 1975, as amended;
- Section 504 of the Rehabilitation Act of 1973, as amended;
- Regulations of C.G.S. Section 8-37ee-300 through Section 8-37ee-314 and the Affirmative Fair Housing Marketing and Selection Procedures Manual, under C.G.S. Sections 8-37ee-1 through 8-37ee-17;
- C.G.S. Sections 8-37t, 8-37-bb, and 8-37dd, promoting racial and economic integration;
- C.G.S. Section 46a-64b on discriminatory housing practices;
- C.G.S. Section 32-9e, Set-aside program for small, and minority- and women-owned firms; and
- 24 CFR 85.36 (e) Good faith efforts to award contracts to MBE/WBE.

Recipients must also comply with program assurances that they will affirmatively further fair housing in all their programs. Accordingly, recipients of state funds, in compliance with their certification to affirmatively further fair housing, are required to submit a fair housing action plan to DECD for review and approval. The plan submitted must be consistent with the agency's Fair Housing Action Plan Implementation Guidelines.

Each recipient is given a fair housing handbook developed by DECD. The handbook contains information on state and federal fair housing laws, housing discrimination complaint procedures, model fair housing policies and guidelines, duty to affirmatively further fair housing, an overview of disability discrimination in housing, trends in fair

housing, pertinent legal decisions, the state Analysis of Impediments to fair housing, and a resource directory.

2. Efforts to Affirmatively Further Fair Housing

In SFY 2009-10, DECD provided financial assistance to the Connecticut Fair Housing Center. As part of its contract, the center provided several training sessions to DECD staff, CDBG recipients, and housing providers with DECD contracts in the areas of fair housing laws and their impact on housing policies and housing programs operated by DECD, as well as how to meet the requirement of affirmatively furthering fair housing. In addition, specialized training was provided to DECD compliance staff to enable them to better monitor program compliance in the areas of fair housing and enforcement. In SFY 2009-10, DECD continued its partnership with the Connecticut Fair Housing Center to provide more training and assistance to DECD and its recipients as DECD continues to update its policies, procedures and fair housing/civil rights handbooks for all of its programs. In addition, DECD will update its Analysis to Impediments to Fair Housing (AI). The US Department of Housing and Urban Development (HUD) requires that the AI be updated every 5 years as a condition of receiving federal funds.

Finally, in accordance with C.G.S. Section 8-37bb, DECD is required to analyze households served under programs administered through state funding by income and by racial and ethnic distribution. Section G of this annual report provides a breakdown of tenant demographics information received by DECD on state-assisted and federally funded housing programs from Connecticut's public housing authorities, other developers, and managers of DECD-funded programs.

3. Housing Development Goals Objectives, and Measures

The state's 2005-10 Consolidated Plan for housing and community development is a five-year plan that addresses Connecticut's housing and community development needs. This plan, required by HUD, governs how Connecticut plans to administer and utilize federal funds associated with the CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs. The Consolidated Plan outlines the state's goals, objectives and measures for the federal funds related to housing and community development. The Connecticut Long-Range State Housing Plan 2005-2009 governs how state funds are used.

4. Priority Objectives and Performance Goals for HOME and Small Cities (CDBG) Programs

The state intends to make available HOME and Small Cities CDBG funds to eligible recipients based on the priorities set forth in the Consolidated Plan and in this document. The performance outcome measurement system associated with the Consolidated Plan includes objectives, outcome measures and indicators (outputs). It has three overarching program objectives that, under all CDBG, HOME, ESG and HOPWA program activities, outcome indicators, and measures will be grouped. They are as follows:

- Encouraging homeownership by improving the ability of low- and moderate-income residents to access homeownership opportunities by focusing on projects in the state that can document both the need for this type of affordable housing, and where foreclosure pressures are not negatively impacting neighborhoods in that region.
- Expanding the supply of quality affordable housing:
  - Preserve and increase the supply of quality affordable housing available to all low- and moderate-income households, and help identify and develop available resources to assist in the development of housing.
  - Improve the ability of low- and moderate-income residents to access rental housing opportunities.
  - Assist in addressing the shelter, housing, and service needs of the homeless poor and others with special needs.
- Revitalizing communities:
  - Provide communities with assistance to undertake economic development initiatives.
  - Provide assistance to help communities undertake community infrastructure, facility and service projects affecting public health, safety and welfare.
  - Encourage the development of mixed-income, mixed-use housing developments in downtown commercial corridors that are in close proximity to transportation and employment centers.

These three objectives incorporate the statutory objectives for the CDBG, HOME, ESG and HOPWA programs. Grouping the program activities in this way allows Connecticut to report on its progress toward meeting the overall objectives in a

simplified and comprehensive manner. In some cases, activities will fall under more than one program objective, depending upon the purpose/type of the program.

The measures, used in the Consolidated Plan's performance outcome measurement system, are designed to clearly gauge whether or not the activities being funded under the federal programs, governed by the plan, are meeting goals and objectives. As stated in the strategic plan, Section IX of the Consolidated Plan, there are 12 goals supporting the plan's three overarching goals. Each goal is supported by specific objectives. Each objective has specific measures associated with it.

5. Performance Measurement Methodology

The ultimate purpose of the performance outcome measurement system of the Consolidated Plan is to clearly demonstrate whether or not Connecticut is achieving the statutory objectives of the CDBG, HOME, ESG and HOPWA programs. The strategic plan section of the Consolidated Plan has been designed to link the statutory goals of these four programs to the specific activities carried out by the state. Please refer to Section IX for detail on the plan's overarching goals, goals and objectives. The 2005-10 Consolidated Plan for Housing and Community Development is available online in the publications section of DECD's Web site at www.decd.org.

If the majority of a goal's stated objectives are achieved then that goal will be considered accomplished. If the majority of the goals that support one of the plan's overarching goals are achieved, then that overarching goal will be considered accomplished. As the three overarching goals incorporate the statutory objectives for the CDBG, HOME, ESG and HOPWA programs, the statutory objectives for these programs will be considered accomplished if the overarching goals of this plan have been accomplished.

6. Performance Measures

The metrics (outcome measures and indicators/outputs) used to gauge the success or failure of the Consolidated Plan must be tangible and obtainable. They must be clearly understandable and easily flow through a hierarchical construct that links actions to the ultimate goals of the federal programs governed by the plan.

Each specific objective has been assigned one or more measures designed to clearly identify if the objective has been met. (See section XI, Performance Measurements, Goals & Objectives Matrix of the Consolidated Plan for specific measures). As mentioned above, a goal will be considered successfully fulfilled if the majority of its associated specific objectives have been accomplished and as such the success or failure in meeting a goal's specific objectives act as the metric for measuring the state's performance in meeting the plan's goals.

The Consolidated Plan's overarching goals will be considered accomplished if the majority of the associated goals have been accomplished and as such the success or failure in meeting the goals associated with each goal serving as the metric for measuring the state's performance in meeting the plan's overarching goals.

The statutory goals of the four programs will be considered successfully fulfilled if the overarching goals of the Consolidated Plan have been accomplished and as such the success or failure in meeting the overarching goals of the plan act as the metric for measuring the state's performance in meeting the statutory goals of the programs. A graphic illustration of the objective and goal linkages, and outcome measures and indicators is in Section XI of the Consolidated Plan.

7. Development of Specific Objectives and Proposed Accomplishments

The specific objectives and proposed accomplishments described in section IX were derived from a thorough review of the various needs within the state, a review of the resources available to address those needs, an assessment of the capacity of the state, local jurisdictions, housing authorities and private and nonprofit organizations to meet those needs, and a thorough review of the state's historic achievements in meeting those needs in the past and the costs associated with those achievements.

8. Prioritization of Funding and Need

The Consolidated Plan recognizes the housing and community development needs of the state are many while the resources to address these issues are limited. As such, this plan attempts to maximize all available state and federal resources by focusing state efforts.

Only those issues deemed to be a high priority have been identified in this plan. All other issues are deemed to be a lower priority in terms of funding attention.

C. 2005-2010 Consolidated Plan

As mentioned earlier, Connecticut's 2005-10 Consolidated Plan for Housing and Community Development is a five-year plan that addresses Connecticut's housing and community development needs. The plan contains a strategic plan, which outlines the state's goals, objectives and measures related to housing and community development.

1. Goals

There are 12 goals outlined in the Consolidated Plan document. These goals are as follows:

Goal 1: Supportive Housing – Develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing.

Goal 2: Homeownership – Improve the ability of low- and moderate-income people and/or households to access home ownership opportunities.

Goal 3: Rental Housing Supply – Preserve and increase the supply of quality affordable housing available to low- and moderate-income households.

Goal 4: Rental Housing Opportunities – Improve the ability of low- and moderate-income residents to access rental housing opportunities.

Goal 5: Affordable Housing Planning – Help identify and develop available resources to assist in the development of housing.

Goal 6: Fair Housing – Engender upward mobility for low- and moderate-income residents through fair housing.

Goal 7: Homelessness – Address the shelter, housing and service needs of the homeless poor and others with special needs.

Goal 8: Special Needs – Address the housing and service needs of those populations defined as having special needs:

- Elderly and frail elderly;
- People with disabilities;
- People with HIV/Aids and their families;
- Substance abusers; and
- Former inmates.

Goal 9: Lead Paint and Hazardous Materials – Support the removal of lead-based paint and other hazardous materials in existing housing.

Goal 10: Public Housing Residents – Facilitate homeownership opportunities for public housing residents.

Goal 11: Non-Housing: Economic Development – Provide communities with assistance to undertake economic development initiatives.

Goal 12: Non-Housing: Infrastructure and Public Facilities – Provide assistance to undertake improvements to the community infrastructure, and construct or rehabilitate public facilities projects affecting public health, safety and welfare of low- and moderate-income residents.

2. Objectives, Accomplishments, and Measures

Each goal is followed by specific objectives, which are either specific actions to be taken or specific milestones to be achieved. A corresponding proposed accomplishment, in turn, follows each of these objectives. The accomplishments are designed to serve as the metric to gauge the performance of the state in meeting the objectives and, ultimately, the related goal.

3. Basis for Assigning Priority

Each objective and accomplishment also has a proposed funding source (or sources), a population and geographic target, and a priority rating. Each objective is supported by a brief discussion of the need/basis for assigning the priority and of obstacles to meeting underserved needs summarized from the needs assessment and housing market analysis sections of the Consolidated Plan.

Priority ratings were established after a thorough examination of Connecticut's housing and community development needs and the current and historical housing market. (See needs assessment and housing market analysis sections of the Consolidated Plan). Based on the state's review of all relevant and available data, specific issues were selected and run through an internal screening at DECD and the Department of Social Services (DSS). Issues chosen to be assigned high priority funding status within this plan were selected based on three overarching factors: the issue's relative demonstrated need (as identified in the needs assessment); the availability of other funds to address the need; and the eligibility criteria of each of the four federal programs governed by this plan.

4. High Priority Needs and Funding

As stated above, only those issues deemed to be a high priority to the state have been identified in the Consolidated Plan. Other issues are lower priority in terms of federal funding.

This does not exclude the state from funding lower priority projects. The high priority designation serves to emphasize to the public the areas in which the state will concentrate its efforts the next five years, in terms of housing and community development. Further, it defines where the state will focus its usage of the federal funds accessed through the four state administered federal programs.

A proposed project that addresses a high priority need is not guaranteed funding based solely on that status. All projects funded by the state must be financially and logistically feasible as well as meet all of the eligibility criteria of the proposed funding source. When two or more projects are competing for funding dollars, all things being equal, the project addressing the high priority need will be given funding preference.

Note: for the purposes of the Consolidated Plan, "Other Funds" include all available state, federal or private funds other than those allocated to the state under the CDBG, ESG, HOME and HOPWA programs.

D. Connecticut Long-Range State Housing Plan 2005-2010

The State of Connecticut Long-Range State Housing Plan 2005-2010 (SLRHP) is prepared in accordance with C.G.S. Section 8-37t. It is a five-year strategic plan that addresses Connecticut's housing needs and outlines the state's goals, objectives, funding priorities, and performance measures related to housing.

Goals are as follows in alphabetical order:

- **Homelessness** maintain and expand services for those who are homeless or at risk of becoming homeless. Address the shelter, housing and service needs of the homeless poor and others with special needs.
- **Homeownership** improve the ability of low- and moderate-income residents to access homeownership opportunities, focusing on projects in the state that can document both the need for this type of affordable housing, and where foreclosure pressures are not negatively impacting neighborhoods in that region.

- **Lead Paint and Hazardous Materials** support the removal of lead-based paint and other hazardous materials in existing housing.
- **Rental Housing Supply** preserve and increase the supply of quality, safe, affordable housing available to low and moderate-income households.
- **Special Needs** address the housing and service needs of those populations defined as having special needs.
- **Supportive Housing** develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing.

The objectives of the SLRHP are listed below in order of priority:

	Long-Range State Housing Plan 2005-2010 Objectives	Goal Category
1	Provide rent subsidies or operating subsidies to increase housing affordability (DSS RAP).	**Homelessness**
2	Invest in the maintenance and preservation of existing state-assisted rental housing stock to preserve it as a long-term resource.	**Rental Housing Supply**
3	Promote and support home ownership and mixed-income developments in areas that currently under serve low- and moderate-income households.	**Homeownership**
4	Increase the supply of new quality affordable congregate housing for the frail elderly.	**Special Needs**
5	Support the moderate rehabilitation of existing single-family homes (a single family home is defined as a 1- to 4-unit, owner-occupied residential structure).	**Homeownership**
6	Preserve federally assisted housing. The Connecticut Housing Finance Authority (CHFA) is working to keep privately owned, federally assisted housing developments that are eligible to prepay their mortgages as low-income housing, so those very low-income households do not become homeless.	**Rental Housing Supply**
7	Expand homeless prevention services, follow-up services and increase transitional services throughout the system.	**Homelessness**
8	Increase the number of permanent supportive housing opportunities available to homeless households or those at risk of becoming homeless, particularly those with special needs by providing financing for renovation of existing buildings.	**Supportive Housing**
9	Continue to provide for accessibility modifications.	**Special Needs**

	(continued) Long-Range State Housing Plan 2005-2010 Objectives	Goal Category
10	Promote and support mixed-income developments in areas that currently under serve low- and moderate-income households.	**Rental Housing Supply**
11	Support the removal of lead-based paint and other hazardous materials in existing housing through paint testing and risk assessments in accordance with the final lead safe housing rule – Title X of the Lead-based Paint Hazard Reduction Act of 1992 (24 CFR Pt 35).	**Lead Paint And Hazardous Materials**
12	Provide a range of services to elderly and frail elderly residents to ensure successful independent living, including support services, transportation, etc.	**Special Needs**
13	Target investment to address the affordability of existing housing stock for renters and homeowners with disabilities.	**Special Needs**
14	Continue using CHFA's mortgage programs for the promotion of homeownership opportunities in targeted areas where homeownership rates lag far behind.	**Homeownership**
15	CHFA/DECD programs will support local efforts to develop appropriate urban infill housing to make better use of limited urban land.	**Homeownership**
16	Maintain the registry of accessible housing units.	**Special Needs**
17	Coordinate the efforts of all the various state agencies and quasi-public entities involved in housing and the provision of social services to focus the state's resources on the issue of supportive housing in an efficient and effective manner.	**Supportive Housing**
18	The Connecticut Department of Correction (DOC) will work with other state agencies to maximize the use of various funding streams to assist persons to reintegrate into their communities after release from DOC facilities.	**Special Needs**
19	Provide a range of services to elderly and frail elderly residents to ensure successful independent living, including support services, transportation, etc.	**Special Needs**
20	Continue to fund existing HIV/AIDS programs.	**Special Needs**
21	Continue existing substance abuse programs at levels permitted by funding availability. Link employment services, housing subsidies and long-term supportive care to meet the needs of each beneficiary, by adapting services which anticipate and deal with changes in age, health, income and other circumstances. These actions will influence long-term stability.	**Special Needs**
22	Provide favorable loan terms and/or loan guarantees for multifamily housing and mixed-use properties.	**Rental Housing Supply**
23	Support adaptive re-use of historic structures for use as residential housing.	**Rental Housing Supply**

	(continued) Long-Range State Housing Plan 2005-2010 Objectives	Goal Category
24	Support the implementation of the Lead Action for Medicaid Primary Prevention (LAMPP) program.	**Lead Paint and Hazardous Materials**
25	Provide a range of services to recently released residents to ensure successful independent living, including support services, transportation, employment training, etc.	**Special Needs**
26	Support and promote the coordination of multiple agency resources and inter-agency cooperation.	**Special Needs**

E. Investment Standards – Multi-Family Housing Development

DECD and CHFA have a single application and process to be used for their programs. This application is currently being used with ongoing modifications.

1. Underwriting Guidelines

These standards apply to state bond-funded and HOME-funded projects. When CHFA, HUD or the Rural Development Agency have a financial interest greater than DECD's, then their underwriting standards shall take precedence. However, this does not preclude DECD from performing a layering analysis for the project. For all other projects that indicate DECD has a financial interest, the agency's underwriting standards shall apply, and they are as follows:

2. Underwriting Standards – Rental or Quasi-Ownership Properties

The following underwriting standards indicate the degree of risk associated with providing permanent financing. These standards may be revised as market and economic conditions dictate.

Maximum Loan Amount – The maximum permissible loan for all projects shall be equal to the lowest of the following based on market, location, and other conditions:

- an amount based on applicable statutory limits;
- an amount based on the loan to value ratio;
- an amount based on the debt service coverage ratio; or
- the annual debt service divided by the applicable annual loan constant.

Debt Service Coverage Ratio – The minimum coverage for all uninsured projects is 1.15. FHA insured loan – 1.10 or FHA standard, whichever is higher; non residential space – 1.20 relative to the net income. DECD may require a separate Operating

Deficit Letter of Credit when a developer does not meet the debt service coverage ratio or a debt service coverage reserve account.

Determination of Value – The market value established in the as-is appraisal shall be one consideration of facts and circumstances used to determine the value to be financed for the real property. The appraisal shall be in a form and manner acceptable to DECD. The to-be-developed value using the market and income approaches may be used to determine the potential underwriting risk.

Loan to Value Ratio – The loan to value ratio shall not exceed 80% of the lesser of the appraised market value or total replacement cost. This ratio may be increased to 90% if it is in the best interest of the state. This requirement may be modified or exempted for nonprofit developers.

Total Project Cost – The total project cost shall be evaluated based on the DECD cost guidelines as adjusted from time to time. Adjustments due to extraordinary features, location, project type and time shall be given consideration.
Loan Term and Rate – When both DECD and CHFA financing are involved, the loan term shall be co-terminus. The interest rate may be fixed or variable to the extent feasible or if it is in the best interest of the state.

Developer's Equity – An owner shall have a minimum continued financial interest in the development of at least 2% of total development cost for no fewer than 10 years. This requirement may be modified or exempted for nonprofit developers.

Return on Equity – The owner's equity in a development shall consist of the difference between the total amount of certified project costs, whether or not such cost has been paid in cash or in a form other than cash, and the total amount of mortgage and/or grant proceeds. Return on equity shall be subject to an agreement between DECD and the owner limiting the owner, and its principals or stockholders, to a return on the owner's equity in any development assisted by DECD. To the extent economically feasible, the cumulative cash return on equity shall be no greater than 10% per annum. To the extent economically feasible, the cumulative cash return on equity shall be increased by up to an additional 2% for developments in areas

designated as urban centers and urban conservation areas as defined in the State Plan of Conservation and Development.

Developer's Fee – A developer's fee shall not exceed 10% of total development costs. When state bond funds will be used to pay for a developer's fee, then the state developer's fee regulations shall apply. When the developer's fee is paid from federal HOME funds, the following schedule applies:

- 25% of the fee shall be paid at construction contract;
- 75% of the fee shall be paid upon completion of initial rent-up in accordance with projections; and
- if actual total project costs exceed the budgeted total development costs, then the developer's fee must be used to defray the additional costs.

Mortgage Insurance – Mortgage insurance or a form of credit enhancement may be required in order to reduce the state's financial risk when a developer does not meet the debt service coverage ratio.

Bridge Loan Financing – All sources of funds shall be available to the development prior to execution of a contract for DECD financial assistance. Funds derived from the syndication of low-income housing and/or historic tax credits shall be available either from the syndication proceeds or bridge loan financing in an amount and manner satisfactory to DECD. If there is an identity of interest between the lender and the syndicator, the owner, or the developer, the rate shall be consistent with the Applicable Federal Rate (AFR). The interest cost of financing the developer's fee shall not be recognized. This requirement may be modified or exempted for nonprofit developers.

Syndication Costs – The costs of syndication shall not exceed a rate acceptable to DECD based on fees as a percentage of syndication proceeds, currently 25%. Syndication costs include all direct and indirect costs incurred in securing syndication proceeds, excluding any fee paid to the syndicator.

Rent Limitations – To the extent economically feasible, the maximum gross rents shall be set at a level affordable to the targeted income group(s) to be served, market

conditions/trends, any program limitations and the ability to serve specified income groups.

Income Trends – To determine the loan limitation, income shall be forecast on an annual basis to the stabilized year as determined by DECD based on relevant information, including Consumer Price Index (CPI) and other indices. Non residential space income shall be determined by the market study. The current standard is 2%.

Expense Trends – To determine the loan limitation, expenses shall be forecast on an annual basis to the stabilized year as determined by DECD based on relevant information, including CPI and other indices. The current standard is 3%. The only acceptable sources to lower tax trends shall be tax abatement and/or deferment agreements approved by the governing body of the municipality.

Vacancy Assumptions – Residential property vacancy rates shall be based on the percentage of the area median income (AMI) of the intended tenant population as of the stabilized year (if multiple AMI, then blend rates).

AMI	Vacancy Rate
0 - 50%	2.5 - 5%
51- 80%	5.0 - 10%
+ Year 1	10 - 15%
Year 2	10 - 12%
Year 3	+10%

Non-residential Properties	
Year 1	20%
Year 2	15%

Reserves for Replacement – The project shall establish a reserve for replacement account that shall maintain an allowance sufficient for repair, replacement and maintenance depending on the type and location of housing in a form and manner acceptable to DECD. For the first year of operation DECD requires the project to use approximately $90 per unit per month for families and $55 per unit per month for elderly. For subsequent years, the annual amount is to be established based on a life cycle cost analysis of the useful life of all major building systems. Reserve for

replacements plus any interest or other earnings thereon shall at all times remain with the project, even with changes in ownership.

Working Capital Reserve – A Working Capital Reserve may be required in accordance **with** the contract for financial assistance.

Cost Certification – The owner and the general contractor's cost certification is required within 60 days of the project's substantial completion date. A cost certification **must** be submitted that complies with guidelines prescribed in HUD Handbook 4470.2, as amended, or DECD guidelines.

Restrictive Covenant – All projects will have a restrictive covenant identifying all DECD and/or HOME compliance requirements.

Funding Increase – When considering a funding increase, DECD shall use the same standards and criteria used to approve the client's original financing request.

3. **Modifications/Exemptions**

   The commissioner may modify or exempt nonprofit sponsored developments from these requirements for the following subsections: debt service coverage ratio, loan to value ratio, developer's equity and mortgage insurance. Requests for a modification must be in writing from the owner. Such modification/exemption shall be granted for any one of the following reasons:

   - Consolidated Plan for Housing and Community Development;
   - Annual Action Plan for Housing and Community Development;
   - service to very low-income households;
   - minimal risk to DECD;
   - conflicting public policies; or
   - acceptable financial capacity and a proven track record

F. Housing Development Portfolio Analysis

1. State-Funded Housing Development

In SFY 2009-10, DECD invested over $18.9 million in state funds in affordable housing projects across the state. Table 176 outlines DECD's state housing development investment activity during the state fiscal year.

Table 176: State-Funded Housing Development SFY 2009-10					
State Funds	**Total Number of Projects**	**Total Units**	**Total Development Cost**	**Total DECD Investment**	**Leverage Ratio**
SFY 2009-10 Total*	**18**	**495**	**$51,489,413**	**$18,983,360**	**1.71**
Rental	9	422	$38,472,783	$12,871,229	1.99
Home Ownership	2	13	$6,463,875	$3,075,780	1.10
Projects with Combination Rental & Home Ownership	4	23	$5,200,255	$1,683,851	2.09
Pre-development & Non-development*	3	37	$1,352,500	$1,352,500	0.00
DECD's Per Unit Cost - Rental			$30,501	-	-
DECD's Per Unit Cost - Home Ownership			$236,598	-	-

NOTE: This table does not include State Housing Sustainability Fund (SHSF) projects. *Non-development projects include program funding such as technical assistance, rental assistance, etc. Numbers may not total due to rounding.

Source: DECD

2. About the State-Funded Housing Portfolio

In May 2002, during a special session, the General Assembly authorized the transfer of state-financed housing loans from DECD to the CHFA in return for $85 million (C.G.S. Section 8-37uu). These funds were used to reduce the state budget shortfall.

In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU). Under the MOU, on July 1, 2003, all loan proceeds from the state-financed housing developments belonged to CHFA. Additionally, CHFA acts as an agent for DECD and provides administrative and budgeting oversight for much of the state-financed housing portfolio. The commissioner of DECD retains all statutory and regulatory power including but not limited to approval or rejection of any sale, lease or transfer of any state-financed housing development.

3. Federally Funded Housing Development

In SFY 2009-10, DECD invested almost $25.9 million in federal funds in affordable housing projects across the state. Table 177 outlines DECD's federal housing development investment activity during the state fiscal year.

Table 177: Federally-Funded Housing Development SFY 2009-10					
Federal Funds	**Total Number of Projects**	**Total Units**	**Total Development Cost**	**Total DECD Investment**	**Leverage Ratio**
SFY 2009-10 Total*	**9**	**277**	**$243,156,119**	**$27,635,576**	**7.80**
Rental	5	218	$53,843,602	$11,972,681	3.50
Home Ownership	4	59	$189,312,517	$15,662,895	11.09
Projects with Combination Rental & Home Ownership	0				
Pre-development & Non-development*	0				
DECD's Per Unit Cost - Rental			$54,921		
DECD's Per Unit Cost - Home Ownership			$265,473		

NOTE: This table does not include Neighborhood Stabilization Program (NSP) projects.
*Non-development projects, such as technical assistance programs, rental assistance programs, down-payment assistance, etc., are not included in the calculations above. Numbers may not total due to rounding.
Source: DECD

4. Housing Development Portfolio as of June 30, 2010

As of June 30, 2010, DECD's active housing development portfolio had a total value of over $1.8 billion, of which approximately $481 million had been the DECD's portion of state and federal program funds to administer (including SHSF and NSP), with the remaining being leveraged funds. Detailed information regarding the DECD housing development portfolio is located in the report appendix. An analysis of the DECD's housing development portfolio follows.

5. Composition of the Housing Development Portfolio

Table 178 outlines the distribution of projects within the portfolio by funding source and type of affordable housing project.

Table 178: Total Number of Projects – All Funding Sources								
Funding Source and Distribution of Projects across DECD Housing Development Portfolio		**Type of Affordable Housing Project**						
		DECD New Rental Projects	**DECD Rehabbed Rental Projects**	**DECD Home - Ownership Projects**	**DECD Combined Rental & Ownership Projects**	**Land Acquisition**	**DECD Pre-Development Projects**	**DECD Program Funding Projects***
State only	184	35	19	15	7	65	27	16
Federal only	131	50	29	30	5	0	1	16
Combined Funding	19	8	5	3	0	0	0	4
Total	**334**	**93**	**53**	**48**	**12**	**65**	**28**	**36**

*DECD Program Funding Projects are Non-Development Projects, such as programs for technical assistance, rental assistance.
Notes: Does include the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.
Source: DECD

Table 179 provides the distribution of projects as a percentage of the portfolio by each funding source and by type of project. Thirty-six percent of the projects contained within the DECD housing development portfolio were funded with state funds. In SFY 2009-10, 56% of the DECD housing development portfolio had projects funded exclusively with federal funds, 36% were funded exclusively with state funds, and the remaining 8% were funded with a combination of both state and federal funds.

Table 179: Distribution of Projects Across Housing Development Portfolio

Funding Source and Distribution of Funding across DECD Housing Development Portfolio		Type of Affordable Housing Project						
		New Rental Projects	Rehabbed Rental Projects	Home Ownership Projects	Combined Rental & Ownership Projects	Land Acquisition	Pre-Development Projects	Program Funding Projects*
State only	55%	10%	6%	5%	2%	19%	8%	5%
Federal only	40%	15%	9%	9%	2%	0%	0%	5%
Combined Funding	5%	2%	1%	1%	0%	0%	0%	1%
Total	**100%**	**27%**	**16%**	**15%**	**4%**	**19%**	**8%**	**11%**

*DECD Program Funding Projects are Non-Development Projects, such as programs for technical assistance, rental assistance.

Notes: Does include the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Source: DECD

Table 180 shows the level and distribution of funding within the portfolio. In SFY 2009-10, nearly 60% of the DECD housing development portfolio was funded with only state funds, 27% of the projects were funded only with federal funds, and the remaining 14% were funded with a combination of both state and federal funds. For all funding sources, a larger portion of funds were invested in projects which would create additional (new) affordable rental housing units to the market.

Table 180: Distribution of Project Funding Sources								
Funding Distribution of DECD Housing Development Portfolio		Type of Affordable Housing Project						
		New Rental Projects	Rehabbed Rental Projects	Home Ownership Projects	Combined Rental & Ownership Projects	Land Acquisition	Pre-Development Projects	Program Funding Projects*
State only	59%	25%	4%	7%	1%	10%	7%	5%
Federal only	27%	13%	7%	5%	1%	0%	0%	1%
Combined Funding	14%	6%	3%	4%	0%	0%	0%	1%
Total	**100%**	**44%**	**14%**	**16%**	**2%**	**10%**	**7%**	**7%**

*DECD Program Funding Projects are Non-Development Projects, such as programs for technical assistance, rental assistance.

Notes: Does include the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Source: DECD

Table 181 shows the total DECD investment by funding source as well as the distribution of funding by project type within the housing development portfolio.

Table 181: Total DECD Housing Development Investment – All Funding Sources								
TOTAL DECD Investment by Funding Source		Type of Affordable Housing Unit Project						
		Projects with New Rental Units	Projects with Rehabbed Rental Units	Projects with Home Ownership Units	Projects with Combined Rental and Home Ownership Units	Land Acquisition (LA) Projects	DECD Pre-Development Projects	DECD Program Funding Projects*
State	$267,085,267	$111,691,705	$17,336,256	$32,077,868	$3,145,441	$48,701,265	$33,706,984	$20,425,748
Federal	$122,359,641	$57,388,719	$33,180,181	$21,396,634	$3,866,864	$0	$935,000	$5,592,243
Multi	$63,323,246	$28,860,328	$13,527,342	$18,552,922	$0	$0	$0	$2,382,654
Total	**$452,768,154**	**$197,940,752**	**$64,043,779**	**$72,027,424**	**$7,012,345**	**$48,701,265**	**$34,641,984**	**$28,400,644**
State SHSF	$3,750,883							
Federal NSP	$24,417,300							
Grand Total	**$480,936,337**							

*DECD Program Funding Projects are non-Development Projects, such as programs for technical assistance, rental assistance, etc. Numbers may not total due to rounding.

Source: DECD

6. Created and Rehabbed Housing Units

Table 182 presents the total number and distribution of affordable housing units created and rehabbed by DECD's housing development investments. By SFY 2009-10, approximately 70% of DECD's development portfolio had been devoted to bringing to

the market new additional affordable housing units. Over half of all state's publicly-funded housing stock units were made possible by the investment of state funds.

Table 182: Total Created and Rehabbed Units						
Funding Source	**Total Units**	**Total Units**	**Total New Units**	**Total New Units**	**Total Rehabbed Units**	**Total Rehabbed Units**
State only	4,825	61%	2,923	37%	1,902	24%
Federal only	2,512	32%	1,328	17%	1,184	15%
Combined Funding*	529	7%	284	4%	245	3%
Total**	**7,866**	**100%**	**4,535**	**58%**	**3,331**	**42%**
DECD Program Funding Projects*	**1,470**					
SHSF	**779**					
NSP	**260**					
Grand Total	**10,375**					

* Projects with a combination of both State and Federal funds.
** Total only includes projects directly associated with the creation or preservation of housing units.
Note: Does include the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.
Source: DECD

Table 183 shows the investment in the creation or rehabilitation of actual housing units across funding sources and project type.

Table 183: Total Units and Percentage of Units by Funding Source and by Type of Unit									
Funding Source	**TOTAL UNITS**	**New Rental Units**	**% of NR Projects**	**Rehabbed Rental Units**	**% of RR Projects**	**Home Ownership Units**	**% Of HO Projects**	**Comb o Project Units**	**% of Combo Projects**
State	4,828	1828	61%	1424	53%	1,505	75%	68	40%
Federal	2,512	995	33%	999	37%	412	20%	106	60%
Combination	529	186	6%	245	9%	98	5%	0	0%
Total	7,866	**3,009**	**100%**	**2,668**	**100%**	**2,015**	**100%**	**174**	**100%**
SHSF	779			**779**					
NSP	260	To be determined							
Grand Total	8,905								

* Total only includes projects directly associated with the creation or preservation of housing units.
Note: Does not include the federally funded Neighborhood Preservation Program (NSP).

Source: DECD

Table 184 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

Table 184: Housing Development Portfolio Per Unit Cost By Unit Type			
All Funding Sources	**DECD Investment**	**Units**	**DECD Per Unit Cost**
Rental – New	$197,940,753	3,009	$65,783
Rental – Preserved/Rehabilitated	$64,043,779	2,668	$24,004
Home Ownership only – New	$60,456,407	1,401	$43,152
Home Ownership Preserved/Rehabilitated	$11,571,017	614	$18,845
Rental & Ownership – New	$4,860,889	123	$39,519
Rental & Ownership – Preserved/Rehabilitated	$2,151,416	51	$42,185
Total Portfolio*	**$341,024,261**	**7,866**	****$43,354**

*Total only includes projects directly associated with the creation or preservation of housing units.
Does include per unit cost of the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.
**Average cost per unit.
Source: DECD

7. Leveraging

Table 185 outlines DECD's average rate of participation in its housing development projects. In an era of 'doing more with less' DECD has worked hard over the past several years to increase its leveraging ratio for housing development projects by partnering with other development and financing organizations.

Table 185: Housing Development Portfolio Leveraging*			
All Funding Sources	**Leverage Ratio**	**Total Development Cost**	**DECD Investment**
Rental – New	4.48	$1,084,307,380	$197,940,753
Rental – Rehabilitated/Preserved	2.65	$233,555,269	$64,043,779
Home Ownership only – New	1.83	$171,315,584	$60,456,407
Home Ownership – Rehabilitated/Preserved	0.48	$17,144,627	$11,571,017
Rental & Ownership – New	1.07	$10,040,599	$4,860,889
Rental & Ownership – Rehabilitated/Preserved	3.58	$9,856,088	$2,151,416
Total	3.48	**$1,526,219,548**	**$341,024,261**
DECD Program Funding Projects*	1.15	$240,516,544	$111,743,893
State SHSF	0.00	$3,750,883	$3,750,883
Federal NSP	1.84	$69,292,000	$24,417,300
Grand Total	2.83	**$1,839,778,975**	**$480,936,337**

*DECD Program Funding Projects, not related to the actual creation or preservation of units, are non-Development Projects, such as programs for technical assistance, rental assistance, etc.
Source: DECD

8. State Housing Sustainability Fund (SHSF)

Over the last two years, DECD invested approximately $4 million of State Housing Sustainability Fund (SHSF) funds for the preservation of eligible housing projects

across the state. Table 186 outlines DECD's SHSF investment activity during the last two state fiscal years.

Table 186: DECD Housing Development Investment in the State Housing Sustainability Fund (SHSF)					
Federal Funds	**Total Number of Projects**	**Total Units**	**Total Development Cost**	**Total DECD Investment**	**Leverage Ratio**
SFY 2008-10 Total	13	846	$3,999,400	$3,999,400	0
DECD's Per Unit Cost -all rental units $4,727.00					

Source: DECD

9. Neighborhood Stabilization Program (NSP)

Over the last two years, DECD invested approximately $21.3 million in federal NSP funds in ten eligible communities across the state. Table 187 outlines DECD's NSP investment activity during the last two state fiscal years.

Table 187: DECD Housing Development Investment in the Neighborhood Stabilization Program (NSP)					
Federal Funds	**Total Number of Projects to Date**	**Total Units to Date**	**Total Development Cost***	**Total DECD Investment**	**Leverage Ratio**
SFY 2008-10 Total	89	154	$54,055,450	$21,377,083	2.53
DECD's Per Unit Cost $138,812					

* includes demolition and redevelopment activities
Source: DECD

10. Geographic Analysis by County

Table 188 shows a geographical distribution of DECD's housing development investments by county.

Table 188: Combined Housing Development Portfolio (State and Federal) Geographic Analysis by County										
	Number of Projects	Total Units	New Rental Units	Rehab Rental Units	HO New Units	HO Rehabbed Units	Combo New Units	Combo Rehabbed Units	Total Project Costs	Total DECD Investment
Fairfield	42	1,467	1,038	242	87	30	66	4	379,975,874	66,378,931
Hartford	81	4,145	1,118	1,849	868	292	18	-	614,097,384	170,700,287
Litchfield	11	263	166	42	55	-	-	-	44,165,030	13,687,011
Middlesex	5	82	45	9	25	-	-	3	18,589,171	7,540,002
New Haven	47	1,499	439	391	356	248	31	34	389,305,325	62,492,331

Table 188 (continued): Combined Housing Development Portfolio (State and Federal) Geographic Analysis by County										
	Number of Projects	Total Units	New Rental Units	Rehab Rental Units	HO New Units	HO Rehabbed Units	Combo New Units	Combo Rehabbed Units	Total Project Costs	Total DECD Investment
New London	14	358	187	128	10	15	8	10	63,087,488	18,214,416
Tolland	3	45	16	-	-	29	-	-	16,772,992	1,785,000
Windham	1	7	-	7	-	-	-	-	226,283	226,283
Total*	**204**	**7,866**	**3,009**	**2,668**	**1,401**	**614**	**123**	**51**	**1,526,219,548**	**341,024,262**
DECD Program Develop. Projects**	**129**	**1,470**							**240,516,544**	**111,743,893**
SHSF	**11**	**779**							**3,750,883**	**3,750,883**
	Number of Projects	Total Units	New Rental Units	Rehab Rental Units	HO New Units	HO Rehabbed Units	Combo New Units	Combo Rehabbed Units	Total Project Costs	Total DECD Investment
NSP	**10**	**260**							**69,292,000**	**24,417,300**
Grand Total	**354**	**10,375**							**1,839,778,975**	**480,936,338**

*Total only includes projects directly associated with the creation or preservation of housing units.
**DECD Program Funding Projects, not related to the actual creation or preservation of units, are non-development projects such as programs for technical assistance, rental assistance, etc.
Note: The State Housing Sustainability Fund and the Neighborhood Stabilization Program projects are analyzed in further in the report.
Source: DECD

11. Economic Impact Analysis

Housing Development Portfolio

Using the REMI Insight model of the Connecticut economy, DECD estimated the economic and fiscal impact of its affordable housing development investments from state fiscal years 1989 through 2010. Table 189 illustrates the impact of DECD's housing portfolio investments on the state economy, It is important to note that this analysis captures only the direct demand changes in construction-related businesses, direct sales in professional and planning services, and direct sales in grant making and other nonprofit entities that the portfolio supports. The analysis does not capture the socio-economic benefits that flow from the provision of housing or improved housing to those who may not otherwise be able to afford it. These benefits include the increased attractiveness of the state in retaining and growing its workforce, and the creation of stable neighborhoods through increased home ownership. The analysis does include the fiscal offset due to accumulating

debt service incurred from the rounds of bonds issued to pay for housing investment.

Table 189: Housing Development Portfolio Economic Impact Change from Baseline in 2010 Constant Dollars		
	Portfolio Aggregate	**Fiscal Year 2010**
Gross State Product	$921,316,441	$161,615,175
Personal Income	$1,088,593,854	$222,000,000
State Net Revenue	$9,000,000	$1,800,000

Source: DECD

DECD Housing Development Increase in Local Property Values and Property Tax Revenue as a Result of DECD Housing Development Investments

Table 190 shows the estimated impact that DECD affordable housing development investments have had on increasing property values in the municipalities in which the investments occurred, from state fiscal years 1989 through 2010 (in nominal dollars). It is important to note that the DECD does not track local tax abatement agreements that may be in place for an affordable housing development. It also provides the estimated property taxes generated by DECD's housing development assistance investments. The tax revenue estimates are calculated using local 2009 nominal mill rates (published by OPM) and the estimates, therefore, do not accurately reflect actual, historical, or municipal revenues realized. The portfolio aggregate annual impact represents the sum of investments for each municipality for state fiscal years 1991 through 2010 converted to property tax revenue using the local 2009 nominal mill rate. Therefore, there is an accumulation of property tax revenue as in the last line of the table.

Table 190: Combined Housing Development Portfolio and Tax Value Impact	
SFY 2009-10 Project Town's Assessed Value	$203,613,533
Project Town's Assessed Value (Total Grand List Increase) from SFY 1991-2010	$1,082,875,826
SFY 2009-10 Property Tax Revenue	$7,492,138
Portfolio Cumulative Property Tax Revenue SFY 1991-2010	$245,428,488

Source: DECD

G. Racial and Economic Integration

This section provides the demographic information on tenants who resided in the state-assisted and federally-funded rental housing units financed by DECD during state SFY 2009-10.

DECD has in its housing development toolbox numerous housing development programs. These programs were used extensively for many years, however, in 2001 the General Assembly created, via P.A. 01-07 (C.G.S. Section 8-37pp), the Affordable Housing Program (AHP) which provides broad authorities to DECD to fund housing and related facilities. This program has expanded the state's ability to serve the needs of housing applicants and end users and as such allows DECD to do under one program what it previously had done under many. Because of this program's flexibility, DECD has used it almost exclusively since its enactment for providing state funding rather than the myriad of other housing development programs. As a result, DECD's housing development portfolio is primarily composed of projects funded through the federal HOME program, the state AHP, or the combination of HOME and AHP and state Housing Trust Fund. It is also important to note that in May 2002 the General Assembly authorized the transfer of state-financed housing loans from DECD to CHFA in return for $85 million (C.G.S. Section 8-37uu).

1. Data Collection

DECD collected data through a survey titled "Tenant Demographic Information Survey on State Administered Housing Developments". This survey was either mailed or e-mailed to 74 rental property management firms that have used the federal HOME, state AHP, or the combination of HOME and AHP and state Housing Trust Fund program funds. DECD conducted telephone and e-mail follow-ups to increase participation and provided technical assistance to respondents who requested it. DECD received a total of 55 responses yielding a 74% response rate.

The survey showed that 1,444 affordable rental-housing units (multi-family and apartments) were occupied during SFY 2009-10. There were 1,155 (80.4%) rental units occupied by families and 282 rental units (19.6%) occupied by elderly residents.

More than 90% (98% of those whom responded) of the households surveyed were low-income households with incomes between 1% and 80% of the Area Median

Income (AMI). The analysis that follows derives information from only those rental property managers responding to the survey.

2. Overview

The tenant demographic survey shows 55 projects with 1,444 housing units utilized the HOME, AHP and Housing Trust Fund programs during the SFY 2009-2010. The HOME program funded 45 housing projects consisting of 1,228 units. The AHP program funded five housing projects with 97 units, and HOME/AHP combined program funded two other projects with 55 units. The Housing Trust Fund program funded three projects with 64 units, see Table 191.

Table 191: Total Projects and Units by Programs

Programs	# Projects	# Units	% of Total
AHP	5	97	6.7%
HOME	45	1,228	85.0%
HOME/AHP	2	55	3.8%
HOUSING TRUST FUND	3	64	4.4%
Total	**55**	**1,444**	

Source: DECD

DECD classifies the surveyed projects' location into two categories based on state population estimates, and identifies them as urban (defined as population more than 50,000) or non-urban (defined as population less than 50,000). The tenant demographic survey results show that 72.5% of units are located in urban communities and 27.5% are located in non-urban communities, see Table 192. The data in Table 192 suggests that family households in urban settings account for 63.2% of the units, while the urban elderly occupy 9.3% of the units.

Conversely, the elderly in non-urban settings account for 10.3% of households, while the families in non-urban areas occupy 17.2% of housing units.

Table 192: Number of Households by Type and Urban Communities

	# of Families	# of Elderly	Total
Urban	908	134	1,042
Non-Urban	247	148	395
Total	1,155	282	1,437
Percent of Households by Type and Urban Communities			
	% of Family	**% of Elderly**	**Total**
Urban	63.2%	9.3%	72.5%
Non-Urban	17.2%	10.3%	27.5%

Source: DECD

The Table 193 shows family households that utilized HOME program accounts for more than 67% of total households, while the elderly households receiving HOME program funds accounts for 17.3% of total housing units. The combined HOME/AHP programs served 55 family households, representing 3.8% of total housing units.

Table 193: Number of Households by Type and Program			
Programs	**Family**	**Elderly**	**Total**
AHP	97	0	97
HOME	973	248	1,221
HOME/AHP	55	0	55
Housing Trust Fund	30	34	64
Total	1,155	282	1,437
Percent of Households by Type and Program			
Programs	**Family**	**Elderly**	Total
AHP	6.8%	0.0%	6.8%
HOME	67.7%	17.3%	85.0%
HOME/AHP	3.8%	0.0%	3.8%
Housing Trust Fund	2.1%	2.4%	4.5%
Total	80.4%	19.6%	100.0%

Source: DECD

3. Characteristics of Households

The two main areas of interest in the DECD tenant demographic survey are area median income and ethnicity and race.

4. Area Median Income (AMI)

Table 194 shows that 800 (55.7%) of the households, occupying units assisted through federal and state funded programs, earned 25% or less of AMI for the area in which the units are located during SFY 2009-10. Additionally, 464 (32.3%) households reported on the survey their earned income between 26-50% of the AMI, while a small fraction (10.0%) of households earned income between 51-80% of the AMI. In total, 98.1% of residents being served by state-funded and federally funded programs earned a household income of less than 80% of AMI.

Table 194: Number of Households by AMI and Program						
Programs	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	**Total**
AHP	27	33	17	20	0	97
HOME	718	389	102	5	1	1,215
HOME/AHP	34	17	2	1	1	55
Housing Trust Fund	21	25	22	0	0	68
Total	800	464	143	26	2	1,435
Percent of Households by AMI and Program						
Program	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	
AHP	1.9%	2.3%	1.2%	1.4%	0.0%	
HOME	50.0%	27.1%	7.1%	0.3%	0.1%	
HOME/AHP	2.4%	1.2%	0.1%	0.1%	0.1%	
Housing Trust Fund	1.5%	1.7%	1.5%	0.0%	0.0%	
Total*	55.7%	32.3%	10.0%	1.8%	0.1%	

* Numbers may not total due to rounding
Source: DECD

Half or 718 of the total housing units served through DECD's housing programs fall under the HOME program and have earned income of less than 25% of the AMI. However, more than 27% of the total housing units reported their earned household income between 26-50% of AMI.

5. Ethnicity and Race

Table 195 displays the ethnic and racial distribution of current residents of the housing units assisted by DECD housing programs between July 1, 2009, and June 30, 2010.

Of those responding to the tenant demographic survey, more than 26% of residents are white non-Hispanic (WNH) and more than 44% are Hispanic and black tenants who account for 28% of all residents living in assisted housing units.

Table 195: Number of Households by Ethnicity and Program						
Programs	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
AHP	37	36	23	0	0	96
HOME	299	310	592	0	16	1,217
HOME/AHP	34	11	7	2	1	55
Housing Trust Fund	7	45	16	0	0	68
Total	377	402	638	2	17	1,436
Percent of Households by Ethnicity and Program						
Programs	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	
AHP	2.6%	2.5%	1.6%	0.0%	0.0%	
HOME	20.8%	21.6%	41.2%	0.0%	1.1%	
HOME/AHP	2.4%	0.8%	0.5%	0.1%	0.1%	
Housing Trust Fund	0.5%	3.1%	1.1%	0.0%	0.0%	
Total	26.3%	28.0%	44.4%	0.1%	1.2%	

Source: DECD

Table 196 shows Hispanic residents occupy 589 family households that represent more than 41% of total housing units. From an elderly-type household perspective, there are 151 housing units occupied by white non-Hispanic that presented 10.5% of total households.

Table 196: Number of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
Elderly	151	69	49	0	1	270
Family	226	333	589	2	16	1,166
Total	377	402	638	2	17	1,436
Percent of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	
Elderly	10.5%	4.8%	3.4%	0.0%	0.1%	
Family	15.7%	23.2%	41.0%	0.1%	1.1%	
Total*	26.3%	28.0%	44.4%	0.1%	1.2%	

* Numbers may not total due to rounding
Source: DECD

H. Supportive Housing

Over the past several years, state agencies and private organizations have joined in a collaborative effort to identify and develop long-term solutions to end chronic and long-term homelessness. The partners in this effort are DECD, the Department of Mental Health and Addiction Services (DMHAS), DSS, OPM, CHFA and the Corporation for Supportive Housing. Connecticut is the only state in the nation investing in the development of supportive housing on a statewide basis.

The Supportive Housing PILOTS Initiative was created under C.G.S. Section 17a-485c to provide an estimated 650 units of affordable housing and support services for individuals and families affected by psychiatric disabilities, chemical dependency, or both, who are either homeless or at risk of homelessness. The program can also assist persons with serious mental health needs who are offenders and supervised in the community by either the executive or the judicial branch. The goal is to link individuals and families under this program with targeted employment and service supports. The 650 units in the PILOTS Initiative were created in two ways: Phase One consisted of housing created through the leasing of 350 scattered-site, existing apartments; Phase Two consisted of housing created through the development of 300 housing units utilizing acquisition and new construction or rehabilitation.

As noted above, DECD, through the OHDF, is one of the organizations involved in the development of the PILOTS Initiative. The first phase of PILOTS, known as the scattered site apartments, included rental vouchers and social service support for 350 units of scattered site apartments. During the second phase, DECD has provided a total of $26 million in financing for an additional 300 newly developed housing units. DECD sources of funding were a $20 million bond allocation provided under C.G.S. Section 17a-485c, $3 million in DHMAS pass-through funds, and $3 million in DECD PRIME funding. DECD funds were used for loans, deferred loans and grants. A unique component of housing created through development under the PILOTS Initiative is the 'bundled' financing strategy that combines the funding for development, operating and support services into one program that can be applied for through one consolidated application process. To date, all DECD financing has been provided under general obligation bonds subject to state bond commission approval. The majority of the housing created through the PILOTS Initiative results in permanent housing wherein residents have their own apartments, enter into leases, and pay rent as in other rental housing. A small number of supportive housing units take the form of transitional housing programs where residents focus on health stability and the development of certain skills in advance of moving to permanent housing. In both cases, residents have access to support services, such as the help of a case manager, and connections to community treatment and employment services, designed to address their individual needs.

One of the goals of the program is to mix PILOTS supportive units with non-PILOTS units to avoid warehousing of PILOTS clients. Housing created under the PILOTS Initiative must be: affordable – tenants generally pay less than one third of their income for housing costs; good quality – must meet HUD Housing Quality Standards; accessible – must be convenient to transportation; and safe – must be safe and secure. The supportive services provided to PILOTS clients include rehabilitation services that help the client achieve and retain permanent housing and are either provided at the housing on-site or off-site and are funded primarily through DMHAS.

As a follow-up to the successful PILOTS program, Connecticut launched the Next Steps Supportive Housing Program. Though there was no direct DECD investment provided under the next steps program, DECD has continued to play a lead role as a member of the Interagency Committee on Supportive Housing. The next steps program is structured quite differently from the PILOTS program. Rather than direct funding, OPM has committed to paying annual debt service to cover the expense of 501(c) three bonds issued by CHFA. In simpler terms, CHFA bonds for the money, provides non-amortizing loans to the developers and the state pays the debt service.

Funding under the program is planned as follows:

- Next Steps Round One - $27 million in CHFA capital financing; total project development costs are estimated at $32 million; eight projects funded with a total of 68 service-enhanced units and 131 total affordable units;
- Next Steps Round Two - $43 million in CHFA capital financing; total project development costs are estimated at $52 million; seven projects funded with a total of 114 service-enhanced units and 168 total affordable units;
- Next Steps Round Three - $35-40 million in CHFA capital financing with debt service on bonds paid by the state. Total project development costs are estimated at $50 million. Four projects will be funded with a total of 82 service-enhanced units.

I. DECD-Administered Housing Support Programs

OHDF is responsible for monitoring the long-term compliance obligations of housing development projects funded by the agency, and administers housing grant programs used to support other affordable housing projects. The responsibilities include but are not limited to:

- program management and monitoring;
- housing monitoring and compliance;
- asset management;
- internal and external technical assistance;
- fair housing;
- interpretation of regulations and Affordable Appeals List;
- local Consolidated Plan;
- compliance certifications;
- partnerships with housing authorities, nonprofit and for-profit developers and other state and federal agencies;
- leveraging DECD assistance funds; and
- pipeline and portfolio reports.

OHDF administers the following programs:

- **Condominium Conversion** – property owners wishing to convert their property to a condominium must file notification of such conversion within 120 days of notice to the current residents of such units. OHDF provides compliance with notifications, filings and fees to DECD.
- **Congregate Facilities Operating Cost Subsidies** – subject to availability of legislative authorizations, provide grants to housing authorities and nonprofit corporations that own/operate state-financed congregate rental housing for the elderly. Core services include one main meal a day, housekeeping services and a 24-hour emergency service. The program also provides rental assistance for those tenants so they pay no more than 30% of their income toward rent. This program was not open to new applicants in SFY 2009-10.
- **Elderly Rental Assistance Program** – provides rental assistance to low-income elderly persons residing in DECD-assisted rental housing for the elderly. DECD contracts with nonprofit organizations as well as local housing authorities that provide rental subsidies in accordance with an approved contract.
- **Fair Housing** – contractual agreement provided $224,361 to the Connecticut Fair Housing Center in SFY 2009-10. As part of its contract, the center provided several training sessions to DECD staff, CDBG recipients, and housing providers with DECD contracts in the areas of fair housing laws, affirmatively furthering fair housing and their impact on housing policies and housing programs operated by DECD. In

addition, specialized training was provided to DECD and the CHFA compliance staff to enable them to better monitor program compliance in the areas of fair housing and enforcement. In 2009-10, DECD will continue its partnership with the center to provide more training and to assist DECD in updating its policies, procedures and fair housing/civil rights handbooks for all of its programs.

- **Housing Assistance and Counseling Program/Assisted Living in Federal Facilities (ALFF)** – a joint demonstration program with DSS and OPM that brings assisted living services to residents of four HUD-funded facilities. Residents who are eligible for the basic Connecticut Home Care Program for Elders (CHCPE) can receive assisted living services through DSS. Those residents who need services, but cannot qualify for the DSS program, can receive up to $500 per month from DECD to offset some of the costs of receiving the assisted living services.
- **HUD Contract Administration for Section 8** – ensures that HUD-subsidized properties are serving eligible families at the correct level of assistance. DECD also provides asset management functions to ensure the physical and financial health of the HUD Section 8 projects in Connecticut.
- **Payment in Lieu of Taxes (PILOT) Program** – allows the commissioner to enter into a contract with a municipality and its housing authority to make payments in lieu of taxes to the municipality on land and improvement owned or leased by the housing authority. This program was not open to new applicants in SFY 2009-10.
- **Housing Sustainability Fund (HSF)** – provides grants, loans, deferred loans, no interest and low interest loans, loan guarantees, interest subsidies to eligible housing developments transferred from the department to CHFA pursuant to C.G.S. Section 8-37uu. This program was not open to new applicants in SFY 2009-10.
- **Resident Service Coordinator (RSC) Program (also known as the Elderly Rental Registry and Counselor Program)** – provides grant funds to sponsors of DECD-assisted rental housing for the elderly to hire a resident services coordinator to perform an evaluation of all tenants and to provide other services related to housing when necessary.
- **Southeastern Connecticut Housing Alliance (SECHA)** – contractual agreement with DECD in SFY 2008-09 provided $25,000 to SECHA to develop and implement the region's affordable housing plan. SECHA's mission is to facilitate the development of affordable and workforce housing in southeastern Connecticut. Under the agreement, SECHA will prepare a plan to replace state assistance after

year three of pilot funding and will write other grant applications and implement fundraising activities to sustain its work. In addition, SECHA will facilitate partnerships between housing and service providers, including federal, state and local government, as well as nonprofit agencies and advocacy groups. The establishment of SECHA represents a staffed, nonprofit, regional affordable housing agency for Eastern Connecticut.

- **Tax Abatement Program** – designed to ensure financial feasibility of privately owned, nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement for taxes abated by municipalities up to $450 per unit per year for up to 40 years. The abatement of taxes enables the owner to maintain the rents at an affordable level for the tenants. This program was not open to new applicants in SFY 2009-10.

OHDF completed the following compliance activities during SFY 2009-10:

- Monitored all 4 participants in the Elderly Rental Assistance Program and found that all were operating without any significant findings.
- Monitored all 9 participants in the Resident Service Coordinator Program, and all sponsors were found to be operating the program without any significant findings.
- Monitored all 2 participants in the Congregate Operating Subsidy Program and found that all were operating without any significant findings.

J. Section 8 New Construction/Substantial Rehabilitation

The Section 8 New Construction/Substantial Rehabilitation Program (Section 8 NC/SR) is a federal project-based rental subsidy program administered by DECD under C.G.S. Section 8-37r, Section 8-37u and Section 8-37x, as well as the U.S. Housing Act of 1937, as amended.

The Section 8 NC/SR program provides federal rental assistance to 22 projects throughout Connecticut. Under this program, HUD provides financial assistance to local housing authorities (HAs) or to private owners for up to 20 or 40 years after completion of the construction or substantial rehabilitation of rental housing. Financing for the rehabilitation or new construction of these units was provided by DECD. HUD has not approved any new projects since 1983, but projects approved before then still receive subsidies.

DECD acts as contract administrator to ensure HUD-subsidized properties are serving eligible families at the correct level of assistance. The agency also provides asset management functions to ensure the physical and financial health of these HUD properties. HUD pays DECD an administrative fee for this service. For the period of October 1, 2009, through September 30, 2010, DECD expended $4,277,378 in rental subsidies. During this timeline, the agency served 701 units (or apartments) under contract in the 22 projects throughout Connecticut.

The populations served through this federal rental assistance are low-, very low-, and extremely low-income people and families (from 0 to 50% of AMI). The successful delivery of this housing resource to the people who need it depends on effective occupancy policies and procedures. HUD's occupancy requirements and procedures ensure eligible applicants are selected for occupancy, tenants receive the proper level of assistance, and tenants are treated fairly and consistently.

Table 197 details information on DECD's HUD Section 8 projects across the state.

Table 197: HUD Section 8 Projects

Town	Project Name	# Elderly	# Family
Berlin	Marjorie Moore	40	
Bethel	Reynolds Ridge	40	
Bristol	Mountain Laurel Park	40	
Canton	Twenty-One	40	
Cheshire	Beachport	48	
Coventry	Orchard Hill Estates	40	
Danbury	Fairfield Mill Ridge		25
Danbury	The Godfrey		9
Farmington	Forest Court		36
Hartford	95 Vine Street		30
Hartford	Casa Nueva		79
Hartford	Casa Verde Sur		39
Hartford	Dorothy Street		8
Hartford	Wolcott Place I		8
Hartford	Wolcott Place II		10
Killingly	Robinwood		42
Manchester	March, Inc.		4
Middlefield	Sugarloaf Terrace	30	
Norwich	Hillside Apartments		26
Putnam	Bulgar Apartments	27	
Wallingford	McKenna Court	30	
Westport	Canal Park	50	
Total		**385**	**316**

Source: DECD, OHDF

K. Elderly Rental Assistance Program (ERAP)

In accordance with C.G.S. Section 8-119ll, DECD, in consultation with the CHFA, is required to annually conduct a comprehensive assessment of the current and future needs for rental assistance under C.G.S. Section 8-119kk. The program administered under this statute is commonly referred to as the Elderly Rental Assistance Payments program (ERAP).

The initial report was sent to the legislature in April 2006. This analysis is the fifth update to the 2006 report.

Annually, DECD and CHFA collect detailed information through the submission of Tenant Certification and Rent Roll forms. These forms break down actual tenant contributions toward rent, as well as the subsidy portion to be paid through ERAP. The analysis of these subsidy costs includes taking into consideration the effect of anticipated rent increases projected both during the current year and in the coming year, allowing accurate estimates of the impacts of these necessary rent increases on the cost of the program. Further, it provides the department with information on the potential impact of funding reductions should cuts be necessary.

Finally, this data is used to estimate the annualized needs of these residents should the program be encouraged to fully subsidize all of the eligible residents of these facilities. Currently, not all residents of these participating facilities who are eligible are receiving assistance. This is strictly due to available funding levels and an equitable distribution of those funds. Table 198 below summarizes this analysis, and identifies both the current subsidy levels, as well as those projected funding levels necessary to maintain the current roster of eligible residents. The table also provides an estimate of the funding necessary to include all of those eligible elderly and young disabled residents who pay more than 30% of their income for rent and utilities living in these participating facilities.

Table 198: Elderly Rental Assistance Program Needs

Current Year SFY 2010-11 Allocation	SFY 2010-11 Current Participants Contractual	Projected SFY 2010-11	SFY 2011-12 Annualized Need
$ 2,389,796	$ 1,931,958	$ 2,097,698	$ 2,358,307

Source: DECD, OHDF

It should be noted that the amount listed under SFY 2010-11 Current Participants Contractual is less the effect of anticipated rent increases being implemented between December 2010 and June 2011. This SFY 2010-11 Current Participants Contractual reflects the current contractual obligations to fund the existing 1,304 participating residents living in the 92 participating facilities managed by the existing 44 owners at their current operating level. This does not take into consideration the annualized cost of the known rent increases, nor is there any allowance for changes in tenant contribution due to income recertification and turnover in occupancy. The implementation of known rent increases between December 2010 and June 2011 in nine of these facilities is reflected in Projected SFY 2010-11 above, and indicates that only $2,097,698 is needed against an available current approved budget of $2,389,796; a balance of $292,098.

This balance is due to three main causes; the conversion of 464 units of state-financed elderly into federal low income elderly housing; changes in tenant contributions due to changes in income and/or expenses; and tenant turnover. In the case of tenant turnover, if an ERAP participant leaves the facility, the subsidy does not automatically become available to another resident. It has been the department's position that subsidy requirements of the existing participants in the program be met before including any additional participants due to turnover. However, tenant turnover has resulted in additional unmet need in these facilities. There are as many as 215 residents in these facilities that could benefit from inclusion in the ERAP. The department is in the process of collecting updated information on these additional residents and anticipates providing subsidies for those needy residents.

Adding these needy residents to ERAP yields SFY 2011-12 Annualized Need, which reflects the total funding needed to assist all of the eligible tenants (1,519) living in these same 92 facilities for a full 12 month period, with an additional allowance for minimal rent increases ($25 per unit per month) in up to nine properties. Even with the additional participation, this means that there will not be a need to increase funding over the current year allocation of $2,389,796; and in fact will result in a very small reduction, $31,489.

Finally, there continues to be a need to address the long term capital needs of these facilities, as is further described in the department's Consolidated Plan for Housing and Community Development. This document is available on the department's website.

One methodology on how to address these long term capital needs that is being explored is the potential to use ERAP subsidies to finance the cost of these capital needs, however, this methodology needs to be further refined before a recommendation can be made.

L. Energy Conservation Loan Programs

Energy Conservation Loan Program (ECL) and Multifamily Energy Conservation Loan Program (MEL)

The Connecticut Housing Investment Fund, Inc. (CHIF) administers the ECL program for Connecticut through the DECD's OMD. CHIF is a private, nonprofit organization established to finance affordable housing and neighborhood revitalization projects throughout Connecticut. Since its incorporation in 1968, CHIF has provided more than $134 million in state financing to assist individuals and organizations to purchase, rehabilitate or construct homes for low- and moderate-income families.

ECL and the MEL Programs provide financing at below market rates to single family and multi family residential property owners for the purchase and installation of cost-saving energy conservation improvements. Single family (one- to four-units) homeowners may borrow up to $25,000, and multi family property owners may borrow up to $2,000 per unit (a maximum of $60,000 per building), for a period of 10 years for eligible improvements.

The following are some of the improvements eligible under the ECL and MEL programs:

- automatic set-back thermostats;
- caulking and weather stripping;
- heat pumps;
- insulation;
- replacement heating systems;
- replacement roofs;
- replacement windows;
- siding; and
- solar systems and passive solar additions.

There are several steps that CHIF takes in processing and approving loans under ECL and MEL programs:

- **Application Intake** – Persons receive applications in several ways including: a direct call to CHIF and the application is mailed immediately; available for pick up at CHIF; through contractors who take a supply of applications to give to customers; and/or from

the CHIF website. Clients then mail or bring completed applications to CHIF, where each application is date stamped upon receipt. The required supporting documents are listed on the application. The program administrator reviews each application to make sure it is complete and inputs information about the applicant into the CHIF database. Each applicant is given a unique internal loan number. Credit reports for all new applications are automatically requested and received via modem.

- **Pre-Qualification** – The program administrator reviews the file and, using a pre-qualification work sheet, determines whether the client has a debt load less than or equal to 39% of income. This calculation includes housing expenses, loan obligations, revolving charges, and monthly income. Data for these calculations is gathered by way of the application, credit report, tax forms, phone calls, and letters. Eligibility is based on income limits, term, and interest rates, underwriting criteria, income, obligations, and credits set forth in the regulations. If the applicant's eligibility is in question, a letter is prepared notifying the applicant of the problem. The assigned program administrator will work with applicants on a one-to-one basis to review circumstances contributing to the problem and to provide guidance so that the applicant can qualify for the program. If the program administrator determines that the client is eligible, the client is then mailed a summary instruction sheet and affidavits. The summary/instruction sheet explains the use of the contractor/supplier selection form, remaining procedures and time line. An employment verification form is also mailed to the client's employer.
- **Counseling** – The applicant is then counseled in person or on the telephone on establishing energy saving priorities. The program administrator outlines and discusses the cost of recommended energy conservation measures and advises the client on obtaining bids, permits and warranties, as well as selecting contractors/suppliers and signing contracts. The program administrator also reviews the applicant's ability to borrow, and determines the amount the applicant is eligible to borrow. Loan procedures, savings and payback periods are also discussed. Once the applicant's ability to repay the loan is determined, the amount of the loan is based on contractor bids and supply estimates provided by the applicant. The loan may not exceed $25,000 or be less than $400. The monthly payment is calculated using a term of up to 10 years.
- **Rejections/Withdrawals** – If, after discussion and clarification, the client were to still be considered ineligible, the program administrator would complete a rejection form

describing the reason for ineligibility. CHIF would sends a formal rejection letter to the client and the original file would be kept at CHIF.

- **Commitment Review/Loan Closing/Loan Proceeds Disbursement** – If the applicant is eligible, supporting documentation (e.g., tax forms, verification of employment, mortgage statement, estimates, and contractor's license) is received and assigned to an underwriter to complete. A commitment letter is printed with information including the loan number, loan amount, term, monthly payment and description of improvements.

During SFY 2009-10, the average time from receipt of application to closing was approximately 35 days. Table 199 shows the ECL/MEL activity during SFY 2009-10.

Table 199: Activity Under ECL/MEL SFY

Loan Type	Number	Investment
ECL	264	$2,497,990
MEL	4	$144,000
Deferred	40	$359,746
Total	**308**	**$3,001,736**
Fee Type		
Administration		$152,750
Loan Servicing		$65,969
Recovered Late Fees		$11,960
Total		**$230,679**

Source: DECD

M. Tax Subsidy Programs

DECD administers two tax subsidy programs related to housing: the PILOT Program in state-assisted housing built under C.G.S. Chapter 128, Part II, and the Tax Abatement Program.

The PILOT Program allows the commissioner to enter into a contract with a municipality and the housing authority of the municipality to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority under the provisions of Chapter 128 Part II of the Connecticut General Statutes.

DECD is authorized to use general fund appropriations to provide funds to those municipalities annually in an amount equal to the taxes that would have been paid on such property were the property not exempt from taxation. This program has helped to

keep approximately 4,700 units of moderate rental housing in 22 communities more affordable. Table 200 details the PILOT projects and funding during SFY 2009-10.

Table 200: SFY 2009-10 Funding Under PILOT			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Bristol	Dutton Heights & Zbikowski Park	174	$ 74,172
Danbury	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	290	$139,694
Darien	Allen O'Neill Homes	53	$ 70,138
East Hartford	King Court	80	$ 53,857
Enfield	Green Valley Village & Laurel Park	174	$ 91,428
Greenwich	Adams Garden Apts., Armstrong Court & Manor at Byram I	245	$ 93,929
Hartford	Bowles Park & Westbrook Village	770	$432,486
Mansfield	Holinko Estates	35	$ 13,575
Meriden	Johnson Farms & Yale Acres	215	$116,807
Middletown	Rockwood Acres, Santangelo Circle & Sunset Ridge	198	$132,133
New Britain	Corbin Heights, Pinnacle Heights & Extension	844	$148,340
New Canaan	Millport	16	$8,880
New London	Bates Woods & Briarcliff	302	$104,770
Norwich	Hillside Terrace, JFKennedy Heights, Melrose Park & Sunset Park	286	$146,368
Ridgefield	Prospect Ridge	14	$ 18,380
Seymour	Castle Heights, Hoffman Heights, Smith Acres & Extension	81	$ 69,914
Sharon	Sharon Ridge	20	$4,612
Stamford	Lawn Hill Terrace, Oak Park & Vidal Court	590	$318.170
Stratford	Meadowview Manor	100	$ 51,839
Westport	Hales Court	40	$ 39,466
Wethersfield	Highvue Terrace	28	$ 21,408
Windham	Eastman Curran Terrace & Terry Court	146	$ 53,634
Total		**4,701**	**$2,204,000**

Source: DECD, OHDF

The Tax Abatement Program was established to help ensure the financial feasibility of privately owned, nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement to municipalities for taxes abated by municipalities up to $450 per unit per year for up to 40 years.

Reimbursements are limited to a percentage of the actual taxes that have been abated by a municipality for an eligible low- or moderate-income housing project, with a cap not to exceed $450 per unit. The abatement of taxes enables the owner to maintain rents at an affordable level for the tenants. This program is currently not open to new applicants but has helped to keep approximately 6,300 units of low- or moderate-income housing in 58 projects in 14 communities more affordable. Table 201 details the Tax Abatement projects and funding during SFY 2009-10.

Table 201: SFY 2009-10 Funding Under Tax Abatement			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Ansonia	Liberty Park	30	$11,100
Bethel	Augustana Homes	101	$37,370
Bloomfield (2)	Interfaith Homes & Wintonbury II	130	$48,100
Bridgeport (6)	Cedar Park, Marionville, Seaview Gardens/Union Village, Sycamore Place, Unity Heights & Washington Heights	368	$136,158
Danbury	Beaver Street Apartments	70	$9,867
Granby	Stony Hill Village	30	$10,689
Hartford (17)	Barbour Kensington, Capitol Towers, Clearview Apts., Dart Garden, Immanuel House, Lower Garden, Main/Nelson, Main/Pavillion, Mansfield Edgewood, Martin Luther King Cooperative, Plaza Terrace, St. Christopher Apts., SANA, Sheldon Oak Cooperative, Tuscan Brotherhood, Upper Garden, Vinewood Apts.	1,507	$510,886
Kent	Templeton Farms	19	$7,030
Middletown (3)	Newfield Towers, Stoneycrest Towers & Wadsworth Grove	245	$74,204
New Britain	Interfaith Housing	84	$31,080
New Haven (8)	Bella Vista I, Bella Vista II, Bella Vista III, Dwight Cooperative, Friendship Homes, Jewish Elderly/Tower I, Seabury Housing, University Row	1,548	$ 239,003
Norwalk (3)	King's Daughters, Leonard Street & St. Paul's	224	$21,007
Stamford (7)	Bayview Towers, Coleman Towers, Friendship House, Ludlow Town House, Martin Luther King Apts., Pilgrim Towers & St. John's Towers	971	$ 354,538
Waterbury (5)	Frost Homestead, Lambda Rho Apts., Prospect Towers, Robin Ridge Apts. &Savings Towers	578	$ 213,858
Total		**5,905**	**$ 1,704,890**

Source: DECD, OHDF

N. Housing Trust Fund (HTF) Program

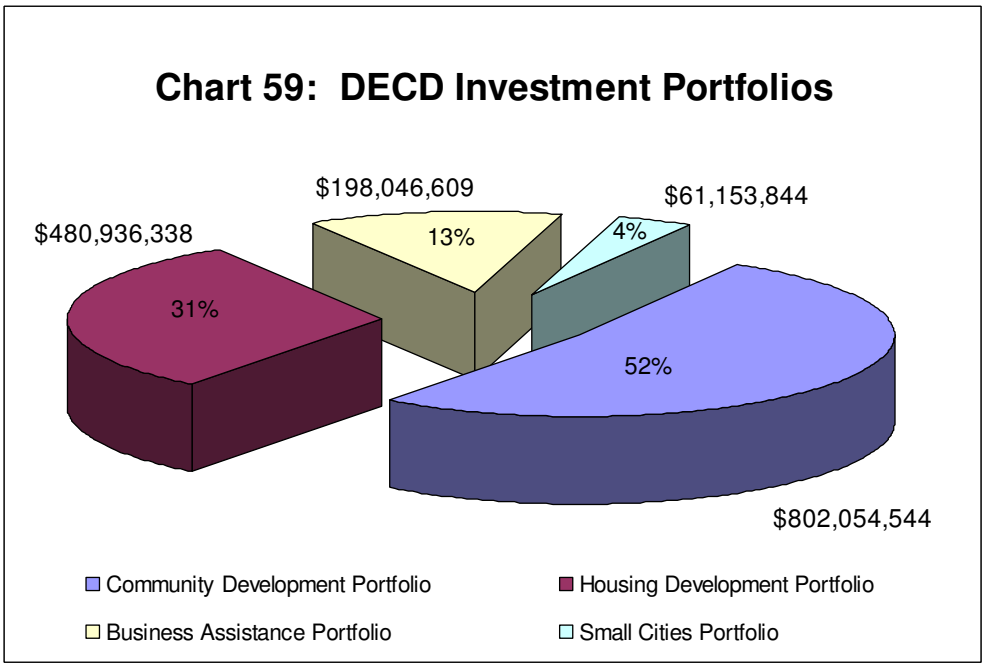
As of June 30, 2010, DECD has received from the State Bond Commission $50 million in Housing Trust Fund allocations to support 50 projects and programs, which have created or are in the process of creating 1,477 units of affordable housing.

Five separate application funding rounds were used to award these funds to various projects and programs on a statewide basis. Though private funds have not been obtained for direct deposit into the Housing Trust Fund account as identified in C.G.S. Section 8-336p, the program has nonetheless attracted over $415 million non-HTF funds, representing nearly a ten-fold leverage to state funds.

VII. REPORT CONCLUSION

This consolidated annual report clearly illustrates the breadth of the DECD's activities, as well as its broad and diverse mandate to serve its many customers. DECD's accomplishments, when taken in their entirety, are having an enormous impact on Connecticut's businesses, communities, environment, families, and overall quality of life.

Chart 59 shows DECD's current active investments in community, housing and economic development projects of over $1.5 billion. With this investment, DECD leveraged over $3.4 billion in non-DECD funds.



Source: DECD

Making economic, community and housing development investments is only one part of DECD's story. DECD also provides countless hours of technical assistance to businesses, entrepreneurs, for-profit and nonprofit housing developers, municipalities, non-governmental agencies and other state agencies. DECD is small compared to most of the state's agencies, but this report demonstrates it has risen to meet the challenge of its multiple responsibilities.

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VIII. APPENDIX

Appendix-1: Business Assistance Portfolio

Table A-1.1: Business Assistance Portfolio – Pending Job Audits[1]					
			Contract Requirements		
Company	Contract Date	Per Contract Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Contract Total Retained/ Created
Aero-Craft, LLC n/k/a Volve Aero Connecticut, LLC	5/23/2007	10/25/2010	52	40	92
Avalence, LLC	10/21/2009	12/31/2011	7	13	20
Boardman Silversmiths, Inc.	9/16/2009	6/30/2013	11	10	21
Burris Logistics - JCTC/URA	3/5/2009	6/30/2010	0	220	220
CBS Manufacturing Co., Inc./35 Kripes Road****	8/17/2007	6/30/2011	35	14	49
Composite Machining Experts, LLC	1/26/2009	1/26/2012	2	9	11
Electric Boat Corporation	8/20/2007	12/31/2016	4,000	0	4,000
Engineered Electric Company d/b/a DRS Fermont	9/23/2009	7/31/2011	404	95	499
Fairfield Crystal Technologies, LLC	12/28/2005	12/28/2010	2	25	27
Flanagan Brothers, Inc.	11/8/2007,1/31/07	11/8/2010	106	0	106
General Re Corporation	2/24/2010	12/31/2013	820	0	820
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	9/27/2006	12/31/2011	700	1,150	1,850
Hartford Provision Company	8/9/2006	12/31/2010	114	67	181
Hermell Products, Inc.	2/27/2008	2/27/2011	35	3	38
Ikonysis, Inc.	11/17/2005	5/23/2011	18	22	40
ING Life Insurance and Annuity Company	6/1/2007	9/26/2012	1,700	0	1,700
Jonal Laboratories, Inc.	4/21/2009	4/21/2013	67	13	80
Lane Construction Corporation	8/12/2008	12/31/2010	92	0	92
Lex Products Corporation****	9/21/2006	3/30/2011	100	30	130
OptiWind Corp.	3/24/2010	1/1/2013	27	38	65
PDC International Corporation ****	10/3/2008	12/31/2010	55	2	57
Polylok, Inc.	11/6/2006	11/6/2011	39	20	59
Prudential Retirement Insurance and Annuity Co.	2/18/2009	12/31/2012	713	275	988
Republic Foil, Inc.	8/20/2007	12/31/2010	19	1	20
SeConn Fabrication, LLC	11/4/2008	12/31/2010	58	23	81
Strain Measurement Devices, Inc.	2/15/2008	2/15/2011	20	14	34
Summit Corporation of America	11/24/2009	12/31/2011	79	0	79
Swiss Army Brands, Inc.	12/3/2007	6/18/2011	150	0	150
Walgreen Eastern Co., Inc.	12/26/2006	8/18/2013	0	550	550
Windsor Marketing Group, Inc.	3/20/2009	3/20/2012	125	0	125
Totals			**9,550**	**2,634**	**12,184**

**** Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.
Note: Some contracts allow for the company to have their employment audit conducted earlier than their target date.
Source: DECD, Financial Review Division, as of June 30, 2010

Table A-1.2: Business Assistance Portfolio – Job Requirements Fulfilled[1]					
Company	**Contract Date**	**Per Contract Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Contract Total Retained/ Created**
Aero Gear, Inc.	8/8/2008	8/8/2011	120	20	140
Aetna, Inc.	7/23/2008	12/31/2010	7,266	200	7,466
Aldi, Inc. (Connecticut)	8/27/2009	12/31/2009	30	0	30
Al's Holdings, Inc. ****	11/21/2000	9/30/2003	35	25	60
Bauer Howden, Inc. ****	12/12/2002	12/31/2005	48	2	50
Becton Dickinson ****	12/4/2001	12/31/2003	563	0	563
Blue Sky Studios, Inc.	6/30/2008	6/30/2012	0	300	300
Carwild Corporation/McWild LLC*	8/31/2007	9/30/2009	33	5	38
CF Foods, LLC	12/14/2009	6/30/2010	40	225	265
Chaves Bakery II, Inc.	10/1/98,11/13/98	9/30/2002	25	75	100
Chromium Process Company	6/9/1999	6/9/2002	50	8	58
Comcast of Connecticut	7/27/2009	12/31/2009	927	344	1,271
Cytec Industries, Inc.	7/26/1995	6/30/96-12/31/2011	150	0	150
Derecktor Shipyards Conn. LLC	3/25/00,3/6/8/10	3/31/04,5/6/12	92	33	125
DiSanto Technology, Inc.	5/21/2007	5/21/2010	62	20	82
Eppendorf Manufacturing Corp.	8/15/2005	12/31/07-12/31/13	0	108	108
GE Capital Corporation	12/22/2000	8/1/2004	340	0	340
Halox Technologies, Inc. n/k/a IDEX Health & Science	4/30/1998	7/31/2006	2	98	100
Hilltop Investments, LLC/Daticon, Inc.	2/24/2003	7/1/2005	200	50	250
Lincoln National Corporation	5/19/00	5/29/2000	550	50	600
Martin Brower Co. ****	9/28/2001	12/31/2003	99	59	158
MBI, Inc.	1/14/2003	1/14/06-12/31/11	525	100	625
Modelcraft Company, Inc.	9/30/2008	8/30/2010	30	4	34
MTU Aero Engines North America, Inc.	10/2/2001	10/1/2004	0	45	45
Noujaim Tool Co., Inc.	12/30/04	12/31/2006	22	5	27
PEZ Manufacturing, Inc.	4/25/2006	12/21/10-12/21/11	127	20	147
Pfizer Central Research	12/23/99	12/31/2001	0	1,300	1,300
Purdue Pharma, LP	5/4/2001	2/28/2002	420	240	660
Tenergy Christ Water, LLC	6/21/1999	11/30/05-11/30/14	51	0	51
Thompson Candy Company, LLC	2/8/2006	6/30/2008	103	0	103
UBS Investment Bank	1/4/2001	12/31/00-12/31/09	2,000	0	2,000
Ward Leonard Electric Co. ****	7/11/2000	3/31/2002	49	41	90
Weeden & Co., L.P.	6/15/2009	6/15/2013	148	5	153
Yarde Metals, Inc. ****	3/13/2001	6/30/2003	235	45	280
Total	**34**		**14,342**	**3,427**	**17,769**

[1] Projects for which contractual jobs requirements have been fulfilled based on last job audit.

[2] Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction. Notes: Some contracts allow for the company to have their employment audit conducted earlier than their target date.

Table A-1.3: Business Assistance Portfolio – No Contractual Job Requirements[1]	
Company	**Contract Date**
Accel International Holdings, Inc.	12/12/2005
Allied Controls, Inc.	10/15/1992
Bass Farm	11/07/2007
Connecticut Cattle Co., LLC	08/16/2007
Creamery Brook Farms	07/02/2007
Elm Knoll Farm Partnership	10/03/2007
Fairvue Farms, LLC	01/15/2008
Freund's Farm, Inc.	06/11/2007
HO Products Corporation	01/06/2004
Incubator Associates, LP	11/19/1992
Kaman Aerospace Corporation	11/19/1992
Laurelbrook Farm	9/4/2007
Pro Line Printing, Inc. k/n/a R.R. Donnelley	2/9/1993
Protein Sciences Corporation/MEDCO	5/5/1992
Simmons Family Farm	2/15/2008
Sunnyside Farm, LLC	11/16/2009
Total – Job Audit Not Required	**16**

[1] Projects for which there is no contractual job requirement.
[2] Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process.

Source: DECD, Financial Review Division, as of June 30, 2010

Table A-1.4: Business Assistance Portfolio – Job Creation Tax Credit Program No Contractual Employment Obligation					
			Contract Requirements		
Company	**Contract Date**	**Job Audit Due Date**	**Jobs To Be Retained**	**Jobs To Be Created**	**Total Retained/ Created**
Asterisk Financial, Inc.	3/1/2010	12/31/2010	0	145	145
Carter's Retail, Inc.	3/6/2009	1/30/2011	120	44	164
Mercuria Energy Trading, Inc.	11/11/2009	12/31/2010	5	10	15
Sparta Insurance Holdings, Inc.	7/15/2009	1/30/2010	30	30	60
Sun Products Corporation	7/31/2009	12/31/2009	65	100	165
Tire Rack, Inc.	8/17/2009	12/31/2010	0	45	45
Total (6)			**220**	**374**	**594**

Source: DECD, Financial Review Division, as of June 30, 2010

Table A-1.5: Business Assistance Portfolio – Job Audit Results					
			Contract Requirements		
Company	Contract Date	Job Audit Due Date	Jobs To Be Retained	Jobs To Be Created	Total Retained/ Created
ADKO Intertrade Inc.****	5/4/07	6/30/09	62	13	75
Ahlstrom Windsor Locks, LLC	9/30/02	4/11/06	495	15	510
Alto Products Corp. d/b/a Plainville Special Tool	2/26/02	12/31/03-12/31/12	50	2	52
Americus Dental Labs	11/3/05	12/31/05	54	21	75
Asper, Inc. d/b/a Futuristics Components LLC	6/14/05	12/31/06	29	5	34
AT&T East f/k/a SNET Diversified Group, Inc./SBC	8/11/00	6/30/04	9,000	0	9,000
Atlantic Steel & Processing, LLC	4/26/00, 5/30/02	8/30/05	0	35	35
Atticus Bakery ****	5/18/01	9/30/04	55	35	90
Carla's Pasta ****	10/5/01	12/31/05	75	36	111
Carling Technologies, Inc.	10/2/07	11/28/08-11/28/12	150	0	150
Colonial Bronze Company	7/29/97, 8/18/97	5/6/02	55	24	79
Composition Materials Co., Inc.	4/4/00	9/24/01	0	17	17
Cuno, Inc.	10/26/00, 9/17/01	10/26/05-10/26/12	728	22	750
DCG-PMI, Inc.	11/21/06	3/1/08	47	0	47
Diageo North America, Inc.	6/29/04	9/1/08-5/3/14	700	300	1,000
Energy Beam Sciences, Inc.	11/17/05	1/12/10	0	20	20
Factset Research Systems, Inc.	1/20/05	12/15/07-11/29/18	356	180	536
Genomas, In.c	3/30/05	3/29/09-3/29/11	4	21	25
Greenwich Associates, LLC	5/7/08	12/31/09	163	15	178
Hartford-West Indian Bakery Co., Inc.	11/5/97	8/31/02	47	20	67
Industrial Heater Corporation	1/12/98	7/31/02	75	15	90
Innovative Arc Tubes Corporation	6/8/00	12/31/02	0	75	75
Latex Foam International, LLC	6/19/02	6/18/06	54	199	253
Lowe's Home Centers, Inc.	7/12/04	11/10/06-11/10/16	0	525	525
Neeltran, Inc.	12/5/05	12/31/08	64	34	98
Porcelen Limited Connecticut, LLC ****	4/12/02	6/30/07	68	100	168
Southington Manufacturing Corp.	3/29/06	6/30/07	34	0	34
Vertrax, Inc.	6/18/02	12/31/04	10	30	40
Total – Job Goals Not Met	**29**		**12,404**	**1,779**	**14,183**

**** Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.
Note: The job information obtained from surveys is utilitized solely for this report and is not used in determining compliance with the recipient's contract.
Source: DECD, Financial Review Division, as of June 30, 2010

Appendix-2: Business Assistance Portfolio

Table A-2.1

As of June 30, 2010

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
FY 91-92															
Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	CT	06450	Manufacturing	2836	325414	no	5/5/1992	$0	$2,099,074	$2,099,074	$3,260,000	$1,160,926	MAA
FY 92-93															
Allied Controls, Inc.	150 East Aurora Street	Waterbury	CT	06708	Manufacturing	3679	334418	no	10/15/1992	$0	$250,000	$250,000	$500,000	$250,000	MAA
Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	CT	06002	Manufacturing	3721	336411	no	11/19/1992	$3,000,000	$0	$3,000,000	$6,000,000	$3,000,000	MAA
Pro Line Printing, Inc. k/n/a R.R. Donnelley	60 Security Drive	Avon	CT	06001	Manufacturing	2752	323110	no	2/9/1993	$0	$1,600,000	$1,600,000	$3,185,000	$1,585,000	MAA
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no	3/30/1993	$0	$500,000	$500,000	$2,000,000	$1,500,000	MAA
FY 95-96															
Cytec Industries, Inc.	South Cherry Street	Wallingford	CT	06492	Manufacturing	2834	325412	no	7/26/1995	$2,000,000	$0	$2,000,000	$20,000,000	$18,000,000	MAA
FY 97-98															
Colonial Bronze Company	511 Winsted Road	Torrington	CT	06790	Manufacturing	3429	332510	no	7/29/1997	$0	$200,000	$200,000	***	***	NVRLF
Colonial Bronze Company	511 Winsted Road	Torrington	CT	06790	Manufacturing	3429	332510	no	8/18/1997	$0	$398,544	$398,544	$1,731,880	$1,333,336	MAA
Hartford-West Indian Bakery Co., Inc.	801 Windsor Street	Hartford	CT	06120	Manufacturing	2051	311812	yes	11/5/1997	$0	$195,000	$195,000	$996,000	$801,000	MAA
Industrial Heater Corporation	30 Knotter Drive	Cheshire	CT	06410	Manufacturing	3567	333994	no	1/12/1998	$0	$200,000	$200,000	$406,000	$206,000	MAA
Halox Technologies, Inc. n/k/a IDEX Health & Science	110 Halcyon Dr.	Bristol	CT	06010	Manufacturing	3561	333298	no	4/30/1998	$1,750,000	$1,750,000	$3,500,000	$7,834,939	$4,334,939	UA/MAA
FY 98-99															
Chaves Bakery II, Inc.	1365 State Street	Bridgeport	CT	06605	Manufacturing	2051	311812	yes	10/1/1998	$0	$3,000,000	$3,000,000	$8,400,000	$5,400,000	MAA
Chaves Bakery II, Inc.	1366 State Street	Bridgeport	CT	06604	Manufacturing	2051	311812	yes	11/13/1998	$2,000,000	$0	$2,000,000	***	***	UA-OPM
Chromium Process Company	113 West Canal Street	Shelton	CT	06484	Manufacturing	3471	332813	no	6/9/1999	$0	$487,500	$487,500	$975,000	$487,500	MAA
Tenergy Christ Water, LLC/ nka Christ Water Technology Americas, LLC	255 Myrtle Street	New Britain	CT	06053	Manufacturing	3589	333319	no	6/21/1999	$0	$3,175,000	$3,175,000	$4,175,000	$1,000,000	MAA
FY 99-00															
Pfizer Central Research	235 East 42nd Street	New London	CT	10017	Manufacturing	2833	325411	no	12/23/1999	$5,000,000	$0	$5,000,000	$5,000,000	$0	UA-OPM
Composition Materials Co., Inc.	125 Old Gate Lane	Milford	CT	06460	Manufacturing	2499	321999	no	4/4/2000	$0	$300,000	$300,000	$965,000	$665,000	MAA
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	4/26/2000	$0	$350,000	$350,000	$1,650,000	$1,300,000	MAA
Lincoln National Corporation	350 Church Street	Hartford	CT	06103	Financial Services	6311	524113	no	5/19/2000	$0	$1,800,000	$1,800,000	$16,700,000	$14,900,000	MAA
Innovative Arc Tubes Corporation	1240 Central Avenue	Bridgeport	CT	06607	Manufacturing	3646	335122	no	6/8/2000	$0	$1,500,000	$1,500,000	$3,198,000	$1,698,000	MAA
FY 00-01															
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	555 Long Wharf Dr-4th floor	Meriden	CT	06511	Service	7389	514310	no	8/11/2000	$0	$3,000,000	$3,000,000	$21,000,000	$18,000,000	MAA
GE Capital Corporation	10 Riverview Drive	Danbury	CT	06810	Financial Services	6159	522298	no	12/22/2000	$0	$4,292,250	$4,292,250	$42,100,000	$37,807,750	MAA
UBS Warburg	677 Washington Blvd.	Stamford	CT	06901	Financial Services	6289	523999	no	1/4/2001	$0	$46,000,000	$46,000,000	$310,000,000	$264,000,000	MAA
Purdue Pharma, LP	201 Tresser Blvd.	Stamford	CT	06901	Manufacturing	2834	325412	no	5/4/2001	$0	$3,000,000	$3,000,000	$155,712,757	$152,712,757	MAA
FY 01-02															
Cuno, Inc.	400 Research Parkway	Meriden	CT	06450	Manufacturing	3399	333319	no	9/17/2001	$0	$100,000	$100,000	$300,000	$200,000	MAA
MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	CT	06067	Manufacturing	3728	336411	no	10/2/2001	$0	$200,000	$200,000	$2,300,000	$2,100,000	MAA
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	5/30/2002	$0	$200,000	$200,000	$940,000	$740,000	NVRLF
Vertrax, Inc.	59 Elm Street - Suite 330	New Haven	CT	06510	Service	7373	541512	no	6/18/2002	$0	$200,000	$200,000	$2,450,000	$2,250,000	MAA
Latex Foam International, LLC	510 River Road	Shelton	CT	06484	Manufacturing	3069	326299	no	6/19/2002	$0	$3,000,000	$3,000,000	$19,400,000	$16,400,000	MAA
FY 02-03															
Ahlstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	CT	06096	Manufacturing	2297	313230	no	9/30/2002	$0	$550,000	$550,000	$49,921,925	$49,371,925	MAA

Appendix-2: Business Assistance Portfolio

Table A-2.1

As of June 30, 2010

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
MBI, Inc.	47 Richards Avenue	Norwalk	CT	06857	retail/Wholesale	4541	454110	no	1/14/2003	$0	$2,000,000	$2,000,000	$10,000,000	$8,000,000	MAA
Derecktor Shipyards Conn., LLC	837 Seaview Avenue	Bridgeport	CT	06607	Manufacturing	3732	336612	no	3/25/2003	$0	$1,200,000	$1,200,000	$3,200,000	$2,000,000	MAA
FY 03-04															
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no	1/6/2004	$2,500,000	$0	$2,500,000	$3,400,000	$900,000	UA-OPM
FY 04-05															
Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	CT	06704	Manufacturing	3499	332999	yes	12/30/2004	$0	$175,000	$175,000	$1,075,000	$900,000	MAA
Genomas, Inc.	67 Jefferson Street	Hartford	CT	061016	Service	8731	541710	yes	3/30/2005	$0	$200,000	$200,000	$1,000,000	$800,000	MAA
Asper, Inc. d/b/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3145	332721	no	6/14/2005	$0	$400,000	$400,000	$1,075,000	$675,000	MAA
FY 05-06															
Energy Beam Sciences, Inc.	29-B Kripes Road	East Granby	CT	06026	Manufacturing	3679	334516	no	11/17/2005	$0	$300,000	$300,000	$1,986,000	$1,686,000	MAA
Ikonysis, Inc	5 Science Park	New Haven	CT	06501	Manufacturing	3841	339111	no	11/17/2005	$0	$200,000	$200,000	$600,000	$400,000	MAA
Neeltran, Inc.	71 Picket District Road	New Milford	CT	06776	Manufacturing	3629	335999	no	12/5/2005	$0	$500,000	$500,000	$1,500,000	$1,000,000	MAA
Fairfield Crystal Technologies, LLC	8 South End Plaza/Old Tov	New Milford	CT	06776	Manufacturing	3679	334419	no	12/28/2005	$0	$200,000	$200,000	$637,000	$437,000	MAA
Southington Tool & Manufacturing Corp.	300 Atwater Street	Southington	CT	06479	Manufacturing	3495	332612	no	3/29/2006	$0	$175,000	$175,000	$836,265	$661,265	MAA
Pez Manufacturing, Inc.	35 Prindle Hill Road	Orange	CT	06477	Manufacturing	2064	31134	no	4/25/2006	$0	$2,000,000	$2,000,000	$4,665,400	$2,665,400	MAA
NESSteel, Inc.	83 Gerber Drive	Tolland	CT	06084	Manufacturing	3495	33271	no	6/21/2006	$0	$199,000	$199,000	$1,700,000	$1,501,000	MAA
FY 06-07															
Hartford Provision Co.	625 Nutmeg Road North	South Windsor	CT	06074	Wholesale	5141	42241	no	8/9/2006	$0	$1,500,000	$1,500,000	$16,439,099	$14,939,099	MAA
Polylok, Inc.	3 Fairfield Boulevard	Wallingford	CT	06492	Wholesale	5162	42261	no	11/6/2006	$0	$1,000,000	$1,000,000	$6,475,000	$5,475,000	MAA
DCG -PMI, Inc.	9 Trowbridge Road	Bethel	CT	06801	Manufacturing	3599	333999	no	11/21/2006	$0	$110,000	$110,000	$265,000	$155,000	MAA
Walgreen Eastern Co., Inc.	200 Wilmot Road MS:1435	Windsor	CT	60015	Wholesale	4225	493110	no	12/26/2006	$0	$1,500,000	$1,500,000	$3,500,000	$2,000,000	MAA
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	179 Louis Street	Newington	CT	06111	Manufacturing	3724	336412	no	5/1/2007	$0	$1,500,000	$1,500,000	$15,300,000	$13,800,000	MAA
DiSanto Technology, Inc.	10 Constitution Boulevard	Shelton	CT	6484	Manufacturing	3841	339112	no	5/21/2007	$0	$500,000	$500,000	$4,000,000	$3,500,000	MAA
ING Life Insurance and Annuity Co.	One Orange Way C4-N	Windsor	CT	06095	Financial Services	6311	524113	no	6/1/2007	$0	$9,900,000	$9,900,000	$101,675,000	$91,775,000	MAA
Freund's Farm, Inc.	324 Norfolk Road	East Canaan	CT	06024	Agriculture	0241	112120	no	6/11/2007	$0	$100,000	$100,000	$200,000	$100,000	MAA
FY 07-08															
Creamery Brook Farms	19 Purvis Road	Brooklyn	CT	06234	Agriculture	0241	112120	yes	7/2/2007	$0	$85,000	$85,000	$175,000	$90,000	MAA
Electric Boat Corporation	75 Eastern Point Road	Groton	CT	06340-4089	Manufacturing	3731	336610	no	8/20/2007	$0	$9,900,000	$9,900,000	$65,000,000	$55,100,000	MAA
Republic Foil, Inc.	55 Triangle Street	Danbury	CT	06810	Manufacturing	3353	331315	no	8/20/2007	$0	$300,000	$300,000	$600,000	$300,000	MAA
Laurelbrook Farm	390 Norfolk Road	East Canaan	CT	06024	Agriculture	0241	112120	no	9/4/2007	$0	$100,000	$100,000	$200,000	$100,000	MAA
Carling Technologies, Inc.	60 Johnson Avenue	Plainville	CT	06062	Manufacturing	3613	335313	no	10/2/2007	$0	$2,000,000	$2,000,000	$4,000,000	$2,000,000	MAA
Flanagan Brothers, Inc.	911 New London Turnpike	Glastonbury	CT	06033	Manufacturing	3724	336412	no	11/8/2007	$0	$275,000	$275,000	$2,410,000	$1,244,000	MAA
Swiss Army Brands, inc	7 Victoria Drive	Monroe	CT	06484	Wholesale	5091	423910	no	12/3/2007	$0	$1,500,000	$1,500,000	$25,580,000	$24,080,000	MAA
Fairvue Farms, LLC	199 Route 171	Woodstock	CT	06281	Agriculture	0241	112120	yes	1/15/2008	$0	$100,000	$100,000	$226,363	$126,363	MAA
Strain Measurement Devices, Inc.	55 Barnes park Nort	Walligford	CT	06492	Manufacturing	3829	334519	no	2/15/2008	$0	$500,000	$500,000	$2,007,000	$1,507,000	MAA
Hermell Products, Inc.	9 Britton Drive	Bloomfield	CT	06002	Manufacturing	3841	339113	no	2/27/2008	$0	$120,000	$120,000	$240,000	$120,000	MAA
Greenwich Associates, LLC	6 HighRidge Park	Stamford	CT	06905	Service	8742	541613	no	5/7/2008	$0	$1,500,000	$1,500,000	$8,000,000	$6,500,000	MAA
Blue Sky Studios, Inc.	One American Lane	Greenwich	CT	06831	Service	7812	512110	no	6/30/2008	$0	$8,000,000	$8,000,000	$65,000,000	$57,000,000	MAA
FY 08-09															

Appendix-2: Business Assistance Portfolio

Table A-2.1

As of June 30, 2010

	COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
	Aero Gear, Inc.	1050 Day Hill Road	Windsor	CT	06095	Manufacturing	3724	336412	no	8/8/2008	$0	$2,400,000	$2,400,000	$5,500,000	$3,100,000	MAA
	Aetna, Inc.	151 Farmington Avenue	Hartford	CT	06156	Financial Services	6324	524114	no	7/23/2008	$0	$6,000,000	$6,000,000	$219,000,000	$213,000,000	MAA
	Composite Machining Experts, LLC	290 Pratt Street	Meriden	CT	06450-8600	Manufacturing	3599	334519	yes	1/26/2009	$0	$270,000	$270,000	$575,808	$305,808	MAA
	Jonal Laboratories, Inc.	456 Center Street	Meriden	CT	06450	Manufacturing	3053	339991	no	4/21/2009	$0	$500,000	$500,000	$1,000,000	$500,000	MAA
	Lane Construction Corporation	90 Fieldstone Court	Cheshire	CT	06410	Service	1611	237310	no	8/12/2008	$0	$900,000	$900,000	$9,406,000	$8,506,000	MAA
	Modelcraft Company, Inc.	50 Altair Avenue	Plymouth	CT	06782	Manufacturing	3999	332721	no	9/30/2008	$0	$175,000	$175,000	$363,000	$188,000	MAA
	Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	CT	06103	Financial Services	6311	524113	no	2/18/2009	$0	$4,600,000	$4,600,000	$12,600,000	$8,000,000	MAA
	SeConn Fabrication, LLC	180 Cross Road	Waterford	CT	06385	Manufacturing	3444	332322	no	11/4/2008	$0	$462,448	$462,448	$2,262,448	$1,800,000	MAA
	Weeden & Co., L.P.	145 Mason Street	Greenwich	CT	06830	Financial Services	6211	523120	no	6/15/2009	$0	$2,500,000	$2,500,000	$7,904,028	$5,404,028	MAA
	Windsor Marketing Group, Inc.	Marketing Drive	Windsor	CT	06078	Manufacturing	2752	323110	no	3/20/2009	$0	$2,000,000	$2,000,000	$7,100,000	$5,100,000	MAA
FY 09-10																
	Derecktor Shipyards Conn., LLC	837 Seaview Avenue	Bridgeport	CT	06607	Manufacturing	3732	336612	no	6/8/2010	$1,000,000	$0	$1,000,000	$3,947,710	$2,947,710	UA-OPM
	General Re Corporation	120 Long Ridge Road	Stamford	CT	06901	Financial Services	6331	524130	no	2/24/2010	$0	$9,000,000	$9,000,000	$130,000,000	$121,000,000	MAA
	CF Foods, LLC	One Celebration Way	New Britain	CT	06053	Manufacturing	2024	311520	no	12/14/2009	$1,250,000	$2,600,000	$3,850,000	$22,008,000	$18,158,000	MAA/UA
	Summit Corporation of America	1430 Waterbury Road	Thomaston	CT	06787	Manufacturing	3479	332812	no	11/24/2009	$0	$500,000	$500,000	$1,000,000	$500,000	MAA
	Sunnyside Farm, LLC	99 Campbell Mill Road	Voluntown	CT	06384	Agriculture	0241	112120	yes	11/16/2009	$0	$25,000	$25,000	$57,200	$32,200	MAA
	Avalence, LLC	1240 Oronoque Road	Milford	CT	06460	Manufacturing	2813	325120	yes	10/21/2009	$0	$200,000	$200,000	$480,000	$280,000	MAA
	Engineered Electric Company d/b/a DRS Fermont	141 North Avenue	Bridgeport	CT	06606	Manufacturing	3612	335310	no	9/23/2009	$0	$3,500,000	$3,500,000	$15,115,000	$11,615,000	MAA
	HO Products Corporation	12 Munro Street	Winsted	CT	06098	Manufacturing	3069	339113	no	9/18/2009	$0	$50,000	$50,000	$100,000	$50,000	MAA
	Boardman Silversmiths, Inc.	22 N. Plains Industrial Road	Wallingford	CT	06492	Manufacturing	3914	332999	no	9/16/2009	$0	$147,512	$147,512	$295,025	$147,513	MAA
	Comcast of Connecticut	90 Phoenix Avenue	Enfield	CT	06082	Service	4841	515210	no	7/27/2009	$0	$1,500,000	$1,500,000	$7,572,643	$6,072,643	MAA
	OptiWind Corp.	59 Field Street	Torrington	CT	06790	Manufacturing	3511	333611	no	3/24/2010	$0	$1,500,000	$1,500,000	$2,500,000	$1,000,000	MAA
	SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD COMPANIES															
FY 01-02																
	Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Stree	Plainville	CT	06062	Manufacturing	3469	334290	yes	2/26/2002	$0	$600,000	$600,000	$1,660,000	$1,060,000	MAA
FY 02-03																
	Hilltop Investments, LLC/Daticon, Inc.	11 Stott Avenue	Norwich	CT	06360	Service	7374	518210	no	2/24/2003	$0	$1,500,000	$1,500,000	$11,800,000	$10,300,000	MAA
FY 07-08																
	Bass Farm	135 Bass Road	Windham	CT	06280	Agriculture	0241	112120	no	11/7/2007	$0	$100,000	$100,000	$200,000	$100,000	MAA
	Connecticut Cattle Co., LLC	131 Rabbit Hill Road	Warren	CT	06777	Agriculture	0241	112120	yes	8/16/2007	$0	$100,000	$100,000	$200,000	$100,000	MAA
	Elm Knoll Farm Partnership	294 East Canaan Road	East Canaan	CT	06024	Agriculture	0241	112120	no	10/3/2007	$0	$100,000	$100,000	$200,000	$100,000	MAA
	Simmons Family Farm	199 Town Farm Road	Farmington	CT	06032	Agriculture	0241	112120	yes	2/15/2008	$0	$100,000	$100,000	$200,000	$100,000	MAA
	DECD/CDA Participation Companies****															
FY 00-01																
	CUNO, Inc. ****	400 Research Parkway	Meriden	CT	06450	Manufacturing	3998	333319	no	10/26/2000	$0	$437,500	$437,500	$5,825,000	$5,387,500	MAA
	Al's Holdings, Inc. ****	1-3 Revay Road	East Windsor	CT	06088	Manufacturing	2086	312111	no	11/21/2000	$0	$450,000	$450,000	$2,400,000	$1,950,000	MAA
	Yarde Metals, Inc. ****	45 Newell Street	Southington	CT	06487	Wholesale	5051	423510	no	3/13/2001	$0	$2,000,000	$2,000,000	$16,200,000	$14,200,000	MAA

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	Atticus Bakery ****	360 James Street	New Haven	CT	06511	Wholesale	5142	424420	no	5/18/2001	$0	$540,000	$540,000	$3,130,000	$2,590,000	MAA
FY 01-02																
	Martin Brower Co. ****	333 East Butterfield Rd, St	Enfield	CT	60148	Wholesale	5149	424420	no	9/28/2001	$0	$1,500,000	$1,500,000	$11,700,000	$10,200,000	MAA
	Carla's Pasta ****	50 Talbot Lane	South Windsor	CT	06074	Manufacturing	2038	311412	no	10/5/2001	$0	$197,831	$197,831	$8,574,754	$8,376,923	MAA
	Becton Dickinson ****	Rte 7 and Graceway	Canaan	CT	06018	Manufacturing	3841	339112	no	12/4/2001	$0	$1,000,000	$1,000,000	$29,590,000	$28,590,000	MAA
	Porcelen Limited Connecticut, LLC ****	129 Leeder Hill Road	Hamden	CT	06517	Manufacturing	2851	332323	no	4/12/2002	$0	$1,040,000	$1,040,000	$2,325,000	$1,285,000	MAA
FY 02-03																
	Bauer Howden, Inc. ****	175 Century Drive	Bristol	CT	06010	Manufacturing	3728	333900	no	12/12/2002	$0	$220,000	$220,000	$4,000,000	$3,780,000	MAA
FY 05-06																
	Accel International Holdings, Inc.****	75 Progress Lane	Waterbury	CT	06385	Manufacturing	3357	331422	no	12/12/2005	$0	$250,000	$250,000	$500,000	$250,000	MAA
	Thompson Candy Company, LLC ****	80 South Vine Street	Meriden	CT	06451	Manufacturing	2064	31133	no	2/8/2006	$0	$250,000	$250,000	$2,180,000	$1,930,000	MAA
FY 06-07																
	Lex Products Corporation ****	401 Shippan Ave	Stamford	CT	06902	Manufacturing	3629	335999	no	9/21/2006	$0	$225,000	$225,000	$500,000	$275,000	MAA
	Flanagan Brothers, Inc.****	911 New London Turnpike	Glastonbury	CT	06033	Manufacturing	3724	336412	no	1/31/2007	$0	$891,000	$891,000	***	***	MAA
	ADKO Intertrade, Inc.****	1435 State Street	Bridgeport	CT	06605	Wholesale	5032	423990	no	5/4/2007	$0	$600,000	$600,000	$2,020,000	$1,420,000	MAA
FY 07-08																
	Carwild Corporation/McWild LLC****	3 State Pier Road	Old Mystic	CT	06320	Wholesale	5199	424990	no	8/31/2007	$0	$500,000	$500,000	$3,000,000	$2,500,000	MAA
	CBS Manufacturing Co., Inc./35 Kripes Road****	35 Kripes Road	East Granby	CT	06026	Manufacturing	3728	336413	no	8/17/2007	$0	$900,000	$900,000	$4,350,000	$3,450,000	MAA
FY 08-09																
	PDC International Corporation ****	8 Sheehan Drive	Norwalk	CT	06854	Manufacturing	3565	333993	no	10/3/2008	$0	$375,000	$375,000	$2,750,000	$2,375,000	MAA
	SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES															
FY 00-01																
*	Ward Leonard Electric Co. ****	401 Watertown Avenue	Thomaston	CT	06787	Manufacturing	3625	335312	no	7/11/2000	$0	$300,000	$300,000	$6,500,000	$6,200,000	MAA
FY 05-06																
*	Americus Dental Labs****	36 Mills Street	Wethersfield	CT	06109	Manufacturing	3843	339114	no	11/3/2005	$0	$153,950	$153,950	$5,440,000	$5,286,050	MAA
	Urban and Industrial Tax Credit Program											**TAX CREDIT AMOUNT**				
FY 03-04																
	Diageo North America, Inc.	25 Glover Avenue	Norwalk	CT	06851	Service	8741	551114	no	6/29/2004		$40,000,000	$40,000,000	$107,100,000	$107,100,000	URA
FY 04-05																
	Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	CT	06374	Service	4225	493110	no	7/12/2004		$20,000,000	$20,000,000	$80,000,000	$80,000,000	URA
	FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	CT	06851	Financial Services	6289	523991	no	1/20/2005		$7,000,000	$7,000,000	$36,050,000	$36,050,000	URA
FY 05-06																
	Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	CT	06082	Manufacturing	3089	326199	no	8/15/2005		$5,000,000	$5,000,000	$23,100,000	$23,100,000	URA
FY 06-07																
	Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	600 Steamboat Road	Greenwich	CT	06830	Financial Services	6211	52311	no	9/27/2006		$100,000,000	$100,000,000	$345,000,000	$345,000,000	URA
FY 07-08																
	Blue Sky Studios, Inc.	One American Lane	Greenwich	CT	06831	Service	7812	512110	no	6/30/2008		$18,000,000	$18,000,000	***	***	URA

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COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
FY 08-09															
Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	CT	06103	Financial Services	6311	524113	no	2/18/2009		$8,000,000	$8,000,000	***	***	URA
FY 09-10															
Comcast of Connecticut, Inc.	90 Phoenix Avenue	Enfield	CT	06082	Service	4841	515210	no	7/27/2009		$5,000,000	$5,000,000	***	***	URA
Aldi, Inc. (Connecticut)	295 Rye Street	South Windsor	CT	06074	Wholesale	4225	493110	no	8/27/2009		$1,900,000	$1,900,000	$52,400,000	$52,400,000	URA
Burris Logistics, Inc.	490 Brook Street	Rocky Hill	CT	06067	Wholesale	4225	493110	no	9/15/2009		$2,000,000	$2,000,000	$56,819,000	$56,819,000	URA
Engineered Electric Company d/b/a DRS Fermont	141 North Avenue	Bridgeport	CT	06606	Manufacturing	3612	335310	no	9/23/2009		$10,000,000	$10,000,000	***	***	URA
CF Foods, LLC	One Celebration Way	New Britain	CT	06053	Manufacturing	2024	311520	no	12/14/2009		$2,000,000	$2,000,000	***	***	URA
General Re Corporation	120 Long Ridge Road	Stamford	CT	06901	Financial Services	6331	524130	no	2/24/2010		$19,500,000	$19,500,000	***	***	URA

Job Creation Tax Credit Program											TAX CREDIT AMOUNT				
FY 07-08															
Sparta Insurance Holdings, Inc.	185 Asylum Street, City Place II	Hartford	CT	06103	Financial Services	6331	524126	no	6/24/2008		$508,711	$508,711	n/a	n/a	JCTC
FY 08-09															
Carter's Retail, Inc.	1000 Bridgeport Avenue	Shelton	CT	06484	Service	5641	448130	no	3/6/2009		$471,529	$471,529	n/a	n/a	JCTC
Burris Logistics	501 S.E. 5th Street	Rocky Hill	CT	06067	Wholesale	4225	493110	no	3/5/2009		$1,008,210	$1,008,210	n/a	n/a	JCTC
FY 09-10															
Sun Products Corporation	60 Danbury Road	Wilton	CT	06897	Manufacturer	2841	325611	no	7/31/2009		$1,496,426	$1,496,426	n/a	n/a	JCTC
Tire Rack, Inc.	100 International Drive	Windsor	CT	06095	Wholesale	5014	423130	no	8/17/2009		$177,277	$177,277	n/a	n/a	JCTC
Mercuria Energy Trading, Inc.	33 Benedict Place	Greenwich	CT	06830	Financial Services	6799	523140	no	9/11/2009		$472,500	$472,500	n/a	n/a	JCTC
Asterisk Financial, Inc.	1224 Mill Street	East Berlin	CT	06023	Financial Services	6371	524290	no	3/1/2010		$1,081,437	$1,081,437	n/a	n/a	JCTC

14 companies with two projects but 1survey counted
MAA - Economic Development and Manufacturing Assistance Act
UA - Urban Act
NVRLF - Naugatuck Valley Revolving Loan Fund
URA - Urban and Industrial Site Tax Credit Program
JCTC - Job Creation Tax Credit Program
**** - data not available or identified elsewhere in the report*

***** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.*

Table A-2.2: Business Assistance Portfolio – Portfolio Data Summary of 2010 Surveys	
Total Number of Projects	**129**
Number of DECD Projects	110
Number of DECD/CDA Seamless Projects	19
Total Number of Companies Surveyed	**115**
Total Number of Surveys Returned	**107**
Number of DECD Companies Surveyed	96
Number of DECD Surveys Returned	90
Number of DECD Surveys Not Returned	6
Number of DECD/CDA Seamless Companies Surveyed	19
Number of DECD/CDA Seamless Surveys Returned	17
Number of DECD/CDA Seamless Surveys Not Returned	2
Companies with Multiple Projects/Assistance Agreements	14

Source: DECD, Financial Review Division

Table A-2.3a: Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/10	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Accel International Holdings, Inc. ****	17	11	43	17	26	0	0
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	52	40	87	52	35	52	40
Aero Gear, Inc.	120	20	126	120	6	120	20
Aetna, Inc.	6,580	0	7,150	6,580	570	7,266	200
Ahlstrom Windsor Locks, LLC	495	15	434	434	0	495	15
AKDO Intertrade, Inc.****	62	10	47	47	0	62	13
Allied Controls, Inc.	104	496	6	6	0	0	0
Aldi, Inc. (Connecticut)	10	20	65	10	55	30	0
Al's Holdings, Inc. ****	34	26	41	34	7	35	25
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	29	28	1	29	5
Asterick Financials, Inc.	0	145	7	0	7	0	0
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	400	210	0	210	0	400
Atlantic Steel & Processing, LLC	10	25	17	10	7	0	35

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/10	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Atticus Bakery ****	55	35	196	55	141	55	35
Avalence, LLC	7	8	5	5	0	7	13
Bauer Howden, Inc. ****	48	0	59	48	11	48	2
Becton, Dickinson and Company ****	563	0	346	346	0	563	0
Blue Sky Studios, Inc.	0	300	405	0	405	0	300
Boardman Silversmiths, Inc.	11	10	10	10	0	11	10
Burris Logistics	0	220	197	0	197	0	220
Carla's Pasta ****	75	36	76	75	1	75	36
Carling Technologies, Inc.	153	0	80	80	0	150	0
Carter's Retail, Inc.	120	44	124	120	4	0	0
Carwild Corporation/McWild LLC****	33	5	42	33	9	33	5
CBS Manufacturing Co., Inc./35 Kripes Road****	35	14	27	27	0	35	14
CF Foods, LLC d/b/a Celebration Foods	40	225	348	40	308	40	225
Chaves Bakery II, Inc.	25	75	116	25	91	25	75
Chromium Process Company	50	8	5	5	0	50	8
Colonial Bronze Company	58	24	32	32	0	55	24
Comcast of Connecticut, Inc.	927	344	1,341	927	414	927	344
Composite Machining Experts, LLC	1	5	4	1	3	2	9
Composition Materials Co., Inc.	15	3	8	8	0	0	17
Creamery Brook Farms	2	0	1	1	0	0	0
Cuno, Inc.	728	22	698	698	0	728	22
Cytec Industries, Inc.	585	0	146	146	0	150	0
DCG -PMI, Inc.	47	0	43	43	0	47	0
Derecktor Shipyards Conn., LLC	92	20	250	92	158	92	33
Diageo North America, Inc.	700	300	671	671	0	700	300
DiSanto Technology, Inc.	62	20	70	62	8	62	20
Electric Boat Corporation	10,039	0	8,010	8,010	0	4,000	0
Energy Beam Sciences, Inc.	0	20	11	0	11	0	20
Engineered Electric Company d/b/a DRS Fermont	224	95	373	224	149	404	95
Eppendorf Manufacturing Corporation	0	115	121	0	121	0	108
FactSet Research Systems, Inc.	356	180	621	356	265	356	180
Fairfield Crystal Technologies, LLC	2	25	2	2	0	2	25
Fairvue Farms, LLC	16	0	21	16	5	0	0
Flanagan Brothers, Inc.	106	0	101	101	0	106	0
Freund's Farm, Inc.	5	0	9	5	4	0	0

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/10	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
GE Capital Corporation	340	410	568	340	228	340	0
General Reinsurance Corp.	834	100	737	737	0	820	0
Genomas, Inc.	4	17	8	4	4	4	21
Greenwich Associates, LLC	163	15	144	144	0	163	15
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	700	1,150	1,679	700	979	700	1,150
Halox Technologies, Inc. n/k/a IDEX Health & Science	2	148	161	2	159	2	98
Hartford Provision Co.	114	67	166	114	52	114	67
Hartford-West Indian Bakery Co, Inc.	42	15	33	33	0	47	20
Hermell Products, Inc.	35	3	21	21	0	35	3
H-O Products Corp.	23	2	17	17	0	0	0
Ikonysis, Inc	18	33	38	18	20	18	22
Incubator Associates, LP	-	-	4	0	3	-	-
Industrial Heater Corporation	70	15	28	28	0	75	15
ING Life Insurance and Annuity Co.	1,634	0	1,713	1,634	79	1,700	0
Innovative Arc Tubes Corporation	0	75	7	0	7	0	75
Jonal Laboratories, Inc.	67	13	54	54	0	67	13
Kaman Aerospace Corporation	1,349	71	275	275	0	0	0
Lane Construction Corporation	92	0	96	92	4	92	0
Latex Foam International, LLC	54	199	143	54	89	54	199
Laurelbrook Farm	17	2	15	15	0	0	0
Lex Products Corporation ****	100	30	197	100	97	100	30
Lincoln National Corporation	546	354	550	546	4	550	50
Lowe's Home Centers, Inc.	0	525	413	0	413	0	525
Martin-Brower Company, LLC ****	99	59	240	99	141	99	59
MBI, Inc.	515	100	501	501	0	525	100
Mercuria Energy Trading, Inc.	4	15	6	4	2	0	0
Modelcraft Company, Inc.	27	4	30	27	3	30	4
MTU Aero Engines North America, Inc.	0	45	57	0	57	0	45
Neeltran, Inc.	64	30	110	64	46	64	34
NESSteel, Inc.	28	20	25	25	0	29	20
Noujaim Tool Co., Inc.	14	18	21	14	7	22	5
Optiwind Corp.	27	19	27	27	0	27	38
PDC International Corporation ****	52	0	50	50	0	55	2
Pez Manufacturing, Inc.	127	20	130	127	3	127	20

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/10	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Pfizer Central Research	-	-	4,431	0	4,695	0	1,300
Polylok, Inc.	40	19	47	40	7	39	20
Porcelen Limited Connecticut, LLC ****	68	100	110	68	42	68	100
Pro Line Printing, Inc. k/n/a R.R. Donnelley	95	35	87	87	0	0	0
Protein Sciences Corporation/MEDCO	0	0	70	0	70	0	0
Prudential Retirement Insurance and Annuity Co.	713	275	818	713	105	713	275
Purdue Pharma, LP	420	240	506	420	86	420	240
Republic Foil, Inc.	19	1	19	19	0	19	1
SeConn Fabrication, LLC	58	15	53	53	0	58	23
Southington Tool & Manufacturing Corp.	33	0	36	33	3	34	0
Sparta Insurance Holdings, Inc.	30	30	48	30	18	0	0
Strain Measurement Devices, Inc.	20	14	22	20	2	20	14
Summit Corporation of America	75	5	80	75	5	79	0
Sun Products Corporation	65	100	201	65	136	0	0
Sunnyside Farm, LLC	1	0	1	1	0	0	0
Tenergy Christ Water, LLC n/k/a Christ Water Technology	2	100	33	2	31	51	0
The Tire Rack, Inc.	0	45	31	0	31	0	0
Thompson Candy Company, LLC ****	103	42	94	94	0	103	0
UBS Securities, LLC	2,000	3,000	3,192	2,000	1,192	2,000	0
Vertrax, Inc.	10	30	15	10	5	10	30
Victorinox Swiss Army, Inc.	148	20	159	148	11	150	0
Walgreen Eastern Co., Inc.	0	550	439	0	439	0	550
Weeden & Co., L.P.	148	25	164	148	16	148	5
Windsor Marketing Group, Inc.	128	35	111	111	0	125	0
Yarde Metals, Inc. ****	235	20	378	235	143	235	45

* project under construction

**** Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.

Source: DECD, Financial Review Division

Table A-2.3b: Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	CT Jobs At Application	Jobs To Be Created	Employment At 6/30/10	Jobs Retained	Jobs Created
Accel International Holdings, Inc. ****	0	0	0	0	0
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	0	0	6	0	6
Aero Gear, Inc.	5	0	2	2	0
Aetna, Inc.	420	0	267	267	0
Ahlstrom Windsor Locks, LLC	0	0	0	0	0
AKDO Intertrade, Inc.****	1	0	1	1	0
Allied Controls, Inc.	0	0	2	0	2
Aldi, Inc. (Connecticut)	0	0	0	0	0
Al's Holdings, Inc. ****	0	0	5	0	5
Asper, Inc. d/b/a Futuristics Components, LLC	1	0	3	1	2
Asterick Financials, Inc.	0	0	0	0	0
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	0	3	0	3
Atlantic Steel & Processing, LLC	0	0	0	0	0
Atticus Bakery ****	0	0	0	0	0
Avalence, LLC	0	0	1	0	1
Bauer Howden, Inc. ****	0	0	3	0	3
Becton, Dickinson and Company ****	0	0	0	0	0
Blue Sky Studios, Inc.	0	0	0	0	0
Boardman Silversmiths, Inc.	1	1	0	0	0
Burris Logistics	0	0	4	0	4
Carla's Pasta ****	0	0	11	0	11
Carling Technologies, Inc.	2	0	2	2	0
Carter's Retail, Inc.	0	0	68	0	68
Carwild Corporation/McWild LLC****	0	0	2	0	2
CBS Manufacturing Co., Inc./35 Kripes Road****	1	0	1	1	0
CF Foods, LLC d/b/a Celebration Foods	0	0	1	0	1
Chaves Bakery II, Inc.	0	0	43	0	43
Chromium Process Company	2	0	0	0	0
Colonial Bronze Company	0	0	0	0	0
Comcast of Connecticut, Inc.	12	10	1	1	0
Composite Machining Experts, LLC	1	0	0	0	0
Composition Materials Co., Inc.	1	1	0	0	0
Creamery Brook Farms	1	0	0	0	0
Cuno, Inc.	0	0	0	0	0
Cytec Industries, Inc.	0	0	0	0	0
DCG -PMI, Inc.	0	0	0	0	0
Derecktor Shipyards Conn., LLC	0	0	0	0	0

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	CT Jobs At Application	Jobs To Be Created	Employment At 6/30/10	Jobs Retained	Jobs Created
Diageo North America, Inc.	0	0	6	0	6
DiSanto Technology, Inc.	0	0	0	0	0
Electric Boat Corporation	14	0	14	14	0
Energy Beam Sciences, Inc.	0	0	6	0	6
Engineered Electric Company d/b/a DRS Fermont	0	0	0	0	0
Eppendorf Manufacturing Corporation	0	0	1	0	1
FactSet Research Systems, Inc.	0	0	6	0	6
Fairfield Crystal Technologies, LLC	0	0	6	0	6
Fairvue Farms, LLC	1	0	1	1	0
Flanagan Brothers, Inc.	1	0	3	1	2
Freund's Farm, Inc.	5	0	1	1	0
GE Capital Corporation	0	0	8	0	8
General Reinsurance Corp.	0	0	21	0	21
Genomas, Inc.	1	0	0	0	0
Greenwich Associates, LLC	4	0	2	2	0
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	0	0	6	0	6
Halox Technologies, Inc. n/k/a IDEX Health & Science	0	0	0	0	0
Hartford Provision Co.	0	0	1	0	1
Hartford-West Indian Bakery Co., Inc.	3	2	15	3	12
Hermell Products, Inc.	1	0	3	1	2
H-O Products Corp.	0	0	1	0	1
Ikonysis, Inc	0	0	0	0	0
Incubator Associates, LP	-	-	0	0	6
Industrial Heater Corporation	0	0	2	0	2
ING Life Insurance and Annuity Co.	101	0	68	68	0
Innovative Arc Tubes Corporation	0	0	2	0	2
Jonal Laboratories, Inc.	1	0	2	1	1
Kaman Aerospace Corporation	0	0	6	0	6
Lane Construction Corporation	2	0	2	2	0
Latex Foam International, LLC	0	0	0	0	0
Laurelbrook Farm	0	0	1	0	1
Lex Products Corporation ****	0	0	2	0	2
Lincoln National Corporation	0	0	28	0	28
Lowe's Home Centers, Inc.	0	0	5	0	5

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	CT Jobs At Application	Jobs To Be Created	Employment At 6/30/10	Jobs Retained	Jobs Created
Martin-Brower Company, LLC ****	0	0	10	0	10
MBI, Inc.	50	0	16	16	0
Mercuria Energy Trading, Inc.	0	0	0	0	0
Modelcraft Company, Inc.	3	1	1	1	0
MTU Aero Engines North America, Inc.	0	5	7	0	7
Neeltran, Inc.	2	2	0	0	0
NESSteel, Inc.	1	0	2	1	1
Noujaim Tool Co., Inc.	3	4	4	3	1
Optiwind Corp.	0	0	1	0	1
PDC International Corporation ****	0	0	0	0	0
Pez Manufacturing, Inc.	0	0	1	0	1
Pfizer Central Research	-	-	87	0	83
Polylok, Inc.	0	0	3	0	3
Porcelen Limited Connecticut, LLC ****	0	0	0		
Pro Line Printing, Inc. k/n/a R.R. Donnelley	10	15	0	0	0
Protein Sciences Corporation/MEDCO	0	0	3	0	3
Prudential Retirement Insurance and Annuity Co.	0	0	15	0	15
Purdue Pharma, LP	0	0	15	0	15
Republic Foil, Inc.	0	0	2	0	2
SeConn Fabrication, LLC	8	0	0	0	0
Southington Tool & Manufacturing Corp.	1	0	3	1	2
Sparta Insurance Holdings, Inc.	0	0	1	0	1
Strain Measurement Devices, Inc.	0	0	1	0	1
Summit Corporation of America	1	1	5	1	4
Sun Products Corporation	0	0	0	0	0
Sunnyside Farm, LLC	1	1	1	1	1
Tenergy Christ Water, LLC n/k/a Christ Water Technology	0	0	1	0	1
The Tire Rack, Inc.	0	0	0	0	0
Thompson Candy Company, LLC ****	0	0	1		
UBS Securities, LLC	0	0	17	0	17
Vertrax, Inc.	0	0	0	0	0
Victorinox Swiss Army, Inc.	2	0	1	1	0
Walgreen Eastern Co., Inc.	0	0	11	0	11
Weeden & Co., L.P.	0	0	1	0	1
Windsor Marketing Group, Inc.	0	0	8	0	8
Yarde Metals, Inc. ****	0	0	4	0	4

- Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.

Source: DECD, Financial Review Division

Table A-2.4a: Business Assistance Portfolio Employment Survey Results – Wages: Full-Time

Full-Time Jobs to be Retained:

Average Annual Salaries at application	Number of Companies
Information not provided	45
$0 - $ 10,000	0
$10,001 - $ 20,000	5
$20,001 - $ 30,000	8
$30,001 - $ 40,000	14
$40,001 - $ 50,000	11
$50,001 and over	32
Total	**115**

Full-Time Jobs to be Created:

Average Annual Salaries at application	Number of Companies
Information not provided	57
$0 - $ 10,000	0
$10,001 - $ 20,000	8
$20,001 - $ 30,000	14
$30,001 - $ 40,000	12
$40,001 - $ 50,000	7
$50,001 and over	17
Total	**115**

Full-Time Jobs Retained:

Average Annual Salaries at June 30, 2010	Companies
Information not provided	8
$0 - $ 10,000	1
$10,001 - $ 20,000	1
$20,001 - $ 30,000	10
$30,001 - $ 40,000	15
$40,001 - $ 50,000	18
$50,001 and over	62
Total	**115**

Full-Time Jobs Created:

Average Annual Salaries at June 30, 2009	Number of Companies
Information not provided	19
$0 - $ 10,000	1
$10,001 - $ 20,000	5
$20,001 - $ 30,000	16
$30,001 - $ 40,000	22
$40,001 - $ 50,000	14
$50,001 and over	38
Total	**115**

Source: DECD, Financial Review Division, as of June 30, 2010

Table A-2.4b: Business Assistance Portfolio Employment Survey Results – Wages: Part-Time

Part-Time Jobs to be Retained:

Average Annual Salaries at application	Number of Companies
Information not provided	72
$0 - $ 10,000	9
$10,001 - $ 20,000	17
$20,001 - $ 30,000	6
$30,001 - $ 40,000	2
$40,001 - $ 50,000	4
$50,001 and over	5
Total	**115**

Part-Time Jobs to be Created:

Average Annual Salaries at application	Number of Companies
Information not provided	89
$0 - $ 10,000	10
$10,001 - $ 20,000	10
$20,001 - $ 30,000	4
$30,001 - $ 40,000	0
$40,001 - $ 50,000	1
$50,001 and over	1
Total	**115**

Part-Time Jobs Retained:

Average Annual Salaries at June 30, 2010	Companies
Information not provided	44
$0 - $ 10,000	16
$10,001 - $ 20,000	24
$20,001 - $ 30,000	10
$30,001 - $ 40,000	6
$40,001 - $ 50,000	3
$50,001 and over	12
Total	**115**

Part-Time Jobs Created:

Average Annual Salaries at June 30, 2009	Number of Companies
Information not provided	70
$0 - $ 10,000	8
$10,001 - $ 20,000	21
$20,001 - $ 30,000	8
$30,001 - $ 40,000	5
$40,001 - $ 50,000	1
$50,001 and over	2
Total	**115**

Source: DECD, Financial Review Division, as of June 30, 2010

Table A-2.5: Business Assistance Portfolio Employment Survey Results – Gross Revenues	
Gross Revenues For Latest SFY End	**Number of Companies**
$0 - $ 1,000,000	11
$1,000,001 - $ 5,000,000	23
$5,000,001 - $ 10,000,000	4
$10,000,001 - $ 20,000,000	8
$20,000,001 - $ 50,000,000	6
$50,000,001 - $ 100,000,000	10
$100,000,001 and over	25
Information not provided	28
Total	**115**

Source: DECD, Financial Review Division, as of June 30, 2010

Table A-2.6: Business Assistance Portfolio Employment Survey Results – Company Benefit Information Health Insurance Coverage Provided		
	Full-Time	**Part-Time**
Yes	99	28
No	7	56
Information not provided	9	31
Total Number of Companies	**115**	**115**

Source: DECD, Financial Review Division, as of June 30, 2010

Appendix-3: Tax Credit Programs

Table A-3.1: Urban and Industrial Site Reinvestment Tax Credit Program Portfolio									
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority or Women Owned**	**Total Assistance**	**Total Project Cost**	**Tax Credit Amount**	**Amount Leveraged**
SFY 09-10									
Comcast of Connecticut, Inc.*	90 Phoenix Avenue	Enfield	Service	515210	No	$5,000,000	$7,572,643	$5,000,000	$6,072,643
Aldi, Inc. (Connecticut)	295 Rye Street	South Windsor	Wholesale	445110	No	$1,900,000	$52,400,000	$1,900,000	$52,400,000
Burris Logistics, Inc.	490 Brook Street	Rocky Hill	Wholesale	424420	No	$2,000,000	$56,819,000	$2,000,000	$56,819,000
Engineered Electric Company d/b/a/ DRS Fermont*	141 North Avenue	Bridgeport	Manufacturing	335310	No	$10,000,000	$15,115,000	$10,000,000	$11,615,000
CF Foods, LLC*	One Celebration Way	New Britain	Manufacturing	311520	No	$2,000,000	$22,008,000	$2,000,000	$18,158,000
General Re Corporation*	120 Long Ridge Road	Stamford	Financial Services	524130	No	$19,500,000	$130,000,000	$19,500,000	$121,000,000
SFY 08-09									
Prudential Retirement Insurance and Annuity Company*	280 Trumbull Street	Hartford	Financial Services	524113	No	$8,000,000	$12,600,000	$8,000,000	$8,000,000
SFY 07-08									
Blue Sky Studios, Inc.*	One American Lane	Greenwich	Service	512110	No	$18,000,000	$65,000,000	$18,000,000	$ 57,000,000
SFY 06-07									
Greenwich Capital Markets, Inc.	600 Steamboat Road	Greenwich	Financial Services	52311	No	$100,000,000	$345,000,000	$100,000,000	$345,000,000
SFY 05-06									
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	Manufacturing	326199	No	$5,000,000	$23,100,000	$5,000,000	$ 23,100,000
SFY 04-05									
Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	Service	444110	No	$20,000,000	$80,000,000	$20,000,000	$80,000,000
FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	Financial Services	523991	No	$7,000,000	$36,050,000	$7,000,000	$36,050,000
SFY 03-04									
Diageo North America, Inc.	25 Glover Avenue	Norwalk	Manufacturing	311213	No	$40,000,000	$107,100,000	$40,000,000	$107,100,000

* Amount leveraged does not include DECD loan or grant

Source: DECD, Financial Review Division, as of June 30,2010

Table A-3.2: Job Creation Tax Credit Program Portfolio									
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority or Women Owned**	**Total Assistance**	**Total Project Cost**	**Tax Credit Amount**	**Amount Leveraged**
SFY 09-10									
Sun Products Corporation	60 Danbury Road	Wilton	Manufacturer	325611	No	$1,496,426	N/A	$1,496,426	N/A
Tire Rack, Inc.	100 International Drive	Windsor	Wholesale	423130	No	$177,277	N/A	$177,277	N/A
Mercuria Energy Trading, Inc.	33 Benedict Place	Greenwich	Financial Services	523140	No	$472,500	N/A	$472,500	N/A
Asterisk Financial, Inc.	1224 Mill Street	East Berlin	Financial Services	524290	No	$1,081,437	N/A	$1,081,437	N/A
SFY 08-09									
Burris Logistics	501 S.E. 5th St.	Rocky Hill	Wholesale	424420	No	$1,008,210	N/A	$1,008,210	N/A
Carter's Retail, Inc.	1000 Bridgeport Ave	Shelton	Service	448130	No	$471,529	N/A	$471,529	N/A
SFY 07-08									
Sparta Insurance Holdings, Inc.	185 Asylum Street, City Place II	Hartford	Financial Services	524126	No	$508,711	N/A	$508,711	N/A

Source: DECD, Financial Review Division, as of June 30,2010

Appendix-4: Insurance Reinvestment Tax Credit Program

Table A-4.1: Insurance Reinvestment Tax Credit Program Investments Approved in SFY 2009-10						
Fund Manager	**Investment**	**Investment Approval Date**	**Facility Waiver**	**# of CT Employees at Application**	**Proposed Created CT Employees**	**Required Under the Act (25% Rule) Total Investment**
Schupp & Grochmal, LLC	Up to $15,000,000	11/5/2009	No	0	40	1
Schupp & Grochmal, LLC	Up to $15,000,000	3/28/2010	No	0	35	1
Schupp & Grochmal, LLC	Up to $15,000,000	3/28/2010	No	0	50	1
Schupp & Grochmal, LLC	Up to $15,000,000	4/30/2010	No	0	50	1
Schupp & Grochmal, LLC	Up to $15,000,000	4/30/2010	No	0	10	1
Schupp & Grochmal, LLC	Up to $15,000,000	4/30/2010	No	0	10	1
Schupp & Grochmal, LLC	Up to $15,000,000	6/28/2010	No	0	50	1
Schupp & Grochmal, LLC	Up to $15,000,000	6/28/2010	No	0	75	1
Schupp & Grochmal, LLC	Up to $15,000,000	6/28/2010	No	0	40	1
Schupp & Grochmal, LLC	Up to $15,000,000	6/29/2010	No	0	50	1

Source: DECD, as of June 30, 2010

Table A-4.2: Insurance Reinvestment Tax Credit Portfolio Fund Summary							
Fund Manager	**Fund**	**Capital Commitment**	**# Of Investments Approved**	**Investments Approved as of 6/30/10**	**# of Actual Investments Made**	**Actual Investments**	**Capital Remaining for Investment**
Conning & Company, Inc.	Conning CT Insurance Fund, LP	$40,404,040	8	$37,491,119	7	$34,714,466	$5,689,574
Dowling & Partners Asset Management, LLC[1]	Dowling & Partners Connecticut Fund, LP	$205,000,000	14	$119,275,000	7	$59,175,000	$145,825,000
Northington Partners Connecticut, Inc.	Northington Connecticut Insurance Reinvestment, LLC	$107,700,050	2	$75,000,000	2	$75,000,000	$32,700,050
Prospector Partners, LLC[2]	Prospector Partners Connecticut Funds	$135,000,000	2	$2,100,000	2	$2,100,000	$132,900,000
Schupp & Grochmal, LLC [3]	SG Insurance Investment Fund, LLC	$300,000,000	24	$313,750,000	4	$22,895,558	$277,104,442
Total		**$788,104,090**	**50**	**$547,616,119**	**22**	**$193,885,024**	**$594,219,066**

1 = Dowling has 3 funds (Dowling & Partners Connecticut Fund, LP I, II, and III), which total $205,000,000.
2 = Prospector Partners has 2 funds (Prospector Partners Connecticut Fund, LP and Prospector Partners Connecticut Fund II, LP) totaling $135,000,000.
3 = Schupp & Grochmal has 2 funds totaling $300 million ($150 million each).
4 = Capital Remaining for investment equals Capital Committed minus Actual Investments.

Source: DECD, as of June 30, 2010

Table A-4.3: Insurance Reinvestment Tax Credit Program Summary Data of Actual Investments							
Fund Manager	**Number of Actual Investments**	**CT Employees At Application**	**Proposed Created # of CT Employees**	**Required Jobs to be Created Under the Current Statute (25% rule)**	**Total Investments Approved as of 6/30/2010**	**$ Per Proposed Created CT Job**	**$ Per Required Job Created**
Conning & Company	7	494	208	125	$34,714,466	$166,896	$278,831
Dowling & Partners Securities, LLC	7	46	152	16	$59,175,000	$389,309	$3,641,538
Northington Partners, Inc.	2	0	300	2	$75,000,000	$250,000	$37,500,000
Prospector Partners	2	25	99	7	$2,100,000	$21,212	$289,655
Schupp & Grochmal, LLC	4	58	333	17	$22,895,558	$68,755	$976,262
Total	**22**	**623**	**1,092**	**167**	**$193,885,024**		
Average						$177,550	$1,164,475

Source: DECD, as of June 30, 2010

Appendix-5: Manufacturing Machinery and Equipment

The Manufacturing Machinery and Equipment Exemption Program provides for 100% exemption of local property taxes on qualified, newly acquired manufacturing machinery and equipment. Connecticut reimburses municipalities for the exemptions granted under the provisions of the program. Qualified manufacturing and biotechnology companies may receive a tax exemption on their local property taxes for a period of five years. To qualify for exemption, machinery and equipment must be five- or seven-year property, as defined by the Internal Revenue Service; acquired within prescribed time periods; and used predominantly for manufacturing and research and development purposes. Biotechnology and the production of motion pictures, video and sound recordings and recycling as defined in C.G.S. Section 22a-260, as well as more traditional manufacturing activities, are included in the program. Applicants may apply for the exemption at the local assessor's office by November 1 of each year. The table below details program activity from SFY 2001-02 through SFY 2008-09, the most recent year of data available as of December1, 2010.

Table A-5: Manufacturing Machinery and Equipment Exemption Program

State Fiscal Year	Total
2008 - 09	$57,348,215
2007 - 08	$ 57,348,214
2006 - 07	$ 50,243,714
2005 - 06	$ 52,823,972
2004 - 05	$ 50,729,720
2003 - 04	$ 50,578,199
2002 - 03	$ 56,143,514
2001 - 02	$ 76,401,238

Source: DECD, OPM

Appendix-6: Connecticut Business Tax Credits

Table A-6: Credit Claimed on 2007 Corporation Returns		
Type of Credit	**Number**	**$ Amount Claimed**
Apprenticeship Training	8	106,757
Clean Alternative Fuels	2	1,958
Displaced Workers	1	5,999
Donation of Land	4	94,876
Electronic Data Processing	1,477	13,736,970
Employer Assisted Housing	2	32,425
Film Production	10	11,438,432
Fixed Capital	2,207	46,228,288
Hiring Incentive	1	4,500
Historic Rehabilitation	57	4,680,420
Housing Program Contribution	8	3,146,933
Human Capital	162	1,514,318
Insurance Reinvestment	6	5,868,838
Machinery and Equipment	132	1,854,847
Manufacturing Facility in Targeted Investment Community or Enterprise Zone	41	3,469,806
Neighborhood Assistance	59	752,850
Research & Development	134	5,321,279
Research & Development Grants to Institutions of Higher Education	1	21,657
Research & Experimental Expenditures	153	10,637,252
SBA Guaranty Fee	2	33,324
Urban and Industrial Site Reinvestment	1	560,040
Total	**4,468**	**$ 109,511,768**

Source: Connecticut Department of Revenue Services 2008-09 Annual Report

Appendix-7: DECD-Supported Regional Revolving Loan Funds

Table A-7: DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
DECD	505 Hudson Street, Hartford, CT 06106	Eric Hampton	Naugatuck Valley Revolving Loan Fund	1979	Provides funding to assist manufacturers and wholesale distributors. The maximum loan amount is $200,000. All loans must be approved by a Board of Directors composed of community leaders in the 34 cities and towns that make up the Naugatuck Valley Revolving Loan Fund. Funds are available to companies located in the Naugatuck Valley or relocating to the Naugatuck Valley for machinery, equipment and working capital.	Ansonia, Barkhamsted, Beacon Falls, Bethlehem, Bridgeport, Bristol, Burlington, Canaan, Cheshire, Colebrook, Cornwall, Derby, Easton, Fairfield, Goshen, Hamden, Hartford, Hartland, Harwinton, Litchfield, Mansfield, Meriden, Middlebury, Milford, Monroe, Morris, Naugatuck, New Britain, New Hartford, New Haven, Norfolk, North Canaan, Norwich, Oxford, Plymouth, Prospect, Salisbury, Seymour, Sharon, Shelton, Southbury, Stratford, Thomaston, Torrington, Trumbull, Waterbury, Watertown, West Haven, Winchester, Wolcott, Woodbury.
Community Economic Development Fund (CEDF)	965 East Main Street Meriden, CT 06450	Donna Wertenbach, President	Micro Loan Guarantee Program for Women and Minority-Owned Business	1994	Provides loan guarantees on direct loans offered through CEDF, to foster business development and employment growth for women and minority-owned businesses that cannot access financing through conventional means.	Statewide
			Eastern Connecticut Segmented Loan Fund	2005	A pilot program to make loans to women and minority owned businesses and other eligible business seeking start-up high-risk loans in Targeted and Public Investment Communities in Eastern Connecticut.	Eastern Connecticut
			Inner City Business Strategy Loan Guaranty	2002	The program offers a 30% guarantee of principal on loans $5,000 to $250,000. DECD provides the guarantees on loans in 5 eligible cities and for eligible industries.	

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Community Capital Fund (CCF) (formerly the Grow Bridgeport Fund and the Bridgeport Neighborhood Fund)	177 State Street, Bridgeport, CT 06604	Ann Robinson, Executive Director	Revolving Loan Fund	1997	This program represents a partnership between the City of Bridgeport, the State of Connecticut and three banks and financial institutions to offer flexible, affordable financing. DECD funded Grow Bridgeport Fund in 1997. In 2005 GBF merged with the Bridgeport Neighborhood Fund to become the Community Capital Fund. The fund provides capital for housing projects, and makes loans to small businesses. Also serves as conduit for other DECD projects.	Bridgeport
Hartford Economic Development Corporation (HEDCo)/Greater Hartford Business Development Center (GHBDC)	15 Lewis Street, Hartford, CT 06103	Rex Fowler	South Hartford Initiative (SHI) nka Hartford Community Loan Fund	1997	The SHI Fund provides high risk capital to small businesses in south Hartford. The program is unique in that SHI is neither a direct lender nor a guarantor of small business loans. SHI buys participation in bank-originated loans, assuming the 'unbankable' portion of the credit risk (SHI's investment in the bank originated loan is subordinate to the bank's interest).	South Hartford
			Neighborhood Economic Development Fund	1995	Provides loans, financial management and technical assistance to small businesses located in Hartford. Eligible organizations include**:** Asylum Hill Organizing Project, Park Street Development, Spanish American Merchants Association and the Urban League of Greater Hartford.	Hartford
			Central Connecticut Revolving Loan Fund	1995 2005	This Fund is designed to encourage and stimulate the creation and retention of jobs within small and mid-sized industries and businesses. The loans can potentially be used for acquisition/renovation of commercial or industrial real estate, purchase of machinery and equipment, inventory and working capital. Loans are available to businesses located in Enterprise Zones and all other areas within the Central Connecticut Planning Region.	Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, Southington

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Spanish American Merchants Association (SAMA)	95 Park Street, Hartford, CT 06106	Sam Hamilton	Business/ Community Loan Fund and Technical Assistance	1994 2005	Provides below-market rate loans for up to $150,000 and targets small businesses located in the cities of Hartford, Meriden and New Britain that might not typically qualify for a bank loan. Also provides a loan pool partnership with SAMA and DECD, in conjunction with HEDCo, and provides loan administration, servicing and reporting services and technical assistance.	Hartford, Meriden and New Britain
Waterbury Development Corporation[1]	24 Leavenworth Street, Waterbury, CT 06702	JoAnn Genovese	Regional Business Investment Fund	1994	Developed to create and/or retain jobs in the Central Naugatuck Valley Region. Loans range from $50,000-$350,000. Larger loans may be considered for projects that involve a significant economic impact.	Beacon Falls, Bethlehem, Cheshire, Middlebury, Naugatuck, Oxford, Prospect, Southbury, Thomaston, Waterbury, Woodbury, Wolcott, and Watertown/Oakville.
		JoAnn Genovese	ITZIF and the DDIF Revolving Loan Fund	1999	Technology Zone Incentive Fund (ITZIF) and Downtown Development Incentive Fund (DDIF) are sources of capital specifically targeted for businesses committed to locating or expanding in downtown Waterbury.	Waterbury ITZ/DDIF
		JoAnn Genovese	Downtown Incentive Fund Phase II		Develop to create and/or retain jobs in the city of Waterbury. Loans are available from $50,000-250,000	Waterbury
HEDCo/GHBDC	31 Pratt Street, Hartford, CT 06103	John Shemo,	Connecticut Capitol Region Infrastructure Development Fund and Metro Fund	1994	Provides loans to businesses in the Capitol Region (Metro Fund) and makes grants available to municipalities for infrastructure and real estate related projects (Infrastructure Development Fund). HEDCo and the Metro Hartford Alliance f/n/a MetroHartford Growth Council operate the Funds. HEDCo is responsible for loan due diligence while MetroHartford takes on marketing the Funds.	Andover, Avon, Bloomfield, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks

[1] Formerly known as Naugatuck Valley Development Corporation

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
		John Shemo	Metro Hartford Growth Fund Revolving Loan Fund	1997	The Fund began with $2,000,000 to mirror the DECD Manufacturing Assistance Act (MAA) that defined eligible funding projects as manufacturing and distribution companies, economic based companies and infrastructure uses. In 2001, the use of funds was expanded to include financial services, health care, tourism and entertainment, recycling, pollution prevention, and Connecticut Inner City Business Strategy Initiative companies (The Hartford Urban Initiative). The maximum lending amount was increased from $200,000 to $350,000, with a maximum per-job loan of $20,000 per full-time job. The MetroHartford Growth Council administers the Fund.	Andover, Avon, Bloomfield, Bolton, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks.
Northeast Connecticut Economic Alliance	83 Windham Street, Eastern Connecticut State University, Willimantic, CT 06226	Roberta Dwyer, Executive Director	Northeast Alliance Regional Revolving Loan Fund	1993	Provides loan guarantees and direct loans. Applicants must demonstrate that there is little prospect of obtaining the conventional project financing requested from a bank or public source of funding within the region, and little prospect of obtaining adequate project financing from private sources of capital. In the case of a loan guarantee, the applicant must demonstrate that there is little prospect of obtaining project financing without the loan guarantee.	Ashford, Brooklyn, Canterbury, Chaplin, Columbia, Coventry, Eastford, Hampton, Killingly, Lebanon, Mansfield, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Willington, Windham and Woodstock.
			Northeast Technology Enterprises at Windham Mills Revolving Loan Fund	1996	Specifically created to provide financial assistance to growing and emerging companies located at Windham Mills Technology Center. Funds were made available for machinery, equipment and working capital.	Windham Mills Technology Center
Southeastern Connecticut Enterprise Region (seCTer)	190 Governor Winthrop Boulevard, New London, CT 06320	Ann Chambers	Regional Revolving Loan Fund	1993	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Generally, a loan of from $25,000 to $300,000 is combined with funds from banks, government sources and owner equity. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Small Business Revolving Loan Fund	1994	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Generally, a loan of $25,000 to $300,000 is combined with funds from banks, government sources and owner equity. The Fund seeks a target of $5,000 to $10,000 per job created and/or retained. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford
			Southeast Regional Development Fund Revolving Loan Fund	1996	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Loans of $10,000 to $2 million, at below-market fixed interest, are available for projects from $50,000 to $20 million. The Fund seeks a target of $5,000 to $10,000 per job created and/or retained. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford
Middlesex County Revitalization Commission (MxCRC)	393 Main Street, Middletown, CT 06457	Paul Hughes, Director	Middlesex County Revitalization Commission Revolving Loan Fund	1997	Provides loans to small businesses in Middlesex County. The maximum loan amount is $50,000.	Middlesex County - Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, Middletown, Old Saybrook, Portland, Westbrook

Appendix-8: Community Development Portfolio
Table A-8

Applicant	Address	Municipality	Zip Code	County	Project	Closing Date	FY	Source Fund	Grant Amount	Loan Guarantee	Loan Amount	Total Assistance	Other Project Funds	Total Project Cost
Hartford Stage Company, Inc.	50 Church Street	Hartford	06103	Hartford	Phase I Improvements to the Theatre	11/18/2009	10	UA	$2,000,000			$2,000,000	$2,000,000	$4,000,000
Community Cleaners of Connecticut, Inc.	542 Main St.	Danielson	06239	Windham	Dry Cleaning Site Remediation Project	2/24/2010	10	Dry Cleaning	$100,000			$100,000	$0	$100,000
Debonair Cleaners – 12 Burtis Avenue, LLC	12 Burtis Ave.	New Canaan	06840	Fairfield	Dry Cleaning Site Remediation Project	6/30/2010	10	Dry Cleaning	$100,000			$100,000	$0	$100,000
Frances Cleaners, Inc.	145 High Ridge Ave.	Ridgefield	06887	Fairfield	Dry Cleaning Site Remediation Project	12/15/2009	10	Dry Cleaning	$100,000			$100,000	$0	$100,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	South Norwalk Transit Remediation Project	7/27/2009	10	PA	$300,000			$300,000	$100,000	$400,000
Shelton, City of	54 Hill Street	Shelton	06484	Fairfield	Axton Cross Remediation Project	7/10/2009	10	PA	$425,000			$425,000	$470,000	$895,000
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Harbor Point Partnership Remediation	8/27/2009	10	PA	$450,000			$450,000	$0	$450,000
Vernon, Town of	14 Park Place	Vernon	06066	Tolland	Roosevelt Mills Cleanup	1/5/2010	10	PA/UA	$1,200,000			$1,200,000	$0	$1,200,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Cherry Street Industrial Park Remediation	10/7/2009	10	PA	$650,000			$650,000	$0	$650,000
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Phase III Implementation Capital Improvement Plan	8/10/2009	10	UA	$1,000,000			$1,000,000	$10,031	$1,010,031
University of New Haven, Incorporated	300 Boston Post Road	West Haven	06516	New Haven	Henry C. Lee, Institute of Forensic Science	12/9/2009	10	SA	$2,000,000			$2,000,000	$6,000,000	$8,000,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Expansion of Ansonia Nature Center	6/14/2010	10	GF	$25,000			$25,000	$0	$25,000
Avon, Town of	60 West Main Street	Avon	06001	Hartford	Village Center Streetscape Improvements, Phase II	3/5/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Victorian Farmhouse Renovations	6/22/2010	10	STEAP	$175,000			$175,000	$60,000	$235,000
Colebrook, Town of	558 Colebrook Road	Colebrook	06021	Litchfield	Generator Upgrade Project	2/9/2010	10	STEAP	$25,000			$25,000	$0	$25,000
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Improvements to Szegda Farm	8/3/2009	10	STEAP	$19,419			$19,419	$0	$19,419
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Volunteer Fire Department Breathing Air Compressor	3/2/2010	10	STEAP	$47,546			$47,546	$1,725	$49,271
Deep River, Town of	191 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements Phase III	5/27/2010	10	STEAP	$200,000			$200,000	$55,620	$255,620
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Main Street Enhancement, Phase II	1/29/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Farmington, Town of	1 Monteith Drive	Farmington	06030	Hartford	Unionville Center Improvements, phase III	1/21/2010	10	STEAP	$200,000			$200,000	$7,465	$207,465
Kent, Town of	41 Kent Green Blvd.	Kent	06757	Litchfield	Old Community House Renovations	5/21/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Lebanon, Town of	579 Exeter Road	Lebanon	06249	New London	Alden Tavern Parking Lot	3/25/2010	10	STEAP	$250,885			$250,885	$163,238	$414,123
Madison, Town of	8 Campus Drive	Madison	06443	New London	Madison Utility Relocation II	8/19/2009	10	UA	$250,000			$250,000	$0	$250,000
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Spruce Street Fire Station Improvement Project	10/15/2009	10	UA	$500,000			$500,000	$0	$500,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Mansfield Parking Garage	2/18/2010	10	SA	$10,000,000			$10,000,000	$490,000	$10,490,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Downtown Revitalization & Enhancement Phase III	5/27/2010	10	STEAP	$200,000			$200,000	$500,000	$700,000
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	06812	Fairfield	Radio Towers	5/21/2010	10	STEAP	$250,000			$250,000	$891,292	$1,141,292
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Market Square Project 4th Phase	3/22/2010	10	STEAP	$350,000			$350,000	$0	$350,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Animal Control Facility	4/26/2010	10	STEAP	$100,000			$100,000	$0	$100,000
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	06473	New Haven	Public Works Expansion Second Phase	3/15/2010	10	STEAP	$250,000			$250,000	$0	$250,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Waypointe Development Project	9/23/2009	10	UA	$5,000,000			$5,000,000	$0	$5,000,000
Plainfield, Town of	8 Community Avenue	Plainfield	06374	Windham	Village Center Improvements	9/3/2009	10	STEAP	$400,000			$400,000	$0	$400,000
Pomfret, Town of	5 Haven Road	Pomfret Center	06259	Windham	Upgrades to the Old Town Meeting House	6/3/2010	10	STEAP	$100,000			$100,000	$0	$100,000
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Brownstone Ave. Extension Improvements, Phase II	1/6/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Silas Deane Highway Revitalization, Phase IV	4/16/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Sharon, Town of	63 Main Street	Sharon	06069	Litchfield	Dog Pound Construction & Repairs to Bridges & Culv	8/19/2009	10	STEAP	$305,000			$305,000	$30,500	$335,500
Somers, Town of	600 Main Street	Somers	06071	Tolland	06-08 Main Street & School Street Streetscape	5/18/2010	10	STEAP	$580,000			$580,000	$0	$580,000
Southington, Town of	75 Main Street	Southington	06489	Hartford	Southington Library Parking Lot Improvements	10/7/2009	10	STEAP	$222,500			$222,500	$0	$222,500
Stafford, Town of	1 Main Street	Stafford Springs	06076	Tolland	Main/East Main Sidewalks	6/22/2010	10	STEAP	$227,000			$227,000	$25,000	$252,000
Trumbull, Town of	5866 Main Street	Trumbull	06611	Fairfield	Expansion of the Trumbull Animal Shelter	6/22/2010	10	STEAP	$82,000			$82,000	$55,000	$137,000
Wolcott, Town of	10 Kenea Avenue	Wolcott	06716	New Haven	Firehouse Station Upgrade	3/8/2010	10	STEAP	$200,000			$200,000	$0	$200,000
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Saxton B. Little Library Expansion	3/19/2010	10	STEAP	$50,000			$50,000	$0	$50,000
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Seelye Homestead Renovations	1/14/2010	10	UA	$150,000			$150,000	$180,425	$330,425
Connecticut Science Center, Inc.	250 Columbus Boulevard	Hartford	06103	Hartford	Public Relations Initiative 09-10	2/23/2010	10	MAA	$65,000			$65,000	$1,621,500	$1,686,500
Lutz Children's Museum	247 South Main Street	Manchester	06040	Hartford	Reconfiguration of the Museum	10/7/2009	10	UA	$200,000			$200,000	$0	$200,000
West Hartford, Town of	950 Trout Brook Drive	West Hartford	06119	Hartford	Relocation of Children's Museum	1/29/2010	10	SA	$500,000			$500,000	$0	$500,000
Putnam, Town of	126 Church Street	Putnam	06260	Windham	Quinebaug Technology Park Planning	10/7/2009	10	SA	$200,000			$200,000	$0	$200,000
Connecticut Main Street Center, Inc.	P.O.Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 9	7/10/2009	10	MAA	$100,000			$100,000	$324,700	$424,700
Connecticut Main Street Center, Inc.	P.O.Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 10	5/20/2010	10	MAA	$100,000			$100,000	$288,500	$388,500
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT Procurement Technical Assistance Program	10/29/2009	10	MAA	$226,800			$226,800	$277,200	$504,000
FY 09-10														
FY 08-09														
Cromwell, Town of	41 West Street	Cromwell	06416	Middlesex	Cromwell Industrial Park	6/18/2009	09	STEAP	$945,000			$945,000	$0	$945,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Bridgeport Fire Station	6/10/2009	09	UA-OPM	$1,100,000			$1,100,000	$0	$1,100,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Seaview Avenue Industrial Park- Phase II	6/10/2009	09	UA-OPM	$750,000			$750,000	$0	$750,000
University of Hartford	50 Elizabeth Street	Hartford	06105	Hartford	Entrepreneurial Center Program	5/29/2009	09	GF	$67,688			$67,688	$141,303	$208,991
Women's Business Development Center	888 Washington Blvd - 10th Fl.	Stamford	06901	Fairfield	Emerging Needs of New and Growing Enterprizes	5/21/2009	09	GF	$67,688			$67,688	$67,688	$135,375
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Hydrogen/Fuel Cell Economy	5/14/2009	09	GF	$487,500			$487,500	$0	$487,500
Southington, Town of	75 Main Street	Southington	06489	Hartford	Southington Drive-In	5/14/2009	09	SA	$200,000			$200,000	$0	$200,000
Trinity On Main, Ltd.	69 Main Street	New Britain	06051	Hartford	Renovation of the Former Trinity United Methodist Church - Phase II	5/4/2009	09	SA	$200,000			$200,000	$0	$200,000
Lockwood-Mathews Mansion Museum of Norwalk, Inc.	295 West Avenue	Norwalk	06850	Fairfield	Renovations to the Mansion	4/24/2009	09	UA-OPM	$500,000			$500,000	$0	$500,000
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Façade and Traffic Calming Program	4/17/2009	09	STEAP	$150,000			$150,000	$10,000	$160,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Highwood Square Project	4/17/2009	09	SA	$750,000			$750,000	$150,000	$900,000
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Newington Market Square Parking Lot	4/17/2009	09	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Guilford Art Center, Inc.	411 Church Street	Guilford	06437	New Haven	Pole Barn Improvements	4/8/2009	09	UA-OPM	$80,000			$80,000	$23,700	$103,700
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Tunnels Removal Project	4/6/2009	09	STEAP	$125,000			$125,000	$0	$125,000
Pope Park Zion, LLC	207 Washington Street	Hartford	06106	Hartford	Pope Park Zion Cleanup Project	4/6/2009	09	HEPARLF	$200,000			$200,000	$40,000	$240,000
Voluntown, Town of	115 Main Street	Voluntown	06384	New London	Village Center Improvements-Phase III	4/6/2009	09	STEAP	$300,000			$300,000	$0	$300,000
Ashford, Town of	25 Pompey Hollow Road	Ashford	06278	Windham	Old Post Office Improvements	4/1/2009	09	UA-OPM	$50,000			$50,000	$0	$50,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Ivoryton Playhouse Repairs	4/1/2009	09	STEAP	$75,000			$75,000	$0	$75,000
Deep River Cleaners	191 Main Street	Deep River	06417	Middlesex	Dry Cleaning Site Remediation Project	3/16/2009	09	Dry Cleaning	$150,000			$150,000	$37,800	$187,800
Lyme Academy College of Fine Arts, Inc.	84 Lyme Street	Old Lyme	06371	New London	Infrastructure Improvements	3/16/2009	09	SA	$250,000			$250,000	$0	$250,000
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	06339	New London	Ledyard Industrial park	2/11/2009	09	MAA	$200,000			$200,000	$200,000	$400,000
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Willimantic	06226	Windham	Revolving Loan Fund-2008	2/6/2009	09	SA	$200,000			$200,000	$0	$200,000
Fairfield, Town of	Old Town Hall, 611 Old Post Road	Fairfield	06824	Fairfield	Brooklawn Parkway (Route 59) Improvement Project	2/2/2009	09	SA	$150,000			$150,000	$0	$150,000
Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	06010	Hartford	Dry Cleaning Site Remediation Project	2/2/2009	09	Dry Cleaning	$200,000			$200,000	$10,657	$210,657
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Municipal Stadium Renovations-Phase II	2/2/2009	09	SA	$750,000			$750,000	$0	$750,000
Connecticut Golf Foundation, Inc.	35 Cold Spring Road, Suite 212	Rocky Hill	06067	Hartford	The First Tee of Connecticut Learning Facility Pro	1/23/2009	09	UA-OPM	$500,000			$500,000	$0	$500,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Upper Main Street Improvements	1/16/2009	09	UA-OPM	$50,000			$50,000	$0	$50,000
Farmington, Town of	1 Monteith Drive	Farmington	06030	Hartford	Rails to Trails	1/7/2009	09	SA	$50,000			$50,000	$0	$50,000

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Bethlehem, Town of	36 Main Street	Bethlehem	06751	Litchfield	Town Center Paving Parking	12/31/2008	09	STEAP	$75,000			$75,000	$12,952	$87,952
Marlborough, Town of	26 North Main Street	Marlborough	06447	Hartford	Town Center Enhancement Project - Phase 1, 2 & 3	12/16/2008	09	STEAP	$900,000			$900,000	$251,865	$1,151,865
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Belden Library Renovations	12/16/2008	09	UA-OPM	$850,000			$850,000	$0	$850,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Ivoryton Village Streescapes	12/11/2008	09	STEAP	$91,300			$91,300	$0	$91,300
Stonington, Borough of	152 Elm Street	Stonington	06378	New London	Cannon Restoration	12/11/2008	09	UA-OPM	$20,000			$20,000	$10,000	$30,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rock Hill	06067	Hartford	CT's Manufacturing Ext. Program 2008-2009	12/8/2008	09	GF	$950,000			$950,000	$3,350,000	$4,300,000
Stonington, Town	152 Elm Street	Stonington	06378	New London	Stonington Ice Making Facility	12/8/2008	09	UA-OPM	$300,000			$300,000	$0	$300,000
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	06403	New Haven	Renovation to Town Hall	12/5/2008	09	UA-OPM	$25,000			$25,000	$35,165	$60,165
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Columbia School Parking Reconstruction	12/3/2008	09	STEAP	$47,546			$47,546	$0	$47,546
Farmington, Town of	1 Monteith Drive	Farmington	06030	Hartford	Unionville Streetscape Improvements & Firehouse Restoration	12/3/2008	09	STEAP	$400,000			$400,000	$4,000	$404,000
HBN Front Street District, Inc.	Columbus Boulevard	Hartford	06103	Hartford	Front Street District at Adriaen's Landing	12/3/2008	09	UA-OPM	$7,500,000			$7,500,000	$21,630,000	$29,130,000
Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	06248	Tolland	Main Street Commercial Revitalization	12/3/2008	09	STEAP	$487,630			$487,630	$0	$487,630
Wadsworth Atheneum	600 Main Street	Hartford	06103	Hartford	Phase One Renovation and Reconfiguration Project	12/2/2008	09	UA-OPM	$15,000,000			$15,000,000	$2,000,000	$17,000,000
Cheshire, Town of	84 South Main Street	Cheshire	06410	New Haven	Streetscape Improvements in the W. Main St.	11/25/2008	09	STEAP	$900,000			$900,000	$0	$900,000
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Renovations to Naugatuck High School Davis Auditorium	11/20/2008	09	UA-OPM	$300,000			$300,000	$300,000	$600,000
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Route 6 & 66E Corridor Enhancement	11/13/2008	09	STEAP	$65,000			$65,000	$0	$65,000
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	06473	New Haven	Public Works Facility Expansion & Renovation Project	11/10/2008	09	STEAP	$350,000			$350,000	$0	$350,000
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Silas Deane Highway Revitalization, Phase III	11/10/2008	09	STEAP	$250,000			$250,000	$0	$250,000
Stratford, Town of	2725 Main Street	Stratford	06497	Fairfield	Perry House Renovation	11/4/2008	09	UA-OPM	$225,000			$225,000	$4,000	$229,000
Derby,City of	One Elizabeth Street	Derby	06418	New Haven	Downtown Development	11/3/2008	09	SA	$250,000			$250,000	$0	$250,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Shartenberg Ninth Square Development Project	11/3/2008	09	SA	$9,900,000			$9,900,000	$21,905,400	$31,805,400
Bolton, Town of	222 Bolton Center Road	Bolton	06043	Tolland	Route 6 Corridor Enhancement Project	10/30/2008	09	STEAP	$65,000			$65,000	$0	$65,000
Ashford, Town of	25 Pompey Hollow Road	Ashford	06278	Windham	Town-Wide Capital Improvements	10/15/2008	09	STEAP	$156,250			$156,250	$0	$156,250
Avon, Town of	60 West Main Street	Avon	06001	Hartford	Streetscape Improvements	10/15/2008	09	STEAP	$309,595			$309,595	$36,600	$346,195
Best Cleaners, Inc.	138 Mill Street	Berlin	06037	Hartford	Dry Cleaning Site Remediation Project	10/15/2008	09	Dry Cleaning	$150,000			$150,000	$359,020	$509,020
Best Cleaners, Inc.	69 East Street	Plainville	06062	Hartford	Dry Cleaning Site Remediation Project	10/15/2008	09	Dry Cleaning	$150,000			$150,000	$225,950	$375,950
Burlington, Town of	200 Spielman Highway	Burlington	06013	Hartford	Addition onto Historic Elton Tavern	10/15/2008	09	STEAP	$250,000			$250,000	$50,000	$300,000
Community Economic Development Fund	965 East Main Street	Meriden	06450	New Haven	Southwestern CT Segmented Loan Pool	10/15/2008	09	UA-OPM	$2,000,000			$2,000,000	$2,000,000	$4,000,000
Kent, Town of	41 Kent Green Blvd.	Kent	06757	Litchfield	The Restoration of the Swift House	10/15/2008	09	STEAP	$92,000			$92,000	$0	$92,000
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Streetscape Improvements	10/15/2008	09	STEAP	$326,170			$326,170	$10,000	$336,170
Andover, Town of	17 School Road	Andover	06232	Tolland	Route 6 Enhancements	10/7/2008	09	STEAP	$65,000			$65,000	$0	$65,000
Connecticut Technology Council	222 Pitkin Street, Suite 113	East Hartford	06108	Hartford	Innovation Pipeline Accelerator	10/3/2008	09	MAA	$110,914			$110,914	$0	$110,914
Monroe, Town of	Town Hall, 7 Fan Hill Road	Monroe	06468	Fairfield	Schools Elevators	10/3/2008	09	UA-OPM	$135,000			$135,000	$0	$135,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Reed Putnam Urban Renewal Project	10/3/2008	09	SA	$10,000,000			$10,000,000	$12,125,000	$22,125,000
Best Cleaners, Inc.	522 South Main Street	Middletown	06457	Middlesex	Dry Cleaning Site Remediation Project	9/26/2008	09	Dry Cleaning	$150,000			$150,000	$115,650	$265,650
Best Cleaners, Inc.	292 Poquonock Avenue	Windsor	06006	Hartford	Dry Cleaning Site Remediation Project	9/26/2008	09	Dry Cleaning	$150,000			$150,000	$179,820	$329,820
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Downtown Sidewalk Improvements Phase II	9/26/2008	09	STEAP	$498,300			$498,300	$0	$498,300
Arrow Cleaners	1097 Main Street	Newington	06111	Hartford	Dry Cleaning Site Remediation Project	9/18/2008	09	Dry Cleaning	$100,000			$100,000	$85,400	$185,400
Fairfield, Town of	Old Town Hall, 611 Old Post Road	Fairfield	06825	Fairfield	Streetscape and Beautification Project	9/18/2008	09	STEAP	$450,000			$450,000	$0	$450,000
Torrington, City of	140 Main Street	Torrington	06790	Litchfield	Downtown Redevelopment	9/16/2008	09	SA	$504,875			$504,875	$0	$504,875
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Façade Program	9/16/2008	09	STEAP	$200,000			$200,000	$40,000	$240,000
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Water Storage Tank Project	9/9/2008	09	MAA	$600,000			$600,000	$600,000	$1,200,000
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	06360	New London	Grant to fund the Executive Director's Position	9/9/2008	09	GF	$25,000			$25,000	$66,250	$91,250
Darien, Town of	2 Renshaw Road	Darien	06820	Fairfield	Improvements to the Darien Arts Center	9/4/2008	09	STEAP	$50,000			$50,000	$21,953	$71,953
Milford, City of	70 West River Street	Milford	06460	New Haven	Walnut Beach/Silver Sands Upgrade	9/4/2008	09	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
North Canaan, Town of	100 Pease Street	North Canaan	06018	Litchfield	Streetscape Improvements & Utility Pole Relocation	8/28/2008	09	STEAP	$500,000			$500,000	$0	$500,000
Stafford, Town of	1 Main Street	Stafford Springs	06076	Tolland	Prospect Street Sidewalk Project	8/28/2008	09	STEAP	$300,000			$300,000	$39,420	$339,420
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Capital Equipment Financing	8/27/2008	09	UA-OPM	$126,000			$126,000	$0	$126,000
Connecticut Maritime Coalition	P.O. Box 188	Stonington	06378	New London	Economic Impact Study	8/26/2008	09	MAA	$172,244			$172,244	$172,244	$344,488
Best Cleaners, Inc.	1 Lovely Street	Canton	06019	Hartford	Dry Cleaning Site Remediation Project	8/20/2008	09	Dry Cleaning	$300,000			$300,000	$4,110	$304,110
Best Cleaners, Inc.	2759 Main Street	Glastonbury	06033	Hartford	Dry Cleaning Site Remediation Project	8/20/2008	09	Dry Cleaning	$150,000			$150,000	$39,345	$189,345
C and R Cleaners	545 Naugatuck Avenue	Mildford	06460	New Haven	Dry Cleaning Site Remediation Project	8/18/2008	09	Dry Cleaning	$100,000			$100,000	$210,000	$310,000
Columbia Elevator Products, Inc.	380 Horace Street	Bridgeport	06604	Fairfield	Phase II environmental Assessments	8/18/2008	09	SCPRIF	$0		$100,000	$100,000	$0	$100,000
East Haven, Town of	250 East Main St.	East Haven	06512	New Haven	Central Business District Revitalization Phase II	8/18/2008	09	UA-OPM	$1,000,000			$1,000,000	$1,514,326	$2,514,326
Trumbull, Town of	5866 Main Street	Trumbull	06611	Fairfield	Historic Helen Plumb Building Restoration	8/15/2008	09	UA-OPM	$20,000			$20,000	$0	$20,000
Bestever Dry Cleaners	121 Park Street	New Canaan	06840	Fairfield	Dry Cleaning Site Remediation Project	8/12/2008	09	Dry Cleaning	$100,000			$100,000	$300,000	$400,000
Goodwin College, Inc.	745 Burnside Avenue	East Hartford	06108	Hartford	Goodwin College Riverfront Campus Development	8/12/2008	09	SA	$2,250,000			$2,250,000	$250,000	$2,500,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Fairfield Hills Parking and Streetscape Impv. Proj	7/31/2008	09	STEAP	$300,000			$300,000	$0	$300,000
Seymour, Town of	One First Street	Seymour	06483	New Haven	Sidewalk Construction Program	7/31/2008	09	STEAP	$150,000			$150,000	$0	$150,000
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	06355	New London	H.B. DuPont Shipyard Preservation	7/29/2008	09	UA-OPM	$4,000,000			$4,000,000	$4,000,000	$8,000,000
Trumbull, Town of	5866 Main Street	Trumbull	06611	Fairfield	Trumbull Center Streetscape Improvements	7/29/2008	09	STEAP	$150,000			$150,000	$0	$150,000
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	06063	Litchfield	Improvements to the Historic Squire's Tavern	7/23/2008	09	STEAP	$150,000			$150,000	$0	$150,000
United Way of Connecticut, Inc.	1344 Silas Deane Highway	Rocky Hill	06067	Hartford	Comprehensive and Specialized Training Pilot Prog.	7/22/2008	09	MAA	$1,500,000			$1,500,000	$1,500,000	$3,000,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Improvements to Storrs Road (Route 195)	7/17/2008	09	UA-OPM	$2,500,000			$2,500,000	$2,500,000	$5,000,000
The Clothes Clinic	61 Riverside Street	Oakville	06779	Litchfield	Dry Cleaning Site Remediation Project	7/7/2008	09	Dry Cleaning	$300,000			$300,000	$10,000	$310,000
Sunset Cleaners	700 Burnside Avenue	East Hartford	06108	Hartford	Dry Cleaning Site Remediation Project	7/1/2008	09	Dry Cleaning	$60,000			$60,000	$10,000	$70,000
	94								**$80,100,699**	**$0**	**$100,000**	**$80,200,699**	**$76,649,618**	**$156,850,317**
FY 07-08														
Deep River, Town of	174 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements - Phase II	6/26/2008	08	STEAP	$400,000			$400,000	$35,000	$435,000
Westville Village Renaissance Alliance	873 Whalley Avenue	New Haven	06515	New Haven	Connecticut Main Street Designation Capacity Grant	6/17/2008	08	GF	$80,000			$80,000	$92,200	$172,200
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Center for Energy Solutions and Applications	5/29/2008	08	GF	$438,750			$438,750	$0	$438,750
Best Cleaners, Inc.	2359 Main Street	Rocky Hill	06067	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	$300,000			$300,000	$600,000	$900,000
Best Cleaners, Inc.	100 North Main Street	Bristol	06010	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	$150,000			$150,000	$210,400	$360,400
Hour Glass Cleaners	459 Hartford Road	Manchester	06040	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	$100,000			$100,000	$200,679	$300,679
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Pinnacle Heights Project	5/22/2008	08	UA-OPM	$1,000,000			$1,000,000	$1,142,042	$2,142,042
State of the Art Cleaners	120 New Canaan Avenue	Norwalk	06850	Fairfield	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	$73,500			$73,500	$9,925	$83,425
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Renovation to Cornwall's Historical Society Building	5/16/2008	08	STEAP	$250,000			$250,000	$205,500	$455,500
Royal Cleaners	825P Cromwell Avenue	Rocky Hill	06067	Hartford	Dry Cleaning Site Remediation Project	5/1/2008	08	Dry Cleaning	$300,000			$300,000	$184,643	$484,643
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	06492	New Haven	Royce House Restoration	5/1/2008	08	UA-OPM	$350,000			$350,000	$0	$350,000
Minute Men Cleaners	395 East Putnam Avenue	Greenwich	06847	Fairfield	Dry Cleaning Site Remediation Project	4/23/2008	08	Dry Cleaning	$300,000			$300,000	$52,914	$352,914
University of Hartford	200 Bloomfield Ave.	West Hartford	06117	Hartford	Performing Arts Center Project	4/23/2008	08	UA-OPM	$4,000,000			$4,000,000	$16,000,000	$20,000,000
CONNSTEP, INC.	1090 Elm Street, Suite 202	Rock Hill	06067	Hartford	CT's Manufacturing Extension Program 2007-2008 Statewide	3/27/2008	08	GF	$1,000,000			$1,000,000	$0	$1,000,000
Trinity On Main, Ltd.	69 Main Street	New Britain	06051	Hartford	Renovation of the Former Trinity United Methodist Church	3/18/2008	08	SA	$300,000			$300,000	$380,000	$680,000
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Palace Theater Additional Funds - Final Phase	3/11/2008	08	SA	$1,250,000			$1,250,000	$0	$1,250,000
Connecticut Main Street Center, Inc.	P.O.Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 8	3/6/2008	08	MAA	$200,000			$200,000	$404,300	$604,300

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Prospect Cleaners, Inc.	87 Prospect Street	Stamford	06905	Fairfield	Dry Cleaning Site Remediation Project	3/6/2008	08	Dry Cleaning	$100,000			$100,000	$60,003	$160,003
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	06360	New London	Grant to fund the Executive Director's Position	2/27/2008	08	GF	$50,000			$50,000	$0	$50,000
Bethlehem, Town of	36 Main Street	Bethlehem	06751	Litchfield	East Street Sidewalks along RT 32	2/6/2008	08	STEAP	$162,500			$162,500	$0	$162,500
Ridgefield, Town of	400 Main Street	Ridgefield	06877	Fairfield	Route 35 Streetscape	2/6/2008	08	STEAP	$250,000			$250,000	$35,000	$285,000
Connecticut Historical Society, Inc.	One Elizabeth Street	Hartford	06101	Hartford	Capital Improvements to the Museum	1/24/2008	08	SA	$500,000			$500,000	$0	$500,000
Connecticut Technology Council	222 Pitkin Street, Suite 113	East Hartford	06108	Hartford	2007 Innovation Pipeline Accelerator and Innovation Database	1/10/2008	08	MAA	$200,000			$200,000	$0	$200,000
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Main Street Streetscape Project	1/10/2008	08	STEAP	$250,000			$250,000	$819,000	$1,069,000
Connecticut Lodging Association Inc.	100 Roscommon Drive, Suite 320	Middletown	06457	Middlesex	Connecticut Tourism and Industry Alliance Cluster Organization (CTIA)	12/14/2007	08	MAA	$175,000			$175,000	$225,000	$400,000
Mattatuck Historical Society, Inc.	144 W. Main Street	Waterbury	06702	Hartford	New History Exhibit Project	12/14/2007	08	UA-OPM	$750,000			$750,000	$1,650,000	$2,400,000
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	06037	Hartford	Commercial Streetscape Project	12/7/2007	08	STEAP	$400,000			$400,000	$0	$400,000
Cappy's Cleaners, Inc.	57 Main Street	Winsted	06098	Litchfield	Dry Cleaning Site Remediation Project	12/7/2007	08	Dry Cleaning	$100,000			$100,000	$157,542	$257,542
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06103	Hartford	Minority Bonding Guaranty Program	12/7/2007	08	UA-DECD	$1,000,000			$1,000,000	$0	$1,000,000
Nunu 1973, LLC	107 Boston Post Road	Willimantic	06280	Windham	Site Investigation and Remediation Project	12/7/2007	08	SCPRIF	$0		$120,000	$120,000	$0	$120,000
Stafford Cleaners	27 East Main street	Stafford Springs	06076	Tolland	Dry Cleaning Site Remediation Project	12/7/2007	08	Dry Cleaning	$100,000			$100,000	$210,000	$310,000
Village Cleaners and Tailors	183 West Main Street	Avon	06001	Hartford	Dry Cleaning Site Remediation Project	12/7/2007	08	Dry Cleaning	$100,000			$100,000	$320,000	$420,000
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 356	Brooklyn	06234	Windham	Day Street Project	11/29/2007	08	STEAP	$465,000			$465,000	$75,274	$540,274
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Façade Improvements (Torrington/Winchester)	11/29/2007	08	UA-OPM	$500,000			$500,000	$492,000	$992,000
New London Development Corporation	165 State Street, Suite 313	New London	06360	New London	Fort Trumbull Municipal Development Project #2	11/29/2007	08	UA-OPM	$684,000			$684,000	$0	$684,000
Branford, Town of	P. O. Box 150	Branford	06405	New Haven	Roof Improvement Project	10/25/2007	08	STEAP	$250,000			$250,000	$0	$250,000
Norwich, City of	34 Courthouse Square	Norwich	06360	New London	Brown Park Seawall Rehabilitation	10/25/2007	08	SA	$1,000,000			$1,000,000	$500,000	$1,500,000
Ellington, Town of	55 Main Street	Ellington	06029	Tolland	Pinney House Restoration	10/19/2007	08	STEAP	$500,000			$500,000	$0	$500,000
New Sylvan Cleaners	363 Whalley Ave.	New Haven	06511	New Haven	Dry Cleaning Site Remediation Project	10/19/2007	08	Dry Cleaning	$100,000			$100,000	$93,000	$193,000
New U.S. Cleaners	95 High Street	Enfield	06082	Hartford	Dry Cleaning Site Remediation Project	10/19/2007	08	Dry Cleaning	$100,000			$100,000	$60,000	$160,000
Cho's McKlean Cleaners, LLC	62 Rockwell Road	Bethel	06801	Fairfield	Dry Cleaning Site Remediation Project	10/10/2007	08	Dry Cleaning	$100,000			$100,000	$18,000	$118,000
Hilliard Mills, LLC	642 Hilliard Street	Manchester	06040	Hartford	Site Investigation and Remediation Project	10/10/2007	08	SCPRIF	$0		$148,500	$148,500	$0	$148,500
Voluntown, Town of	115 Main Street	Voluntown	06384	New London	Village Center Development Project	9/29/2007	08	STEAP	$500,000			$500,000	$0	$500,000
Regal Cleaners	220 South Main Street	Southbury	06488	New Haven	Dry Cleaning Site Remediation Project	9/25/2007	08	Dry Cleaning	$175,000			$175,000	$10,000	$185,000
Newtown Cleaners	54 Church Hill Road	Newtown	06470	Fairfield	Dry Cleaning Site Remediation Project	8/29/2007	08	Dry Cleaning	$100,000			$100,000	$177,000	$277,000
Old Greenwich Tailors & Cleaners	280 Sound Beach Ave.	Greenwich	06870	Fairfield	Dry Cleaning Site Remediation Project	8/15/2007	08	Dry Cleaning	$300,000			$300,000	$63,000	$363,000
Wallingford, Town of	54 North Elm Street	Wallingford	06492	Hartford	Restoration of the Johnson Mansion	7/25/2007	08	UA-OPM	$50,000			$50,000	$0	$50,000
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	06813	Fairfield	Marketing Concepts and Performances	7/24/2007	08	MAA	$106,000			$106,000	$106,000	$212,000
Connecticut Agricultural Businesses Cluster, Inc.	775 Bloomfield Ave.	Windsor	06095	Hartford	Agritourism Marketing Initiative	7/20/2007	08	MAA	$56,000			$56,000	$56,000	$112,000
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	06804	Fairfield	Village Center Fire Suppression	7/19/2007	08	STEAP	$500,000			$500,000	$58,533	$558,533
Cromwell, Town of	41 West Street	Cromwell	06416	Hartford	Downtown and Riverfront Improvements	7/19/2007	08	STEAP	$250,000			$250,000	$0	$250,000
Stonington, Town of	152 Elm Street	Stonington	06378	New London	Stonington Dock	7/19/2007	08	STEAP	$100,000			$100,000	$226,527	$326,527
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Multi-modal Transportation Center	7/19/2007	08	UA-OPM	$2,200,000			$2,200,000	$0	$2,200,000
	53								**$22,665,750**	**$0**	**$268,500**	**$22,934,250**	**$24,929,482**	**$47,863,732**
FY 06-07														
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Silas Deane Highway Revitalization Project - Phase II	6/29/2007	07	STEAP	$500,000			$500,000	$0	$500,000
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 356	Brooklyn	06234	Windham	Pedestrian Walkway Route 6	6/14/2007	07	STEAP	$390,000			$390,000	$35,000	$425,000
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Hughes Memorial Library	6/14/2007	07	STEAP	$200,000			$200,000	$0	$200,000
New Hartford, Town of	530 Main Street	New Hartford	06057	Litchfield	Downtown Revitalization	6/14/2007	07	STEAP	$250,000			$250,000	$80,000	$330,000
University of Hartford	50 Elizabeth Street	Hartford	06105	Hartford	The Entrepreneurial Center	6/14/2007	07	GF	$142,500			$142,500	$188,307	$330,807
West Haven, City of	355 Main Street	West Haven	06516	New Haven	Art Masonic Temple Building Acquisition	6/14/2007	07	UA-OPM	$550,000			$550,000	$50,000	$600,000
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Waterline Extension, Gilman Brothers Project	6/12/2007	07	STEAP	$175,000			$175,000	$222,100	$397,100
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Steel Point Acquisition/Infrastructure	6/6/2007	07	UA-OPM	$23,350,000			$23,350,000	$1,500,000	$24,850,000
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Main Street Enhancement, Street scape & sidewalk	5/31/2007	07	STEAP	$400,000			$400,000	$270,000	$670,000
Middlefield, Town of	393 Jackson Hill Road	Middlefield	06455	Middlesex	Acquisition Project	5/31/2007	07	STEAP	$500,000			$500,000	$475,000	$975,000
Sherman, Town of	P.O. Box 39	Sherman	06784	Fairfield	Sherman Playhouse Improvements	5/31/2007	07	STEAP	$100,000			$100,000	$0	$100,000
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Connecticut Hydrogen Fuel Cell Coalition's	5/25/2007	07	GF	$375,000			$375,000	$0	$375,000
Windsor, Town of	275 Broad Street	Windsor	06006	Hartford	New England Tradeport Business Asistance Fund	5/24/2007	07	MAA	$2,000,000			$2,000,000	$2,000,000	$4,000,000
New London Turnpike Realty, LLC	911 New London Turnpike	Glastonbury	06033	Hartford	Roser Tannery Site Investigation Project	5/8/2007	07	SCPRIF	$0		$171,800	$171,800	$0	$171,800
Hartford Cleaners, Inc.	51 & 65 Mansfield Ave.	Willimantic	06226	Windham	Dry Cleaning Site Remediation Project	5/3/2007	07	Dry Cleaning	$100,000			$100,000	$70,631	$170,631
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Silas Deane Commercial Revitalization (2)	5/3/2007	07	STEAP	$500,000			$500,000	$0	$500,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT Procurement Technical Assistance Program 06/07	5/3/2007	07	MAA	$357,500			$357,500	$357,500	$715,000
Wilton, Town of	238 Danbury Road	Wilton	06897	Fairfield	Ambler Farm Improvements Project	5/3/2007	07	STEAP	$250,000			$250,000	$425,000	$675,000
Bentley Cleaners	607 Main Avenue	Norwalk	06851	Fairfield	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	$300,000			$300,000	$67,500	$367,500
French Cleaners	935 Farmington Avenue	West Hartford	06107	Hartford	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	$100,000			$100,000	$211,575	$311,575
Seccombe's Cleaners, Inc.	1 Holbrook Street	Ansonia	06401	New Haven	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	$225,000			$225,000	$7,148	$232,148
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Hartford	Capital Repairs-Mortenson Theatre	3/30/2007	07	UA-OPM	$500,000			$500,000	$0	$500,000
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Broad Street Streetscape	3/30/2007	07	UA-OPM	$412,000			$412,000	$0	$412,000
Plymouth, Town of	80 Main Street	Plymouth	06786	Litchfield	Plymouth Business Park Water Pump Project	3/30/2007	07	UA-OPM/STEAP	$700,000			$700,000	$0	$700,000
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Streetscape Improvement and Expan. III	3/22/2007	07	STEAP	$400,000			$400,000	$0	$400,000
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	06037	Hartford	Town Center Project	3/7/2007	07	STEAP	$500,000			$500,000	$0	$500,000
Mark Twain Memorial	351 Farmington Avenue	Hartford	06101	Hartford	Mark Twain Debt Retirement	3/7/2007	07	UA-OPM	$3,510,000			$3,510,000	$35,000	$3,545,000
Milford, City of	70 West River Street	Milford	06460	New Haven	Devon Center Revitailization III	3/7/2007	07	UA-OPM	$2,500,000			$2,500,000	$0	$2,500,000
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	06812	Fairfield	New Fairfield Museum and Historic District	3/7/2007	07	STEAP	$350,000			$350,000	$100,000	$450,000
Windham, Town of	979 Main Street	Willimantic	06226	Windham	Windham Town Hall Code Compliance	3/7/2007	07	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Plainville, Town of	1 Central Square	Plainville	06062	Hartford	Downtown Revitalization Project	2/23/2007	07	UA-OPM	$835,000			$835,000	$55,000	$890,000
Salisbury, Town of	Town Hall	Salisbury	06068	Litchfield	Railroad Station Improvements	2/23/2007	07	STEAP	$500,000			$500,000	$0	$500,000
Ashford, Town of	25 Pompey Hollow Road	Ashford	06278	Windham	Transfer Station Modernization Project	2/2/2007	07	STEAP	$300,000			$300,000	$0	$300,000
Neet Cleaners	2703 Main Street	Glastonbury	06033	Hartford	Dry Cleaning Site Remediation Project	2/2/2007	07	Dry Cleaning	$100,000			$100,000	$96,704	$196,704
Sedgwick Cleaners, Inc.	17 Sedgwick Road	West Hartford	06107	Hartford	Dry Cleaning Site Remediation Project	2/2/2007	07	Dry Cleaning	$300,000			$300,000	$9,684	$309,684
Timely Cleaners, Inc.	77 Berlin Road	Cromwell	06416	Hartford	Dry Cleaning Site Remediation Project	2/2/2007	07	Dry Cleaning	$100,000			$100,000	$11,983	$111,983
Village Cleaners	Routes 37 & 39	New Fairfield	06812	Fairfield	Dry Cleaning Site Remediation Project	1/19/2007	07	Dry Cleaning	$300,000			$300,000	$120,000	$420,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Improvements to the Fairfield Hills Water System	1/12/2007	07	STEAP	$275,000			$275,000	$375,000	$650,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Gateway Downtown Development Project	12/29/2006	07	UA-OPM	$10,000,000			$10,000,000	$0	$10,000,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Streetscape Improvement Project	12/26/2006	07	SA	$125,000			$125,000	$0	$125,000
Branford Cleaners	275 Main Street	Branford	06405	New Haven	Dry Cleaning Site Remediation Project	12/26/2006	07	Dry Cleaning	$150,000			$150,000	$10,000	$160,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Ext. Program 2006-2007	12/26/2006	07	GF	$1,000,000			$1,000,000	$3,200,000	$4,200,000
Oxford, Town of	486 Oxford Road	Oxford	06478	New Haven	E Commerce Drive	12/18/2006	07	STEAP	$500,000			$500,000	$0	$500,000
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Access Road to Tolland Business Park	12/18/2006	07	STEAP	$500,000			$500,000	$0	$500,000
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Fuel Cell Economic Plan/Hydrogen Roadmap	12/15/2006	07	GF	$450,000			$450,000	$0	$450,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Support the Downtown Resource Center and Project #7	12/13/2006	07	MAA	$200,000			$200,000	$338,500	$538,500
East Haddam, Town of	Town Office Building	East Haddam	06423	Middlesex	Sidewalk & Lighting Improvements	12/8/2006	07	STEAP	$250,000			$250,000	$0	$250,000
East Hampton, Town of	20 East High Street	East Hampton	06424	Middlesex	Infrastructure Improvements of Rt. 66	12/8/2006	07	STEAP	$499,944			$499,944	$0	$499,944

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Suffield Long Meadow	134 Mountain Road	Suffield	06078	Suffield	Dry Cleaning Site Remediation Project	12/8/2006	07	Dry Cleaning	$300,000			$300,000	$40,000	$340,000
Unique Cleaners, Inc.	15 Boston Street	Guilford	06437	New Haven	Dry Cleaning Site Remediation Project	12/8/2006	07	Dry Cleaning	$300,000			$300,000	$10,000	$310,000
Marcle, LLC	31 Moulton Court	Willimantic	06226	Windham	Meadow Street Investigation & Remediation	11/29/2006	07	SCPRIF	$0		$215,300	$215,300	$0	$215,300
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Maritime Aquarium Debt Refinancing	11/28/2006	07	SA	$500,000			$500,000	$0	$500,000
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	06512	New Haven	Dry Cleaning Site Remediation Project	11/28/2006	07	Dry Cleaning	$150,000			$150,000	$10,000	$160,000
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	06002	Hartford	Bloomfield Façade Improvements	11/16/2006	07	SA	$250,000			$250,000	$0	$250,000
Connecticut Science Center, Inc.	250 Columbus Boulevard	Hartford	06103	Hartford	Matching Funds - Science Center Design and Dev.	11/16/2006	07	SA	$2,800,000			$2,800,000	$2,800,000	$5,600,000
Stafford, Town of	1 Main Street	Stafford Springs	06076	Tolland	Main Street/East Main Street Replacement	11/16/2006	07	STEAP	$494,319			$494,319	$60,000	$554,319
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Municipal Stadium	11/16/2006	07	UA-OPM	$1,500,000			$1,500,000	$0	$1,500,000
Whiting Mills, LLC	210 Holabird Street	Winsted	06098	Litchfield	210 Holabird Ave. Project	11/2/2006	07	SCPRIF	$0		$60,000	$60,000	$0	$60,000
Farmington, Town of	1 Monteith Drive	Farmington	06030	Hartford	Revitalization of Unionville Center	11/1/2006	07	STEAP	$500,000			$500,000	$170,000	$670,000
Orange Historical Society	769 Deer Run Lane	Orange	06477	New Haven	Nathan Bryan-William Andrew House Restoration	11/1/2006	07	UA-OPM	$285,000			$285,000	$0	$285,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	River Street Revitalization Project - Phase 1	10/26/2006	07	UA-OPM	$2,500,000			$2,500,000	$12,503,202	$15,003,202
Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	06856	Fairfield	Healthy Children, Healthy Communities Project	10/26/2006	07	UA-OPM	$250,000			$250,000	$750,000	$1,000,000
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Sidewalks Replacement Program	10/26/2006	07	STEAP	$200,040			$200,040	$0	$200,040
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Capital Improvement Project Phase II - Supplemental Funds	10/19/2006	07	UA-OPM	$1,100,000			$1,100,000	$2,902,373	$4,002,373
Southington, Town of	75 Main Street	Southington	06489	Hartford	Leach Property Improvements	10/19/2006	07	STEAP	$195,000			$195,000	$0	$195,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Town Improvements	10/18/2006	07	STEAP	$499,910			$499,910	$0	$499,910
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	Sidewalk Replacement in Town Center - Phase 2	10/18/2006	07	STEAP	$170,000			$170,000	$0	$170,000
Orange, Town of	486 Oxford Road	Orange	06477	New Haven	Boston Post Road Lighting Phase II	10/18/2006	07	STEAP	$175,000			$175,000	$0	$175,000
Connecticut Venture Group, Inc.	1895 Post Road Client	Fairfield	06430	Fairfield	The Angel Guild	10/13/2006	07	MAA	$90,000			$90,000	$90,000	$180,000
Deep River, Town of	174 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements	10/13/2006	07	STEAP	$500,000			$500,000	$54,531	$554,531
New Celebrity Cleaners, Inc.	280 Railroad Avenue	Greenwich	06830	Fairfield	Dry Cleaning Site Remediation Project	10/10/2006	07	Dry Cleaning	$75,000			$75,000	$10,000	$85,000
Valu Clean	949 Bedford Street	Stamford	06905	Fairfield	Dry Cleaning Site Remediation Project	10/10/2006	07	Dry Cleaning	$50,000			$50,000	$100,000	$150,000
Connecticut Players Foundation, Inc.	222 Sargent Drive	New Haven	06511	New Haven	Long Wharf Theatre - Phase I	10/3/2006	07	UA-OPM	$750,000			$750,000	$0	$750,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	Green Street Arts Center Project	10/3/2006	07	UA-OPM	$300,000			$300,000	$1,202,537	$1,502,537
Southside Institutions Neighborhood Alliance, Inc.	207 Washington Street	Hartford	06106	Hartford	SINA Sports Complex	9/25/2006	07	UA-OPM	$2,000,000			$2,000,000	$13,300,000	$15,300,000
Broadway Cleaners	83 Quinnipiac Avenue	North Haven	06473	New Haven	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	$300,000			$300,000	$21,200	$321,200
Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	06074	Hartford	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	$100,000			$100,000	$24,000	$124,000
Crystal Cleaners	1 New Haven Ave.	Derby	06418	Fairfield	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	$100,000			$100,000	$210,000	$310,000
Deluxe Cleaners, Inc.	543 Hope Street	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	$225,000			$225,000	$29,877	$254,877
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Eugene O'Neill Property Purchase	9/12/2006	07	UA-OPM	$425,000			$425,000	$0	$425,000
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull MDP Implementation Acquisition	8/15/2006	07	MAA	$0		$2,100,000	$2,100,000	$0	$2,100,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Brownfield Study of the City of waterbury	8/11/2006	07	UA-OPM	$500,000			$500,000	$200,000	$700,000
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	06067	Hartford	Implementation Program	8/7/2006	07	MAA	$150,500			$150,500	$292,499	$442,999
Putnam, Town of	126 Church Street	Putnam	06260	Windham	Downtown Putnam Façade Improvements	8/4/2006	07	SA	$100,000			$100,000	$0	$100,000
Shippan Professional Cleaners, LLC	195 Shippan Ave.	Fairfield	06902	Fairfield	Dry Cleaning Site Remediation Project	7/28/2006	07	Dry Cleaning	$50,000			$50,000	$97,805	$147,805
Connecticut Technology Council	11 Founders Plaza	East Hartford	06108	Hartford	Innovation Pipeline Acclerator	7/27/2006	07	MAA	$200,000			$200,000	$40,000	$240,000
Bristol, City of	111 North Main Street	Bristol	06010	Hartford	Revit. Downtown, Recreation and Comm. Ctr.,Roadway	7/11/2006	07	UA-OPM	$5,000,000			$5,000,000	$0	$5,000,000
South Windsor, Town of	1540 Sullivan Avenue	South Windsor	06074	Hartford	I-291 Corridor Municipal Development Project	7/11/2006	07	STEAP	$1,000,000			$1,000,000	$342,500	$1,342,500
The Workplace, Inc.	350 Fairfield Avenue	Bridgeport	06461	Fairfield	Metal Manufacturing Cluster	7/11/2006	07	MAA	$200,000			$200,000	$200,000	$400,000
	89								**$81,306,713**	**$0**	**$2,547,100**	**$83,853,813**	**$45,772,156**	**$129,625,969**
FY 05-06														
Thompson, Town of	815 Riverside Drive	Thompson	06277	Windham	VFW Roof Repair	6/21/2006	06	UA-OPM	$20,000			$20,000	$0	$20,000
Hartford, City of	550 Main Street	Hartford	06101	Hartford	Park Street Streetscape - Phase II	6/19/2006	06	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Connecticut United for Research Excellence (CURE)	300 George Street	New Haven	06501	New Haven	Clinical Trial & Bio 2006	6/14/2006	06	MAA	$190,000			$190,000	$190,000	$380,000
Woodbury, Town of	281 Main Street South	Woodbury	06798	Litchfield	Judson Avenue Sidewalks	6/1/2006	06	STEAP	$214,875			$214,875	$0	$214,875
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Willimantic	06226	Windham	Revolving Loan Fund	5/31/2006	06	SA	$200,000			$200,000	$0	$200,000
Manchester Redevelopment Agency	41 Center Street	Manchester	06045	Hartford	Dean Machine Project	5/19/2006	06	SCPRIF	$0		$75,000	$75,000	$0	$75,000
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Litchfield	Warner Theater Restoration - Phase IV	5/19/2006	06	UA-OPM	$2,000,000			$2,000,000	$2,000,000	$4,000,000
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	06101	Hartford	Support of Cluster's 2006 Goals	5/10/2006	06	MAA	$50,000			$50,000	$180,000	$230,000
Norwich, City of	34 Courthouse Square	Norwich	06360	New London	Dodd Stadium	5/5/2006	06	MAA	$200,000			$200,000	$610,000	$810,000
North Branford, Town of	900 Foxon Road	North Branford	06471	New Haven	Facade Improvement Program	5/1/2006	06	STEAP	$500,000			$500,000	$0	$500,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06101	Hartford	Riverwalk South	4/19/2006	06	SA	$750,000			$750,000	$0	$750,000
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	West Street Improvements	4/10/2006	06	STEAP	$170,000			$170,000	$0	$170,000
New Way Cleaners, Inc.	449 Enfield Street	Enfield	06083	Hartford	Dry Cleaning Site Remediation Project	4/10/2006	06	Dry Cleaning	$150,000			$150,000	$39,276	$189,276
Clinton, Town of	54 East Main Street	Clinton	06413	Middlesex	Senior Housing Feasibility/Predevelopment Planning	4/3/2006	06	STEAP	$350,000			$350,000	$0	$350,000
A-1 Cleaners	2 Commercial Parkway	Branford	06405	New Haven	Dry Cleaning Site Remediation Project	3/31/2006	06	Dry Cleaning	$50,000			$50,000	$23,157	$73,157
Best Cleaners, Inc.	1088 Newfield Street	Middletown	06457	Middlesex	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	$100,000			$100,000	$75,000	$175,000
Best Cleaners, Inc.	1684 Farmington Avenue	Unionville	06085	Hartford	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	$100,000			$100,000	$5,995	$105,995
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	06801	Fairfield	Four Corners Village Center	3/21/2006	06	STEAP	$500,000			$500,000	$0	$500,000
Midway Cleaners, Inc.	160 Rowayton Avenue	Norwalk	06850	Fairfield	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	$150,000			$150,000	$10,000	$160,000
Stevens Cleaners	47 Stevens Street	Norwalk	06850	Fairfield	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	$150,000			$150,000	$10,000	$160,000
Today Cleaners, Inc.	425 Washington Avenue	North Haven	06473	New Haven	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	$100,000			$100,000	$10,000	$110,000
One Stop Cleaners	284 Blake Street	New Haven	06515	New Haven	Dry Cleaning Site Remediation Project	3/16/2006	06	Dry Cleaning	$50,000			$50,000	$29,950	$79,950
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #6	3/9/2006	06	MAA	$200,000			$200,000	$332,900	$532,900
65 Burritt Street	360 Wallingford Road	Durham	06422	Middlesex	Remediation Project	3/8/2006	06	SCPRIF	$0		$160,000	$160,000	$0	$160,000
Brothers Dry Cleaners & Dyers, Inc.	234 North Street	New Britain	06051	Hartford	Dry Cleaning Site Remediation Project	3/8/2006	06	Dry Cleaning	$100,000			$100,000	$10,000	$110,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Downtown Econ. Dev. Feasibility Study	3/8/2006	06	UA-OPM	$250,000			$250,000	$0	$250,000
Windham, Town of	979 Main Street	Willimantic	06226	Windham	Windham Mills Property Acquisition Judgment	3/3/2006	06	UA-OPM	$2,000,000			$2,000,000	$1,727,478	$3,727,478
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center FY '06	2/23/2006	06	MAA	$1,227,000			$1,227,000	$3,379,300	$4,606,300
Hartford Stage Company, Inc.	50 Church Street	Hartford	06103	Hartford	Hartford Stage Feasibility Study	2/23/2006	06	UA-OPM	$500,000			$500,000	$100,000	$600,000
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Palace Theatre Final Phase - Additional Funds	2/23/2006	06	SA	$750,000			$750,000	$0	$750,000
Vernon, Town of	14 Park Place	Vernon	06066	Tolland	Amerbelle Mill Study	2/15/2006	06	MAA	$125,000			$125,000	$125,000	$250,000
North Canaan, Town of	100 Pease Street	North Canaan	06018	Litchfield	Reconstruction of Canaan Union Station	2/7/2006	06	STEAP	$700,000			$700,000	$150,000	$850,000
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	06473	New Haven	Widen Universal Road	1/31/2006	06	STEAP	$386,000			$386,000	$0	$386,000
Connecticut Aerospace Hall of Fame & Museum, Inc.	Sniffens Lane	Stratford	06497	Fairfield	Connecticut Air and Space Center Project	1/23/2006	06	UA-OPM/MAA	$563,000			$563,000	$351,000	$914,000
Gas Equipment Engineering Corporation	1240 Oronoque Road	Milford	06460	New Haven	Phase II, III and RAP at the GEECO site in Milford	1/23/2006	06	SCPRIF	$0		$200,000	$200,000	$0	$200,000
North Canaan, Town of	100 Pease Street	North Canaan	06018	Litchfield	Municipal Parking Lot	1/23/2006	06	STEAP	$500,000			$500,000	$50,000	$550,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year XII	1/23/2006	06	MAA	$357,500			$357,500	$357,500	$715,000
Hartford, City of	550 Main Street	Hartford	06101	Hartford	Parkville MDP Planning	1/20/2006	06	MAA	$180,000			$180,000	$25,000	$205,000
Danbury, City of	155 Deer Hill Avenue	Danbury	06810	Fairfield	Boehringer-Ingleheim Infrastructure Project	1/11/2006	06	MAA	$500,000			$500,000	$3,000,000	$3,500,000
Bridgeport, City of	45 Iyon Terrace	Bridgeport	06604	Fairfield	East Main Street Façade Improvements	1/9/2006	06	UA-OPM	$250,000			$250,000	$185,000	$435,000
Goshen, Town of	Town Hall Building	Goshen	06756	Litchfield	Goshen Theatre Restoration Project	12/22/2005	06	STEAP	$100,000			$100,000	$51,471	$151,471
Old Saybrook, Town of	Town Hall, 302 Main Street	Old Saybrook	06475	Middlesex	Town Hall Improvements	12/22/2005	06	STEAP	$500,000			$500,000	$2,001,969	$2,501,969
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Aerospace & Defense Manufacturing Supply Chain Integration	11/22/2005	06	MAA	$1,000,000			$1,000,000	$111,500	$1,111,500

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Aerospace and Defense Industry Initiative	11/22/2005	06	MAA	$2,250,000			$2,250,000	$2,250,000	$4,500,000
Lyme Historical Society, Inc.	96 Lyme Street	Old Lyme	06371	New London	Restoration of the Florence Griswold House	11/22/2005	06	UA-OPM	$750,000			$750,000	$1,693,856	$2,443,856
New Canaan, Town of	77 Main Street	New Canaan	06840	Fairfield	Affordable Housing Planning Project	11/18/2005	06	STEAP	$45,000			$45,000	$0	$45,000
Community Economic Development Fund	965 East Main Street	Meriden	06450	New Haven	Eastern Connecticut Segmented Loan Fund	11/14/2005	06	UA-OPM	$2,000,000			$2,000,000	$2,000,000	$4,000,000
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Silas Deane Highway Revitalization Project	11/14/2005	06	STEAP	$500,000			$500,000	$0	$500,000
Washington, Town of	2 Bryan Plaza	Washington Depot	06794	Litchfield	Washington STEAP Project	11/14/2005	06	STEAP	$450,000			$450,000	$3,500,000	$3,950,000
Camp Courant, Inc.	285 Broad Street	Hartford	06101	Hartford	Camp Courant Improvements	11/7/2005	06	MAA	$75,497			$75,497	$76,623	$152,120
Mark Twain Memorial	351 Farmington Avenue	Hartford	06101	Hartford	Supplemental Funding for Visitor Center	11/4/2005	06	UA-OPM	$1,000,000			$1,000,000	$12,676,584	$13,676,584
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	06063	Litchfield	Streetscape Improvements in Riverton	10/11/2005	06	STEAP	$500,000			$500,000	$0	$500,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	WDC Incentive Fund	10/11/2005	06	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
American Clock & Watch Museum, Inc.	100 Maple Street	Bristol	06010	Hartford	American Clock & Watch Museum Acquisition	9/30/2005	06	UA-OPM	$100,000			$100,000	$86,391	$186,391
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Mansfield Downtown Revitalization Project Phase II	9/26/2005	06	STEAP	$500,000			$500,000	$0	$500,000
Meriden, City of	142 East Main Street	Meriden	06450	New Haven	Hub Demolition	9/26/2005	06	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
Marlborough, Town of	26 North Main Street	Marlborough	06447	Hartford	Streetscape Improvements To Town Center	9/13/2005	06	STEAP	$275,000			$275,000	$20,000	$295,000
Beautiful Cleaners, Inc.	812 Park Street	Bloomfield	06002	Hartford	Dry Cleaning Site Remediation Project	8/17/2005	06	Dry Cleaning	$100,000			$100,000	$60,000	$160,000
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	Litchfield Parking lots	8/17/2005	06	UA-OPM	$285,000			$285,000	$0	$285,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Newtown Technlology Park Project	8/5/2005	06	STEAP	$500,000			$500,000	$0	$500,000
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Seth Thomas Homestead and Museum	8/2/2005	06	UA-OPM	$450,000			$450,000	$13,830	$463,830
	61								**$30,963,872**	**$0**	**$435,000**	**$31,398,872**	**$37,518,780**	**$68,917,652**
FY 04-05														
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Wall Street Bridge Renovation Project	6/28/2005	05	UA-OPM	$50,000			$50,000	$0	$50,000
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Phase II Sidewalk Improvements	6/27/2005	05	STEAP	$250,000			$250,000	$0	$250,000
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Hole in the Wall Environmentally Friendly Parking Lot	6/23/2005	05	STEAP	$500,000			$500,000	$0	$500,000
Children's Museum of Southeastern Connecticut, Inc.	409 Main Street	Niantic	06357	New London	Museum Expansion Feasibility Study	6/15/2005	05	UA-OPM	$87,000			$87,000	$0	$87,000
East Haven, Town of	250 East Main St	East Haven	06512	New Haven	First Phase Enhancement to Central Business District Project	6/15/2005	05	UA-OPM	$550,000			$550,000	$525,000	$1,075,000
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06106	Hartford	SAMA - Replenish Neighborhood Economic Development Fund	6/9/2005	05	UA-OPM	$3,000,000			$3,000,000	$3,700,000	$6,700,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Silas Deane Highway Revitalization Project	6/9/2005	05	STEAP	$500,000			$500,000	$100,000	$600,000
Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	06088	Hartford	Connecticut Trolley Museum	6/2/2005	05	UA-OPM	$150,000			$150,000	$37,500	$187,500
Lyman Allyn Art Museum	625 Williams Street	New London	06320	New London	Capital Improvements Project	6/2/2005	05	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Capital Improvement Project Phase II	6/2/2005	05	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	06604	Fairfield	Emergency Repair Project	5/25/2005	05	UA-OPM	$118,000			$118,000	$0	$118,000
Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	06604	Fairfield	Capital Improvements Project	5/25/2005	05	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
New Milford, Town of	10 Main Street	New Milford	06776	Litchfield	Railroad Street Improvements	5/25/2005	05	STEAP	$420,700			$420,700	$550,000	$970,700
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Portland Sidewalks Project	5/25/2005	05	UA-OPM	$150,000			$150,000	$0	$150,000
Suffield, Town of	83 Mountain Road	Suffield	06078	Hartford	Town Center Redevelopment Project	5/25/2005	05	STEAP	$400,000			$400,000	$87,988	$487,988
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Whitneyville Center Improvements	5/18/2005	05	UA-OPM	$100,000			$100,000	$4,000	$104,000
Suffield, Town of	83 Mountain Road	Suffield	06078	Hartford	Babbs Beach Roller Rink Restoration	5/13/2005	05	STEAP	$100,000			$100,000	$52,000	$152,000
Griswold, Town of	Town Hall, 28 Main Street	Griswold	06351	New London	Triangle Wire & Cable Company Redevelopment Planning	5/12/2005	05	MAA	$195,000			$195,000	$500,000	$695,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #5	5/10/2005	05	MAA	$200,000			$200,000	$246,600	$446,600
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	06037	Hartford	Town Center Public Improvements	5/6/2005	05	STEAP	$500,000			$500,000	$275,000	$775,000
Orange, Town of	486 Oxford Road	Orange	06477	New Haven	Boston Post Road Lighting Program	5/6/2005	05	STEAP	$150,000			$150,000	$0	$150,000
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	06101	Hartford	The Hartford Partnership Plan	4/5/2005	05	MAA	$150,000			$150,000	$150,000	$300,000
Public Housing Residence Going Places, Inc.	15 Pavilion Drive	Hartford	06109	Hartford	Main and Pavillion Shopping Center	4/5/2005	05	CBRLF	$0		$160,000	$160,000	$40,000	$200,000
Sea Research Foundation, Inc.	55 Coogan Blvd.	Mystic	06355	New London	Mystic Marinelife Aquarium Debt Restructure Project	3/31/2005	05	UA-OPM	$4,500,000			$4,500,000	$0	$4,500,000
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Improvements to the Thomaston Opera House	3/16/2005	05	UA-OPM	$180,000			$180,000	$28,000	$208,000
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	06101	Hartford	CT Historical Society/ Old State House Renovation	2/25/2005	05	UA-OPM	$3,000,000			$3,000,000	$2,935,000	$5,935,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Essex Town Center Improvements	2/25/2005	05	STEAP	$486,090			$486,090	$0	$486,090
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Litchfield Hills Façade Improvement Program, U.A. Rural	2/25/2005	05	UA-OPM	$1,000,000			$1,000,000	$955,000	$1,955,000
Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	06424	Middlesex	New Museum Construction Project	2/16/2005	05	UA-OPM	$25,000			$25,000	$20,000	$45,000
Plainville, Town of	1 Central Square	Plainville	06062	Hartford	Neal Court Improvement Project	2/10/2005	05	UA-OPM	$250,000			$250,000	$15,500	$265,500
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	06103	Hartford	Central Connecticut Revolving Loan Fund	2/2/2005	05	MAA	$500,000			$500,000	$60,000	$560,000
Southington, Town of	75 Main Street	Southington	06489	Hartford	D'Angelo Parking Lot Project	2/2/2005	05	UA-OPM	$75,000			$75,000	$100,000	$175,000
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Streetscape Improvments - Phase 2	1/28/2005	05	STEAP	$250,000			$250,000	$0	$250,000
Earthplace, The Nature Discovery Center, Inc.	10 Woodside Circle	Westport	06880	Fairfield	Renovation of Exhibit Hall Project	1/21/2005	05	UA-OPM	$25,000			$25,000	$25,000	$50,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Stop & Shop Project	1/20/2005	05	UA-OPM	$2,500,000			$2,500,000	$0	$2,500,000
Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	06248	Tolland	Village Green District	1/20/2005	05	STEAP	$500,000			$500,000	$0	$500,000
Derby, City of	One Elizabeth Street	Derby	06418	New Haven	Sterling Opera House Restoration	1/13/2005	05	UA-OPM	$1,000,000			$1,000,000	$4,000,000	$5,000,000
Marlborough Arts Center & Museum, Inc.	231 North Main Street	Marlborough	06447	Hartford	Regional Arts Center	1/13/2005	05	UA-OPM	$100,000			$100,000	$25,000	$125,000
Otis Library	261 Main Street	Norwich	06360	New London	Renovation and Expansion Project	12/14/2004	05	UA-OPM	$4,500,000			$4,500,000	$4,000,000	$8,500,000
Madison, Town of	8 Campus Drive	Madison	06443	New London	Madison Center Project	11/18/2004	05	STEAP	$500,000			$500,000	$131,400	$631,400
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year XI	11/18/2004	05	MAA	$300,000			$300,000	$415,000	$715,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Eugene O'Neill Theater Repairs - White House Project	10/27/2004	05	UA-OPM	$150,000			$150,000	$43,939	$193,939
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	State Street MDP Implementation	10/20/2004	05	MAA	$1,350,000			$1,350,000	$1,350,000	$2,700,000
Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	06877	Fairfield	Renovation and Expansion Project	9/17/2004	05	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Milford, City of	70 West River Street	Milford	06460	New Haven	Devon Center Revitailization II	9/17/2004	05	UA-OPM	$1,600,000			$1,600,000	$0	$1,600,000
Bridgeport Downtown Special Services District	10 Middle Street	Bridgeport	06601	Fairfield	Downtown Plan - Bridgeport	8/27/2004	05	UA-DECD	$250,000			$250,000	$0	$250,000
Colt Gateway, LLC/Homes for America Holdings, Inc.	140 Huyshope Ave., Suite 200	Hartford	06106	Hartford	Coltsville Armory Site Project	8/25/2004	05	UA-OPM	$4,500,000			$4,500,000	$60,500,000	$65,000,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	8/12/2004	05	MAA	$1,500,000			$1,500,000	$2,605,000	$4,105,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center Phase V	8/9/2004	05	UA-OPM	$2,000,000			$2,000,000	$9,176,120	$11,176,120
Battiston's of Windsor, Inc.	395 Cottage Grove Rd.	Bloomfield	06002	Hartford	Dry Cleaning Site Remediation Project	7/29/2004	05	Dry Cleaning	$150,000			$150,000	$184,400	$334,400
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #4	7/22/2004	05	MAA	$183,200			$183,200	$189,300	$372,500
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	06002	Hartford	Captain Oliver Filley House Renovation	7/16/2004	05	UA-OPM	$200,000			$200,000	$1,314,000	$1,514,000
Haddam, Town of	30 Field Park Drive	Haddam	06438	Middlesex	Higganum Center Infrastructure Project	7/16/2004	05	STEAP	$500,000			$500,000	$30,000	$530,000
Hellenic Society "Paideia", Inc.	P.O. Box 1399	Bristol	06010	Hartford	Bristol Culture & Arts Center Project	7/16/2004	05	UA-OPM	$225,000			$225,000	$0	$225,000
Chappell Garden, Inc.	369A Barbour Street	Hartford	06120	Hartford	Ludella Williams Community Center Project	7/12/2004	05	UA-OPM	$150,000			$150,000	$475,000	$625,000
	55								**$44,019,990**	**$0**	**$160,000**	**$44,179,990**	**$94,845,747**	**$139,025,737**
FY 03-04														
Brookfield Craft Center, Inc.	286 Whisconier Road	Brookfield	06804	Fairfield	Acquisition & Renovation of Train Station Project	6/24/2004	04	UA-OPM	$134,400			$134,400	$250,100	$384,500
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	06106	Hartford	Adriaens Landing Technology Center (CTSE Planning)	6/24/2004	04	CCEDA	$1,963,750			$1,963,750	$1,963,750	$3,927,500
New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	06050	Hartford	Museum Expansion Project	6/24/2004	04	UA-OPM	$5,000,000			$5,000,000	$11,013,670	$16,013,670
Connecticut Development Authority/CCEDA	999 West Street	Rocky Hill	06067	Hartford	Northland Two Pillars, LLC	6/23/2004	04	CCEDA	$30,500,000			$30,500,000	$121,141,161	$151,641,161
Coventry, Town of	1712 Main Street	Coventry	06238	Tolland	Coventry Village Development Project	6/22/2004	04	STEAP	$500,000			$500,000	$125,000	$625,000
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	06339	New London	Ledyard Infrastructure Improvements - Phase 1	6/22/2004	04	STEAP	$490,000			$490,000	$988,750	$1,478,750
Simsbury, Town of	933 Hopmeadow Street	Simsbury	06070	Hartford	Simsbury Meadows Farmwell Project	6/22/2004	04	STEAP	$500,000			$500,000	$150,000	$650,000
Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	06880	Fairfield	Westport County Playhouse Expansion Project	6/15/2004	04	SA	$5,000,000			$5,000,000	$11,969,291	$16,969,291

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Connecticut Technology Council	11 Founders Plaza	East Hartford	06108	Hartford	Connecticut Software Cluster	5/19/2004	04	MAA	$100,000			$100,000	$107,000	$207,000
Connecticut Brownfield Redevelopment Authority	999 West Street	Rocky Hill	06067	Hartford	Steel Point Site Investigation	4/15/2004	04	UA-OPM	$900,000			$900,000	$0	$900,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Mid Block Parking Garage	4/2/2004	04	SA	$4,000,000			$4,000,000	$20,672,091	$24,672,091
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Bartlett Arboreretum Project	3/30/2004	04	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
Windham, Town of	979 Main Street	Willimantic	06226	Windham	Windham Textile & History Museum	3/10/2004	04	UA-OPM	$40,000			$40,000	$0	$40,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	2/20/2004	04	MAA	$500,000			$500,000	$3,067,306	$3,567,306
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year X	2/6/2004	04	MAA	$300,000			$300,000	$415,000	$715,000
Sherman, Town of	P.O. Box 39	Sherman	06784	Fairfield	Sherman Playhouse - Window Replacement	1/15/2004	04	STEAP	$12,000			$12,000	$0	$12,000
Meriden Economic Resource Group, Inc.	P.O. Box 888	Meriden	06450	New Haven	City Center Initiative Plan	12/15/2003	04	UA-OPM	$250,000			$250,000	$0	$250,000
Morris, Town of	3 East St P.O. Box 66	Morris	06763	Litchfield	Town Center Vision Project	12/15/2003	04	STEAP	$435,800			$435,800	$0	$435,800
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Improvement Project	11/19/2003	04	STEAP	$400,000			$400,000	$153,880	$553,880
Southington Remediation Services, LLC	38 Colton Street	Farmington	06032	Hartford	Clark Street Rehabilitation Project	11/18/2003	04	SCPRIF	$0		$50,000	$50,000	$350,000	$400,000
Greenwich, Town of	101 Field Point	Greenwich	06831	Fairfield	Bruce Museum of Arts Sciences	11/4/2003	04	UA-OPM	$175,000			$175,000	$4,687	$179,687
Orange, Town of	486 Oxford Road	Orange	06477	New Haven	Edision Road Expansion	10/24/2003	04	STEAP	$500,000			$500,000	$0	$500,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Adult Continuing Education Technical Training Center	10/16/2003	04	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	06037	Hartford	Downtown Green Development	10/6/2003	04	STEAP	$500,000			$500,000	$450,000	$950,000
Hill-Stead Museum	32 Mountain Road	Farmington	06032	Hartford	Exterior Renovation and Public Access Project	10/6/2003	04	UA-OPM	$1,250,000			$1,250,000	$1,250,000	$2,500,000
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Litchfield	Warner Theatre Restoration Project Phases 1, 2, 3	10/6/2003	04	UA-OPM	$6,066,000			$6,066,000	$647,300	$6,713,300
Bristol Historical Society, Inc.	98 Summer Street	Bristol	06010	Hartford	Building Renovation Phase 1	9/26/2003	04	UA-OPM	$200,000			$200,000	$150,000	$350,000
Groton DPUC, City of	295 Meridian Street	Groton	06340	New London	Infrastructure Road & Utility Improvement	9/26/2003	04	UA-OPM	$1,675,000			$1,675,000	$12,800,000	$14,475,000
Oxford, Town of	486 Oxford Road	Oxford	06478	New Haven	Oxford Business Incubator	9/2/2003	04	STEAP	$144,000			$144,000	$81,000	$225,000
Ellington, Town of	55 Main Street	Ellington	06029	Tolland	Nellie McKnight House Restoration	8/8/2003	04	STEAP	$100,000			$100,000	$15,000	$115,000
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Electric Utilties Extension	7/30/2003	04	STEAP	$250,000			$250,000	$819,065	$1,069,065
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Goodyear Building Restoration	7/30/2003	04	UA-OPM	$500,000			$500,000	$500,000	$1,000,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Ninth Square Phase II	7/30/2003	04	SA	$9,902,370			$9,902,370	$16,091,799	$25,994,169
New Milford, Town of	10 Main Street	New Milford	06776	Litchfield	Century Enterprise Center	7/30/2003	04	STEAP	$500,000			$500,000	$4,832,000	$5,332,000
Windsor, Town of	275 Broad Street	Windsor	06006	Hartford	Summer Winds Plaza Theater	7/30/2003	04	STEAP	$500,000			$500,000	$1,936,330	$2,436,330
Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	06108	Hartford	State Games of America - Connecticut 2003	7/29/2003	04	MAA	$500,000			$500,000	$766,500	$1,266,500
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #3	7/15/2003	04	MAA	$150,000			$150,000	$251,400	$401,400
	37								**$77,938,320**	**$0**	**$50,000**	**$77,988,320**	**$212,962,080**	**$290,950,400**
FY 02-03														
East Haddam, Town of	Town Office Building	East Haddam	06423	Middlesex	Walkable Moodus Center	6/19/2003	03	STEAP	$421,875			$421,875	$40,000	$461,875
Southington, Town of	75 Main Street	Southington	06489	Hartford	Industrial Park Study	6/12/2003	03	MAA	$100,000			$100,000	$100,000	$200,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	06268	Tolland	Mansfield Downtown STEAP Project	6/5/2003	03	STEAP	$500,000			$500,000	$0	$500,000
Salisbury, Town of	Town Hall	Salisbury	06068	Litchfield	Salisbury & Lakeville Business Area Enhancement Project	6/5/2003	03	STEAP	$300,000			$300,000	$5,000	$305,000
Suffield, Town of	83 Mountain Road	Suffield	06078	Hartford	Suffield Town Center Project	6/5/2003	03	STEAP	$500,000			$500,000	$333,000	$833,000
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Downtown Rehabilitation and Redevelopment Project	6/2/2003	03	UA-OPM	$500,000			$500,000	$0	$500,000
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Façade Improvement Program	5/9/2003	03	UA-OPM	$1,000,000			$1,000,000	$975,000	$1,975,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Streetscape Improv. In Sandy Hook Bus. Section	4/24/2003	03	STEAP	$475,000			$475,000	$775,000	$1,250,000
Redding, Town of	100 Hill Road	Redding	06875	Fairfield	Street Enhancements Plan Project	4/24/2003	03	STEAP	$500,000			$500,000	$727,953	$1,227,953
Torrington, City of	140 Main Street	Torrington	06790	Litchfield	Master Planning Downtown Redevelopment Project	4/24/2003	03	UA-OPM	$50,000			$50,000	$50,000	$100,000
Sharon, Town of	63 Main Street	Sharon	06069	Litchfield	Sharon Valley Lime Kiln Project	4/21/2003	03	STEAP	$73,169			$73,169	$65,000	$138,169
Mark Twain Memorial	351 Farmington Avenue	Hartford	06105	Hartford	Mark Twain House Expansion and Enhancement Project	4/7/2003	03	UA-OPM/REG	$4,000,000			$4,000,000	$12,671,584	$16,671,584
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Tolland Business Park Infrastructure Improvements	4/7/2003	03	STEAP	$485,000			$485,000	$155,000	$640,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	06702	New Haven	Waterbury Economic Resource Center	3/26/2003	03	MAA	$100,000			$100,000	$150,000	$250,000
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	06403	New Haven	Downtown Redevelopment Project	3/25/2003	03	UA-OPM	$20,000			$20,000	$28,248	$48,248
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	06360	New London	Norwich Industrial Park/Computer Sciences Corporation	3/25/2003	03	MAA	$140,000			$140,000	$15,556	$155,556
Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	06340	New London	Dry Cleaning Site Remediation Project	3/12/2003	03	Dry Cleaning	$150,000			$150,000	$12,500	$162,500
Hollywood Cleaners	705 Shippan Avenue	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	3/12/2003	03	Dry Cleaning	$100,000			$100,000	$50,000	$150,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year IX	1/23/2003	03	MAA	$300,000			$300,000	$300,000	$600,000
Stratford, Town of	2725 Main Street	Stratford	06497	Fairfield	Stratford Center Imrovements	1/15/2003	03	UA-OPM	$350,000			$350,000	$33,300	$383,300
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Dari Farms Expansion	12/27/2002	03	MAA	$850,000			$850,000	$7,817,500	$8,667,500
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06106	Hartford	Hartford Image Project	12/23/2002	03	MAA	$50,000			$50,000	$2,231,000	$2,281,000
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Forest/Prospect and Bedford Intersection Improvements	12/9/2002	03	UA-OPM	$155,000			$155,000	$0	$155,000
Bridgeport Port Authority	330 Water Street	Bridgeport	06604	Fairfield	Bridgeport Regional Maritime Complex	11/25/2002	03	USRAP	$2,500,000			$2,500,000	$8,142,189	$10,642,189
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Hartford	Riverside Front Recapture Park Improvements	11/20/2002	03	SA	$3,900,000			$3,900,000	$1,830,369	$5,730,369
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Hartford	Original Theater Improvements	11/8/2002	03	UA-OPM	$1,800,000			$1,800,000	$0	$1,800,000
Darien Cleaners	351 Post Road	Darien	06820	Fairfield	Dry Cleaning Site Remediation Project	11/7/2002	03	Dry Cleaning	$50,000			$50,000	$141,700	$191,700
KidCity, Inc.	119 Washington Street	Middletown	06457	Middlesex	Museum Expansion Project	10/18/2002	03	UA-OPM	$2,000,000			$2,000,000	$1,197,610	$3,197,610
Tri-State Center For The Arts, Inc.	49 Amenia Road	Sharon	06069	Litchfield	Renovation of the Sharon Playhouse	10/18/2002	03	SA	$300,000			$300,000	$495,710	$795,710
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Reed Putnam Urban Renewal Project - Phase 2	10/4/2002	03	SA	$3,500,000			$3,500,000	$0	$3,500,000
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	06239	Windham	Anchor Glass & Rock Avenue Redevelopment	9/30/2002	03	MAA	$197,065			$197,065	$197,065	$394,130
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Fairfield	Final Phase of Palace Theater Improvement Project	9/26/2002	03	UA-OPM	$2,500,000			$2,500,000	$4,000,000	$6,500,000
Plymouth, Town of	80 Main Street	Plymouth	06786	Litchfield	Plymouth Industrial Park - Phase 3 Expansion	9/23/2002	03	MAA	$1,825,000			$1,825,000	$1,825,000	$3,650,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center - Phase IV	9/20/2002	03	UA-OPM	$480,000			$480,000	$2,051,740	$2,531,740
Hartford Stage Company, Inc.	50 Church Street	Hartford	06101	Hartford	Leasehold Improvement and Equipment Project	9/20/2002	03	UA-OPM	$669,000			$669,000	$0	$669,000
Norwich Community Development Corporation	77 Main Street	Norwich	06360	New London	Mercantile Exchange Office Blding & Parking	9/4/2002	03	UA-OPM	$6,150,000			$6,150,000	$12,833,079	$18,983,079
Hartford, City of	550 Main Street	Hartford	06103	Hartford	Capital Region Jobs Corp. Center	8/30/2002	03	UA-OPM	$4,000,000			$4,000,000	$16,000,000	$20,000,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Hartford	State Street Landing Docks and Other Riverfront Improvements	8/30/2002	03	UA-OPM/SA	$196,000			$196,000	$0	$196,000
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Downtown Revitalization Project	8/15/2002	03	UA-OPM	$1,300,000			$1,300,000	$204,500	$1,504,500
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Grove St. Blight Removal	7/29/2002	03	SCPRIF	$0		$30,000	$30,000	$270,000	$300,000
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	06002	Hartford	Home Depot Expansion	7/23/2002	03	MAA	$0		$300,000	$300,000	$500,000	$800,000
East Hartford, Town of	740 Main Street	East Hartford	06108	Hartford	Coca-Cola Main Street Infrastructure Project	7/19/2002	03	UA-OPM	$830,000			$830,000	$250,000	$1,080,000
Valley Regional Planning Agency	12 Main Street	Derby	06418	New Haven	Environmental Site Remediation Initiative	7/10/2002	03	MAA	$500,000			$500,000	$179,039	$679,039
Nutmeg Conservatory for the Arts, Inc.	58-62 Main Street	Torrington	06790	Litchfield	Nutmeg Conservatory for the Arts Building Rehab	7/3/2002	03	UA-OPM	$250,000			$250,000	$6,450,000	$6,700,000
Superior Cleaners, Inc.	1200 Stratford Avenue	Bridgeport	06607	Fairfield	Dry Cleaning Site Remediation Project	7/1/2002	03	Dry Cleaning	$150,000			$150,000	$31,100	$181,100
	45								**$44,217,109**	**$0**	**$330,000**	**$44,547,109**	**$83,134,742**	**$127,681,851**
FY 01-02														
Community Economic Development Fund	965 East Main Street	Meriden	06450	New Haven	Inner City Business Strategy Loan Guarantee	6/14/2002	02	MAA	$0	$200,000		$200,000	$600,000	$800,000
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Summer Street Realignment Project	5/31/2002	02	UA-OPM	$275,000			$275,000	$0	$275,000
Connecticut Aeronautical Historical Association, Inc.	Bradley International Airport	Windsor Locks	06096	Hartford	New England Air Museum Expansion of Operations Project	5/17/2002	02	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Norwich Community Development Corporation	77 Main Street	Norwich	06360	New London	Industrial Park Expansion, Occum Park, Chelsea Harbor, Heritage Discovery Ctr., Booth Parking Lot	5/17/2002	02	UA-OPM	$2,666,795			$2,666,795	$1,240,000	$3,906,795
Windham, Town of	979 Main Street	Willimantic	06226	Windham	Artspace Windham - Redevelopment Feasibility Study	5/1/2002	02	UA-DECD	$199,300			$199,300	$50,000	$249,300
Joseph N. Goff House, Inc.	2 Barton Hill Rd Box 337	East Hampton	06424	Middlesex	Goff House Reconstruction & Rehab	4/23/2002	02	UA-OPM	$113,000			$113,000	$49,000	$162,000

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Milford, City of	70 West River Street	Milford	06460	New Haven	Devon Center Revitalization Phase 1 - A1 Project	4/23/2002	02	UA-OPM	$600,000			$600,000	$0	$600,000
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	06484	Fairfield	Shelton Enterprise And Commerce Park - Phase II	4/23/2002	02	MAA	$1,000,000			$1,000,000	$2,432,850	$3,432,850
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	West Main/Willow St. Initiative - Phase I Improvements	4/23/2002	02	UA-OPM	$4,700,000			$4,700,000	$280,560	$4,980,560
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Downtown Incentive/Information Technology Zone Program	4/23/2002	02	UA-OPM	$1,500,000			$1,500,000	$0	$1,500,000
Woodbury, Town of	281 Main Street South	Woodbury	06798	Litchfield	Pedestrian Bridge Project	4/23/2002	02	STEAP	$250,000			$250,000	$65,000	$315,000
Guilford Handcrafts Center, Inc.	411 Church Street	Guilford	06437	New Haven	Center Renovations and Upgrades	4/5/2002	02	UA-OPM	$250,000			$250,000	$282,000	$532,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Facilities Upgrade Project	4/1/2002	02	UA-OPM	$787,000			$787,000	$0	$787,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Downtown Development Project - Phase II	3/21/2002	02	UA-OPM/PA	$109,508,000			$109,508,000	$0	$109,508,000
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	06360	New London	Norwich Industrial Park Roadway Improvement	3/15/2002	02	MAA	$0		$200,000	$200,000	$254,067	$454,067
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Hartford	Riverwalk Downtown	2/21/2002	02	SA	$1,780,000			$1,780,000	$0	$1,780,000
Connecticut District Export Council	213 Court Street - Suite 903	Middletown	06457	Middlesex	Export Promotion Program	2/15/2002	02	MAA	$10,000			$10,000	$0	$10,000
Norwalk, City of	125 East Avenue	Norwalk	06856	Fairfield	Reed Street Extension and Underpass Project	2/6/2002	02	SA	$6,500,000			$6,500,000	$0	$6,500,000
East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	06088	Hartford	Restoration of the East Windsor Academy	1/31/2002	02	UA-OPM	$125,000			$125,000	$25,000	$150,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Thomaston Avenue/Jackson Street Connector Study	1/24/2002	02	UA-OPM	$500,000			$500,000	$0	$500,000
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	06705	New Haven	Theatre Production Building & Cast House Project	1/9/2002	02	UA-OPM	$500,000			$500,000	$0	$500,000
Wampus Milford Associates, LLC	80 Wampus Lane	Milford	06460	New Haven	Former Burndy Site Project	1/8/2002	02	SCPRIF	$0		$335,000	$335,000	$0	$335,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Hartford	Connecticut Main Street Project #2	1/7/2002	02	MAA	$200,000			$200,000	$220,400	$420,400
Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	06604	Fairfield	Seaview Industrial Park	12/20/2001	02	UA-OPM/MAA	$4,416,075			$4,416,075	$2,393,355	$6,809,430
Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	06103	Hartford	Canon Gtr. Hartford Open - 50th Anniv.	12/10/2001	02	MAA	$200,000			$200,000	$471,936	$671,936
Harold Leever Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	06708	New Haven	Cancer Center Project	12/7/2001	02	UA-OPM	$3,000,000			$3,000,000	$10,900,000	$13,900,000
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	06811	Fairfield	Master Planning	11/23/2001	02	UA-OPM	$100,000			$100,000	$0	$100,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Gates Building Rehabilitation Phase III	10/29/2001	02	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	06067	Hartford	Cluster Activation Phase One And Two	10/22/2001	02	MAA	$314,000			$314,000	$640,700	$954,700
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	06710	New Haven	WOW Learning Center	10/22/2001	02	UA-OPM	$962,000			$962,000	$0	$962,000
Cleaner Images, Inc.	47 Highridge Road	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	10/4/2001	02	Dry Cleaning	$50,000			$50,000	$33,662	$83,662
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year IX	9/27/2001	02	MAA	$300,000			$300,000	$300,000	$600,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	East End Public Safety and Public Facility Expansion	9/10/2001	02	UA-OPM	$2,400,000			$2,400,000	$0	$2,400,000
Southington, Town of	75 Main Street	Southington	06489	Hartford	Former Beaton & Corbin Site	9/6/2001	02	SCPRIF	$0		$82,920	$82,920	$0	$82,920
Scott and Daniells, Inc.	264 Freestone Avenue	Portland	06480	Middlesex	148 Freestone Avenue Project	9/4/2001	02	MAA	$262,000			$262,000	$537,000	$799,000
Board of Trustees of Community Technical Colleges	61 Woodland Street	Hartford	06105	Hartford	Precision Manufacturing Institute -Phase II Of Mttp Program	7/25/2001	02	MAA	$1,000,000			$1,000,000	$3,865,400	$4,865,400
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	06492	New Haven	Restoration of Johnson Mansion (Silver City Museum)	7/25/2001	02	UA-OPM	$500,000			$500,000	$200,000	$700,000
	37								**$147,968,170**	**$200,000**	**$617,920**	**$148,786,090**	**$24,840,930**	**$173,627,020**
FY 00-01														
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull MDP Implementation #1,2,3,4	6/26/2001	01	PA 00-167	$46,284,000			$46,284,000	$5,816,279	$52,100,279
Wadsworth Atheneum	600 Main Street	Hartford	06103	Hartford	Exterior Building Renovations and Upgrades Project	6/14/2001	01	UA-OPM	$2,500,000			$2,500,000	$0	$2,500,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Amistad Dock Improvement Project	6/11/2001	01	SA	$750,000			$750,000	$37,036	$787,036
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	6/7/2001	01	MAA	$2,000,000			$2,000,000	$3,350,000	$5,350,000
Mattatuck Historical Society, Inc.	144 West Main Street	Waterbury	06710	New Haven	Mattatuck Museum Renovations	6/7/2001	01	UA-OPM	$500,000			$500,000	$32,548	$532,548
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Manchester Historic Firehouse Restoration	6/6/2001	01	UA-OPM	$100,000			$100,000	$70,000	$170,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	New Britain Machine Industrial Park	6/6/2001	01	UA-OPM	$1,700,000			$1,700,000	$1,700,000	$3,400,000
Bristol, City of	111 North Main Street	Bristol	06010	Hartford	Southeast Mini-Industrial Park	6/1/2001	01	MAA	$750,000			$750,000	$1,173,585	$1,923,585
Prospect, Town of	36 Center Street	Prospect	06712	New Haven	Scott Road Industrial Park	5/14/2001	01	MAA	$175,000			$175,000	$175,000	$350,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	Former Remington Rand Facility-Improvements	5/7/2001	01	MAA	$756,500			$756,500	$756,500	$1,513,000
East Haven, Town of	250 East Main St	East Haven	06512	New Haven	Revitalization of Central Business District	4/27/2001	01	UA-OPM	$100,000			$100,000	$23,046	$123,046
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	06810	Fairfield	Renovation of the Rider House	4/5/2001	01	UA-OPM	$250,000			$250,000	$50,000	$300,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Arch Walkway Streetscape Project	3/12/2001	01	UA-OPM	$3,500,000			$3,500,000	$519,855	$4,019,855
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center - Phase III	2/22/2001	01	UA-OPM	$2,500,000			$2,500,000	$0	$2,500,000
Hill Development Corporation of New Haven/LULAC Headstart,	649 Howard Avenue	New Haven	06510	New Haven	Hill Parent/Child Center Project	2/6/2001	01	USRAP	$341,223			$341,223	$0	$341,223
Jewett City, Borough of	32 School Street	Griswold	06351	New London	Wastewater Treatment Plant Upgrade	1/26/2001	01	UA-OPM/MAA	$3,000,000			$3,000,000	$14,987,000	$17,987,000
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	06702	New Haven	Joseph L. Jaynes Center	1/24/2001	01	MAA	$800,000			$800,000	$308,390	$1,108,390
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	06371	New London	Expansion Planning Phase 4	1/5/2001	01	REG	$332,000			$332,000	$110,667	$442,667
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Derecktor Shipyard Development Proj.- 2nd Phase	1/2/2001	01	UA-OPM	$6,400,000			$6,400,000	$0	$6,400,000
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	06423	Middlesex	Expansion Project - Phase One	1/2/2001	01	SA	$2,000,000			$2,000,000	$4,750,064	$6,750,064
South Central Ct Reg. Econ. Develop. Corp. (aka Reg. Grow. P	900 Chapel Street	New Haven	06510	New Haven	South Central Regional Site Remediation Prog.	12/29/2000	01	MAA	$750,000			$750,000	$84,000	$834,000
East Hartford, Town of	740 Main Street	East Hartford	06108	Hartford	Strategic Econ. Dev. and Land Use Plan Review	12/8/2000	01	MAA	$40,000			$40,000	$40,000	$80,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year VIII	12/8/2000	01	MAA	$300,000			$300,000	$300,000	$600,000
Fairport Valet	1711-1718 Post Road East	Westport	06880	Fairfield	Dry Cleaning Site Remediation Project	12/1/2000	01	Dry Cleaning	$150,000			$150,000	$65,635	$215,635
Three J's Laundromat	623 Straits Turnpike	Watertown	06795	Litchfield	Dry Cleaning Site Remediation Project	12/1/2000	01	Dry Cleaning	$150,000			$150,000	$85,422	$235,422
Oxford, Town of	486 Oxford Road	Oxford	O6478	New Haven	Oxford Industrial Park	11/29/2000	01	MAA	$150,000			$150,000	$150,400	$300,400
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Derecktor Shipyard Predevelopment Project	11/6/2000	01	MAA	$50,000			$50,000	$6,000	$56,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	River Road Sewer Project	11/6/2000	01	MAA	$52,000			$52,000	$10,000	$62,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Arena at Harbor Yard - Multiple Phases	10/30/2000	01	UA-OPM	$35,000,000			$35,000,000	$17,126,481	$52,126,481
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Hartford	Connecticut Main Street Program #1	10/13/2000	01	MAA	$106,000			$106,000	$188,764	$294,764
Ivoryton Playhouse Foundation, Inc., The	P.O. Box 458	Ivoryton	06442	Middlesex	The Ivoryton Playhouse Foundation, Inc.	10/12/2000	01	MAA	$0		$357,000	$357,000	$450,000	$807,000
New Haven Development Corporation	100 Crown Street	New Haven	06510	New Haven	Shubert Theatre Emergency Repair Project	9/8/2000	01	UA-OPM	$1,050,000			$1,050,000	$0	$1,050,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	06702	New Haven	Stategic Economic Development Plan	9/8/2000	01	UA-OPM	$125,000			$125,000	$38,500	$163,500
At Collinsville, LLC	Bridge Street	Canton	06019	Hartford	At Collinsville Project	9/7/2000	01	SCPRIF	$0		$200,000	$200,000	$0	$200,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Highwood Neighborhood Revitalization Project	7/21/2000	01	UA-OPM	$500,000			$500,000	$5,000	$505,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06101	Hartford	Columbus Boulevard Bridge	7/7/2000	01	SA	$2,350,000			$2,350,000	$9,554	$2,359,554
	36								**$115,511,723**	**$0**	**$557,000**	**$116,068,723**	**$52,419,726**	**$168,488,449**
FY 99-00														
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	06360	New London	Technology Deployment Center	6/30/2000	00	UA-OPM	$1,000,000			$1,000,000	$493,000	$1,493,000
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Middlesex	Replenishment of Middlesex Revolving Loan Fund	6/29/2000	00	MAA	$137,500			$137,500	$13,750	$151,250
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Oak Street Neighborhood Spot Demolition	6/27/2000	00	UA-OPM	$500,000			$500,000	$0	$500,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Klein Memorial Auditorium Renovation	6/8/2000	00	UA-OPM	$2,502,019			$2,502,019	$225,000	$2,727,019
West Haven, City of	355 Main Street	West Haven	06516	New Haven	Savin Rock Museum	6/8/2000	00	UA-OPM	$200,000			$200,000	$20,381	$220,381
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull Acquistion, Demo. & Remediation	6/7/2000	00	MAA	$3,716,000			$3,716,000	$412,890	$4,128,890
Amistad America, Inc.	749 Chapel Street	New Haven	06507	New Haven	Development Project	5/25/2000	00	MAA/SA	$325,000			$325,000	$66,900	$391,900
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	06239	Windham	Newsprint Recycling Plant Feasibility Study	5/16/2000	00	MAA	$75,000			$75,000	$75,000	$150,000
Community Economic Development Fund	965 East Main Street	Meriden	06450	New Haven	Micro-Loan Guarantee Program For Women And Minority Businesses	5/12/2000	00	MAA	$0	$600,000		$600,000	$1,200,000	$1,800,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	State Street Revitalization Project	5/12/2000	00	UA-OPM	$500,000			$500,000	$25,000	$525,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Downtown Development Project - Phase I	5/12/2000	00	UA-OPM	$11,300,000			$11,300,000	$0	$11,300,000
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Sports Study	5/12/2000	00	UA-OPM	$100,000			$100,000	$0	$100,000
Hartford Parking Authority	44 Capital Avenue, Suite 301	Hartford	06103	Hartford	Morgan Street Garage/CSDA Parking Pillar Project	4/27/2000	00	SA	$4,000,000			$4,000,000	$24,000,000	$28,000,000
Hartford, City of	550 Main Street	Hartford	06103	Hartford	Veeder Place Completion	4/27/2000	00	UA-OPM	$5,664,800			$5,664,800	$0	$5,664,800

Applicant	Address	Municipality	Zip Code	County	Project	Date	FY	Fund	Amount	Guarantee	Amount	Assistance	Funds	Cost
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Former Rogers Spoon Factory Site Investigation Project	4/26/2000	00	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Site Preparation And Remediation Project	4/20/2000	00	UA-DECD	$500,000			$500,000	$0	$500,000
New London, City of	181 State Street	New London	06320	New London	Wastewater Treatment Plant Phases 1 and 2	4/20/2000	00	UA-DECD/MAA	$4,800,000			$4,800,000	$3,335,823	$8,135,823
Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	06702	New Haven	Freight Street Redevelopment Project	4/20/2000	00	UA-OPM	$2,000,000			$2,000,000	$0	$2,000,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Norwalk Dept. of Police Services Facility	4/18/2000	00	UA-OPM	$1,500,000			$1,500,000	$21,523,081	$23,023,081
Science Park Development Corporation	5 Science Park	New Haven	06511	New Haven	Building 25 Capital Improvements	4/10/2000	00	MAA	$70,000			$70,000	$7,778	$77,778
M & R Realty	120 Allen Street	Stratford	06497	Fairfield	Kimberly Heights Industrial Park	4/4/2000	00	SCPRIF	$0		$129,400	$129,400	$0	$129,400
Coltsville Heritage Park, Inc.	140 Huyshope Avenue	Hartford	06106	Hartford	Coltsville Heritage Park	3/24/2000	00	UA-OPM	$500,000			$500,000	$0	$500,000
Hartford, City of	550 Main Street	Hartford	06103	Hartford	Neighborhood Revitalization Project - Phase II	3/24/2000	00	UA-OPM	$4,000,000			$4,000,000	$0	$4,000,000
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	State Pier II	3/20/2000	00	MAA	$810,000			$810,000	$90,000	$900,000
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull Road Improvements	3/20/2000	00	MAA	$6,000,000			$6,000,000	$670,000	$6,670,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	State Street Cooridor Planning Area	3/15/2000	00	MAA	$111,000			$111,000	$111,000	$222,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center - Phase II	2/18/2000	00	UA-OPM	$1,432,862			$1,432,862	$5,731,448	$7,164,310
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Former Batchelder Site	2/16/2000	00	SCPRIF	$0		$45,000	$45,000	$0	$45,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	Sanitary Sewer Extension & Consolidation	2/10/2000	00	UA-OPM	$8,800,000			$8,800,000	$65,300	$8,865,300
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	New London Acton Sheet Metal Project	1/27/2000	00	MAA	$1,500		$35,000	$36,500	$260,000	$296,500
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Fairfield	Phase C2 - Palace Theater Improvement Project	1/27/2000	00	UA-OPM	$1,500,000			$1,500,000	$2,850,000	$4,350,000
Coventry, Town of	1712 Main Street	Coventry	06238	Tolland	Kenyon Mill Redevelopment	1/14/2000	00	SCPRIF	$0		$55,700	$55,700	$0	$55,700
Urban League of Greater of Hartford, Inc., The	140 Woodland Street	Hartford	06132	Hartford	Connecticut Construction Development Center	12/28/1999	00	MAA	$30,000			$30,000	$5,000	$35,000
Norwalk, City of	125 East Avenue	Norwalk	06856	Fairfield	Development Assistance Project	12/23/1999	00	UA-DECD	$2,400,000			$2,400,000	$0	$2,400,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year VII	12/22/1999	00	MAA	$300,000			$300,000	$300,000	$600,000
As-U-Like-It Cleaners	518 West Main Street	Meriden	06451	New Haven	Dry Cleaning Site Remediation Project	12/21/1999	00	Dry Cleaning	$150,000			$150,000	$17,500	$167,500
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06106	Hartford	Hartford Convention Center	12/21/1999	00	SA	$3,000,000			$3,000,000	$0	$3,000,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	New Britain Nuisance Abatement Project	12/21/1999	00	UA-OPM	$250,000			$250,000	$0	$250,000
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Arch Street Facade Project	12/21/1999	00	UA-OPM	$275,000			$275,000	$0	$275,000
Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	06856	Fairfield	Stepping Stones Museum for Children	12/14/1999	00	MAA	$500,000			$500,000	$10,300,000	$10,800,000
Plainfield, Town of	8 Community Avenue	Plainfield	06374	Windham	Infrastructure Improvement Project	12/13/1999	00	MAA	$0		$197,500	$197,500	$207,965	$405,465
Community Capital Fund, Inc.	177 State Street	Bridgeport	06604	Fairfield	Bridgeport Dock Repair and Expansion Project	12/2/1999	00	UA-OPM	$750,000			$750,000	$7,650,000	$8,400,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Stratford Avenue Streetscapes/East End Improvement	11/19/1999	00	UA-OPM	$3,500,000			$3,500,000	$0	$3,500,000
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Hartford	Ct State Technology Exten. Prog. - Conn/Step	11/19/1999	00	MAA	$2,000,000			$2,000,000	$2,426,306	$4,426,306
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Urban Oaks Organic Farm	11/19/1999	00	UA-OPM	$500,000			$500,000	$440,000	$940,000
Battiston's of Silas Deane, LLC	610 Silas Deane Highway	Wethersfield	06109	Hartford	Dry Cleaning Site Remediation Project	11/18/1999	00	Dry Cleaning	$100,000			$100,000	$328,602	$428,602
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	06511	New Haven	Black Expo '99	11/8/1999	00	MAA	$35,000			$35,000	$25,000	$60,000
Redevelopment Agency Town of Manchester	41 Center Street	Manchester	06040	Hartford	Morland Valve Site Redevelopment	11/3/1999	00	SCPRIF	$0		$68,970	$68,970	$0	$68,970
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Hartford	Bushnell Theater Addition Phase 2	11/1/1999	00	UA-OPM	$9,700,000			$9,700,000	$28,234,747	$37,934,747
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06106	Hartford	SAMA Neighborhood Economic Development Fund	10/27/1999	00	UA-OPM	$1,000,000			$1,000,000	$0	$1,000,000
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	06105	Hartford	Farmington Avenue Redevelopment Project	10/22/1999	00	UA-OPM	$5,000,000			$5,000,000	$0	$5,000,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Hartford	Hartford Riverwalk (Bulkeley Bridge Walkabout)	10/5/1999	00	UA-OPM/DECD	$700,000			$700,000	$2,790,000	$3,490,000
Bristol, City of	111 North Main Street	Bristol	06010	Hartford	Restoring Bristol Neighborhoods	9/27/1999	00	UA-OPM	$300,000			$300,000	$15,685	$315,685
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Norwalk Center Development Planning Project	9/27/1999	00	UA-OPM	$1,500,000			$1,500,000	$0	$1,500,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Steel Point	9/15/1999	00	UA-OPM	$20,000,000			$20,000,000	$0	$20,000,000
Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	06010	Hartford	Downtown Feasibility Study	8/30/1999	00	UA-DECD	$75,000			$75,000	$35,294	$110,294
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	State Pier I	8/6/1999	00	MAA	$1,935,000			$1,935,000	$215,000	$2,150,000
Frederick T. Clark	490 Wolcott Hill Road	Wethersfield	06109	Hartford	Shelco Filters Company Site Plan	7/30/1999	00	SCPRIF	$0		$32,500	$32,500	$13,000	$45,500
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Alamo-Tenergy Business Assistance	7/30/1999	00	SA	$2,125,000			$2,125,000	$0	$2,125,000
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	06810	Fairfield	Marion Anderson Studio	7/28/1999	00	UA-OPM	$190,000			$190,000	$76,000	$266,000
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06106	Hartford	City of Hartford Nuisance Abatement Program	7/14/1999	00	UA-OPM	$250,000			$250,000	$0	$250,000
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	06705	New Haven	Interior Theatre Renovation	7/14/1999	00	UA-OPM	$295,777			$295,777	$0	$295,777
Simsbury Historical Society, Inc.	800 Hopmeadow Street	Simsbury	06070	Hartford	Old Probate Court Restoration	7/14/1999	00	HA	$150,000			$150,000	$150,000	$300,000
	63								**$120,056,458**	**$600,000**	**$564,070**	**$121,220,528**	**$114,406,450**	**$235,626,978**
Total	**620**								**$828,086,156**	**$800,000**	**$5,629,590**	**$834,515,746**	**$792,905,953**	**$1,627,421,699**

*** = data identified elsewhere in the report

Appendix-9: Housing Development Portfolio

Table A-9

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Christian Activities Council	Pinewood Condos	West Hartford	Land Acquisition	$808,500	$808,500	DOH-Other	$808,500				0			
Fairfield Cty Mutual Housing, Inc	Woodward Ave	Norwalk	Land Acquisition	$312,160	$312,160	DOH-Other	$312,160				0			
Hartford Aptmt Improvement Prog	Barbour Street	Hartford	Land Acquisition	$155,310	$155,310	DOH-Other	$155,310				0			
House of Bread, Inc	Main Street	Hartford	Land Acquisition	$121,236	$121,236	DOH-Other	$121,236				0			
Nehemiah Housing Corporation	Ferry Street	Middletown	Land Acquisition	$100,882	$100,882	DOH-Other	$100,882				0			
Neighborhood Preservation	Sprice St	Stamford	Land Acquisition	**$8,700,600**	**$8,700,600**	DOH-Other	$8,700,600				0			
NHS of New Britain, Inc	North Street	New Britain	Land Acquisition	$97,400	$97,400	DOH-Other	$97,400				0			
Nutmeg Housing Dev Corp	Wildwood	Plymouth	Land Acquisition	$1,109,392	$1,109,392	DOH-Other	$1,109,392				0			
Rose City Comm Land Trust	Miriam Street	Norwich	Land Acquisition	$61,650	$61,650	DOH-Other	$61,650				0			
1989 Total				**$11,467,130**	**$11,467,130**		**$11,467,130**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**
Action Housing, Inc	Crestwood	Norwalk	Land Acquisition	$670,261	$670,261	DOH-Other	$670,261				0			
Action Housing, Inc	San Vicenzo PL	Norwalk	Land Acquisition	$2,334,130	$2,334,130	DOH-Other	$2,334,130				0			
Committee on Training & Employment	Henry Street	Stamford	Land Acquisition	$504,500	$504,500	DOH-Other	$504,500				0			
Community Renewal Team	Earle Street	Hartford	Land Acquisition	$35,135	$35,135	DOH-Other	$35,135				0			
Co-op Initiatives, Inc	Common Thread	Manchester	Land Acquisition	$297,012	$297,012	DOH-Other	$297,012				0			
Council of Concern Dev Corp	Orange Street	Meriden	Land Acquisition	$49,750	$49,750	DOH-Other	$49,750				0			
Fairfield 2000 Homes Corp	Waterside Green	Stamford	Land Acquisition	$2,070,000	$2,070,000	DOH-Other	$2,070,000				0			
New Neighborhoods, Inc	River Vista	Stamford	Land Acquisition	$553,500	$553,500	DOH-Other	$553,500				0			
New Samaritan	Kugeman Village	Cornwall	Land Acquisition	$178,700	$178,700	DOH-Other	$178,700				0			
Rose City Comm Land Trust	New London Tnpk	Norwich	Land Acquisition	$90,775	$90,775	DOH-Other	$90,775				0			
Rose City Comm Land Trust	Talman Street	Norwich	Land Acquisition	$16,025	$16,025	DOH-Other	$16,025				0			
South Park Inn	Mansion House	Hartford	Land Acquisition	$2,052,006	$2,052,006	DOH-Other	$2,052,006				0			
Torrington Affordable Housing, Inc	Milici Village	Torrington	Land Acquisition	$1,029,278	$1,029,278	DOH-Other	$1,029,278				0			

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Vision Housing, Inc.	Maple Ridge	Hebron	Land Acquisition	$1,000,000	$1,000,000	DOH-Other	$1,000,000				0			
1990 Total				**$10,881,072**	**$10,881,072**		**$10,881,072**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**
Creative Dev for Colchester, Inc	Amston Road	Colchester	Land Acquisition	$183,900	$183,900	DOH-Other	$183,900				0			
Creative Housing	Nike Site	East Windsor	Land Acquisition	$459,533	$459,533	DOH-Other	$459,533				0			
Fairfield 2000 Homes Corp	Scattered Site	Westport	Land Acquisition	$678,400	$678,400	DOH-Other	$678,400				0			
Fairfield 2000 Homes Corp	Sound House	Bridgeport	Land Acquisition	$1,277,405	$1,277,405	DOH-Other	$1,277,405				0			
Friendship Service Center	Arch St. Homeless	New Britain	Land Acquisition	$196,330	$196,330	DOH-Other	$196,330				0			
Macedonia Baptist Church	Macedonia	Ansonia	Land Acquisition	$340,000	$340,000	DOH-Other	$340,000				0			
Meriden Y.M.C.A.	Center Street	Meriden	Land Acquisition	$564,950	$564,950	DOH-Other	$564,950				0			
Middletown Hsng Part Trust, Inc	Nike Site	Middletown	Land Acquisition	$480,182	$480,182	DOH-Other	$480,182				0			
NHS of New Britain, Inc	Greenwood Commons	New Britain	Land Acquisition	$407,236	$407,236	DOH-Other	$407,236				0			
NHS of Waterbury, Inc	Old Farms Rdg/Lake Pnt	Waterbury	Land Acquisition	$3,852,550	$3,852,550	DOH-Other	$3,852,550				0			
Pathways Furures, Inc.	Brookside Dr.	Greenwich	Land Acquisition	$586,154	$586,154	DOH-Other	$586,154				0			
Plainville Affordable Housing Corp	Cassidy Commons	Plainville	Land Acquisition	$630,927	$630,927	DOH-Other	$630,927				0			
Rural Homes, Limited	Huntley Road	Killingly	Land Acquisition	$500,410	$500,410	DOH-Other	$500,410				0			
Rural Homes, Limited	Kathleen Drive	Brooklyn	Land Acquisition	$715,000	$715,000	DOH-Other	$715,000				0			
Salem Turnpike Housing Corporation	Trading Cove Commons	Norwich	Development Of LBLT Property For 35 Units Elderly Condos	$1,030,301	$1	DECD-Other	$1				0			
1991 Total				**$11,903,277**	**$10,872,977**		**$10,872,977**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**
Council of Concern Dev Corp	Springdale Ave	Meriden	Land Acquisition	$251,300	$184,959	DOH-Other	$184,959				0			**0**
Manchester Interfaith Corp.	Rainbow Hollow Homes	Manchester	Land Acquisition	$828,711	$828,711	DOH-Other	$828,711				0			
1992 Total				**$1,080,011**	**$1,013,670**		**$1,013,670**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**
Christian Activities Council	Scattered Site	Hartford	Land Acquisition	$2,446,379	$2,446,379	DOH-Other	$2,446,379				0			
Ecumenical Housing, Inc.	Tower Avenue	Hartford	Land Acquisition	$199,937	$199,937	DOH-Other	$199,937				0			
Living in Safe Alternatives, Inc	Boardman Street	Bristol	Land Acquisition	$219,235	$219,235	DOH-Other	$219,235				0			
New Samaritan	Wolcott Hills	Wolcott	Land Acquisition	$4,000,000	$4,000,000	DOH-Other	$4,000,000				0			
Torrington Affordable Housing, Inc	Scattered Site	Torrington	Land Acquisition	$497,956	$497,956	DOH-Other	$497,956				0			
Vision Housing, Inc.	Willow Glen	Coventry	Land Acquisition	$845,000	$845,000	DOH-Other	$845,000				0			

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
West Hartfod Interfaith Coalition, Inc	Scattered Site	West Hartford	Land Acquisition	$394,151	$394,151	DOH-Other	$394,151				0			
1993 Total				**$8,602,658**	**$8,602,658**		**$8,602,658**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**
Action Housing, Inc	Woodfield Common	Norwalk	Land Acquisition	$1,018,949	$1,018,949	DOH-Other	$1,018,949				0			
ECHO, Inc	Scattered Site	New London	Land Acquisition	$67,512	$67,512	DOH-Other	$67,512				0			
HA of the City of Stamford	Lead Program	Stamford	Lead Paint Abatement	$1,114,354	$1,114,354	HOME		$1,114,354			31		31	31
Human Serv Counc of Mid-Fairfield	New City Hotel	Norwalk	Land Acquisition	$755,648	$755,648	DOH-Other	$755,648				0			
Metcalf House. Inc	Metcalf House	Stamford	Forest Street Homeless	$704,650	$238,000	HOME		$238,000			10		10	10
NHS of Norwalk, Inc	Ely Ave	Norwalk	Land Acquisition	$125,375	$125,375	DOH-Other	$125,375				0			
Nutmeg Housing Development Corp	Wilde Wood Condominiums	Plymouth	Construct 55 Units Of Low-Income Condominiums	$6,599,827	$1,109,392	DECD-Other	$1,109,392				55	55		
Regional Hsng Rehab Inst of CT	West St/Davenport Ave	New Haven	Land Acquisition	$133,879	$133,879	DOH-Other	$133,879				0			
Rose City Comm Land Trust	Scattered Site	Norwich	Land Acquisition	$59,082	$59,082	DOH-Other	$59,082				0			
St Vincent dePaul of Meriden	Village Green	New Britain	Land Acquisition	$51,906	$51,906	DOH-Other	$51,906				0			
Tolland Non-Profit Housing Corp	Rolling Meadows	Tolland	Land Acquisition	$636,136	$636,136	DOH-Other	$636,136				0			
Village Associates, Inc	Forest Glen	Milford	Land Acquisition	$1,852,149	$1,852,149	DOH-Other	$1,852,149				0			
Vision housing, Inc	Breed's Tavern	Colchester	Construction of 22 LEC units	$2,908,075	$2,908,075	HOME/LEC	$424,810	$2,483,265			22		22	
1994 Total				**$16,027,542**	**$10,070,457**		**$6,234,837**	**$3,835,620**	**$0**	**$0**	**118**	**55**	**63**	**41**
Comm Dev Services, Inc.	Watch Factory	Cheshire	Land Acquisition	$392,700	$392,700	DOH-Other	$392,700				0			
Comm Land Trust of Windham, Inc	36 Windham St.	Windham	Land Acquisition	$47,000	$47,000	DOH-Other	$47,000				0			
CT Assoc for Comm Action	Lead Program	Statewide	CAFCA Lead Abatement	$1,180,360	$1,180,360	HOME		$1,180,360			72		72	72
Grove St MHA LP	Grove Street Mutual	Windsor Locks	Substantial Rehab	$3,639,350	$2,057,530	HOME				$2,057,530	21		21	21
Habitat for Humanity of Wallingford	Wallace Row	Wallingford	Land Acquisition	$101,250	$101,250	DOH-Other	$101,250				0			
Litchfield Housing Trust	Scattered Site	Litchfield	Land Acquisition	$356,354	$356,354	DOH-Other	$356,354				0			
West Hartfod Interfaith Coalition, Inc	Brace/Dale Streets	West Hartford	Land Acquisition	$176,050	$176,050	DOH-Other	$176,050				0			
West Hartfod Interfaith Coalition, Inc	S. Quaker Lane	West Hartford	Land Acquisition	$89,763	$89,763	DOH-Other	$89,763				0			
1995 Total				**$5,982,826**	**$4,401,006**		**$1,163,116**	**$1,180,360**	**$0**	**$2,057,530**	**93**	**0**	**93**	**93**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Arch St Assoc, LP	Hart Gardens	New Britain	Substantial Rehab	$2,089,850	$395,000	HOME				$395,000	8		8	8
Seymour Assoc LP	Hudson Park	Hartford	Substantial Rehab	$5,335,280	$3,229,453	HOME				$3,229,453	44		44	44
1996 Total				**$7,425,130**	**$3,624,453**		**$0**	**$0**	**$0**	**$3,624,453**	**52**	**0**	**52**	**52**
Bridgeport, City of	Bridgeport Block Grant 73	Bridgeport	Home Block Grant	$529,100	$529,100	HOME		$529,100			41	6	35	
Bridgeport, City of	Bridgeport Home Block Grant 78	Bridgeport	Home Block Grant	$476,098	$476,098	HOME		$476,098			25	3	22	
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder (Old 179)	New London	Acquisition & Rehab Of Homeownership Units To Stabilize Neifgborhoods.	$155,000	$155,000	HOME		$155,000			10	10		
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder II (Old 180)	New London	Acquisition Of 9 Single Family Homes.	$125,000	$125,000	HOME		$125,000			9	9		
Hartford, City of	Hartford Home Block Grant	Hartford	Moderate Rehab Annawan Street And Vine Street Apt Complexes	$9,629,619	$2,284,746	Multi		$1,784,746	$500,000		144		144	144
Marian Housing Corporation	Marion Housing	Cromwell	New Constructon Elderly Housing	$6,627,918	$1,500,000	HOME		$1,500,000			20		20	
New Haven, City of	New Haven Home Block Grant	New Haven	Grant To City Of New Haven For Rental And Homeownership Activities.	$1,197,012	$1,197,012	HOME		$1,197,012			19	5	14	
New Neighborhoods, Inc.	Stillwater Heights	Stamford	Rehab Of Three Existing Units	$2,276,672	$67,400	HOME		$67,400			3		3	**3**
South Hartford Initiative	SHI Housing	Hartford	Rehabilitation Loans And Grants To Existing Low-Mod Income Owners	$3,000,000	$3,000,000	DECD-Other	$3,000,000				157	157		157
Waterbury, City of	Waterbury Home Block Grant	Waterbury	Home Block Grant Assigned To Grace Congregate Project	$716,804	$716,804	HOME		$716,804			20		20	
1997 Total				**$24,733,223**	**$10,051,160**		**$3,000,000**	**$6,551,160**	**$500,000**	**$0**	**448**	**190**	**258**	**304**
Alderhouse Residential Community	Huntington House	New London	Substantial Rehab Of Adjoining Buildings For 7 LEC Residences	$25,000	$25,000	HOME		$25,000			7	7		7
Co-op Initiatives, Inc.	Ct Home Of Your Own	Hartford	Acquisition & Rehab Of Home Ownership Units For Disabled Individuals.	$550,000	$550,000	HOME		$550,000			14	14		
Groton, Town of	Groton - Homeowner	Groton	Downpayment Assistance	$867,628	$223,708	HOME		$223,708			7	7		
MLK Cooperative, Inc.	MLK Cooperative	Hartford	Rehab;Multi-Unit Residential	$6,120,409	$822,446	HOME				$822,446	64		64	64
Neighborhood Hsg Srvs Stamford	48 Orchard Street	Stamford	The Creation Of 7 Units Of Affordable Family Rental Housing.	$2,033,977	$200,000	HOME		$200,000			7		7	
Regional Hsg Rehab Inst of CT	Regional Housing Rehabilitation	New Haven	Renovation Of Blighted Homes For Homeownership By Eligible Buyers.	$974,798	$550,000	HOME				$550,000	16	16		16
1998 Total				**$10,571,812**	**$2,371,154**		**$0**	**$998,708**	**$0**	**$1,372,446**	**115**	**44**	**71**	**87**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
1-36 Jaidee Drive Associates Limited Partnership	Jaidee Drive	East Hartford	Creation Of 7 Units Of Rental Housing	$6,128,065	$500,000	HOME		$500,000			7		7	
1665 Post 1 Limited Partnership	Hidden Brook	Westport	New Construction Of 40 Affordable Apartments	$1,605,000	$1,605,000	HOME		$1,605,000			40		40	
Co-op Initiatives, Inc.	Home-Of-Your-Own	Bloomfield	Acquisition & Rehab Of Home Ownership Units By Disabled Individuals	$1,445,732	$1,445,732	HOME		$1,445,732			18	18		
Corporation for Independent Living	Accessibility Loans And Grants	Statewide	Make Dwelling Units Handicapped Accessible	$1,050,000	$1,050,000	HOME		$1,050,000			33	33		33
Corporation for Independent Living	CIL II	Statewide	Rehab Dwelling Units For Handicapped Individuals.	$550,000	$550,000	HOME				$550,000	16	16		16
New Haven, City of	730 George Street	New Haven	Substantial Renovation--Decd Home Units #58	$5,079,756	$750,000	HOME		$750,000			58		58	
Sheldon Oak II Cooperative LP	Sheldon Oak II Cooperative	Hartford	Rehab;Multi-Unit Residential	$7,959,713	$850,000	HOME				$850,000	72		72	72
Shelter for the Homeless, Inc.	Shelter For The Homeless	Stamford	Rehabilitation Of An Existing Building Into 12 Beds For The Homeless.	$387,217	$387,217	HOME		$387,217			3		3	3
1999 Total				**$24,205,483**	**$7,137,949**		**$0**	**$5,737,949**	**$0**	**$1,400,000**	**247**	**67**	**180**	**124**
Artspace Norwich Limited Partnership	Norwich Artspace	Norwich	New Construction And Substantial Rehab/Artists' Housing	$8,603,287	$750,000	HOME				$750,000	9		9	
Beulah Land Development Corporation	Orchard Street Townhomes	New Haven	New Construction Of 20 Townhouses In Ten Buildings.	$3,704,365	$1,136,300	MULTI	$300,000	$836,300			20	20		
City of Hartford	St. Monica's - Phase 2	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	$3,571,213	$1,074,257	HOME		$1,074,257			11	11		
Metcalf Housing, Inc.	Torrington YMCA	Torrington	The Rehabilitation Of 42 Apartments	$3,660,507	$495,000	HOME		$495,000			42		42	42
Mutual Housing Assoc of SC CT	Wild Rose	Guilford	New Construction Of 10 Units Of Homeownership	$2,439,243	$673,306	HOME		$673,306			10	10		
New London Housing Authority	Scattered Sites	New London	Acquistion, Rehab, Resale In Target Neighborhood	$618,821	$618,600	HOME		$618,600			8	8		8
New Samaritan Development Corporation	Shelton Senior Housing	Shelton	New Construction Of A 35 Unit Apartment Building For The Elderly.	$800,000	$800,000	HOME		$800,000			35		35	
Pope-Park-Zion, LLC	Cityscape '96	Hartford	New Construction Of 4 Duplexes - 4 Home Units	$1,062,628	$368,000	HOME		$368,000			4	4		
Regional Hsg Rehab Inst of CT	HRI Housing Support Circle	New Haven	Renovation Of Six Buildings	$1,065,726	$448,000	HOME		$448,000			16	16		16
Senior Housing at Quail Hollow	Senior Housing At Quail Hollow II	Plymouth	Construction Of 8 Elderly Rental Projects	$3,054,262	$560,000	HOME				$560,000	8		8	
Seymour, Town of	Seymour Scattered Site Rehab	Seymour	The Town Was Awarded Funds To Run A Homeowner Rehabilitation Program	$129,192	$129,192	HOME		$129,192			5	5		5

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
The Connection Fund Realty, Inc.	The Connection Fund	Middletown	The Rehabilitation And Sale To Low Income Families Of 2 Ownership Units and 1 Rental Unit	$43,916	$43,916	HOME		$43,916			3	2	1	3
2000 Total				**$28,753,161**	**$7,096,572**		**$300,000**	**$5,486,572**	**$0**	**$1,310,000**	**171**	**76**	**95**	**74**
3236 South Street, LP	Wethersfield Ave.	Hartford	Acquisition & Substantial Rehab	$2,205,067	$735,000	HOME		$735,000			32		32	
Canterbury Village LLC	Canterbury Village	New Hartford	Construction Of 10 Elderly Rental Units	$1,674,708	$727,500	HOME				$727,500	10		10	
Cheshire Interfaith Housing, Inc	Cheshire Interfaith Housing	Cheshire	Construction Of A Single-Family Home Through Habitat For Humanity.	$161,912	$86,912	HOME		$86,912			1	1		
Christian Activities Council	Urban Suburban Affordables	Areawide	Homeownership	$750,000	$750,000	HOME		$750,000			28	28		
Community Renewal Team	Home Solutions	Hartford	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	$4,502,500	$4,502,500	DECD-Other			$4,502,500		275	275		275
Connecticut Housing Finance Authority	Pilots Supportive Housing Program	Statewide	Supportive Housing Pilots Program	$54,482,903	$23,000,000	DECD-Other	$23,000,000				221		221	
Geer Village Development Co.	Geer Village	Canaan	Creation Of 24 Elderly Rental Units	$3,340,433	$956,018	HOME		$956,018			24		24	
Manchester, Town of	Manchester Homeownership Program	Manchester	Acquisition-For Rehabilitation	$1,682,571	$373,569	HOME		$373,569			10	10		
Mutual Housing Assoc of SC CT	Gilbert Avenue Mutual Housing	New Haven	Rehabilitation Of 10 Units Of Affordbale Rental Housing In New Haven.	$1,354,830	$1,048,425	HOME		$1,048,425			10		10	10
Neighborhood Housing Services of New Britatin	Sexton Street Homeowner	New Britain	Rehab Of 2 Units Of Owner Occupied Housing	$294,100	$124,100	HOME		$124,100			2	2		2
Neighborhood Housing Services of Waterbury, Inc.	WOW Neighborhood	Waterbury	Project To Develop Six Affordable Housing Units.	$780,922	$765,922	HOME		$765,922			6	6		
ONE/CHANE, Inc.	Nelson Street CHDO Loan	Hartford	Affordable Family Rental Housing	$140,000	$140,000	HOME				$140,000	1		1	
Orchard Ridge Associates Limited Partnership	Orchard Ridge	Berlin	Construction Of 126 Units Of Senior Rental Housing - 11 Home	$13,638,737	$800,000	HOME				$800,000	11		11	
Pope-Park-Zion LLC	Cityscape 2	Hartford	New Construction Of 12 Units (6 Homes)	$1,527,285	$947,285	HOME		$947,285			6	6		
Richard Street Limited Partnership	Richard Street Coops	New Haven	Renovation Of 20 Units At Richard Street And Saltonstall Ave.	$2,606,577	$138,000	HOME		$138,000			20		20	20
Senior Housing at Quail Hollow, Inc.	Quail Hollow	Plymouth	Provide 6 Home-Assisted Senior Rental Units	$333,000	$333,000	HOME				$333,000	6		6	
Tolland, Town of	Tolland Rehab	Tolland	Rehabilitation Of Owner Occupied Single Family Homes	$400,000	$400,000	HOME		$400,000			29	29		29

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Woodglen Enterprises, LLC	Wood Haven Estates	Waterbury	Development Of 11 Single Family Owner Occupied Homes.	$1,603,437	$593,330	HOME				$593,330	11	11		
2001 Total				**$91,478,983**	**$36,421,562**		**$23,000,000**	**$6,325,232**	**$4,502,500**	**$2,593,830**	**703**	**368**	**335**	**336**
Birch Meadow Assoc. LP	Birch Meadow	Manchester	Construction Of A 100 Unit Low-Income Housing Tax Credit Project In Manchester. 11 Home units	$12,607,164	$1,000,000	HOME				$1,000,000	11		11	
Co-op Initiatives, Inc.	Carter Court	Glastonbury	Acquisition & Rehab Of 20 Unit LEC. 19 HOME	$3,833,386	$2,029,947	HOME				$2,029,947	19		19	
Co-op Initiatives, Inc.	Coop Initiatives	Hartford	Chdo Operating Grant	$50,000	$50,000	HOME		$50,000			10		10	
Hartford, City of	St. Monica's - Phase 2	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	$3,571,213	$1,074,257	HOME		$1,074,257			11	11		
Mansfield Housing Authority	Holinko Estates II Predev Loan	Storrs	Predevelopment Loan For Holinko Estates Phase Ii	$100,000	$100,000	Flex-RLF			$100,000		0			
Mutual Housing Assoc of GH Inc	Park Terrace II	Hartford	Redevelopment Of 20 Properties Create 68 Units Of Mutual Housing	$14,527,721	$2,748,416	HOME				$2,748,416	68		68	68
Neighborhood Housing Srv of NB	Skrentny Block	New Britain	5 Units Of Family Rental Housing	$684,322	$470,388	HOME		$470,388			5		5	5
New Britain, City of	South High Street Home	New Britain	Rehab Of 3 Buildings Into 17 Co-Op Units	$2,381,000	$1,168,000	HOME		$1,168,000			17		17	17
Park Squire Assoc. Partnership	Park Squire	Hartford	Urban Revitalization Project - 24 Residential And 5 Retail Units	$5,101,836	$3,924,170	MULTI	$2,827,542	$1,096,628			24		24	24
River Ridge Apartments LLP	River Ridge	Hamden	Constuction of a 62 Unit (10 HOME)	$8,527,222	$822,276	HOME				$822,276	10		10	
Stamford Housing Authority	Margot Wormser	Stamford	Urgent Rehab Repair Work At Margot Wormser Apartments; 40 Units	$377,150	$377,150	DECD-Other	$377,150				40		40	40
State Street Bridgeport, L.P.	651 State Street	Bridgeport	The Rehab Of The Bridgeport Ymca Into 102 Sro (10 Home) Units	$11,270,997	$200,000	HOME				$200,000	10		10	10
Steponaitis, Lous	Hope House	Waterbury	Rehab Of Building Into 9 Units Of Supportive Housing	$343,338	$199,000	HOME		$199,000			9		9	9
Tolland Senior Housing, Inc.	Tolland Senior Housing	Tolland	Construction Of Housing	$3,765,828	$385,000	HOME				$385,000	5		5	
Trumbull Townhomes LLC	Trumbull Town Homes	Trumbull	New Construction Of Condo Units	$8,852,000	$2,399,999	HOME		$2,399,999			43	43		
Wallingford Housing Authority	Simpson School	Wallingford	A Loan To Assist With Predev Costs To Rehab An Abandoned School	$74,000	$74,000	Flex-RLF			$74,000		0			
Washington Developers, LLC	Washington Court	Hartford	Rehabilitation Of 66 Units Of Rental Housing	$5,191,719	$1,245,000	HOME				$1,245,000	66		66	66
2002 Total				**$81,258,897**	**$18,267,604**		**$3,204,692**	**$6,458,273**	**$174,000**	**$8,430,639**	**348**	**54**	**294**	**239**
Alderhouse Residential Commun.	North End Artist Cooperative	Middletown	Rehabilitation Of 9 Units Of Cooperative Housing In Middletown, Ct.	$1,329,052	$822,000	HOME		$822,000			9		9	9

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Alderhouse Residential Communities, Inc.	Alderhouse Residential Communities	Middletown	CHDO Operating Grant	$50,000	$50,000	HOME		$50,000			11		11	
Amber Properties, LLC/Peter Levine	73 Washington Street	New London	Renovate Historic Commercial Prop To 28 Units Rental Housing	$3,199,274	$750,000	Flex-RLF			$750,000		28		28	
Beulah Land Development Corporation	Beulah Land Develpmnt Corp CHDO Operating	New Haven	Operating Support, Office Expenses, Salaries, Training, Computers	$50,000	$50,000	HOME		$50,000			10	10		
Burlington, Town of	Burlington Elderly	Burlington	Construction Of 24 Units Of Senior Housing.	$2,796,064	$800,000	HOME		$800,000			24		24	
Cheshire Interfaith Housing, Inc	Byam Road	Cheshire	Cheshire Interfaith Housing Will Construct 2 Single Family Homes For R	$386,082	$150,000	HOME		$150,000			2	2		
CHFA	Herbert T. Clark	Glastonbury	Construction of 25 assisted living units	$4,648,042	$990,000	PRIME	$990,000				25		25	
CHFA	The Retreat	Hartford	Construction of 100 assisted living units	$16,740,404	$5,000,000	PRIME	$5,000,000				100		100	
CHFA	Trumbull On The Park	Hartford	Development Of 100 Housing Units	$39,522,000	$6,000,000	DECD-Other	$6,000,000				100		100	
CT Dept. of Econ & Com Develop	Rice Heights	Hartford	Homeownership	$17,404,342	$14,744,342	Multi	$9,526,691	$5,217,651			44	44		
Metro Realty Group, LTD	Boulder Ridge Elderly Housing	Canton	Acquisition Of Land For 90 Senior Rental Units (11 Home Assisted)	$12,672,894	$1,200,000	HOME				$1,200,000	11		11	
Metro Realty Group, LTD	Watson Farms Elderly Rental	South Windsor	Construction Of Elderly Rental Housing	$8,943,028	$800,000	HOME				$800,000	11		11	
Mutual Housing Assoc of SC CT	Mutual Housing Of Southcentral Ct	New Haven	CHDO Operating Costs	$50,000	$50,000	HOME		$50,000			10		10	
Mutual Housing Assoc of SW CT	Mutual Housing Of Southwest Ct	Stamford	CHDO Operating Grant	$50,000	$50,000	HOME		$50,000			43		43	
NE Hartford Affordable Housing	Northeast Hartford Affordable Housing	Hartford	Acquisition And Rehabilitation Of 68 Units (11 Home)	$7,273,877	$1,200,000	HOME		$1,200,000			11		11	11
Neighborhood Housing Services of NB	Neighborhood Housing Services of NB	New Britain	CHDO Operating Grant	$35,279	$35,279	HOME		$35,279			5		5	
New Haven, City of	Livable City Initiative Citywide Revitalization	New Haven	Program To Create 271 Homeownership Units & Community Improvements	$59,549,302	$7,000,000	DECD-Other	$7,000,000				271	271		
North Haven Opport for Aff Hsg	Summerdale-NHOAH	North Haven	New Construction Of 20 Affordable Condominiums.	$4,278,464	$2,444,555	HOME		$2,444,555			20	20		
ONE/CHANE, Inc.	Cleveland/Barbour	Hartford	Rehab Of 11 Unit Cooperative Housing Project	$1,923,951	$576,671	HOME		$576,671			11		11	11
Pope-Park-Zion LLC	Cityscape 3	Hartford	Construction Of 19 Homeowner Units In The Frog Hollow Neighborhood.	$6,361,766	$2,672,280	Multi	$500,000	$2,172,280			19	19		

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Salem Turnpike Housing Corporation	Parnell Brook Predev Loan	North Haven	Predevelopment Expenses For Fees And Services	$245,600	$245,600	Flex-RLF			$245,600		1		1	
Seymour Housing Authority	Smith Street Assisted Living Predevelopment Loan	Seymour	Predev. Loan To Assist In The Development Of A 56-Unit Assisted Living	$250,000	$250,000	Flex-RLF			$250,000		1		1	
The Community Builders, Inc.	Kent South Commom	Kent	Development Of A 24 Unit (11 Home) Family Rental Project.	$2,059,900	$1,262,000	HOME		$1,262,000			11		11	
Tim Bobroske Co., Inc.	Thomaston Valley Village	Thomaston	Construction Of 22 Units Of Senior Rental Housing	$1,156,300	$1,156,300	Flex- Bond			$1,156,300		22		22	
WHA Dev Corp	Laurel Commons	Winsted	Predevelopment Costs For Laurel Housing Project	$223,000	$223,000	Flex-RLF			$223,000		0			
2003 Total				**$191,198,621**	**$48,522,027**		**$29,016,691**	**$14,880,436**	**$2,624,900**	**$2,000,000**	**800**	**366**	**434**	**31**
CHFA	Luther Ridge	Middletown	Construction of 45 assisted living units	$7,419,930	$2,500,000	PRIME			$2,500,000		45		45	
CHFA	UR Home Ownership	Statewide	Pilot Program Ur Home/Acquisition And/Or Rehab	$10,000,000	$10,000,000	DECD-Other	$10,000,000				355	355		
Connecticut Housing Investment Fund, Inc.	Ct CDFI Alliance Revolving Loan Fund	Statewide	Statewide Revolving Loan Fund	$14,770,000	$1,500,000	Flex- Bond			$1,500,000		10		10	
Connecticut Housing Investment Fund, Inc.	Neighborhood Rebuilder Program	Hartford	Appraisal Gap Subsidy	$4,551,500	$872,000	DECD-Other	$872,000				18	18		
Co-Opportunity, Inc.	Youthbuild Hartford/Rice Heights	Hartford	$50,000 For Operational Costs For Youthbuild Administration	$50,000	$50,000	HOME		$50,000			0	0	0	0
Corporation for Independent Living	Loans And Grants For Accessibility	Statewide	To Allow Handicapped Individuals To Make Their Dwelling Units Handicap	$498,238	$498,238	Flex-RLF			$498,238		15	15		15
CT Urban Legal Initiative	Psa--Scovill Homes Feasibility Study	Waterbury	Feasbility Study Of Scovill Homes Neighborhood In Waterbury	$155,000	$75,000	Flex-RLF			$75,000		0			
Grace Development Corporation	Grace House	Waterbury	Construction Of 40 Unit Elderly Rental Housing. 10 Units Funded Through Decd Home Program.	$5,184,257	$345,000	HOME		$345,000			10		10	
Ida B Wells Inc	Ida B. Wells	Hartford	New Construction Of A 40 Unit Elderly Complex	$4,464,100	$685,000	HOME				$685,000	40		40	
New Haven, City of	SA-Ninth Square Phase II	New Haven	Construction Costs Related To Mixed Use Development In Downtown	$13,878,624	$3,263,783	DECD-Other			$3,263,783		83		83	
Nutmeg Housing Development Cor	Amston Village	Colchester	Predevelopment Loan For Decd Amston Road Lblt Property	$235,100	$235,100	Flex-RLF			$235,100		0			

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Ormont Court -WS Brooks Eld Hm	Ormont Court - 810 Orchard Street	New Haven	Renovate Blighted 3 Story Into 12 One Bedroom Elderly Units. 50%Ami	$1,742,823	$225,000	Flex- Bond	$225,000				12		12	12
Regional Housing Rehabilitation Institute of CT, Inc.	HRI CHDO Operating Costs	New Haven	CHDO Operating Costs Program	$33,600	$33,600	HOME		$33,600			10	10		
SOC Group II LP	SANA Apartments	Hartford	Acquisition & Rehab, A 256 Unit Of Multifamily Housing	$32,735,704	$4,913,089	HOME				$4,913,089	256		256	256
Vernon NP Hsng Dev. Corp	Village Street Revitalization	Vernon	Demo, Rehab & New Const Of 23 Units Of Residential Properties	$5,724,215	$2,101,500	Multi	$2,101,500				23	23		
2004 Total				**$101,443,091**	**$27,297,310**		**$13,198,500**	**$428,600**	**$8,072,121**	**$5,598,089**	**877**	**421**	**456**	**283**
130 Howe Street, Inc.	130 Howe Street	New Haven	Construction Of 12 Units Of Affordable Rental Housing.	$1,790,226	$803,296	HOME		$803,296			12		12	
210 State Street LP	Safe Haven--Liberty Community Services	New Haven	Adaptive Re-Use Of Old Cigar Factory To 33 Studio Units	$8,304,004	$3,610,500	Flex-Bond			$3,610,500		33		33	
Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts	Bridgeport	Rehab Of Read'S Dept Store Into 61 Units Of Rental Artist Housing. 7 FLEX units & 9 HOME units	$14,496,948	$1,200,000	S: Flex-RLF F: HOME			$500,000	$700,000	16		16	
Augustana Homes East Bpt., Inc	Bishop Curtis Homes Project	Bridgeport	The Rehabilitation Of A Former School Into 48 Units Of Senior Housing	$5,415,936	$202,842	HOME		$202,842			48		48	
Bella Vista Cooperative Inc.	Bella Vista Cooperative Rehab	Hartford	Vinyl Siding Installation At 270-276 Bellevue St, Hartford	$68,581	$68,581	Flex-RLF			$68,581		8		8	8
Bethsaida Community, Inc.	Flora O'Neil Apartments	Norwich	New Construction Of 6 Units Of Permanent Rental Housing	$891,799	$652,003	Flex-RLF			$652,003		6		6	
CHFA	Smithfield Gardens	Seymour	Construction of 56 assisted living units	$12,249,250	$3,200,000	PRIME			$3,200,000		56		56	
CHFA	Southwood Square - Phase 3	Stamford	New Construction Of 56 Rental Units As Part Of Hope 6 Project	$23,099,035	$4,721,852	DECD-Other	$4,721,852				56		56	
CHFA	Temple Street Garage	Hartford	Construction Of Housing And Parking Garage	$8,895,835	$680,000	DECD-Other	$680,000				78		78	
CHFA	Temple Street Housing	Hartford	Construction Of 78 Units - Market Rate Housing	$23,417,794	$4,000,000	DECD-Other	$4,000,000				78		78	
CHFA	Wauregan Hotel Renovation	Norwich	Substantial Renovation Of Historic Norwich Hotel To Housing Units	$22,187,094	$3,650,000	DECD-Other	$3,650,000				71		71	
Co-op Initiatives, Inc.	Winthrop Drive Amendment	Farmington	Acquire And Rehabilitate 11 Units Of Low-Income Housing	$1,683,768	$783,118	HOME		$678,118		$105,000	11		11	11
Hall Neighborhood House	UA-Hall Commons	Bridgeport	New Construciton Of A 41 Unit Hud 202 Elderly Complex	$5,867,557	$1,705,500	DECD-Other	$1,705,500				41		41	

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Hartford, City of	CCEDA Demolition/Redevelopment Project Phase II	Hartford	Demolition, Mothballing, Rehabilitation	$25,000,000	$25,000,000	DECD-Other	$25,000,000				150	150		
Hill Development Corporation	Hill Homeownership Initiative	New Haven	Renovation Of Five Homes For Ownership With Rental Units.	$2,565,027	$677,027	HOME		$677,027			5	5		5
Laurel Commons Housing L P	Laurel Commons Elderly Housing	Winsted	Development Of 44 Units Of Elderly Housing, 19 HOME units	$7,248,059	$2,133,844	HOME				$2,133,844	19		19	
Mutual Housing Assoc of SC CT	Valley Mutual Housing Project	Ansonia	Project Consists Of The Rehab Of 9 Units Of Affordable Rental Housing	$1,591,750	$636,743	HOME				$636,743	9		9	9
New Britain, City of	New Britain Home Block Grant	New Britain	Block Grant Funds Being Used In South High St Home Project	$441,653	$441,653	HOME		$441,653			5		5	5
Newtown Housing for the Elderl	Nunnawauk Meadows Expansion Project	Newtown	New Construction Of 12 Elderly Units Of Housing - 6 Home	$1,805,606	$563,410	HOME		$563,410			6		6	
NINA	47 Sigourney Street	Hartford	Costs Associated With Moving A Vacant 1890 Brick Victorian Structure	$447,865	$50,000	DECD-Other	$50,000				2	1	1	2
Norwalk Housing Authority	Colonial Village	Norwalk	Predev Loan For Homeownership Initiative Adjacent To Col Village	$234,300	$234,300	Flex-RLF			$234,300		1	1		
Nutmeg Housing Development Cor	Amston Village Elderly Housing	Colchester	Conveyance Of Decd Lb Property For A Total Of 32 Units Elderly Housing	$1	$1	DECD-Other	$1				0			
Spruce Street Townhomes LLC	Spruce Street Townhomes	Stamford	New Construction Of 19 Townhouse Style Condomiums Units	$5,287,083	$975,000	HOME		$975,000			19	19		
The Connection Fund Realty Inc	Legion Woods Apartments	New Haven	20 Housing Units For Disabled Individuals In New Haven	$3,028,474	$807,500	Flex- Bond	$807,500				20		20	20
Thomaston Valley Village LLC	Thomaston Valley Village Home	Thomaston	Construction Of 22 Units Of Elderly Rental Housing (14 Decd)	$2,492,500	$1,667,500	Multi			$1,156,300	$511,200	14		14	
Wallingford Housing Authority	Ulbrich Heights	Wallingford	Rehab Kitchens & Bathrooms	$338,775	$338,775	Flex- Bond	$338,775				28		28	28
2005 Total				**$178,848,920**	**$58,803,445**		**$40,953,628**	**$4,341,346**	**$9,421,684**	**$4,086,787**	**792**	**176**	**616**	**88**
AHEPA National Housing Corp.	AHEPA 58-II Apartments	Wethersfield	Construction Of 42 Units Of Elderly Housing In Wethersfield.	$7,315,300	$1,890,000	HOME		$1,890,000			42		42	
Amber Huntington Assoc LLC	New London Market & Residential Apartments	New London	Conversion Of Old Factory Into Mixed Use Rental Units And Commercial	$3,215,738	$650,000	Flex, Urban Act	$200,000		$450,000		6		6	
Amber Huntington Assoc, LLC	New London Market and Aptmts	New London	Substantial Rehab	$4,309,500	$650,000	Flex/UA	$200,000		$450,000		10		10	10

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Brick Hollow LLP	Brick Hollow	Hartford	Rehab Of 50 Rental Units In The Frog Hollow Neighborhood. 30 Decd Home Units.	$10,630,450	$3,612,000	HOME				$3,612,000	30		30	30
Christian Activities Council	ADDI-Urban Suburban Affordables	Hartford Area	Downpayment Assistance	$580,442	$580,442	S:Flex-Bond Other: Multi	$250,000	$330,442			19	19		
Community Capital Fund	Arcade (Downtown Phase Ii)	Bridgeport	Mixed Use Dev. 59 Rental Units/14,000 Commercial Space	$22,979,910	$1,200,000	DECD-Other			$1,200,000		59		59	
Community Capital Fund	Citytrust (Downtown Phase I)	Bridgeport	Conversion Of Citytrust Bank Into 118 Apts 48,000 Retail Square Feet	$31,087,621	$3,100,000	DECD-Other			$3,100,000		118		118	
Connecticut Housing Investment Fund, Inc.	Neighborhood Rebuilder - Appraisal Gap Subsidy Program	Hartford	Homeownership - Appraisal Gap Subsidy	$5,300,000	$1,250,000	Flex- Bond	$1,250,000				9	9		
Corporation for Independent Living	Loans And Grants For Accessibilty Program	Statewide	Provides Funds To Applicants To Make Accessibility Renovations To Home	$2,000,000	$2,000,000	HOME		$2,000,000			24	24		17
Guilford Housing Authority	Sachem Hollow	Guilford	New Construction Of 32 Units Of Elderly Rental Housing	$5,090,642	$3,000,000	DECD-Other	$3,000,000				32		32	
House New London, LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	$580,442	$580,442	S:Flex-Bond F:HOME	$250,000	$330,442			66	66		
Housing Development Fund, Inc.	ADDI - Housing Development Fund	Stamford	Financial Support For Downpayment Assistance In Fairfield County	$580,442	$580,442	S:Flex-Bond Other: Multi	$250,000	$330,442			22	22		
Mutual Housing Assoc of SC CT	Artisans Lofts West	New Haven	Rehabilitiation Of Eleven Affordable Apartments - 9 Flex.	$1,709,196	$980,000	Flex- Bond	$980,000				9		9	9
New Haven, City of	Casa Familia	New Haven	New Constr 30 Units Of Family Rental Housing. 11 HOME units	$7,434,926	$1,048,941	HOME		$1,048,941			11		11	
New Milford Affordable Housing	Indian Field	New Milford	Predevelopment Loan For Indian Field Housing Development Project	$180,750	$180,750	Flex-RLF			$180,750		0			
NHS of CT, Inc.	ADDI - NHS of Ct, Inc.	Statewide	Downpayment Assistance Program In New Haven And Waterbury Areas	$641,328	$641,328	S:Flex-Bond F: HOME	$250,000	$391,328			86	86		
Nutmeg Housing Development Cor	Hills Street Surplus Property	East Hartford	Construct 4 Affordable Single Family Homes On Surplus Property	$5	$5	DECD-Other	$5				0			
Pathways Vision, Inc.	Pathways Vision	Greenwich	Supportive Housing For Mentally Handicapped.	$2,133,724	$535,000	HOME		$535,000			10		10	
Plainville, Town of	56 Forestville Avenue	Plainville	Transfer Of Surplus Property From DOT to Town Of Plainville	$1	$1	DECD-Other	$1				0			
2006 Total				**$105,770,417**	**$22,479,351**		**$6,630,006**	**$6,856,595**	**$5,380,750**	**$3,612,000**	**553**	**226**	**327**	**66**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
16 Bank Street LLC	16 Bank Street Apartments	Seymour	Rehab Of 2 Downtown Properties For The Creation Of 12 Elderly Units	$2,185,619	$1,042,822	HTF	$1,042,822				12		12	
CHFA	Pilots - Sorumundi Commons	Statewide	Supplemental Funding For Pilots Supportive Housing Project	$8,517,097	$3,000,000	PRIME	$3,000,000				48		48	
City of Bristol/Bristol Development Authority	Bristol Residential Rehabilitation Program	Bristol	Rehabilitation Of 28 Rental Units And 16 Ownership Units. 44 Units.	$800,000	$400,000	HTF	$400,000				44	44		44
Community Renewal Team	Hartford Grandfamily Housing	Hartford	40 New Housing Units For Seniors And Grandparents Grandchildren	$10,451,018	$1,591,018	HTF			$1,591,018		40		40	
Connecticut Housing Investment Fund, Inc.	CDFI Alliance A-Gap Program	Statewide	Statewide Gap Financing Prog For New Const. & Rehab Of Rental & Owner	$3,600,000	$1,200,000	HTF	$1,200,000				6	3	3	
Corporation for Independent Living	Grants For Accessibility Tenant Program	Statewide	Grant For Accessibility Tenant Program-	$1,000,000	$1,000,000	HTF	$1,000,000				21		21	21
CT Dept. of Social Services	LAMPP	Statewide	Lead Abatement	$950,000	$950,000	Flex- Bond	$950,000				25		25	25
Greater New Haven Community Loan Fund	Regional Gap Financing Pool	New Haven	Loans Made To Developers Creating Long-Term Affordable Housing	$3,000,000	$870,000	HTF	$870,000				30	30		
Hartford Housing Authority	Westbrook Village/Bowles Park	Hartford	Infrastructure And Lead Abatement	$2,915,500	$2,915,500	DECD-Other	$2,915,500				700		700	700
Housing Development Fund, Inc.	Opportunity Finance Program	Stamford	Buyer Affordability Gap, Multifamily Developer Appraisal Gap, Admin.	$29,500,000	$3,000,000	HTF	$3,000,000				100		100	
Immanuel Church Housing Corporation	Seasons Of Hartford	Hartford	Predev Loan	$250,000	$250,000	Flex-RLF			$250,000		1		1	
Main Street Development Corporation	220 Main Street Predevelopment Loan	Ansonia	Pre-Development Loan For The New Construction Of 28 Elderly Units	$250,000	$250,000	Flex-RLF			$250,000		1		1	
Mutual Housing Assoc of SC CT	Highwood Square Pre -Dev	Hamden	Pre-Dev. Loan In The Amount Of $250K For Highwood Sq., Mixed-Use Hsg.	$230,000	$230,000	Flex-RLF			$230,000		1		1	
Mutual Housing Assoc of SC CT	Willow Mutual Housing Project	Waterbury	The Rehab Of 7 Buildings To Create 33 Mutual Housing Units. 20 Home units	$6,046,310	$1,770,918	HOME				$1,770,918	20		20	20
Mutual Housing Assoc of SW CT	Huntington Place Senior Housing	Trumbull	New Construction Of 40 Units Of Senior Housing - 11 Home.	$7,781,197	$900,000	HOME		$900,000			11		11	

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Neighborhood Housing Services of New Haven, Inc.	Home Maintenance & Energy Conservation IDA	New Haven	Ind Dev Account (W/Matching Funds) To Help Homeowners Save For Rehab	$600,000	$300,000	HTF	$300,000				45	45		45
Neighborhood Hsg Srvs Stamford	Mission/Taylor Streets Project	Stamford	Nhs/Nni Plan To Develop 10 Rental Units On The West Side Of Stamford.	$2,210,000	$935,000	HOME		$935,000			10		10	
North Walke Housing Corporation	Norwalk Homebuyer Assistance Program	Norwalk	Downpayment Assistance And Counseling To 20 Qualified Buyers	$1,100,000	$1,100,000	HOME		$1,100,000			21	21		
Nutmeg Housing Development Cor	Amston Village Elderly Housing	Colchester	Construction Of 32 Elderly Housing On LBLT Site	$6,229,914	$3,510,000	HOME, HTF			$500,000	$3,010,000	23		23	
Orford Village Housing Development Corporation	Orford Elderly Pre-Development Loan	Manchester	Pre-Development Costs For Orford Elderly Development	$189,846	$189,846	Flex-RLF			$189,846		1		1	
Prudence Crandall Center, Inc.	Rose Hill Development	New Britain	Renovation Of Former Orphanage To 18 Units Low Income Housing	$7,900,564	$3,856,284	Multi	$1,000,000	$2,856,284			18		18	18
Ridgefield Housing Authority	Prospect Ridge Pre-development Loan	Ridgefield	Predevelopmemt Loan For The Prospect Ridge Project	$150,000	$150,000	Flex-RLF			$150,000		1		1	
Salem Turnpike Housing Corporation	Woodhaven Village	New Haven	20 Units Of Single Family Housing	$5,976,841	$978,822	HTF	$978,822				20	20		
Schoolhouse Apartments	Schoolhouse Apartments Roof Replacement	New Canaan	Replace Seventy-Four Year Old Slate Roof	$418,137	$400,000	UA	$400,000				1		1	1
South Aresenal Neighborhood Development Corp.	SAND-Net Zero Energy Homes Pre-development Loan	Hartford	Costs Associated With Pre-Development Loan Activities	$250,000	$250,000	Flex-RLF			$250,000		1	1		
Southwood Square Homeownership	Southwood Square Homeownership Project	Stamford	New Construction Of 20 Homeowner Units (15 Home)	$6,138,320	$900,000	HOME		$900,000			15	15		
St. Luke's Senior Housing, Inc	St. Luke'S Senior Housing	New Haven	New Construction Of 18 Elderly Housing Units Under Hud 202 Program	$3,606,300	$450,000	HTF	$450,000				18		18	
Stamford Housing Authority	Vidal Court Revitalization	Stamford	58 Progress Drive: new construction of 95 units of mixed income housing Phase I of VC Revitalization	$43,650,106	$5,000,000	DECD-Other	$5,000,000				57		57	
The Community Builders, Inc.	Dutch Point Hope VI Phase 1 Rental	Hartford	Construction Of 73 Unit Family Rental Project (20 HOME)	$15,301,556	$1,000,000	HOME				$1,000,000	20		20	
Zion Street Mutual Housing Ltm	Zion Street Mutual Housing	Hartford	New Construction Of 24 Units with 6 HOME Units	$5,587,750	$900,000	HOME				$900,000	6		6	
2007 Total				**$176,786,075**	**$39,290,210**		**$22,507,144**	**$6,691,284**	**$3,410,864**	**$6,680,918**	**1,317**	**179**	**1,138**	**874**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
588-612 East Main, LLC	East Main Street Mews	Bridgeport	Mixed Use Substantial Rehab On East Side Of Bridgeport	$5,321,063	$460,000	HTF			$460,000		20		20	20
Alderhouse Residential Commun.	New Britain Artist Housing Cooperative	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housing	$3,255,736	$1,443,219	Multi			$200,000	$1,243,219	11		11	
Bridgeport Neighborhood Trust	Barnum Avenue Homes	Bridgeport	The Rehab Of 101 Barnum Ave Will Create 2 Homeowner And 2 Rental Units	$1,015,268	$200,000	HTF	$200,000				4	2	2	4
Christian Activities Council	Upper Albany Revitalization Initiative	Hartford	The New Construction Of 5 Two- Family Homes For Homeownership	$1,893,000	$340,590	HTF	$340,590				10	5	5	
City of Hartford	Hartford NSP Program	Hartford	Grant To City Of Hartford For NSP Activities in target neighborhoods.	$23,236,550	$2,741,550	NSP		$2,741,550			60	tbd	tbd	tbd
Common Ground Community HDFC	The Hollander Foundation Center	Hartford	Rehab Mixed Use Bldg-70 Units (56 Affordable/14 Market Rate)	$22,283,689	$2,000,000	HTF			$2,000,000		56		56	56
Community Renewal Team	Home Solutions	Statewide	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	$3,072,056	$3,072,056	FLEX - Bond	$3,072,056				262	262		
Connecticut Coalition to End Homelessness	CT Counts 2008	Statewide	Funds used for salaries and benefits of CCEH staff in connection with CT Counts 2008.	$35,000	$35,000	DECD-Other	$35,000				0	0	0	0
Connecticut Fair Housing Center	Connecticut Fair Housing - Year 2	Statewide	Funds for Fair Housing training, outreach and education.	$332,500	$332,500	DECD-Other	$332,500				0	0	0	0
Connecticut Housing Investment Fund, Inc.	Replacement Windows Subsidy For Landlords	Statewide	Replacement Of Old Windows With New	$760,750	$400,000	DECD-Other	$400,000				40		40	40
Corporation for Independent Living	Grafton Belden	Hartford	Rehab Of Historic House & 5 Homeownership 5 Rental And 1 Sub-Rehab	$1,825,000	$300,000	HTF	$300,000				11	11		11
Eastern Connecticut Housing Op	Hempstead Neighborhood Revitalization	New London	Rehab Of 10 Units. Construction Of 8 Units. Ownership And Rental.	$3,215,738	$1,620,738	HOME		$1,620,738			18	8	10	10
Empower New Haven	ADDI - MI Home Power	New Haven	Down Payment Assistance For 62 First Time Homebuyers	$1,126,191	$559,397	HOME		$559,397			62	62		
Empower New Haven	Homepower Repair Program	New Haven	Emergency Repair & Beautification Of Owner Occupied Housing In Ez	$752,860	$752,860	HTF	$752,860				181	181		181
Greater New Haven Community Loan Fund	Gap Financing For Owner Occupied ADA Rehab	New Haven	Gap Financing For Owner Occupied Ada Rehab	$880,000	$880,000	HTF	$880,000				55	55		55

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Handsome, Inc.	Garder Road Commons	Monroe	To Perform Predev/Planning Activites For 32 Unit Homeownership Project	$250,000	$250,000	Flex-RLF			$250,000		0	0	0	0
House New London LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	$958,691	$311,717	HOME		$311,717			66	66	0	0
Immanuel Church Housing Corpor	Immanuel House - Seasons Of Hartford	Hartford	Construction Of 40 Elderly Rental Units, Hud 202, On Hudson Near Park. 23 HOME units	$8,514,900	$2,020,000	HOME		$2,020,000			23		23	
Metro Realty Group, LTD	The Village At Yorkshire	Farmington	Elderly Housing New Construction 91 Units, Decd Home Funds 4 Units	$15,987,694	$401,000	HOME				$401,000	4		4	
Mutual Housing Assoc of SC CT	Rosenthal Gardens	Branford	Decd Will Assist 11 New Units Of A 17 Unit Construction Development.	$3,675,378	$776,762	HOME		$776,762			11		11	
Nehemiah Housing Corp	North End Redevelopment PD0708302	Middletown	Rehab/New Construction 15 condominiums (3 new condo, 12 rehab condo)	$250,000	$250,000	HRRLF			$250,000		15	15		12
Neighborhood Housing Srv of NB	147 Broad Street	New Britain	New Construction Of A 4-Unit Residential Bldg And 2 Commercial Units	$977,381	$326,092	HOME		$326,092			4		4	
Neighborhood Housing Srv of NH	Affordable Housing Development Project	New Haven	Rehab Of 12 2-Family Homes In New Haven For Low-Mod Income Residents	$4,783,000	$600,000	HTF	$600,000				24	12	12	24
Neighborhood Hsg Srv Waterbury	1020 West Main Street Surplus Property	Waterbury	Rehab of Surplus Property Homebuyer W/2 Rentals	$1	$1	DECD-Other	$1				3	1	2	3
New Haven Housing Authority	Eastview Terrace Rehabilitation	New Haven	Needed Repairs During Major Renovation.	$989,000	$722,908	DECD-Other	$722,908				112		112	112
New Haven, City of	Quinnipiac Terrace Redevelopment	New Haven	Grant Through City To Ha For Studies And Remediation, Qt Redevelopment	$70,103,835	$4,000,000	UA	$4,000,000				0	0	0	0
New Milford Affordable Housing	Indian Field Housing	New Milford	Construction Of 40 Units Of Family Rental Housing	$11,521,096	$3,062,457	**Flex, HTF**			$3,062,457		40		40	
NINA	Asylum Hill Homes Phase III	Hartford	Sub-Rehab Of One Historic House To 2 Homeowner units	$447,865	$50,000	HTF	$50,000				2	2		2
Northwest Senior Housing Corpo	Northwest Senior Housing	Winsted	New Construction Of 20 Elderly Housing Units	$4,078,700	$784,000	HOME		$784,000			20		20	
Pope-Park-Zion LLC	Cityscape Homes 2005	Hartford	Development Of 20 Homeowner Units. Decd Funds To Provide Developer Subsidy To Client.	$6,684,248	$2,608,748	HTF	$2,608,748				20	20		20

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Regional Hsg Rehab Inst of CT	Whetstone Hill Homes	New Haven	Acquisition And Rehabilitation Of 6 Owner - Occupied 2-Family Houses	$1,543,300	$321,000	HTF	$321,000				12	6	6	
Ridgefield Housing Authority	Prospect Ridge Affordable Housing Expansion	Ridgefield	The New Construction Of 20 Units Of Family Rental Housing.	$4,020,000	$1,120,000	HOME		$1,120,000			20		20	
Sheldon Oak Central, Inc.	North End Gateway	Hartford	Development Of 57 Affordable Housing Units In Hartford'S North End.	$16,658,332	$3,413,628	Flex- Bond			$3,413,628		57		57	
Southeastern CT Council of Gov	SECHA	Norwich	Funds Executive Director Position For Southeastern Ct Housing Alliance	$50,000	$50,000	DECD-Other	$50,000				0	0	0	0
Stamford Housing Authority	Fairfield Court On-Site Development	Stamford	New Construction Of 90 Units-3Rd Phase Of Fairfield Crt.Revitalization	$31,599,348	$7,500,000	UA	$7,500,000				90		90	
The Community Builders, Inc.	Dutch Point Hope Vi Phase 2 Rental	Hartford	Dutch Point Phase 2 Rental Project, Creation Of 54 Units Of Rental Hou	$16,265,921	$1,000,000	HOME				$1,000,000	54		54	
Whalley Avenue Housing II Corporation	Whalley Avenue Housing II	New Haven	Rehab Of 4 Rental Units And New Constr Of 2 Rental Units	$1,600,022	$266,455	HTF	$266,455				6		2	4
2008 Total				**$269,964,113**	**$44,972,678**		**$22,432,118**	**$10,260,256**	**$9,636,085**	**$2,644,219**	**1,373**	**708**	**601**	**554**
Affordable Housing Development Ctr.	Stamford Metro Green Apartments	Stamford	New construction of 50 afforable rental units	$20,102,637	$2,000,000	HTF			$2,000,000		50		50	
Bridgeport Housing Authority	Park City Senior Apartments	Bridgeport	Construction of 35 units of congregate housing for the elderly	$19,665,573	$3,500,000	Cong. Hsg. For the Elderly	$3,500,000				35		35	
Bridgeport Neighborhood Trust	Holly Street Pre-development Loan	Bridgeport	Costs Associated With Pre-Development Loan Activities	$53,040	$53,040	FLE-RLF			$53,040		4	4		4
Bridgeport Neighborhood Trust	Pequonnock Replacement Program - Phase I HT0701502	Bridgeport	Rehab of 22 rental units of scattered site public houisng in Bridgeport	$3,672,147	$1,100,000	HTF	$1,100,000				22		22	
City of Bridgeport	Bridgeport NSP Program	Bridgeport	Acquisiton and Rehabilitation of foreclosed properties	$19,038,000	$5,865,300	NSP		$5,865,300			70	tbd	tbd	tbd
City of Danbury	Neighborhood Stabilization Program	Danbury	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$1,367,350	$867,850	NSP		$867,850			8	tbd	tbd	tbd

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
City of Meriden	Neighborhood Stabilization Program	Meriden	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,455,000	$1,785,000	NSP		$1,785,000			5	tbd	tbd	tbd
City of Milford	Milford Housing Rehab Program HM0808401	Milford	Rehab of 20 units of owner occupied housing	$900,000	$750,000	HOME		$750,000			20	20		20
City of New Britain	Neighborhood Stabilization Program	New Britain	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,931,850	$1,781,850	NSP		$1,781,850			20	tbd	tbd	tbd
City of New Haven	Neighborhood Stabilization Program	New Haven	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$3,244,500	$3,244,500	NSP		$3,244,500			25	tbd	tbd	tbd
City of New London	Neighborhood Stabilization Program	New London	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$1,767,850	$867,850	NSP		$867,850			12	tbd	tbd	tbd
City of Norwich	Neighborhood Stabilization Program	Norwich	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,447,850	$867,850	NSP		$867,850			12	tbd	tbd	tbd

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
City of Stamford	Neighborhood Stabilization Program	Stamford	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$3,517,050	$2,909,550	NSP		$2,909,550			18	tbd	tbd	tbd
City of Waterbury	Neighborhood Stabilization Program	Waterbury	The State of Connecticut received $25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$9,286,000	$3,486,000	NSP		$3,486,000			30	tbd	tbd	tbd
Corporation for Independent Living, Inc.	Money Follows the Person - Loans and Grants for Accessibility	Statewide	Funds to provide grants to prospective tenants transitioning from nursing homes or other institutions back to the community.	$500,000	$500,000	HTF	$500,000				0	0	0	0
Danbury Housing Authority	Mill Ridge, Mill Ridge Ext., Fairfield Ridge, & Coal Pit Hill	Danbury	Rehabilitation of roofs at four separate moderate-rental housing projects, totaling 290 units.	$672,320	$672,320	SHSF			$672,320		290		290	290
East Hartford Housing Authority	Hutt Heights	East Hartford	Rehabilitation of roofs for 30 units of elderly housing.	$296,658	$296,658	SHSF			$296,658		30		30	30
East Hartford Housing Authority	Veteran's Terrace & Veteran's Terrace Ext.	East Hartford	Abatement of exterior lead-based paint at two moderate-rental housing projects, totaling 150 units.	$235,001	$235,001	SHSF			$235,001		150		150	150
Friendship House Apartments, LP	Friendship House	Stamford	Rehabilitation of 12 story apartment building	$23,514,666	$2,000,000	HTF	$2,000,000				121		121	
Grace Development Corporation of Waterbury, Inc.	Grace Congregate Housing of Waterbury-Predev Loan	Waterbury	Development of 41 units of low income elderly units	$194,000	$194,000	FLEX-RLF			$194,000		0		0	
Hartford Area Habitat for Humanity	Hartford Area Habitat for Humanity 200 Homes By 2009	Greater Hartford	Construct and sell 79 homes to meet there 200 homes by 2009 goal	$7,430,475	$1,850,000	HTF	$1,850,000				79	79		
House New London LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	$1,097,232	$138,541	HOME		$138,541			66	66	0	0
Kelly Road Associates LP	Hillcrest HM0813201	South Windsor	New Construction of 88 elderly housing units, 11 HOME assisted	$15,417,202	$1,735,000	HOME				$1,735,000	11		11	

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Marian Heights, Inc.	Marian Heights HM0808901	New Britain	Rehab convent into 42 units of HUD 202 housing	$9,232,834	$2,100,000	UA/HOME	$100,000	$2,000,000			42		42	
Meriden Housing Authority	Yale Acres	Meriden	Rehabilitation of 163 moderate-rental units.	$977,075	$977,075	SHSF			$977,075		163		163	163
MHA of South Central CT, Inc.	Highwood Square Mutual Housing HM0806202	Hamden	Construction of 27 units of artist housing	$7,859,529	$2,000,000	HOME				$2,000,000	24		24	
Naugatuck Housing Authority	Lewis Circle	Naugatuck	Rehabilitation of roofs for 32 units of moderate-rental housing.	$320,000	$320,000	SHSF			$320,000		32		32	32
Orford Village Housing Development Corporation	Orford Elderly Pre-Development Loan	Manchester	Pre-Development Costs for Orford Elderly	$189,846	$189,846	FLEX-RLF			$189,846		1		1	
Riverside School Cooperative, Inc.	Riverside School Cooperative	Torrington	Rehabilitation of 12 LEC units.	$391,400	$391,400	SHSF			$391,400		12		12	12
Seymour Housing Authority	Castle Heights	Seymour	Installation of a pump station, extension of sanitary sewer lines for three units to the public sewer system, and removal of old septic tanks at a 31-unit, moderate-rental housing project.	$193,809	$193,809	SHSF			$193,809		31		31	31
Seymour Housing Authority	Norman Ray House	Seymour	Installation of an exterior site drainage system and HVAC system for prevention of mold.	$581,815	$581,815	SHSF			$581,815		40		40	40
Somers Housing Authority	Woodcrest Elderly Expansion HM0612901	Somers	Rehabilitation of 52 elderly rental units, new construction of 34 elderly rental units	$16,571,245	$5,351,613	Multi	$878,050			$4,473,563	86		86	52
Southeastern Connecticut Council of Governments	SECHA - Year 3	Norwich	Funds Executive Director Position For Southeastern Connecticut Housing Alliance	$25,000	$25,000	DECD-Other	$25,000				0	0	0	0
Southside Institutions Neighborhood Alliance, Inc.	42 Vernon Street	Hartford	Installation of nine new gas boilers for nine affordable-housing units.	$68,580	$68,580	SHSF			$68,580		9		9	9
Summers Square Cooperative, Inc.	Summer Square Cooperative	Hartford	Rehabilitation of front and rear porches/decks, roof, and gutter system for nine LEC units.	$8,050	$8,050	SHSF			$8,050		9		9	9
Town of Hamden	Hamden Homeowner Rehabilitation Program HM0806201	Hamden	Rehabilitation of single family owner-occupied units	$333,000	$333,000	HOME		$333,000			25	25		25

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Union St. Cooperative, Inc.	Union Street Cooperative	Willimantic	Replacement of windows, installation of two boilers, and abatement of asbestos for seven LEC units.	$226,283	$226,283	Multi		$149,997	$76,286		7		7	7
Villa Coqui Cooperative Association, Inc.	Villa Coqui Cooperative	Hartford	Rehabilitation of gutters and roof facia and soffit for 13 LEC units.	$6,175	$6,175	SHSF			$6,175		13		13	13
VOA Victory Cathedral Elderly Housing, Inc.	Victory Cathedral Elderly Housing HM0706402	Hartford	Construction of 21 units of rental housing	$5,561,428	$1,200,000	HOME		$1,200,000			21		21	
Waterbury NHS	1020 West Main St Surplus Prop	Waterbury	Surplus property rehab 3 units	$135,000	$1	DECD-Other	$1				3	1	2	3
2009 Total				**$182,487,470**	**$50,672,957**		**$9,953,051**	**$26,247,288**	**$6,264,055**	**$8,208,563**	**1,596**	**195**	**1,201**	**890**
Alpha Home, Inc.	Jessica Tandy	Bridgeport	Construction of 6 rental units	$1,875,081	$596,874	HOME		$596,874			6		6	
Becker Development Association, LLC	360 State Street (Shartenberg)	New Haven	Construction of 47 affordable housing units	$188,419,362	$13,925,000	HOME/HTF/ UA	$11,900,000	$2,025,000			47		47	
Beulah Land Development Corporation	Orchard Street Redevelopment	New Haven	Homeownership of 5 additional housing units	$1,186,351	$376,351	HTF	$376,351				5	5		
Cheshire Housing Authority	Beachport Family Housing	Cheshire	Pre-development loan	$159,000	$159,000	PRE-DEV			$159,000		20		20	
Christian Activities Council	Edgewood Street	Hartford	Rehabilitation conversion of 2 perfect 6S to 4 homeownership and 4 rentals	$2,103,904	$807,500	HTF	$807,500				8	4	4	
Dye House Associates, LLC	Dye House Apartments	Manchester	Rehabilitation to reuse historic mill	$18,404,152	$5,367,657	HOME				$5,367,657	32		32	
Fair St Apartments LP	80 Fair Street	Norwalk	Construction of 57 units of rental housing	$13,811,765	$4,703,089	HTF	$4,703,089				57		57	
Hamden Housing Authority	Centerville Village Renovation	Hamden	Rehabilitation of 40 unit elderly complex	$877,600	$370,000	HOME		$370,000			62		62	62
MHA of SW Ct	West Side Commons	Stamford	Creation of 10 condominium units.	$ 4,263,531	$ 1,312,895	PRE-DEV		$ 1,312,895			10	10		
Milford Redevelopment and Housing Partnership	Milford Public Housing Maintenance and Improvements	Milford	Provide maintenance and improvements to public housing projects	$1,000,000	$1,000,000	HSF	$1,000,000							
Nehemiah Housing Corporation	North End Redevelopment	Middletown	Homeownership of 15 scattered site units	$7,357,030	$3,500,780	HOME-HTF	$425,000	$3,075,780			15	15		
Neighborhood Housing Services of New Haven, Inc.	Affordable Housing Development Project II - Scattered Sites	New Haven	Substantial Rehab of 6 homeownership units and 4 rental units	$1,910,000	$500,000	HTF	$500,000				10	6	4	10
New Canaan Housing Authority	Mill Apartments	New Canaan	Redevelopment of property from 16 to 40 units	$7,839,087	$2,138,150	HOME				$2,138,150	40		40	

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
North Walke Housing Corporation	South Norwalk Targeted Residential Rehab	Norwalk	Residential Rehab program	$715,000	$715,000	HTF	$715,000				10	10		10
Norwich Housnig Authority	Hillside Terrace	Norwich	Lead Abatement removal of lead-painted clapboards from 36 of 68 buildings	$1,548,370	$275,000	DECD-Other	$275,000				118		118	118
Pathways Vision, Inc.	Milbank Improvements	Greenwich	Rehabilitation of 4 rental and 3 new construction units	$1,351,438	$405,000	FLEX-RLF/HTF	$176,695		$228,305		7		7	4
Ridgefield Housing Authority	Ridgefield Modernization Initiative	Ridgefield	Rehabilitation of 120 units and the creation of 12 new units of elderly housing	$14,873,192	$4,580,000	FLEX-Bond			$4,580,000		132		132	120
Seymour Housing Authority	Smith Acres, Smith Acres Extension and Castle Heights	Seymour	Lead Abatement for 3 housing developments	$193,140	$193,140	DECD-Other	$193,140				76		76	76
Sheldon Oak Central, Inc.	Summitwoods II	Norwich	New Construction of 22 units of rental housing	$5,979,878	$2,000,000	HTF			$2,000,000		22		22	
Westport Housing Authority	Hales Court	Westport	Construction of 78 family rental units	$24,847,682	$3,500,000	HOME		$3,500,000			78		78	
WHA Development Corporation	Carriage Maker Place Predevelopment Loan	Winsted	Creation of 17 units of affordable elderly housing	$193,500	$193,500	PRE-DEV	$193,500				17		17	
2010 Total				**$298,909,063**	**$46,618,936**		**$21,265,275**	**$10,880,549**	**$6,967,305**	**$7,505,807**	**772**	**50**	**722**	**400**
Grand Total				**$1,839,778,975**	**$480,936,338**		**$245,696,565**	**$117,160,228**	**$56,954,264**	**$61,125,281**	**10,375**	**3,175**	**6,936**	**4,536**

* Neighborhood Stabilization Program (NSP) is a federally-funded program where funds have been committed to affordable housing projects, but the number and location of actual housing units to be assisted are still to be determined ("tbd").

Source: DECD

Appendix-10: Tenant Demographic Data

Table A-10: Tenant Demographic Data						
Municipality	Project Name	Management	Program	Total	Family	Elderly
Ansonia	Valley Mutual	NeighborWorks New Horizons	HOME	9	9	0
Berlin	Orchard Ridge Elderly	Housing Management, LLC	HOME	11	0	11
Bridgeport	Augustana Home East Bridgeport dba Bishop Curtis Homes	Winn Managemnet Company, LLC	HOME	48	0	48
Bridgeport	Sterling Apartments (Artspace/Read's Bldg)	Milleniuim Real Estate Services	HOME/FLEX	16	16	0
Canaan	Geer Village	Beckley House @Geer Village	HOME	24	24	0
Canton	Boulder Ridge	Housing Management, LLC	HOME	11	0	11
Colchester	Breed's Tavern	DeMarco Management Corporation	HOME	21	21	0
Cromwell	Theresa A. Rook	Rook Retirement Community	HOME	20	0	20
East Hartford	Easton Place	Easton Place Apartments	HOME	7	7	0
Farmington	Yorkshire Village	Housing Management, LLC	HOME	4	0	4
Glastonbury	Carter Court	Mutual Hsg. of Greater Hartford, Inc.	HOME	20	20	0
Greenwich	Pathways Vision	Pathways, Inc.	HOME	10	10	0
Guilford	Hubbard Woods	NeighborWorks New Horizons	HOME	13	13	0
Guilford	Wild Rose	NeighborWorks New Horizons	HOME	10	10	0
Hartford	Brick Hollow	DeMarco Management Corporation	HOME	30	30	0
Hartford	Collin Bennet	Hartford Neighborhood Center	HOME	11	10	1
Hartford	Grandfamilies Housing	Real Estate Management and Development Corp.	Housing Trust Fund	40	24	16
Hartford	Hudson Park Project	Mutual Hsg. of Greater Hartford, Inc.	HOME	44	44	0
Hartford	Martin Luther King	Sheldon Oak Central, Inc.	HOME	64	64	0
Hartford	North End Gateway	Sheldon Oak Central, Inc.	FLEX	45	45	0
Hartford	Northeast Hartford Affordable Hsg	Sheldon Oak Central, Inc.	HOME	11	11	0
Hartford	Park Squire Wolcott	Mutual Hsg. of Greater Hartford, Inc.	HOME	25	25	0
Hartford	Park Terrace II Mutual Housing	Park Terrace II Mutual Housing LTP	HOME	68	68	0
Hartford	Sand Apartments (SANA)	Sheldon Oak Central, Inc.	HOME	256	256	0
Hartford	Sheldon Oak II	Sheldon Oak Central, Inc.	HOME	72	72	0
Hartford	Washington Court	Sovereign Asset Management, LLC	HOME	66	66	0
Hartford	Zion Street Mutual	Zion Street Mutual Housing LTP	HOME	24	24	0
Manchester	Birch Meadow	Birch Meadows Apartments	HOME	11	0	11

Table A-10 (continued): Tenant Demographic Data						
Municipality	Project Name	Management	Program	Total	Family	Elderly
New Britain	Hart Street Gardens	Housing Management, LLC	HOME	8	8	0
New Britain	Skretny Block	Neighbor Housing Services of New Britain, Inc.	HOME	5	5	0
New Hartford	Canterbury Village	Tim Bobroske Construction Services	HOME	10	0	10
New Haven	730 George Street (aka King George)	NeighborWorks New Horizons	HOME	58	58	0
New Haven	Arlow LLC	NeighborWorks New Horizons	FLEX	9	9	0
New Haven	HRI/Housing Support Circle	Regional Housing Rehab Institute	HOME	16	15	1
New Haven	Josephine Jarvis Gray Senior Housing	DeMarco Management Corporation	Housing Trust Fund	18	0	18
New Haven	Richard Street Housing Cooperative	Neighbor Works New Horizons	HOME	20	20	0
New Haven	Whalley Avenue Housing II	Marrakech, Inc.	Housing Trust Fund	6	6	0
New London	Amber Huntington	Amber Huntington Assoc. LLC	FLEX	9	9	0
New London	Amber-Washington Apartments	Amber-Washington Associates LLC	FLEX	28	28	0
Newtown	Nunnawauk Meadows	Newtown Housing for the Elderly	HOME	6	0	6
Norwich	Artspace Norwich	Artspace Norwich Affordable Housing	HOME	9	9	0
Norwich	Flora O'Neil Apartments	Bethsaida Community Inc.	FLEX	6	6	0
Plymouth	Quail Hollow Village I	Tim Bobroske Construction Services	HOME	6	0	6
Plymouth	Quail Hollow Village II	Tim Bobroske Construction Services	HOME	9	0	9
Shelton	The Ripton Senior Housing	Elderly Housing Management, Inc.	HOME	35	0	35
South Windsor	Watson Farm	Housing Management, LLC	HOME	11	0	11
Stamford	Berkeley House	Shelter for the Homeless Inc.	HOME	7	0	0
Stamford	Haynes House	Neighborhood Housing Services of Stamford, Inc.	HOME	7	7	0
Stamford	Metcalf House	St. Luke's Lifeworks	HOME	10	10	0
Stamford	Stillwater Heights	New Neighborhoods, Inc.	HOME	15	15	0
Thomaston	Thomaston Valley Village	Tim Bobroske Construction Services	HOME	14	0	14
Torrington	Y House	Northwestern CT YMCA	HOME	42	42	0
Trumbull	Huntington Place	Huntington Senior Housing, LP	HOME	11	0	11
Waterbury	Grace House (Grace Development)	Laurel Ridge	HOME	39	0	39
Westport	Hidden Brook	Westport Housing Authority	HOME/FLEX	39	39	0

Source: DECD

Appendix-11: Housing Production Data

Table A-11: Housing Production Data - Connecticut Housing Inventory Estimates							
State/County	**All units**	**1-unit**	**2-unit**	**3 to 4 units**	**5+ units**	**Mobile home**	**Boat, RV, van, etc.**
Fairfield	352,621	229,532	30,847	28,305	62,660	1,205	72
Hartford	368,391	225,986	29,527	35,945	75,043	1,829	61
Litchfield	83,929	65,174	6,534	4,601	7,022	523	75
Middlesex	72,900	54,166	3,550	3,229	11,011	902	42
New Haven	352,042	209,375	33,328	39,565	67,769	1,944	61
New London	117,950	81,592	9,998	7,518	15,624	2,951	267
Tolland	56,737	42,027	2,096	3,538	8,316	751	9
Windham	47,437	32,755	4,436	3,880	4,907	1,432	27
Connecticut	1,452,007	940,607	120,316	126,581	252,352	11,537	614

Source: Census, as of December 2009

Notes to Table:

Description of Survey and Supplementary Information Services – The statistics provided in this publication were based on reports submitted monthly by local building officials in Connecticut, in response to a mail survey conducted by the Building Permits Branch, Construction Statistics Division, U.S. Bureau of the Census. The monthly reported data was successively downloaded electronically from the U.S. Bureau of the Census via electronic mail attachment. These monthly releases, from the U.S. Bureau of the Census, include data estimated and/or imputed by the U.S. Bureau of the Census for those towns or places that provided reports for fewer than 12 months in a year.

Survey Changes – At some locations, statistics on new housing units authorized in the permit jurisdiction have been kept for more than a century. The U.S. Bureau of the Census has published a book useful for time-series analysis, Housing Construction Statistics: 1889 to 1964. In 1954, the Bureau of Labor Statistics of the U. S. Department of Labor published permit data for virtually all the permit-issuing locations surveyed. Since 1959, the U.S. Bureau of the Census of the U.S. Department of Commerce (USDOC) has been collecting permit information through mail surveys of local building officials in 17,000 locations. The State of Connecticut has actively cooperated with the federal government since this mail survey began. The Department of Public Works was the first cooperating agency, succeeded by the Department of Community Affairs, the Department of Housing and now the Department of Economic and Community Development. Beginning in January 1987, several changes were made to the reporting and classifying of various survey items. Buildings and the valuation of additions,

alterations, and conversions to residential buildings were classified under a common item number. Similarly, buildings and the evaluation of additions, alterations, and conversions to non-housekeeping and nonresidential buildings were classified under a common item number. In both circumstances, housing units were no longer reported. The survey no longer distinguishes between additions, alterations, and conversions that resulted in an increase, or decrease to the housing inventory in Connecticut. Furthermore, mobile homes were no longer within the scope of the survey.

Data Reliability – Although the statistics in this report were not subject to sampling variability, they were subject to various response and operational errors that could be attributed to many sources such as the inability to obtain information about all cases, the differences in the interpretation of questions, the inability or unwillingness by respondents to provide correct information, and data-processing errors. Explicit measures of the effects of these were not available. However, DECD believed that most of the important operational errors were detected in the course of the cooperative review of the data for reasonableness and consistency. The participants in the review included the U.S. Bureau of the Census, DECD, and local officials.

Data Limitations – In Connecticut, by state statute, no building or structure may be "constructed or altered until an application has been filed (with a municipal building official) by the owner of the premises affected or his agent," and a permit has been issued. Building permits have been required prior to the beginning of any construction or alteration since October 1, 1970. Similarly, no person may "demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking" from a municipal administrative officer (C.G.S. Sections 29-263 and 29-406).Continuing sample surveys conducted by the U.S. Bureau of the Census indicate that construction resulted in all but two percent of the new housing units nationally authorized by permits. Construction typically begins during the month of the permit issuance, and most of the remaining works begins within the following three months. Therefore, the housing-unit statistics displayed in this report do not represent the number of units actually put into construction for the period shown, and should not be directly interpreted as "housing starts. "In certain instances, a developer may have been given notice to proceed with the construction of federal public housing without a reported building permit. In these instances the data relate to the award of construction contract.

Data Characteristics – The working definition of a housing unit was “a room or group of rooms intended for occupancy as separate living quarters. ”Hence, each apartment unit in an apartment building was counted as one housing unit. For example, one new building containing 260 apartments would appear in the housing unit table as 260 housing units. However, a housing unit may be unoccupied at a particular time or year-round. By contrast, a household included all the persons who occupy a housing unit. To estimate the number of households it was necessary to multiply the overall number of housing units, at a given time by the overall owner-occupied and renter-occupied housing units observed in the most recent census or other vacancy survey by the number of all housing units at the time of the survey. To avoid duplication, respondents were cautioned to include foundation permits only when a separate foundation permit was issued, and it had a construction cost. Respondents were instructed to include the cost of the foundation when it was authorized, but not to enter the number of buildings or housing units. Buildings, housing units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized. The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations. According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.

Appendix-12: 2010 Affordable Housing Appeals List

Table A-12.1: 2010 Affordable Housing Appeals List - Exempt Municipalities							
	Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
1	Ansonia	7,937	1,040	109	9	1,158	14.59%
2	Bloomfield	8,195	698	299	0	997	12.17%
3	Bridgeport	54,367	9,013	943	8	9,964	18.33%
4	Bristol	26,125	2,508	1,034	0	3,542	13.56%
5	Brooklyn	2,708	244	65	0	309	11.41%
6	Danbury	28,519	2,526	297	223	3,046	10.68%
7	Derby	5,568	562	61	0	623	11.19%
8	East Hartford	21,273	2,245	907	0	3,152	14.82%
9	East Windsor	4,356	604	96	14	714	16.39%
10	Enfield	17,043	1,536	545	7	2,088	12.25%
11	Groton	16,817	3,312	338	10	3,660	21.76%
12	Hartford	50,644	17,428	1,431	0	18,859	37.24%
13	Killingly	6,909	658	248	0	906	13.11%
14	Manchester	24,256	2,603	916	38	3,557	14.66%
15	Mansfield	5,481	576	80	0	656	11.97%
16	Meriden	24,631	2,725	1,046	4	3,775	15.33%
17	Middletown	19,697	3,679	613	0	4,292	21.79%
18	New Britain	31,164	4,322	1,163	0	5,485	17.60%
19	New Haven	52,941	13,775	1,128	453	15,356	29.00%
20	New London	11,560	1,980	452	42	2,474	21.40%
21	Norwalk	33,753	3,114	236	553	3,903	11.56%
22	Norwich	16,600	2,634	517	0	3,151	18.98%
23	Plainfield	5,676	597	254	0	851	14.99%
24	Putnam	3,955	450	98	0	548	13.86%
25	Stamford	47,317	5,342	299	1,143	6,784	14.34%
26	Torrington	16,147	1,375	631	17	2,023	12.53%
27	Vernon	12,867	1,875	371	0	2,246	17.46%
28	Waterbury	46,827	7,590	2,369	378	10,337	22.07%
29	West Haven	22,336	2,280	425	0	2,705	12.11%
30	Winchester	4,922	560	120	0	680	13.82%
31	Windham	8,926	2,150	438	0	2,588	28.99%
Total Exempt Municipalities		**639,517**	**100,001**	**17,529**	**2,899**	**120,429**	

Source: DECD, OHDF

Table A-12.2: 2010 Affordable Housing Appeals List - Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units[1]	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Andover	1,198	25	21	0	46	3.84%
Ashford	1,699	34	35	0	69	4.06%
Avon	6,480	142	21	0	163	2.52%
Barkhamsted	1,436	3	12	0	15	1.04%
Beacon Falls	2,104	7	26	0	33	1.57%
Berlin	6,955	495	84	6	585	8.41%
Bethany	1,792	0	2	0	2	0.11%
Bethel	6,653	261	61	63	385	5.79%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	2	13	0	15	0.76%
Bozrah	917	4	14	0	18	1.96%
Branford	13,342	270	178	0	448	3.36%
Bridgewater	779	0	2	0	2	0.26%
Brookfield	5,781	41	39	27	107	1.85%
Burlington	2,901	30	23	0	53	1.83%
Canaan	610	0	9	1	10	1.64%
Canterbury	1,762	78	27	0	105	5.96%
Canton	3,616	230	52	32	314	8.68%
Chaplin	897	1	25	0	26	2.90%
Cheshire	9,588	240	77	17	334	3.48%
Chester	1,613	25	9	0	34	2.11%
Clinton	5,757	92	41	0	133	2.31%
Colchester	5,409	390	84	0	474	8.76%
Colebrook	656	0	6	0	6	0.91%
Columbia	1,988	28	39	0	67	3.37%
Cornwall	873	18	0	0	18	2.06%
Coventry	4,486	107	119	20	246	5.48%
Cromwell	5,365	217	213	0	430	8.01%
Darien	6,792	91	1	80	172	2.53%
Deep River	1,910	29	22	0	51	2.67%
Durham	2,349	34	11	0	45	1.92%
East Granby	1,903	73	33	0	106	5.57%
East Haddam	4,015	74	26	1	101	2.52%
East Hampton	4,412	75	71	25	171	3.88%
East Haven	11,698	544	298	0	842	7.20%
East Lyme	7,459	350	87	10	447	5.99%
Eastford	705	0	16	0	16	2.27%
Easton	2,511	0	0	11	11	0.44%
Ellington	5,417	271	74	0	345	6.37%
Essex	2,977	40	5	0	45	1.51%

Table A-12.2: 2010 Affordable Housing Appeals List (continued) Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Fairfield	21,029	422	32	111	565	2.69%
Farmington	9,854	574	120	152	846	8.59%
Franklin	711	0	16	0	16	2.25%
Glastonbury	12,614	626	130	0	756	5.99%
Goshen	1,482	2	6	0	8	0.54%
Granby	3,887	89	34	5	128	3.29%
Greenwich	24,511	1,195	2	54	1,251	5.10%
Griswold	4,530	198	142	0	340	7.51%
Guilford	8,724	172	29	0	201	2.30%
Haddam	2,822	23	16	0	39	1.38%
Hamden	23,464	1,165	457	4	1,626	6.93%
Hampton	695	0	17	0	17	2.45%
Hartland	759	2	5	0	7	0.92%
Harwinton	2,022	24	21	0	45	2.23%
Hebron	3,110	62	28	0	90	2.89%
Kent	1,463	25	4	24	53	3.62%
Killingworth	2,283	0	5	5	10	0.44%
Lebanon	2,820	31	46	0	77	2.73%
Ledyard	5,486	39	161	4	204	3.72%
Lisbon	1,563	2	36	0	38	2.43%
Litchfield	3,629	144	11	29	184	5.07%
Lyme	989	0	0	7	7	0.71%
Madison	7,386	92	5	29	126	1.71%
Marlborough	2,057	24	13	0	37	1.80%
Middlebury	2,494	79	9	8	96	3.85%
Middlefield	1,740	30	11	0	41	2.36%
Milford	21,962	1,101	219	107	1,427	6.50%
Monroe	6,601	36	19	1	56	0.85%
Montville	6,805	111	183	0	294	4.32%
Morris	1,181	20	0	0	20	1.69%
Naugatuck	12,341	762	319	0	1,081	8.76%
New Canaan	7,141	146	3	31	180	2.52%
New Fairfield	5,148	0	23	13	36	0.70%
New Hartford	2,369	12	39	15	66	2.79%
New Milford	10,710	248	103	0	351	3.28%
Newington	12,264	478	392	36	906	7.39%
Newtown	8,601	138	18	15	171	1.99%
Norfolk	871	28	3	0	31	3.56%
North Branford	5,246	69	59	0	128	2.44%
North Canaan	1,444	101	7	0	108	7.48%
North Haven	8,773	371	77	1	449	5.12%
North Stonington	2,052	2	16	0	18	0.88%
Old Lyme	4,570	60	4	3	67	1.47%
Old Saybrook	5,357	51	14	1	66	1.23%

Table A-12.2: 2010 Affordable Housing Appeals List (continued) Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Orange	4,870	50	9	0	59	1.21%
Oxford	3,420	38	10	0	48	1.40%
Plainville	7,707	244	317	53	614	7.97%
Plymouth	4,646	184	143	0	327	7.04%
Pomfret	1,503	35	12	0	47	3.13%
Portland	3,528	276	44	0	320	9.07%
Preston	1,901	43	32	0	75	3.95%
Prospect	3,094	5	23	0	28	0.90%
Redding	3,086	0	0	0	0	0.00%
Ridgefield	8,877	179	7	5	191	2.15%
Rocky Hill	7,962	254	188	0	442	5.55%
Roxbury	1,018	19	1	0	20	1.96%
Salem	1,655	1	23	0	24	1.45%
Salisbury	2,410	16	3	8	27	1.12%
Scotland	577	0	9	0	9	1.56%
Seymour	6,356	285	76	0	361	5.68%
Sharon	1,617	21	4	0	25	1.55%
Shelton	14,707	267	86	82	435	2.96%
Sherman	1,606	0	2	0	2	0.12%
Simsbury	8,739	251	65	0	316	3.62%
Somers	3,012	59	18	0	77	2.56%
South Windsor	9,071	474	249	0	723	7.97%
Southbury	7,799	91	13	0	104	1.33%
Southington	15,557	640	292	51	983	6.32%
Sprague	1,164	28	30	0	58	4.98%
Stafford	4,616	192	141	0	333	7.21%
Sterling	1,193	2	22	0	24	2.01%
Stonington	8,591	314	51	0	365	4.25%
Stratford	20,596	878	261	33	1,172	5.70%
Suffield	4,853	215	45	15	275	5.67%
Thomaston	3,014	94	88	0	182	6.04%
Thompson	3,710	160	49	0	209	5.63%
Tolland	4,665	99	71	3	173	3.71%
Trumbull	12,160	321	35	289	645	5.30%
Union	332	2	4	0	6	1.81%
Voluntown	1,091	21	24	0	45	4.12%
Wallingford	17,306	623	313	35	971	5.61%
Warren	650	1	2	0	3	0.46%
Washington	1,764	14	0	23	37	2.10%
Waterford	7,986	137	192	0	329	4.12%
Watertown	8,298	229	140	0	369	4.45%
West Hartford	25,332	1,254	319	277	1,850	7.30%
Westbrook	3,460	146	12	24	182	5.26%
Weston	3,532	1	0	0	1	0.03%

Table A-12.2: 2010 Affordable Housing Appeals List (continued) Non-Exempt Municipalities						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Westport	10,065	218	2	13	233	2.31%
Wethersfield	11,454	709	223	0	932	8.14%
Willington	2,429	165	32	0	197	8.11%
Wilton	6,113	89	6	70	165	2.70%
Windsor	10,900	354	383	0	737	6.76%
Windsor Locks	5,101	275	187	0	462	9.06%
Wolcott	5,544	315	130	0	445	8.03%
Woodbridge	3,189	36	5	0	41	1.29%
Woodbury	3,869	62	18	0	80	2.07%
Woodstock	3,044	28	38	0	66	2.17%
Total Non-Exempt Municipalities	**746,461**	**23,513**	**9,179**	**1,929**	**34,620**	

Source: DECD, OHDF

Table A-12.3: 2010 Affordable Housing Appeals List Summary					
Municipalities	**2000 Census Housing Units**	**Governmentally Assisted Units**[1]	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**
Exempt	639,517	100,001	17,529	2,899	120,429
Non-Exempt	746,461	23,513	9,179	1,929	34,621
Total	**1,385,978**	**123,514**	**26,708**	**4,828**	**155,050**

Source: DECD, OHDF

Appendix-13: GLOSSARY OF TERMS

Important Terminology and Concepts Used in the EIA Process:

1. **Fiscal Impacts Reported for Both the State and Local Levels Are:**
   - Aggregate net new state revenue
   - NPV net new state revenue
   - Average per year net new state revenue
2. **Fiscal Impacts Reported for the State Level are:**
   - Aggregate Net New State Revenue: The cumulative (over the study period) total of New Indirect State Revenues minus total New Indirect State Expenditures.
   - State Revenues at State Average Rate: The State Revenues at State Average Rates table in REMI reports indirect state revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - State Expenditures at State Average Rates: The State Expenditures at State Average Rates table in REMI reports state expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - Net New State Taxes: The estimated sum of personal income tax revenue, sales tax revenue, and corporate tax revenue. It is based on changes in personal income and Gross State Product. Generated by the REMI model's fiscal module.
3. **Fiscal Impacts Reported for the Local Levels are:**
   - Local Revenues at Adjusted State Average Rates: The Local Revenues at Adjusted State Average Rates table reports local revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - Local Expenditures at Adjusted State Average Rates: The Local Expenditures at Adjusted State Average Rates table reports local expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.

I. Other Important Economic and Econometric Terms:

1. **State and Local Government Spending:** Dollars spent by the state and local government on all goods and services; a final demand component of GRP. Spending is done on a per-capita basis.

2. **Gross State Product:** Gross State Product, as a value added concept, is analogous to the national concept of Gross Domestic Product. It is equal to output excluding the intermediate inputs. It represents compensation and profits. The GSP is the total dollar value of all final goods and services produced in the state, usually stated per year. It is sometimes alternatively called "total output." The REMI model generates the project's contribution to GSP.
3. **New Personal Income**: Additions to income received by persons from participation in production, from government, business transfers, and government interest. It is composed of wage and salary disbursements, other labor income, proprietor's income, rental income of persons, personal dividend income, and transfer payments to persons, less contributions for social insurance. In short, it is the aggregate income from all sources to all individuals. The REMI model generates the projects' impact on statewide personal income.
4. **Net Present Value (NPV):** NPV is the Present Value of future cash flows, discounted at the marginal cost of capital. It is the algebraic sum of discounted present values of all cash inflows (pluses) and all cash outflows (minuses) related to a particular investment.
5. **Direct Effects:** The initial, immediate effects caused by a specific activity, for example, the initial investment in a new manufacturing plant or the effects on increased public spending for specific goods and services. The direct effect, or impact, will subsequently initiate a series of iterative rounds of income creation, spending, and re-spending that will result in Indirect Effects and Induced Effects. These three component effects—direct, indirect, and induced effects—constitute the Total Effects resulting from the initial, direct effect. (Gary A. Horton)
6. **Indirect Effects**: The effects that result from the actions of the processing sectors to produce the Direct Effects. Therefore, the indirect effects are those changes to production, employment, incomes, etc., which take place as a result of the direct effects and include the effects on industry sectors that may be directly or indirectly related to the initially impacted sector. (Gary A. Horton)
7. **Induced Effects:** The effects of spending by the households in the regional economy as the result of Direct and Indirect Effects from some economic activity. For example, new jobs in the community will mean that the new employees will spend more on groceries, housing, etc. The induced effects arise from a general change in the earnings and spending patterns of the household sector of an economy due to the direct and indirect effects. (Gary A. Horton)

8. **Multipliers:** Multipliers capture the size of the secondary effects in a given region, generally as a ratio of the total change in economic activity in the region relative to the direct change. A multiplier is a numeric measurement, expressed as a mathematical ratio, of the Total Effects, including the Direct, Indirect, and Induced Effects, to the direct effects of a specific activity, or a change in some activity. Multipliers may be developed for any factor that may be measured in terms of a unit of output. Examples include income multipliers and employment multipliers. (Gary A. Horton)
9. **Input-Output Model:** An input-output model is a representation of the flows of economic activity between sectors within a region. The model describes what each business or sector must purchase from every other sector in order to produce a dollar's worth of goods or services. (Gary A. Horton)
10. **Final Demand:** The term used for sales to final consumers of goods and services. Within an economic system, such final demand is typically attributed to four basic sources: Households (personal consumption expenditures); Businesses (investment spending, housing construction, inventory spending); Governments (public expenditures); and Foreign (export demand). Economic impact analysis generally estimates the regional economic impacts of final demand changes. (Gary A. Horton)

II. Housing Development Underwriting Definitions:

1. Annual Debt Service means all payments of principal and interest, or other charges, or any combination thereof, on loans secured by the project for a twelve (12) month period.
2. Annual Loan Constant means yearly fixed value of principal and interest payments on a specific loan.
3. Applicable Federal Rate means a monthly interest rate statistic issued by the Treasury Department that is based on the prevailing interest rate on mid term and long term government securities.
4. Appraisal means a report that sets forth the process of estimation and conclusion of value.
5. Bridge Loan Financing means a short- term loan made in anticipation of intermediate term or long term financing.
6. CHFA means the Connecticut Housing Finance Authority.
7. Consumer Price Index means a statistical measure of the change in price levels of a predetermined mix of consumer goods and services.

8. Credit Enhancement means an asset pledged as security.
9. Cumulative Cash Return on Equity means a gain on the equity in a project at the time of financing which is a non-compounding sum of cash generated from ordinary cash revenues, less cash expenses.
10. Debt Service Coverage Ratio means a quotient that measures the number of times loan principal and interest are covered by net income. A higher ratio indicates a lower risk associated with a particular loan.
11. DECD Cost Guidelines means total development cost for a typical dwelling unit based on DECD minimum design standards for unit types, sizes, common areas, location, and construction types.
12. Equity means the Owner's financial interest in real property above all claims and liens against it.
13. Grant means a contribution of funds that do not require repayment and are unsecured except to enforce compliance for use restrictions.
14. Junior Financing means an obligation that is subordinate in right or lien priority to an existing or proposed lien on the same property.
15. Life Cycle Cost Analysis means an evaluation of the capital and operational costs of a construction item or system during the estimated useful life of the project.
16. Loan means an interest free or interest-bearing obligation to repay principal.
17. Loan to Value Ratio means the ratio of the total amount of the secured loans to the appraised value of the property.
18. Market Analysis means a report that sets forth the process that analyzes the ability of a proposed use of an existing property to be absorbed, sold, or leased under current or anticipated market conditions.
19. Market Study means a report of a market analysis prepared by a third party.
20. Mortgage Insurance means a policy to cover the lender in case of default.
21. Net Operating Income means earnings after deducting normal operating expenses, including reserves for replacement, but before deducting depreciation, federal taxes and extraordinary gains, losses and charge offs.
22. Nonprofit means a housing authority; a nonprofit corporation incorporated or authorized to do business pursuant to Chapter 600 of the Connecticut General Statutes (C.G.S.), having as one of its purposes the construction, acquisition or related rehabilitation of affordable or assisted housing and having a certificate or articles of incorporation approved by the commissioner; a quasi public agency, as defined in

C.G.S. Section 1-120; a municipal developer; or a municipality or agency of a municipality; or a joint partnership where the nonprofit partner: (a) is materially participating in the development and operation of the development throughout the compliance period; (b) owns at least 51% of all general partnership interest in the development; (c) is not affiliated with or controlled by the for profit organization; and (d) was not formed for the principal purpose of qualifying as a nonprofit organization to gain some advantage eligible to only nonprofit developers.

23. Operating Deficit Letter of Credit means a written document issued by a financial institution guaranteeing the payment of drafts up to a stated amount to cover operating losses.
24. Rent means charges, excluding security deposits, down payments and membership fees, paid for occupancy of rental units or LEC/Mutual Housing units in housing developments that receive financial assistance from DECD.
25. Reserve for Replacement means a regulatory or contractual requirement to set aside cash for the replacement of capital items; funding for major repairs; additions that improve the property; or betterments that replace existing assets with more modern or efficient versions.
26. Return on Equity means net income divided by total equity that represents a profit provided to the developer based on the amount contributed to the project.
27. Stabilized Year means the first 12 months after 100% occupancy, less vacancy allowance.
28. State Plan of Conservation and Development means the five-year plan prepared by the Office of Policy and Management in accordance with C.G.S. Sections 16a-24 through 16a-33, which provides the growth, resource management and public investment policies for the state.
29. Syndication means the process of structuring financial arrangements, legal documents, and investors to take advantage of any or all-available tax benefits.
30. Total Development Cost (TDC) means all expenses incident to the creation of a project, including developer's fees.

III. Other Technical Terminology

1. 5S or Five S: This English acronym refers to a Japanese management methodology based on five Japanese words which begin with the “S” sound. “5S” is a principle of structured and systematic organization of the workplace and work flows, intended to raise

business productivity, quality, and morale, and is often associated with lean manufacturing. (The five Japanese words Seiri, Seiton, Seiso, Seiketsu, and Shitsuke, loosely translated into English refer to Sort, Straighten or Set (in place), Shine, Standardize, and Sustain.)

2. Kanban: A Japanese term, associated with lean manufacturing, which literally translates to mean a "signal" or "sign" - a cycle of replenishment for production and materials. The use of kanban helps maintain an orderly and efficient flow of materials throughout the entire manufacturing process, and is used in the “Six Sigma” business management process developed by American engineer Bill Smith (1929 – 1993) for continuous quality improvement and total quality management (TQM).
3. Perchloroethylene (or “perc”): A colorless, nonflammable, non-explosive non-water based liquid, C2Cl4, used as a solvent, especially in dry cleaning. Also called tetrachloroethylene.
4. Stoddard solvent: a paraffin-derived clear, transparent liquid used in the dry cleaning industry. Developed by W. J. Stoddard worked with Lloyd E. Jackson of the Mellon Research Institute as an alternative to more volatile petroleum solvents.
5. Tetrachloroethylene: A colorless, nonflammable, non-explosive non-water based liquid, C2Cl4, used as a solvent, especially in dry cleaning. Also called perchloroethylene.