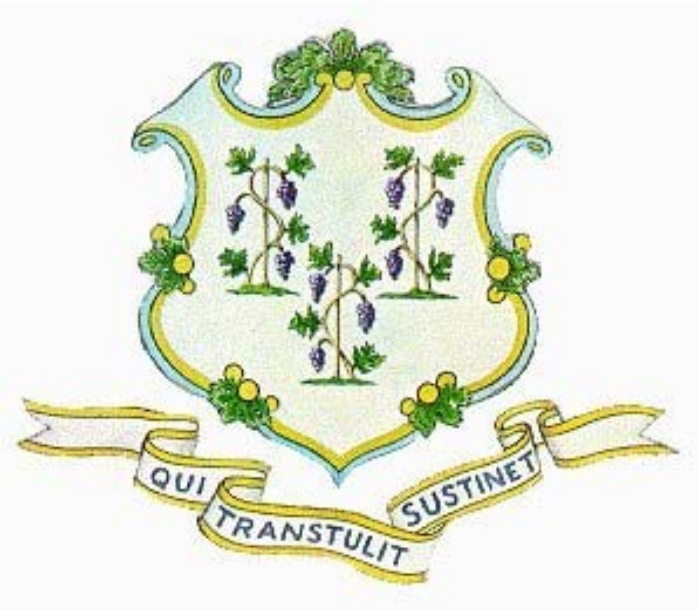
ANNUAL REPORT
FOR
FISCAL YEAR 2006-2007



DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

February 1, 2008

Joan McDonald
Commissioner

DECD

State of Connecticut
Department of Economic and
Community Development

February 1, 2008

To Governor M. Jodi Rell and Members of the General Assembly:

As stipulated in Public Act 05-191, 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, 2006 through June 30, 2007.

DECD is the state's lead agency for economic, community, housing, and brownfield redevelopment matters, and as such has a broad mandate and constituency. In addition to updating policymakers and others on DECD's progress in these areas, the annual report also provides a greater understanding of the varied and complex nature of the agency's responsibilities and initiatives and how they are interrelated.

Although my tenure as commissioner has just begun, I am proud of DECD's accomplishments to date. Building upon these past successes, I look forward to advancing the state's economic development agenda. With a new spirit of collaboration and a renewed focus on innovation, Connecticut is optimally positioned to capitalize on its highly skilled work force, world-renown universities, and other assets key to our economic success.

If you have any questions concerning this report, please contact Joseph Oros, legislative program manager for DECD at (860) 270-8186.

Sincerely,

Joan McDonald
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) must submit its annual report to the Governor and the legislature by February 1st beginning in 2006. 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 and community development and housing 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 for the reader 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 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 brownfields 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 $1.3 billion. With these investments DECD has leveraged over $2.4 billion in non-state 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 (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 (Public Act (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 under P.A. 79-598 as a cabinet-level agency and became the lead agency for all housing matters.

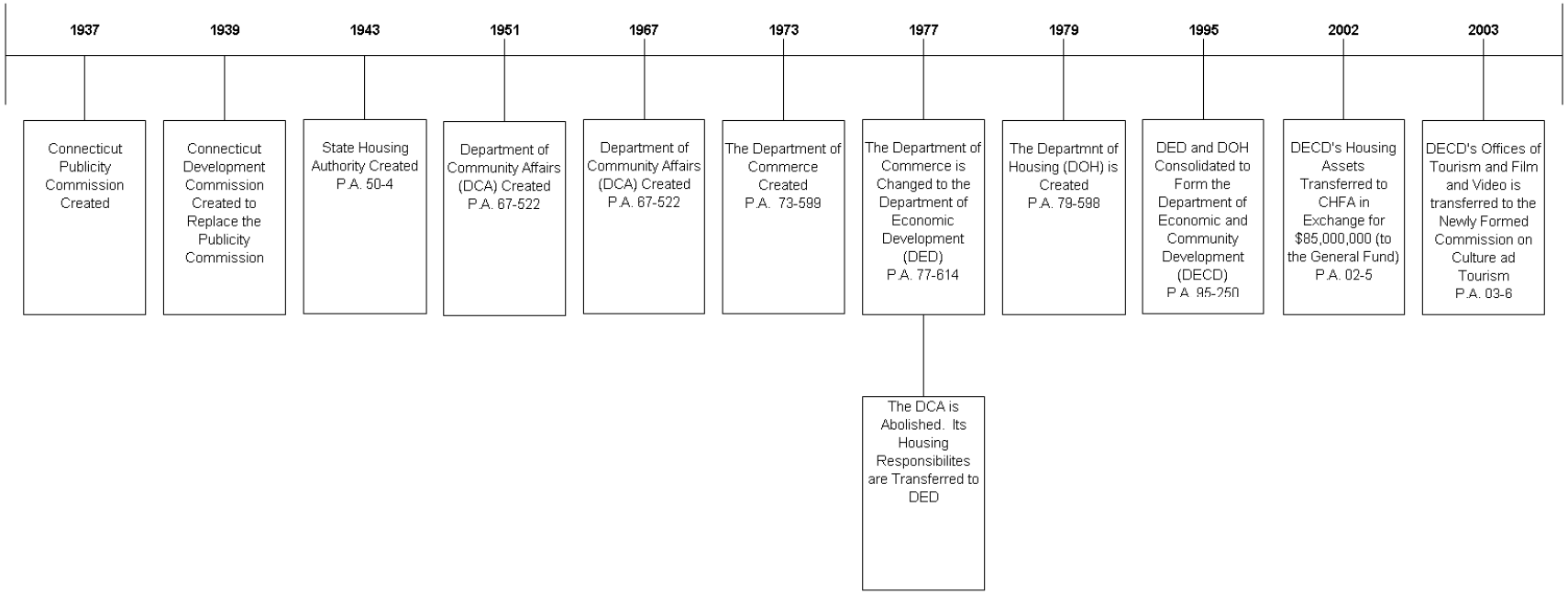
- In 1995, the General Assembly passed P.A. 95-250 that consolidated the DOH with the DED. The new agency was named the Department of Economic and Community Development (DECD) and became the lead agency for all economic, community and housing development matters.

- 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 $85,000,000 (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 August 2003, P. A. 03-6 transferred the Tourism and Film Offices from DECD to the newly formed Connecticut Commission on Culture and Tourism.

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



Source: DECD

B. Mission

DECD develops and implements policies, strategies and programs to enhance Connecticut's communities including the business and housing environments. The Commissioner and/or his 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 153 people in fiscal year 2006-07 with a total administrative budget of $16,637,804 for that period. DECD offices fall into two categories: Line and Administrative. Administrative offices (the Office of the Commissioner, the Compliance Office and Planning/Program Support and the Office of Finance and Administration) support the activities of the line offices. DECD line offices (the Office of Strategic Competitiveness, the Office of Housing Finance, the Office of Business and Industry Development, the Office of Municipal Development and the Office of Infrastructure and Real Estate) deliver the department; 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. Legal Services - The Legal Services staff is responsible for providing legal services to the Commissioner and the other offices. Staff also oversees the department's responsibilities under the Freedom of Information Act, functions

in the role of Ethics Liaison Officer designated under P. A. 05-287, Sec. 35(b) and provides a point of contact for the Office of the Attorney General.

b. **Communications and Government Relations -** The Communications and Government Relations staff is responsible for all legislative, regulatory, public relations, and marketing activities of the department.

c. **Internal Auditor** - The Internal Auditor reports directly to the Commissioner and independently evaluates the adequacy, effectiveness and efficiency of the systems of control within the department and the quality of ongoing operations.

d. **International Affairs -** The International Affairs staff 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 that helps Connecticut companies to enter the exporting arena or expand their current export operations.

e. **Human Resources -** Human Resources staff 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. Additionally, Human Resources is responsible for creating, implementing and monitoring the department's affirmative action plan.

f. **Agency Operations -** The Agency Operations Officer assists the Commissioner with the overall internal operations of the department.

g. **Workforce Development -** The Workforce Development Director provides the Commissioner with policy advice, and serves as a contact with other state, quasi-public and federal agencies and workforce development boards to promote the linkage between economic and workforce development.

2. Office of Strategic Competitiveness (OSC)

OSC is responsible for the continued development of the state's Next Generation Competitiveness Strategy, including the work of Industry Clusters. The **Office of BioScience**, within OSC, provides dedicated technical assistance to those businesses involved in bioscience; the **Office of Insurance and Financial Services**, also within OSC, assists firms within the insurance and financial services sectors. These two specialty offices each provide a visible center where strategies and programs are developed and implemented to work together in attracting and retaining companies and jobs in Connecticut. To help industries compete in a global economy, the OSC works with industry stakeholders within established and emerging clusters to identify ways to sustain output and job growth.

3. Office of Business and Industry Development (OBID)

OBID is the department's marketing and business investment arm, and its central advocate for business and industry development. OBID is the principal point of contact for both Connecticut companies and 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 in the state.

This office is responsible for project management of DECD-funded business and economic development projects and the delivery of DECD business and economic development support services. **The Office of Small Business Affairs**, which was established within DECD to aid and encourage small business enterprises; particularly those owned and operated by minorities and other socially or economically disadvantaged individuals in Connecticut., is located in OBID.

4. Office of Infrastructure and Real Estate (OIRE)

OIRE is responsible for large-scale real estate development and brownfields revitalization projects. The **Office of Brownfield Remediation and Development** is part of OIRE, and is the state's one stop resource for brownfields redevelopment. OIRE manages a variety of DECD-funded real estate initiatives, collaborating with municipalities, developers, business, and housing clients to manage real estate development projects. OIRE also provides engineering and technical assistance to other DECD offices in the areas of project feasibility, environmental remediation, architectural review, construction monitoring and civil engineering. All department environmental regulatory obligations, such as the Connecticut Environmental Policy Act (CEPA) and the National Environmental Policy Act (NEPA), are also managed through this office.

5. Office of Municipal Development (OMD)

OMD is the department's municipal investment arm and its central advocate for community development. This office is responsible for project management of DECD-funded community development projects. OMD is the principal point of contact for Connecticut's municipalities and nonprofits seeking financial and technical assistance from the state for community development activities.

6. Office of Housing Finance (OHF)

OHF is DECD's housing investment arm and advocates for housing preservation and development. This office, with technical assistance from OIRE, is responsible for project management of DECD-funded housing development projects and is the principal point of contact for Connecticut housing developers seeking assistance from the state. OHF provides financial assistance in the planning and implementation of housing development projects throughout the state.

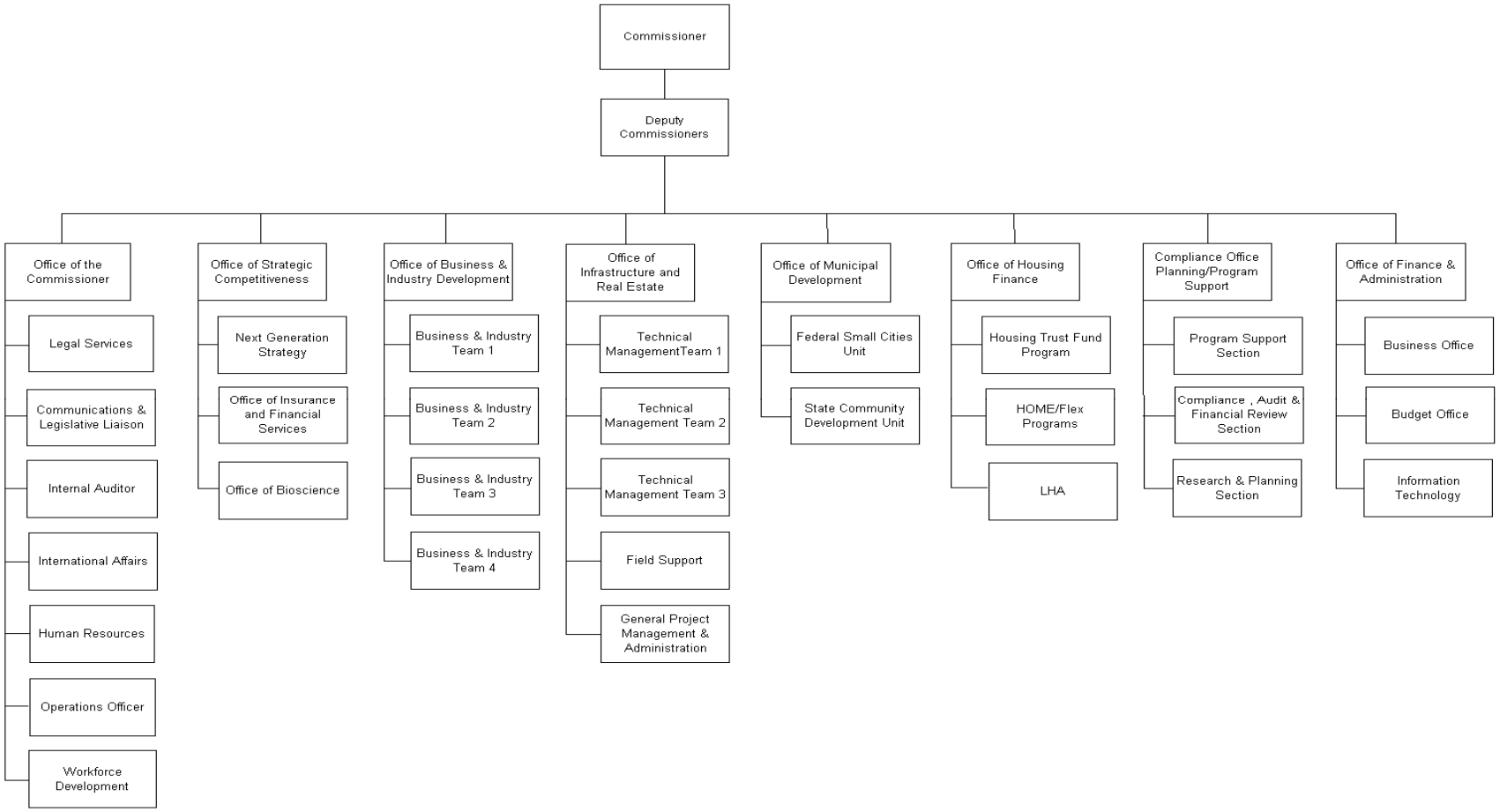
7. Compliance Office and Planning/Program Support (COPS)

COPS is responsible for long-term compliance monitoring to assure adherence to statutes, regulations and assistance agreements for economic, community and housing development activities funded by the agency. This office is also charged with the financial review of community, housing and economic development projects to be funded by the department and administers housing programs used to support other developments financed by DECD. COPS is also responsible for planning, research and the development and implementation of policies and strategies that support the department's mission, as well as this annual report.

8. Office of Finance and Administration (OFA)

OFA plans, organizes and coordinates the fiscal and administrative functions that support the department's activities. One of the top priorities is developing and maintaining a technology-based information management system consistent with industry standards.

Chart 2: Agency Organizational Chart



Source: DECD Organizational Chart, as of June 30, 2007

D. DECD Budget Fiscal Year (FY) 2006-07

What follows are DECD's operating and capital budgets for fiscal year 2006-07. Figures within Tables 1 and 2 (these two schedules) constitute actual expenditures or fund balances as of June 30, 2007.

Table 1: Operations Fund		
Economic and Community Development		
Expenditures by Program:		**Actual FY 07**
General Fund		
Personal Services	$	7,066,494
Other Expenses	$	1,699,913
Equipment	$	1,000
Other Current Expenses	$	1,000,369
GRANT PAYMENTS-OTHER THAN TOWNS	$	10,723,311
GRANT PAYMENTS-TO TOWNS	$	-
AGENCY TOTAL – GENERAL FUND	$	20,491,087
Additional Funds Available		
Carry Forward Additional FY 06 Appropriation	$	3,908,890
Bond funds/Special Non Appropriated funds	$	124,561,306
Private Contributions	$	2,166,929
Federal Contributions	$	48,107,143
Agency Grand Total	$	199,235,355
Budget by Program		
Economic Development-72001		
General Fund		
Personal Services	$	1,209,688
Other Expenses	$	698,220
Research Based Technology	$	37,500
Hydrogen Road Map	$	160,000
CCAT	$	175,397
Grant Payments- Other Than Towns		
Entrepreneurial Center	$	142,500
CONNSTEP	$	1,000,000
Micro Loans	$	50,000
Development Research and Economic Assistance	$	250,000
SAMA Bus	$	100,000
Total – General Fund	$	3,823,304
Additional Funds Available		
Carry Forward Funding		

Economic Development-72001 – (continued)		
Bond funds/Special Non Appropriated funds	$	35,662,217
Private Contributions	$	1,856,630
Federal Contributions		
Fed Contam Prop RLF Brownfields	$	11,037
Total – Federal Contributions	$	11,037
Total-Additional Funds Available	$	37,518,847
Total- All Funds 72001	$	41,353,188
Community Development-74001		
General Fund		
Personal Services	$	747,209
Other Expenses	$	211,382
Total – General Fund	$	958,592
Federal Contributions	$	-
COMM.DEV.BLOCK GRANT	$	17,726,551
COMM.DEV.BLOCK ADMIN	$	472,415
COMM.DEV.BLOCK ADMIN – TA	$	363,761
Total – Federal Contributions	$	18,562,727
Additional Funds Available		
Bond funds/Special Non Appropriated funds	$	59,538,710
Private Contributions	$	210,113
Total-Additional Funds Available	$	59,748,823
Total – All Funds 74001	$	79,270,142
Housing Development-51005		
General Fund		
Personal Services	$	743,872
Other Expenses	$	238,687
Equipment	$	-
Elderly Rental Registry and Counselor	$	603,722
Grant Payments- Other Than Towns		
Subsidized Assisted Living Demonstration	$	1,445,400
Congregate Facilities Operation Costs	$	5,719,918
Housing Assistance & Counseling	$	500,250
Elderly Congregate Rent Subsidy	$	1,515,243
Grant Payments- To Towns		
Tax Abatement	$	-
Payment in Lieu of Taxes	$	-
Total – General Fund	$	10,767,092
Federal Contributions		

Housing Development-51005 – (continued)		
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	$	-
LOWER-INCOME HSG Sec 8 New Const Subs Rehab	$	12,482,143
SECTION 8 RESERVE Admin	$	284,476
HOME	$	14,993,012
HOME ADMINISTRATIVE EXP	$	1,316,454
SHELTER PLUS CARE GRANT	$	5,467
SHELTER PLUS CARE Admin		
COMM.DEV.BLOCK ADMIN		
Total - Federal Contributions	$	29,081,552
Additional Funds Available		
Carry Forward Funding (TA & PILOT)	$	3,908,890
Bond funds/Special Non Appropriated funds	$	29,115,106
Private Contributions	$	-
Total-Additional Funds Available	$	33,023,996
Total - All Funds 51005	$	72,872,640
Administration- 14000		
General Fund		
Personal Services	$	4,365,724
Other Expenses	$	551,624
Equipment	$	1,000
CT Research Institute	$	23,750
Total- General Fund	$	4,942,098
Federal Contributions		
HOME ADMINISTRATIVE EXP		
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	$	306,702
SECTION 8 RESERVE	$	48,051
SHELTER PLUS		
COMM.DEV.BLOCK ADMIN - TA		
COMM.DEV.BLOCK ADMIN	$	97,074
Fed Contam Prop RLF Brownfields		
Total - Federal Contributions	$	451,827
Additional Funds Available		
Carry Forward Funding	$	-
Bond funds/Special Non Appropriated funds	$	245,273
Private Funds	$	100,186
Total-Additional Funds Available	$	345,459
Total - All Funds 14000	$	5,739,384
AGENCY GRAND TOTAL	$	199,235,355

Source: DECD, as of June 30, 2007

Table 2: Capital Funds

BOND FUNDS:	Fund Balance 7/1/06	FY 06-07 Activity + / (-)	Balance Available	Commitments FY '06-07	Net Available Balance 6/30/07
MANUFACTURING ACT (MAA)					
AUTHORIZATIONS:					
FY '00-01 (PREV. COMMITTED, BUT UNALLOCATED, FOR UBS)	**0.00**	6,000,000.00	6,000,000.00	6,000,000.00	0.00
FY '01-02	**19,540,306.00**	0.00	19,540,306.00	19,540,306.00	0.00
FY '05-06	**5,000,000.00**	0.00	5,000,000.00	5,000,000.00	0.00
FY 06-07	**5,000,000.00**	0.00	5,000,000.00	5,000,000.00	0.00
MAA - UBS	**20,000,000.00**	(6,000,000.00)	14,000,000.00	0.00	14,000,000.00
BC CAPITALIZATION (BC 9/28/01) INDUSTRY CLUSTERS	**201,500.00**	0.00	201,500.00	201,500.00	0.00
BC CAPITALIZATION (BC 3/30/07) INDUSTRY CLUSTERS	**0.00**	1,000,000.00	1,000,000.00	56,000.00	944,000.00
BC CAPITALIZATION (BC 10/31/03) MAA	**626,003.00**	0.00	626,003.00	288,500.00	337,503.00
BC CAPITALIZATION (BC 6/29/07) MAA	**2,000,000.00**	0.00	2,000,000.00	0.00	2,000,000.00
SMALL MANUFACTURERS COMP. FUND (BC 3/24/05, 3/31/06)	**1,313,500.00**	0.00	1,313,500.00	310,000.00	1,003,500.00
DAIRY FARM LOAN PROGRAM (BC 3/30/07)	**0.00**	1,000,000.00	1,000,000.00	485,000.00	515,000.00
CDA SEAMLESS DEALS (BC 9/28/01)	**5,336,050.00**	0.00	5,336,050.00	250,000.00	5,086,050.00
RESERVES - DECOMMITTED (GRANT)	**1,777,346.00**	0.00	1,777,346.00	1,617,194.00	160,152.00
RESERVES - DECOMMITTED (LOAN)	**8,214,081.00**	7,650,000.00	15,864,081.00	8,500,000.00	7,364,081.00
RESERVES - DECOMMITTED - BC CAP LOAN	**155,000.00**	0.00	155,000.00	0.00	155,000.00
SUB-TOTAL	**69,163,786.00**	9,650,000.00	78,813,786.00	47,248,500.00	**31,565,286.00**

Capital Fund Status Report (continued)						
REVOLVING FUND (MAA)						
PRINCIPAL & INTEREST		**33,711,112.00**	5,342,968.00	39,054,080.00	6,983,500.00	32,070,580.00
	TOTAL	**102,874,898.00**	**14,992,968.00**	**117,867,866.00**	**54,232,000.00**	**63,635,866.00**
ENERGY CONSERVATION LOANS						
PRINCIPAL (DOH)		**629,151.00**	17,101.00	646,252.00	629,151.00	17,101.00
PRINCIPAL (DED)		**2,674,657.00**	2,191,040.00	4,865,697.00	1,217,891.00	3,647,806.00
SA 05-2, OSS; SEC.6 (HOME HEATING FUEL ASSISTANCE)		**5,000,000.00**	0.00	5,000,000.00	0.00	5,000,000.00
	TOTAL	**8,303,808.00**	**2,208,141.00**	**10,511,949.00**	**1,847,042.00**	**8,664,907.00**
URBAN ACTION						
AUTHORIZATIONS:						
FY '06-07 OPM		**0.00**	40,444,000.00	40,444,000.00	40,444,000.00	0.00
FY '06-07 OPM – ADMIN		**0.00**	255,000.00	255,000.00	255,000.00	0.00
RESERVES (OPM)		**317,406.00**	2,560,403.00	2,877,809.00	0.00	2,877,809.00
RESERVES (DECD)		**1,368,294.00**	900,000.00	2,268,294.00	1,000,000.00	1,268,294.00
	TOTAL	**1,685,700.00**	**44,159,403.00**	**45,845,103.00**	**41,699,000.00**	**4,146,103.00**
NAUGATUCK VALLEY REV. FUND						
PRINCIPAL & INTEREST	**TOTAL**	**1,609,924.00**	**14,886.00**	**1,624,810.00**	**120,000.00**	**1,504,810.00**
DRY CLEANING	**TOTAL**	**3,888,133.00**	**804,903.00**	**4,693,036.00**	**1,453,987.00**	**3,239,049.00**
S.T.E.A.P. (Small Town Economic Assistance Program)						
FY 06-07	**TOTAL**	**9,649,213.00**	**0.00**	**9,649,213.00**	**9,649,213.00**	**0.00**
HOUSING TRUST FUND PA 05-5, JSS, SEC 20	**TOTAL**	**0.00**	**10,000,000.00**	**10,000,000.00**	**10,000,000.00**	**0.00**

Capital Fund Status Report (continued)					
HOUSING ASSISTANCE BOND FUND (HABF)					
AUTHORIZATIONS:					
FY '00-01 PA 99-242, SEC 28	**159,200.00**	0.00	159,200.00	0.00	159,200.00
FY '02-03 SA 01-2, JSS, SEC. 23-26	**100,000.00**	0.00	100,000.00	0.00	100,000.00
FY '04-05 SA 04-2, SEC 9(a)	**8,390,703.00**	0.00	8,390,703.00	7,363,628.00	1,027,075.00
FY '04-05 SA 04-2, MSS, SEC 9(a)&106, WTBY. CONG.	**2,500,000.00**	0.00	2,500,000.00	0.00	2,500,000.00
FY '04-05 SA 04-2, MSS, SEC 9(a)&106, SUPP. HSG.	**3,000,000.00**	0.00	3,000,000.00	0.00	3,000,000.00
FY 05-06 SA 05-1, JSS, SEC 9 & 28	**21,000,000.00**	0.00	21,000,000.00	0.00	21,000,000.00
FY '06-07 SA 05-1, SEC 28	**15,000,000.00**	0.00	15,000,000.00	0.00	15,000,000.00
RESERVES (12064/12065, OLD 1801/1802)	**9,542,143.00**	1,307,528.00	10,849,671.00	3,072,056.00	7,777,615.00
TOTAL	**59,692,046.00**	**1,307,528.00**	**60,999,574.00**	**10,435,684.00**	**50,563,890.00**
HRRLF (HSG. REPAY'T & REV. LOAN FUND)					
PRINCIPAL & INTEREST	**7,694,994.00**	328,536.00	8,023,530.00	786,729.00	7,236,801.00
RESERVES (12039-40233, OLD 1601-090)	**105,187.00**	18,971.00	124,158.00	0.00	124,158.00
BF CONSOLIDATION [12040-40001, old 1602-050, 060] (R&T Int.)[1]	**46,801.00**	2,639,771.00	2,686,572.00	0.00	2,686,572.00
TOTAL	**7,846,982.00**	**2,987,278.00**	**10,834,260.00**	**786,729.00**	**10,047,531.00**
OTHER - BF RESERVES (HOUSING - RESTRICTED)[2] TOTAL	**947,455.00**	**0.00**	**947,455.00**	**396,192.00**	**551,263.00**
GRAND TOTAL	**196,498,159.00**	**66,475,107.00**	**272,973,266.00**	**120,619,847.00**	**142,353,419.00**

Source: DECD, as of June 30, 2007

[1] Determination has been made by State Treasurer (OTT) that additional funds - formerly unavailable to DECD - may now be used (pending BC approval) for tax-exempt grants only. Funds had been collected by OTT as R&T interest; going forward, interest will go to GF.

[2] BC 6/9/06, Item #33, transferred balances in BFs 3781, 3791 & 3811 to GF for payment of debt service

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 (ConPlan). The ConPlan provides the state access to approximately $27,500,000 per year in federal funds.

DECD offers programs to improve the human environment, 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, brownfields redevelopment and housing assistance. The following is a brief description of DECD programs and services:

1. Business Programs and Services

a. **Dry Cleaning Establishment Remediation Fund** provides grants to eligible dry cleaning business property owners and operators for the assessment, cleanup, containment, or mitigation of pollution due to chemicals used in dry cleaning. Administered by OIRE and available to dry cleaning businesses statewide.

b. **Economic Development and Manufacturing Assistance (MAA) Program** provides loans and loan guarantees to businesses for job retention or expansion, funding and tax credits for new machinery or equipment, acquisition of real property, infrastructure improvements and renovation or expansion of facilities. Administered by OBID and OIRE. Grants are also provided under this program to municipal clients for planning, real estate development projects and site preparation for municipal development plans to promote economic and community development through OIRE. Under the MAA program, the DECD funds the *Dairy Reinforcement Loan Program* and the *Small Manufacturers Competitiveness Fund*.

c. **Executive Education Alliance** provides rapidly growing inner city entrepreneurs with the advanced business skills necessary for continued success in a competitive economy. Administered by OSC.

d. **Enterprise Zone (EZ) Program** provides benefits (including incentives, tax credits and deferrals) to designated areas in Targeted Investment Communities for business relocation/expansion projects within an EZ. Eligible businesses include manufacturers, warehouse distributors (new construction/expansion only) and certain designated service-related businesses. Administered by OBID.

e. **Export Assistance** provides assistance for Connecticut companies entering the global market, including foreign market analysis, international trade and market data and export statistics. Administered by International Affairs in the Office of the Commissioner.

f. **Industrial Parks Program** provides planning and development funding assistance statewide to renovate or demolish vacant industrial buildings, and to assist municipalities to develop industrial and business parks. Administered by OIRE.

g. **Inner City Business Strategy Loan Guarantee Program** is a loan guarantee program for eligible businesses that conduct business in key industries located in one of five eligible cities (Bridgeport, Hartford, New Britain, New Haven and Waterbury). Administered by the Community Economic Development Fund with oversight by DECD through COPS.

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

i. **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. Administered by OBID.

j. **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 that helps women- and minority-owned businesses obtain flexible financing for startup of a new business or the growth of an existing one. Administered by the Community Economic Development Fund with oversight by DECD through OSC.

k. **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. Administered by OBID.

l. **National Foundation for Teaching Entrepreneurship (NFTE) Program** teaches entrepreneurship to young people from low-income communities to enhance their economic productivity by improving their business, academic and life skills. NFTE's strategy for achieving this mission is to partner with schools, universities and community-based organizations to create innovative, experiential curricula to train and support teachers and youth workers, and to provide supportive alumni services. Coordinated by DECD's Workforce Development Director.

m. **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, either online or in print form, or both. Provided by COPS.

n. **Office of Brownfield Remediation and Development (OBRD) -** Located at DECD the Office of Brownfield Remediation and Development (OBRD) is a "one stop" state resource for information on the programs and services

available for brownfield redevelopment in Connecticut. OBRD staff is comprised of engineers and real estate development professionals who have significant experience in brownfield project management, real estate development and construction management. In collaboration with the Connecticut Department of Environmental Protection and the Connecticut Brownfields Redevelopment Authority, OBRD coordinates financing and technical services to foster the redevelopment and reuse of brownfields.

o. **Office of Small Business Affairs (OSBA)** helps small businesses in securing financing, entrepreneurial training, technical business assistance and contract opportunities. Administered by OBID with support from OSC and International Affairs.

p. **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. Administered by OMD. OIRE and COPS provide support services to OMD.

q. **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. Administered by OIRE.

r. **Turnaround Management Assistance** provides technical assistance for businesses experiencing significant difficulties. Coordinated by OBID.

s. **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 this Office of Policy and Management program. Administered by OMD, OIRE and OHF.

t. **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 and is administered by OIRE.

u. **Urban and Industrial Sites Reinvestment Tax Credit Program** provides tax credits of up to 100% of an investment made by an eligible investor in an urban or industrial site development project. Investments must be certified by DECD in order to be eligible. Administered by OBID and OIRE. Economic impact analyses and financial analyses prepared by COPS.

v. **Workforce Development** promotes the linkage between economic and workforce development on behalf of the department, provides the Office of the Commissioner with policy advice, and is a liaison with other state, quasi-public and federal agencies and workforce development boards. Workforce Development 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 creates linkages between economic development strategies and workforce development programs and policies. Coordinated by the Workforce Development Director.

2. Housing Programs and Services

a. **Affordable Housing Appeals List** is published annually by DECD and lists all Connecticut municipalities and the percentage of affordable housing stock in each. The list identifies communities where at least 10% of the housing is affordable, and shows which towns do not meet the 10% threshold. Housing is 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. Prepared by COPS.

b. **Affordable Housing (AHP) Program (also known as 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. Administered by OHF with technical support from OIRE and COPS.

c. **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. Administered by COPS.

d. **Elderly Rental Assistance Program** provides rental assistance to low-income elderly persons residing in state-financed rental housing for the elderly. DECD contracts with not-for-profit organizations as well as housing authorities that provide rental subsidies in accordance with an approved contract. Administered by COPS.

e. **Energy Conservation Loan Program** 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 150% of the area median. Low-interest loans can also be provided for more than four units through the Multifamily Energy Conservation Loan Program. Administered by OMD.

f. **HOME Investment Partnerships (HOME) Program** provides federally funded grants and loans annually to eligible developers, housing authorities and individuals for a variety of activities to develop and support affordable housing. Administered by OHF with technical support from OIRE and COPS.

g. **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. Administered by COPS.

h. **Housing Trust Fund** - provides financing annually on a competitive basis to eligible developers for the development and/or preservation of safe, decent, 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. Administered by OHF with technical support from OIRE and COPS.

i. **Housing Sustainability Fund** provides grants, loans, deferred loans, no interest and low interest loans, loan guarantees, interest subsidies to eligible housing developments pursuant to C.G.S section 8-37uu. Administered by COPS with technical support from OIRE.

j. **Incentive Housing Zone Program** will provide 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. Administered by OHF with technical support from OIRE and COPS.

k. **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 fiscal year 2006-07* and is administered by COPS.

l. **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. Administered by OHF.

m. **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, either online or in print form, or both. Administered by COPS.

n. **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. Administered by COPS.

o. **Section 8 New Construction/Substantial Rehabilitation (Section 8 NC/SR) – Federal Project-Based Rental Subsidy Program** provides project-based federal rental assistance to 35 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. Administered by COPS.

p. **Surplus Property Program** examines excess state land holdings, or interests therein, for use as transitional facilities for the homeless or for the construction or rehabilitation of housing for families with low and moderate incomes. Administered by OIRE and OHF with assistance from COPS.

q. **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 up to 40 years. The abatement of taxes enables owners to maintain rents at an

affordable level for tenants. *This program was not open to new applicants in fiscal year 2006-07* and is administered by COPS.

3. **Community Development Programs and Services**

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

   b. **Small Cities Community Development Block Grant (CDBG) Program** provides federally funded grants from HUD to eligible municipalities to use in revitalizing neighborhoods, expanding economic development and affordable housing opportunities, and/or improving community facilities and services. Administered by OMD. OIRE and COPS provide support services to OMD.

   c. **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 funding. This is an OPM program that is administered by OMD with technical assistance from OIRE.

   d. **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 for urban residents of the state. Administered by OHF, OMD and OIRE.

II. CONNECTICUT'S ECONOMIC AND HOUSING ENVIRONMENT

A. Connecticut's Economy During Fiscal Year 2006-07

The Connecticut economy faces a number of challenges and opportunities in adjusting to an increasingly global market place. Connecticut boasts one of the best trained labor forces in the country, yet one of its core industries (manufacturing) continues to erode. This summary seeks to outline the data and trends behind the economy's major drivers and lend some insight to their interrelationships.

1. Demographics and Labor

a. Population - A state's demographic characteristics offer a wealth of information about the participants within the economy, and how their contributions and behaviors interact 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. While Connecticut has experienced population growth the last four years, the state's rate of growth has slowed, and two counties (Fairfield and New London) have experienced a recent decline in population.

Table 3: Population by Region for Connecticut, Rest of New England, and U.S.					
	2002	**2003**	**2004**	**2005**	**2006**
Fairfield County	895,083	899,018	900,683	901,086	900,440
Hartford County	866,517	871,471	872,435	875,422	876,927
Litchfield County	186,332	187,688	188,967	189,358	190,119
Middlesex County	159,537	161,359	162,044	162,824	163,774
New Haven County	834,395	840,287	842,707	844,510	845,244
New London County	262,534	264,594	265,918	264,265	263,293
Tolland County	142,382	145,204	146,632	147,454	148,140
Windham County	111,147	112,705	114,507	115,782	116,872
Connecticut	**3,457,927**	**3,482,326**	**3,493,893**	**3,500,701**	**3,504,809**
Rest of New England	**10,686,838**	**10,726,060**	**10,747,602**	**10,754,372**	**10,765,180**
United States	**288,125,973**	**290,796,023**	**293,638,158**	**296,507,061**	**299,398,484**

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

Table 4 tracks the population change in major age cohorts: 0-17 (school-age), 18-64 (working-age) and 65+ (retirement-age) by county over the last five years. Looking at the cohorts as % of county population, there was little shift in the composition of population distribution from 2002 to 2006, except possibly a small transfer from the school-age cohort in many counties to the working-age cohort.

Table 4: Population by County by Age Cohort

Fairfield County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	229,293	25.62%	230,467	25.64%	230,570	25.60%	229,250	25.44%	226,859	25.19%
18-64	548,773	61.31%	551,497	61.34%	553,350	61.44%	555,185	61.61%	556,953	61.85%
65+	117,017	13.07%	117,054	13.02%	116,763	12.96%	116,651	12.95%	116,628	12.95%

Hartford County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	210,376	24.28%	209,599	24.05%	208,257	23.87%	206,227	23.56%	203,102	23.16%
18-64	531,632	61.35%	537,091	61.63%	539,926	61.89%	545,195	62.28%	550,077	62.73%
65+	124,509	14.37%	124,781	14.32%	124,252	14.24%	124,000	14.16%	123,748	14.11%

Litchfield County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	44,409	23.83%	43,918	23.40%	43,354	22.94%	42,578	22.49%	41,590	21.88%
18-64	115,551	62.01%	117,152	62.42%	118,747	62.84%	119,830	63.28%	121,478	63.90%
65+	26,372	14.15%	26,618	14.18%	26,866	14.22%	26,950	14.23%	27,051	14.23%

Middlesex County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	36,441	22.84%	36,540	22.65%	36,327	22.42%	36,162	22.21%	35,758	21.83%
18-64	101,516	63.63%	102,980	63.82%	103,622	63.95%	104,234	64.02%	105,245	64.26%
65+	21,580	13.53%	21,839	13.53%	22,095	13.64%	22,428	13.77%	22,771	13.90%

Table 4: Population by County by Age Cohort (continued)

New Haven County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	201,663	24.17%	201,451	23.97%	200,253	23.76%	198,357	23.49%	195,321	23.11%
18-64	515,273	61.75%	521,259	62.03%	525,655	62.38%	529,822	62.74%	533,994	63.18%
65+	117,459	14.08%	117,577	13.99%	116,799	13.86%	116,331	13.77%	115,929	13.72%

New London County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	62,945	23.98%	63,024	23.82%	62,425	23.48%	61,645	23.33%	60,266	22.89%
18-64	165,607	63.08%	167,215	63.20%	168,929	63.53%	167,990	63.57%	168,272	63.91%
65+	33,982	12.94%	34,355	12.98%	34,564	13.00%	34,630	13.10%	34,755	13.20%

Tolland County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	31,439	22.08%	31,356	21.59%	30,951	21.11%	30,338	20.57%	29,570	19.96%
18-64	96,254	67.60%	98,773	68.02%	100,398	68.47%	101,651	68.94%	102,878	69.45%
65+	14,689	10.32%	15,075	10.38%	15,283	10.42%	15,465	10.49%	15,692	10.59%

Windham County

	2002	%	2003	%	2004	%	2005	%	2006	%
0-17	26,983	24.28%	26,780	23.76%	26,570	23.20%	26,213	22.64%	25,820	22.09%
18-64	70,758	63.66%	72,493	64.32%	74,408	64.98%	75,877	65.53%	77,183	66.04%
65+	13,406	12.06%	13,432	11.92%	13,529	11.81%	13,692	11.83%	13,869	11.87%

Source: U.S. Census Bureau, Population Division

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: pre-college (grades K-12), pre-graduate (high school graduate and any form of college schooling) and post graduate (bachelor's degree or higher degree).

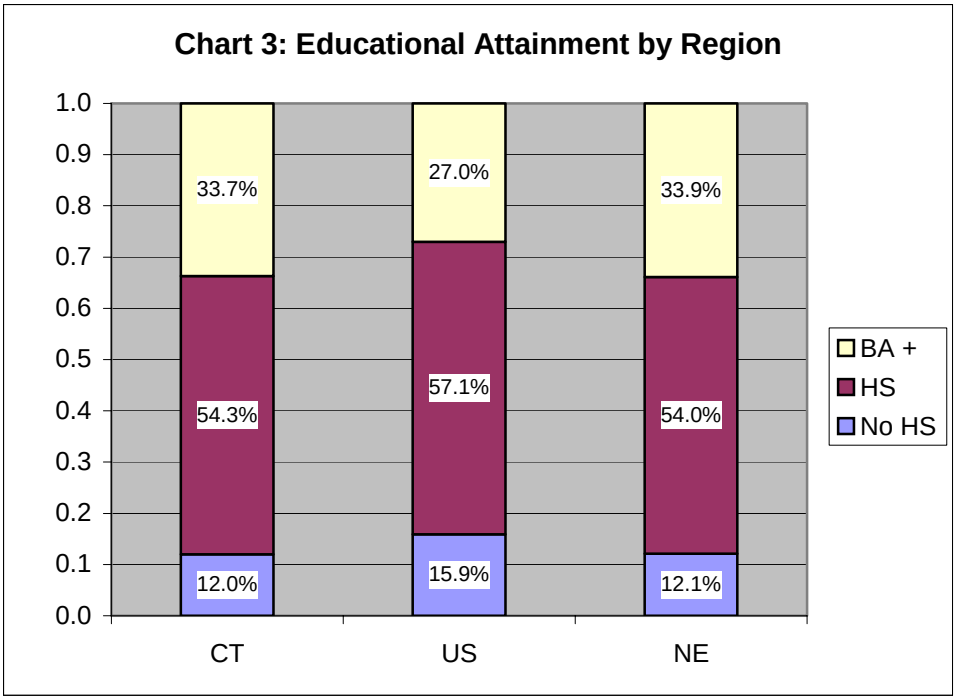
Table 5: Connecticut Educational Attainment (data for 2006)

	Connecticut	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Population Age 25 and Over	2,367,511	600,797	595,592	134,465	114,614	568,398	181,062	93,482	79,101
Less than 9th Grade	4.8%	5.6%	5.6%	2.9%	3.0%	4.7%	3.3%	2.6%	5.4%
Grades 9-12	7.2%	6.4%	7.6%	6.7%	7.6%	7.5%	6.6%	6.0%	10.1%
High School or more	***88.0%***	***88.0%***	***86.8%***	***90.3%***	***89.4%***	***87.8%***	***90.1%***	***91.4%***	***84.5%***
High School Graduate	29.8%	24.5%	30.2%	31.3%	28.9%	33.1%	32.9%	27.0%	36.5%
Some College, No Degree	17.3%	14.7%	18.0%	17.6%	17.8%	17.6%	19.5%	19.8%	19.6%
Associate Degree	7.3%	6.3%	7.6%	9.4%	8.4%	6.7%	8.7%	7.5%	7.9%
Bachelor's Degree or more	***33.7%***	***42.5%***	***30.9%***	***31.9%***	***34.2%***	***30.3%***	***29.0%***	***37.0%***	***20.5%***
Bachelor's Degree	19.3%	24.6%	17.8%	19.3%	18.9%	16.7%	16.9%	20.4%	12.4%
Graduate or Prof. Degree	14.4%	17.9%	13.1%	12.6%	15.3%	13.6%	12.1%	16.6%	8.1%

Source: U.S. Census Bureau, 2006 American Community Survey

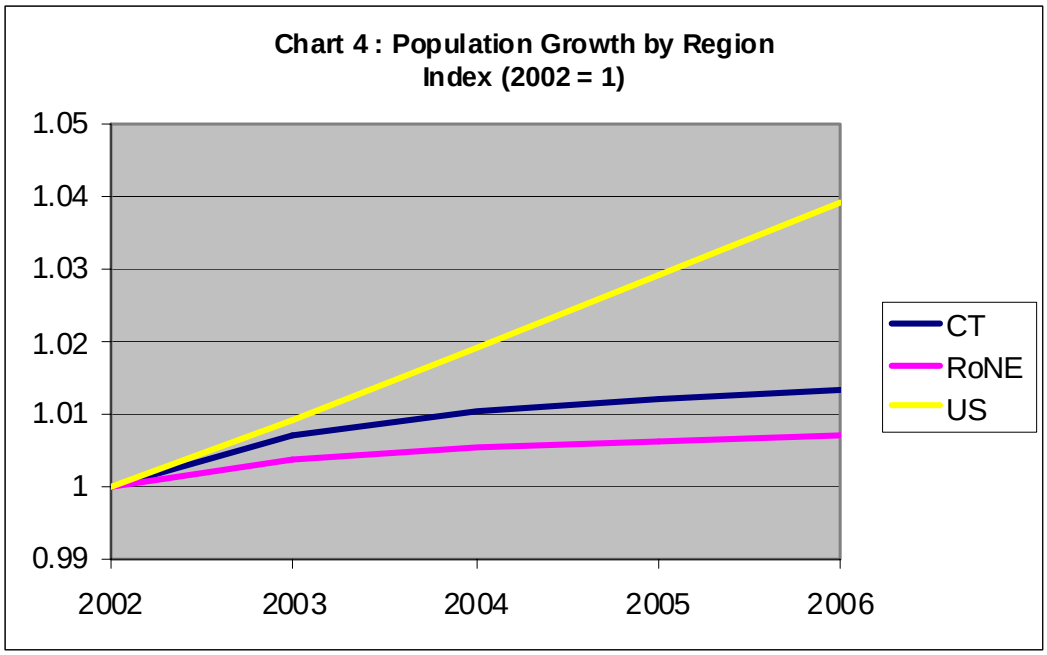
While the range of attainment for high school education and college is relatively uniform, all counties being within 4% of the 88% mark, population frequency for attainment of college degrees varies more widely with Fairfield county's populace attaining these types of degrees at two times the rate of those in Windham county.

Chart 3 compares 2006 educational attainment levels on a larger regional scale. This visual compares the State of Connecticut against New England and the United States. The level of educational attainment in Connecticut and all of New England is greater than the national average. Connecticut and New England have larger percentages of their populations holding bachelor level or higher degrees.



Source: U.S. Census Bureau, 2006 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. Since 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 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.



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

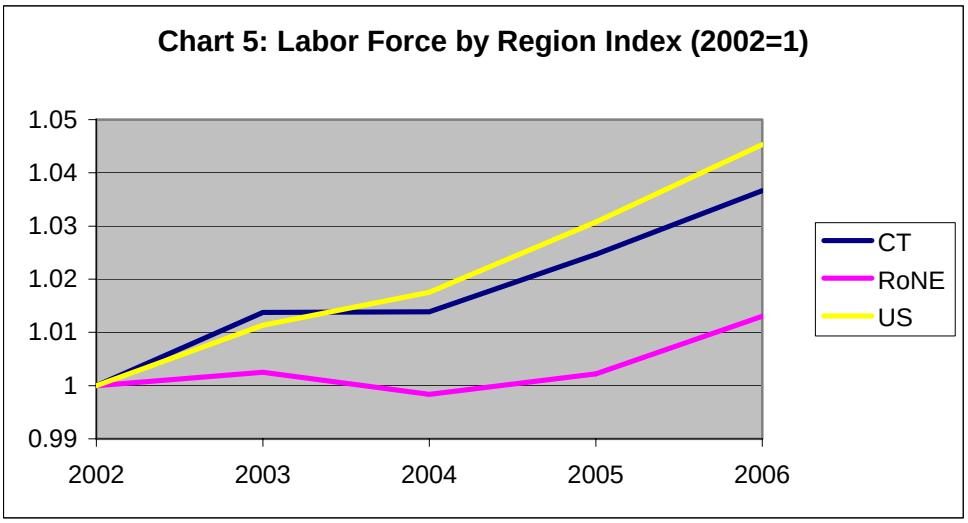
There is a clear trend of increasingly higher population in the United States relative to both Connecticut and to the rest of New England. This is not entirely surprising given the mature nature of development in New England, the older (hence usually more static) population, and the more mature economies 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. By comparing the labor force (those actively seeking employment) to the population level, we arrive at the labor participation rate. This can be thought of as a supply concept. From the other side, the number of jobs demanded, we can see the number of people employed in an economy compared to the labor force as the employment rate. The inverse of this number is the unemployment rate, a common measure of economic health.

Table 6: Labor Market Data by County						
	Population	Participation	Labor		Unemployment	
	Level	Rate	Force	Employed	Level	Rate
Fairfield County	900,440	51.6%	464,411	446,814	17,597	3.8%
Hartford County	876,927	51.3%	449,501	428,470	21,031	4.7%
Litchfield County	190,119	55.1%	104,829	100,689	4,140	3.9%
Middlesex County	163,774	56.0%	91,681	88,343	3,338	3.6%
New Haven County	845,244	52.2%	440,949	420,203	20,746	4.7%
New London County	263,293	55.8%	146,963	140,959	6,004	4.1%
Tolland County	148,140	56.1%	83,114	80,004	3,110	3.7%
Windham County	116,872	53.7%	62,789	59,594	3,195	5.1%
Connecticut	3,504,809	52.6%	1,844,235	1,765,075	79,160	4.3%

Sources: Bureau of Labor Statistics; U.S. Census Bureau, 2006 American Community Survey

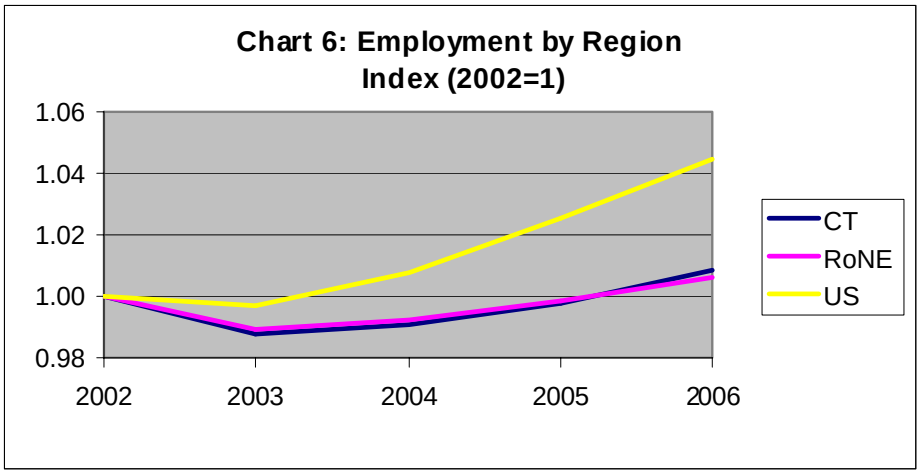
Chart 5 compares labor force in the larger regional context, and again, uses an indexed comparison due to difference in size of absolute data between regions. Labor force changes in each region reflect population change over time. While Connecticut's labor force changes faster than the rest of New England,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



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 be more optimistic about employment opportunity and re-enter the labor force. The data in Chart 6 reflects recovery from the most recent cycle of recession in

the United States, 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

b. 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. Connecticut is home to thousands of firms of various sizes and characteristics see Table 7.

Table 7: Business Characteristics Overview	
(only includes firms with paid employees)	
Firms by gender of ownership	**# of firms**
Female	11,053
Male	49,871
Equally male-/female-owned	7,238
Firms by race of ownership	**# of firms**
White	64,802
Black	734
American Indian and Alaska Native	139
Asian	2,455
Native Hawaiian and Other Pacific Islander	Suppressed
Hispanic/Non-Hispanic ownership	
Hispanic	1,281
Non-Hispanic	66,881

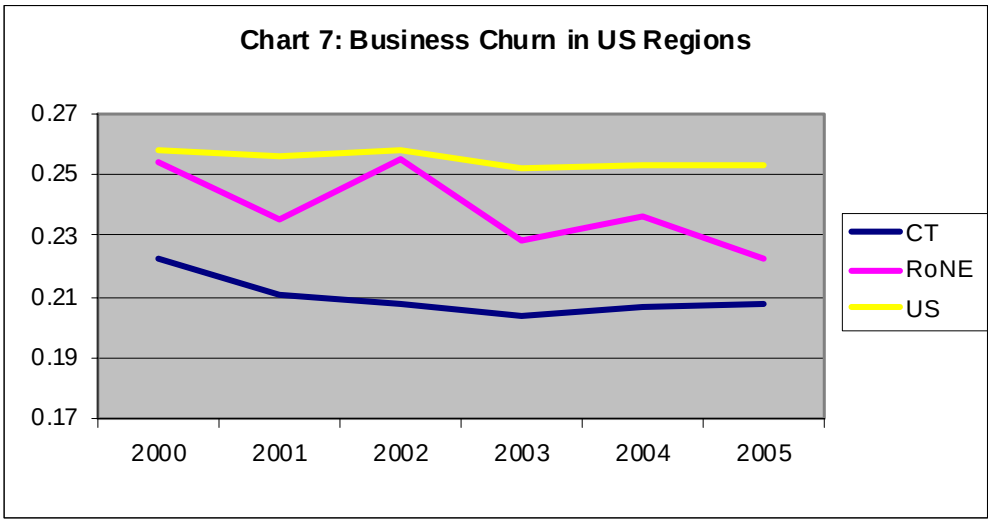
Source: U.S. Census Bureau, 2002 Survey of Business Owners

It is interesting to note that the overwhelming majority of firms in Connecticut are small firms with fewer than 100 employees. Here we can see that not only are a large majority of Connecticut firms fewer than 100 employees in size, but in fact, nearly half employ fewer than five people. Cultivating a dynamic culture for small businesses and entrepreneurs is important to the overall health of the economy. Table 8 provides a more granular breakout of the sizes of Connecticut firms.

Table 8: Connecticut Firms by Size	
Employment size of enterprise	**Firms**
All firms	77,996
Firms with no employees (as of March 12)	9,176
Firms with 1 to 4 employees	34,970
Firms with 5 to 9 employees	14,072
Firms with 10 to 19 employees	8,550
Firms with 20 to 99 employees	7,478
Firms with 100 to 499 employees	1,802
Firms with 500 employees or more	1,948

Source: U.S. Census Bureau, Statistics of U.S. Businesses, data for 2004

In addition to the distribution of the size and characteristic of firms, business churn is an important indicator of economic health. Business churn is defined as (firm birth + firm death) / total firms, see Chart 7.



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

c. **Manufacturing Analysis -** The manufacturing sectors of an economy are tracked with particular interest due to two characteristics of these types of industries. First, manufacturing jobs traditionally have been associated with high value added and therefore high 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 globalization of markets and stretching of the supply chain.

Table 9: Manufacturing Statistics by Region

	Connecticut	Rest of NE	US
Manufacturing Emp (1,000)	175.2	500.0	12,990.3
Total Payroll ($M)	$ 9,396	$ 25,209	$ 592,342
Production Mfg Emp (1,000)	106.8	314.8	9,179.1
Total wages ($M)	$ 4,528	$ 12,037	$ 344,285
Value added ($M)	$ 32,159	$ 78,430	$ 2,305,589
Cost of Materials ($M)	$ 20,613	$ 63,769	$ 2,737,565
Value of Shipments ($M)	$ 51,871	$ 141,329	$ 5,019,963

Source: 2006 Annual Survey of Manufacturers

Table 9 shows levels of employment and payroll for all manufacturing workers; employment and wages of production workers; and value added, cost of materials, and value of shipments for all manufacturing sectors across regions.

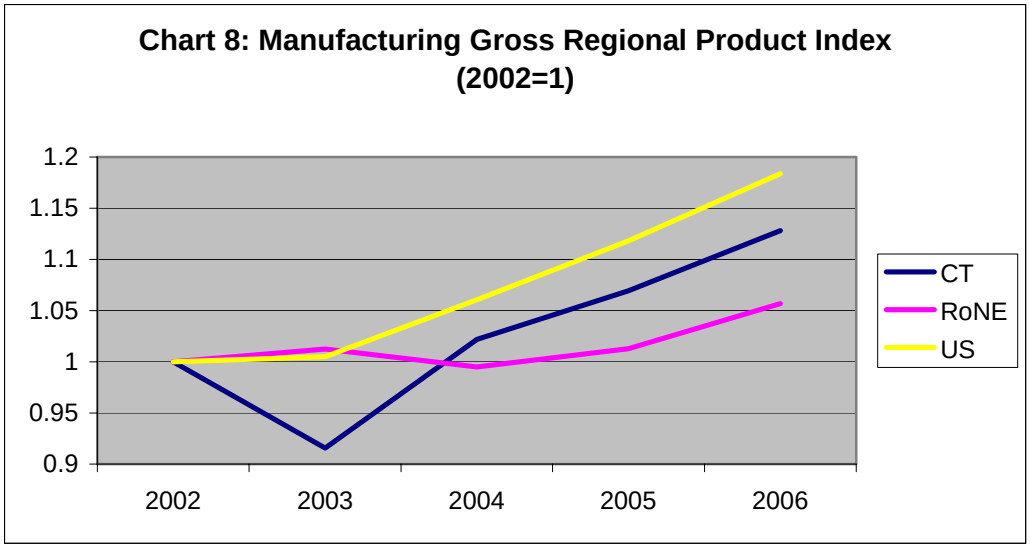
Looking at the individual manufacturing sectors in more detail, Table 10 lists the manufacturing industries at the three-digit North American Industry Classification System (NAICS) level. The Connecticut levels are compared against the United States, and then the relative frequency of the industry within manufacturing as a whole is compared.

Table 10: Manufacturing Employment by Sector, CT vs. US					
	3-digit NAICS Sector	**CT Emp**	**Rel % of Mfg**		**US Emp**
311	Food	6,826	3.9%	10.9%	1,417,274
312	Beverage and tobacco		0.0%	1.1%	144,514
313	Textile mills	1,223	0.7%	1.3%	173,741
314	Textile product mills	1,106	0.6%	1.1%	145,243
315	Apparel		0.0%	1.6%	202,064
316	Leather and allied products		0.0%	0.3%	36,564
321	Wood products	1,840	1.1%	4.1%	536,094
322	Paper	4,474	2.6%	3.2%	414,049
323	Printing and support activities	8,578	4.9%	4.8%	620,287
324	Petroleum and coal products		0.0%	0.8%	101,380
325	Chemical	7,245	4.1%	5.8%	747,134
326	Plastics and rubber products	6,862	3.9%	6.7%	868,075
327	Nonmetallic mineral products	4,100	2.3%	3.6%	473,900
331	Primary metal	3,321	1.9%	3.3%	422,224
332	Fabricated metal products	32,127	18.3%	11.5%	1,492,611
333	Machinery	17,490	10.0%	8.2%	1,070,543
334	Computer and electronics	14,883	8.5%	7.7%	1,001,265
335	Electrical equipment	9,489	5.4%	3.2%	411,647
336	Transportation equipment	39,682	22.6%	11.7%	1,525,067
337	Furniture and related products	3,221	1.8%	4.0%	520,129
339	Miscellaneous manufacturing	11,582	6.6%	5.1%	666,539

Source: 2006 Annual Survey of Manufacturers

Some of the more conspicuous components of the list are the heavy share of Connecticut manufacturing in fabricated metals and in the transportation equipment sector, where Connecticut is nearly twice the U.S. average.

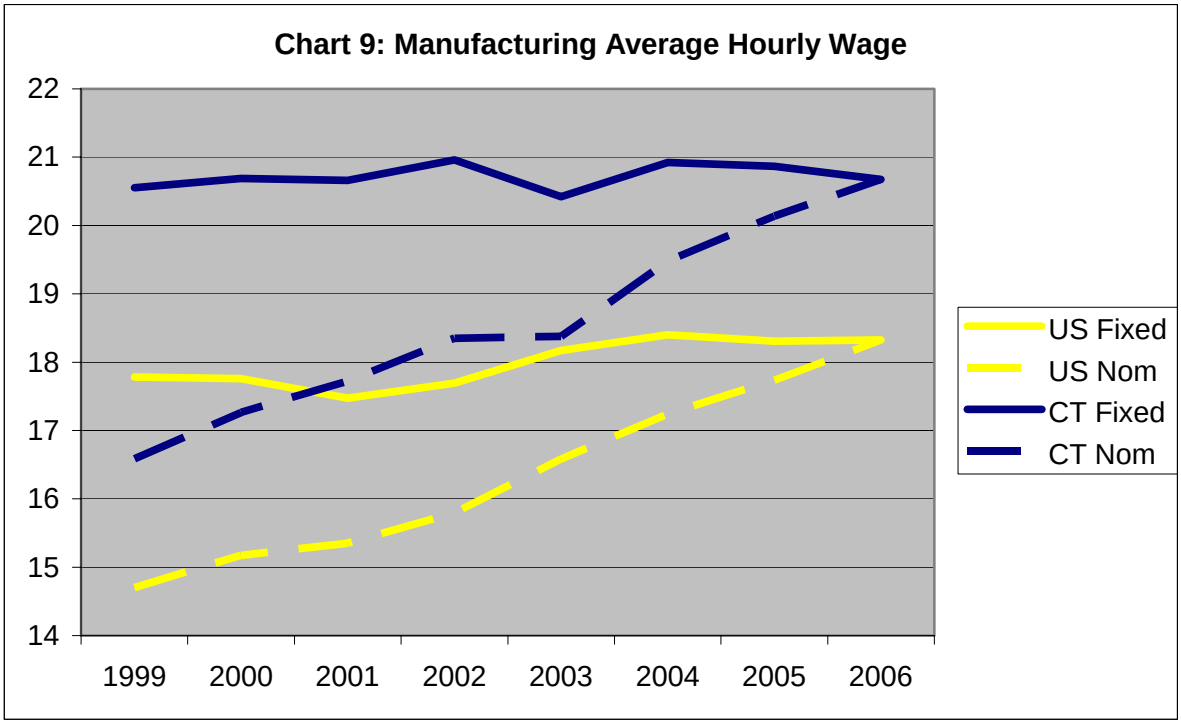
Gross regional product is the total value of finished (manufacturing) goods sold in a particular region. Chart 8 shows how gross product changes over time in Connecticut compared to the rest of New England and the United States. Comparing the indexed levels, we can see how the product of the manufacturing sector has grown in recent years.



Source: Bureau of Economic Analysis

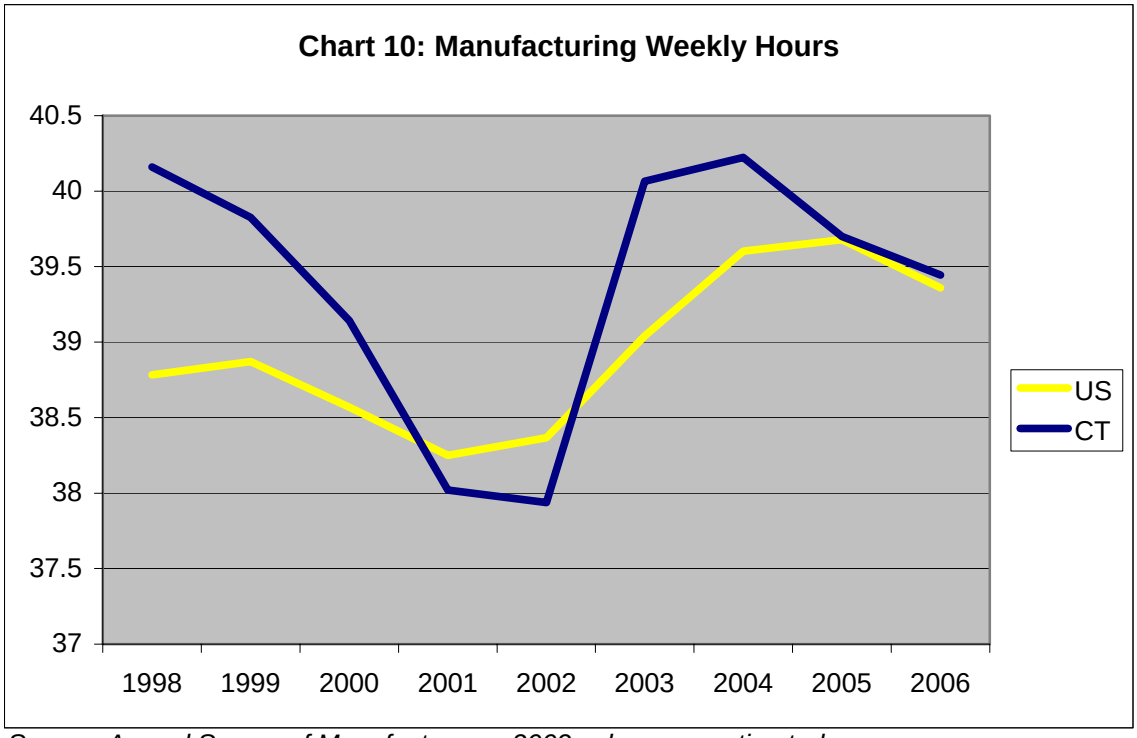
Productivity growth due to technological advances and streamlining of processes in the face of more global competition are likely causal factors behind Connecticut's recent growth of manufacturing product.

Average hourly wages are an important measure of the manufacturing sector as they show the level of compensation of labor in the manufacturing process. It follows that higher hourly wages signify a more productive labor force. Chart 9 compares both fixed and nominal manufacturing wages for Connecticut and the United States. The difference between the two concepts is that fixed wages account for changes to prices due to inflation over time. In other words, while hourly wages continue to rise over time, both in Connecticut and the United States, the actual purchasing power of the wages earned remains relatively constant, and in some years declines, due to prices increasing at similar or faster rates than wage increases.



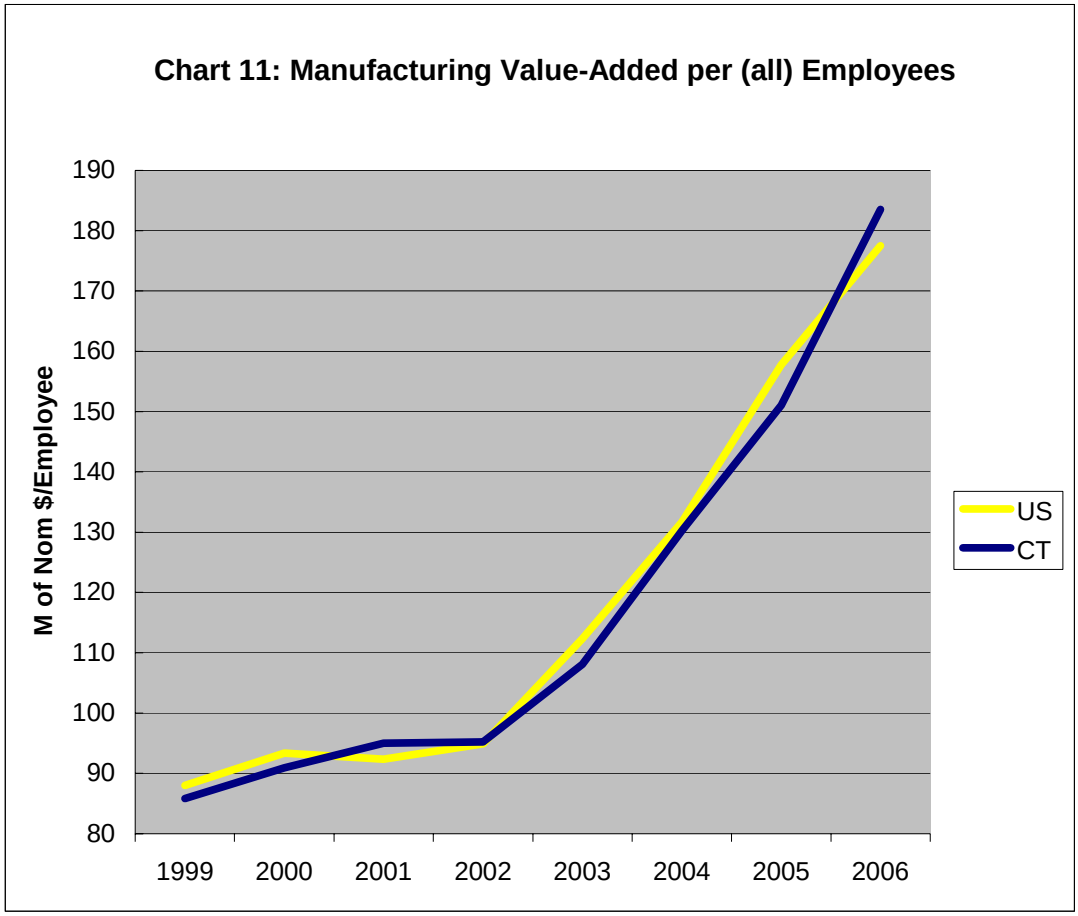
Source: Annual Survey of Manufacturers, for production workers - 2002 values are estimated

Whereas Chart 9 shows the rate of pay of manufacturing employees, Chart 10 tracks the amount of hours worked per week by manufacturing workers. The U.S. manufacturers' workweek remains relatively constant, but Connecticut workers face a dramatic shift during the years data is available.



Source: Annual Survey of Manufacturers - 2002 values are estimated

We noted earlier that Connecticut manufacturing employees are compensated with a higher weekly wage than the United States average. Using value added per employee as an approximation of productivity, it is difficult to explain this difference. Connecticut manufacturers' value added per employee is largely the same as the U.S. average. Chart 11 shows that in the last year, Connecticut has narrowly surpassed the United States in the value added of its workforce.



Source: Annual Survey of Manufacturers - 2002 values estimated

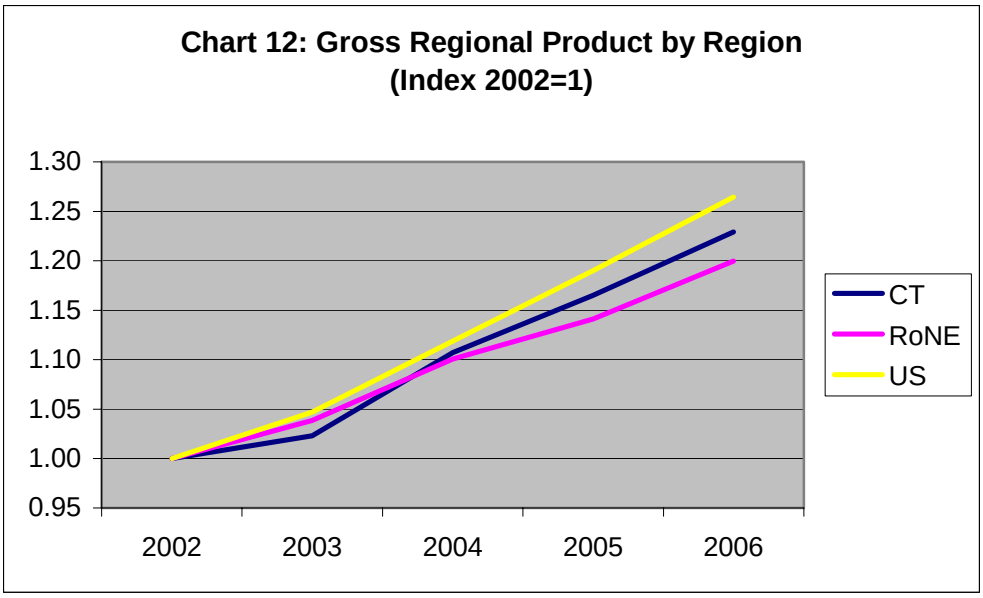
d. Gross Regional Product - Gross product is the total value of final goods sold in a region. This is important as an economic indicator because it captures the end result of a long chain of conversions of raw materials with value added at each step until it is sold to the final user. Along with illustrating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

Table 11: Gross Regional Product 2006 (M of Current $)						
Industry	**CT**	**% of Total**	**Rest of NE**	**% of Total**	**US**	**% of Total**
Agriculture, forestry, fishing, and hunting	$ 353	0.2%	$ 2,133	0.4%	$ 122,352	0.9%
Mining	$ 96	0.0%	$ 400	0.1%	$ 256,049	1.9%
Utilities	$ 3,400	1.7%	$ 9,172	1.8%	$ 262,604	2.0%
Construction	$ 6,726	3.3%	$ 23,615	4.6%	$ 647,882	4.9%
Manufacturing	$ 23,547	11.5%	$ 52,724	10.3%	$ 1,601,152	12.2%
Wholesale trade	$ 11,363	5.6%	$ 30,455	6.0%	$ 788,674	6.0%
Retail trade	$ 11,725	5.7%	$ 31,551	6.2%	$ 863,155	6.6%
Transportation and warehousing, excluding Postal Service	$ 3,185	1.6%	$ 8,300	1.6%	$ 363,678	2.8%
Information	$ 7,747	3.8%	$ 22,420	4.4%	$ 579,232	4.4%
Finance and insurance	$ 33,640	16.5%	$ 47,916	9.4%	$ 1,027,477	7.8%
Real estate, rental, and leasing	$ 28,502	14.0%	$ 74,696	14.6%	$ 1,731,115	13.2%
Professional and technical services	$ 15,369	7.5%	$ 46,868	9.2%	$ 929,614	7.1%
Management of companies and enterprises	$ 6,625	3.2%	$ 9,498	1.9%	$ 239,116	1.8%
Administrative and waste services	$ 5,559	2.7%	$ 13,937	2.7%	$ 395,860	3.0%
Educational services	$ 3,102	1.5%	$ 11,306	2.2%	$ 123,296	0.9%
Health care and social assistance	$ 15,295	7.5%	$ 46,703	9.1%	$ 911,681	6.9%
Arts, entertainment, and recreation	$ 1,842	0.9%	$ 4,134	0.8%	$ 121,853	0.9%
Accommodation and food services	$ 3,672	1.8%	$ 13,808	2.7%	$ 349,915	2.7%
Other services, except government	$ 4,039	2.0%	$ 10,922	2.1%	$ 295,704	2.2%
Government	$ 18,347	9.0%	$ 50,135	9.8%	$ 1,538,624	11.7%
Total	**$204,134**	**100%**	**$510,693**	**100%**	**$13,149,033**	**100%**

Source: Bureau of Economic Analysis

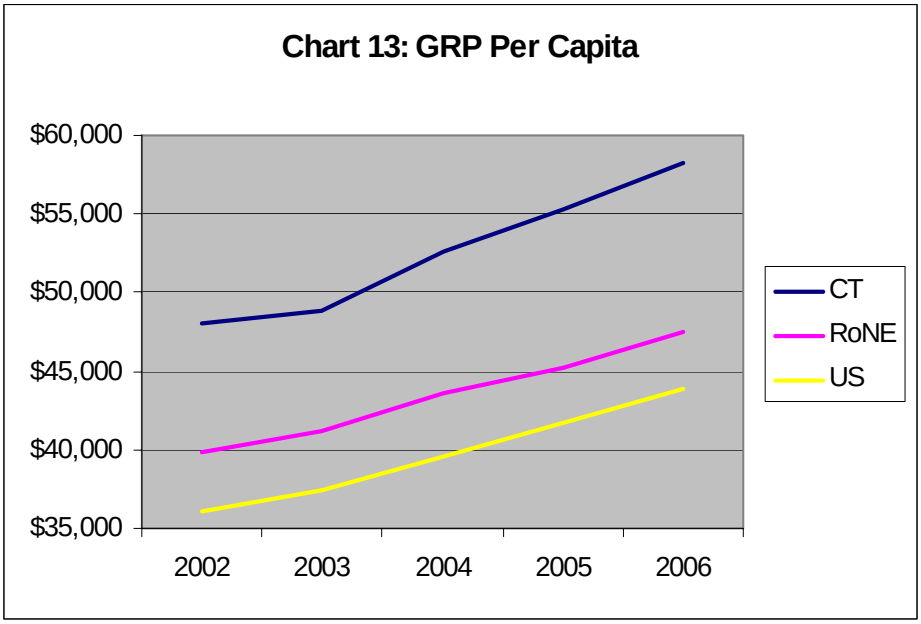
In Table 11 Gross Regional Product (GRP) is broken out by both region and industry. Further, the % of total GRP of each industry is computed to compare industry composition across regions. For example, this table shows that Connecticut (and to a lesser extent, the rest of New England) has a strong finance and insurance industry base relative to the U.S. average. However, the three regions have a uniform presence of arts, entertainment, and recreation.

Again in Chart 12, we compare indexed levels of GRP in order to assess the relative change to levels across regions. The changes to GRP are largely the same with the United States growing at a slightly faster rate than Connecticut and the rest of New England.



Source: 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. The visual perhaps doesn't accurately emphasize that per capita GRP of Connecticut is roughly 32% greater than the U.S. average.



Source: Bureau of Economic Analysis and U.S. Census

e. **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 12 lists the most significant types of state taxes and shows how various states rank relative to each other.

Table 12: State Tax Rates and Ranks

	Personal Income		Corporate Income		Sales/Excise		Fuel/Gasoline	
	Rate	**Rank**	**Rate**	**Rank**	**Rate**	**Rank**	**Rate**	**Rank**
ALABAMA	3.50%	16	6.50%	25	4.00%	7	18.00%	11
ALASKA	0.00%	1	5.20%	14	0.00%	1	8.00%	1
ARIZONA	3.58%	19	6.97%	32	5.60%	30	18.00%	11
ARKANSAS	4.00%	26	3.75%	7	6.00%	32	21.50%	29
CALIFORNIA	5.15%	41	8.84%	44	7.25%	51	18.00%	11
COLORADO	4.63%	32	4.63%	10	2.90%	6	22.00%	30
CONNECTICUT	**4.00%**	**26**	**7.50%**	**36**	**6.00%**	**32**	**25.00%**	**40**
DELAWARE	4.08%	31	8.70%	42	0.00%	1	23.00%	32
DIST. OF COLUMBIA	6.60%	48	9.98%	50	5.75%	31	20.00%	20
FLORIDA	0.00%	1	5.50%	16	6.00%	32	15.30%	5
GEORGIA	3.50%	16	6.00%	18	4.00%	7	15.20%	4
HAWAII	4.83%	39	5.40%	15	4.00%	7	16.00%	6

Table 12: State Tax Rates and Ranks (continued)								
	Personal Income		Corporate Income		Sales/Excise		Fuel/Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
IDAHO	4.70%	35	7.60%	38	6.00%	32	25.00%	40
ILLINOIS	3.00%	11	7.30%	35	6.25%	42	20.10%	25
INDIANA	3.40%	15	8.50%	40	6.00%	32	18.00%	11
IOWA	4.67%	34	9.00%	45	5.00%	18	21.00%	26
KANSAS	4.98%	40	4.00%	8	5.30%	27	24.00%	35
KENTUCKY	4.00%	26	5.50%	16	6.00%	32	19.70%	19
LOUISIANA	4.00%	26	6.00%	18	4.00%	7	20.00%	20
MAINE	5.25%	43	6.22%	23	5.00%	18	26.80%	42
MARYLAND	3.38%	14	7.00%	33	5.00%	18	23.50%	34
MASSACHUSETTS	5.30%	44	9.50%	48	5.00%	18	21.00%	26
MICHIGAN	3.90%	24	0.00%	1	6.00%	32	19.00%	17
MINNESOTA	6.60%	48	9.80%	49	6.50%	44	20.00%	20
MISSISSIPPI	4.00%	26	4.00%	8	7.00%	47	18.40%	15
MISSOURI	3.75%	21	6.25%	24	4.23%	14	17.55%	10
MONTANA	3.95%	25	6.75%	29	0.00%	1	27.00%	43
NEBRASKA	4.70%	35	6.70%	28	5.50%	28	28.00%	44
NEVADA	0.00%	1	0.00%	1	6.50%	44	24.81%	39
NEW HAMPSHIRE	0.00%	1	8.50%	40	0.00%	1	19.63%	18
NEW JERSEY	5.19%	42	9.00%	45	7.00%	47	14.50%	3
NEW MEXICO	3.50%	16	6.20%	22	5.00%	18	18.88%	16
NEW YORK	5.43%	45	7.50%	36	4.00%	7	24.60%	38
NORTH CAROLINA	7.00%	50	6.90%	31	4.25%	15	30.15%	46
NORTH DAKOTA	3.82%	22	4.80%	11	5.00%	18	23.00%	32
OHIO	3.60%	20	6.80%	30	5.50%	28	28.00%	44
OKLAHOMA	3.08%	13	6.00%	18	4.50%	16	17.00%	8
OREGON	7.00%	50	6.60%	27	0.00%	1	24.00%	35
PENNSYLVANIA	3.07%	12	9.99%	51	6.00%	32	31.20%	48
RHODE ISLAND	0.00%	1	9.00%	45	7.00%	47	31.00%	47
SOUTH CAROLINA	4.75%	37	5.00%	12	5.00%	18	16.00%	6
SOUTH DAKOTA	0.00%	1	0.00%	1	4.00%	7	22.00%	30
TENNESSEE	0.00%	1	6.50%	25	7.00%	47	21.40%	28
TEXAS	0.00%	1	0.00%	1	6.25%	42	20.00%	20
UTAH	4.64%	33	5.00%	12	4.75%	17	24.50%	37
VERMONT	6.55%	47	7.25%	34	6.00%	32	20.00%	20
VIRGINIA	3.88%	23	6.00%	18	5.00%	18	17.50%	9
WASHINGTON	0.00%	1	0.00%	1	6.50%	44	34.00%	51
WEST VIRGINIA	4.75%	37	8.75%	43	6.00%	32	31.50%	49
WISCONSIN	5.68%	46	7.90%	39	5.00%	18	32.90%	50
WYOMING	0.00%	1	0.00%	1	4.00%	7	14.00%	2

Source: Federation of Tax Administrators – for tax year 2007

f. Wages and Income - Though GRP is sometimes used as a measure of economic wealth in a region, it still represents final goods sold 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 13 wages are tracked both by county and across industry. Wage differences across county 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 13: 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 and hunt	$33,644	$27,042	$23,850	*	$26,666	$27,639	$28,212	$19,406
21	Mining	$67,799	$56,292	$73,929	*	*	$52,499	$47,416	*
22	Utilities	$114,086	$85,888	$91,558	$96,044	$83,592	*	*	$85,499
23	Construction	$56,649	$54,255	$49,944	$48,121	$52,821	$47,114	$47,695	$41,289
31-33	Manufacturing	$80,747	$65,298	$48,285	$64,334	$57,834	$73,611	$49,555	$49,409
42	Wholesale trade	$100,051	$59,552	$54,615	$53,727	$65,552	$51,520	$61,181	$55,357
44-45	Retail trade	$34,735	$27,907	$28,580	$26,433	$26,640	$25,334	$25,758	$24,904
48-49	Transportation and warehousing	$60,879	$39,049	$32,161	$36,845	$39,712	$34,049	$21,832	$33,682
51	Information	$76,123	$66,380	$46,429	$52,012	$59,036	$44,428	$56,440	$46,391
52	Finance and insurance	$237,430	$95,259	$50,774	$84,994	$69,099	$50,905	$51,767	$46,639
53	Real estate and rental and leasing	$71,720	$45,160	$36,558	$35,828	$41,266	$31,227	$28,610	$24,863
54	Professional and technical services	$92,592	$71,523	$42,855	$58,194	$72,616	$78,197	$50,991	$57,706
55	Management of companies and enterprises	$181,223	$106,380	$53,947	$55,629	$97,076	$38,233	*	$38,166

Table 13: Annual Average Wage by County and Industry (continued)									
Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
56	Administrative and waste management	$37,444	$33,860	$25,854	$34,213	$26,624	$30,461	$27,716	$24,828
61	Educational services	$40,397	$37,675	$39,342	$53,782	$55,389	$36,331	$20,680	$33,261
62	Health care and social assistance	$46,868	$44,024	$37,730	$40,023	$42,488	$40,381	$34,723	$34,882
71	Arts, entertainment, and recreation	$36,298	$19,353	$31,267	$29,080	$18,572	$24,759	$17,476	$13,036
72	Accommodation and food services	$20,753	$16,329	$15,620	$17,822	$15,619	$16,431	$14,066	$14,081
81	Other services, except pub administration	$30,102	$30,036	$23,580	$24,908	$26,384	$24,023	$27,454	$21,660
	Total government	$51,622	$52,233	$42,626	$49,726	$46,966	$41,809	$44,412	$38,725
99	Nonclassifiable establishments	$53,680	$33,005	$35,949	*	*	*	*	*
	County Average	**$74,982**	**$52,902**	**$38,524**	**$47,823**	**$44,893**	**$43,203**	**$37,428**	**$36,006**

Source: Connecticut Department of Labor - Data for 2006

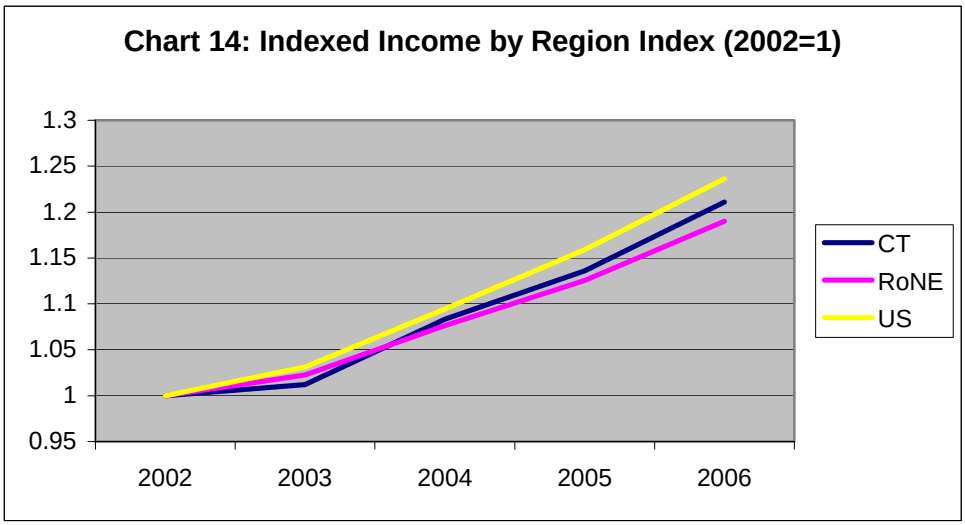
In Table 14, personal income is compared by county and at a higher regional level in order to see how Connecticut stacks up to the rest of New England and the United States. County statistics for 2006 were not available at the time of publication. However, in 2005, Connecticut's three most populous counties (Fairfield, Hartford, and New Haven) accounted for 79% of the state's total personal income.

Table 14: Personal Income by Region for Connecticut, Rest of New England, and U.S.					
	2002	2003	2004	2005	2006
Fairfield	$ 53,470,871	$ 53,290,454	$ 57,845,030	$ 60,615,098	n/a
Hartford	33,377,084	34,038,957	35,954,198	37,875,876	n/a
Litchfield	7,062,584	7,206,780	7,559,897	7,900,327	n/a
Middlesex	6,133,519	6,274,943	6,695,213	6,953,407	n/a
New Haven	29,761,154	30,286,106	31,856,489	33,182,441	n/a
New London	9,216,310	9,543,532	10,029,152	10,379,203	n/a
Tolland	4,786,546	4,872,232	5,190,390	5,407,731	n/a

Table 14: Personal Income by Region for Connecticut, Rest of New England, and U.S. (continued)					
	2002	**2003**	**2004**	**2005**	**2006**
Windham	3,189,371	3,263,999	3,436,718	3,576,407	n/a
Connecticut	146,997,439	148,777,003	159,255,636	166,987,194	177,997,159
Rest of NE	381,032,350	389,635,938	410,062,619	428,827,527	453,477,560
United States	$ 8,872,871,000	$9,150,320,000	$9,711,271,000	$10,284,378,000	$10,966,808,000

Source: Bureau of Economic Analysis

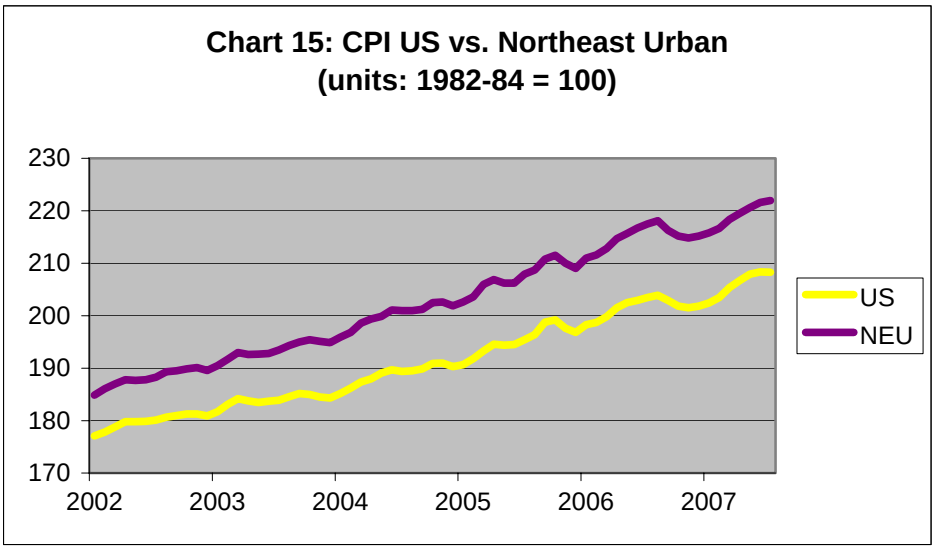
When we look at indexed income at the aggregate level, we see that the United States has been outpacing Connecticut and the rest of New England in growth, see Chart 14. As this is an absolute level, the population growth may be the reason for the country having higher increases in the most recent years.



Source: Bureau of Economic Analysis

g. 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), one of the measures of price change, for the Northeast Urban areas and the U.S. city average. There are small discrepancies, but largely the prices in the two regions follow a similar path. The aggregate level of prices in the Northeast urban areas is clearly higher than U.S. cities on average.



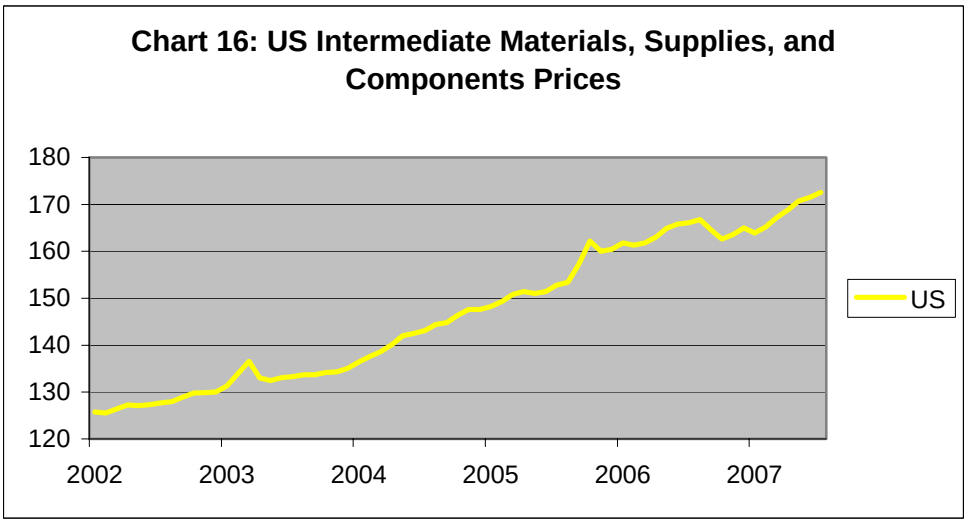
Source: Bureau of Labor Statistics

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 BLS 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.



Source: Bureau of Labor Statistics

2. Foreign Direct Investment and Exports

a. 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 because it creates new jobs and leads to the adoption of advanced new technologies and workforce practices.

According to the Bureau of Economic Analysis (BEA), U.S. subsidiaries of Connecticut now employ 100,900 Connecticut workers, a decrease of 1.2% since last year. U.S. subsidiaries provide the livelihood of 6.9% of Connecticut's private sector workforce, the same percent as five years ago. BEA data shows that Connecticut ranks third in the country in the share of its workforce supported by U.S. subsidiaries. Nationally, U.S. subsidiaries employ 5.1 million workers or 4.4% of the private sector workforce, which is a decrease from five years ago when U.S. subsidiaries employed 5.7 million workers or 4.9%.

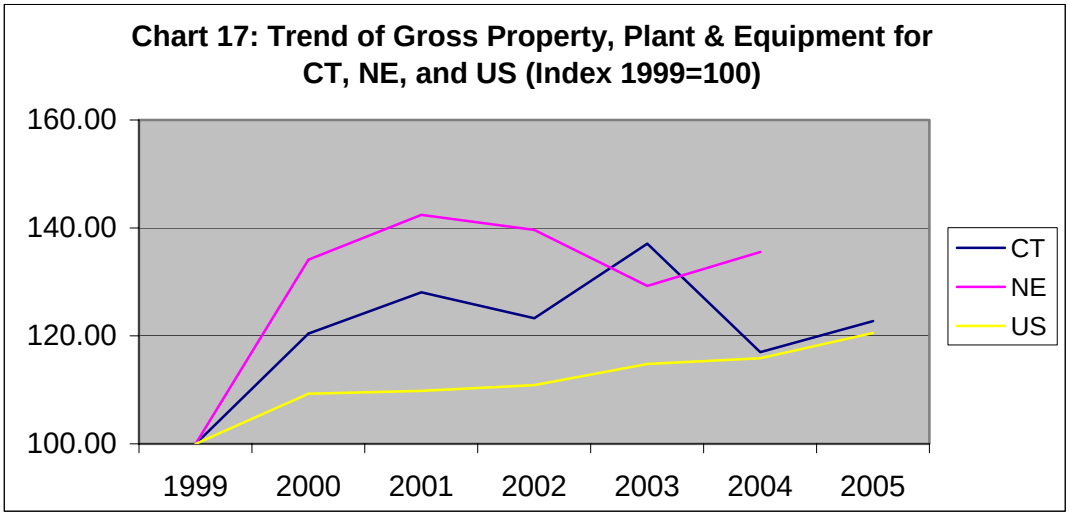
Table 15 tracks foreign direct investment in Connecticut, the New England states and the U.S. from 1999 to 2005. The gross investment of property, plant and equipment (a major component of FDI) are used to approximate FDI figures. From 1999 to 2004, Connecticut experienced a 17% increase in FDI. This was slightly higher than the national increase of 16%, but less than New England's growth of 36%. Looking at growth from 1999 to 2005, Connecticut again experienced greater growth than the national average, 23% and 21%, respectively. A large share of FDI in Connecticut comes from Europe and Canada, but South America, Japan and Asia have also made significant investments.

Table 15: Gross Property, Plant, and Equipment of Nonbank U.S. Affiliates, by State									
	1999	2000	2001	2002	2003	2004	2005	% change 1999-2004	% change 1999-2005
Total	1,075,364	1,175,628	1,181,091	1,192,710	1,234,671	1,246,338	1,296,674	15.90%	20.58%
New England:	39,698	53,230	56,542	55,433	51,306	53,814		35.56%	N/A
Connecticut	11,297	13,604	14,468	13,925	15,484	13,215	13,869	16.98%	22.77%
Maine	4,404	5,087	5,266	5,820	6,028	6,128	(D)	39.15%	N/A
Massachusetts	17,344	23,875	25,563	26,763	26,512	26,863	25,363	54.88%	46.24%
Vermont	1,296	2,146	2,614	1,315	(D)	1,430	1,945	10.34%	50.08%

Source: Bureau of Economic Analysis - 1999-2005 (Millions of dollars)

* '05 is more than 50% estimated due to lack of responses from companies, (D) Suppressed to avoid the disclosure of data of individual companies

Growth in Connecticut and New England has outpaced that of the nation. Chart 17 compares the changes to foreign direct investment over time on an indexed basis. This visual shows the slow, but steady growth of FDI in the United States. Growth was strongest in New England from 1999-01, but declined in 2002 and has fluctuated since then. Connecticut has generally followed the growth pattern of New England, but at a lesser rate. Connecticut's FDI growth peaked in 2003, surpassing growth in New England that dipped before rebounding in 2004. Connecticut's FDI dipped a year later in 2004 and rebounded in 2005. Complete data for FDI in New England in 2005 was not available as of this writing.



Source: Bureau of Economic Analysis

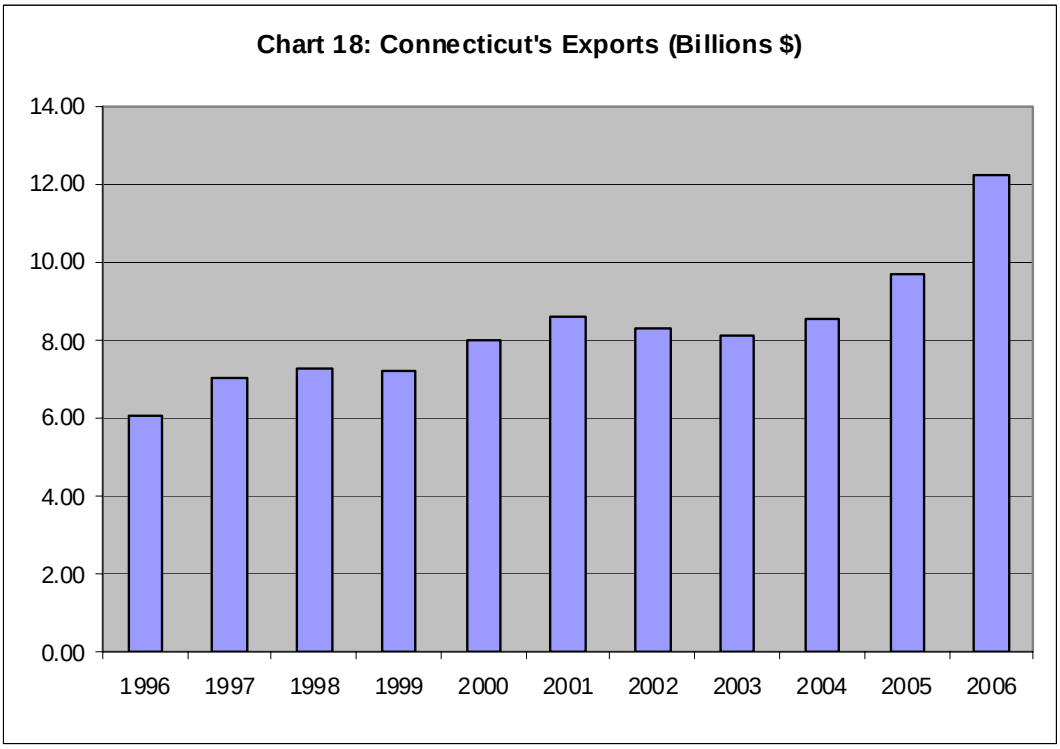
b. Overview of Connecticut Exports

In a global economy, the role of exports is of increasing significance. Exports serve as an economic growth engine and are a boon for the state's economy. Exports also highlight the competitiveness of Connecticut companies on an international stage. According to the World Institute for Strategic Economic Research (WISER), Connecticut exports totaled $12.2 billion in 2006. This is a 26.3% gain from the $9.7 billion in exports recorded in 2005. In 2006, Connecticut's top five export commodities were industrial machinery, including computers; aircraft, spacecraft and parts thereof; optic, photo, medical or surgical instruments; and electric machinery, sound equipment, TV equipment and plastics and articles thereof. Industrial machinery, including computers, accounted for 43% of the total state export value in 2006. The top five commodities combined accounted for 73.4% of total export value in 2006.

As in the past, Canada continues to be Connecticut's top export destination. France, Germany, the United Kingdom and Singapore rounded out the state's top five export partners in 2006. The export values of the combined top five countries accounted for 49.4% of state total export value in 2006.

Although Connecticut is a small state geographically, the state's export sector is sizable. State export data collected across industry sectors from 2003 to the present indicate a steady and healthy upward trend. Connecticut exports increased 26.3% between 2005 and 2006, while U.S. exports increased at a slower rate of 14.7%. Connecticut's continued growth in exports is a positive sign for the state's economy.

The volatility and unpredictability of global issues in the future will impact trade relations and exports. Issues to monitor include currency valuation and the relative strength/weakness of the U.S. dollar, the protection of intellectual property rights, trade agreement negotiations, the national trade deficit and the cost of energy.



Source: WISER

Chart 18 gives Connecticut's exports a historical perspective. In the past ten years, exports have held a long-term upward trend. In 1996, Connecticut

exports were $6.1 billion, based on the Harmonized System[3]. In 2006, Connecticut exports had more than doubled, increasing 100.63% to $12.2 billion. By comparison, U.S. exports in the same period grew 66.5%, see Table 16.

Table 16: CT vs. U.S. Exports				
	CT Export Values	**% Change**	**U.S. Export Values**	**% Change**
1996	6,099,840,235		622,827,062,949	
1997	7,058,104,203	15.71%	687,597,998,554	10.40%
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	13.18%	904,379,818,171	10.57%
2006	12,238,324,203	26.33%	1,037,142,972,794	14.68%
%Change 1996-2006		100.63%		66.52%

Source: 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 2006, Connecticut exports were 6% of the state economy as measured by the Gross State Product (GSP), up from 5% in 2005. Table 17 shows that from 1997-2006 exports averaged 5.06% of Connecticut's economy, while they averaged 7.45% of the United States' economy. Connecticut is slowly increasing the portion of the economy that is directly attributed to exports; however, it needs to increase the values of these exports in order to keep pace with the share at the national level.

[3] The Harmonized System also known as the Harmonized Commodity Description and Coding System of tariff nomenclature is an internationally standardized system of names and numbers for classifying traded products developed and maintained by the World Customs Organization (WCO).

Table 17: CT vs. U.S. Export Share						
	CT			U.S.		
	Export Values	GSP	% Share	Export Values	GDP	% Share
1997	7,058,104,203	137,698	5.13%	687,597,998,554	8,237,994	8.35%
1998	7,297,092,419	145,373	5.02%	680,474,247,508	8,679,657	7.84%
1999	7,231,227,907	150,303	4.81%	692,820,620,412	9,201,138	7.53%
2000	8,046,838,282	160,436	5.02%	780,418,627,647	9,749,103	8.01%
2001	8,610,434,400	165,025	5.22%	731,025,906,239	10,058,168	7.27%
2002	8,313,390,369	166,073	5.01%	693,257,299,708	10,398,402	6.67%
2003	8,136,442,912	169,885	4.79%	723,743,176,992	10,886,172	6.65%
2004	8,559,237,269	183,873	4.65%	817,935,848,814	11,633,572	7.03%
2005	9,687,291,825	193,496	5.01%	904,379,818,171	12,372,850	7.31%
2006	12,238,324,203	204,134	6.00%	1,037,142,972,794	13,149,033	7.89%
	Average		5.06%			7.45%

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

Connecticut's export composition has remained remarkably stable. In 2006, industrial machinery, including computers; aircraft, spacecraft and parts thereof; optical, photographic, etc.; electrical machinery, etc.; and plastics and articles thereof ranked as Connecticut's top five exporting commodities. Industrial machinery led in export values of $5.3 billion, a 39% increase from $3.8 billion in 2005. Among the state's top ten export commodities, natural pearls/precious stones/precious metals/coin experienced the largest percentage gain of 848.2% from $30.8 million in 2005 to $292.2 million in 2006, see Table 18. With the exception of special classification provisions and optical, photographic, medical or surgical instruments, the remainder of Connecticut's top ten export commodities experienced growth between 2005-2006. The top ten exports accounted for close to 83% of total export values in 2006.

Table 18: Connecticut Top Ten Export Commodities						
	2003	**2004**	**2005**	**2006**	**% Change 2005-2006**	**% Change 2003-2006**
TOTAL ALL COMMODITIES	8,136,442,912	8,559,237,269	9,687,291,825	12,238,324,203	26.33%	50.41%
Industrial Machinery	3,578,290,292	3,343,002,104	3,779,958,331	5,255,251,230	39.03%	46.86%
Aircraft, spacecraft, and parts thereof	523,570,002	655,625,058	1,100,121,089	1,237,316,874	12.47%	136.32%
Optical, photographic, cinematographic, measuring, checking, precision, medical or surgical instruments and apparatus; parts and accessories thereof	836,693,658	1,227,403,030	1,106,440,414	1,033,770,845	-6.57%	23.55%
Electrical machinery and equipment and parts thereof; sound recorders and reproducers, television image and sound recorders and reproducers, and parts and accessories of such articles	645,128,348	810,859,415	840,205,807	1,019,499,014	21.34%	58.03%
Plastics and articles thereof	251,888,299	315,595,117	375,821,009	440,931,852	17.32%	75.05%
Natural or cultured pearls, precious or semi-precious stones, precious metals, metals clad with precious metal and articles thereof; imitation jewelry; coin	32,056,943	52,859,673	30,819,624	292,244,802	848.24%	811.64%
Mineral fuels, mineral oils and products of their distillation; bituminous substances; mineral waxes	135,348,037	87,296,285	153,324,677	235,907,558	53.86%	74.30%

Table 18: Connecticut Top Ten Export Commodities (continued)						
	2003	**2004**	**2005**	**2006**	**% Change 2005-2006**	**% Change 2003-2006**
TOTAL ALL COMMODITIES	8,136,442,912	8,559,237,269	9,687,291,825	12,238,324,203	26.33%	50.41%
Special classification provisions not elsewhere specified or indicated	209,426,807	181,597,059	233,219,454	228,195,841	-2.15%	8.96%
Paper and paperboard; articles of paper pulp, of paper or of paperboard	172,794,848	139,956,132	194,634,440	209,336,084	7.55%	21.15%
Copper and articles thereof	72,185,331	112,986,294	135,058,734	187,532,948	38.85%	159.79%
	79.36%	80.93%	82.06%	82.85%		

Source: WISER

Table 19 shows the mix of Connecticut's international trading partners that have exhibited consistency over the years. In 2006, Canada was the number one destination for Connecticut exports. Connecticut's exports to Canada increased 14.9% in 2006 to $1.9 billion, up from $1.7 billion in 2005. In 2006, 15.8% of Connecticut's exports were destined for Canada, compared to 22.2% of all U.S. exports to Canada. The balance of Connecticut's top ten export destinations were France, Germany, the United Kingdom, Singapore, Mexico, Japan, Switzerland, the Netherlands and Korea. The top ten countries' export values account for 71% of total export values in 2006. Among the state's top ten partner countries, the greatest percentage growth countries were Singapore, Switzerland and Korea at 240.6%, 160.8% and 122.1%, respectively.

Table 19: Connecticut Top Ten Export Destinations				
	Annual 2004	**Annual 2005**	**Annual 2006**	**% Change 2005-2006**
Total All Partner Countries	8,559,237,269	9,687,291,825	12,238,324,203	26.33%
Canada	1,472,483,112	1,680,077,135	1,931,582,958	14.97%
France	1,181,671,113	1,602,190,862	1,216,584,306	-24.07%
Germany	762,242,985	832,232,504	1,212,296,934	45.67%
United Kingdom	547,771,616	696,946,466	857,032,749	22.97%
Singapore	340,949,009	246,578,873	839,741,109	240.56%
Mexico	586,305,613	559,772,543	707,008,175	26.30%
Japan	501,516,365	436,807,306	702,836,070	60.90%
Switzerland	227,258,902	160,656,829	418,974,996	160.79%
Netherlands	270,109,697	364,540,439	412,080,762	13.04%
Korea, Republic Of	195,727,512	170,912,157	379,531,987	122.06%

Source: WISER

B. Connecticut Housing Environment (Market Analysis and Needs Assessment) 2006-07

In order to understand Connecticut's housing needs, many factors must be taken into consideration. These include employment, education, population trends, and several other factors. This section summarizes the important components of the state's housing market.

1. New Housing Permits

In May 2007, the U.S. Bureau of Census released its final 2006 (calendar year) new housing permit data. Connecticut's cities and towns authorized 9,236 new housing units (that is, permits) including single and multi-family homes. This is a 22.3 percent decrease compared to the 11,885 units authorized the previous year, see Table 20. Permits represent intent to build and do not necessarily represent units actually built. The Bureau of the Census collects municipal permit data monthly from 128 Connecticut towns. The Census imputes (models)

the permits for all Connecticut towns and despite measurable error based on actual, exhaustive sampling, DECD uses these publicly-reported data in this section[4].

In 2006, Hartford County authorized the most new housing units with 2,305, followed by Fairfield County with 1,939, New Haven County with 1,654, and New London County with 1,006. These four counties combined accounted for 74.8%t of the new housing market in 2006 permits issued. Nearly 77% of permit applications were for single-family homes (seven percentage points below the average of 84% for the previous ten-year period). Among all counties, Litchfield County had the largest share of single-family home permits with 98.7% of its total permits for single-family homes. Windham County ranked second with 95.9% of its permits for single-family homes. By comparison, New Haven County had the smallest share with 69.9% of its permits for single-family homes.

Table 20: 2006 New Housing Units

State/County	1990	2000	2001	2002	2003	2004	2005	2,006	2004-06	2005-06
Connecticut	8,080	9,376	9,290	9,731	10,435	11,837	11,885	9,236	-22.0%	-22.3%
Fairfield	1,623	2,278	2,220	1,879	1,964	2,495	3,119	1,939	-22.3%	-37.8%
Hartford	1,703	1,705	2,026	2,284	2,585	2,389	2,487	2,305	-3.5%	-7.3%
Litchfield	837	725	764	807	732	810	678	541	-33.2%	-20.2%
Middlesex	403	867	799	820	821	963	795	634	-34.2%	-20.3%
New Haven	1,969	1,918	1,586	1,701	1,826	2,534	2,251	1,654	-34.7%	-26.5%
New London	765	814	782	956	1,222	1,348	1,208	1,006	-25.4%	-16.7%
Tolland	358	693	679	742	731	706	754	699	-1.0%	-7.3%
Windham	422	376	434	542	554	592	593	458	-22.6%	-22.8%

Source: DECD

2. Demolitions and Permits

Demolition data is an essential component to determining the net gain to the housing inventory, which is defined as existing units (as counted by the 2000

[4] See http: www.census.gov/const/C40/Table2/tb2u20XXXX.txt, in which XXXX is the last two digits of the year followed by the two-digit month.

U.S. Census), plus new production, and less demolitions. DECD surveyed all Connecticut's municipalities to obtain demolition permit data with a response rate of 79.3 percent. This survey identified 1,584 residential demolition permits from cities and towns issued in 2006. The net gain to the state was 7,652 units. This brought Connecticut's housing inventory to an estimated 1,439,221 housing units in 2006. Of these housing units, 932,000 are single-family houses and 507,221 are multi-family dwellings such as apartments or condominium units. The data suggests that the state's housing stock split between single- and multi-family units is 65/35 percent in 2006.

More than half of the units demolished in Connecticut were in Fairfield County, 14 percent were in Hartford County, and New Haven County registered 13 percent of Connecticut's total units demolished. There are several towns in Fairfield County showing that the number of new permits issued is exactly the same as the number of demolition units. This suggests homeowners and developers tear down existing houses, and build larger homes as evidenced by the increasing construction costs listed on building permit application form.

Table 21 below shows that eight of the top ten municipalities, measured by the number of their demolitions, are in Fairfield County.

Table 21: 2006 Demolitions by Ranking (Top 10)

State/Towns	County	Total	1 Unit	2 Unit	3/4 Unit	5+ Unit
State		1,509	1,047	108	126	228
Bridgeport	Fairfield	240	8	20	42	170
Greenwich	Fairfield	177	166	2	9	0
Westport	Fairfield	94	94	0	0	0
East Hartford	Hartford	82	78	4	0	0
Stamford	Fairfield	73	39	26	3	5
Fairfield	Fairfield	61	61	0	0	0
New Canaan	Fairfield	56	50	6	0	0
Darien	Fairfield	41	41	0	0	0
New Haven	New Haven	38	5	6	13	14
Ridgefield	Fairfield	32	32	0	0	0

Source: DECD

3. Housing Supply

Single family housing supply is defined as the number of housing units available on the market for purchase at any time. Between April 16 and May 22, 2007, DECD compiled 11,927 records of single-family homes and condominiums "on the market" using the Connecticut Multiple Listing Service (MLS) residential real estate data available on the Connecticut MLS Web site from RealtyQuest, Inc. During this time period, Connecticut's housing supply was nearly 12,000 housing units, or 0.8 percent of the total state housing inventory. Housing supply consists of new units and existing units for sale and represents a subset of the housing inventory. The characteristics of the housing inventory, outlined below, include all units for sale, both single and multi-family. Connecticut's housing inventory has grown little in recent years. At the end of 2006, Connecticut had an estimated housing inventory of 1,439,221 units compared to 1,399,819 units in 2000, an increase of 2.8 percent. Among those units, 88% are in urban areas and 12% are in rural areas, according to the U.S. Census. The median size of Connecticut housing units is 5.6 rooms according to the 2006 American Community Survey. Tables 22 and 23 provide detail on the state's housing inventory.

Table 22: Connecticut Housing Inventory

	2005	2006	Net Gain	Growth Rate
One Unit	925,962	932,000	6,038	0.7%
Two Units	119,901	120,115	214	0.2%
Three and Four Units	126,951	126,882	-69	-0.1%
Five or more Units	246,561	248,039	1,478	0.6%
Other Units	12,194	12,185	-9	-0.1%
Demolitions	1,386	1,584	198	14.3%
Total Inventory	1,431,569	1,439,221	7,652	0.5%

Source: DECD

Table 23: Size of Housing Units		
Rooms	**# of Units**	**Percent**
1-3 rooms	182,969	12.80%
4-5 rooms	499,237	34.90%
6-7 rooms	454,656	31.70%
8 rooms or more	295,388	20.60%
Total	1,432,250	
Median (# rooms)	**5.6**	

Source: 2006 American Community Survey

Table 24 indicates that Hartford, New Haven and Fairfield Counties have the largest number of housing units according to DECD, and have the largest populations in 2006 according to the U.S. Census.

Table 24: Population and Housing Units by County in 2006		
County	**Population**	**Housing Units**
Fairfield	900,440	348,951
Hartford	876,927	365,548
Litchfield	190,119	83,254
Middlesex	163,774	71,837
New Haven	845,244	350,153
New London	263,293	116,786
Tolland	148,140	55,786
Windham	116,872	46,906
State Total	**3,504,809**	**1,439,221**

Source: U.S. Census, DECD

Table 25 shows the communities with the fastest growing housing stock between 2001 and 2006. The Town of Oxford showed the largest increase and four of the ten communities with the fastest growing housing stock are in Windham County. Conversely, Table 26 shows the ten communities with the slowest growing housing stock over this same period. Only the City of Bridgeport experienced a net loss of housing stock between 2001 and 2006.

Table 25: 10 Towns/Cities Fastest Growing Housing Stock, 2001-2006			
	2001	**2006**	**Percent Change**
Connecticut	1,393,532	1,439,221	3.3%
Oxford	3,517	4,309	22.5%
Sterling	1,211	1,428	17.9%
Hampton	713	827	16.0%
Goshen	1,517	1,737	14.5%
Canton	3,666	4,173	13.8%
East Hampton	4,492	5,103	13.6%
Middlebury	2,558	2,836	10.9%
Woodstock	3,111	3,435	10.4%
Ellington	5,498	6,065	10.3%
Eastford	708	780	10.2%

Source: DECD

Table 26: 10 Towns/Cities Slowest Growing Housing Stock, 2001-2006			
	2001	**2006**	**Percent Change**
Connecticut	1,393,532	1,439,221	3.3%
Ansonia	7,956	8,009	0.7%
West Haven	22,180	22,295	0.5%
Westport	10,071	10,120	0.5%
Wethersfield	11,478	11,532	0.5%
Wilton	6,124	6,149	0.4%
New Haven	52,877	52,961	0.2%
East Hartford	21,267	21,297	0.1%
New Britain	31,116	31,118	0.0%
New Canaan	7,157	7,157	0.0%
Bridgeport	54,351	54,328	0.0%

Source: DECD

4. Housing Occupancy

According to the 2006 American Community Survey (ACS), Connecticut vacancy rates are low compared to the U.S. level. More than 90% of Connecticut's housing units are occupied (of these by owners 69.5% and by renters 30.5%) implying a vacancy rate of 7.5%; the nationwide vacancy rate is 11.6%, see Table 27.

Table 27: Housing Occupancy 2006		
	Number	**Percent**
Total Housing Units	1,432,250	
Occupied units	1,325,443	92.5%
Vacant units	106,807	7.5%
Housing Tenure	1,325,443	
Owner-occupied	921,382	69.5%
Renter-occupied	404,061	30.5%

Source: 2006 ACS

5. Housing Inventory Conditions

Table 28 shows that Connecticut has a large inventory of older housing (built prior to 1980). Overall, more than half of Connecticut's homes (50.4%) are between 25 and 45 years old. Almost one quarter of Connecticut's homes (24.2%) are at least 65 years old. Another 25.5% are relatively new, having been built between 1980 and 2006.

Table 28: Year Structure Built		
Year	**Number**	**Percent**
1939 or earlier	346,447	24.2%
1940-1959	334,469	23.4%
1960-1979	387,117	27.0%
1980-1999	297,263	20.8%
2000 or later	66,954	4.7%
Total	**1,432,250**	

Source: 2006 ACS

6. Housing Costs

In 2006, the American Community Survey shows that Connecticut totaled 1,325,443 occupied housing units; one half of them were owner-occupied with mortgages. Nineteen percent of the units carried no mortgages and the remaining units were renter-occupied. The same data source also suggests that

25.2% of homeowners carried monthly mortgages between $1,500 and $1,999, while 43.7% of owners were burdened with mortgages of $2,000 or more per month, see Table 29.

Table 29: Mortgage Status and Selected Monthly Owner Costs		
	# Units	**% Share**
Housing Units with a Mortgage	**665,431**	
Less than $499	6,124	0.90%
$500 to $999	50,603	7.60%
$1,000 to $1,499	150,324	22.60%
$1,500 to $1,999	167,362	25.20%
$2,000 or more	291,018	43.70%
Median Monthly Mortgage Cost	**$1,870**	

Source: 2006 ACS

Table 30 shows that 91.3% of homeowners without a mortgage have housing-related costs of $400 or more each month.

Table 30: No Mortgage and Selected Monthly Owner Costs		
	# Units	**% Share**
Housing Units without a Mortgage	**255,951**	
Less than $100	484	0.2%
$100 to $199	2,313	0.9%
$200 to $299	4,869	1.9%
$300 to $399	14,536	5.7%
$400 or more	233,749	91.3%
Median Housing Cost without a Mortgage	**$671**	

Source: 2006 ACS

The median monthly housing cost for mortgaged owners was $1,870, for non-mortgaged owners $671, and for renters $886, according to the 2006 American Community Survey. Table 31 shows that 47.6% of renters in Connecticut spent 30% or more of their household income on housing.

Table 31: Gross Rent as a % of Household Income		
	# of Households	% Share
Less than 15.0 percent	50,156	12.4%
15.0 to 19.9 percent	43,791	10.8%
20.0 to 24.9 percent	47,751	11.8%
25.0 to 29.9 percent	50,208	12.4%
30.0 to 34.9 percent	38,271	9.5%
35.0 percent or more	154,003	38.1%
Not computed	19,881	4.9%
Total Number of Renter-Occupied Households	404,061	

Source: 2006 ACS

Table 32 shows the distribution of existing single-family home sales for Connecticut by the number of bedrooms as well as median and mean sales price for state fiscal year 2006-07 on a quarterly basis.

Table 32: Existing Single-Family Home Sales By Number of Bedrooms					
FY 2006-07	2 or less	3 Bedrooms	4 or more	Median Price	Mean Price
2006.Q3	11.1%	50.8%	38.1%	$320,600	$359,400
2006.Q4	11.2%	52.6%	36.2%	$298,100	$344,300
2007.Q1	10.5%	50.3%	39.2%	$318,800	$360,200
2007.Q2*	9.7%	49.2%	41.0%	$348,900	$381,700

Source: CT Association of Realtors
** Preliminary*

Table 33 indicates total sales of single-family homes, condo and co-ops[5] for Connecticut and its counties during the state fiscal year 2006-07.

[5] *A co-op is a housing community that is jointly owned and managed by those who live in it. Each member buys shares in this community, attends regular meetings to discuss maintenance, social events, or other community matters, and helps run the co-op. Members can participate in specific committees or be on the board. Source: about.com: Apartment Living/Rental.*

Table 33: Total Sales: Single-Family, Condo and Co-Ops									
	CT	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2006.Q3	21,300	6,900	3,000	2,400	2,000	1,000	5,000	900	100
2006.Q4	16,300	5,600	2,300	1,900	1,200	500	4,100	600	100
2007.Q1	14,200	5,100	1,900	2,000	1,100	200	3,300	500	100
2007.Q2	19,300	6,700	2,300	1,800	1,700	600	4,900	1,300	100

Source: CT Association of Realtors

Table 34: Price of Existing Single-Family Home Sales									
Median	**CT**	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
2006	$315,300	$498,400	$281,700	$264,000	$341,300	$247,500	$253,500	$264,800	$200,600
2006.Q2	$315,100	$525,800	$292,600	$274,000	$362,000	$251,500	$252,700	$265,300	$210,700
2007.Q2	$348,900	$537,400	$290,900	$276,600	$339,000	$253,800	$266,100	$261,900	$228,500
Average	**CT**	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
2006	$356,800	$464,300	$313,600	$297,500	$369,900	$290,500	$288,900	$287,800	$210,200
2006.Q2	$357,400	$472,900	$326,200	$305,500	$387,600	$290,700	$288,200	$283,100	$220,200
2007.Q2	$381,700	$477,800	$322,000	$309,000	$369,300	$290,400	$302,900	$290,400	$251,600

Source: CT Association of Realtors

Table 34 shows the median and mean home sales prices of existing single-family homes (not including condos or co-ops) by quarter for Connecticut and its counties for state fiscal year 2006-07. The communities with the highest housing sales prices are primarily located in Fairfield County.

Table 35 tracks the changes in median home prices for Connecticut broken out by number of bedrooms from the beginning quarter to the last quarter of fiscal year 2006-07. The four-bedroom class showed the highest increase of 17.1%, while the three-bedroom class showed the smallest increase of 2.9 percent.

Table 35: Existing Single-Family Home Median Sales Prices by Number of Bedrooms			
	2 or less	**3 Bedrooms**	**4 or more**
2006	$211,900	$279,400	$455,400
2006.Q3	$211,700	$283,300	$464,400
2007.Q2	$219,200	$291,600	$543,700
% Change Q306 to Q207	3.5%	2.9%	17.1%

Source: CT Associations of Realtors

7. Median and Mean Prices

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

Table 36: Median Housing Prices in U.S. and CT									
	2000	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2000-06 % change**	**2005-06 % change**
US	$124,176	$128,203	$135,480	$143,515	$151,366	$167,500	$185,200	49.1%	10.6%
CT	$178,063	$181,563	$195,838	$221,288	$236,559	$271,500	$298,900	67.9%	10.1%

Source: 2006 ACS

Housing prices continue to rise. Table 36 shows that in Connecticut, according to the 2006 American Community Survey, the median sales price of a home increased to $298,900, a 67.9% increase from $178,063 in 2000 and a 10.1% increase from $271,500 in 2005. In comparison, U.S. median homes sales price increased 49.1% from 2000 to 2006 and experienced a 10.6% increase from $167,500 in 2005 to $185,200 in 2006.

Median gross rents are increasing and vary significantly across regions of the state. Table 37 below compares median gross rents between Connecticut and the United States. From 2000 to 2006, Connecticut rental rates increased 20.7%, outpacing the national gross rent growth rate of 17.6%.

Table 37: Median Gross Rent

	2000	2001	2002	2003	2004	2005	2006	2000-06 % Change	2005-06 % Change
CT	$734	$748	$741	$766	$811	$839	$886	20.7%	5.6%
US	$649	$669	$668	$679	$694	$728	$763	17.6%	4.8%

Source: 2006 ACS

8. Affordability

Table 37 compares housing affordability in the U.S. and Connecticut. The NAR uses six variables to calculate the composite affordability index:

- Median Priced Home;
- Mortgage Rate;
- Monthly P&I Payment;
- Payment as a % of Income;
- Median Family Income; and
- Qualifying Income.

The composite affordability index measures whether a typical family could qualify for a mortgage loan on a typical home. The NAR defines a typical home as the national median-priced, single-family home. The typical family is defined as one earning the median family income reported by the U.S. Census.

The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. NAR uses these components to determine whether the median income family could qualify for a mortgage on a typical home.

To interpret the index, note that a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index 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 120.0 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. An increase in the HAI shows that this family is more able to afford the median priced home.

Table 38: Homebuyer Affordability Index - United States vs. Connecticut

US	Median Priced Home	Mortgage Rates	Monthly P&I Payment	Payment as a % of Income	Median Family Income	Qualifying Income	Composite Affordability Index
2006	$221,900	6.58	1,131	23.6	$57,612	$54,288	106.1
2006 Q2	$227,100	6.63	1,164	24.3	$57,383	$55,872	102.7
2007 Q2	$223,500	6.47	1,127	22.9	$59,021	$54,096	109.1
CT	**Median Priced Home**	**Mortgage Rates**	**Monthly P&I Payment**	**Payment as a % of Income**	**Median Family Income**	**Qualifying Income**	**Composite Affordability Index**
2006	$315,300	6.49	1,593	25.20	$75,834	$76,464	99.2
2006 Q2	$315,100	6.50	1,593	25.30	$75,505	$76,464	98.7
2007 Q2	$348,900	6.39	1,744	27.10	$77,225	$83,712	92.3

Source: CT Association of Realtors

Household income correlates directly with housing affordability: higher household income means a family can afford a higher priced home. Connecticut's median household income of $63,422 ranked third (behind Maryland and New Jersey) in 2006 according to ACS. Though Connecticut's median household income has risen 17.6% since 2000, it has not kept pace with the rate of median home price appreciation in the state. As such many families face home prices beyond their reach, forcing them to buy less expensive homes (that may not meet their

housing needs) or allocate a disproportionate amount of their incomes to pay for housing. In addition, families facing unaffordable homes near their work buy further away and commute longer distances. In the extreme, families facing high housing costs look elsewhere for employment. This situation exists not only in Connecticut, but in other states as well. [6]

9. Affordable Housing Land Use Appeals Procedure

The General Assembly created the Affordable Housing Land Use Appeals Procedure in 1989. This law established a series of procedures that developers, municipalities and courts must follow when a developer appeals a decision by a local board or commission related to a proposed affordable housing development.

Any developer of housing has a right to appeal to the superior court when a municipality, through its board or commission, rejects an application to develop affordable housing or approves the application with restrictions that would have a substantially adverse impact on the viability of the project. Appeals are made to the Superior Court, by specifically assigned judges and are treated as "privileged cases." The Affordable Housing Land Use Appeals Procedure requires municipalities with less than 10% affordable housing to demonstrate to the court that a municipality's rejection of a development proposal is supported by sufficient evidence in the record. Municipalities also have the burden to prove, based upon the evidence in the record compiled before them, that: (a) the decision was necessary to protect substantial public interests in health, safety, or other matters the municipality may legally consider; (b) the public interests clearly outweigh the need for affordable housing; and (c) public interests cannot be protected by reasonable changes to the affordable housing development; or the application which was the subject of the decision from which the appeal was taken, would locate affordable housing in an area which is not assisted housing, as defined in C.G.S. Section 8-30g. If the municipality does not satisfy its burden under C.G.S. Section 8-30g, the court will wholly or partly revise, modify, remand

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[6] *This paragraph is adapted from CT Economic Digest, September 2007 issue*

or reverse the decision from which the appeal was taken in a manner consistent with the evidence in the record before it.

C.G.S. Section 8-30g mandates that DECD draft regulations that provide technical assistance to municipalities, developers and owners/tenants of such projects with regard to compliance with the provisions of this statute. DECD is also required to publish the Affordable Housing Appeals List once a year. This list provides the percentage of affordable units in each municipality based on Census figures for total number of housing units in the particular municipality. Developers cannot use the appeals procedure in municipalities where 10% of total housing units are affordable according to the definition in C.G.S. Section 8-30g.

In developing the Affordable Housing Appeals Procedure List, DECD counts:

- Assisted housing units or housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing that was occupied or under construction by the end date of the report period for compilation of a given year's list;
- Rental housing occupied by persons receiving rental assistance under C.G.S. Chapter 138a (State Rental Assistance/RAP) or Section 142f of Title 42 of the United States Code (Section 8);
- Ownership housing or housing currently financed by the Connecticut Housing Finance Authority and/or the United States Department of Agriculture; and
- Deed restricted properties or properties with deeds containing covenants or restrictions that require such dwelling unit(s) be sold or rented at or below prices that will preserve the unit(s) as affordable housing as defined in C.G.S. Section 8-39a for persons or families whose incomes are less than or equal to 80% of the area median income.

A complete listing of the types of dwellings counted by DECD can be found in C.G.S. Section 8-30g (k).

The data for the Affordable Housing Appeals Procedure List comes from different sources including federal, state and local programs. This makes it difficult to ensure complete accuracy, so DECD asks municipalities to provide a local administrative review of and input on the street addresses of units and projects as well as information on deed-restricted units. The responses received by DECD vary widely from municipality to municipality.

The 2007 Affordable Housing Appeals Procedure List (as shown in the Appendix of this report) is the current list published February 1, 2008. DECD has changed the reporting period to meet the annual deadline of February 1 for this legislatively mandated, consolidated annual report. Table 39 shows the reporting periods to be used over the next two years as DECD moves to the fiscal year as the required reporting period.

Table 39: Deadlines to Implement Change in Reporting for Affordable Appeals List to Meet Agency-Wide Annual Report Deadline

Year of List	Letters Out	Time Period Deed Restrictions	Time Period Other Data	Due Date to DECD	Publication Date
2007	7/1/07	7/1/06-6/30/07	As of 6/30/07	8/30/07	2/1/08
2008	7/1/08	7/1/07-6/30/08	As of 6/30/08	8/30/08	2/1/09

Source: DECD

DECD, through COPS, fields many requests for information and questions regarding the Affordable Housing Land Use Appeals Procedure from municipalities and other interested parties. Staff also responds to concerns about the Affordable Housing Appeals List. Usually the questions and concerns about the list have to do with how and what DECD counts towards the list and about changes in a municipality's percentage of affordable housing.

Changes in the number of units counted toward the ten percent threshold are caused by several factors including: the relocation of households using RAP (state) or Section 8 (federal) certificates; the expiration of deed restrictions or

refinancing of mortgages; and the demolition of buildings and/or the addition of units completed or under construction during the particular reporting period.

10. Connecticut Towns Currently Exempt Under C.G.S. Section 8-30g

Based on the 2007 Affordable Housing Appeals List, 31 communities are exempt from the Affordable Housing Land Use Appeals Procedure under C.G.S. Section 8-30g, see Table 40.

Table 40: Connecticut Communities Exempt from the Affordable Housing Appeals Procedure for 2007

Town	% For 2007
Hartford	34.64
New Haven	29.87
Windham	27.38
Groton	21.45
Waterbury	20.90
New London	20.55
Norwich	19.58
New Britain	17.62
Bridgeport	17.42
Middletown	17.14
Vernon	17.12
Plainfield	16.21
East Windsor	16.05
Manchester	15.15
East Hartford	14.94
Ansonia	14.74
Meriden	14.60
Putnam	13.88
Stamford	13.53
Bristol	13.45
Winchester	12.47
West Haven	12.21
Enfield	12.15
Mansfield	11.84
Bloomfield	11.45
Torrington	11.38
Killingly	11.35
Derby	11.05
Norwalk	11.02
Danbury	10.27
Brooklyn	10.08

Source: DECD

An analysis of the entire 2007 Affordable Housing Appeals Procedure List (in the Appendix of this report) shows that no exempt municipality from the 2006 list fell below 10%; all municipalities exempt in 2006 maintained that exemption in 2007.

11. Conclusion:

Selected housing characteristics in Connecticut in 2006 are about the same as a year ago according to American Community Survey. For example, the median size of the housing units is stable at 5.6 rooms; the share of housing stock conditions in terms of age remains unchanged; and the occupancy rate is unchanged and relatively low compared to the U.S. level.

On the other hand, the Connecticut housing market did slow down in 2006 as evidenced by the lower number of new housing permits issued than in the previous year. Because of the national credit and housing crisis, the Connecticut housing market was not able to sustain the extraordinary high permit totals it experienced in 2004 and 2005. This slowdown is expected to continue into 2007- 2008 as predicted by many economists as adjustable rate mortgages reset and many homeowners find themselves unable to remain solvent.

Housing affordability in the U.S. improved slightly from the second quarter of 2006 to the second quarter of 2007, while housing affordability in Connecticut worsened during the same period based on the Connecticut Association of Realtors Housing Affordability Index. In the U.S. as a whole, housing became 6.4 percent more affordable, while in Connecticut housing became 6.4 percent less affordable over this period. Therefore, the affordability gap is 12.8 percent between Connecticut and the nation explaining in part the out migration of Connecticut's 25-44 year old cohort.

III. 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. DECD also develops and implements comprehensive long-term economic development strategies such as Connecticut's *Next Generation Competitiveness Strategy.*

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:

- To provide business and development financing;
- To offer development services;
- To build and enhance the development infrastructure; and
- To reduce urban sprawl through the reuse of brownfields.

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, achieving increases in 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 through OIRE, which is staffed with experienced engineering professionals to assist DECD's business customers.

Given that Connecticut is at such a severe 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 economic growth or constrain it. 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. (Economic growth and housing affordability are discussed in greater detail in Section V of this report.)

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 also 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. DECD's Commissioner sits on the board of each of these organizations, thus enhancing coordination and continuity between the agencies. 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 to improve the state's long-term competitive position.

4. 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 these efforts have on one another. 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.

5. 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 to the state; and coordination and implementation of complex real estate development projects including permitting assistance, brownfield redevelopment and tax incentive programs.

- Connecticut's *Next Generation Competitiveness Strategy* focuses on key industry clusters and is based on the economic premise that clusters of industries, not individual companies, will drive Connecticut's economy, and 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's businesses, to identify and nurture industry clusters and, for the businesses involved in these clusters, to make a high level of commitment to help strengthen the economic foundations and environment in which they compete. This initiative represents a decision to strategically invest a portion of the state's economic development resources in certain industry clusters and crosscutting issues, such as world-class productivity, international business development and the like.

6. Economic Development and Business Assistance Tool Box

DECD administers many economic development and business assistance programs, including:

- MAA Program;
  - Dairy Reinforcement Loan Program
  - Small Manufacturers Competitiveness Fund

- EZ Program;
- Dry Cleaning Establishment Remediation Fund;
- Export Assistance;
- Industrial Parks Program;
- Inner City Business Strategy Loan Guarantee Program;
- Insurance Reinvestment Tax Credit Program;
- Job Creation Tax Credit Program;
- 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;
- UA Program;
- Urban and Industrial Sites Reinvestment Tax Credit Program;
- Urban Sites Remedial Action Program; and
- Workforce Investment Act.

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); and
- The number of businesses successfully recruited to relocate to Connecticut as a result of DECD's recruitment 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 financer. The agency, as a part of its underwriting process, routinely conducts a basic economic impact analysis 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
  - 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 Excel Credit Risk Rating spreadsheet that produces a risk rating based on several key financial and operational factors;
- Economic Impact Analysis - DECD utilizes an internally developed Excel cost/benefit analysis spreadsheet to estimate a project's preliminary economic impact and payback period. As the project develops, DECD conducts a more extensive economic impact analysis utilizing the REMI Policy Insight Econometric model or other economic model 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 a tax check with Department of Revenue Services (DRS), credit bureau checks, character/reference checks, 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, all proposed investments are reviewed for consistency with state environmental and land use policies. Information for each locational decision is collected and reviewed for both consistency with the Connecticut Plan for Conservation and Development and for early determination of regulatory permits that will be needed and accommodated 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. Sound public policy begins with a firm understanding of the challenges and opportunities that exist within the geo-political-economic environment. Within this context, DECD has a fiduciary responsibility to invest taxpayer dollars in an efficient and responsible manner, while maximizing economic and social benefit.

It is important to realize that 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 that 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 policy makers in making informed decisions on the highest and best use of public funds.

6. Marketing Efforts

DECD uses a broad range of marketing efforts, including but not limited to:

- 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;
- Business Organization Outreach: DECD organized agency presentations to the chambers of commerce throughout the state, providing an agency overview of all DECD programs and services; and
- Brownfields Outreach: The Office of Brownfield Remediation and Development (OBRD) organized the Connecticut presence for the Brownfields 2006 conference in Boston. DECD partners from the CDA and the DEP joined the OBRD as part of a unified promotional and outreach effort to attract new investment in brownfields in the state. DECD coordinated with municipal partners through OBRD showcasing of DECD funded brownfield efforts statewide.

D. Economic Development Portfolio Analysis

1. Business Assistance

The State of 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, CEDF, CONNSTEP, PTAC, the Connecticut Small Business Development Centers, etc. Connecticut also provides business assistance through other state agencies such as the Department of Revenue Services (tax credits), the Department of Labor (labor training and employment services) and the Office for Workforce Development. 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 Sites 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. Urban and Industrial Sites Reinvestment Tax Credit projects make up DECD's Urban and Industrial Sites Reinvestment Tax Credit portfolio and Insurance Reinvestment Tax Credit projects make up the Insurance Reinvestment Tax Credit portfolio. The composition and performance of DECD's tax credit portfolios is reported in the Urban and Industrial Sites 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 lends money, but it is not a bank; it is a government agency. 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 quality of life enhancements.

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 provides gap financing. 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. Under-funding a project is, in most cases, throwing good money after bad. Without someone to fill the gaps, these projects may not go forward. 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 and 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; 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 the CDA (particularly when financial risk is beyond the 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, its underwriting and its assistance agreements. 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. Unfortunately, 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 those, and ensures the required information, going forward, is reported. It is, however, difficult for DECD to impose these requirements retroactively.

DECD does, at times, provide funding to companies in financial trouble. This is done in an attempt to save the companies and preserve Connecticut jobs. DECD has also provided 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 identified 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

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 claw back 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 business' market or industry, or in the general economy, may preclude assistance recipient from meeting the 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 actively enforces the claw back 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 their 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 ten-year obligation, additional capital investments, additional job commitments, or alternative penalties. Any contractual revisions are intended to preserve the current workforce.

COPS is responsible for tracking contract requirements and has procedures in place for conducting job audits, including appropriate guidelines related to non-compliance with employment obligations. They also conduct project audits and have 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. As such, DECD assistance agreements are enforced through the courts when

necessary and 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 Business Assistance 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 ten-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, 2007 spanned the period from 1992 through June 2007. During that period, Connecticut and its economy experienced:

- A banking and credit crisis (early ’90s);
- A collapse of Connecticut's real estate market (early ’90s);
- A severe contraction in Connecticut's defense industry (early ’90s);
- A protracted recession (February 1989-December 1992);
- A state budget crisis (early ’90s);
- Emergence of electronic commerce;
- The DOT.COM collapse;
- A severe contraction of the technology sector (primarily IT and Communications);
- A severe downturn in the stock market;
- 9/11;
- Another recession (July 2000-September 2003);
- Another state budget crisis (2000-04);
- Corporate scandals (Enron, Tyco, World Com);
- The Afghanistan and Iraq Wars;
- Unprecedented national and global natural disasters with equally unprecedented insurance claims and payouts;
- The rapid growth of the Chinese and Indian economies;
- Rapidly accelerating technological change;
- A sharp increase in energy prices;
- Unprecedented gains in productivity; and
- A sub-prime housing mortgage crisis

Few foresaw these events, but they all have 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 the DECD Business Assistance Portfolio is located in the report Appendix. What follows is an analysis of the Business Assistance Portfolio as of June 30, 2007. As of that date the financial default rate for this portfolio was 1%.

a. High Performance Work Organizations

DECD did not have any High Performance Work Organization projects during fiscal year 2006-07.

b. Portfolio Activity

In fiscal year 2006-07 the DECD provided $16,535,000 in financial business assistance to Connecticut companies. DECD's investment leveraged $133,069,099 in additional private investment. Additional information regarding these investments is in the Appendix of this report. Also during this year, DECD recovered over $116,000 in funds related to companies that relocated outside of Connecticut.

c. Composition of the Portfolio

Table 41 shows the number of projects which make up the business assistance portfolio.

Table 41: Business Assistance Portfolio		
Total Number of Projects	**110**	**100%**
Total Number of DECD Projects	86	78%
Total Number of DECD/CDA Seamless Projects	24	22%

Source: DECD

i. Seamless Projects

To encourage state economic growth and in accordance with C.G.S. 32-222, DECD and 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 that they participate in certain loan transactions together. These transactions are called seamless projects.

ii. Type of DECD Financial Assistance

Table 42 shows the various types of financial assistance. Financial assistance may be in the form of a loan, grant, loan guarantee, or any combination thereof:

Table 42: Types of Financial Assistance	
Projects Funded by Loan Only	87
Projects Funded by Grant Only	21
Projects Funded by Combination of Grant and Loan	1
Non-Monetary Projects*	1
Total	**110**

Source: DECD

** Non-Monetary Projects include non-monetary transactions such as transfer of state land to a project applicant.*

iii. Total Value of DECD Business Assistance Investments

Table 43 shows the total value of the business assistance portfolio.

Table 43: Business Assistance Value				
Total Portfolio Value	**$**	**157,143,450**		**100%**
Loans	$	124,364,149		79%
Grants	$	32,779,301		21%

Source: DECD

It has been DECD's policy since fiscal year 1995-96 that financial assistance to businesses is, primarily, in the form of a low-interest loan. On a cumulative basis, 50% of the grants included in the DECD Business Assistance Portfolio made to businesses were made prior to fiscal year 1997, see Table 44.

Table 44: Percent of Grants & Loans by Year and Amount				
FY	**$ Value of Grants**	**% of**	**$ Value of Loans**	**% of**
1992	$ -	0%	$ 2,099,074	2%
1993	$ 3,000,000	9%	$ 2,350,000	2%
1994	$ 8,000,000	24%	$ -	0%
1995	$ 3,049,301	9%	$ -	0%
1996	$ 2,280,000	7%	$ -	0%
FY	**$ Value of Grants**	**% of**	**$ Value of Loans**	**% of**
1997	$ 800,000	2%	$ 421,000	0%
1998	$ 3,100,000	9%	$ 8,916,044	7%
1999	$ 5,050,000	15%	$ 10,537,500	8%
2000	$ 5,000,000	15%	$ 4,975,000	4%
2001	$ -	0%	$ 60,019,750	48%
2002	$ -	0%	$ 8,037,831	6%
2003	$ -	0%	$ 5,470,000	4%
2004	$ 2,500,000	8%	$ -	0%
2005	$ -	0%	$ 775,000	1%
2006	$ -	0%	$ 4,227,950	3%
2007	$ -	0%	$ 16,535,000	13%
Total	**$ 32,779,301**	**100%**	**$ 124,364,149**	**100%**

Source: DECD

Table 44.1 provides the percentage distribution of grants and loans in each of the portfolio years.

Table 44.1: Percent of Grants & Loans by Year						
FY	**# of Grants**	**% of**	**Cuml %**	**# of Loans**	**% of**	**Cuml %**
1992	0	0%	0%	1	1%	1%
1993	1	5%	5%	3	3%	5%
1994	1	5%	9%	0	0%	5%
1995	4	18%	27%	0	0%	5%
1996	3	14%	41%	0	0%	5%
1997	4	18%	59%	2	2%	7%
1998	4	18%	77%	16	18%	25%

Table 44.1: Percent of Grants & Loans by Year (continued)						
FY	**# of Grants**	**% of**	**Cuml %**	**# of Loans**	**% of**	**Cuml %**
1999	3	14%	91%	11	13%	38%
2000	1	5%	95%	8	9%	47%
2001	0	0%	95%	9	10%	57%
2002	0	0%	95%	10	11%	69%
2003	0	0%	95%	5	6%	75%
2004	1	5%	100%	0	0%	75%
2005	0	0%	100%	3	3%	78%
2006	0	0%	100%	9	10%	89%
2007	0	0%	100%	10	11%	100%
Total	**22**	**100%**		**87**	**100%**	

Source: DECD

iv. 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 45 provides a break down of funding by funding source.

Table 45: Funding Break Down		
	Dollar Value	**%**
MAA	$ 142,443,450	91%
NVRLF	$ 400,000	0%
UA	$ 14,300,000	9%
Total	**$ 157,143,450**	**100%**

Source: DECD

Table 45.1 provides a breakout of loans and grants for MAA. 87% of MAA funds used for business assistance projects were provided in the form of loans.

Table 45.1: Funding Source Detail -MAA		
	Dollar Value	**%**
MAA		
Loans	$ 123,964,149	87%
Grants	$ 18,479,301	13%

Source: DECD

Table 45.2 provides a breakout of loans and grants for the Naugatuck Valley Revolving Loan (NVRLF). 100% of the fund was used for business assistance projects provided in the form of loans. The NVRLF, a revolving loan fund, can only provide loans.

Table 45.2: Funding Source Detail - NVRLF			
	Dollar Value		**%**
NVRLF			
Loans	$ 400,000		100%
Grants	$ -		0%

Source: DECD

Table 45.3 provides a breakout of loans and grants for UA Program funds. 100% of UA 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 45.3: Funding Source Detail - UA		
	Dollar Value	**%**
UA		
Loans	$ -	0%
Grants	$ 14,300,000	100%

Source: DECD

v. Leveraging

As a result of DECD's business assistance investments of $157 million, an additional $1 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 6.7 dollars were invested by private industry, see Table 46.

Table 46: Leveraging		
Total Amount Invested in Projects	$ 1,213,638,970	100%
Total Non-DECD Invested in Projects	$ 1,058,695,520	87%
Total DECD Invested In Projects	$ 157,143,450	13%
Leverage Ratio	6.7	

Source: DECD

vi. Industrial Composition of the Portfolio

Table 47 shows the industry mix of the DECD Business Assistance Portfolio as a percentage of total DECD investment. 42% of DECD business assistance funding was invested in Connecticut manufacturers and 39% invested in businesses in the finance and insurance sector.

Table 47: Business Assistance Portfolio Industrial Composition

NAICS		Total DECD	%
11	Agriculture	$ 100,000	0%
22-23	Utilities/Construction	$ 1,000,000	1%
31-33	Manufacturing	$ 65,786,200	42%
42	Wholesale	$ 9,240,000	6%
44-45	Retail Trade	$ 3,700,000	2%
48-49	Transportation and Warehousing	$ 4,625,000	3%
51	Information	$ 3,000,000	2%
52	Finance and Insurance	$ 61,992,250	39%
53	Real Estate and Rental and Leasing	$ 3,000,000	2%
54	Professional, Scientific and Technical Services	$ 1,300,000	1%
55	Management of Companies & Enterprises	$ 450,000	0%
56	Administrative and Support Services	$ 1,200,000	1%
61	Educational Services	$ 250,000	0%
81	Other Services	$ 1,500,000	
Total		$ 157,143,450	100%

Source: DECD

vii. Business Assistance Portfolio Mix of Investment Instruments

Table 48 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 79% of DECD's total Business Assistance Portfolio. Fifty percent of business assistance loan dollars went to finance and insurance sector businesses while 33% of business assistance loan dollars went to Connecticut manufacturers. Grants make up 21% of the total Business Assistance Portfolio. 76% of business assistance grant dollars went to Connecticut manufacturers.

viii. Rate of DECD Participation

Table 48 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 13%. The two industries that make up the largest segments of the total portfolio (manufacturing - 42%, financial and insurance - 39%) have participation rates of 14% and 13% respectively which is consistent with the portfolio average participation rate.

Table 48: Business Assistance Portfolio Mix of Investment Instruments							
NAICS		# of Projects	Grant	Loan	Total Assistance	% of DECD Participation	Total Project Costs
11	Agriculture	1	$ -	$ 100,000	$ 100,000	50%	$ 200,000
22-23	Utilities/Construction	2	$ -	$ 1,000,000	$ 1,000,000	7%	$ 14,940,000
31-33	Manufacturing	74	$24,979,301	$ 40,806,899	$ 65,786,200	14%	$ 485,468,798
42	Wholesale	9	$ 700,000	$ 8,540,000	$ 9,240,000	11%	$ 83,761,633
44-45	Retail Trade	3	$ 200,000	$ 3,500,000	$ 3,700,000	27%	$ 13,700,000
48-49	Transportation and Warehousing	5	$ 4,200,000	$ 425,000	$ 4,625,000	6%	$ 82,171,139
51	Information	1	$ -	$ 3,000,000	$ 3,000,000	14%	$ 21,000,000
52	Finance and Insurance	4	$ -	$ 61,992,250	$ 61,992,250	13%	$ 470,475,000
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	4	$ -	$ 1,300,000	$ 1,300,000	9%	$ 14,930,000
55	Management of Companies & Enterprises	1	$ -	$ 450,000	$ 450,000	19%	$ 2,400,000
56	Administrative and Support Services	2	$ 200,000	$ 1,000,000	$ 1,200,000	20%	$ 6,088,400
61	Educational Services	1	$ -	$ 250,000	$ 250,000	19%	$ 1,304,000
81	Other Services	1	$ -	$ 1,500,000	$ 1,500,000	13%	$ 11,800,000
Total		**110**	**$32,779,301**	**$124,364,149**	**$157,143,450**	**13%**	**$1,213,638,970**

Source: DECD

ix. Wage Analysis

Table 49 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of $70,653. The most recent data from Connecticut Department of Labor states that the average annual compensation in Connecticut for all industries is $54,843. Note: the weighting factor used in this analysis was employment.

Table 49: Business Assistance Portfolio Wages	
Weighted Average	$ 70,653
Straight Average	$ 49,145
High	$ 130,000
Low	$ 19,497
Median	$ 43,068
Mode	$ 36,000

Source: DECD

Table 50 provides the portfolio wage data, stratified over the portfolio industry mix. The highest average wage paid by companies in the DECD Business Assistance Portfolio comes from those businesses in the finance and insurance industry followed by those in the manufacturing industry. The lowest wages come from those businesses in the real estate industry.

Table 50: Business Assistance Portfolio Wages By Industry						
2 Digit NAICS Code	**NAICS Category**	**CT Average Wage**	**Weighted Average Wage**	**High**	**Low**	**Median**
11	Agriculture, Forestry, Fishing and Hunting	$ 26,822	$ 28,000	$ 28,000	$ 28,000	$ 28,000
22-23	Utilities/Construction	$ 52,890	$ 61,858	$ 61,858	$ 61,858	$ 61,858
31-33	Manufacturing	$ 65,940	$ 69,521	$130,000	$ 20,024	$ 41,995

Table 50: Business Assistance Portfolio Wages By Industry (continued)						
2 Digit NAICS Code	**NAICS Category**	**CT Average Wage**	**Weighted Average Wage**	**High**	**Low**	**Median**
42	Wholesale Trade	$ 77,264	$ 37,522	$ 62,415	$ 21,840	$ 39,731
44-45	Retail Trade	$ 29,494	$ 63,811	$ 64,000	$ 24,121	$ 44,061
48-49	Transportation and Warehousing	$ 42,441	$ 59,567	$ 64,987	$ 30,037	$ 48,071
51	Information	$ 65,719	$ 33,878	$ 33,878	$ 33,878	$ 33,878
52	Finance and Insurance	$135,366	$ 95,487	$109,756	$ 70,987	$ 91,003
53	Real Estate and Rental and Leasing	$ 49,744	$ 19,497	$ 19,497	$ 19,497	$ 19,497
54	Professional, Scientific and Technical Services	$ 78,046	$ 59,724	$107,000	$ 48,000	$ 60,406
55	Management of Companies & Enterprises	$137,835	$ 36,296	$ 36,296	$ 36,296	$ 36,296
56	Administrative and Support Services	$ 33,769	$ 40,550	$ 40,550	$ 40,550	$ 40,550
81	Other Services (except Public Administration)	$ 28,302	$ 29,584	$ 29,584	$ 29,584	$ 29,584

Source: DECD, CT Department of Labor

x. Benefits Analysis

The majority of companies in DECD's current Business Assistance Portfolio provide some form of health benefits to their employees. Of 81 respondents to questions regarding healthcare benefits, 75 (93%) indicate that they provide healthcare benefits to their full-time employees. Of 69 respondents to questions regarding healthcare benefits for part-time employees 27 (39%) provide benefits.

xi. Employment Summary

DECD's Business Assistance Portfolio represents less than 12% 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 doing this is that 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 two to ten 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 to be created and/or retained, the attainment/retention date is also stipulated in their contract. It is very important to note that the business is not required to meet their 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 levels. DECD does this to keep apprised of a company's performance as it approaches its goal and contractual attainment/retention date so that problems can be addressed as early as possible should any arise during that period. 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 penalty payment per job not attained/retained. DECD, however, 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.

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. Unfortunately, enforcing all contractual penalties on a recipient that is experiencing difficult times can quickly make a bad situation worse.

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, revised job targets, extension of 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 ten-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, the DECD actively enforces the “claw back” of funds from recipients not meeting their contractual obligations. The DECD takes its fiduciary responsibilities seriously and as such does not take contractual defaults lightly. It is important to note that the department makes changes to executed assistance agreements only after careful and informed consideration, including multiple levels of internal review and consideration. The DECD views 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.

xii. DECD's Job Creation and Job Retention Performance

The DECD 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 salient point that must 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.

xiii. Job Audits

The following information is the status summary of job audits that have been conducted as of June 30, 2007. This information represents the results of the companies in DECD's Business Assistance Portfolio that have ***contractual employment obligations which, per the terms of their respective contacts, must be satisfied on or before June 30, 2007.*** Again, it is important to note that DECD's Business Assistance Portfolio accounts for only 12% of DECD's total investment portfolio.

Table 51: Business Assistance Portfolio Job Audit Results as of June 30, 2007						
	# of Companies	Contract			Actual Jobs Per Audit	% of Contract Requirement Attained
		Jobs Retained	Jobs Created	Total		
Met Job Goal	43	8,361	3,212	11,573	15,952	138%
Did Not Meet Job Goal	33	10,939	2,046	12,985	11,083	85%
Total	**76**	**19,300**	**5,258**	**24,558**	**27,035**	**110%**

Source: DECD

As noted in Table 51, of the 43 companies that met their goal, their results actually exceeded their obligation by 38% (created/retained more than the required number of jobs). Companies that did not meet their obligation had an 85% attainment rate. Table 51 illustrates the fact that, in terms of job creation, the DECD Business Assistance portfolio in aggregate has produced ten percent more jobs than the assistance recipients were contracted to produce.

Table 52: Business Assistance Portfolio Job Goal Attainment			
% Of Target	# of Companies	Total Jobs Required By Contract	Total Jobs Based On Job Audit
>150%	9	3,577	6,698
141-150%	2	1,110	1,567
131-140%	0	0	0
121-130%	6	2,095	2,611
111-120%	5	752	861
101-110%	10	2,936	3,112
100%	11	1,103	1,103
99-90%	6	10,065	9,413
89-80%	7	649	533
79-70%	3	190	141
69-60%	5	415	269
59-50%	4	1,016	556
<50%	8	650	171
TOTAL	76[7]	24,558	27,035

Source: DECD, as of June 30, 2007

Fifty-seven percent of the companies that have undergone their contractually obligated job audit met or exceeded their job goals.

[7] There are 110 companies represented in DECD's Business Assistance Portfolio. Of those 110, 76 have undergone their required job audit, 24 are pending review and 9 do not have job creation and retention requirements. One company has both a DECD direct loan and a CDA/DECD participation loan but their employment information was only included once in the employment numbers above so as not to double count those numbers. See the section above titled "Employment Summary" for more detail.

Seventy-eight percent met 70% or more of their contractually bound jobs commitment. As of June 30, 2007, overall contractual employment targets have been exceeded by ten percent. As stated before, the composition of this portfolio is dynamic and as such this number will fluctuate from year to year, due to new companies being added to the portfolio and companies that have fulfilled their obligations dropped off 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".

Recoveries associated with companies that did not meet their job targets total $6.84 million. Recoveries include prepayments of loans, interest rate assessments, and partial repayments of grants.

xiv. Dollar per Job Analysis

Table 53 provides the cost to the state per job created and retained.

Table 53: DECD Dollar Cost Per Job Based on Actual Job Audit Results

	Total Grant	Total Loan	Total Assistance	Actual Jobs Created/Retained	DECD Dollar Cost Per Job
Met Job Goal	$20,650,000	$82,787,750	$103,437,750	15,952	$6,484
Did Not Meet	$4,680,000	$16,240,825	$20,920,825	11,083	$1,888
Total	**$25,330,000**	**$99,028,575**	**$124,358,575**	**27,035**	**$4,600**

Source: DECD, as of June 30, 2007

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 27,035 jobs noted in Table 54 earned the median portfolio wage of $43,068 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately $34.9 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in a little over three and a

half years (and a little over three 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 $49,145. Using the average portfolio wage in 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.

xv. 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 rates and production and employment levels fluctuate over the course of a year and also 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.

xvi. Economic Impact Analysis

Using the Regional Economic Models, Inc. (REMI) Policy Insight model for Connecticut, DECD estimates the impact of its business assistance investments from fiscal year 1992 through 2007. Table 54 shows the impact DECD's business assistance investments have had on

Connecticut's economy. The portfolio aggregate is the sum of impacts in 2006 constant dollars from 1992 through 2007. 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 a billion dollars over the sixteen fiscal year period 1992 through 2007.

Table 54: Business Assistance Portfolio Economic Impact in 2006

	Portfolio Aggregate	Fiscal Year 2007
Gross State Product	$943,230,950	$102,089,305
Personal Income	$1,036,545,855	$119,606,635
State Net Revenue	$46,127,249	$3,808,221
Local Net Revenue	$85,876,717	$9,068,203

Source: DECD

The impact reported in Table 54 captures the construction spending and 40% of the machinery and equipment spending (considered as sales in the wholesale sector) that occurred as a result of DECD's business assistance investments. The reported impact does not capture the additional output and employment such investment afforded the firms receiving assistance and is therefore a conservative estimate of the benefits of these investments.

The nominal value of the construction and machinery and equipment increased the non-residential capital stock in Connecticut which is reflected in towns' increased Grand Lists and their tax receipts. In addition, this analysis captures the debt service the state incurred in funding the business assistance programs. Offsetting that are the 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 and we have not accounted for the ongoing increases in capacity afforded by the business assistance program. Therefore, this analysis is conservative.

xvii. Productivity Contribution

In general, investment in human and physical capital improves productivity or output per hour worked and measuring an individual firm's productivity is possible. The value of a firm's shipments (sales) and the number of production and non-production hours worked per quarter can be used to estimate before and after labor productivity (output per worker).

Capital productivity can improve through acquisition of current vintages of capital equipment. Today's flexible machining center produces more and higher quality output per hour with perhaps fewer skilled workers than its predecessors. Thus, new plant and equipment do not always result in proportional gains in employment. What matters is total factor productivity or the productivity of all factors of production because that increased productivity is what lowers average costs and enables firms to be more competitive in the global marketplace.

The DECD provides financial assistance to targeted firms to help them expand their operations and increase their competitive position. Ultimately, DECD investments help these companies increase their output or sales, which should translate into increased productivity.

xviii. Estimated Increase in Local Property Values and Property Tax Revenues as a Result of DECD's Business Assistance Investments

Table 55 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made.

Table 55: Business Assistance Portfolio Property Value Impact*	
FY 2006-07 Projects	$81,571,570
Portfolio Impact	$620,326,692

Source: DECD

***** Represents Estimated Assessed Value: 70% of Investment Made In Real and Personal Property

Table 56 provides the estimated property taxes generated by DECD's business assistance investments.

Table 56: Business Assistance Portfolio Property Tax Impact	
FY 2006-07	$4,468,108
Portfolio Aggregate Annual Impact	$20,659,688
Portfolio cumulative Impact (FY 1992-FY 2007)	$168,299,197

Source: *DECD*

E. Economic and Competitive 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 57 provides a breakdown of the responses received.

Table 57: Competitiveness Concerns					
Companies were asked to indicate their level of concern regarding					
Property Taxes			**State Regulations**		
	FY 05-06	**FY 06-07**		**FY 05-06**	**FY 06-07**
Very Concerned	51 %	55%	Very Concerned	46 %	45%
Somewhat Concerned	37 %	36%	Somewhat Concerned	40 %	41%
Not Very Concerned	8 %	6%	Not Very Concerned	10 %	14%
Not Concerned	1 %	2%	Not Concerned	1 %	0%
Finding Skilled Workers			**Healthcare Costs**		
	FY 05-06	**FY 06-07**		**FY 05-06**	**FY 06-07**
Very Concerned	45 %	47%	Very Concerned	88 %	87%
Somewhat Concerned	40 %	39%	Somewhat Concerned	11 %	13%
Not Very Concerned	10 %	12%	Not Very Concerned	0 %	0%
Not Concerned	1 %	2%	Not Concerned	0 %	0%
State Business Taxes			**Transportation/Highway Congestion**		
	FY 05-06	**FY 06-07**		**FY 05-06**	**FY 06-07**
Very Concerned	50 %	47%	Very Concerned	33 %	35%
Somewhat Concerned	38 %	43%	Somewhat Concerned	50 %	37%

Table 57: Competitiveness Concerns (continued)					
Companies were asked to indicate their level of concern regarding					
State Business Taxes			Transportation/Highway Congestion		
	FY 05-06	FY 06-07		FY 05-06	FY 06-07
Not Very Concerned	11 %	6%	Not Very Concerned	13 %	24%
Not Concerned	0 %	4%	Not Concerned	1 %	5%
Workers Compensation Costs			Energy Prices		
	FY 05-06	FY 06-07		FY 05-06	FY 06-07
Very Concerned	65 %	60%	Very Concerned	88 %	87%
Somewhat Concerned	27 %	33%	Somewhat Concerned	11 %	13%
Not Very Concerned	5 %	6%	Not Very Concerned	0 %	0%
Not Concerned	1 %	1%	Not Concerned	0 %	0%

Source: DECD

F. DECD Business Outreach and the Economic and Competitiveness Concerns of Connecticut Businesses

As part of OBID's ongoing business and industry outreach efforts, DECD representatives make on-site visits to a variety of industries 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, energy, information technology, insurance and financial services, machine manufacturing, medical devices, metals and plastics.

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 to assist companies with cost and competitive issues such as: high cost of insurance (health, worker's and unemployment compensation); cost of living; increasing taxes (both business and personal property); aging and shrinking workforce in the manufacturing industry and lack of a large labor pool to draw from; the congestion of Connecticut's highway system; high utility rates; lack of mass transit; cumbersome process for compliance with state regulations; and lack of private funding for small businesses, particularly for working capital and outsourcing.

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, 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. Small Businesses and Minority Business Enterprises Analysis

The OSBA was established under C.G.S. Section 32-9n to enhance the department’s outreach efforts to small and mid-size businesses. OSBA responsibilities 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. Two important customers are small businesses and businesses owned by women and/or minorities.

In addition, DECD through, an MOU with the Metro Regional Chamber Alliance, has entered into a formal agreement with eight of the state’s largest chambers. The MOU provides OBID with essentially member status with these chambers and delegates a specific staff person to act as the chamber liaison. 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 MetroHartford Alliance;
- The Middlesex County Chamber of Commerce;
- The Greater New Haven Chamber of Commerce; and
- The Waterbury Regional Chamber

OSBA also assisted minority business enterprises in a number of ways during fiscal year 2006-07 including: attending events of the Connecticut Minority Suppliers Development Council (CMSDC); funding the Woman/Minority Businesses Loan Guarantee Program at the Community Economic Development Fund (CEDF) and funding a loan program to the Spanish-American Merchants Association (SAMA) in Hartford.

OSBA 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 100 plus 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.

DECD worked with Central Connecticut State University (CCSU) to provide funds to CCSU's Institute for Technology and Business Development (ITBD) for the Connecticut Small Business Development Center (SBDC). This partnership will provide support for existing small businesses, assist individuals to start new businesses or help businesses to improve their operations. The Connecticut State University System, together with DECD, can pull together the resources necessary to bring critical consultation services to small businesses statewide.

2. Programs Used to Support Small and Minority-Owned Businesses

The DECD has a number of initiatives to assist small and minority-owned businesses. P.A. 99-208 (C.G.S. Section 32-9n), as amended, created a Micro-Loan and Loan Guarantee Program for businesses owned by women and minorities. DECD committed $200,000 in support of the loan guarantee program for this initiative, which leveraged another $600,000 in loan funds. An additional $400,000 has been committed to the program that will again leverage another $1,200,000. DECD, working with CEDF, provides a 30% guarantee on loans of up to $50,000 to eligible women and minority business owners.

Another program administered by DECD is the Inner City Business Strategy Guarantee Program. DECD committed $300,000 in the form of an MAA loan guarantee that will leverage $1,000,000 in direct financing by CEDF. Direct loans of $5,000 to $250,000 will be made by CEDF to eligible business applicants, and these loans will be 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.

Another program that directly assists small businesses is the Dry Cleaning Establishment Remediation Fund. This program provides direct grants to eligible dry cleaning businesses to conduct the environmental remediation of site contamination caused by the dry cleaning operations.

3. Business Assistance Portfolio Small Businesses

Table 58 provides the breakout of small businesses within the DECD Business Assistance Portfolio. Of the 101 respondents to DECD's Business Assistance Portfolio survey, approximately 57% fall into the small business category (defined as having fewer than 100 employees).

Table 58: Business Assistance Portfolio Small Businesses	
# Of Small Businesses (less than 100 jobs and based on respondents)	58
# Of Small Businesses (less than 50 jobs and based on respondents)	38

Source: DECD

G. Business Recruitment

1. Business Expansion, Recruitment and Retention

During the fiscal year 2006-07, OBID was responsible for all 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 a state and national level;
- 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 in the state.

During fiscal year 2006-07, the Connecticut Economic Resource Center (CERC) Business Response Center or call center funded by DECD referred 68 calls to OBID, including 36 out-of-state calls, while OBID received 445 calls directly. These contacts have led to the development of a pipeline of more than 98 financial deals and twelve loan closings. OBID maintains an active pipeline of 100 development projects.

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 major recruitment goal is to facilitate business recruitment through a proactive, industry-driven approach. There are five focused strategies in this area that include:

- DECD will lead Connecticut's business recruitment efforts and coordinate the resources and participation of other partners. An estimated budget for this

recruitment plan is $300,000 per year. Success under the plan will be measured by: the number of trade shows attended, relationships developed, leads generated and contacts made;

- 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 as a strategic location, affordable, quality of life, one of the best workforces in the world, easy access to capital, availability of customers and markets, etc.; and
- 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.

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, electronics and energy, metals and plastics.

3. Highlights in Business Recruitment

The following information highlights specific recruitment projects that were publicly announced during fiscal year 2006-07:

- **Celebration Foods –** Construction of a new 120,000 sq.ft. manufacturing facility in Rocky Hill resulting in a total investment of over $24 million dollars. DECD is providing a financial package totaling $2.6 million and $2 million in Urban Reinvestment Tax Credit. This project will create 225 new positions while retaining the existing 40.

- **Embraer Air –** Company was successfully recruited in collaboration with the Department of Transportation's Bureau of Aviation & Ports, to the location of a service center for Embraer's executive line of jets at Connecticut's Bradley International Airport. DECD is providing technical assistance.
- **Comcast –** Provider of cable, entertainment and communications products and services. Company is opening a 77,000 sq.ft. call center in Enfield which will employ more than 200 customer service representatives.

4. Out-of-State Recruitment Marketing Efforts

The business recruitment plan was approved in March 2006 and OBID staff was successful in coordinating attendance at the following national and international trade shows:

- **Bio2007-Boston, MA –** CURE, Connecticut's BioScience Cluster was the lead entity in organizing the state's presence at Bio2007 and DECD, CI and CURE all contributed financially as well as through staffing. There were 20,000 attendees from 62 companies. The exhibit hall hosted one of the largest gatherings of biotechnology exhibitors with more than 1,800 companies, organizations and institutions representing every aspect of the industry. DECD utilized the services of a lead generator, which resulted in 27 positive interests, with 14 of those requesting either meetings or teleconferences. Five appointments were made at the BIO show.
- **2007 Paris International Airshow, LeBourget, France (June 18-24, 2007)** - The 47th International Air Show is the world's largest air show with more than 400,000 visitors in attendance. Twelve Connecticut companies exhibited as part of the State of Connecticut booth along with DECD and CCAT. Those twelve Connecticut companies reported over $3 billion in total value of orders. Through pre-arranged meetings, DECD generated 23 leads for potential Connecticut business recruitment and expansion projects. In addition, there were 53 leads of interest from various businesses interested in Connecticut. Fourteen Connecticut companies were exhibitors with their stand-alone booths. Many dignitaries including the U.S. Ambassador who lives in Greenwich, Connecticut visited the Connecticut booth.

- **CORENET Global –** This major industry event provides an opportunity for Connecticut recruitment staff to interact with site selection consultants and corporate real estate executives from across the nation. During 2006-07, CoreNet hosted two events, as follows:
  - **Orlando, FL (11/10/06 – 11/14/06).** Attended by 3,000 business and public visitors resulting in 12 leads. Over 75 site development professionals visited the DECD booth and 40 contacts were made.
  - **Denver, CO (4/28/07 – 5/2/07).** Attended by approximately 2,000 people and generated two leads. There were total 60 individual visitors to the booth, not including representatives from other economic development agencies. Representatives from Gtech Corp., Tektronix, Unisys, Northrup Grumman, Dupont, Steelcase, Johnson Controls and McKesson and realtors from Cushman and Wakefield, Land America, CB Richard Ellis, etc. were also in attendance.
- **National Hydrogen Association Expo, San Antonio, TX – 3/19/07 – 3/22/07.** The National Hydrogen Association is a membership organization founded by a group of ten industry, university, research, and small business members in 1989. Today the NHA's membership has grown to over 100 members. The NHA serves as a catalyst for information exchange and cooperative projects and provides the setting for mutual support among industry, government, and research/academic organizations. The event was attended by 2,000 business and public visitors and 100 exhibitors. Over 200 fuel cell conference/expo participants visited the DECD booth generating 44 contacts of interest.
- **Site Selector Roundtable/Forums.** These events continue to be the premier source for education and networking in the economic development industry and allow attendees to connect directly with leading national site consultants. The forums include presentations from site consultants and facilitate the exchange of ideas between economic developers and site selectors through group sessions, questions and answers and individual face-to-face meetings.
- **Expansion Management's Roundtable – July 18-21, 2007 Pinehurst, NC.** Hosted by Expansion Management, this forum provided an opportunity to hear from site selectors and consultants on trends and needs of clients considering expansions and relocations. The forum also allows for a one-on-

one conference with all the presenters as well as a networking opportunity with economic development professionals from other states.

- **Area Development Magazine's Consultants Forum – June 3-5, 2007, San Diego, CA.** Hosted by Area Development Magazine, this three-day intensive program of "Super Sessions" included twelve major site location consulting firms plus a special panel of corporate real estate executives. This panel provided information about the site selection and corporate decision-making process.
- **LIMRA/LOMA/SOA Life Insurance Conference, April 16-18, 2007 and Retirement Industry Conference, April 18-20, 2007, Atlanta, GA.** These conferences examined the current issues in these industries and addressed the latest marketing, sales, product development, regulatory, distribution and strategic issues impacting the industries, as well as ample opportunity to network with peers and industry leaders. Table 59 shows the activity occurring at each of the conferences:

Table 59: Life Insurance Conference Activity

	Life Conference	Retirement
Exhibitors	42	19
Contacts Made	38	41
Leads	8	12
Attendees	550	520

Source: DECD

5. Connecticut's Retention and Expansion Plan

OBID is organized to proactively 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 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 issues common 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, OBID prioritized issues and identified solutions. Governor Rell then created the Small Manufacturers' Competitiveness Fund to assist small manufacturers to finance more efficient and competitive projects. Through this fund, DECD can provide technical assistance and loans for inventory, working capital, equipment, machinery, etc. During fiscal year 2006-07, OBID re-capitalized the fund based on demand. In addition, OBID utilized DECD resources to fund businesses that need assistance with their training needs through the Department of Labor.

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 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 regional revolving loan funds, banks, and the Community Economic Development Fund;
- Linkage to workforce development, education and training resources and programs, the utility companies, CONN/STEP, and PTAP;
- Ongoing business development and outreach; and
- Maintaining data for pipeline reports.

6. Highlights in Business Expansion and Retention

The following information highlights specific projects that were funded during fiscal year 2006-07:

- **DCG Precision Manufacturing, Inc.** - Project was funded through the Small Manufacturer's Competitiveness Fund. DCG Precision Manufacturing is a privately held company located at 9 Trowbridge Drive in Bethel. Company was in need of new machines to service the needs of its customers. DECD assisted with the purchase of the machinery and equipment (M&E) with a direct loan. The company will retain 47 positions.
- **Polylok, Inc.** - Expansion of an existing business in Wallingford. Polylok is an international supplier of plastic injection molded products for the precast concrete and on-site wastewater industries. This project will retain 39 positions and create an additional 20 positions.
- **DiSanto Technology, Inc.** - Expansion project retaining 62 existing jobs and creating 20 new jobs in Stamford. Company is an ultra-precision contract manufacturer specializing in the production of medical components and orthopedic implants.

- **Freunds Farm, Inc., Creamery Brook Farm** - The two projects were funded through the Dairy Farms Reinvestment Loan Program announced by Governor Rell in July 2006 to assist Connecticut farmers to remain viable in the face of a severe economic downturn. Freunds Farm received a $100,000 loan and Creamery Brook received $85,000.
- **Lex Products** – Manufacturer of portable power distribution systems for the entertainment, military and industrial markets expanding in Stamford. This project will retain 100 existing jobs and create an additional 30 new jobs.

7. In-State Expansion and Retention Marketing Efforts

The following activities contributed to in-state marketing efforts during fiscal year 2006-07:

- **CERC Sitefinder Showcase Extravaganza - The Farms Country Club, Wallingford.** 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** - This is an annual event co-sponsored by the Connecticut Business and Industry Association (CBIA) where Connecticut businesses and industries showcase their products and services. It provides OBID with an excellent opportunity to meet with a significant number of manufacturers and economic base businesses. Attendance exceeds 5,000.
- **Alliance for Connecticut Technology Innovation Day and Awards Dinner - Connecticut Convention Center** - This event is sponsored by Connecticut Innovations and provides an opportunity for OBID staff to learn about cutting-edge technologies contributing to the Connecticut economy. In addition, staff has an opportunity to meet many of these new entrepreneurs and share information on state programs and services with them.
- **CBIA Summit - Rocky Hill** - Sponsored by the state's largest business association, CBIA, this event provides corporate CEOs with an update on the

state of the local and national economies as well as breakout sessions on subjects of interest to them. The event provides OBID staff with an opportunity to market DECD's business retention programs to key decision-makers.

- **CONNSTEP Manufacturing Advantage Conference - Connecticut Convention Center** - This annual event, sponsored by CONNSTEP, Connecticut's Manufacturing Extension Partnership, recognizes Connecticut manufacturers that are using best practices in the production and distribution of products. The two-day event provides workshops featuring leading edge manufacturing practices presented by people who are actually implementing those practices. This event provides OBID staff with an opportunity to interact with a manufacturing constituency.
- **Team CT Awards - Radisson Cromwell** - The Team CT Awards brings Connecticut's economic development community together to honor its own. With awards for best economic development project, program, volunteer and practitioner, this program provides an opportunity for DECD staff to interact with our partners at both the local and regional level.
- **MOU - Metro Regional Chambers Alliance** - As a result of an agreement with the Metro Regional Chambers Alliance, OBID has received what amounts to member status in eight of the state's largest chambers. The agreement allows OBID to participate in all of the Chambers' trade shows, attend board meetings and contribute to chamber newsletters.
- **New Haven Business Expo** – This event, sponsored by the New Haven Manufacturers' Association, provides OBID with the opportunity to showcase state programs and services to over 3,000 people representing businesses and manufacturers from throughout the Greater New Haven area.
- **MAC Dinner - Aqua Turf** - The Manufacturing Alliance of Connecticut (MAC) is one of the state's strongest manufacturing organizations. It is a leader in lobbying the state legislature for the tools that the manufacturing community needs to keep it competitive. The annual dinner provides an opportunity for OBID staff to network with almost 100 manufacturing company owners and operators on a one-to-one basis.

H. International Trade and Foreign Direct Investment

1. Summary of DECD's International Efforts

The role of International Affairs within the Office of the Commissioner is to facilitate all international activity in Connecticut. Responsibilities include the following:

- Provide individual export assistance and trade promotion to small to medium-sized Connecticut companies;
- Organize and lead trade missions and research international trade shows;
- Promote foreign direct investment in Connecticut by providing assistance to foreign companies interested in expanding or relocating to Connecticut;
- Promote Connecticut abroad as an ideal business location and serve as the main point of contact for any questions or issues involving Connecticut's foreign-owned companies; and
- Serve as the protocol liaison for members of the international diplomatic corps, including ambassadors, consul generals and foreign delegations visiting Connecticut.

2. Foreign Direct Investment/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.

DECD International Affairs staff continued to work with a British research firm during the fiscal year 2006-07 reporting period. The firm identified European businesses interested in establishing a presence in the United States.

3. Expansion and Relocation Projects

In fiscal year 2006-07, International staff worked to provide technical assistance to foreign-owned companies such as Boehringer-Ingelheim, Embraer, Eppendorf, GKN, Henkel and Trumpf. DECD assisted these companies with their expansion plans, most of which are planned for fiscal year 2007-08.

International staff continued to organize the quarterly roundtable meetings of Connecticut's German companies during fiscal year 2006-07. Approximately 60 German companies attended each meeting. These meetings have provided many business leads and referrals.

4. Protocol and International Trade Delegations

During fiscal year 2006-07, International staff scheduled, hosted and met with three delegations from China, two from Shandong Province and another from Jiangsu Province. The delegations visited DECD because of their specific interest in learning about economic development, business practices and government in Connecticut. For example, the Jiangsu delegation had a particular interest in learning how Connecticut formed a biotechnology cluster. Areas of cooperation, including bilateral trade relations and trade leads, were discussed. Future Chinese delegations will undoubtedly visit in the next fiscal year.

China's continued delegations to Connecticut underscore the lengthy sister-state relationship between Connecticut and China's Shandong Province. The state's 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 Affairs staff continues to support. This program trains Chinese provincial officials in Western government and business practices.

The 20th anniversary of the Connecticut-Shandong sister-state relationship was celebrated in fiscal year 2006-2007. Shandong commemorated the event with a visit from a delegation led by its provincial Governor, who presented a statue of Confucius. The Bushnell Theater generously agreed to house the statue on its grounds.

Additionally in fiscal year 2006-07, DECD International staff also met with ambassadors, consul generals, business delegations and other various groups from Argentina, Australia, Brazil, Canada, the Caribbean, Germany, Israel, Japan, Peru, Sweden, Taiwan, the United Kingdom and Ukraine. Bilateral trade and cooperation were the typical issues discussed. In terms of other protocol activity, DECD's International staff participated, met and/or responded to approximately 50 protocol events.

Another highlight of fiscal year 2006-2007 was the visit by Parliamentary members of the United Kingdom, who met with Governor Rell and discussed election procedures and issues.

5. Trade Shows and Missions

In June 2007, DECD International and OBID staff, in partnership with the Connecticut Center for Advanced Technology, led a group of aerospace manufacturers and suppliers to exhibit at the Paris Air Show in Le Bourget, France, the world's largest international air show. The Paris Air Show attracted approximately 2,000 exhibitors and more than 375,000 tradeshow visitors from over 40 countries. Twelve Connecticut companies sub-exhibited within the "Connect to Connecticut" booth space, which highlighted the state's 1,000+ aerospace supply chain companies. Twenty-nine pre-arranged meetings between DECD and attendees were scheduled. The Connecticut companies that exhibited at the booth either signed a major contract at the air show or anticipate sales orders as a result of the show. Over 400 companies visited the Connecticut booth during the week. One highlight during the week was the Connecticut reception, which featured Mr. Robert Saia, Vice President of New Product Development, Turbo Jet Program, Pratt & Whitney, as its keynote

speaker. Over 100 individuals attended the reception. Additionally, four dignitaries, including the U.S. Ambassador to France, visited the Connecticut booth during the show.

During the past fiscal year, no company trade missions were scheduled. Typically, Connecticut participates in trade missions organized through the Eastern Trade Council (ETC), an organization of 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. The ETC has organized a November 2007 trade mission to Saudi Arabia; no Connecticut companies will participate. The ETC is also contemplating a potential trade mission to South Africa in fiscal year 2007-08.

6. Technical Assistance and Outreach

DECD's International staff provided more than 2,000 hours of technical assistance during fiscal year 2006-07. Staff fielded more than 1,600 commercial inquiries, ranging from referrals to providing technical advice, international marketing, export regulations, documentation, export financing, etc.

Outreach in fiscal year 2006-07 included site visits to 97 Connecticut businesses. Additional outreach was implemented through seminars, monthly trade reports, workshops and other events with partners such as the U.S. Department of Commerce (USDOC), various chambers of commerce and other groups and organizations. One integral piece of the agency's international outreach continues to be the Export Assistance Program.

7. Export Assistance Program

DECD works with the USDOC Middletown Export Assistance Center to offer the Export Assistance Program. This is a 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 Connecticut companies 50% up to

$1,000 during a 12-month period for the participation fees in 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, a publication that is available only abroad. Participation fees vary by program and country and reimbursement is not provided for company travel, lodging, meals, etc.

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. Following program participation, companies are surveyed to gauge client satisfaction and determine whether market successes were achieved.

In fiscal year 2006-07, the Export Assistance Program provided $2,002.50 in reimbursements to three companies in four programs. Companies may participate in more than one program. Companies used the Export Assistance Program in countries such as Canada, China, Saudi Arabia and Jordan. The program aided companies in the location of agents, distributors and representatives in order to achieve lasting business relationships, not merely one-time sales to an end-user.

As a supplement to the Export Assistance Program, Connecticut placed a two-page ad in the July/August 2007 issue of Commercial News USA, the official export promotion magazine of the USDOC. Page one of the spread features Connecticut's strengths and unique advantages as a business location. The second page offers a sampling of Connecticut products across nine industry sectors, including aerospace, biotechnology, telecommunications and business services. DECD and the USDOC invited companies to advertise on a first-come, first-serve basis. Connecticut is the first to have placed a state-focused advertisement.

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 USDOC and in fiscal year 2006-07 states continued to request information on the program and studied Connecticut's model for adoption in their respective states, as it is an excellent way to leverage limited resources. Table 60 provides a tabular illustration of activity for the Export Assistance Program in fiscal year 2006-07.

Table 60: Export Assistance Program Participation Fiscal

Program	Number of Program
Gold Key Service	1
International Company Profile	2
Other (i.e., trade show)	1
Total	**4**

Source: DECD

8. Webinars

DECD promoted dozens of webinars, web-based seminars, sponsored by the USDOC in fiscal year 2006-07 on a variety of topics such as intellectual property rights, country briefings, markets of interest and selling overseas. Webinars continue to be immensely popular as they are a convenient way to access information, all in the comfort of one's own office. Companies can learn more about new markets without incurring time and travel expenses.

9. Workshops, Seminars and Conferences

In fiscal year 2006-07, DECD's International trade staff co-sponsored a half-day export documentation seminar attended by 44 individuals. This seminar focused on the logistics of exporting - paperwork, freight forwarding, regulations and licensing - and was a must for any company new to the intricacies of exporting. Additional documentation seminars are scheduled for fiscal year 2007-08.

DECD International Affairs teamed with the USDOC to do three presentations on the basics of exporting at the Connecticut Society of CPAs, the Greater Waterbury Chamber of Commerce and the Bristol Chamber of Commerce. Approximately 75 individuals attended the sessions to learn about export programs, services and resources.

New in fiscal year 2006-07 was an international online chat session with the New London Day newspaper. The question and answer chat session provided an opportunity to discuss export, trade, market and globalization issues in a live forum. During a three-hour block, Day readers could post questions and receive a real-time response. The online session logged multiple hits and was popular with readers.

In March 2007, DECD partnered with the Connecticut Hedge Fund Association to organize the state's first Global Hedge Fund Forum. Connecticut is the epicenter of the hedge fund market, managing over 18% of this global industry, and is home to the world's largest, most influential and sophisticated private investment management firms. The forum brought together a world-class group of investment experts, fund managers, institutional investors, regulators, government officials from around the world, heads of pension funds, state treasurers and policymakers. Over 400 people from around the world attended this two-day event in Greenwich.

10. Other Outreach Activities

On July 1, 2007, Bradley Airport commenced daily, nonstop service to Amsterdam's Schiphol Airport, one of the world's busiest passenger and cargo hubs. DECD International Affairs was among the various groups and organizations that teamed to promote the new service. DECD provided company lists of businesses operating in the Netherlands, distributed flight informational flyers at the Paris Air Show and also assisted in general promotion. DECD continues to market the service as a fast and convenient means to reach new business markets and connect with the world.

DECD also co-sponsored and maintained a booth at the Stamford Chamber of Commerce's International Trade Day, which was attended by more than 250 participants.

I. 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 61. 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 61: 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

Table 61: State Enterprise Zone Programs (continued)			
State	**Program(s)**	**State**	**Program(s)**
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 OBID. It is the core program on which many other incentive programs are based. The 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 is to include, but not be limited to, increasing private investment, expanding the tax base, providing job training and job creation for

residents of enterprise zones and reducing 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 ten-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%;
- An unemployment rate of two times the state average; and
- At least 25% of the tract's population receives public assistance.

Secondary census tracts must meet lower thresholds:

- A poverty rate of at least 15%;
- An unemployment rate of at least 1.5 times the state average; and

- 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	Meriden	Norwich
Bristol	Middletown	Southington
East Hartford	New Britain	Stamford
Groton	New Haven	Waterbury
Hamden	New London	Windham
Hartford	Norwalk	

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

The Urban Jobs Program provides benefits to eligible companies with suitably induced projects that are located in a Targeted Investment Community but outside the EZ. These companies are not impacted by any of the newly designated EZ level benefit areas described above. Urban Jobs benefits are lower than EZ level benefits, but require generally the same qualifying criteria.

9. Equivalent Zone Designations

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).

10. Benefits - EZ Program

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 basically 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's 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 1st 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 ten-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 ten-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 the Workforce Investment Act (WIA).

Under P.A. 96-264 (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 an EZ. Benefits are subject to the same conditions as those for businesses located in an EZ.

The maximum amount the CDA can lend to an EZ business under the Connecticut Growth Fund is increased from $250,000 to $300,000.

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 ten-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; and
- 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 ten 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, 2005 to October 31, 2006 (local tax cycle), DECD certified 61 companies for EZ-related incentive benefits. Another 60 pre-applications were received and reviewed in anticipation of certifications in 2007. The gross floor space of all the projects certified in 2006 was 2,036,790 square feet. In addition, 2,434 jobs were retained and 1,476 new positions were projected by certified businesses.

Tables 62 and 63 provide details on Connecticut's EZ Program activity in fiscal year 2006-07.

Table 62: 2006 Statistical Summary

	Area	Existing Jobs	Projected Jobs	Total Jobs
Total New Construction	120,300	40	34	74
Total Leased Property	1,831,134	2,191	1,410	3,601
Total Purchased Property	59,984	6	12	18
Total Expansion	**25,372**	**197**	**20**	**217**
Grand Total	**2,036,790**	**2,434**	**1,476**	**3,910**

Source: DECD, OBID

The most active municipalities were the cities of Bridgeport, Stamford and Torrington. These represent 553,503 square feet of space and 476 new jobs in these distressed communities.

Table 63: 2006 Certifications by Municipality and by Program							
Location	**EZ**	**UJ**	**ECZ**	**CMZ**	**ED**	**MPZ**	**RDZ**
Beacon Falls			2				
Bloomfield						2	
Bridgeport	7				1		
Bristol		2					
East Hartford							2
Groton	1						
Hamden		1					
Hartford		1					
Killingly			1				
Meriden	1	1					
Middletown		3					
Naugatuck			4				
New Britain	1	1					
New Haven	3						
Norwalk	3						
Norwich	1						
Plainfield			2				
Plainville				1			
Putnam			1				
Seymour			2				
Southington	3						
Stamford	6	1					
Torrington			5				
Waterbury		2					
Total = 61	**26**	**12**	**17**	**1**	**1**	**2**	**2**

Source: DECD, OBID

Table 63.1: 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 fiscal year 2006-07, the state's portion of the total property taxes abated was $7,046,907. 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 the fiscal year was approximately $17,617,268. Through the program, 80% of this total was abated ($14,093,814). Companies receiving the abatement paid 20% of their eligible property tax liability that amounted to $3,523,454. Table 64 details the amount paid to each participating municipality during the program year. Table 64.1 provides the program totals for the past five fiscal years.

Table 64: Distressed Municipality Exemption Program

Municipality	Total Payment With All Adjustments
Ansonia	$ 20,948
Beacon Falls	$ 46,973
Bloomfield	$ 26,630
Bridgeport	$ 218,773
Bristol	$ 121,156
Derby	$ 12,605
East Hartford	$ 202,450
Griswold	$ 57,636
Groton	$ 275,701
Hamden	$ 33,664
Hartford	$ 84,867
Killingly	$ 39,016
Meriden	$ 63,648
Middletown	$ 69,097
Naugatuck	$ 84,729
New Britain	$ 84,789
New Haven	$ 338,812
New London	$ 1,595,763
Norwalk	$ 1,229,011
Norwich	$ 28,258
Plainfield	$ 666,870
Plainville	$ 61,187
Putnam	$ 22,169
Southington	$ 136,335
Stamford	$ 1,073,519
Sterling	$ 5,813
Waterbury	$ 296,032
Windham	$ 51,319

Table 64: Distressed Municipality Exemption Program (continued)		
Municipality	**Total Payment With All Adjustments**	
Groton	$	67
Bloomfield: Blue Hills	$	1,802
Groton: Poquonnock Bridge Fire D.	$	163
Killingly: Dayville Fire D.	$	2,470
Killingly: Dyer Manor	$	60
Plainfield: Moosup: Fire D.	$	49
Plainfield: Plainfield Fire D.	$	33,361
Plainfield: Wauregan Fire D.	$	110
Sterling: Sterling Fire D.	$	306
Stonington: Old Mystic Fire D.	$	177
Groton - City	$	55,561
Borough of Jewett City	$	5,012
Total	**$**	**7,046,907**

Source: Connecticut Office of Policy and Management

Table 64.1: Distressed Municipality Exemption Program Fiscal Year 2002-03 to Fiscal Year 2006-07	
Fiscal Year	**Amount**
2006-07	$7,046,907
2005-06	$7,098,291
2004-05	$7,486,278
2003-04	$7,000,000
2002-03	$8,101,651

Source: Connecticut Office of Policy and Management

J. Tax Credit Programs

DECD directly administers three tax credit programs, the Urban and Industrial Sites Reinvestment Tax Credit Program, the Insurance Reinvestment Tax Credit Program and the recently enacted Job Creation Tax Credit Program.

1. Urban and Industrial Sites Reinvestment Tax Credit Program

As outlined under C.G.S. Section 32-9t, the Urban and Industrial Sites Reinvestment Tax Credit 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, increase employment in a new facility and generate significant additional tax revenues to the municipality and the state. Communities may participate in the Urban and Industrial Sites 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 fifty 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 a 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 if the fund's total value exceeds $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 ten 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 ten-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 Sites Reinvestment Tax Credit Program Portfolio

The Urban and Industrial Sites Reinvestment Tax Credit Program portfolio is detailed in Tables 65, 66 and 67. Table 65 provides information on tax credit projects closed in fiscal year 2005-06. Table 66 contains the entire portfolio (all program projects for which an assistance agreement has been executed). Table 67 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.

f. Economic Impact of the Urban and Industrial Sites Reinvestment Tax Credit Program Portfolio

The economic impact of the Urban and Industrial Sites Reinvestment Tax Credit Program portfolio is outlined in Table 68. From this table it can be seen that the state will derive significant economic benefit from the application of this economic development tool.

Table 65: Urban and Industrial Sites Reinvestment Tax Credits – Projects Added Fiscal Year 2006-07										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	**FY**	**Jobs To Be Retained**	**Jobs To be Created**	**Total Jobs**
Greenwich Capital Markets, Inc	523110	Stamford	$345,000,000	$100,000,000	3.00	$ -	2007	700	1,150	1,850
Total			**$345,000,000**	**$100,000,000**	**3.00**	**$ -**		**700**	**1,150**	**1,850**

Source: DECD, as of June 30, 2007

Table 66: Urban and Industrial Sites Investment Tax Credits Portfolio										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	**FY**	**Jobs To Be Retained**	**Jobs To be Created**	**Total Jobs**
Diageo North America, Inc.	312130	Norwalk	$107,100,000	$ 40,000,000	1.68	$ -	2004	700	300	1,000
FactSet Research Systems, Inc.	518210	Norwalk	$ 36,050,000	$ 7,000,000	4.15	$ -	2005	365	180	545
Lowe's Home Centers, Inc.	493190	Plainfield	$ 80,000,000	$ 20,000,000	3.00	$ -	2005	-	525	525
Eppendorf Manufacturing Corporation	326122	Enfield	$ 23,100,000	$ 5,000,000	3.62	$ -	2006	1,700	115	1,815
Greenwich Capital Markets, Inc	523110	Stamford	$345,000,000	$100,000,000	3.45	$ -	2007	700	1,150	1,850
Portfolio Total			**$591,250,000**	**$172,000,000**	**3.44**	$ -		**3,465**	**2,270**	**5,735**

Source: DECD, as of June 30, 2007

Table 67: Urban and Industrial Sites Reinvestment Tax Credits Portfolio - Estimated Credit Distribution Schedule ($ millions)															
Company	**Total Auth. Tax Credit**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**
Diageo North America, Inc.	$ 40.00	$ -	$ -	$ -	$ 4	$ 4	$ 4	$ 4	$ 8	$ 8	$ 8				
FactSet Research Systems, Inc.	$ 7.00		$ -	$ -	$ -	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1			
Lowe's Home Centers, Inc.	$ 20.00		$ -	$ -	$ -	$ 2	$ 2	$ -	$ 2	$ 4	$ 4	$ 4			
Eppendorf Manufacturing Corporation	$ 5.00				$ -	$ -	$ -	$ -	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	
Greenwich Capital Markets, Inc	$ 100.00					$ -	$ -	$ -	$ 10	$ 10	$ 10	$ 10	$ 20	$ 20	$ 20
Total	$ 172.00	$ -	$ -	$ -	$ 4	$ 7	$ 7	$ 7	$ 21	$ 24	$ 24	$ 16	$ 21	$ 21	$ 20

Source: DECD, as of June 30, 2007

Table 68: Estimated Economic Impact of the DECD Urban and Industrial Sites Investment Tax Credits Portfolio						
Impact Summary - *Gross State Product*	$ 4,712,968,053					
FISCAL IMPACTS:	**Diageo**	**FactSet**	**Lowe's**	**Eppendorf**	**GCMI***	**Total**
State:	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**	
Aggregate Net New State Revenue	$ 56,228,101	$ 20,781,711	$ 35,401,329	$ 11,007,921	$ 203,890,678	$ 327,309,740
NPV Net New State Revenue	$ 45,044,614	$ 15,291,048	$ 27,385,102	$ 8,128,342	$ 139,699,273	$ 235,548,379
Average per year Net New State Revenue	$ 56,228,101	$ 2,078,171	$ 3,540,133	$ 1,100,792	$ 20,389,068	$ 83,336,265
Local (Regional):	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**	
Aggregate Net New Local Revenue	$ 1,346,557	$ 2,551,757	$ 1,084,866	$ 3,687,069	$ 63,354,674	$ 72,024,923
NPV Net New Local Revenue	$ 1,346,220	$ 2,111,644	$ 838,305	$ 2,765,653	$ 44,201,008	$ 51,262,830
Average per year Net New Local Revenue	$ 134,656	$ 255,176	$ 108,487	$ 368,707	$ 6,335,467	$ 7,202,493
ECONOMIC IMPACTS:						
Gross Regional Product:	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**	
Aggregate	$ 662,719,727	$443,069,459	$720,993,042	$ 260,544,478	$2,625,641,347	$4,712,968,053
NPV	$ 510,542,078	$335,222,106	$537,620,079	$ 186,725,160	$1,792,514,475	$3,362,623,898
Per Year Average	$ 66,271,973	$ 4,306,946	$ 72,099,304	$ 26,054,448	$ 262,564,135	$ 471,296,806
Employment:	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**	
Per Year Average	782	526	710	186	2,307	4,511

Source: DECD

**Greenwich Capital Markets, Inc*

2. 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/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 taxes:

- Insurance companies, hospital and medical services corporations taxes;
- Health care center tax;
- Corporate business tax;
- Income tax; and
- Surplus line tax.

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. Under the current statute, no tax credit will be granted for investments made in an insurance business after December 31, 2015.

a. Insurance Reinvestment Tax Credit Program Portfolio Fiscal Year 2006-07 Activities

There were no new investments approved during the fiscal year 2006-07.

b. 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, 2007 the aggregate amount of capital available to be invested was $788,104,090. Approved investments as of that date totaled approximately $292 million. Actual investments made as of that date totaled approximately $186 million. The investment figure of $186 million represents the total potential tax credits that may be claimed by fund investors as of June 30, 2007. 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 $186 million of the potential credits, the cost per job of this program to Connecticut's taxpayers ranges from $171,000 (based on the number of jobs that fund managers state the investments will create) to $1.1 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.

DECD has submitted comments and recommendations regarding the Insurance Reinvestment Tax Credit Program:

- The Commissioner has no discretion to turn down individual projects if they meet the eligibility requirements through the act, regardless of the lack of benefit to the state;
- No cap on the amount of tax credits allowed per created job;
- No job retention requirement in law;
- Companies that are new to Connecticut have to create only one new job, which can be part-time, if they did not have existing operations in the state;
- Fund managers believe the legislative intent of the bankruptcy exemption for job creation was to allow for credits to be provided for the length of the bankruptcy proceeding or for the entire tax credit period, thereby guaranteeing 100% of the tax credits;
- The current statutory definition of an insurance or insurance related business is too broad to determine eligibility;

- Program allows for many different types of monetary investments other than equity, including loans – a loan can be made for a short period (as little as 24 hours), be repaid in full and count as the investment, thereby making the project eligible for these tax credits;
- The cost versus benefits to the state has not met the original intent of the legislation. If investment tax credits are to be the economic development tool in the future, and given that the pool of available taxes is limited, the state should focus on the investment tax credits that allow for the broadest range of applications and have the larger return on investment (i.e., Urban and Industrial Sites Reinvestment Tax Credit Program vs. Insurance Reinvestment Tax Credit Program); and
- DECD has made several legislative attempts at revamping this program to be more targeted to the insurance industry as well as make some modifications to make this program more beneficial to taxpayers. These attempts at legislative changes have been unsuccessful to date.

3. Job Creation and Displaced Worker Tax Credit Programs

The Job Creation Tax Credit Program (C.G.S. Section 12-217gg), established under P.A. 06-186 provides tax credits for companies that relocate to Connecticut and create at least 50 new, full-time jobs in the state. Under the Displaced Worker Tax Credit program, 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 his 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 equals up to 25% 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.

No Job Creation or Displaced Worker Tax Credits were awarded in fiscal year 2006-07.

K. DECD-Supported Economic Development Organizations

1. Economic and Workforce Development Organizations Funded by DECD

Because of the diverse nature and size of companies in Connecticut, DECD has developed the capacity to work with and fund other economic development organizations so that they can initiate programs to assist a wide variety of small businesses across the state. In this way, the DECD has been able to extend its outreach efforts and help these companies with special technical assistance through the organizations discussed below:

- **The Academy Group** was funded to administer the "You Belong In Connecticut Business Plan Competition" for 2007. The grant provides for The Academy Group to design, promote, implement and manage aspects related to the competition. The annual competition provides opportunities and resources for college students interested in developing business ventures in the state, and helps public and private colleges and universities in Connecticut to expand their respective entrepreneurial business programs.
- **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.
    - **Aerospace and Defense Initiative (ADI):** Funded with $2 million through an agreement with CCAT to manage the Aerospace and Defense Initiative. This initiative takes Connecticut's small and medium-sized aerospace and defense companies and makes them more competitive through the implementation of lean manufacturing techniques. These techniques are designed to improve manufacturers' efficiency by studying the flow of information and materials on the shop floor and front office.

The ADI offers a partial reimbursement for the cost of a wide variety of training and implementation programs conducted by local, national, and global experts in lean manufacturing. Connecticut and California are the only two states that provide a nationally recognized program for this type of supplier development. Through the end of fiscal year 2006-07, interest in the ADI increased substantially with $1.53 million of the $2 million committed to companies planning multiple improvement projects. DECD support through the ADI has enabled these companies to conduct lean projects which generated the following results:

FAST	EFFICIENT	FLEXIBLE	CAPABLE	COMPACT
Lead Time Improvement	Cycle Time Improvement	Set-up Time Improvement	Quality Improvement	Space Reduction
52%	33%	58%	50%	48%

- **Center for Manufacturing Supply Chain Integration (CMSCI):** CCAT awarded $1 million to create Connecticut's CMSCI for high-tech and digital processes. As authorized under Section 1 of P.A. 05-143, and funded under federal and state sponsored grants, CMSCI serves as a national center that addresses military and civilian industrial manufacturing needs, energy, innovation and work force development issues to enhance technology competitiveness. The Center assists at-risk, small and medium-sized suppliers for defense manufacturers to fully compete and participate in the defense industry, 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. The Center will work with other state and national resources to assist suppliers that are transitioning from a commodity-oriented business model to a value-added, technology-based model of component and service integration – the next generation defense supply base. During fiscal year 2006-07, DECD funding enabled the Connecticut CMSCI to continue managing the Aerospace and Defense Initiative (ADI), to oversee the successful Connecticut presence at the 2007 International Paris Air Show, achieve supply chain participation in the ADI program, allow supplier "internal experts" to be

qualified ADI service providers, participate in the UTC Supplier Development "Accelerate" program, conduct the first Information Exchange Workshop on "Supply Chain Management Essentials" and to continue assisting the integration of suppliers with primes.

- **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'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 fiscal year 2006-07, DECD funding enabled CONNSTEP to visit 441 companies, which resulted in 301 projects that created and/or retained 500 (estimate) jobs and generated approximately $ 1.4 (estimate) million in tax revenue for Connecticut.
- **Connecticut Venture Group** was supported to administer the "Connecticut Angel Guild" project, designed to educate potential investors, encourage colleges and universities in Connecticut to form angel investor clubs, and to educate and recruit new angel investors via the CVG network and CVG-sponsored educational seminars.
- **Entrepreneurial Center Program** was established in 1985 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. There are two centers in Connecticut. One is at the University of Hartford in cooperation with the SBA Women's Business Center. The other is at the Greater Bridgeport Occupational Industrial Center. During fiscal year 2006-07, DECD funding of $142,500, combined with other funding sources, assisted

the Entrepreneurial Center to provide training and technical assistance to 362 individuals to create 244 new jobs through 131 new businesses developed by program graduates during this fiscal year. Center staff also provided technical assistance to help 16 businesses obtain business loans that total over $1 million.

- **South Eastern 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. SeCTer administers the Procurement Technical Assistance Program for Connecticut (CT PTAP), funded by the DECD, the U.S. Department of Defense/Defense Logistics Agency. The CT PTAP provides marketing and procurement assistance to Connecticut businesses interested in selling their goods or services 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. The five Procurement Technical Assistance Programs are in Bridgeport, Hartford, New Britain, New London and Waterbury. As a point of clarification, the federal government does not setaside contracts for women owned businesses with the exception of the Department of Transportation's D.B.E. program in which women are considered disadvantaged. Under the state's set-aside program women are classified as a minority; however, we are unable to extract figures corresponding to these goals. During fiscal year 2006-07, CT PTAP achieved much success in fulfilling its overall goal of generating employment and improving the general economy of the state by assisting businesses in obtaining and performing under federal, state and municipal government contracts. CT PTAP provided procurement counseling services to approximately 1,083 Connecticut companies. The program participated in 45 seminars and conducted 20 seminars. During the first 9 months of fiscal year 2006-07, clients documented winning $187 million of government contracts,

of which $46 million were awarded by the state and Connecticut cities and towns. This total dollar value equates to creating or retaining over 3,748 jobs (based upon DOD average national salary of $50,000), and computes to $13.1 million in taxes generated. During this same 9-month period, 40% of the clients were manufacturers. The program educated clients on both federal and state set-aside goals having 25% of businesses being woman-owned and 13% minority-owned.

- **National Foundation for Teaching Entrepreneurship (NFTE)** received funding to support the youth entrepreneurship program to teach at-risk inner-city youth how to successfully develop and manage a business. Since the program's inception, 4200+ inner city high school students have participated and 107 teachers have been certified as entrepreneurship trainers. The program has operated in 49 schools and community based organizations in 14 Connecticut cities. During fiscal year 2006-07, the program continued to operate in 12 schools. In addition, the second edition of the CT NFTE newsletter was created and disseminated to over 1,000 readers.
- **Spanish American Merchants Association (SAMA)** was established in 1982, as a nonprofit organization incorporated in the state of Connecticut to serve as a vehicle for the economic growth of businesses. SAMA was created to assist business people, in particular, Latinos, to acquire a better understanding of economic principles. Technical assistance is provided to promote business expansion, job creation and new entrepreneurship. During fiscal year 2006-07, DECD provided $100,000 to help sponsor the Park Street Trolley, a project that includes the leasing of a bus to encourage customers, visitors, business people, and local residents to frequent the shops and sights along Park Street. The Park Street Trolley is free to the public and offers approximately 19 stops along a stretch of Hartford's Park Street, from Main Street to Park Terrace. This project is a lynchpin to the economic vibrancy and livability in a culturally rich urban neighborhood where people come to live, work, visit, shop and learn.

2. DECD-Sponsored Revolving Loan Funds

C.G.S. Section 32-7 grants DECD the authority to promote and fund regional economic development programs. It further states financial assistance can be provided to expand or establish the capacity for planning and implementation of regional economic development programs. The law permits the use of financial assistance for strategic economic development plans, establishment of regional economic data bases, regional marketing programs for business retention and recruitment, as well as the coordination of economic development efforts with local, regional, state and federal agencies.

DECD is charged with assisting in the formation of regional economic development organizations, revolving loan funds and/or other eligible applicants. DECD is also charged with making financial and technical assistance available to organizations working on planning and implementing programs to enhance the ability of the state and its communities to compete in a global business environment.

Regional organizations, revolving loan funds or other eligible applicants are selected to cover a geographic area conforming to one or more planning regions designated by DECD. Initially, a grantee will be funded in each geographic area. In some cases, regions are encouraged to work together and/or consolidate where regional coverage would increase the effectiveness or efficiency of the services to be provided.

a. Eligible Activities

Financial assistance can provide the regional organization, revolving loan fund or eligible applicant with funding to expand or establish the region's capacity for:

- Business planning and recruitment;
- Comprehensive community development projects;
- Financial credit availability;

- Infrastructure enhancements; and
- Labor force development.

Funding can also be used for economic development projects as set forth in C.G.S. Sections 7-136 and 7-137 or any other provision of the general statutes or related special acts. Existing services provided within the region by state or other regional, local or private entities should not be duplicated; however, coordination and enhancement of existing services is permitted.

b. Eligible Organizations

State law allows for financial assistance to be rendered upon a contractual arrangement between DECD, the regional organization, revolving loan fund or eligible applicant. All applications for assistance must include documentation and proof that the applicant has sufficient staff and expertise in regional and in economic development projects to prepare and effectively plan and market services in the region.

Eligible organizations funded by this program have elected to establish businesses as corporations functioning as subsidiaries to the nonprofit corporations that received the initial funding. The nonprofit and/or the regional corporation/loan fund are charged by DECD with carrying out the objectives described in the statutes.

c. Approval

The Commissioner of DECD has the authority to grant financial assistance on the basis of an organization's ability to administer financial assistance and carry out the objectives of the statute.

d. General Lending Information

i. Type of Loans:

- Business expansion/growth
- Lines of credit and bridge loans
- Machinery and equipment
- Working capital

ii. Loan Amount - Amount of funding is based on use of funds and term; from $500 to $250,000.

iii. Interest Rate - Interest rate will vary based on the use of funds and term of the loan, most rates are based on Prime Interest Rate plus 1% to 3%.

iv. Term and Interest Rate - Six months to five years use or application dependent, fixed or variable percentage based on use of funds.

v. Security - Business or personal collateral equal to the loan amount, business guarantee, and personal guarantee.

vi. Application:

- All requests for loans require a loan fund application (fee/no-fee varies)
- Credit report (fee charged)
- Personal credit report
- Business or project plan
- Business financials and/or tax returns (prepared by an accountant)

e. Active Regional Revolving Loan Funds

The Appendix of this report provides detail on the various regional revolving loans funds funded by DECD.

Table 69 provides a short description of how each function of each fund is handled (either directly or through referral).

Table 69: Business, Financial and Technical Assistance						
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
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 North East
Central Connecticut Regional Revolving Loan Fund	Referral	Direct	Referral	Referral	Referral	Regional Central CT
South Eastern CT Enterprise Region, Corp (seCTer)	Direct	Direct	Direct	Direct	Direct	Regional South East CT

Source: DECD

L. Industry Clusters

The programmatic functions of the OSC are related to, and support, companies within the state's Industry Cluster Initiative. OSC's focus is to guide the state in developing a high performing economy through accelerating the work of the Industry Cluster Initiative by defining benchmarks, issues and possible solutions in order to design future strategic activities, and provide strategic support. Last year, OSC addressed the challenges of the state's existing and emerging clusters as follows:

1. Existing Clusters

- **Aerospace** - Funded the private, nonprofit Aerospace Components Manufacturers (ACM) organization to support and offer leadership in the retention of existing businesses and for the growth of new sub-contracted manufacturing. This grant project will implement programs that support lean manufacturing, business development, technology innovation, and workforce development.
  - During fiscal year 2006-07, the ACM cluster continued to react to current business conditions within the industry. In the midst of an upswing of the cyclical industry, ACM focused on the support of members seeking new employees and providing specialized training to newer and incumbent workers. Approximately 235 employees received over 4600 man-hours of training. Additionally, even as current order backlogs remained strong, the ACM Business Development activity provided firms the opportunity to share market-sense to best position their individual needs while continuing to advance the concept of sub-contacting and sharing major work opportunities among member firms.
- **Agriculture** - Provided a grant to the Connecticut Agriculture Businesses (CAB) cluster for the development and implementation of an Agri-Tourism Marketing Initiative. Agri-Tourism creates opportunities for agriculture-related businesses to market their location as a destination for increased visitors and sales of agriculture products, i.e., “Connecticut Grown”.
- **Bioscience** - Monitored the grant to Connecticut United for Research Excellence (CURE) for the on-going study of a clinical trials program involving biotech companies, pharmaceutical companies, and Connecticut’s research universities. Supported CURE’s organization of Connecticut’s presence at BIO2007 in Boston, one of the world’s largest Biotech trade shows.
- **Insurance and Financial Services** – In July 2006 the U.S. Department of Labor, under The President’s High-Growth Job Training Initiative, awarded a $2.748 million grant to Connecticut’s statewide partnership that includes DECD, The WorkPlace, Inc., Capital Community College, Norwalk Community College, and the Insurance and Financial Services Cluster (IFS). The partnership created the IFS Center of Educational Excellence, and

developed a curriculum and training model for the insurance and financial services industry over the next three years. The WorkPlace, Inc., a regional workforce development board, now serves as the administrator and fiduciary for the project. The IFS industry identified four critical occupations projected to grow – Financial Managers and Analysts; Accountants and Auditors; Financial Sales Agents and Brokers; and Actuaries. Demand for each of these occupational areas is expected to increase by at least 20% during the next decade. These occupations also require ongoing skill enhancement.

- **Maritime** - The Maritime Cluster is preparing for an economic study of Connecticut's Maritime Industries. A focus of the study will be the need to dredge and maintain the harbors, rivers, and other waterways, one of the major challenges facing the industry as identified during the collaborative strategic market place sessions.
- **Metal Manufacturing** - Connecticut's Manufacturing Cluster Initiative, supported through the DECD and The WorkPlace Inc., continues to work on objectives that create revenue growth, profit and jobs; as well as save money. This work is achieved by collaborations with numerous business associations, workforce investment boards, colleges/universities, training vendors, nonprofit organizations and manufacturers to provide guidance and resources to retain, grow and enhance their businesses in Connecticut.
    - During fiscal year 2006-07, more than 3,500 middle and high school students from over 50 cities and towns across the state attended a two day expo entitled, "Manufacture Your Future: Career Expo". The Cluster and its partnering organizations developed a program to improve market intelligence opportunities for manufacturing companies through the utilization of OneSource, a software product that integrates business content from 2,500 leading sources worldwide. The cluster began to develop, in partnership with the Connecticut Technology Council (CTC), an innovation collaborative that will provide Connecticut manufacturers the ability to utilize customized software allowing for accelerated shared business processes, and facilitating information-sharing across boundaries for better business insight.
- **Plastic Manufacturing** - DECD co-sponsored with the Quinebaug Valley Plastic Institute the fourth annual QVPI/QVCC High School Plastics Expo

2007. Local competing high schools and their partners, local plastics manufacturing companies from northeast Connecticut and Massachusetts, formed five teams to compete for the People's Choice Award and Judges Choice Award for their exciting new plastics products. Teams had to create a product concept, go through the design process, develop a production plan, create a marketing plan, and present their plan and their new product prototype at the expo.

- **Software/Information Technology** - Monitored the Software/IT Cluster through the Connecticut Technology Council (CTC) and the ongoing development of its Innovation Pipeline Accelerator (IPA) and database that encourages the creation of, and supports the growth of, advanced technology companies in the state.
- **Tourism** - The Tourism Cluster stakeholders planned for the creation and establishment of the Connecticut Tourism and Industry Alliance cluster organization. This alliance of organizations will address a challenge to the growth of the tourism industry as identified in collaborative strategic market place planning sessions.

2. Emerging Clusters

- **Creative Industries** - The Creative Industries Cluster presented at the Governor's Competitiveness Council, outlining the Cluster's initial focus on film, television and entertainment in order to leverage tax incentives, as well as look to ensure sustainability of the not-for-profit creative institutions.
- **Homeland Security/Defense** – Continuing with work funded in fiscal year 2005-06, DECD reviewed the feasibility of creating a cluster for a homeland security cluster. The scope of work included research and analysis on the number and concentration of companies and employment that comprise the homeland security industry in Connecticut, along with other related data, and recommended an appropriate strategy for the state in establishing a statewide industry cluster. Research and development activities funded by the U.S. Department of Homeland Security and the National Science Foundation taking place overall, with a focus on Connecticut, were also reviewed; the additional analysis shed light on the nature and size of existing

research and development activity, the funding source, and the areas of inquiry. Fiscal year 2006-07 funding continued to examine the recommendations of an initial report for establishing a homeland security cluster and initiated the implementation of those recommendations where appropriate.

- **Hydrogen-Fuel Cells** - Continuing with work funded in FY 2006, the DECD entered into contract with CCAT. Using funding appropriated in P.A. 06-186 and further legislated in Section 64 of P.A. 06-187, the state funded the following two projects:
  - Connecticut Hydrogen Fuel Cell Coalition: CCAT was awarded $375,000 to establish a Connecticut Hydrogen-Fuel Cell Coalition, as authorized under P.A. 06-187, Section 63.
    - During fiscal year 2006-07, DECD funding enabled CCAT to (1) establish the Connecticut Hydrogen Fuel Cell Coalition, which is comprised of representatives from industry, labor, academia, government, service providers, and other stakeholders, to advance the development, manufacture, and deployment of fuel cell and hydrogen technologies and associated fueling systems in Connecticut; (2) organize and participate in the very successful National Hydrogen Association Conference and Expo on behalf of the State of Connecticut; and (3) facilitate the development of an economic development cluster for fuel cells and hydrogen. Deliverables include development of a communications plan with a web site, conference participation, and government briefings; management of applications data on a Geographic Information System; coordination of workforce development with academia, government, and industry; organization of strategic market sessions for “cluster” development; and analysis of policy, standards, and industry goals.
  - Connecticut Hydrogen Fuel Cell Roadmap Plan: CCAT was awarded $450,000 to develop the Connecticut Hydrogen-Fuel Cell Economic Development Plan, as authorized under P.A. 06-187, Section 64. The Plan is intended to outline ways to promote and expand the hydrogen-fuel

cell industry in Connecticut, as well as facilitate the commercialization of hydrogen-fuel cell technologies.

- During fiscal year 2006-07, DECD funding enabled CCAT to develop the Preliminary Plan for Fuel Cell Economic Development (Hydrogen Roadmap) and to develop the Final Plan for Fuel Cell Economic Development. Developed in consultation with the Connecticut Hydrogen-Fuel Cell Coalition, the Renewable Energy Investment Fund, electric and natural gas service providers, the Connecticut Department of Transportation, and other appropriate state agencies, the plan outlines ways to foster economic growth, increase employment, improve energy reliability and security, and enhance environmental performance. Deliverables include identification of markets for stationary, transportation, and portable technologies manufactured in Connecticut; development of investment strategies for job creation, return on investment, improved economy of scale for production, and product cost reduction; assessment of environmental and health value; safety assurance; and analysis of the supply chain and value to Connecticut.

- **The Industry Cluster Cross-Cutting Initiative** – To support the growth of the state's key industry clusters, DECD also took the following measures the past year:
  - The International Business Development Initiative, the industry team created to support the initiative conducted a survey with the Connecticut Business and Industry Association (CBIA) to gauge level of interest of small to medium-sized Connecticut businesses in expanding their international trade business. Summary findings indicated that 62% of the responding companies from the Aerospace, Metals and Software cluster groups do have the desire to enter into and/or grow their presence in international markets. Recommendations provided to DECD were to increase resources to assist companies entering and/or expanding in non-domestic markets in order to support the rapid growth of the global economy. Connecticut companies need to be assured of access to the growth and earnings potential that international markets present.

- The World Class Productivity Initiative's goals and objectives are (1) to guide, promote and assist Connecticut businesses' growth through enterprise-wide adoption of productivity enhancing practices (e.g. lean, six sigma, etc.); and (2) to establish and implement a multi-year business implementation plan that builds off current success. This initiative is guided and led by an industry steering committee acting as champions for competitiveness issues, specifically focusing on a business growth strategy involving methodologies for increasing productivity. Increased productivity is critical for the state's business and industrial base to attain and/or sustain a competitive position in the global marketplace. Components of the implementation plan include:
  - Survey of perceptions – to identify company and workforce barriers
  - Outreach to assist leader-oriented selling of the productivity enhancement concept
  - Center of Excellence – to manage and maintain relevant information that promotes a one-stop, web-based virtual center
- The Workforce Development Team established four strategic recommendations that serve as the foundation for an action plan. The recommendations are to develop strategies on:
  - Strengthening the relationships between industry and all levels of the state's education system;
  - Promoting career opportunities in middle schools (7th and 8th grades) for specific industry clusters;
  - Developing, organizing and communicating practical information about available education and training programs through an accessible Web site; and
  - Promoting specific legislative changes to improve responsiveness of the state's educational system to industry concerns and expectations.

3. Bond Funds Expended on Economic Clusters in Fiscal Year 2006-07

DECD expended $438,081 in bond funds on economic clusters in fiscal year 2006-07. Of that figure, $52,622 was expended on the Aerospace Cluster, $35,000 on the Insurance and Financial Services Cluster, $106,659 on the Metals Cluster, $200,000 on the Software/Information Technology Cluster and $43,800 on the emerging Homeland Security Cluster.

IV. 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. 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 or arts assets or access to affordable healthcare are addressed through state policy and development initiatives.

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; home-owner rehabilitation; 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, to improve the quality of life in Connecticut. Some of these programs and services are:

- MAA Program;
- Industrial Parks Program;
- Industrial Sites Reinvestment Tax Credit Program;
- Main Street Program;
- Small Cities CDBG Program;
- Special Contaminated Property Remediation and Insurance Fund;
- Small Town Economic Assistance Program (STEAP);
- Urban Action Grant Program;
- Urban Site Investment Tax Credit Program;
- Urban Sites Remedial Action Program;
- EPA Revolving Loan Fund (Hartford only sites $432,000); and
- EPA Revolving Loan Fund (Statewide - $1.0 million).

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 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 policy for Connecticut. Comprehensive planning for the future of our communities is also facilitated through the Municipal Development Plan process under C.G.S Chapter 132, which provides for a community-driven approach to municipal planning and long-term development goals.

Two agency offices primarily support DECD community development efforts:

- OMD; and
- OIRE.

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 agency 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 fiscal year 2006-07, marketing and outreach accomplishments in community development were achieved by OMD, OBRD and OIRE. In addition to continuing OMD's successful outreach program, specific efforts were made in the following areas:

Table 70: Trainings Sessions for the Small Cities Program

Type of Session	Date	# Participants
Open Funding Application Workshop	9/12/2006	83
Lead-Based Paint Training	5/15/2007	48
2007 COSCDA NE Regional Conference (Sponsored by CT; 10 states in attendance)	5/3 – 5/4/2007	50
Competitive Funding Application Workshop (47 towns, 6 consulting firms)	6/27/2007	98

- **Web Site** – Major improvements have been made to the community development section of the DECD web site to include additional information and to make the site more customer-friendly, with links to internal and external sites. An added feature was a project success story for each of three major funding programs utilized by OMD. The stories will be changed every few months to give communities ideas of what other communities are accomplishing as they consider new local initiatives.

OIRE organized outreach forums with local chambers of commerce during fiscal year 2006-07. OIRE participated as part of the interoffice team to prepare comprehensive presentations to the New Haven and Bristol Chambers of Commerce to identify the programs and accomplishments of the agency.

Additionally, OBRD's marketing and outreach efforts included:

- **National Brownfield Conference - Boston, MA**
  The state's brownfield programs and accomplishments were showcased at the October 2006 brownfield conference held in Boston MA. The state presence was organized through the OBRD, bringing together the Connecticut partner agencies in a unified marketing and outreach effort and building stronger relationships with federal funding partners. OBRD was the focal point of the state presence.
- **Web Site and Marketing Brochure**
  In November of 2006 OBRD's web site was completed and went on-line as http://www.ctbrownfields.gov/ctbrownfields/site/default.asp. This new web site is a comprehensive and user-friendly resource for access to all Connecticut brownfield redevelopment tools and linked to all brownfield partner agency web sites. OBRD coordinated with all partner agencies to include interactive linkages to allow for a "one stop" for brownfield developers and land owners.

  OBRD completed a new brownfield marketing brochure in September of 2006. This collaborative effort with the state DEP and the CDA represents an effective outreach tool and guide to Connecticut brownfield funding programs and program resources. This new brochure has been used extensively through 2006 and 2007 to improve the state's ability to address brownfield redevelopment.

4. Large Scale Municipal Initiatives

- **Downtown Redevelopment** - DECD acting through OIRE has initiated numerous large-scale downtown revitalization efforts in some of our most distressed communities. These represent a community-driven planning and implementation process that utilizes the local empowerment provided through C.G.S. Chapters 130 and 132. Currently active downtown projects that represent long-term community development commitments by the state include:

- Torrington Downtown Redevelopment project encompassing central business district to be partnered with private developer and mixed use proposal;
- Bristol Downtown Redevelopment project involving demolition and redevelopment of former shopping mall site for mixed use;
- Meriden HUB project encompassing 12-acre former shopping mall site to be redeveloped as mixed use in conjunction with intermodal transportation center;
- Bridgeport Steel Point, Intermodal Center and Downtown Special Services District are all DECD funded projects located in downtown Bridgeport, which involve planning, design, remediation and redevelopment. These projects are integral links to the urban renewal of Bridgeport; and
- Mansfield Downtown project will encompass the construction of parking garages, roadway improvements and other amenities to support the development of the downtown.

- **Brownfield Redevelopment** – The need to aggressively pursue the redevelopment of brownfield sites in the state is essential to achieve success with our community development efforts. These sites are present in almost every community and are usually located in areas critical to long-term neighborhood or central business district stability. DECD through OBRD is the primary brownfield redevelopment contact for the state, making DECD uniquely equipped to address these critical sites in a timely and cost effective manner to allow for a seamless community development process. The brownfield redevelopment efforts of DECD are more thoroughly addressed in the economic development section of this report.

D. Portfolio Analysis

1. Community Development Activities

Two offices of DECD provide services in the area of community development: OMD and OIRE. Both provide 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 CHIF for low-interest loans to homebuyers and owners of 1-to-4 unit residential buildings. Loans are limited to borrowers with incomes at or below 150% of the area median. Low-interest loans can also be made on more than 4 units through the Multifamily Energy Conservation Loan Program, and
- **The Connecticut Main Street Program** provides technical support through the Connecticut Main Street Center to help communities revitalize their downtowns or neighborhood commercial districts.

OIRE supports community development activities through the following programs:

- **The Connecticut Brownfields Revolving Loan Fund**, an EPA grant to DECD to provide loans for environmental cleanup of Hartford properties purchased after September 11, 2002;
- **The Dry Cleaning Establishment Remediation Fund** provides grants to eligible dry cleaning business owners and operators for the cleanup, containment or mitigation of pollution;
- **The Economic Development and Manufacturing Assistance Program** provides grants to municipalities for acquisition of real property, infrastructure improvements and renovation or expansion of facilities;
- **The Industrial Parks 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, and
- **The Urban and Industrial Sites Reinvestment Tax Credit Program** provides tax credits of up to 100% of an investment made by an eligible investor in an urban or industrial site development project.

OIRE provides support/technical services to other offices of the department in the following ways:

- **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 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; and
- **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.

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 $825,948,797. In fiscal year 2006-07, DECD invested $78.9

million in community development projects across the state. Table 71 outlines community development investment activity during fiscal year 2006-07. Table 71.1 provides project type definitions used in this section of the report.

Table 71: Community Development Portfolio Fiscal Year 2006-2007				
Project Category	**Total Number of Projects**	**Total DECD Investment**	**Total Development Cost**	**Leverage Ratio**
Total	**67**	**$ 74,936,313**	**$ 118,887,055**	**1.59**
AC&E	8	$ 3,810,000	$ 8,014,910	2.10
BF	4	$ 947,100	$ 1,147,100	1.21
TPS	10	$ 5,023,000	$ 11,541,499	2.30
RLF	0	$ -	$ -	0.00
INF	36	$ 51,696,213	$ 67,363,546	1.30
MU	6	$ 7,860,000	$ 11,920,000	1.52
PL	0	$ -	$ -	0.00
LIB	0	$ -	$ -	0.00
MDP	1	$ 2,100,000	$ 2,100,000	1.00
EDU	0	$ -	$ -	0.00
SPF	2	$ 3,500,000	$ 16,800,000	4.80

Source: DECD

Table 71.1: Community Development Portfolio Project Code Key	
AC&E	Arts, Culture and Entertainment Projects
BF	Brownfields & Environmental Remediation/Protection projects
TPS	Technical Program Support
RLF	Revolving Loan Funds
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
SPF	Sports Facilities Investment Projects

Source: DECD

3. Analysis of the Portfolio

An analysis of DECD's Community Development Investment Portfolio as of June 30, 2007 follows. Detailed information regarding the DECD Community Development Investment Portfolio is located in the report Appendix.

Table 72: Composition of the Community Development Investment Portfolio	
Total Number of Loans	22
Total Number of Grants	518
Total Number of Grant and Loan Combination	2
Total Number Loan Guarantees	2
Total Number of Projects	**544**

Source: DECD

Table 72 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 72.1 provides the percentage breakdown of the financial instruments used in the portfolio. Table 72.2 provides the breakdown of loans and grants within the portfolio.

Table 72.1: Percentage of Financial Instrument Used		
Loan Only	22	3%
Grant Only	518	96%
Combination of Grant and Loan	2	<1%
Loan Guarantee	2	<1%
Projects	**544**	**100%**

Source: DECD

Table 72.2: Total Value of DECD Economic and Community Development Investments		
Loans	$ 5,608,296	<1%
Grants	$ 819,740,501	99%
Loan Guarantee	$ 600,000	<1%
Total Portfolio Value	**$ 825,948,797**	**100%**

Source: DECD

4. Funding Breakdown

DECD's community development investments are made via numerous economic and community development funding programs and special legislation. Definitions for the various funding source acronyms in Table 71.1 also apply to this section of the report.

DECD has invested $826 million in community development projects including approximately $819 million in the form of community development grants and $5.6 million in the form of community development loans and $0.6 million in the form of loan guarantees. Table 73 outlines the breakdown of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 73: Community Development Portfolio Investments by Project Type

Project Type	Total DECD Investment	Total Non-DECD Investment	Total Project Investment
AC&E	$ 62,968,046	$ 76,436,391	$ 139,404,437
BF	$ 13,824,383	$ 4,259,110	$ 18,083,493
TPS	$ 41,628,700	$ 66,709,825	$ 108,338,525
RLF	$ 15,837,500	$ 8,253,750	$ 24,091,250
EDU	$ 1,212,000	$ 50,000	$ 1,262,000
INF	$ 568,695,759	$ 505,441,772	$ 1,074,137,531
LIB	$ 4,500,000	$ 4,000,000	$ 8,500,000
MU	$ 68,052,294	$ 99,274,667	$ 167,326,961
PL	$ 7,630,115	$ 3,944,609	$ 11,574,724
MDP	$ 2,100,000	$ -	$ 2,100,000
SPF	$ 39,500,000	$ 32,274,917	$ 71,774,917
	$ 825,948,797	**$ 800,645,041**	**$ 1,626,593,838**

Source: DECD

Table 74 provides the distribution of community development investments by funding source and investment instrument. Forty percent of the projects in the DECD Community Development Investment Portfolio were funded via the UA Program. Twenty-three percent of the projects in the DECD Community Development Investment Portfolio were funded via MAA. In terms of dollars invested, 45% of the agency's community development investments were funded via the UA Program. Eleven percent was funded via Special Act Legislation and 9% via MAA Program.

Table 74: Community Development Portfolio Investment Instrument Mix By Funding Source					
Funding Source	**# Projects**	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
CBRLF	1	$ -	$ 160,000	$ -	$ 160,000
CCEDA	2	$ 32,463,750	$ -	$ -	$ 32,463,750
Dry Cleaning	48	$ 5,374,670	$ -	$ -	$ 5,374,670
GF	3	$ 1,825,000	$ -	$ -	$ 1,825,000
HA	1	$ 150,000	$ -	$ -	$ 150,000
ICC	1	$ 1,300,000	$ -	$ -	$ 1,300,000
MAA	125	$ 72,817,344	$ 3,536,706	$ 600,000	$ 76,954,050
PA 00-167	1	$ 46,284,000	$ -	$ -	$ 46,284,000
REG	3	$ 7,832,000	$ -	$ -	$ 7,832,000
Multi Program*	13	$ 158,125,075	$ -	$ -	$ 158,125,075
SA	29	$ 87,276,095	$ -	$ -	$ 87,276,095
SCPRIF	16	$ -	$ 1,911,590	$ -	$ 1,911,590
STEAP	81	$ 31,021,222	$ -	$ -	$ 31,021,222
UA	218	$ 372,430,122	$ -	$ -	$ 372,430,122
USRAP	2	$ 2,841,223	$ -	$ -	$ 2,841,223
	544	**$ 819,740,501**	**$ 5,608,296**	**$ 600,000**	**$ 825,948,797**

Source: DECD
Multi Program = These projects may be funded with any combination of MAA, UA, STEAP, REG, PA, SA or ICC*

5. Types of Community Development Projects Funded

Table 75 provides the percentage distribution of community development investments by project type. Out of the 544 community development projects funded by DECD, 260 were community development infrastructure projects.

Table 75: Community Development Portfolio Projects by Type		
Project Type	**# Project**	**% Projects**
AC&E	57	10%
BF	70	13%
TPS	60	11%
RLF	9	2%
EDU	2	0%
INF	259	48%
LIB	1	0%
MU	52	10%
PL	26	5%
MDP	1	<1%
SPF	7	1%
	544	**100%**

Source: DECD

Table 76 provides the distribution of community development investments by type of project and investment instrument. Of the $826 million DECD invested in community development projects, $567 million was invested in community development infrastructure projects.

Table 76: Community Development Portfolio Investment Instrument Mix By Project Type				
Project Type	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
AC&E	$ 62,611,046	$ 357,000	-	$ 62,968,046
BF	$ 12,127,893	$ 1,696,490	-	$ 13,824,383
TPS	$ 41,028,700	-	$ 600,000	$ 41,628,700
RLF	$ 15,837,500	-	-	$ 15,837,500
EDU	$ 1,212,000	-	-	$ 1,212,000
INF	$ 567,240,953	$ 1,454,806	-	$ 568,695,759
LIB	$ 4,500,000	-	-	$ 4,500,000
MU	$ 68,052,294	-	-	$ 68,052,294
PL	$ 7,630,115	-	-	$ 7,630,115
MDP	$ -	$ 2,100,000	$ -	$ 2,100,000
SPF	$ 39,500,000	-	-	$ 39,500,000
	$ 819,740,501	**$ 5,608,296**	**$ 600,000**	**$ 825,948,797**

Source: DECD

Sixty-nine percent of all community development grants were for economic and community development infrastructure projects. Thirty-seven percent of community development loans were for municipal development plan projects.

6. Participation

Table 77 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 77: Community Development Portfolio Investment Participation Rates				
Project Type	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
AC&E	45%	0.26%	0%	45%
BF	67%	9.38%	0%	76%
TPS	38%	0.00%	1%	38%
RLF	66%	0.00%	0%	66%
EDU	96%	0.00%	0%	96%
INF	53%	0.14%	0%	53%
LIB	53%	0.00%	0%	53%
MU	41%	0.00%	0%	41%
PL	66%	0.00%	0%	66%
MDP	0%	100.00%	0%	100%
SPF	55%	0.00%	0%	55%
	50%	**0.34%**	**0%**	**51%**

Source: DECD

7. Leveraging

As a result of DECD's economic and community development investment of $826 million, an additional $802 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 0.97 dollars was invested by non-DECD entities.

8. DECD Participation and Leverage Ratios

Table 78 provides participation and leveraging ratios for the different types of community development projects funded by the DECD.

Table 78: Community Development Portfolio Investment Leveraging				
Project Type	**Total DECD Investment**		**Project Type**	**Leverage Ratios**
AC&E	45%		AC&E	1.21
BF	77%		BF	0.31
TPS	38%		TPS	1.60
RLF	66%		RLF	0.52
EDU	96%		EDU	0.04
INF	52%		INF	0.89
LIB	53%		LIB	0.89
MU	41%		MU	1.46
PL	66%		PL	0.52
MDP	100%		MDP	0.00
SPF	55%		SPF	0.82
Total	**51%**		Total	**0.97**

Source: DECD

Tables 79 and 80 provide a geographic perspective on DECD's community development investments.

Table 79: Geographic Analysis of Community Development Investments by County							
COUNTY	**Number of Project**	**Grant Amount**	**Loan Guarantee**	**Loan Amount**	**Total Assistance**	**Other Project Funds**	**Total Project cost**
FAIRFIELD	95	$ 175,073,949	$ -	$ 174,400	$ 175,248,349	$ 154,863,666	$ 330,112,015
HARTFORD	181	$ 216,428,079	$ 600,000	$ 1,488,396	$ 218,516,475	$ 392,591,054	$ 611,107,529
LITCHFIELD	39	$ 21,466,524	$ -	$ 60,000	$ 21,526,524	$ 26,173,363	$ 47,699,887
MIDDLESEX	31	$ 20,673,419	$ -	$ 517,000	$ 21,190,419	$ 11,813,625	$ 33,004,044
NEW HAVEN	110	$ 219,519,801	$ -	$ 565,000	$ 220,084,801	$ 83,346,246	$ 303,431,047
NEW LONDON	61	$ 156,293,795	$ -	$ 2,335,000	$ 158,628,795	$ 119,375,804	$ 278,004,599
TOLLAND	11	$ 4,554,319	$ -	$ 55,700	$ 4,610,019	$ 8,297,500	$ 12,907,519
WINDHAM	16	$ 5,730,615	$ -	$ 412,800	$ 6,143,415	$ 4,183,783	$ 10,327,198
TOTAL	**544**	**$ 19,740,501**	**$ 600,000**	**$ 5,608,296**	**$ 825,948,797**	**$ 800,645,041**	**$ 1,626,593,838**

Source: DECD

Table 80: 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	$ 19,547,769	$ 22,746,000	$ 8,956,000	$ 1,917,000	$ 7,264,277	$ 2,537,000	$ -	$ -
BF	$ 3,328,621	$ 3,737,563	$ 360,000	$ 776,600	$ 4,756,299	$ 650,000	$ -	$ 215,300
TPS	$ 290,000	$ 30,873,700	$ -	$ 10,000	$ 4,040,000	$ 6,415,000	$ -	$ -
RLF	$ 1,000,000	$ 11,500,000	$ -	$ 137,500	$ -	$ 3,000,000	$ -	$ 200,000
EDU	$ -	$ -	$ -	$ -	$ 962,000	$ 250,000	$ -	$ -
INF	$ 106,805,959	$ 119,259,168	$ 11,710,524	$ 15,861,319	$ 195,412,225	$ 110,944,795	$ 3,885,019	$ 4,816,750
LIB	$ -	$ -	$ -	$ -	$ -	$ 4,500,000	$ -	$ -
MU	$ 6,896,000	$ 24,991,294	$ 450,000	$ 2,138,000	$ 5,200,000	$ 27,837,000	$ 100,000	$ 440,000
PL	$ 2,380,000	$ 2,708,750	$ 50,000	$ 350,000	$ 850,000	$ 195,000	$ 625,000	$ 471,365
MDP	$ -	$ -	$ -	$ -	$ -	$ 2,100,000	$ -	$ -
SPF	$ 35,000,000	$ 2,700,000	$ -	$ -	$ 1,600,000	$ 200,000	$ -	$ -
Total	**$ 175,248,349**	**$ 218,516,475**	**$ 21,526,524**	**$ 21,190,419**	**$ 220,084,801**	**$ 158,628,795**	**$ 4,610,019**	**$ 6,143,415**

Source: DECD

Table 81: Economic Development Projects	
Total Number of Loans	1
Total Number of Grants	79
Total Number of Grant and Loan Combination	2
Total Number Loan Guarantees	2
Total Number of Projects	**84**
Loans	$ 682,206
Grants	$ 71,964,907
Loan Guarantee	$ 600,000
Total Portfolio Value	**$ 73,247,113**

Source: DECD

9. Economic Impact Analysis

Using the REMI Policy Insight model for the Connecticut economy, DECD estimated the impact of its community development investments over the period 1996 through 2006. Table 82 shows the impact DECD's Community Development Investment Portfolio has had on the state's economy. It is important to note that this analysis does not quantify or reflect the socio-economic and quality-of-life benefits that the community development portfolio of investments generates and is therefore conservative. For example, helping museums and other cultural venues expand or sustain their programs.

Table 82: Community Development Portfolio Economic Impact in 2004 Constant Dollars		
	Portfolio Aggregate	**Fiscal Year 2006**
Gross State Product	$455,622,490	($16,141,061)
Personal Income	$408,910,524	($17,199,318)
State Net Revenue	$ 35,668,300	($ 3,719,000)
Local Net Revenue	$ 94,517,300	$ 13,145,000

Source: DECD

In this analysis, we have captured the effects of the state's cumulative debt service, which relative to each year's investment size and composition is lumpy. Thus, in most years, investment impact more than offsets debt service, while in others it does not. As REMI is dynamic, there is also a distributed lag in the effect of any shock such as a reduction in state spending for debt service. Also

in this analysis, we have captured the local effects of increasing the stock of non-residential capital 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 the U.S. Department of Housing and Urban Development (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 decent 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	Hartford	New London
Bristol	Manchester	Norwalk
Danbury	Meriden	Norwich
East Hartford	Middletown	Stamford
Fairfield	Milford (Town)	Stratford
Greenwich	New Britain	Waterbury
Hamden (Town)	New Haven	West Hartford
		West Haven

All other Connecticut municipalities are eligible for the state-administered Small Cities CDBG funds.

11. Fiscal Year 2006-07 Small Cities CDBG Activities

Table 83 outlines the DECD's Small Cities CDBG program activity for fiscal year 2006-07.

Table 83: CDBG Projects Awarded During Fiscal Year 2006-07

Municipality	Project Description	Investment
Berlin	Rehabilitate Marjorie Moore elderly housing complex	$518,000
Bethany	Town-wide housing rehabilitation	$300,000
Bethlehem	Rehabilitate elderly rental units	$426,000
Branford	Rehabilitate elderly rental units	$600,000
Brooklyn	Rehabilitate Tiffany Place	$230,000
Cheshire	Rehabilitate housing units	$270,000
Coventry	Senior center	$750,000
Danielson	Sidewalk improvements	$750,000
Deep River	Rehabilitation of Kirkland Commons	$500,000
East Hampton	Demolition of water tower	$300,000
Easton	Rehabilitate school into a senior center	$750,000
Essex	Elderly housing rehab	$600,000
Franklin	Housing rehabilitation	$500,000
Griswold	Hazardous material removal	$350,000
Guilford	Elderly housing rehabilitation	$700,000
Jewett City	Waste water system	$565,000

Table 83: CDBG Projects Awarded During Fiscal Year 2006-07 (continued)		
Municipality	**Project Description**	**Investment**
Killingly	Rogers Village rehab continuation	$500,000
Lebanon	Senior center	$750,000
Middlefield	Housing rehabilitation	$300,000
Naugatuck	ADA Improvements to the YMCA	$600,000
Putnam	Façade improvement program	$500,000
Stafford	Housing rehabilitation	$400,000
Torrington	Sidewalk & curb cut improvements	$550,000
Total		**$11,709,000**

Source: DECD, OMD

12. CDBG Funding History

The state began administering CDBG funds circa 1982. Since that time, the state, acting through DECD and its preceding agencies, has invested approximately $312,356,575 in community, housing and economic development projects throughout Connecticut. As of June 30, 2007, DECD has 94 active Small Cities projects with a total investment value of $48,253,172.

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. Brownfields exist anywhere, and can often be viewed as detrimental to site development because of the fear of unknown environmental problems. Clean sites promote development and make our state safer by reducing environmental pollution and lessening blight in urban and suburban neighborhoods.

OBRD is helping communities and businesses take advantage of our highly successful and nationally recognized brownfield programs. OBRD collaborates with municipal, business and housing clients to manage a variety of real estate development projects with a track record of success exceeding 40 projects.

DECD recognizes the importance of making the best use of Connecticut's resources to ensure positive economic growth. To that end, OIRE has assembled a technical support staff consisting of land use planners, architects, engineers, construction specialists and economic development professionals dedicated to project management. Responsibilities of OIRE staff include:

- Providing technical assistance to internal and external DECD customers, including environmental engineering and architectural services and construction management;
- Intake, assessment, project management and feasibility review, financial assistance and packaging, and product and service delivery (including real estate/site location assistance);
- Collecting and maintaining performance data on the community, housing, business and economic development projects;
- Providing assistance for brownfield investigation and environmental remediation;
- Negotiating business deal structuring and terms
- Monitoring and oversight of projects through site visits and construction reviews;
- Producing reports on the project portfolio, pipeline, and for the legislature
- Participating in panels and presentations, making outreach visits to organizations and communities; and
- Permit assistance to accelerate project schedule.

Funding for these programs originates from a variety of sources, including state bond funds, tax revenue and U.S. Environmental Protection Agency (EPA) grants. DECD offers flexible tools to deal with all brownfield issues. Financial assistance is available for investigation, remediation and redevelopment through loans, grant and tax credits.

Brownfield redevelopments are often complex and require multiple private and public funding sources over a period of several years. The UA and MAA programs are not specific to environmental uses but DECD uses these programs

to provide financial assistance to eligible applicants to support brownfield redevelopment.

The majority of new DECD brownfield financial assistance during fiscal year 2006-07 has been through the SCPRIF and Dry Cleaning Program. The SCPRIF and Dry Cleaning programs are used primarily for direct environmental activities and shorter duration projects; whereas, most DECD-sponsored brownfields are longer duration projects that include the entire spectrum of site development activities. Active brownfield projects are reported on Table 84.

Table 84: 2006-2007 Active Brownfield Projects

Project Name	Developer/Applicant	Project Location	Municipality	DECD $
Performing Arts Center	University of Hartford	Former Thomas Cadillac Site, Albany Avenue	Hartford	$4,000,000
Remington Rand Redevelopment	Middletown, City of	180 Johnson Street	Middletown	$765,000
HUB Building Demolition	Meriden, City of	Pratt and State Street	Meriden	$2,000,000
Town Center Improvement Project	Berlin, Town of	Massirio Drive	Berlin	$500,000
DAS Lot Investigations	Colt Gateway LLC	190 Huyshope Street	Hartford	In-Kind
Mattatuck Manufacturing Site	Naugatuck Valley Development Corp.	East Main Street	Waterbury	$2,400,000
Former Fafnir Bearing Site	City of New Britain and Carvel Inc.	37 Booth Street	New Britain	In-Kind
Naugatuck Valley Brownfields Pilot	Valley Reg. Plan Agency	Valley Towns	Derby	$500,000
A-1 Bedliners	A-1 Bedliners Inc. and the City of Bridgeport	Howard Avenue	Bridgeport	In-Kind
Steel Point	Bridgeport, City of	Stratford Avenue	Bridgeport	$18,600,000
Brownfields Study	Waterbury Dev. Corp.	Various Sites	Waterbury	$500,000
Seaview Avenue	Bridgeport, City of	Seaview Avenue	Bridgeport	$4,916,000
10 Projects				$34,181,000

Source: DECD, OIRE

2. Connecticut Brownfield Revolving Loan Fund Program (CBRLF)

In May 2004, DECD was awarded a $432,000 grant from EPA to operate a revolving loan fund for the remediation of hazardous waste. Since the funds were originally awarded to the City of Hartford, only projects that are located in

Hartford are eligible. By April 2005, this complex program was operating at DECD and a loan of $160,000 was issued to Public Housing Residents Going Places, Inc. DECD requested and was awarded supplemental funding of $168,000 to assist with the remediation of the Colt Gateway site.

In May 2007, the Office of Brownfield Remediation and Development was awarded a $1,000,000 grant from the EPA to provide funds for the cleanup of environmental contamination. Currently OBRD is working with EPA in finalizing the cooperative agreement.

3. Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

OIRE also administers the Special Contaminated Property Remediation and Insurance Fund (SCPRIF) in cooperation with DEP. The purpose of this program is to encourage public and private partnerships to jointly investigate, remediate and redevelop underutilized commercial and industrial properties that remain vacant as a result of site contamination issues. The eventual remediation of any hazards and the reuse of the property is the ultimate goal of the program. Proposals are reviewed for community and environmental impact, as well as economic feasibility. The reuse of the property should represent improvement for the local community.

OIRE provides financial assistance through low-interest loans (with a five-year term) to any person, corporation, municipality or business who is either the current owner of the site or a prospective owner or developer of the site, or the municipality in which the site is located. This assistance, through DECD, is for environmental investigation, remediation and building demolition. Applicants must demonstrate that they have the financial and technical expertise and resources necessary to successfully undertake the site investigation, remediation and redevelopment 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. Table 85 shows project activity and Table 85.1 is a summary of that activity for the SCPRIF program during fiscal year 2006-07:

Table 85: Project Activity U000nder the Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

Name of Applicant	Location	Municipality	Time Between Application/ Decision	Status
New London Turnpike Realty, LLC	911 New London Turnpike	Glastonbury	10 Weeks	Approved: Phase III
Marcle, LLC	25 Meadow Street	Willimantic	8 Weeks	Approved: Remediation
Nunu 1973, LLC	107 Boston Post Rd.	Windham	10 Weeks	Approved: Phase III
Hilliard Mills, LLC	642 Hilliard Street	Manchester	12 Weeks	Approved: Phase III
Whiting Mills, LLC	210 Holabird Avenue	Winsted	5 Weeks	Phase III
65 Burritt Street, LLC	65 Burritt Street	New Britain	3 Weeks	Approved: Contract

Source: DECD, OIRE

Table 85.1: SCPRIF Summary

Status	# Loans	Amount
Pending Approval	6	$1,305,000
Denied	0	$0
Awaiting Contract	3	$368,500
Closed/Funded	3	$447,000
Totals FY 06-07	**9**	**$1,049,300**
Repaid FY 06-07	0	-

Source: DECD, OIRE

Descriptions of the new projects in Table 85 follows. Unless otherwise noted, project activities include Phase II and Phase III environmental assessment and investigation studies, and production of a remedial action plan.

- **Nunu 1973, LLC** – A loan of $120,000 for a Phase III site investigation, a Remedial Action Plan and remediation for property located at 107 Boston Post Road, Willimantic. The approximately 2.75-acre site includes two contiguous plots of land and three vacant buildings**.** The site formerly housed an automobile dealership and more recently an electronic capacitor manufacturing company. The property is considered an establishment under the Transfer Act. The applicant has filed an ECAF Form III.
- **Hilliard Mills, LLC -** A loan of $148,500 for preparation of an Environmental Land Use Restriction, a Remedial Action Plan, site remediation and long term monitoring on property located at 642 Hilliard Street, Manchester. The site was formerly known as Hilliard Woolen Mills Company. The project area consists of 3.9-acres and three buildings.

F. Dry Cleaning

1. Dry Cleaning Establishment Remediation Fund:

Since January 1, 1995, all dry cleaning establishments have been required to pay a 1% 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.

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. Applications are accepted twice a year, the last Friday of March and the last Friday of August.

In 2006, the funding amount was increased to a total of $300,000 and applications are required for approval of the grants. DECD has established a two-phase application process. The first phase is approval of funding for completion of site investigation and preparation of a Remedial Action Plan. If an applicant's application is approved for the first phase, DECD may grant funding in the amount of up to $100,000. The second phase is approval of funding for

implementation and completion of site remediation and attainment of regulatory closure with the DEP. If an application is approved for the second phase, DECD may grant funding in the amount of up to $200,000. If an applicant has already prepared a remedial action plan or the site is undergoing remediation, the applicant may submit a combined application for both application phases, provided the Phase III environmental site assessment and remedial action plan were completed in accordance with DEP's Remediation Standard Regulations and other pertinent guidelines. If an applicant's combined application is approved, DECD may grant funding in the amount of up to $300,000. Applicants who were previously approved for up to $150,000 in funding may submit an application for up to an additional $150,000 in funding.

The state, acting through DECD, uses the Dry Cleaning Program 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. Grants are also provided for the provision of potable drinking water to persons whose drinking water supply wells have become contaminated from releases at the site and implementation of pollution prevention measures.

DECD has established procedures for distribution of grants and has adopted criteria to carry out the provisions of C.G.S. Section 12-263m. Table 86 provides a list of applicants in fiscal year 2006-07.

Table 86: Dry Cleaning Establishment Remediation Fund Activity for Fiscal Year 2006-2007 Applicants

Applicant	Municipality	Street Address	Time/ Decision	Application Status	Grant Amount
Seccombe's Cleaners, Inc.	Ansonia	1 Holbrook Street	5 months	Approved	$125,000
Frank Rotella	Bethel	182 Old Hawleyville Road	8 months	Approved	$100,000
371 Whalley Associates, LLC	New Haven	363 Whalley Avenue	10 months	Approved	$100,000

Table 86: Dry Cleaning Establishment Remediation Fund (continued) Activity for Fiscal Year 2006-2007 Applicants					
Applicant	**Municipality**	**Street Address**	**Time/ Decision**	**Application Status**	**Grant Amount**
Cappy's Cleaners & Tailoring, LLC	Winsted	57 Main Street	4 months	Approved	$100,000
Minute Men Cleaners, Inc.	Greenwich	407 East Putnam Avenue	5 months	Approved	$50,000
UB Darien, Inc.	Darien	25 Old Kings Highway	4 months	Eligible	$100,000
Bentley Cleaners, Inc.	Norwalk	607 Main Avenue	5 months	Approved	$200,000
Estate of Dominick J. Albonizio	Old Greenwich	280 Sound Beach Avenue	5 months	Approved	$150,000
Jong Hwang d/b/a Stafford Cleaners	Stafford Springs	27 East Main Street	4 months	Approved	$100,000
J Laundromart, LLC	Avon	183 West Main Street	4 months	Approved	$100,000
Milira, LLC	Willimantic	51&65 Mansfield Avenue	4.5 months	Approved	$100,000
Pyungseek Sohn d/b/a Neet Cleaners	Glastonbury	2703 Main Street	4 months	Pending Approval	
Todd Associates	East Hartford	832 Silver Lane	5 months	Pending Approval	
Home Depot U.S.A., Inc.	New Milford	104 Danbury Road	4 months	Pending Approval	
New U.S. Cleaner, Inc.	Enfield	95 High Street	4 months	Pending Approval	
The Shirley A. Marcarelli Trust	North Haven	1957 Whitney Avenue	4.5 months	Pending Approval	
Valu Clean	Stamford	949 Bedford Street	4.5 months	Pending Approval	
The Shoppes at Eastview, LLC	Vernon	425 Talcottville Road	4.5 months	Pending Approval	
Total Number of Applicants	**18**	**Total Number of Grants**	**11**		**$1,225,000**

Source: DECD, OIRE

V. HOUSING DEVELOPMENT PERFORMANCE

This section begins with an overview of Connecticut's housing environment for fiscal year 2006-07 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 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

1. 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 review of the housing conditions that existed in fiscal year 2006-07 is followed by a brief overview of housing development in Connecticut and 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 ensure that every citizen of the state has the opportunity to live in decent, 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.

2. Housing Development Mission

DECD's housing development mission is to ensure that every Connecticut citizen has the opportunity to live in decent, safe and quality housing at affordable prices.

3. Overarching Goal

DECD's housing development and assistance programs are divided into two functional areas that assist in the execution of the department's short-term and long-term housing strategies. The two functional areas are housing development and asset management and are directly supported by agency line offices with housing development or management responsibilities. Together, these functions help achieve the department's housing development goal of the creation and preservation of quality affordable housing.

4. 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 *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, not-for-

profit housing developers, advocacy groups and private developers 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;
- HOME Investment Partnerships Program;
- Housing Trust Fund Program;
- Pre-development Loan Program;
- Project-based Section 8 Rental Assistance Program;
- Small Cities CDBG Program;
- Surplus Property Program;
- Housing Sustainability Fund; and
- UA Program.

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 - through information brokering, technical assistance and project financing - the rehabilitation and development of affordable housing. 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.

5. 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 Consolidated Plan for Housing and Community Development, State of Connecticut Long-Range Housing Plan and the state's Conservation and Development Policies Plan for Connecticut, 2005-2010. The following offices that directly support both the short and the long-term housing development and assistance functions are as follows:

- OHF;
- OIRE;
- OMD; and
- COPS.

DECD works to provide opportunities to live in decent, safe, quality housing at affordable prices. OHF is the principal point of contact for housing developers seeking assistance from the state and, with technical assistance from OIRE, is responsible for project management of DECD-funded housing development or preservation projects.

OHF 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 OHF 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, not-for-profit and for-profit developers and other state and federal agencies;
- Leveraging DECD assistance funds;
- CHDO certification for Community Housing Development Organizations;
- Housing development advocacy;
- Deal negotiations and structuring; and
- Project monitoring and pipeline reports.

OHF 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;
- **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 to family size. HOME assistance includes the American Dream Downpayment Initiative (ADDI), HUD's current strategy to target federal funds for first time homebuyers;
- **The 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. 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.

- **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%;
- **Urban Action 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;
- **Energy Conservation Loan Program** is one of the department's housing programs however it is administered by OMD under C.G.S. Section 16a-40a and Section 32-317.

6. Accomplishments of OHF during Fiscal Year 2006-07

In this fiscal year, OHF invested over $23.4 million in HTF, AHP and HOME funds for 19 projects around the state and, in so doing, created or preserved 1,140 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 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 newspapers targeted to members of minority groups to advertise the availability of contracting, employment and housing opportunities;
- Utilize the State of 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 applicable, 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 plan;
- 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;
- The Americans with Disabilities Act;
- Executive Orders 11063, 11246, and 12138;

- Section 3 of the Housing and Urban Development Act of 1968, as amended;
- The Age Discrimination Act of 1975, as amended;
- Section 504 of the Rehabilitation Act of 1973, as amended;
- Regulations of C.G.S. Sections 8-37ee-300 through Section 8-37ee-314 and the Affirmative Fair Housing Marketing and Selection Procedures Manual, under Section 8-37ee-1 through 8-37ee-17;
- C.G.S. Sections 8-37t, Section 8-37-bb and Section 8-37dd promoting racial and economic integration;
- C.G.S Section 46a-64b on discriminatory housing practices; and
- C.G.S Section 32-9e, Set-aside program for small, and minority-and women-owned firms.

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

DECD continues to provide training in fair housing and civil rights requirements for all program participants. Additionally, DECD was a sponsoring agency for the annual state conferences for local housing authorities and nonprofit organizations where fair housing training was part of the conference agenda. This year DECD implemented a new rental housing search engine at www.CTHousingSearch.org. It is a free service to list and locate accessible, affordable or market rate rental

housing in the state. The service is available online, or through a toll free, bilingual call center. This service will add to the efforts being made toward the affirmative fair marketing of these and any new units created or rehabilitated with state financial assistance.

Finally, in accordance with C.G.S. Section 8-37bb of the Connecticut General Statutes, DECD is required to analyze households served under programs administered through state funding by income and by racial and ethnic distribution. This section 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 Consolidated Plan for Housing and Community Development (2005-09) 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 Community Development Block Grant (CDBG), HOME Investment Partnerships (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 state's Long-Range Housing Plan 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 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 under which 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;
- 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, and
  - 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, and
  - 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 2005-09 Consolidated Plan for Housing and Community Development is available online in the publications section of DECD's web site – 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 overarching goal act 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 not-for-profit organizations to meet those needs, and thorough a 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. 2005-09 Consolidated Plan

As mentioned earlier, the state's Consolidated Plan for Housing and Community Development (ConPlan) 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 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. 2005-09 State Long-Range Housing Plan

The State Long-Range Housing Plan (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.

1. Goals

Goals are as follows in alphabetical order:

- **Homelessness: Prevention and Continuum of Care** - 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.
- **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; and
- **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:

	2005-09 State Long-Range Housing Plan 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. 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**

2005-09 State Long-Range Housing Plan Objectives (continued)		Goal Category
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**
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**

2005-09 State Long-Range Housing Plan Objectives (continued)	Goal Category
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**

2005-09 State Long-Range Housing Plan Objectives (continued)	Goal Category
23 Support adaptive re-use of historic structures for use as residential housing.	**Rental Housing Supply**
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 de-incarcerated 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

For approximately a year, DECD and CHFA have been working on a single application and process to be used for their programs. The next step in this process is testing the new application document. Implementation of the new single application would most likely result in a change to the underwriting standards that DECD presently uses which are discussed below.

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.

a. Maximum Loan Amount - The maximum permissible loan for all projects shall be equal to the lower 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.

b. 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.

c. 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.

d. Loan to Value Ratio (LTV) - 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 not-for-profit developers.

e. **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.

f. **Loan Term and Rate** - When both DECD and CHFA financing is 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.

g. **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 less than 10 years. This requirement may be modified or exempted for nonprofit developers.

h. **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 the 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.

i. **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:

- Twenty-five percent of the fee shall be paid at construction contract;

- Seventy-five percent 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 (TDC), then the developer's fee must be used to defray the additional costs.

j. **Mortgage Insurance** - Mortgage insurance or a form of credit enhancement shall be required in order to reduce the state's financial risk when a developer does not meet the debt service coverage ratio.

k. **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 the DECD. If there is an identity of interest between the lender and either 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 not-for-profit developers.

l. **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.

m. **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.

n. **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%.

o. **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.

p. **Vacancy Assumptions** - Residential Properties - the 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%

q. **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.

r. **Working Capital Reserve** - A Working Capital Reserve may be required in accordance with the contract for financial assistance.

s. **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.

t. **Restrictive Covenant** - All projects will have a restrictive covenant identifying all DECD and/or HOME compliance requirements.

u. **Funding Increase** - When considering a funding increase, DECD shall use the same standards and criteria used to approve the 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 the following reasons:

- Consolidated Plan/Action Plan;
- Service to very low-income households;
- Minimal risk to DECD;
- Conflicting public policies; or
- Acceptable financial capacity and a proven track record.

4. Marketing Efforts

Accomplishments in housing development marketing, in conjunction with OHF during fiscal year 2006-07, included attendance and booth staffing at conferences such as the Connecticut Mortgage Brokers, ConnNahro and

Connecticut Housing Coalition annual conferences and the Middlesex Chamber of Commerce's "Forum on Affordable Housing". Additionally, DECD targeted outreach to eastern Connecticut communities to promote interest in the HOME Program and have conducted outreach for CHDO certifications.

In addition, SocialServe.com and DECD created CTHousingSearch.org, a new statewide listing service for affordable, accessible and market rate rental housing. Socialserve.com develops and maintains a bilingual toll-free call center and Web applications to help agencies, property owners and the general public offer and find rental housing.

F. Housing Development Portfolio Analysis

1. State-Funded Housing Development

In fiscal year 2006-07 DECD invested approximately $23 million in state funds in affordable housing projects across the state. Table 87 outlines DECD's state housing development investment activity during the fiscal year.

Table 87: State Funded Housing Development Fiscal Year 2006-2007

State Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2006-2007 Total	**19**	**1,140**	**$ 72,930,261**	**$ 23,425,008**	**3.11**
Rental	7	914	$ 24,363,574	$ 8,786,340	2.77
Home Ownership	3	95	$ 9,576,841	$ 2,148,822	4.46
Combination Rental & Ownership	2	131	$ 5,400,000	$ 5,400,000	1.00
Program Funding*	7	N/A	$ 33,589,846	$ 7,089,846	4.74
DECD's Per Unit Cost - Rental	$ 9,613				
DECD's Per Unit Cost - Home Ownership	$ 22,619				

Source: DECD
**DECD Program Funding Projects are Non-Development Projects, such as technical assistance programs, rental assistance programs, etc.*

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 (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.

Between fiscal years 1978-79 and 2006-07 the State of Connecticut, acting through DECD and its predecessor agencies, invested approximately $1.16 billion in housing projects throughout Connecticut and leveraged an additional $152 million in HOME Investment Partnership Act (federal) funds in housing projects throughout the state. DECD, during that same period, has also invested approximately $757 million in other housing subsidy and support activities.

3. Federally Funded Housing Development

In fiscal year 2006-07 DECD invested approximately $8.6 million in federal funds in affordable housing projects across the state. Table 88 outlines DECD's federal housing development investment activity during the fiscal year.

Table 88: Federally Funded Housing Development Fiscal Year 2006-2007

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2006-2007 Total*	**8**	**135**	**$ 47,549,038**	**$ 8,622,918**	**5.51**
Rental	6	100	$ 40,310,718	$ 6,622,918	6.09
Home Ownership	2	35	$ 7,238,320	$ 2,000,000	3.62
DECD's Per Unit Cost - Rental	$ 66,229				
DECD's Per Unit Cost - Home Ownership	$ 57,143				

Source: DECD
**DECD Program Funding Projects (non-development projects), such as technical assistance programs, rental assistance programs, etc. are not included in the calculations above*

4. Housing Development Portfolio as of June 30, 2007

As of June 30, 2007, DECD's Housing Development Portfolio had a total value of approximately $286 million. Detailed information regarding the DECD Housing Development Portfolio is located in the report Appendix. An analysis of the DECD Housing Development Portfolio follows.

5. Composition of the Housing Development Portfolio

Table 89 outlines the distribution of projects within the portfolio by funding source.

Table 89: Total Projects – All Funding Sources

Funding Source	TOTAL DECD Projects	DECD New Rental Projects	DECD Rehabbed Rental Projects	DECD Home Ownership Projects	DECD Combined Rental & Ownership Projects	New & Preserved Rentals	DECD Pre-Development Projects	DECD Program Funding Projects*
State	73	20	10	15	3	2	14	9
Federal	110	34	31	30	4	3	1	7
Combination	11	4	1	6	-	-		
Total	**194**	**58**	**42**	**51**	**7**	**5**	**15**	**16**

Source: DECD
**DECD Program Funding Projects are Non-Development Projects, such as technical assistance programs, rental assistance programs, etc.*

Table 90 provides the percentage of projects for each funding source and project. Thirty-eight percent of the projects contained within the DECD Housing Development Portfolio were funded with state funds.

Table 90: Projects as a % of Funding Source and as a % of Funding Categories

Funding Source	% of Funding Source	% of Total DECD Projects	% of Funding Source	% of NR Projects	% of Funding Source	% of RU Projects	% of Funding Source	% of HO Projects	% of Funding Source	% of RO Projects	% of Funding Source	% of NR Projects
State	100%	38%	27%	34%	14%	24%	21%	29%	4%	43%	3%	40%
Federal	100%	57%	31%	59%	28%	74%	27%	59%	4%	57%	3%	60%

Table 90: Projects as a % of Funding Source and as a % of Funding Categories (continued)												
Funding Source	**% of Funding Source**	**% of Total DECD Projects**	**% of Funding Source**	**% of NR Projects**	**% of Funding Source**	**% of RU Projects**	**% of Funding Source**	**% of HO Projects**	**% of Funding Source**	**% of RO Projects**	**% of Funding Source**	**% of NR Projects**
Combination	100%	6%	36%	7%	9%	2%	55%	12%	0%	0%	0%	0%
Total	100%	**100%**	**30%**	**100%**	**22%**	**100%**	**26%**	**100%**	**4%**	**100%**	**3%**	**100%**

Source: DECD
NR - New Rental Unit
RU - Rehabbed Rental Unit
HO – Homeownership Unit
RO - Units in Combined Rental & Ownership Projects
R - Units in Combined New & Preserved Rental Projects

Table 91 shows the level and distribution of funding for each project type within the portfolio.

Table 92 provides the percentage of dollars invested in each type of project for each funding source. Fifty-seven percent of the funds invested in the DECD Housing Development Portfolio are state dollars.

Table 91: Total Housing Development Investment - All Funding Sources								
Funding Source	**TOTAL DECD Investment**	**DECD New Rental Investment**	**DECD Preserved Rental Investment**	**DECD Home Ownership Investment**	**DECD Combined Rental & Ownership Projects**	**New & Preserved Rentals**	**DECD Pre-Development Projects**	**DECD Program Funding Projects***
State	$ 164,438,936	$ 53,207,596	$ 8,467,150	$ 50,791,714	$ 12,400,000	$ 24,200,000	$ 2,707,596	$12,664,880
Federal	$ 90,367,641	$ 30,246,788	$ 30,896,252	$ 22,955,458	$ 2,984,054	$ 2,736,210	$ 230,000	$ 318,879
Combination	$ 31,664,469	$ 10,477,003	$ 3,924,170	$ 17,263,296	$ -	$ -	$ -	$ -
Total	**$ 286,471,046**	**$ 93,931,387**	**$ 43,287,572**	**$ 91,010,468**	**$ 15,384,054**	**$ 26,936,210**	**$ 2,937,596**	**$12,983,759**

Source: DECD
**DECD Program Funding Projects are non-Development Projects, such as technical assistance programs, rental assistance programs, etc.*

Table 92: DECD Housing Development Investment as a Percentage of Funding Source and as a Percentage of Funding Categories												
Funding Source	**% of Funding Source**	**% of Total DECD Projects**	**% of Funding Source**	**% of NR Projects**	**% of Funding Source**	**% of RU Projects**	**% of Funding Source**	**% of HO Projects**	**% of Funding Source**	**% of RO Projects**	**% of Funding Source**	**% of R Projects**
State	100%	57%	32%	57%	5%	20%	31%	56%	8%	81%	15%	90%
Federal	100%	32%	33%	32%	34%	71%	25%	25%	3%	19%	3%	10%
Combination	100%	11%	33%	11%	12%	9%	55%	19%	0%	0%	0%	0%

Source: DECD
NR – New Rental Unit
RU – Rehabbed Rental Unit
HO – Homeownership Unit
RO – Units in Combined Rental & Ownership Projects
R – Units in Combined New & Preserved Rental Projects

6. Created and Rehabbed Housing Units

Table 93 indicates the number of affordable housing units created and rehabbed by DECD's housing development investments. Eighty-one percent of all state funded units are new units, whereas 73% of all federally funded units are new units.

Table 93: Total Created and Rehabbed Units		
Funding Source	**Total New Units**	**Total**
State	1,871	2,299
Federal	924	1,272
Combination	208	24
Total	**3,003**	**3,595**

Source: DECD

Table 94 outlines the distribution of DECD-created and rehabbed affordable housing units by type of unit and funding source. Seventy-one percent of home ownership units were funded with state dollars.

Table 94: Total Units and Percentage of Units by Funding Source and By Type of Unit								
Funding Source	**New Rental Units**	**% of NR Projects**	**Rehabbed Rental Units**	**% of RU Projects**	**Home Ownership**	**% of HO Projects**	**Rental/ Ownership Project Units**	**% of Rental/ Own Projects**
State	1,111	61%	1,233	53%	1,374	71%	452	89%
Federal	641	35%	1,076	46%	423	22%	56	11%
Combination	66	4%	24	1%	142	7%	-	0%
Total	**1,818**	**100%**	**2,333**	**100%**	**1,939**	**100%**	**508**	**100%**

Source: DECD

Table 95 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

Table 95: Per Unit Cost			
All Funding Sources	**DECD Investment**	**Units**	**DECD $ Per Unit Cost**
Total Portfolio	$ 270,549,691	6,598	$ 41,005
By Unit Type			
New Rental	$ 93,931,387	1,662	$ 56,517
Rental Preservation	$ 43,287,572	2,084	$ 20,771
Home Ownership	$ 91,010,468	1,939	$ 46,937
Rental & Ownership	$ 15,384,054	508	$ 30,284
New & Preserved Rentals	$ 26,936,210	405	$ 66,509

Source: DECD

7. Leveraging

Table 96 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 96: Housing Development Portfolio Leveraging			
All Funding Sources	**Leverage Ratio**	**Total Development Cost**	**DECD Investment**
Total Portfolio	2.91	$ 787,714,089	$ 270,549,691
By Unit Type			
New Rental	4.49	$ 421,809,025	$ 93,931,387
Rehabbed Rental	2.44	$ 105,604,949	$ 43,287,572
Home Ownership	1.63	$ 148,012,090	$ 91,010,468
Rental & Ownership	4.23	$ 65,080,541	$ 15,384,054
New & Preserved Rentals	1.75	$ 47,207,485	$ 26,936,210

Source: DECD

8. Geographic Analysis by County

Table 97 shows a geographical distribution of DECD's housing development investments.

Table 97: Combined Housing Development Portfolio (State and Federal) Geographic Analysis By County									
	Number of Projects	Total Units	New Rental Units	Owner-ship Units	Rehabbed Rental Units	Rental & Ownership	New & Preserved Rentals	Total Project Cost	Total DECD Investment
Fairfield	34	869	438	104	117	112	98	$204,256,342	$40,970,664
Hartford	77	4,082	709	1,449	1,569	48	307	$393,316,527	$175,403,673
Litchfield	13	212	104	55	53	-	-	$ 23,099,192	$ 10,408,657
Middlesex	4	22	11	2	9	-	-	$ 2,457,666	$ 1,539,767
New Haven	49	1,167	241	250	336	340	-	$160,114,108	$ 43,690,362
New London	13	196	143	45	-	8	-	$ 42,617,399	$ 12,572,923
Tolland	4	50	16	34	-	-	-	$ 13,520,347	$ 1,885,000
Windham	-	-	-	-	-	-	-	$ -	$ -
TOTAL	**194**	**6,598**	**1,662**	**1,939**	**2,084**	**508**	**405**	**$839,381,581**	**$286,471,047**

Source: DECD

9. Economic Impact Analysis

Using the REMI Policy Insight model of the Connecticut economy, the DECD estimated the economic and fiscal impact of its affordable housing development investments over the period fiscal years 1991 through 2007. Table 98 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 non-profit 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 though increased home ownership.

Table 98: Economic and Fiscal Impact of DECD Combined Housing Development Portfolio (in 2006 constant dollars)		
	Portfolio Aggregate	**Fiscal Year 2007**
Gross State Product	$ 391,190,548	$ 19,453,967
Personal Income	$ 682,628,909	$ 63,718,249
State Net Revenue	$ 26,268,451	$ 64,425
Local Net Revenue	$ 60,179,582	$ 9,923,531

Source: DECD

Table 98 reflects the increases in property values due to the increased value of housing constructed or remodeled because of the DECD housing portfolio of investment. The analysis does not account for down payment assistance because we do not know the fraction of the down payment offset or the value of the property purchased with the mortgage. Therefore, this analysis is conservative to the extent that the real estate sector does not receive its commission for the sales of properties afforded under the down payment assistance program. The analysis does include the fiscal offset due to accumulating debt service incurred from the bonds issued to pay for the housing portfolio investments.

10. DECD Housing Development Increase in Local Property Values and Property Tax Revenue as a Result of DECD Housing Development Investments

Table 99 provides the estimated impact that DECD affordable housing development investments have had on increasing property values in the municipalities in which the investments occurred from fiscal years 1991 through 2007 (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.

Table 99: Combined Housing Development Portfolio Property Value Impact		
FY 2007 Projects	**$**	**89,879,931**
Portfolio Aggregate Annual Impact	$	692,948,883

** Represents Estimated Assessed Value: 70% of Investment Made In Real Property*

Source: DECD

Table 100 provides the estimated property taxes generated by DECD's housing development assistance investments. DECD calculates the tax revenue estimates using 2005 equalized mill rates and the estimates therefore do not accurately reflect actual, historical, municipal revenues realized. The portfolio aggregate annual impact represents the sum of investments for each municipality for fiscal years 1991 through 2007 converted to property tax revenue using the local 2005 equalized mill rate. Therefore, there is no accumulation of property tax revenue as in the last line of Table 100.

Table 100: Combined Housing Development Portfolio Property Tax Impact		
FY 2007 Projects Property Tax Revenue	$	3,007,834
Portfolio Aggregate Annual Impact	$	22,346,209
Portfolio Cumulative Impact (FY 1991 -FY 2007)	$	101,037,998

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 fiscal year 2006-07.

DECD has in its housing development tool box numerous housing development programs. These programs were used extensively for many years, however in 2001 the General Assembly created, via Public Act 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 either the federal HOME program or the state Affordable Housing program. It is also important to note that in May 2002 the General Assembly authorized the transfer of state-financed housing loans from DECD to the CHFA in return for $85 million (P.A. 02-5).

1. Data Collection:

DECD collected data through a survey entitled "2006-2007 Tenant Demographic Report." This survey was mailed to 74 rental property management firms that have used the federal HOME and state AHP program funds. DECD conducted telephone follow-ups to increase participation and provided technical assistance to respondents who requested it. DECD received a total of 40 responses yielding a 54% response rate.

The survey showed that 1,268 affordable rental-housing units (multi-family and apartments) were occupied during the state fiscal year 2006-07. There were 930 (73.9%) rental units occupied by families and 329 rental units (26.1%) occupied by elderly residents.

More than 90% (99% 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 40 projects with 1,268 housing units utilized both the HOME and AHP programs during the state fiscal year 2006-07. The HOME program funded 34 housing projects consisting of 1,123 units. The AHP program funded three housing projects with 48 units, and HOME/AHP combined program funded three other projects with 97 units, see Table 101.

Table 101: Total Projects and Units by Programs

Programs	# Projects	# Units	% of Total
HOME	34	1,114	88.5%
AHP	3	48	3.8%
HOME/AHP	3	97	7.7%
Total	40	1,259	

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 67% of units are located in urban communities and 33% are located in non-urban communities, see Table 102. The data in Table 102 suggests that family households in urban settings account for 60% of the units, while the elderly occupy 7% of the units. Conversely, the elderly account for 18.9% of households in non-urban settings, while the percentage of families occupying housing units is only 13.2% in non-urban areas.

Table 102: Number of Households by Type and Urban						
	# of Families	**%**	**# of Elderly**	**%**	**Total**	**% Total**
Urban	762	**60.5%**	89	**7.1%**	851	**67.6%**
Non-Urban	168	**13.3%**	240	**19.0%**	408	**32.4%**
Total	930		329		1,259	

Source: DECD

As Table 103 illustrates, all programs served 73.9% of family households and 26.1% of elderly households. Under the HOME program, nearly 66% of family households and 23% of elderly households received assistance during July 1, 2006 through June 30, 2007. The HOME/AHP combined program served 4.4% of family households.

Table 103: Number of Households by Type and Program					
Programs	**# of Families**	**%**	**# of Elderly**	**%**	**Total**
HOME	827	**65.7%**	287	**22.8%**	1,114
AHP	48	**3.8%**	0	**0.0%**	48
HOME/AHP	55	**4.4%**	42	**3.3%**	97
Total	930	**73.9%**	329	**26.1%**	1,259

Source: DECD

3. Characteristics of Households:

The two main areas of interest in the DECD tenant demographic survey are Area Median Income (AMI) and ethnicity.

4. Area Median Income (AMI):

Table 104 shows that 374 (30%) 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 state fiscal year 2006-07. Additionally, 706 (57%) households reported on the survey their earned income between 26-50% of the AMI, while a small fraction (12.6%) of households earned income between 51-80% of the AMI. In total, 99.8% of residents being served by state-funded and federally-funded programs earned a household income of less than 80% of AMI.

Table 104: Number of Households by AMI and Program						
Program	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	**Total**
HOME	310	628	104	3	0	1,045
AHP	35	12	2	0	0	49
HOME/AHP	29	66	50	0	0	145
Total	374	706	156	3	0	1,239
Percent of Households by AMI and Program						
Program	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	
HOME	25.0%	50.7%	8.4%	0.2%	0.0%	
AHP	2.8%	1.0%	0.2%	0.0%	0.0%	
HOME/AHP	2.3%	5.3%	4.0%	0.0%	0.0%	
Total*	30.2%	57.0%	12.6%	0.2%	0.0%	

Source: DECD
** Numbers may not total due to rounding*

A quarter (25%) or 310 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 half (57.0%) of the total housing units reported their earned household income between 26-50% of AMI.

5. Ethnicity and Race:

Table 105 displays the ethnic and racial distribution of current residents of the housing units assisted by DECD housing programs between July 1, 2006 and June 30, 2007.

Of those responding to the tenant demographic survey, one third (33%) of residents are White non-Hispanic, more than one third (39.3%) are Hispanic and Black tenants account for 27.1% of all residents living in assisted housing units.

Table 105: Number of Households by Ethnicity and Program						
Program	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
HOME	286	299	483	1	3	1,072
AHP	25	18	6	0	1	50
HOME/AHP	107	26	9	1	1	144
Total	418	343	498	2	5	1,266
Percent of Households by Ethnicity and Program						
Program	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	
HOME	22.6%	23.6%	38.2%	0.1%	0.2%	84.7%
AHP	2.0%	1.4%	0.5%	0.0%	0.1%	4.0%
HOME/AHP	8.5%	2.1%	0.7%	0.1%	0.1%	11.4%
Total*	33.0%	27.1%	39.3%	0.2%	0.4%	

Source: DECD
** Numbers may not total due to rounding*

As noted in Table 106, the HOME program assists the vast majority of residents (84.7%) of assisted housing units while the remaining residents of assisted housing units receive assistance from AHP or a combination of the HOME/AHP programs.

The majority of Hispanic and Black residents of the total of 1,266 assisted housing units, 35.6% and 23.0% respectively, occupied family rental housing. In contrast, the majority of WNH residents (16.8%) lived in elderly rental housing, see Table 106.

Table 106: Number of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
Elderly	213	52	47	1	2	315
Family	205	291	451	1	3	951
Total	418	343	498	2	5	1,266
Percent of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
Elderly	16.8%	4.1%	3.7%	0.1%	0.2%	24.9%
Family	16.2%	23.0%	35.6%	0.1%	0.2%	75.1%
Total	33.0%	27.1%	39.3%	0.2%	0.4%	100%

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.

The Supportive Housing PILOTS Initiative was created under P.A. 01-8 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.

DECD, through OHF, is one of the organizations involved in the development of the PILOTS Initiative. The first phase of PILOTS was limited to rental vouchers and social service support for 300 units. During the second phase, DECD is providing a total of $26,000,000 in financing for an additional 300 newly developed housing units. The DECD sources of funding are a $20,000,000 bond allocation provided under P.A. 01-8, $3,000,000 in DHMAS pass-through funds, and $3,000,000 in DECD PRIME funding. The DECD funds can be used for loans, deferred loans and grants. To date, all DECD financing has been provided under general obligation bonds subject to state bond commission approval. Housing units may be newly developed, existing permanent supportive housing or transitional living program units.

One of the goals of the program is to mix PILOTS supportive units with non-PILOTS units to avoid warehousing of PILOTS clients. Supportive services are also provided to PILOTS clients and include rehabilitation services that help the client achieve and retain permanent housing. These supportive services are either provided at the housing on-site or off-site and are funded primarily through DMHAS.

Between July 1, 2006 and June 30, 2007, DECD passed through $6,959,078 to CHFA for funding for the PILOTS Program. Table 107 shows where the current projects are located and provides other details about the supportive units to be available at those sites.

Table 107: Proposed Supportive Housing PILOTS Projects Through June 30, 2008

			Housing Units			Actual Placed In Service or
Location	**Project**	**Type**	**Supportive**	**Affordable**	**Total**	**Projected Placed in Service**
Bridgeport	Areyto Apartments	Permanent	20	0	20	April-08
Danbury	Samuels Court	Permanent	11	17	28	August-08
Danbury	Sunrise Terrace	Transitional	8	0	8	TBD
Groton	CIL/First Step	Permanent	13	0	13	May-06
Groton	Groton PILOTS	Permanent	6	0	6	September-07
Hartford	Soromundi Commons	Permanent	16	32	48	July-05
Middletown	Middlesex PILOTS	Permanent	10	11	21	November-07
New Haven	CIL/Leeway	Permanent	5	0	5	July-05
New Haven	Ferry Street	Permanent	6	18	24	December-06
New Haven	Whalley Terrace	Permanent	10	12	22	March-08
New London	CIL/Women's Center	Permanent	5	0	5	March-07
Norwich	CIL/Reliance House	Permanent	4	0	4	July-06
Torrington	McCall Foundation	Transitional	4	0	4	October-07
Torrington	Valley Park	Permanent	5	8	13	April-06
Total Projects 14			**123**	**98**	**221**	

Source: DECD

I. DECD-Administered Housing Support Programs

COPS is responsible for monitoring the long-term compliance obligations of housing development projects funded by the department, 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, not-for-profit and for-profit developers and other state and federal agencies;
- Leveraging DECD assistance funds; and
- Pipeline and portfolio reports.

COPS 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. COPS provides compliance with notifications, filings and fees to DECD;
- **Congregate Facilities Operating Cost Subsidies** provides 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 can pay no more than 30% of their income toward rent;
- **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;
- **Housing Assistance and Counseling Program/Assisted Living in Federal Facilities (ALFF)** is 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 Administrator for Section 8** to ensure 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 fiscal year 2006-07*.
- **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;
- **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 (RSC) to perform an evaluation of all tenants; and
- **Tax Abatement Program** is 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 fiscal year 2006-07*.

COPS completed the following compliance activities during fiscal year 2006-07:

- Monitored all 46 participants in the Elderly Rental Assistance Program and found that all were operating without any significant findings;
- Monitored all 36 participants in the Resident Service Coordinator Program. All sponsors were found to be operating the program without any significant findings;
- Monitored all 22 participants in the Congregate Operating Subsidy Program and found that all were operating without any significant findings;
- Completed a comprehensive analysis and study of the Elderly Rental Assistance Program, looking at the current and future needs for subsidy of this program. This analysis was provided to the legislature, although no specific action was taken as a result; and

- Photo cataloguing of the DECD housing portfolio was initiated during this fiscal year. Approximately 120 total projects will be catalogued and a process to update the catalogue as projects come on-line has been established.

Table 108 provides an overview of the COPS financial activity during fiscal year 2006-07.

Table 108: 2006-07 Financial Activity Under Each Program	
Program Name	**$ Expended**
Condo Conversion	N/A
Congregate Facilities Operating Cost Subsidies	$ 6,137,701
Elderly Rental Assistance Program	$ 1,523,004
Elderly Rental Registry and Counselors	$ 617,654
Housing Assistance & Counseling/Assisted Living in Federal Facilities	$ 588,903
HUD Section 8 NC/SR	$ 12,587,323
Payment in Lieu of Taxes	$ 2,204,000
Tax Abatement	$ 1,704,890
Total	**$ 25,363,475**

Source: DECD, COPS

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 35 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 subsidy.

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. HUD allocated $13,754,397 for the period of October 1, 2006 through September 30, 2007. DECD expended $12,587,323 that period. The difference in spending vs. allocation can be attributed to tenant turnover, tenant re-certification, "move-in, move out" situations and special claims. During the timeline above, the agency served 1,753 units (or apartments) under contract in the 35 projects in Connecticut.

The populations served through this federal rental assistance are low, very low-income and extremely low-income people and families (from 0 to 50% of area median income). 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 109 details information on DECD's HUD Section 8 projects across the state.

Table 109: HUD Section 8 Projects

Town	Project Name	# Elderly	# Family
Berlin	Marjorie Moore	40	
Bethel	Reynolds Ridge	40	
Bristol	Mountain Laurel Park	40	
Bristol	Zbikowski Park		32
Canton	Twenty-One	40	
Cheshire	Beachport	48	
Coventry	Orchard Hill Estates	40	
Danbury	Fairfield Ridge		25
Danbury	Fairfield Mill Ridge		30
Danbury	The Godfrey		9
East Hartford	Veterans Terrace		150
Fairfield	Trefoil Court	30	
Farmington	Forest Court		36
Greenwich	Town Hall Annex		28
Hartford	95 Vine Street		30
Hartford	Casa Nueva		79

Table 109: HUD Section 8 Projects (continued)			
Town	**Project Name**	**# Elderly**	**# Family**
Hartford	Casa Verde Sur		39
Hartford	Clay Hill		156
Hartford	Dorothy Street		8
Hartford	Wolcott Place I		8
Hartford	Wolcott Place II		10
Hartford	Zion Park		46
Kent	Templeton Farms	5	
Killingly	Robinwood		42
Manchester	March, Inc.		4
Manchester	Oakland Heights		105
Middlefield	Sugarloaf Terrace	30	
New Britain	Talcott Gardens		84
New Haven	Kensington Square II		96
Norwalk	Colonial Village		200
Norwich	Hillside Apartments		26
Putnam	Bulgar Apartments	27	
Wallingford	McKenna Court	30	
Westport	Canal Park	50	
Windham	Hevrin Terrace		90
Total		**420**	**1333**

Source: DECD, COPS

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 Section 8-119kk. The program administered under this statute is commonly referred to as the Elderly Rental Assistance Program (ERAP).

The initial report was sent to the Legislature in April 2006. This analysis is the second update to the 2006 report.

As previously indicated, DECD and CHFA, working both in concert and independently, have determined that additional resources are needed to maintain current participation in the program and to expand the program to include those

eligible elderly and young disabled residents who pay more than 30% of their income for rent and utilities. Table 110 identifies these needs:

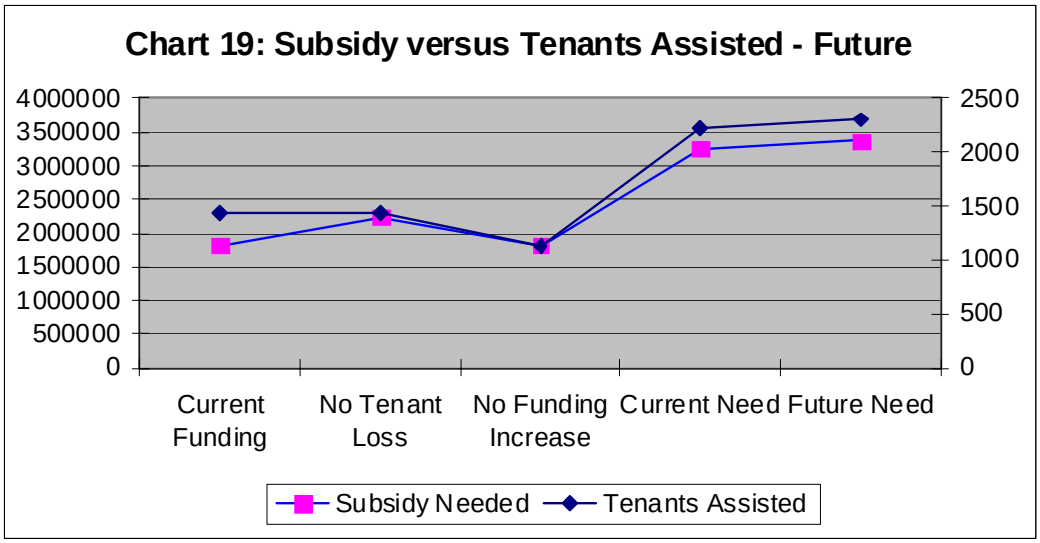
Table 110: Elderly Rental Assistance Program Needs			
Current Year SFY 07-08 Allocation	**SFY 07-08 Current Participants Contractual**	**SFY 07-08 Current Participants Annualized**	**SFY 08-09 Annualized Need**
$1,823,004	$1,761,934	$2,160,206	$2,235,813

Source: DECD, COPS

Please note that the amount listed under SFY 07-08 Current Participants Annualized would fund only the existing 1,441 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 any allowance for inflation, increased utility or insurance costs. SFY 08-09 Annualized Need reflects the total funding needed to assist all of the current tenants (1,441) living in these same 92 facilities taking inflation, increased utilities and insurance costs into consideration.

The current approved budget for SFY 08-09 indicates that only $1,823,004 is available against a need for $2,235,813. This means that there will be a shortfall in funding for SFY 08-09 of $412,809. See the report Appendix for details of this analysis.

Further, this does not address any remaining “unmet” need that exists in these facilities, which has previously been demonstrated through the analysis of the waiting lists at these facilities. As illustrated in Chart 19, $3,258,544 would be needed for the coming year if every eligible tenant living in state-assisted elderly housing (2,305 households in 184 facilities) were to receive the assistance under ERAP that they need.



Source: DECD, COPS

Depending on how emergency and long-term capital needs are to be funded and assuming that housing development "self sufficiency" continues to be a goal per the general statutes, an additional $53,000,000 in capital funding is needed through SFY 11-12, see Table 111 below. A portion of this need may be addressed through the State-Assisted Housing Sustainability Fund.

Table 111: Capital Funding Needed					
SFY 06-07	**SFY 07-08**	**SFY 08-09**	**SFY 09-10**	**SFY 10-11**	**SFY 11-12**
$2,000,000	$11,000,000	$10,000,000	$10,000,000	$10,000,000	$10,000,000

Source: DECD, COPS

L. Energy Conservation Loan Program and Multifamily Energy Conservation Loan Program (ECL and MEL)

The Connecticut Housing Investment Fund, Inc. (CHIF) administers the ECL 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 $128.5 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 (1-4 units) homeowners may borrow up to $15,000 and multi-family property owners may borrow up to $2,000 per unit (a maximum of $60,000 per building) for a period of ten 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 web site. 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 program administrator assigned 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 $15,000 or be less than $400. The monthly payment is calculated using a term up to 10 years.
- **Rejections/Withdrawals** - If, after discussion and clarification, the client is still considered ineligible, the program administrator completes a rejection form describing the reason for ineligibility. CHIF sends a formal rejection letter to the client and the original file is 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.

The program administrator reviews all loan packages. All applicant information (including the personal information form, income tax returns, credit report, mortgage verification (if required), energy loan application form, contractor/supplier forms, estimates, contractor's license, and other pertinent documentation) is reviewed for compliance with the ECL legislation and DECD program regulations.

The CHIF executive vice president approves recommended loans and signs a commitment letter. Closing documents are sent to the applicant(s) along with a loan closing instruction sheet, and include the loan note, truth-in-lending disclosure, and agreement and work completion forms. CHIF contact names and phone numbers are provided, and the client is given the option to close at the CHIF office or by mail. The client must send a check for thirteen dollars made payable to the town clerk of the town in which the property is located and is reminded that all titleholders must sign the agreement in the presence of a notary public. The agreement and thirteen dollar check are mailed to the appropriate city/town clerk's office where it is recorded. Once all documents are received, copies are made for CHIF and originals are archived at DECD. CHIF will mail out a check for the loan amount within three business days after the clients right to rescind the transaction has expired without the client electing to so rescind.

Table 112 shows the ECL/MEL activity during fiscal year 2006-07.

Table 112: Activity Under ECL/MEL Fiscal Year 2006-07

Loan Type	Number	$ Amount
ECL	199	$1,784,680
MEL	4	$115,155
Deferred	24	$186,648
Total:	**227**	**$2,086,483**
Fee Type		
Administration		$225,625
Loan Servicing		$49,521
Recovered Late Fees		$7,793
Total:		**$282,939**

Source: DECD, COPS

M. Tax Subsidy Programs

DECD administers two tax subsidy programs related to housing including the PILOT Program in state-assisted housing built under C.G.S. Chapter 128, Part II and the Tax Abatement Program. It is important to note that these two programs have been subject to recent budget reductions.

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 C.G.S. Chapter 128, Part II.

DECD is authorized to use general fund appropriations to provide funds to those municipalities annually in an amount equal to the taxes that would be 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. Funding for this program has been reduced and the program is being phased out. Table 113 details the PILOT projects and funding during fiscal year 2006-07.

Table 113: Fiscal Year 2006-07 Funding under PILOT			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Bristol	Dutton Heights & Zbikowski Park	174	$ 81,997
Danbury	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	290	$ 170,472
Darien	Allen O'Neill Homes	53	$ 74,941
East Hartford	King Court	80	$ 48,602
Enfield	Green Valley Village & Laurel Park	174	$ 132,967
Greenwich	Adams Garden Apts., Armstrong Court & Manor at Byram I	245	$ 76,221
Hartford	Bowles Park & Westbrook Village	770	$ 255,602
Mansfield	Holinko Estates	35	$ 13,731
Meriden	Johnson Farms & Yale Acres	215	$ 127,287
Middletown	Rockwood Acres, Santangelo Circle & Sunset Ridge	198	$ 125,434
New Britain	Corbin Heights, Pinnacle Heights & Extension	844	$ 218,485
New Canaan	Millport	16	$ 9,691
New London	Bates Woods & Briarcliff	302	$ 107,420
Norwich	Hillside Terrace, JFKennedy Heights, Melrose Park & Sunset Park	286	$ 139,597
Ridgefield	Prospect Ridge	14	$ 18,962
Seymour	Castle Heights, Hoffman Heights, Smith Acres & Extension	81	$ 67,688
Sharon	Sharon Ridge	20	$ 7,710
Stamford	Lawn Hill Terrace, Oak Park & Vidal Court	590	$ 372,683
Stratford	Meadowview Manor	100	$ 54,079
Westport	Hales Court	40	$ 22,615
Wethersfield	Highvue Terrace	28	$ 16,188
Windham	Eastman Curran Terrace & Terry Court	146	$ 61,628
Total		**4,701**	**$ 2,204,000**

Source: DECD, COPS

The Tax Abatement Program was established to help insure 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 the rents at an affordable level for the tenants. This program is currently not open to new applicants, but over the past 33 years, has helped to keep approximately 6,300 units of low or moderate-income housing in 63 projects in 14 communities more affordable. Funding for this program has been reduced and the

program is being phased out. Table 114 details the Tax Abatement projects and funding during fiscal year 2006-07.

Table 114: Fiscal Year 2006-07 Funding Under Tax Abatement			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Ansonia	Liberty Park	30	$ 9,577
Bethel	Augustana Homes	101	$ 32,243
Bloomfield (2)	Interfaith Homes & Wintonbury II	130	$ 41,501
Bridgeport (6)	Cedar Park, Marionville, Seaview Gardens/Union Village, Sycamore Place,Unity Heights & Washington Heights	368	$ 117,479
Danbury	Beaver Street Apartments	70	$ 16,500
Granby	Stony Hill Village	30	$ 9,222
Hartford (18)	Barbour Kensington, Capitol Towers, Clearview Apartments, Dart Garden, Immanuel House, Lower Garden, Main/Nelson, Main/Pavillion, Mansfield Edgewood, Marshall House, Martin Luther Kind Cooperative, Plaza Terrace, St. Christopher Apts., SANA, Sheldon Oak Cooperative, Tuscan Brotherhood, Upper Garden, Vinewood Apts.	1,622	$ 470,022
Kent	Templeton Farms	19	$ 4,387
Middletown (3)	Newfield Towers, Stoneycrest Towers & Wadsworth Grove	245	$ 64,024
New Britain	Interfaith Housing	84	$ 26,816
New Haven (10)	Bella Vista I, Bella Vista II, Bella Vista III, Canterbury Gardens, Dwight Cooperative, Fairbank, Friendship Homes, Jewish Elderly/Tower I, Seabury Housing, University Row	1,706	$ 348,053
Norwalk (4)	King's Daughters, Leonard Street, St. Paul's & Towne House Garden	314	$ 74,648
Stamford (7)	Bayview Towers, Coleman Towers, Friendship House, Ludlow Town House, Martin Luther King Apts., Pilgrim Towers & St. John's Towers	971	$ 305,900
Waterbury (5)	Frost Homestead, Lambda Rho Apts., Prospect Towers, Robin Ridge Apts. & Savings Towers	578	$ 184,518
Total		**6,265**	**$ 1,704,890**

Source: DECD, COPS

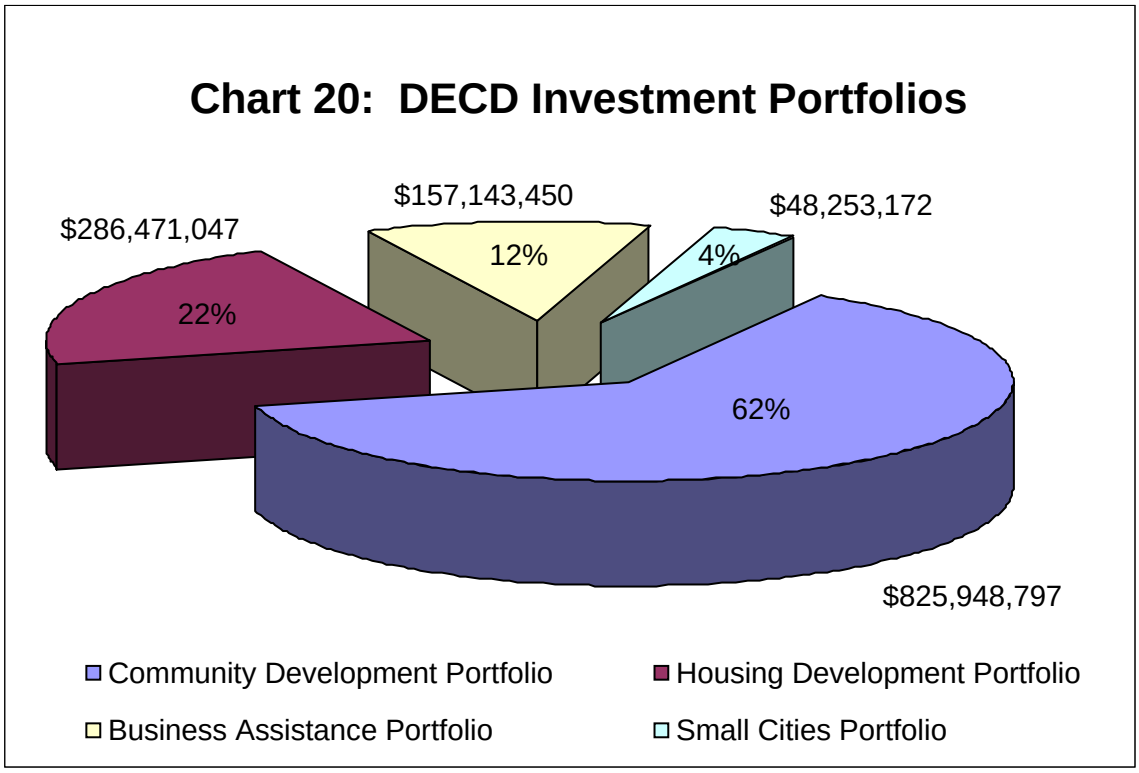
N. Housing Trust Fund Program

In fiscal year 2006-07, DECD funded 22 housing projects/programs around the state through the Housing Trust Fund program. Funding of these projects/programs represent a state investment of $18.6 million. This investment leveraged an additional $32.6 million from other funding sources for a total investment of over $104 million in affordable housing. All told, a total of 692 units of housing were created and/or preserved; 407 rental units and 285 homeownership units.

VI. 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. The 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 20 shows DECD's current active investments in community, housing and economic development projects of approximately $1.3 billion. With this investment, the DECD leveraged over $2.4 billion in non-state funds. It is notable that business assistance financing makes up only 12% of DECD's total active investments.



Source: DECD

Making economic community and housing development investments is only one part of DECD's story. The DECD also provides countless hours of technical assistance to businesses, entrepreneurs, for-profit and not-for-profit housing developers,

municipalities, non-governmental agencies and other state agencies. The DECD is small compared to most state agencies, but this report demonstrates it has risen to meet the challenge of its multiple responsibilities.

VII. APPENDIX

Appendix-1: Business Assistance Portfolio – Job Audit Results
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Appendix-1: Business Assistance Portfolio – Job Audit Results

Table A-1.1: Business Assistance Portfolio – Pending Job Audits[1]					
			Contract Requirements		
Company	**Contract Date**	**Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Total Retained/ Created**
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	5/23/2007	10/25/2010	52	40	92
DCG Precision Manufacturing	11/21/2006	3/1/2008	47	0	47
Diageo North America, Inc.	6/29/2004	9/1/2008-5/3/2014	700	300	1,000
DiSanto Technology, Inc.	5/21/2007	5/21/2010	62	20	82
Energy Beam Sciences, Inc.	11/17/2005	9/29/2007	0	20	20
Eppendorf Manufacturing Corporation	8/15/2005	12/31/2007	0	115	115
FactSet Research Systems, Inc.	1/20/2005	12/15/2007-11/29/2018	356	180	536
Fairfield Crystal Technologies, LLC	12/28/2005	12/28/2009	2	25	27
Genomas, Inc.	3/30/2005	3/29/2008	4	21	25
Greenwich Capital Markets, Inc.	9/27/2006	12/31/2011	700	1,150	1,850
Hartford Provision Company	8/9/2006	12/31/2010	114	67	181
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
Lowe's Home Centers, Inc.	7/12/2004	8/28/2008-8/28/2014	0	525	525
Neeltran, Inc.	12/5/2005	12/31/2007-12/31/2008	64	34	98
NESSteel, Inc.	6/21/2006	11/21/2008	29	20	49
Polylok, Inc.	11/6/2006	11/6/2009	39	20	59
Southington Tool & Manufacturing Corp.	3/29/06	6/30/2007	34	0	34
Specialty Coating Solutions, LLC	5/3/2007	12/31/2009	3	17	20
Walgreen Eastern Co., Inc.	12/26/2006	6/30/2008	0	550	550
Accel International Holdings, Inc.	12/12/2005	12/31/2007	17	11	28
Lex Products Corporation[2]	9/21/2006	3/30/2010	100	30	130
Porcelen Limited Connecticut, LLC[2]	4/12/2002	6/30/2007	68	100	168
Thompson Candy Company, LLC	2/8/2006	3/31/2009	103	0	103
Total	**24**		**4,212**	**3,267**	**7,479**

Source: DECD, COPS, as of June 30, 2007

[1] These companies have job audit requirements; however, their contractual audit dates have not yet occurred and are pending receipt/review.

[2] Seamless Loans 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-1.2: Business Assistance Portfolio – Job Requirements Fulfilled[1]						
			Contract Requirements			
Company	Contract Date	Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Total Retained/ Created	Actual Jobs
Al's Holdings, Inc.[2]	11/21/2000	9/30/2003	35	25	60	61
American Modular Corporation	3/29/99	1/1/2003	0	40	40	40
APS Technology, Inc.[2]	6/1/1998	9/30/2002	0	30	30	32
Bauer Howden, Inc. [2]	12/12/2002	12/31/2005	48	2	50	52
Becton Dickinson [2]	12/4/2001	12/31/2003	563	0	563	567
BI Services Center, Inc.	5/14/98	12/31/1998	8	52	60	60
Bob's Discount Furniture, Inc. [2]	12/30/1997	2/1/2001	60	118	178	552
Bozzuto's Inc. [2]	10/31/1997	12/31/2000	503	160	663	1,116
Cadco, Ltd.	3/2/2000	9/23/2001	0	25	25	39
Carlton Industries Corp.	12/12/1996	12/31/1998	19	12	31	31
Chaves Bakery II, Inc.	10/1/1998	9/30/2002	25	75	100	100
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	6/10/1994	12/31/1995-12/31/2006	450	0	450	633
Chromium Process Company	6/9/1999	6/9/2002	50	8	58	64
Clairol, Incorporated n/k/a Procter and Gamble Hair Care, LLC	3/4/98	3/31/1996	0	130	130	130
Cuno, Inc.	9/17/2001	10/26/2005-10/26/2012	750	0	750	905
Cytec Industries, Inc.	7/26/1995	6/30/1996-12/31/2008	180	0	180	204
Derecktor Shipyards	3/25/2003	3/31/2004	92	33	125	156
Engineering Services & Products Company	3/10/1997	3/31/1999	41	24	65	68
GE Capital Corporation	12/22/2000	8/1/2004	340	0	340	549
Genaissance Pharmaceuticals, Inc.	4/8/1998	1/1/2001	13	19	32	165
Halox Technologies, Inc.	4/30/1998	7/31/2006	2	98	100	184
Hilltop Investments, LLC/Daticon, Inc.	2/24/2003	7/1/2005	200	50	250	315

Table A-1.2: Business Assistance Portfolio – Job Requirements Fulfilled (continued)						
			Contract Requirements			
Company	Contract Date	Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Total Retained/ Created	Actual Jobs
Lincoln Financial Corporation	5/19/00	5/29/2000	550	50	600	782
Martin Brower Co.[2]	9/28/2001	12/31/2003	99	59	158	184
MBI, Inc.	1/14/2003	1/14/2006-12/31/2011	525	100	625	678
MTU Aero Engines North America, Inc.	10/2/2001	10/1/2004	0	45	45	47
Noujaim Tool Co., Inc.	12/30/04	12/31/2005	22	7	29	29
Oxford Industries of Connecticut, Inc.	6/9/1998	1/30/2000	16	15	31	35
PEZ Manufacturing, Inc.	4/25/2006	12/21/2010-12/21/2011	127	20	147	148
Pfizer Central Research	12/23/99	12/31/2001	0	1,300	1,300	1,406
Producto Machine Company	10/9/1997	3/31/1996	115	185	300	300
Purdue Pharma	5/4/2001	2/28/2002	420	240	660	934
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	2/7/97	12/31/2000	250	75	325	374
Sempra Energy Trading Corp.[2]	6/14/1999	6/30/2001	104	50	154	251
Sixmil Corporation/Rosco Laboratories, Inc.	7/31/1998	10/31/2001	55	8	63	63
Superior Plastic Extrusion Co., Inc.	1/26/1998	10/31/2000	0	36	36	36
Tenergy Christ Water, LLC	6/21/1999	11/30/2005-11/30/2014	51	0	51	53
UBS Investment Bank	1/4/2001	12/31/2000-12/31/2009	2,000	0	2,000	3,683
Underwater Construction Corporation	7/21/1998	1/1/2001	70	5	75	75
United Steel, Inc. f/k/a East Hartford Welding	2/5/1997	12/31/2000	55	30	85	159
Virgin Atlantic Airways, Ltd.	3/19/1997	1/31/1999	239	0	239	239
Ward Leonard Electric Co.[2]	7/11/2000	3/31/2002	49	41	90	113
Yarde Metals, Inc.[2]	3/13/2001	6/30/2003	235	45	280	340
Total	**43**		**8,361**	**3,212**	**11,573**	**15,952**

Source: DECD, COPS, as of June 30, 2007

[1] Companies for which contractual job requirements have been fulfilled based on last job audit.
[2] Seamless Loans 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-1.3: Business Assistance Portfolio – No Contractual Job Requirements[1]		
Company	**Contract Date**	**Jobs** [2]
Allied Controls, Inc.	10/15/1992	10
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company n/k/a Proline Printing	2/9/1993	124
Freund's Farm, Inc.	6/11/2007	7
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	1/26/1995	447
Howland Hughes Company	7/31/1998	3
Incubator Associates, LP	1/6/2004	5
Kaman Aerospace Corporation	11/19/1992	283
North American Dispense f/k/a Drought Technologies[3]	6/29/1998	14
Protein Sciences Corporation/MEDCO	5/5/1992	41
Total	**9**	**934**

Source: DECD, COPS, as of June 30, 2007

[1] Companies for which there are no contractual job requirements.
[2] Job numbers from DECD survey of companies even though companies had no contractual job requirements.
[3] Seamless Loans 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-1.4: Business Assistance Portfolio – Job Requirements Not Fulfilled[1]						
			Contract Requirements			
Company	Contract Date	Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Total Retained/ Created	Actual Jobs
A. B. Massa Paper Corporation	2/22/1995	6/1/1998	15	50	65	55
AAR Engine Component Services[2]	2/24/1999	12/31/2002	175	100	275	67
Ahlstrom Windsor Locks, LLC	9/30/2002	4/11/2006	495	15	510	500
Alto Products Corp. d/b/a Plainville Special Tool	2/26/2002	12/31/2003-12/31/2012	50	2	52	33
American Unibrass Tube Co., LLC[2]	2/9/2000	3/31/2002	33	12	45	40
Americus Dental Labs	11/3/2005	12/31/2005	68	7	75	59
Arburg, Inc.	4/5/1995	4/5/1997	32	93	125	38
Asper, Inc. d/b/a Futuristics Components, LLC	6/14/2005	12/31/2006	29	5	34	28
AT&T East f/k/a SNET Diversified Group, Inc./SBC	8/11/2000	6/30/2004	9,000	0	9,000	8,386
Atlantic Steel & Processing, LLC	4/26/2000	8/30/2005	0	35	35	13
Atticus Bakery[2]	5/18/2001	9/30/2004	55	35	90	87
Bicron Electronics Company	3/19/1996	11/29/1999	147	21	168	112
Cannondale Corporation	10/31/1997	12/31/2001	87	14	101	92
Carla's Pasta[2]	10/5/2001	12/31/2005	75	36	111	110
Coastline Terminals of Connecticut, Inc.	10/8/1998	12/31/2003	50	20	70	41
Colonial Bronze Company	8/18/1997	5/6/2002	55	24	79	50
Composition Materials Co., Inc.	4/4/2000	9/24/2001	0	17	17	15
Cougar Electronics II Corporation	4/11/2000	1/31/2001	0	20	20	9
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	11/1/1999	11/1/2002	290	125	415	335
FoodTech International, Inc.	7/10/1997	6/30/2003	2	45	47	20
Hartford-West Indian Bakery Co., Inc.	11/5/1997	8/31/2002	47	20	67	41

Table A-1.4: Business Assistance Portfolio – Job Requirements Not Fulfilled (continued)						
			Contract Requirements			
Company	**Contract Date**	**Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Total Retained / Created**	**Actual Jobs**
Industrial Heater Corporation	1/12/1998	7/31/2002	75	15	90	63
Innovative Arc Tubes Corporation	6/8/2000	12/31/2002	0	75	75	4
K-Tech International, Inc.	4/21/1997	12/31/1997	18	10	28	23
Latex Foam International, LLC	6/19/2002	6/18/2006	54	199	253	238
Leipold, Inc. [2]	3/1/1999	3/1/2002	4	21	25	19
Neumade Products Corporation	1/9/1998	1/1/2002	8	41	49	33
Space Craft Manufacturing, Inc.	12/22/1998	12/31/2000	30	15	45	37
Survival Systems Training USA, Inc. [2]	7/9/1999	6/30/2000	7	26	33	10
Tele Tech Financial Services Mgt., Inc.[2]	6/29/1999	9/30/2002	0	550	550	305
United Parcel Service, Inc.	1/18/1995	12/31/1997	0	346	346	184
Vertrax, Inc.	6/18/2002	12/31/2004	10	30	40	10
Vespoli USA Inc.	10/16/1995	12/31/1997	28	22	50	26
Total	**33**		**10,939**	**2,046**	**12,985**	**11,083**[3]

Source: DECD, COPS, as of June 30, 2007

[1] Companies for which contractual job requirements have not been fulfilled based on last job audit.
[2] Seamless Loans 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.
[3] Total number of jobs contractually required equals 24,558. The cumulative totals from Table A-1.2 and Table A-1.4 equals 27,035 or 2,467 more jobs than contractually obligated.

Appendix-2: Business Assistance Portfolio

Table A-2.1: Business Assistance Portfolio											
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority Or Women Owned**	**Total Project Cost**	**Total Assistance**	**Funding Source**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
FY 06-07											
Aero-Craft, LLC	179 Louis Street	Newington	Manufacturing	336412	No	$ 15,300,000	$ 1,500,000	MAA[1]	$ -	$ 1,500,000	$ 13,800,000
DCG-PMI, Inc.	9 Trowbridge Road	Bethel	Manufacturing	333999	No	$ 265,000	$ 110,000	MAA	$ -	$ 110,000	$ 155,000
DiSanto Technology, Inc.	10 Constitution Boulevard	Shelton	Manufacturing	339112	No	$ 4,000,000	$ 500,000	MAA	$ -	$ 500,000	$ 3,500,000
Freund's Farm, Inc.	324 Norfolk Road	East Canaan	Agriculture	112120	No	$ 200,000	$ 100,000	MAA	$ -	$ 100,000	$ 100,000
Hartford Provision Company	625 Nutmeg Road North	South Windsor	Wholesale	42241	No	$ 16,439,099	$ 1,500,000	MAA	$ -	$ 1,500,000	$ 14,939,099
ING Life Insurance and Annuity Company	151 Farmington Avenue	Hartford	Financial Services	524113	No	$101,675,000	$ 9,900,000	MAA	$ -	$ 9,900,000	$ 91,775,000
Polylok, Inc.	60 Capital Drive	Wallingford	Wholesale	42261	No	$ 6,475,000	$ 1,000,000	MAA	$ -	$ 1,000,000	$ 5,475,000
Specialty Coating Solutions, LLC	205 Avon Old Farms Road	Avon	Manufacturing	332999	No	$ 1,250,000	$ 200,000	MAA	$ -	$ 200,000	$ 1,050,000
Walgreen Eastern Co., Inc.	200 Wilmot Road	Hartford	Wholesale	44611	No	$ 3,500,000	$ 1,500,000	MAA	$ -	$ 1,500,000	$ 2,000,000
	9					**$149,104,099**	**$16,310,000**		$ -	**$16,310,000**	**$132,794,099**
FY 05-06											
Energy Beam Sciences, Inc.	29-A Kripes Road	East Granby	Manufacturing	334516	No	$ 1,986,000	$ 300,000	MAA	$ -	$ 300,000	$ 1,686,000
Ikonysis, Inc.	5 Science Park	New Haven	Manufacturing	339111	No	$ 600,000	$ 200,000	MAA	$ -	$ 200,000	$ 400,000
Neeltran, Inc.	71 Picket District Road	New Milford	Manufacturing	335999	No	$ 1,500,000	$ 500,000	MAA	$ -	$ 500,000	$ 1,000,000
Fairfield Crystal Technologies, LLC	8 South End Plaza/Old Town Road	New Milford	Manufacturing	334419	No	$ 637,000	$ 200,000	MAA	$ -	$ 200,000	$ 437,000
Southington Tool & Manufacturing Corp.	300 Atwater Street	Southington	Manufacturing	332612	No	$ 836,265	$ 175,000	MAA	$ -	$ 175,000	$ 661,265
Pez Manufacturing, Inc.	35 Prindle Hill Road	Orange	Manufacturing	31134	No	$ 4,665,400	$ 2,000,000	MAA	$ -	$ 2,000,000	$ 2,665,400
NESSteel, Inc.	83 Gerber Drive	Tolland	Manufacturing	33271	No	$ 1,700,000	$ 199,000	MAA	$ -	$ 199,000	$ 1,501,000
	7					**$ 11,924,665**	**$ 3,574,000**		$ -	**$ 3,574,000**	**$ 8,350,665**
FY 04-05											
Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	Manufacturing	332999	Yes	$ 1,075,000	$ 175,000	MAA	$ -	$ 175,000	$ 900,000

Table A-2.1: Business Assistance Portfolio (continued)

Company	Address	Municipality	Industry	NAICS Code	Minority Or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
Genomas, Inc.	67 Jefferson Street	Hartford	Service	541710	Yes	$ 1,000,000	$ 200,000	MAA	$ -	$ 200,000	$ 800,000
Asper, Inc. d/b/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	Manufacturing	332721	No	$ 1,075,000	$ 400,000	MAA	$ -	$ 400,000	$ 675,000
	3					**$ 3,150,000**	**$ 775,000**		$ -	**$ 775,000**	**$ 2,375,000**
FY 03-04											
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	Service	531120	No	$ 3,400,000	$ 2,500,000	UA-OPM[2]	$2,500,000	$ -	$ 900,000
	1					**$ 3,400,000**	**$ 2,500,000**		**$2,500,000**	**$ -**	**$ 900,000**
FY 02-03											
Ahlstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	Manufacturing	313230	No	$ 49,921,925	$ 550,000	MAA	$ -	$ 550,000	$ 49,371,925
MBI, Inc.	47 Richards Avenue	Norwalk	Service	454110	No	$ 10,000,000	$ 2,000,000	MAA	$ -	$ 2,000,000	$ 8,000,000
Derecktor Shipyards	837 Seaview Avenue	Bridgeport	Manufacturing	336612	No	$ 3,200,000	$ 1,200,000	MAA	$ -	$ 1,200,000	$ 2,000,000
Daticon LLC, f/k/a Hilltop Investments, LLC	209 West Town Street	Norwich	Service	818210	No	$ 11,800,000	$ 1,500,000	MAA	$ -	$ 1,500,000	$ 10,300,000
	4					**$74,921,925**	**$ 5,250,000**		$ -	**$ 5,250,000**	**$ 69,671,925**
FY 01-02											
Cuno, Inc.	400 Research Parkway	Meriden	Manufacturing	333319	No	$ 300,000	$ 100,000	MAA	$ -	$ 100,000	$ 200,000
MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	Manufacturing	336411	No	$ 2,300,000	$ 200,000	MAA	$ -	$ 200,000	$ 2,100,000
Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Street (rear)	Plainville	Manufacturing	334290	No	$ 1,660,000	$ 600,000	MAA	$ -	$ 600,000	$ 1,060,000
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	Manufacturing	331221	No	$ 940,000	$ 200,000	NVRLF[3]	$ -	$ 200,000	$ 740,000
Vertrax, Inc.	205 Orange Street - 4th Floor	New Haven	Service	541512	No	$ 2,450,000	$ 200,000	MAA	$ -	$ 200,000	$ 2,250,000
Latex Foam International, LLC	510 River Road	Shelton	Manufacturing	326299	No	$19,400,000	$ 3,000,000	MAA	$ -	$ 3,000,000	$ 16,400,000
	7					**$27,050,000**	**$ 4,300,000**		$ -	**$ 4,300,000**	**$ 22,750,000**
FY 00-01											
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	530 Preston Avenue – First Floor	Meriden	Service	514310	No	$ 21,000,000	$ 3,000,000	MAA	$ -	$ 3,000,000	$ 18,000,000
GE Capital Corporation	10 Riverview Drive	Danbury	Financial Services	522298	No	$ 42,100,000	$ 4,292,250	MAA	$ -	$ 4,292,250	$ 37,807,750
UBS AG/UBS Securities LLC	677 Washington Boulevard.	Stamford	Financial Services	523999	No	$310,000,000	$ 46,000,000	MAA	$ -	$46,000,000	$264,000,000

Table A-2.1: Business Assistance Portfolio (continued)											
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority Or Women Owned**	**Total Project Cost**	**Total Assistance**	**Funding Source**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Purdue Pharma	201 Tresser Boulevard.	Stamford	Manufacturing	325412	No	$155,712,757	$ 3,000,000	MAA	$ -	$ 3,000,000	$152,712,757
	4					**$528,812,757**	**$ 56,292,250**		$ -	**$56,292,250**	**$472,520,507**
FY 99-00											
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	Ellington Road	South Windsor	Manufacturing	323110	No	$ -	$ -	-	$ -	$ -	$ -
Pfizer Central Research	Eastern Point Road	Groton	Manufacturing	325411	No	$ 5,000,000	$ 5,000,000	UA-OPM	$5,000,000	$ -	$ -
Cadco, Ltd.	145 Colebrook River Road	Winsted	Manufacturing	333414	No	$ 470,000	$ 200,000	MAA	$ -	$ 200,000	$ 270,000
Composition Materials Co., Inc.	125 Old Gate Lane	Milford	Manufacturing	321999	No	$ 965,000	$ 300,000	MAA	$ -	$ 300,000	$ 665,000
Cougar Electronics II Corporation	10-12 Lyman Street	New Haven	Manufacturing	334413	No	$ 555,000	$ 200,000	MAA	$ -	$ 200,000	$ 355,000
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	Manufacturing	331221	No	$ 1,650,000	$ 350,000	MAA	$ -	$ 350,000	$ 1,300,000
Lincoln National Corporation	350 Church Street	Hartford	Financial Services	524113	No	$ 16,700,000	$ 1,800,000	MAA	$ -	$ 1,800,000	$ 14,900,000
Innovative Arc Tubes Corporation	1240 Central Avenue	Bridgeport	Manufacturing	335122	No	$ 3,198,000	$ 1,500,000	MAA	$ -	$ 1,500,000	$ 1,698,000
	8					**$ 28,538,000**	**$ 9,350,000**		**$5,000,000**	**$ 4,350,000**	**$ 19,188,000**
FY 98-99											
Underwater Construction Corporation	110 Plains Road	Essex	Service	238990	No	$ 4,940,000	$ 500,000	MAA	$ -	$ 500,000	$ 4,440,000
Howland Hughes Company	120-140 Bank Street	Waterbury	Service	452110	No	$ 200,000	$ 200,000	UA-OPM	$ 200,000	$ -	$ -
Sixmil Corporation/Rosco Laboratories, Inc.	52 Harborview Avenue	Stamford	Manufacturing	335129	No	$ 2,859,510	$ 750,000	MAA	$ -	$ 750,000	$ 2,109,510
Chaves Bakery II, Inc.	1365 State Street	Bridgeport	Manufacturing	311812	Yes	$ 8,400,000	$ 3,000,000	MAA	$ -	$ 3,000,000	$ 3,400,000
Coastline Terminals of Connecticut, Inc.	100 Waterfront Street	New Haven	Service	488991	No	$ 8,400,000	$ 2,850,000	UA-OPM	$2,850,000	$ -	$ 5,550,000
Chaves Bakery II, Inc.	1365 State Street	Bridgeport	Manufacturing	311812	Yes	NA[4]	$ 2,000,000	UA-OPM	$2,000,000	$ -	NA
Space Craft Manufacturing, Inc.	300 East Street	New Haven	Manufacturing	336412	Yes	$ 1,275,518	$ 200,000	MAA	$ -	$ 200,000	$ 1,075,518
American Modular Corporation	370 Main Street	Terryville	Manufacturing	321992	No	$ 850,000	$ 300,000	MAA	$ -	$ 300,000	$ 550,000
Chromium Process Company	113 West Canal Street	Shelton	Manufacturing	332813	No	$ 975,000	$ 487,500	MAA	$ -	$ 487,500	$ 487,500
Tenergy Christ Water, LLC	255 Myrtle Street	New Britain	Manufacturing	333319	No	$ 4,175,000	$ 3,175,000	MAA	$ -	$ 3,175,000	$ 1,000,000
	10					**$ 32,075,028**	**$ 13,462,500**		**$5,050,000**	**$ 8,412,500**	**$ 18,612,528**

Table A-2.1: Business Assistance Portfolio (continued)

Company	Address	Municipality	Industry	NAICS Code	Minority Or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
FY 97-98											
FoodTech International, Inc.	26 Kendall Street	New Haven	Manufacturing	311423	No	$ 2,446,400	$ 1,168,000	MAA	$ -	$ 1,168,000	$ 1,278,400
Colonial Bronze Company	511 Winsted Road	Torrington	Manufacturing	332510	No	NA	$ 200,000	NVRLF	$ -	$ 200,000	NA
Colonial Bronze Company	511 Winsted Road	Torrington	Manufacturing	332510	No	$ 1,731,880	$ 398,544	MAA	$ -	$ 398,544	$ 1,133,336
Producto Machine Company	800 Union Avenue	Bridgeport	Manufacturing	333512	No	$ 2,200,000	$ 500,000	MAA	$ 500,000	$ -	$ 1,700,000
Cannondale Corporation n/k/a Cannondale Bicycle Corp.	16 Trowbridge Drive	Bethel	Manufacturing	336991	No	$ 4,850,000	$ 337,500	MAA	$ -	$ 337,500	$ 4,512,500
Hartford-West Indian Bakery Co., Inc.	801 Windsor Street	Hartford	Manufacturing	311812	Yes	$ 996,000	$ 195,000	MAA	$ -	$ 195,000	$ 801,000
Neumade Products Corporation	30 Pecks Lane	Newtown	Manufacturing	325992	No	$ 3,740,000	$ 500,000	MAA	$ -	$ 500,000	$ 3,240,000
Industrial Heater Corporation	30 Knotter Drive	Cheshire	Manufacturing	333994	No	$ 400,000	$ 200,000	MAA	$ -	$ 200,000	$ 200,000
Superior Plastic Extrusion Co., Inc.	5 Highland Drive	Putnam	Manufacturing	326113	No	$ 2,228,000	$ 300,000	MAA	$ -	$ 300,000	$ 1,928,000
Clairol, Inc. n/k/a Procter and Gamble Hair Care, LLC	1 Blachley Road	Stamford	Manufacturing	325620	No	$ 5,250,000	$ 650,000	MAA	$ 650,000	$ -	$ 4,600,000
Genaissance Pharmaceuticals, Inc./Cogenics	5 Science Park	New Haven	Service	541710	No	$ 8,850,000	$ 350,000	MAA	$ -	$ 350,000	$ 8,500,000
Tenergy Christ Water, LLC	255 Myrtle Street	New Britain	Manufacturing	333319	No	$ 220,000	$ 200,000	MAA	$ 200,000	$ -	$ 20,000
Halox Technologies, Inc./Eastern Plastics, Inc.	304 Bishop Avenue	Bridgeport	Manufacturing	333298	No	$ 7,834,939	$ 3,500,000	UA/MAA	$1,750,000	$ 1,750,000	$ 4,334,939
BI Services Center, Inc.	900 Ridgebury Road	Ridgefield	Service	541214	No	$ 2,630,000	$ 550,000	MAA	$ -	$ 550,000	$ 2,080,000
Oxford Industries of Connecticut, Inc.	221 South Street	New Britain	Manufacturing	325211	No	$ 1,190,000	$ 500,000	MAA	$ -	$ 500,000	$ 690,000
	15					**$ 44,567,219**	**$ 9,549,044**		**$3,100,000**	**$ 6,449,044**	**$ 35,018,175**
FY 96-97											
Carlton Industries Corp.	5 Marne Street	Hamden	Manufacturing	334418	No	$ 472,500	$ 100,000	MAA	$ -	$ 100,000	$ 372,500
United Steel, Inc. f/k/a East Hartford Welding	164 School Street	East Hartford	Manufacturing	332312	No	$ 2,606,470	$ 321,000	MAA	$ -	$ 321,000	$ 2,285,470
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	350 Ruby Road	Willington	Transportation	492210	No	$ 31,350,000	$ 150,000	MAA	$ 150,000	$ -	$ 31,200,000

Table A-2.1: Business Assistance Portfolio (continued)											
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority Or Women Owned**	**Total Project Cost**	**Total Assistance**	**Funding Source**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Engineering Services & Products Company	1395 John Fitch Boulevard.	South Windsor	Service	561439	No	$ 988,400	$ 200,000	MAA	$ 200,000	$ -	$ 788,400
Virgin Atlantic Airways, Ltd.	747 Belden Avenue	Norwalk	Transportation	481111	No	$ 9,598,374	$ 400,000	MAA	$ 400,000	$ -	$ 9,198,374
K-Tech International, Inc.	56 Ella Grasso Avenue	Torrington	Manufacturing	333921	No	$ 926,000	$ 50,000	MAA	$ 50,000	$ -	$ 876,000
	6					**$ 45,941,744**	**$ 1,221,000**		**$ 800,000**	**$ 421,000**	**$ 44,720,744**
FY 95-96											
Cytec Industries, Inc.	South Cherry Street	Wallingford	Manufacturing	325412	No	$ 20,000,000	$ 2,000,000	MAA	$2,000,000	$ -	$ 18,000,000
Vespoli USA Inc.	385 Clinton Avenue	Fair Haven	Manufacturing	336612	No	$ 947,835	$ 150,000	MAA	$ 150,000	$ -	$ 797,835
Bicron Electronics Company	50 Barlow Street	Canaan	Manufacturing	334416	No	$ 2,000,000	$ 130,000	MAA	$ 130,000	$ -	$ 1,870,000
	3					**$ 22,947,835**	**$ 2,280,000**		**$2,280,000**	$ -	**$ 20,667,835**
FY 94-95											
United Parcel Service, Inc.	Bradley Airport	Windsor Locks	Transportation	481112	No	$ 30,322,765	$ 800,000	MAA	$ 800,000	$ -	$ 29,522,765
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	Charter Oak Boulevard	West Hartford	Manufacturing	336412	No	$ 4,811,279	$ 1,549,301	MAA	$1,549,301	$ -	$ 3,261,978
A. B. Massa Paper Corporation	5 Firestone Drive	Suffield	Wholesale	424130	No	$ 4,539,500	$ 200,000	MAA	$ 200,000	$ -	$ 4,339,500
Arburg, Inc.	125 Rockwell Road	Newington	Wholesale	423830	No	$ 1,503,034	$ 500,000	MAA	$ 500,000	$ -	$ 1,003,034
	4					**$ 41,176,578**	**$ 3,049,301**		**$3,049,301**	$ -	**$ 38,127,277**
FY 93-94											
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	199 Benson Road	Middlebury	Manufacturing	327123	No	$ 36,668,784	$ 8,000,000	MAA	$8,000,000	$ -	$ 28,668,784
	1					**$ 36,668,784**	**$ 8,000,000**		**$8,000,000**	$ -	**$ 28,668,784**
FY 92-93											
Allied Controls, Inc.	150 East Aurora Street	Waterbury	Manufacturing	334418	No	$ 500,000	$ 250,000	MAA	$ -	$ 250,000	$ 250,000
Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	Manufacturing	336411	No	$ 6,000,000	$ 3,000,000	MAA	$3,000,000	$ -	$ 3,000,000
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company	60 Security Drive	Avon	Manufacturing	323110	Yes	$ 3,185,000	$ 1,600,000	MAA	$ -	$ 1,600,000	$ 1,585,000

Table A-2.1: Business Assistance Portfolio (continued)

Company	Address	Municipality	Industry	NAICS Code	Minority Or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	Service	531120	No	$ 2,500,000	$ 500,000	MAA	$ -	$ 500,000	$ 2,000,000
	4					**$ 12,185,000**	**$ 5,350,000**		**$3,000,000**	**$ 2,350,000**	**$ 6,835,000**
FY 91-92											
Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	Manufacturing	325414	No	$ 3,260,000	$ 2,099,074	MAA	$ -	$ 2,099,074	$ 1,160,926
	1					**$ 3,260,000**	**$ 2,099,074**		$ -	**$ 2,099,074**	**$ 1,160,926**
DECD/CDA Participation Companies[5]											
FY 06-07											
Thompson Candy Company, LLC	80 South Vine Street	Meriden	Manufacturing	31133	No	$ 2,180,000	$ 250,000	MAA	$ -	$ 250,000	$ 1,930,000
	1					**$ 2,180,000**	**$ 250,000**		$ -	**$ 250,000**	**$ 1,930,000**
FY 05-06											
Americus Dental Labs	36 Mills Street	Wethersfield	Service	339116	No	$ 5,440,000	$ 153,950	MAA	$ -	$ 153,950	$ 5,286,050
	1					**$ 5,440,000**	**$ 153,950**		$ -	**$ 153,950**	**$ 5,286,050**
FY 02-03											
Bauer Howden, Inc.	175 Century Drive	Bristol	Manufacturing	334519	No	$ 4,000,000	$ 220,000	MAA	$ -	$ 220,000	$ 3,780,000
	1					**$ 4,000,000**	**$ 220,000**		$ -	**$220,000**	**$ 3,780,000**
FY 01-02											
Martin Brower Co.	191 Moody Road	Enfield	Wholesale	424420	No	$ 11,700,000	$ 1,500,000	MAA	$ -	$ 1,500,000	$ 10,200,000
Carla's Pasta	50 Talbot Lane	South Windsor	Manufacturing	311412	No	$ 8,574,754	$ 197,831	MAA	$ -	$ 197,831	$ 8,376,923
Becton Dickinson	Route 7 & Graceway	Canaan	Manufacturing	339113	No	$ 29,590,000	$ 1,000,000	MAA	$ -	$ 1,000,000	$ 28,590,000
Porcelen Limited Connecticut, LLC	129 Leader Hill Road	Hamden	Manufacturing	325510	No	$ 2,325,000	$ 1,040,000	MAA	$ -	$ 1,040,000	$ 1,285,000
	4					**$ 52,189,754**	**$ 3,737,831**			**$ 3,737,831**	**$ 48,451,923**
FY 00-01											
Al's Holdings, Inc.	1-3 Revay Road	East Windsor	Manufacturing	312111	No	$ 2,400,000	$ 450,000	MAA	$ -	$ 450,000	$ 1,950,000
Atticus Bakery	360 James Street	New Haven	Manufacturing	424420	No	$ 3,130,000	$ 540,000	MAA	$ -	$ 540,000	$ 2,590,000
Yarde Metals, Inc.	45 Newell Street	Southington	Wholesale	423510	No	$ 16,200,000	$ 2,000,000	MAA	$ -	$ 2,000,000	$ 14,200,000
	3					**$ 21,730,000**	**$ 2,990,000**			**$ 2,990,000**	**$ 18,740,000**
FY 98-99											
Leipold, Inc.	545 Marshall Phelps Road	Windsor	Manufacturing	332710	No	$ 600,000	$ 200,000	MAA	$ -	$ 200,000	$ 400,000
	1					**$ 600,000**	**$ 200,000**		$ -	**$ 200,000**	**$ 400,000**

Table A-2.1: Business Assistance Portfolio (continued)

Company	Address	Municipality	Industry	NAICS Code	Minority Or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
FY 97-98											
Bozzuto's Inc.	275 Schoolhouse Road	Cheshire	Wholesale	424410	No	$ 17,650,000	$ 1,000,000	MAA	$ -	$ 1,000,000	$ 16,650,000
Bob's Discount Furniture, Inc.	428 Tolland Turnpike	Manchester	Service	423210	No	$ 6,125,000	$ 1,000,000	MAA	$ -	$ 1,000,000	$ 5,125,000
APS Technology, Inc.	800 Corporate Row	Cromwell	Service	54133	No	$ 1,575,000	$ 267,000	MAA	$ -	$ 267,000	$ 1,308,000
North American Dispense / Drought Technologies	592 New Britain Avenue	Farmington	Manufacturing	333319	No	$ 1,640,000	$ 200,000	MAA	$ -	$ 200,000	$ 1,440,000
	4					**$ 26,990,000**	**$ 2,467,000**		$ -	**$ 2,467,000**	**$ 24,523,000**
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES											
FY 06-07											
Lex Products Corporation	401 Shippan Avenue	Stamford	Manufacturing	335999	No	$ 500,000	$ 225,000	MAA	$ -	$ 225,000	$ 275,000
	1					**$ 500,000**	**$ 225,000**		$ -	**$ 225,000**	**$ 275,000**
FY 05-06											
Accel International Holdings, Inc.	75 Progress Lane	Waterbury	Manufacturing	331422	No	$ 500,000	$ 250,000	MAA	$ -	$ 250,000	$ 250,000
	1					**$ 500,000**	**$ 250,000**		$ -	**$ 250,000**	**$ 250,000**
FY 00-01											
Ward Leonard Electric Co.	401 Watertown Avenue	Thomaston	Manufacturing	335312	No	$ 6,500,000	$ 300,000	MAA	$ -	$ 300,000	$ 6,200,000
CUNO, Inc.	400 Research Parkway	Meriden	Manufacturing	333319	No	$ 2,000,000	$ 437,500	MAA	$ -	$ 437,500	$ 1,562,500
	2					**$ 8,500,000**	**$ 737,500**		$ -	**$ 737,500**	**$ 7,762,500**
FY 99-00											
Survival Systems Training USA, Inc.	144 Tower Avenue	Groton	Service	611699	No	$ 1,304,000	$ 250,000	MAA	$ -	$ 250,000	$ 1,054,000
American Unibrass Tube Co., LLC	235 E. Main Street	Thomaston	Manufacturing	331421	No	$ 2,426,000	$ 375,000	MAA	$ -	$ 375,000	$ 2,051,000
	2					**$ 3,730,000**	**$ 625,000**		$ -	**$ 625,000**	**$ 3,105,000**
FY 98-99											
AAR Engine Component Services	601 Marshall Phelps Road	Windsor	Manufacturing	488190	No	$ 2,500,000	$ 425,000	MAA	$ -	$ 425,000	$ 2,075,000
Sempra Energy Trading Corp.	58 Commerce Road	Stamford	Manufacturing	221122	No	$ 10,000,000	$ 500,000	MAA	$ -	$ 500,000	$ 9,500,000

Table A-2.1: Business Assistance Portfolio (continued)											
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority Or Women Owned**	**Total Project Cost**	**Total Assistance**	**Funding Source**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Tele Tech Financial Services Mgt., Inc.	1 Vision Drive	Enfield	Service	561439	No	$ 5,100,000	$ 1,000,000	MAA	$ -	$1,000,000	$ 4,100,000
	3					**$ 17,600,000**	**$ 1,925,000**		$ -	**$1,925,000**	**$ 15,675,000**

Source: DECD, COPS, as of June 30, 2007

[1] Economic Development and Manufacturing Assistance Act.
[2] Urban Act.
[3] Naugatuck Valley Revolving Loan Fund.
[4] Data not available or identified elsewhere in the report
[5] Seamless Loans 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 2007 Surveys	
Number of projects[1]	91
Number of companies surveyed[2]	86
Number of surveys returned	86
Number of participating companies	86
Number of companies that did not respond	0
DECD/CDA Seamless Deals	
Number of projects	24
Number of companies surveyed	24
Number of surveys returned	15
Number of participating companies	15
Number of companies that did not respond	9
Total number of participating companies	101
Total number of companies that did not respond	9

Source: DECD, COPS, as of June 30, 2007

[1] Surveyed companies include businesses that received direct DECD financial assistance and Urban & Industrial Site Reimbursement Tax Credits.
[2] There are five companies that had multiple projects with DECD and only one survey is utilized for this report.

Table A-2.3a: Business Assistance Portfolio - Employment Survey Results[1] Full-Time Employees							
	Per Application		Actual			Contract Requirements	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
A. B. Massa Paper Corporation	15	50	42	15	27	15	50
Aero-Craft, LLC	52	40	60	52	8	52	40
Ahlstrom Windsor Locks, LLC	495	15	509	495	14	495	15
Allied Controls, Inc.	104	496	10	10	0	0	0
Al's Holdings, Inc.[2]	34	26	40	34	6	35	25
Alto Products Corp. d/b/a Plainville Special Tool	50	15	35	35	0	50	15
American Modular Corporation	40	60	45	40	5	0	40
Americus Dental Labs[2]	0	0	40	0	40	0	0
APS Technology, Inc. [2]	0	30	69	0	69	0	30
Arburg, Inc.	32	93	33	32	1	32	93
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	30	28	2	29	5
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	400	252	0	252	0	400
Atlantic Steel & Processing, LLC	10	25	16	10	6	0	35
Atticus Bakery[2]	55	35	104	55	49	55	35
Bauer Howden, Inc. [2]	48	0	59	48	11	0	0
Becton Dickinson[2]	563	0	535	535	0	563	0
BI Services Center, Inc.	8	67	72	8	64	8	52
Bicron Electronics Company	147	33	81	81	0	147	21
Bob's Discount Furniture, Inc. [2]	263	80	921	263	658	60	118
Bozzuto's Inc. [2]	545	41	1,099	545	554	503	160
Cadco, Ltd.	41	1	27	27	0	25	0
Cannondale Corporation n/k/a Cannondale Bicycle Corp.	97	4	64	64	0	87	14
Carla's Pasta[2]	75	36	70	70	0	76	36
Carlton Industries Corp.	19	41	56	19	37	19	12
Chaves Bakery II, Inc.	25	75	100	25	75	25	75
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	605	0	563	563	0	0	800
Chromium Process Company	50	8	34	34	0	50	8
Clairol, Incorporated n/k/a Procter and Gamble Hair Care, LLC	1,049	0	575	575	0	0	130

Table A-2.3a: Business Assistance Portfolio - Employment Survey Results Full-Time Employees (continued)							
	Per Application		Actual			Contract Requirements	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Coastline Terminals of Connecticut, Inc.	0	0	100	0	100	50	20
Colonial Bronze Company	58	24	48	48	0	55	24
Composition Materials Co., Inc.	15	3	8	8	0	0	17
Cougar Electronics II Corporation	1	19	15	1	14	0	20
Cuno, Inc.	728	22	895	728	167	728	22
Cytec Industries, Inc.	585	0	198	198	0	500	0
DCG -PMI, Inc.	47	0	47	47	0	47	0
Derecktor Shipyards Conn., LLC	92	20	221	92	129	92	33
Diageo North America, Inc.	700	300	626	626	0	700	300
DiSanto Technology, Inc.	62	20	56	56	0	62	20
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	0	0	705	0	705	290	125
Energy Beam Sciences, Inc.	0	20	13	0	13	0	20
Engineering Services & Products Company	41	24	100	41	59	41	24
Eppendorf Manufacturing Corporation	0	115	67	0	67	0	115
FactSet Research Systems, Inc.	356	180	508	356	152	356	180
Fairfield Crystal Technologies, LLC	2	25	2	2	0	2	25
FoodTech International, Inc.	2	45	61	2	59	2	45
Freund's Farm, Inc.	5	0	7	5	2	0	0
GE Capital Corporation	340	410	548	340	208	340	410
Genaissance Pharmaceuticals, Inc. (Cogenics)	13	19	64	13	51	13	19
Genomas, Inc.	4	17	9	4	5	4	46
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	381	189	447	381	66	0	0
Greenwich Capital Markets, Inc	700	1,150	1,149	700	449	700	1,150
Halox Technologies, Inc./Eastern Plastics, Inc.	2	148	174	2	172	2	150
Hartford Provision Company	114	67	146	114	32	114	67
Hartford-West Indian Bakery Co., Inc.	42	15	36	36	0	47	20
Hilltop Investments, LLC/Daticon, Inc.	200	50	114	114	0	200	50
Howland Hughes Company	0	0	3	0	3	0	0

Table A-2.3a: Business Assistance Portfolio - Employment Survey Results Full-Time Employees (continued)							
	Per Application		Actual			Contract Requirements	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Ikonysis, Inc	18	33	50	18	32	22	0
Incubator Associates, LP	0	0	5	0	5	0	0
Industrial Heater Corporation	70	15	28	28	0	75	15
ING Life Insurance and Annuity Company	1,634	0	1,983	1,634	349	1,634	66
Innovative Arc Tubes Corporation	0	75	10	0	10	0	75
Kaman Aerospace Corporation	1,349	71	283	283	0	0	0
K-Tech International, Inc.	18	10	24	18	6	18	10
Latex Foam International, LLC	54	199	182	54	128	54	199
Leipold, Inc. [2]	0	25	27	0	27	4	21
Lincoln National Corporation	546	354	610	546	64	550	50
Lowe's Home Centers, Inc.	0	525	1,746	0	1,746	0	525
Martin Brower Co. [2]	99	59	203	99	104	99	59
MBI, Inc.	515	100	630	515	115	525	100
MTU Aero Engines North America, Inc.	0	45	57	0	57	0	45
Neeltran, Inc.	64	30	82	64	18	64	34
NESSteel, Inc.	28	20	31	28	3	29	20
Neumade Products Corporation	8	41	19	8	11	8	41
North American Dispense[2]	20	5	14	14	0	0	0
Noujaim Tool Co., Inc.	14	18	27	14	13	22	7
Oxford Industries of Connecticut, Inc.	16	15	19	16	3	16	15
Pez Manufacturing, Inc.	127	20	140	127	13	127	20
Pfizer Central Research	0	0	4,834	0	4,834	0	1,300
Polylok, Inc.	40	19	50	40	10	40	59
Porcelen Limited Connecticut, LLC[2]	68	100	150	68	82	68	100
Pro Line Printing, Inc. f/k/a/ Eastern Color Acquisition Company	95	35	124	95	29	0	0
Producto Machine Company	115	185	50	50	0	115	185
Protein Sciences Corporation/MEDCO	0	0	41	0	41	0	0
Purdue Pharma, LP	420	240	450	420	30	420	240
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	33	84	336	33	303	250	75
Sixmil Corporation/Rosco Laboratories, Inc.	61	2	64	61	3	55	8

Table A-2.3a: Business Assistance Portfolio - Employment Survey Results Full-Time Employees (continued)							
	Per Application		Actual			Contract Requirements	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Southington Tool & Manufacturing Corp.	33	0	32	32	0	34	0
Space Craft Manufacturing, Inc.	30	8	44	30	14	30	15
Specialty Coating Solutions, LLC	3	17	4	3	1	3	17
Superior Plastic Extrusion Co., Inc.	12	36	48	12	36	0	36
Tenergy Christ Water, LLC	2	100	53	2	51	4	100
Thompson Candy Company, LLC[2]	0	0	126	0	126	103	0
UBS AG/UBS Securities LLC	2,000	3,000	3,834	2,000	1,834	2,000	0
Underwater Construction Corporation	70	5	84	70	14	70	5
United Parcel Service, Inc.	75	46	2,302	75	2,227	0	346
United Steel, Inc. f/k/a East Hartford Welding	55	6	139	55	84	55	30
Vertrax, Inc.	10	30	9	9	0	10	30
Vespoli USA Inc.	28	22	43	28	15	28	22
Virgin Atlantic Airways, Ltd.	195	44	115	115	0	239	0
Walgreen Eastern Co., Inc.[3]	0	550	0	0	0	0	550
Yarde Metals, Inc. [2]	235	20	451	235	216	235	45

Source: DECD, COPS, as of June 30, 2007

[1] The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.
[2] Seamless Loans 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.
[3] Project under construction.

Table A-2.3b: Business Assistance Portfolio - Employment Survey Results[1] Part-Time Employees					
	Per Application		Actual		
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created
A. B. Massa Paper Corporation	0	0	0	0	0
Aero-Craft, LLC	0	0	1	0	1
Ahlstrom Windsor Locks, LLC	0	0	3	0	3
Allied Controls, Inc.	0	0	1	0	1
Al's Holdings, Inc.[2]	0	0	4	0	4
Alto Products Corp. d/b/a Plainville Special Tool	0	0	5	0	5
American Modular Corporation	0	10	0	0	0
Americus Dental Labs[2]	0	0	5	0	5
APS Technology, Inc. [2]	0	0	1	0	1
Arburg, Inc.	1	24	0	0	0
Asper, Inc. d/b/a Futuristics Components, LLC	1	0	2	1	1
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	0	5	0	5
Atlantic Steel & Processing, LLC	0	0	3	0	3
Atticus Bakery[2]	0	0		0	0
Bauer Howden, Inc. [2]	0	0	2	0	2
Becton Dickinson[2]	0	0	3	0	3
BI Services Center, Inc.	0	0	1	0	1
Bicron Electronics Company	0	0	4	0	4
Bob's Discount Furniture, Inc. [2]	0	0	62	0	62
Bozzuto's Inc. [2]	0	0	114	0	114
Cadco, Ltd.	1	0	0	0	0
Cannondale Corporation n/k/a Cannondale Bicycle Corp.	0	0	2	0	2
Carla's Pasta[2]	0	0	0	0	0
Carlton Industries Corp.	3	0	0	0	0
Chaves Bakery II, Inc.	0	0	11	0	11
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	0	0	2	0	2
Chromium Process Company	2	0	2	2	0
Clairol, Incorporated n/k/a Procter and Gamble Hair Care, LLC	169	0	0	0	0
Coastline Terminals of Connecticut, Inc.	0	0	107	0	107
Colonial Bronze Company	0	0	0	0	0
Composition Materials Co., Inc.	1	1	0	0	0
Cougar Electronics II Corporation	0	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	17	0	17
Diageo North America, Inc.	0	0	1	0	1
DiSanto Technology, Inc.	0	0	0	0	0

Table A-2.3b: Business Assistance Portfolio - Employment Survey Results[1] Part-Time Employees (continued)					
	Per Application		Actual		
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	0	0	10	0	10
Energy Beam Sciences, Inc.	0	0	2	0	2
Engineering Services & Products Company	7	0	8	7	1
Eppendorf Manufacturing Corporation	0	0	1	0	1
FactSet Research Systems, Inc.	0	0	4	0	4
Fairfield Crystal Technologies, LLC	0	0	6	0	6
FoodTech International, Inc.	0	0	2	0	2
Freund's Farm, Inc.	5	0	2	2	0
GE Capital Corporation	0	0	0	0	0
Genaissance Pharmaceuticals, Inc. (Cogenics)	3	0	3	3	0
Genomas, Inc.	1	0	2	1	1
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	0	0	1	0	1
Greenwich Capital Markets, Inc	0	0	9	0	9
Halox Technologies, Inc./Eastern Plastics, Inc.	0	0	1	0	1
Hartford Provision Company	0	0	0	0	0
Hartford-West Indian Bakery Co., Inc.	3	2	9	3	6
Hilltop Investments, LLC/Daticon, Inc.	40	10	89	40	49
Howland Hughes Company	0	0	1	0	1
Ikonysis, Inc	0	0	0	0	0
Incubator Associates, LP	0	0	0	0	0
Industrial Heater Corporation	0	0	4	0	4
ING Life Insurance and Annuity Company	101	0	83	83	0
Innovative Arc Tubes Corporation	0	0	4	0	4
Kaman Aerospace Corporation	0	0	3	0	3
K-Tech International, Inc.	0	0	1	0	1
Latex Foam International, LLC	0	0	0	0	0
Leipold, Inc. [2]	0	0	0	0	0
Lincoln National Corporation	0	0	26	0	26
Lowe's Home Centers, Inc.	0	0	699	0	699
Martin Brower Co. [2]	0	0	6	0	6
MBI, Inc.	50	0	34	34	0
MTU Aero Engines North America, Inc.	0	5	2	0	2
Neeltran, Inc.	2	2	0	0	0
NESSteel, Inc.	1	0	0	0	0
Neumade Products Corporation	1	0	1	1	0

Table A-2.3b: Business Assistance Portfolio - Employment Survey Results[1] Part-Time Employees (continued)					
	Per Application		Actual		
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/07	Jobs Retained	Jobs Created
North American Dispense[2]	0	0		0	0
Noujaim Tool Co., Inc.	3	4	4	3	1
Oxford Industries of Connecticut, Inc.	0	0	2	0	2
Pez Manufacturing, Inc.	0	0	0	0	0
Pfizer Central Research	0	0	83	0	83
Polylok, Inc.	0	0	0	0	0
Porcelen Limited Connecticut, LLC[2]	0	0	0	0	0
Pro Line Printing, Inc. f/k/a/ Eastern Color Acquisition Company	10	15	1	1	0
Producto Machine Company	0	0	1	0	1
Protein Sciences Corporation/MEDCO	0	0	3	0	3
Purdue Pharma, LP	0	0	11	0	11
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	225	93	325	225	100
Sixmil Corporation/Rosco Laboratories, Inc.	4	1	1	1	0
Southington Tool & Manufacturing Corp.	1	0	1	1	0
Space Craft Manufacturing, Inc.	0	0	0	0	0
Specialty Coating Solutions, LLC	0	0	0	0	0
Superior Plastic Extrusion Co., Inc.	0	0	0	0	0
Tenergy Christ Water, LLC	0	0	2	0	2
Thompson Candy Company, LLC[2]	0	0	2	0	2
UBS AG/UBS Securities LLC	0	0	34	0	34
Underwater Construction Corporation	0	0	35	0	35
United Parcel Service, Inc.	375	300	2,387	375	2,012
United Steel, Inc. f/k/a East Hartford Welding	1	0	7	1	6
Vertrax, Inc.	0	0	1	0	1
Vespoli USA Inc.	8	0	0	0	0
Virgin Atlantic Airways, Ltd.	9	2	13	9	4
Walgreen Eastern Co., Inc.[3]	0	0	0	0	0
Yarde Metals, Inc. [2]	0	0	7	0	7

Source: DECD, COPS, as of June 30, 2007

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[1] The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.
[2] Seamless Loans 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.
[3] Project under construction.

Table A-2.4a: Business Assistance Portfolio - Employment Survey Results Wages: Full-Time									
Full-Time Jobs to be Retained:					**Full-Time Jobs to be Created:**				
Average Annual Salaries at Application				Number of Companies	Average Annual Salaries at Application				Number of Companies
Information not available				21	Information not available				27
$ 0	-	$ 10,000		9	$ 0	-	$ 10,000		12
$10,001	-	$ 20,000		7	$10,001	-	$ 20,000		15
$20,001	-	$ 30,000		15	$20,001	-	$ 30,000		19
$30,001	-	$ 40,000		20	$30,001	-	$ 40,000		16
$40,001	-	$ 50,000		15	$40,001	-	$ 50,000		9
$50,001		and over		22	$50,001		and over		11
Total				109	Total				109
Full-Time Jobs Retained:					**Full-Time Jobs Created:**				
Average Annual Salaries at June 30, 2007				Number of Companies	Average Annual Salaries at June 30, 2007				Number of Companies
Information not provided				9	Information not provided				20
$ 0	-	$ 10,000		0	$ 0	-	$ 10,000		0
$10,001	-	$ 20,000		1	$10,001	-	$ 20,000		13
$20,001	-	$ 30,000		16	$20,001	-	$ 30,000		25
$30,001	-	$ 40,000		27	$30,001	-	$ 40,000		21
$40,001	-	$ 50,000		16	$40,001	-	$ 50,000		10
$50,001		and over		40	$50,001		and over		20
Total				109	Total				109

Source: DECD, COPS, as of June 30, 2007

Table A-2.4b: Business Assistance Portfolio - Employment Survey Results Wages: Part-Time									
Part-Time Jobs to be Retained:					**Part-Time Jobs to be Created:**				
Average Annual Salaries at Application				Number of Companies	Average Annual Salaries at Application				Number of Companies
Information not available				53	Information not available				57
$ 0	-	$10,000		31	$ 0	-	$10,000		37
$10,001	-	$20,000		16	$10,001	-	$20,000		12
$20,001	-	$30,000		3	$20,001	-	$30,000		2
$30,001	-	$40,000		0	$30,001	-	$40,000		0
$40,001	-	$50,000		3	$40,001	-	$50,000		1
$50,001		and over		3	$50,001		and over		0
Total				109	Total				109

Part-Time Jobs to be Retained:					**Part-Time Jobs to be Created:**				
Average Annual Salaries at June 30, 2007				Number of Companies	Average Annual Salaries at June 30, 2007				Number of Companies
Information not available				52	Information not available				80
$ 0	-	$10,000		8	$ 0	-	$10,000		5
$10,001	-	$20,000		17	$10,001	-	$20,000		16
$20,001	-	$30,000		14	$20,001	-	$30,000		7
$30,001	-	$40,000		2	$30,001	-	$40,000		0
$40,001	-	$50,000		11	$40,001	-	$50,000		0
$50,001		and over		5	$50,001		and over		1
Total				109	Total				109

Source: DECD, COPS, as of June 30, 2007

Table A-2.5: Business Assistance Portfolio Employment Survey Results Gross Revenues			
Gross Revenues For Latest Fiscal Year End			**Number Of Companies**
Information not provided			12
$ 0	-	$ 1,000,000	10
$ 1,000,001	-	$ 5,000,000	19
$ 5,000,001	-	$ 10,000,000	18
$ 10,000,001	-	$ 20,000,000	11
$ 20,000,001	-	$ 50,000,000	11
$ 50,000,001	-	$ 100,000,000	6
$100,000,001		and over	22
Total			**109**

Source: DECD, COPS, as of June 30, 2007

Table A-2.6: Business Assistance Portfolio Employment Survey Results Company Benefit Information:			
Health Insurance Coverage Provided			
	Full-Time		Part-Time
Yes	75		27
No	6		42
Information not provided[1]	28		40
Total Number of Companies	**109**		**109**

Source: DECD, COPS, as of June 30, 2007

[1] In an effort to meet all of the statutory reporting requirements regarding the DECD Annual Report, the department surveyed recipients of DECD business assistance. Not all of those businesses surveyed responded to every question posed.

Appendix-3: Urban and Industrial Site Reinvestment Tax Credit Program

Table A-3: Urban and Industrial Site Reinvestment Tax Credit Program Portfolio									
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority or Women Owned**	**Total Project Cost**	**Total Assistance**	**Tax Credit Amount**	**Amount Leveraged[1]**
FY 06-07									
Greenwich Capital Markets, Inc	600 Steamboat Road	Greenwich	Manufacturing	52311	No	$345,000,000	$100,000,000	$100,000,000	$245,000,000
FY 05-06									
Eppendorf Manufacturing Corporation	175 Freshwater Boulevard.	Enfield	Manufacturing	326199	No	$23,100,000	$5,000,000	$5,000,000	$18,100,000
FY 04-05									
Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	Service	444110	No	$80,000,000	$20,000,000	$20,000,000	$60,000,000
FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	Financial Services	523991	No	$36,050,000	$7,000,000	$7,000,000	$29,050,000
FY 03-04									
Diageo North America, Inc.	25 Glover Avenue	Norwalk	Manufacturing	311213	No	$107,100,000	$40,000,000	$40,000,000	$67,100,000

Source: DECD, COPS, as of June 30, 2007

[1] Amount Leveraged equals Total Project Cost less DECD's Total Assistance.

Appendix-4: Insurance Reinvestment Tax Credit Program

Table A-4.1: Insurance Reinvestment Tax Credit Portfolio Fund Summary							
Fund Manager	**Fund**	**Capital Commitment**	**# of Investments Approved**	**Investments Approved as of 6/30/07**	**# of Actual Investments Made**	**Actual Investments**	**Capital Remaining for Investment[1]**
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[2]	Dowling & Partners Connecticut Fund, LP	$ 205,000,000	13	$ 104,275,000	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[3]	Prospector Partners Connecticut Funds	$ 135,000,000	2	$ 2,100,000	2	$ 2,100,000	$ 132,900,000
Schupp & Grochmal, LLC[4]	SG Insurance Investment Fund, LLC	$ 300,000,000	8	$ 73,750,000	4	$ 15,470,000	$ 286,930,000
Total		**$ 788,104,090**	**33**	**$ 292,616,119**	**22**	**$ 186,459,466**	**$ 601,644,624**

Source: DECD, COPS, as of June 30, 2007

[1] Capital remaining for investment equals Capital Committed minus Actual Investments.
[2] Dowling has 3 funds, (Dowling & Partners Connecticut Fund, LP I, II and III) which total $205,000,000.
[3] Prospector Partners (Prospector Partners Connecticut Fund, LP and Prospector Partners Connecticut Fund II, LP) has 2 funds totaling $135,000,000.
[4] Schupp & Grochmal has 2 funds totaling $300 million ($150 million each).

Table A-4.2: 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[1]**	**Required Under the Current Statute (25% rule)**	**Total Investments Approved As of 6/30/2007**	**$ 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	16	$ 15,470,000	$ 46,456	$ 937,576
Total	**22**	**623**	**1,092**	**166**	**$ 186,459,466**	**$170,750**	**$ 1,119,877**

Source: DECD, COPS, as of June 30, 2007

[1] *This program does not require fund managers to report actual number of jobs created beyond the statutory rule of 25%, therefore actual jobs created cannot be reported.*

Appendix-5: Manufacturing Machinery and Equipment Exemption Program

The Manufacturing Machinery and Equipment Exemption Program provides for 100% exemption of local property taxes on qualified, newly acquired manufacturing machinery and equipment. The State of 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.

Table A-5: Manufacturing Machinery and Equipment Exemption Program

Fiscal Year	Total
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

1. Table A-6: Connecticut Business Tax Credits		
Type of Credit	**Number of Credits**	**Amount of Credit Claimed**
Apprenticeship Training	14	$ 86,370
Clean Alternative Fuels	2	$ 23,819
Donation of Land	4	$ 1,234,270
Electronic Data Processing	1,770	$ 16,698,046
Employer Assisted Housing	1	$ 8,029
Financial Institutions	2	$ 2,556
Fixed Capital	2,466	$ 57,932,133
Hiring Incentive	2	$ 8,483
Historic Homes Rehabilitation	3	$ 265,000
Housing Program Contribution	8	$ 1,739,525
Human Capital	172	$ 2,258,410
Insurance Reinvestment	3	$ 314,773
Machinery and Equipment	203	$ 2,117,602
Manufacturing Facility in Targeted Investment Community or Enterprise Zone	45	$ 1,869,062
Neighborhood Assistance	84	$ 1,217,040
Research & Development	134	$ 5,932,629
Research & Experimental Expenditures	149	$ 10,268,517
Research & Development Grants	1	$ 1,512
SBA Guaranty Fee	4	$ 239,602
Traffic Reduction	7	$ 218,946
Total	**5,074**	**$ 102,436,324**

Source: CT Department of Revenue Services, 2005-06 Annual Report, Credit Claimed on 2004 Corporation Returns

Appendix-7: Enterprise Zone – National Performance Review Bibliography

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Appendix-8: DECD-Supported Revolving Loan Funds

Table A-8: 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	Richard LoPresti	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,

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
						Watertown, West Haven, Winchester, Wolcott, Woodbury.
Community Economic Development Fund (CEDF)	430 New Park Avenue, West Hartford, CT 06110	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
			Revolving Loan Fund	1994	Provides loans and technical assistance to small businesses and non-profits. Loans are from $5,000 to $250,000.	Statewide
			Eastern Connecticut Segmented Loan Fund	2005	Loans and technical assistance are provided to businesses located in Eastern Connecticut.	Eastern Connecticut
Community Capital Fund (CCF) (formerly the Grow	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	Bridgeport

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Bridgeport Fund and the Bridgeport Neighborhood Fund)					financing to healthy, small businesses and community based organizations that need additional capital to reach their full growth potential or to complete commercial projects that benefit Bridgeport's neighborhoods.	
Hartford Economic Development Corporation (HEDCo)/Greater Hartford Business Development Center (GHBDC)	15 Lewis Street, Hartford, CT 06103	Samuel Hamilton, Executive Director	South Hartford Initiative (SHI) Economic Development 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
			Small Business Loan Fund and Capital Region Economic	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

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Development Fund			
			Central Connecticut Revolving Loan	1995	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
Spanish American Merchants Association (SAMA)	95 Park Street, Hartford, CT 06106	Julio Mendoza, Executive Director	Business /Community Loan Fund and Technical Assistance	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

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Waterbury Development Corporation[1]	24 Leavenworth Street, Waterbury, CT 06702	Vacant	Regional Business Investment Fund	1994	Provides loans to manufacturers in the Naugatuck Valley area.	Beacon Falls, Bethlehem, Cheshire, Middlebury, Naugatuck, Oxford, Prospect, Southbury, Thomaston, Waterbury, Woodbury, Wolcott, and Watertown/Oakville.
			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
MetroHartford Alliance	31 Pratt Street, Hartford, CT 06103	John Schemo, Vice President	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 MetroHartford Growth Council operate the Funds. HEDCo is responsible for loan due diligence while MetroHartford	Andover, Avon, Bloomfield, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron,

[1] Formerly known as Naugatuck Valley Development Corporation

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
					takes on marketing the Funds.	Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks
			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	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,

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
					$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.	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

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Southeastern Connecticut Enterprise Region (SeCTer)	190 Governor Winthrop Boulevard, New London, CT 06320	Paul Brindamour, Director	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
			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	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-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
					Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	
			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	Taren McKinney, Director	Middlesex County Revitalization Commission Revolving	1997	Provides loans to small businesses in Middlesex County. The maximum loan amount is $50,000. HEDCo administers the funds on behalf of MxCRC.	Middlesex County - Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam,

Table A-8: DECD-Supported Regional Revolving Loan Funds (continued)						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Loan Fund			Killingworth, Middlefield, Middletown, Old Saybrook, Portland, Westbrook.
Connecticut Brownfield Revolving Loan Fund (CBRLF)	430 New Park Avenue, West Hartford, CT 06110	Liz Appel, Program Manager	Connecticut Brownfield Revolving Loan Fund (CBRLF)	2004	This Fund encourages redevelopment of properties that have been contaminated with hazardous waste, provides low-interest loans to qualified applicants for environmental cleanup of non-residential properties. Full repayment is due within five (5) years.	Berlin, Hartford

Source: DECD, OBID

Appendix-9: Community Development Portfolio

Table A-9: Community Development Portfolio									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
FY 06-07									
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Capital Repairs-Mortenson Theatre	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
Middletown, City of	245 deKoven Drive	Middletown	Green Street Arts Center Project	$ 1,502,537	$ 300,000	UA-OPM	$ 300,000	$ -	$ 1,202,537
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	New Fairfield Museum and Historic District	$ 450,000	$ 350,000	STEAP	$ 350,000	$ -	$ 100,000
Connecticut Players Foundation, Inc.	222 Sargent Drive	New Haven	Long Wharf Theatre - Phase I	$ 750,000	$ 750,000	UA-OPM	$ 750,000	$ -	$ -
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	Capital Improvement Project Phase II	$ 4,002,373	$ 1,100,000	UA-OPM	$ 1,100,000	$ -	$ 2,902,373
Orange Historical Society	769 Deer Run Lane	Orange	Nathan Bryan-William Andrew House Restoration	$ 285,000	$ 285,000	UA-OPM	$ 285,000	$ -	$ -
Sherman, Town of	P.O. Box 39	Sherman	Sherman Playhouse Improvements	$ 100,000	$ 100,000	STEAP	$ 100,000	$ -	$ -
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Eugene O'Neill Property Purchase	$ 425,000	$ 425,000	UA-OPM	$ 425,000	$ -	$ -
Marcle, LLC	31 Moulton Court	Willimantic	Meadow Street Investigation & Remediation	$ 215,300	$ 215,300	SCPRIF	$ -	$ 215,300	$ -
New London Turnpike Realty, LLC	911 New London Turnpike	Glastonbury	Roser Tannery Site Investigation Project	$ 171,800	$ 171,800	SCPRIF	$ -	$ 171,800	$ -
Waterbury Development Corporation[1]	24 Leavenworth Street	Waterbury	Brownfield Study of the City of Waterbury	$ 700,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 200,000
Whiting Mills, LLC	210 Holabird Street	Winsted	210 Holabird Street Project	$ 60,000	$ 60,000	SCPRIF	$ -	$ 60,000	$ -
Ansonia, City of	253 Main Street	Ansonia	Streetscape Improvement Project	$ 125,000	$ 125,000	SA	$ 125,000	$ -	$ -
Ashford, Town of	25 Pompey Hollow Road	Ashford	Transfer Station Modernization Project	$ 300,000	$ 300,000	STEAP	$ 300,000	$ -	$ -
Berlin, Town of	230 Kensington Road	Berlin	Town Center Project	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	Bloomfield Façade Improvements	$ 250,000	$ 250,000	SA	$ 250,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Bozrah, Town of	1 River Road	Bozrah	Waterline Extension, Gilman Brothers Project	$ 397,100	$ 175,000	STEAP	$ 175,000	$ -	$ 222,100
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Steel Point Project	$ 20,100,000	$ 18,600,000	UA-OPM	$ 18,600,000	$ -	$ 1,500,000
Bristol, City of	111 North Main Street	Bristol	Revit. Downtown, Recreation and Comm. Ctr.,Roadway	$ 5,000,000	$ 5,000,000	UA-OPM	$ 5,000,000	$ -	$ -
Brooklyn, Town of	P.O. Box 356	Brooklyn	Pedestrian Walkway Route 6	$ 425,000	$ 390,000	STEAP	$ 390,000	$ -	$ 35,000
Deep River, Town of	174 Main Street	Deep River	Downtown Streetscape Improvements	$ 554,531	$ 500,000	STEAP	$ 500,000	$ -	$ 54,531
East Haddam, Town of	Town Office Building	East Haddam	Sidewalk & Lighting Enhancements	$ 250,000	$ 250,000	STEAP	$ 250,000	$ -	$ -
East Hampton, Town of	20 East High Street	East Hampton	Infrastructure Improvements of Rt. 66	$ 499,944	$ 499,944	STEAP	$ 499,944	$ -	$ -
Essex, Town of	29 West Avenue	Essex	Town Improvements	$ 499,910	$ 499,910	STEAP	$ 499,910	$ -	$ -
Farmington, Town of	1 Monteith Drive	Farmington	Revitalization of Unionville Center	$ 670,000	$ 500,000	STEAP	$ 500,000	$ -	$ 170,000
Litchfield, Town of	74 West Street	Litchfield	Sidewalk Replacement in Town Center - Phase II	$ 170,000	$ 170,000	STEAP	$ 170,000	$ -	$ -
Manchester, Town of	41 Center Street, Box 191	Manchester	Broad Street Streetscape	$ 412,000	$ 412,000	UA-OPM	$ 412,000	$ -	$ -
Milford, City of	70 West River Street	Milford	Devon Center Revitalization III	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ -
New Hartford, Town of	530 Main Street	New Hartford	Downtown Revitalization	$ 330,000	$ 250,000	STEAP	$ 250,000	$ -	$ 80,000
New Haven, City of	165 Church Street	New Haven	River Street Revitalization Project - Phase I	$ 15,003,202	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ 12,503,202
New Haven, City of	165 Church Street	New Haven	Mid-Block Garage	$ 24,672,091	$ 4,000,000	SA	$ 4,000,000	$ -	$ 20,672,091
New Haven, City of	165 Church Street	New Haven	Gateway Downtown Development Project	$ 10,000,000	$ 10,000,000	UA-OPM	$ 10,000,000	$ -	$ -
Newington, Town of	131 Cedar Street	Newington	Town Center Streetscape Improvement and Expansion III	$ 400,000	$ 400,000	STEAP	$ 400,000	$ -	$ -
Newtown, Town of	45 Main Street	Newtown	Improvements to the Fairfield Hills Water System	$ 650,000	$ 275,000	STEAP	$ 275,000	$ -	$ 375,000
East Lyme, Town of	P.O. Box 519	Niantic	Main Street Enhancement, Streetscape & sidewalk	$ 670,000	$ 400,000	STEAP	$ 400,000	$ -	$ 270,000
Orange, Town of	486 Oxford Road	Orange	Boston Post Road Lighting Phase II	$ 175,000	$ 175,000	STEAP	$ 175,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Oxford, Town of	486 Oxford Road	Oxford	E Commerce Drive	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Plainville, Town of	1 Central Square	Plainville	Downtown Revitalization Project	$ 890,000	$ 835,000	UA-OPM	$ 835,000	$ -	$ 55,000
Plymouth, Town of	80 Main Street	Plymouth	Plymouth Business Park Water Pump Project	$ 700,000	$ 700,000	UA-OPM/ STEAP	$ 700,000	$ -	$ -
Putnam, Town of	126 Church Street	Putnam	Downtown Putnam Façade Improvements	$ 100,000	$ 100,000	SA	$ 100,000	$ -	$ -
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Commercial Revitalization (2)	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Salisbury, Town of	Town Hall	Salisbury	Railroad Station Improvements	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
South Windsor, Town of	1540 Sullivan Avenue	South Windsor	Small Town Economic Assistance Program	$ 1,342,500	$ 1,000,000	STEAP	$ 1,000,000	$ -	$ 342,500
Southington, Town of	75 Main Street	Southington	Leach Property Improvements	$ 195,000	$ 195,000	STEAP	$ 195,000	$ -	$ -
Stafford, Town of	1 Main Street	Stafford Springs	Main Street/East Main Street Replacement	$ 554,319	$ 494,319	STEAP	$ 494,319	$ -	$ 60,000
Thomaston, Town of	158 Main Street	Thomaston	Sidewalks Replacement Program	$ 200,040	$ 200,040	STEAP	$ 200,040	$ -	$ -
Tolland, Town of	21 Town Green	Tolland	Access Road to Tolland Business Park	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Silas Deane Highway Revitalization Project - Phase II	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Windham, Town of	979 Main Street	Willimantic	Windham Town Hall Code Compliance	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull MDP Implementation Acquisition	$ 2,100,000	$ 2,100,000	MAA	$ -	$ 2,100,000	$ -
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	Matching Funds - Science Center Design and Development	$ 5,600,000	$ 2,800,000	SA	$ 2,800,000	$ -	$ 2,800,000
Mark Twain Memorial	351 Farmington Avenue	Hartford	Mark Twain Debt Retirement	$ 3,545,000	$ 3,510,000	UA-OPM	$ 3,510,000	$ -	$ 35,000
Norwalk, City of	125 East Avenue	Norwalk	Maritime Aquarium Debt Refinancing	$ 500,000	$ 500,000	SA	$ 500,000	$ -	$ -
Stepping Stones Museum for Children, Inc.	Matthews Park, Box 184	Norwalk	Healthy Children, Healthy Communities Project	$ 1,000,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 750,000
West Haven, City of	355 Main Street	West Haven	Art Masonic Temple Building Acquisition	$ 600,000	$ 550,000	UA-OPM	$ 550,000	$ -	$ 50,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Wilton, Town of	238 Danbury Road	Wilton	Ambler Farm Improvements Project	$ 675,000	$ 250,000	STEAP	$ 250,000	$ -	$ 425,000
Southside Institutions Neighborhood Alliance, Inc.	207 Washington Street	Hartford	SINA Sports Complex	$ 15,300,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 13,300,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Waterbury Municipal Stadium	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000	$ -	$ -
The Workplace, Inc.	350 Fairfield Avenue	Bridgeport	Metal Manufacturing Cluster	$ 400,000	$ 200,000	MAA	$ 200,000	$ -	$ 200,000
Connecticut Center for Advanced Technology, Inc.	111 Founders Plaza, Suite 1002	East Hartford	Fuel Cell Economic Plan/Hydrogen Roadmap	$ 450,000	$ 450,000	GF	$ 450,000	$ -	$ -
Connecticut Center for Advanced Technology, Inc.	111 Founders Plaza, Suite 1002	East Hartford	Connecticut Hydrogen Fuel Cell Coalition	$ 375,000	$ 375,000	GF	$ 375,000	$ -	$ -
Connecticut Technology Council	11 Founders Plaza	East Hartford	Innovation Pipeline Acclerator	$ 240,000	$ 200,000	MAA	$ 200,000	$ -	$ 40,000
Connecticut Venture Group, Inc.	1895 Post Road	Fairfield	The Angel Guild	$ 180,000	$ 90,000	MAA	$ 90,000	$ -	$ 90,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Support the Downtown Resource Center	$ 538,500	$ 200,000	MAA	$ 200,000	$ -	$ 338,500
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT Procurement Technical Assistance Program 06/07	$ 715,000	$ 357,500	MAA	$ 357,500	$ -	$ 357,500
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	Implementation Program	$ 442,999	$ 150,500	MAA	$ 150,500	$ -	$ 292,499
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Extension Program 2006-2007	$ 4,200,000	$ 1,000,000	GF	$ 1,000,000	$ -	$ 3,200,000
Windsor, Town of	275 Broad Street	Windsor	New England Tradeport Business Asistance Fund	$ 4,000,000	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 2,000,000
	68			**$ 143,559,146**	**$ 78,936,313**		**$ 76,389,213**	**$ 2,547,100**	**$ 64,622,833**
FY 05-06									
Goshen, Town of	Town Hall Building	Goshen	Goshen Theatre Restoration Project	$ 151,471	$ 100,000	STEAP	$ 100,000	$ -	$ 51,471
Hartford Stage Company, Inc.	50 Church Street	Hartford	Hartford Stage Feasibility Study	$ 600,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 100,000
Lyme Historical Society, Inc.	96 Lyme Street	Old Lyme	Restoration of the Florence Griswold House	$ 2,443,856	$ 750,000	UA-OPM	$ 750,000	$ -	$ 1,693,856

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Stamford Center for the Arts, Inc.	307 Atlantic Street	Stamford	Palace Theatre Final Phase - additional Funds	$ 750,000	$ 750,000	SA	$ 750,000	$ -	$ -
Northwest Connecticut Association for the Arts, Inc.	68 Main Street, P.O. Box 1012	Torrington	Warner Theater Restoration - Phase IV	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 2,000,000
65 Burritt Street	360 Wallingford Road	Durham	Remediation Project	$ 160,000	$ 160,000	SCPRIF	$ -	$ 160,000	$ -
Best Cleaners, Inc.	138 Mill Street	Berlin	Remediation Project	$ 509,020	$ 150,000	DC	$ 150,000	$ -	$ 359,020
Best Cleaners, Inc.	100 North Street	Bristol	Remediation Project	$ 360,400	$ 150,000	DC	$ 150,000	$ -	$ 210,400
Best Cleaners, Inc.	2759 Main Street	Glastonbury	Remediation Project	$ 110,545	$ 100,545	DC	$ 100,545	$ -	$ 10,000
Best Cleaners, Inc.	1088 Newfield Street	Middletown	Remediation Project	$ 60,000	$ 50,000	DC	$ 50,000	$ -	$ 10,000
Best Cleaners, Inc.	522 South Main Street	Middletown	Remediation Project	$ 265,650	$ 150,000	DC	$ 150,000	$ -	$ 115,650
Best Cleaners, Inc.	69 East Street	Plainville	Remediation Project	$ 82,925	$ 72,925	DC	$ 72,925	$ -	$ 10,000
Best Cleaners, Inc.	1684 Farmington Avenue	Unionville	Remediation Project	$ 55,995	$ 45,995	DC	$ 45,995	$ -	$ 10,000
Best Cleaners, Inc.	292 Poquonock Avenue	Windsor	Remediation Project	$ 329,820	$ 150,000	DC	$ 150,000	$ -	$ 179,820
Gas Equipment Engineering Corporation	1240 Oronoque Road	Milford	Phase II, III and RAP at the GEECO site in Milford	$ 200,000	$ 200,000	SCPRIF	$ -	$ 200,000	$ -
Manchester Redevelopment Agency	41 Center Street	Manchester	Dean Machine Project	$ 75,000	$ 75,000	SCPRIF	$ -	$ 75,000	$ -
Pyungseek Sohn d/b/a Neet Cleaners	2703 Main Street	Glastonbury	Remediation Project	$ 75,258	$ 65,258	DC	$ 65,258	$ -	$ 10,000
Southbury Main St. Cleaners, LLC d/b/a Regal Cleaners	220 South Main Street	Southbury	Remediation Project	$ 156,916	$ 146,916	DC	$ 146,916	$ -	$ 10,000
Yusim, LLC d/b/a Deep River Cleaners	191 Main Street	Deep River	Remediation Project	$ 84,600	$ 74,600	DC	$ 74,600	$ -	$ 10,000
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	Streetscape Improvements in Riverton	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Bethlehem, Town of	36 Main Street	Bethlehem	East Street Sidewalks along RT 32	$ 117,500	$ 117,500	STEAP	$ 117,500	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	East Main Street Façade Improvements	$ 435,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 185,000
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	Four Corners Village Center	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Danbury, City of	155 Deer Hill Avenue	Danbury	Boehringer-Ingelheim Infrastructure Project	$ 3,500,000	$ 500,000	MAA	$ 500,000	$ -	$ 3,000,000
Camp Courant, Inc.	285 Broad Street	Hartford	Camp Courant Improvements	$ 152,120	$ 75,497	MAA	$ 75,497	$ -	$ 76,623
Hartford, City of	550 Main Street	Hartford	Park Street Streetscape - Phase II	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk South	$ 750,000	$ 750,000	SA	$ 750,000	$ -	$ -
Litchfield, Town of	74 West Street	Litchfield	West Street Improvements	$ 170,000	$ 170,000	STEAP	$ 170,000	$ -	$ -
Litchfield, Town of	74 West Street	Litchfield	Litchfield Parking lots	$ 285,000	$ 285,000	UA-OPM	$ 285,000	$ -	$ -
Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown Revitalization Project Phase II	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Marlborough, Town of	26 North Main Street	Marlborough	Streetscape Improvements To Town Center	$ 295,000	$ 275,000	STEAP	$ 275,000	$ -	$ 20,000
Meriden, City of	142 East Main Street	Meriden	Hub Demolition	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Newtown, Town of	45 Main Street	Newtown	Newtown Technlology Park Project	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
North Branford, Town of	900 Foxon Road	North Branford	Facade Improvement Program	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
North Canaan, Town of	100 Pease Street	North Canaan	Reconstruction of Canaan Union Station	$ 850,000	$ 700,000	STEAP	$ 700,000	$ -	$ 150,000
North Canaan, Town of	100 Pease Street	North Canaan	Municipal Parking Lot	$ 550,000	$ 500,000	STEAP	$ 500,000	$ -	$ 50,000
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	Widen Universal Road	$ 386,000	$ 386,000	STEAP	$ 386,000	$ -	$ -
Old Saybrook, Town of	Town Hall, 302 Main Street	Old Saybrook	Town Hall Improvements	$ 2,501,969	$ 500,000	STEAP	$ 500,000	$ -	$ 2,001,969
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Highway Revitalization Project	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Thompson, Town of	815 Riverside Drive	Thompson	VFW Roof Repair	$ 20,000	$ 20,000	UA-OPM	$ 20,000	$ -	$ -
Washington, Town of	2 Bryan Plaza	Washington Depot	Washington STEAP Project	$ 3,950,000	$ 450,000	STEAP	$ 450,000	$ -	$ 3,500,000
Windham, Town of	979 Main Street	Willimantic	Windham Mills Property Acquisition Judgment	$ 3,727,478	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 1,727,478
Woodbury, Town of	281 Main Street South	Woodbury	Judson Avenue Sidewalks	$ 214,875	$ 214,875	STEAP	$ 214,875	$ -	$ -
American Clock & Watch Museum, Inc.	100 Maple Street	Bristol	American Clock & Watch Museum Acquisition	$ 186,391	$ 100,000	UA-OPM	$ 100,000	$ -	$ 86,391
Mark Twain Memorial	351 Farmington Avenue	Hartford	Supplemental Funding for Visitor Center	$ 13,676,584	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 12,676,584
Connecticut Aerospace Hall of Fame & Museum, Inc.	Sniffens Lane	Stratford	Connecticut Air and Space Center Project	$ 914,000	$ 563,000	UA-OPM	$ 563,000	$ -	$ 351,000
Thomaston, Town of	158 Main Street	Thomaston	Seth Thomas Homestead and Museum	$ 463,830	$ 450,000	UA-OPM	$ 450,000	$ -	$ 13,830
Clinton, Town of	54 East Main Street	Clinton	Senior Housing Feasibility/Predevelopment Planning	$ 350,000	$ 350,000	STEAP	$ 350,000	$ -	$ -
Hartford, City of	550 Main Street	Hartford	Parkville MDP Planning	$ 205,000	$ 180,000	MAA	$ 180,000	$ -	$ 25,000
New Britain, City of	27 West Main Street	New Britain	Downtown Econ. Dev. Feasibility Study	$ 250,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ -
New Canaan, Town of	77 Main Street	New Canaan	Affordable Housing Planning Project	$ 45,000	$ 45,000	STEAP	$ 45,000	$ -	$ -
Vernon, Town of	14 Park Place	Vernon	Amerbelle Mill Study	$ 250,000	$ 125,000	MAA	$ 125,000	$ -	$ 125,000
Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	Eastern Connecticut Segmented Loan Fund	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 2,000,000
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Willimantic	Revolving Loan Fund	$ 200,000	$ 200,000	SA	$ 200,000	$ -	$ -
Norwich, City of	34 Courthouse Square	Norwich	Dodd Stadium	$ 810,000	$ 200,000	MAA	$ 200,000	$ -	$ 610,000
Connecticut Center for Advanced Technology, Inc.	111 Founders Plaza, Suite 1002	East Hartford	Aerospace & Defense Manufacturing Supply Chain Integration	$ 1,111,500	$ 1,000,000	MAA	$ 1,000,000	$ -	$ 111,500

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Connecticut Center for Advanced Technology, Inc.	111 Founders Plaza, Suite 1002	East Hartford	Aerospace and Defense Industry Initiative	$ 4,000,000	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 2,000,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #6	$ 532,900	$ 200,000	MAA	$ 200,000	$ -	$ 332,900
Metro-Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	Support of Cluster's 2006 Goals	$ 230,000	$ 50,000	MAA	$ 50,000	$ -	$ 180,000
Connecticut United for Research Excellence (CURE)	300 George Street	New Haven	Clinical Trial & Bio 2006	$ 380,000	$ 190,000	MAA	$ 190,000	$ -	$ 190,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year XII	$ 715,000	$ 357,500	MAA	$ 357,500	$ -	$ 357,500
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center FY '06	$ 4,606,300	$ 1,227,000	MAA	$ 1,227,000	$ -	$ 3,379,300
	62			**$ 67,302,903**	**$ 29,372,611**		**$ 28,937,611**	**$ 435,000**	**$ 37,930,292**
FY 04-05									
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	WDC Incentive Fund	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Hellenic Society "Paideia", Inc.	P.O. Box 1399	Bristol	Bristol Culture & Arts Center Project	$ 225,000	$ 225,000	UA-OPM	$ 225,000	$ -	$ -
Derby, City of	One Elizabeth Street	Derby	Sterling Opera House Restoration	$ 5,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 4,000,000
Marlborough Arts Center & Museum, Inc.	231 North Main Street	Marlborough	Regional Arts Center	$ 125,000	$ 100,000	UA-OPM	$ 100,000	$ -	$ 25,000
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	Capital Improvement Project Phase II	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Thomaston, Town of	158 Main Street	Thomaston	Improvements to the Thomaston Opera House	$ 208,000	$ 180,000	UA-OPM	$ 180,000	$ -	$ 28,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Eugene O'Neill Theater Repairs - White House Project	$ 193,939	$ 150,000	UA-OPM	$ 150,000	$ -	$ 43,939
Earthplace, The Nature Discovery Center, Inc.	10 Woodside Circle	Westport	Renovation of Exhibit Hall Project	$ 50,000	$ 25,000	UA-OPM	$ 25,000	$ -	$ 25,000
Branford Cleaners	275 Main Street	Branford	Remediation Project	$ 160,000	$ 50,000	DC	$ 50,000	$ -	$ 110,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Brothers Dry Cleaners & Dyers, Inc.	234 North Street	New Britain	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	Remediation Project	$ 81,650	$ 71,650	DC	$ 71,650	$ -	$ 10,000
New Way Cleaners, Inc.	449 Enfield Street	Enfield	Remediation Project	$ 50,000	$ 50,000	DC	$ 50,000	$ -	NA[2]
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	Remediation Project	$ 50,000	$ 50,000	DC	$ 50,000	$ -	NA
Sedgwick Cleaners, Inc.	17 Sedgwick Road	West Hartford	Remediation Project	$ 191,000	$ 50,000	DC	$ 50,000	$ -	$ 141,000
Unique Cleaners, Inc.	15 Boston Street	Guilford	Remediation Project	$ 158,900	$ 148,900	DC	$ 148,900	$ -	$ 10,000
Village Cleaners	Routes 37 & 39	New Fairfield	Remediation Project	$ 50,000	$ 50,000	DC	$ 50,000	$ -	NA
Wildlife Lake Enterprises, LLC d/b/a Today Cleaners, Inc.	425 Washington Avenue	North Haven	Remediation Project	$ 141,000	$ 100,000	DC	$ 100,000	$ -	$ 41,000
Berlin, Town of	230 Kensington Road	Berlin	Town Center Public Improvements	$ 775,000	$ 500,000	STEAP	$ 500,000	$ -	$ 275,000
Bethel, Town of	1 School Street	Bethel	Phase II Sidewalk Improvements	$ 250,000	$ 250,000	STEAP	$ 250,000	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Phase V	$ 11,176,120	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 9,176,120
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stop & Shop Project	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ -
East Haven, Town of	250 East Main Street	East Haven	First Phase Enhancement to Central Business District Project	$ 1,075,000	$ 550,000	UA-OPM	$ 550,000	$ -	$ 525,000
Essex, Town of	29 West Avenue	Essex	Essex Town Center Improvements	$ 486,090	$ 486,090	STEAP	$ 486,090	$ -	$ -
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Litchfield Hills Façade Improvement Program, U.A. Rural	$ 1,955,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 955,000
Haddam, Town of	30 Field Park Drive	Haddam	Higganum Center Infrastructure Project	$ 530,000	$ 500,000	STEAP	$ 500,000	$ -	$ 30,000
Hamden, Town of	2372 Whitney Avenue	Hamden	Whitneyville Center Improvements	$ 104,000	$ 100,000	UA-OPM	$ 100,000	$ -	$ 4,000
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street MDP Implementation	$ 2,700,000	$ 1,350,000	MAA	$ 1,350,000	$ -	$ 1,350,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Chappell Garden, Inc.	369A Barbour Street	Hartford	Ludella Williams Community Center Project	$ 625,000	$ 150,000	UA-OPM	$ 150,000	$ -	$ 475,000
Colt Gateway, LLC/Homes for America Holdings, Inc.	140 Huyshope Avenue, Suite 200	Hartford	Coltsville Armory Site Project	$ 65,000,000	$ 4,500,000	UA-OPM	$ 4,500,000	$ -	$ 60,500,000
Public Housing Residents Going Places, Inc.	15 Pavilion Drive	Hartford	Main and Pavillion Shopping Center	$ 200,000	$ 160,000	CBRLF	$ -	$ 160,000	$ 40,000
Madison, Town of	8 Campus Drive	Madison	Madison Center Project	$ 631,400	$ 500,000	STEAP	$ 500,000	$ -	$ 131,400
Milford, City of	70 West River Street	Milford	Devon Center Revitalization II	$ 1,600,000	$ 1,600,000	UA-OPM	$ 1,600,000	$ -	$ -
New Milford, Town of	10 Main Street	New Milford	Railroad Street Improvements	$ 970,700	$ 420,700	STEAP	$ 420,700	$ -	$ 550,000
Newington, Town of	131 Cedar Street	Newington	Town Center Streetscape Improvements - Phase II	$ 250,000	$ 250,000	STEAP	$ 250,000	$ -	$ -
East Lyme, Town of	P.O. Box 519	Niantic	Hole in the Wall Environmentally Friendly Parking Lot	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Norwalk, City of	125 East Avenue	Norwalk	Wall Street Bridge Renovation Project	$ 50,000	$ 50,000	UA-OPM	$ 50,000	$ -	$ -
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam - Year II Funding Second Request	$ 5,878,162	$ 5,878,162	SA	$ 5,878,162	$ -	$ -
Orange, Town of	486 Oxford Road	Orange	Boston Post Road Lighting Program	$ 150,000	$ 150,000	STEAP	$ 150,000	$ -	$ -
Plainville, Town of	1 Central Square	Plainville	Neal Court Improvement Project	$ 265,500	$ 250,000	UA-OPM	$ 250,000	$ -	$ 15,500
Portland, Town of	265 Main Street	Portland	Portland Sidewalks Project	$ 150,000	$ 150,000	UA-OPM	$ 150,000	$ -	$ -
Suffield, Town of	83 Mountain Road	Suffield	Town Center Redevelopment Project	$ 487,988	$ 400,000	STEAP	$ 400,000	$ -	$ 87,988
Suffield, Town of	83 Mountain Road	Suffield	Babbs Beach Roller Rink Restoration	$ 152,000	$ 100,000	STEAP	$ 100,000	$ -	$ 52,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Silas Deane Highway Revitalization Project	$ 600,000	$ 500,000	STEAP	$ 500,000	$ -	$ 100,000
Otis Library	261 Main Street	Norwich	Renovation and Expansion Project	$ 8,500,000	$ 4,500,000	UA-OPM	$ 4,500,000	$ -	$ 4,000,000
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	Captain Oliver Filley House Renovation	$ 1,514,000	$ 200,000	UA-OPM	$ 200,000	$ -	$ 1,314,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	Emergency Repair Project	$ 118,000	$ 118,000	UA-OPM	$ 118,000	$ -	$ -
Discovery Museum, Inc.	4450 Park Avenue	Bridgeport	Capital Improvements Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	New Museum Construction Project	$ 45,000	$ 25,000	UA-OPM	$ 25,000	$ -	$ 20,000
Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	Connecticut Trolley Museum	$ 187,500	$ 150,000	UA-OPM	$ 150,000	$ -	$ 37,500
Connecticut Historical Society, Inc.	1 Elizabeth Street	Hartford	CT Historical Society/ Old State House Renovation	$ 5,935,000	$ 3,000,000	UA-OPM	$ 3,000,000	$ -	$ 2,935,000
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	H.B. DuPont Shipyard Preservation	$ 6,000,000	$ 3,000,000	UA-OPM	$ 3,000,000	$ -	$ 3,000,000
Sea Research Foundation, Inc.	55 Coogan Boulevard	Mystic	Mystic Marinelife Aquarium Debt Restructure Project	$ 4,500,000	$ 4,500,000	UA-OPM	$ 4,500,000	$ -	$ -
Lyman Allyn Art Museum	625 Williams Street	New London	Capital Improvements Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Children's Museum of Southeastern Connecticut, Inc.	409 Main Street	Niantic	Museum Expansion Feasibility Study	$ 87,000	$ 87,000	UA-OPM	$ 87,000	$ -	$ -
Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	Renovation and Expansion Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Bridgeport Downtown Special Services District	10 Middle Street	Bridgeport	Downtown Plan - Bridgeport	$ 250,000	$ 250,000	UA-DECD	$ 250,000	$ -	$ -
Griswold, Town of	Town Hall, 28 Main Street	Griswold	Triangle Wire & Cable Company Redevelopment Planning	$ 695,000	$ 195,000	MAA	$ 195,000	$ -	$ 500,000
Metro-Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	The Hartford Partnership Plan	$ 300,000	$ 150,000	MAA	$ 150,000	$ -	$ 150,000
Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	Village Green District	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	Central Connecticut Revolving Loan Fund	$ 560,000	$ 500,000	MAA	$ 500,000	$ -	$ 60,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #5	$ 446,600	$ 200,000	MAA	$ 200,000	$ -	$ 246,600

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #4	$ 372,500	$ 183,200	MAA	$ 183,200	$ -	$ 189,300
Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA - Replenish Neighborhood Economic Development Fund	$ 6,700,000	$ 3,000,000	UA-OPM	$ 3,000,000	$ -	$ 3,700,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year XI	$ 715,000	$ 300,000	MAA	$ 300,000	$ -	$ 415,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	$ 4,105,000	$ 1,500,000	MAA	$ 1,500,000	$ -	$ 2,605,000
	65			**$ 153,437,049**	**$ 55,553,702**		**$ 55,393,702**	**$ 160,000**	**$ 97,883,347**
FY 03-04									
Sherman, Town of	P.O. Box 39	Sherman	Sherman Playhouse - Window Replacement	$ 12,000	$ 12,000	STEAP	$ 12,000	$ -	$ -
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theatre Restoration Project Phases I, II, III	$ 6,713,300	$ 6,066,000	UA-OPM	$ 6,066,000	$ -	$ 647,300
Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	Westport County Playhouse Expansion Project	$ 16,969,291	$ 5,000,000	SA	$ 5,000,000	$ -	$ 11,969,291
Beautiful Cleaners, Inc.	812 Park Street	Bloomfield	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Connecticut Brownfield Redevelopment Authority	999 West Street	Rocky Hill	Steel Point Site Investigation	$ 900,000	$ 900,000	UA-OPM	$ 900,000	$ -	$ -
Midway Cleaners, Inc.	160 Rowayton Avenue	Norwalk	Remediation Project	$ 77,356	$ 67,356	DC	$ 67,356	$ -	$ 10,000
Southington Remediation Services, LLC	38 Colton Street	Farmington	Clark Street Rehabilitation Project	$ 400,000	$ 50,000	SCPRIF	$ -	$ 50,000	$ 350,000
Berlin, Town of	230 Kensington Road	Berlin	Downtown Green Development	$ 950,000	$ 500,000	STEAP	$ 500,000	$ -	$ 450,000
Bozrah, Town of	1 River Road	Bozrah	Electric Utilties Extension	$ 1,069,065	$ 250,000	STEAP	$ 250,000	$ -	$ 819,065
Bristol Historical Society, Inc.	98 Summer Street	Bristol	Building Renovation Phase I	$ 350,000	$ 200,000	UA-OPM	$ 200,000	$ -	$ 150,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Brookfield Craft Center, Inc.	286 Whisconier Road	Brookfield	Acquisition & Renovation of Train Station Project	$ 384,500	$ 134,400	UA-OPM	$ 134,400	$ -	$ 250,100
Coventry, Town of	1712 Main Street	Coventry	Coventry Village Development Project	$ 625,000	$ 500,000	STEAP	$ 500,000	$ -	$ 125,000
Hill-Stead Museum	32 Mountain Road	Farmington	Exterior Renovation and Public Access Project	$ 2,500,000	$ 1,250,000	UA-OPM	$ 1,250,000	$ -	$ 1,250,000
Groton DPUC, City of	295 Meridian Street	Groton	Infrastructure Road & Utility Improvement	$ 14,475,000	$ 1,675,000	UA-OPM	$ 1,675,000	$ -	$ 12,800,000
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	Ledyard Infrastructure Improvements - Phase I	$ 1,478,750	$ 490,000	STEAP	$ 490,000	$ -	$ 988,750
Morris, Town of	3 East Street P.O. Box 66	Morris	Town Center Vision Project	$ 435,800	$ 435,800	STEAP	$ 435,800	$ -	$ -
Naugatuck, Borough of	239 Church Street	Naugatuck	Goodyear Building Restoration	$ 1,000,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 500,000
New Haven, City of	165 Church Street	New Haven	Mid Block Parking Garage	$ 20,389,250	$ 4,000,000	SA	$ 4,000,000	$ -	$ 16,389,250
New Milford, Town of	10 Main Street	New Milford	Century Enterprise Center	$ 5,332,000	$ 500,000	STEAP	$ 500,000	$ -	$ 4,832,000
Newington, Town of	131 Cedar Street	Newington	Town Center Improvement Project	$ 553,880	$ 400,000	STEAP	$ 400,000	$ -	$ 153,880
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project - Year II	$ 14,059,985	$ 2,309,985	SA	$ 2,309,985	$ -	$ 11,750,000
Orange, Town of	486 Oxford Road	Orange	Edision Road Expansion	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Oxford, Town of	486 Oxford Road	Oxford	Oxford Business Incubator	$ 225,000	$ 144,000	STEAP	$ 144,000	$ -	$ 81,000
Connecticut Development Authority/CCEDA	999 West Street	Rocky Hill	Northland Two Pillars, LLC	$ 151,641,161	$ 30,500,000	CCEDA	$ 30,500,000	$ -	$ 121,141,161
Simsbury, Town of	933 Hopmeadow Street	Simsbury	Simsbury Meadows Band Shell Project	$ 650,000	$ 500,000	STEAP	$ 500,000	$ -	$ 150,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Waterbury Adult Continuing Education Technical Training Center	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Windsor, Town of	275 Broad Street	Windsor	Summer Winds Plaza Theater	$ 2,436,330	$ 500,000	STEAP	$ 500,000	$ -	$ 1,936,330
Ellington, Town of	55 Main Street	Ellington	Nellie McKnight House Restoration	$ 115,000	$ 100,000	STEAP	$ 100,000	$ -	$ 15,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Greenwich, Town of	101 Field Point	Greenwich	Bruce Museum of Arts Sciences	$ 179,687	$ 175,000	UA-OPM	$ 175,000	$ -	$ 4,687
New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	Museum Expansion Project	$ 16,013,670	$ 5,000,000	UA-OPM	$ 5,000,000	$ -	$ 11,013,670
Stamford, City of	888 Washington Boulevard	Stamford	Bartlett Arboretum Project	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Windham, Town of	979 Main Street	Willimantic	Windham Textile & History Museum	$ 40,000	$ 40,000	UA-OPM	$ 40,000	$ -	$ -
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	Adriaens Landing Technology Center (CTSE Planning)	$ 3,927,500	$ 1,963,750	CCEDA	$ 1,963,750	$ -	$ 1,963,750
Meriden Economic Resource Group, Inc.	P.O. Box 888	Meriden	City Center Initiative Plan	$ 250,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ -
Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	State Games of America - Connecticut 2003	$ 1,266,500	$ 500,000	MAA	$ 500,000	$ -	$ 766,500
Connecticut Technology Council	11 Founders Plaza	East Hartford	Connecticut Software Cluster	$ 207,000	$ 100,000	MAA	$ 100,000	$ -	$ 107,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #3	$ 401,400	$ 150,000	MAA	$ 150,000	$ -	$ 251,400
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year X	$ 715,000	$ 300,000	MAA	$ 300,000	$ -	$ 415,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	$ 3,567,306	$ 500,000	MAA	$ 500,000	$ -	$ 3,067,306
	39			**$ 274,970,731**	**$ 70,613,291**		**$ 70,563,291**	**$ 50,000**	**$ 204,357,440**
FY 02-03									
Hartford Stage Company, Inc.	50 Church Street	Hartford	Leasehold Improvement and Equipment Project	$ 669,000	$ 669,000	UA-OPM	$ 669,000	$ -	$ -
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Original Theater Improvements	$ 1,800,000	$ 1,800,000	UA-OPM	$ 1,800,000	$ -	$ -
Tri-State Center for the Arts, Inc.	49 Amenia Road	Sharon	Renovation of the Sharon Playhouse	$ 795,710	$ 300,000	SA	$ 300,000	$ -	$ 495,710
Nutmeg Conservatory for the Arts, Inc.	58-62 Main Street	Torrington	Nutmeg Conservatory for the Arts Building Rehab	$ 6,700,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 6,450,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Edward Jalbert d/b/a Stevens Cleaners	47 Stevens Street	Norwalk	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Hollywood Cleaners	705 Shippan Avenue	Stamford	Remediation Project	$ 161,199	$ 100,000	DC	$ 100,000	$ -	$ 61,199
MJ Connecticut Corporation (Darien Cleaners)	351 Post Road	Darien	Remediation Project	$ 191,700	$ 50,000	DC	$ 50,000	$ -	$ 141,700
New Way Cleaners, Inc.	449 Enfield Street	Enfield	Remediation Project	$ 171,163	$ 50,000	DC	$ 50,000	$ -	$ 121,163
Valley Regional Planning Agency	12 Main Street	Derby	Remediation Initiative	$ 679,039	$ 500,000	DC	$ 500,000	$ -	$ 179,039
Village Cleaners	1 Brush Hill Road	New Fairfield	Remediation Project	$ 200,000	$ 100,000	DC	$ 100,000	$ -	$ 100,000
Ansonia, City of	253 Main Street	Ansonia	Grove Street Blight Removal	$ 300,000	$ 30,000	SCPRIF	$ -	$ 30,000	$ 270,000
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	Downtown Redevelopment Project	$ 48,248	$ 20,000	UA-OPM	$ 20,000	$ -	$ 28,248
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	Home Depot Expansion	$ 800,000	$ 300,000	MAA	$ -	$ 300,000	$ 500,000
Bridgeport Port Authority	330 Water Street	Bridgeport	Bridgeport Regional Maritime Complex	$ 10,642,189	$ 2,500,000	USRAP	$ 2,500,000	$ -	$ 8,142,189
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase IV	$ 2,531,740	$ 480,000	UA-OPM	$ 480,000	$ -	$ 2,051,740
Cromwell, Town of	41 West Street	Cromwell	Cromwell Industrial Park	$ 445,000	$ 445,000	STEAP	$ 445,000	$ -	$ -
East Haddam, Town of	Town Office Building	East Haddam	Walkable Moodus Center	$ 461,875	$ 421,875	STEAP	$ 421,875	$ -	$ 40,000
East Hartford, Town of	740 Main Street	East Hartford	Coca-Cola Main Street Infrastructure Project	$ 1,080,000	$ 830,000	UA-OPM	$ 830,000	$ -	$ 250,000
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Façade Improvement Program	$ 1,975,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 975,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverside Front Recapture Park Improvements	$ 5,730,369	$ 3,900,000	SA	$ 3,900,000	$ -	$ 1,830,369
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	State Street Landing Docks and Other Riverfront Improvements	$ 196,000	$ 196,000	UA-OPM/SA	$ 196,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown STEAP Project	$ 500,000	$ 500,000	STEAP	$ 500,000	$ -	$ -
Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Rehabilitation and Redevelopment Project	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Revitalization Project	$ 1,504,500	$ 1,300,000	UA-OPM	$ 1,300,000	$ -	$ 204,500
Newtown, Town of	45 Main Street	Newtown	Streetscape Improv. In Sandy Hook Bus. Section	$ 1,250,000	$ 475,000	STEAP	$ 475,000	$ -	$ 775,000
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project	$ 6,500,000	$ 6,500,000	SA	$ 6,500,000	$ -	$ -
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project - Phase II	$ 3,500,000	$ 3,500,000	SA	$ 3,500,000	$ -	$ -
Norwich Community Development Corporation	77 Main Street	Norwich	Mercantile Exchange Office Building & Parking	$ 18,983,079	$ 6,150,000	UA-OPM	$ 6,150,000	$ -	$ 12,833,079
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Norwich Industrial Park/Computer Sciences Corporation	$ 155,556	$ 140,000	MAA	$ 140,000	$ -	$ 15,556
Plymouth, Town of	80 Main Street	Plymouth	Plymouth Industrial Park - Phase III Expansion	$ 3,650,000	$ 1,825,000	MAA	$ 1,825,000	$ -	$ 1,825,000
Redding, Town of	100 Hill Road	Redding	Street Enhancements Plan Project	$ 1,227,953	$ 500,000	STEAP	$ 500,000	$ -	$ 727,953
Salisbury, Town of	Town Hall	Salisbury	Salisbury & Lakeville Business Area Enhancement Project	$ 305,000	$ 300,000	STEAP	$ 300,000	$ -	$ 5,000
Sharon, Town of	63 Main Street	Sharon	Sharon Valley Lime Kiln Project	$ 138,169	$ 73,169	STEAP	$ 73,169	$ -	$ 65,000
Southington, Town of	75 Main Street	Southington	Industrial Park Study	$ 200,000	$ 100,000	MAA	$ 100,000	$ -	$ 100,000
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Final Phase of Palace Theater Improvement Project	$ 6,500,000	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ 4,000,000
Stamford, City of	888 Washington Boulevard	Stamford	Forest/Prospect and Bedford Intersection Improvements	$ 155,000	$ 155,000	UA-OPM	$ 155,000	$ -	$ -
Stratford, Town of	2725 Main Street	Stratford	Stratford Center Improvements	$ 383,300	$ 350,000	UA-OPM	$ 350,000	$ -	$ 33,300
Suffield, Town of	83 Mountain Road	Suffield	Suffield Town Center Project	$ 833,000	$ 500,000	STEAP	$ 500,000	$ -	$ 333,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Tolland, Town of	21 Town Green	Tolland	Tolland Business Park Infrastructure Improvements	$ 640,000	$ 485,000	STEAP	$ 485,000	$ -	$ 155,000
Tolland, Town of	21 Town Green	Tolland	Dari Farms Expansion	$ 8,667,500	$ 850,000	MAA	$ 850,000	$ -	$ 7,817,500
Mark Twain Memorial	351 Farmington Avenue	Hartford	Mark Twain House Expansion and Enhancement Project	$ 16,671,584	$ 4,000,000	UA-OPM	$ 4,000,000	$ -	$ 12,671,584
KidCity, Inc.	119 Washington Street	Middletown	Museum Expansion Project	$ 3,197,610	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 1,197,610
Killingly, Town of	172 Main Street, P.O. Box 6000	Danielson	Anchor Glass & Rock Avenue Redevelopment	$ 394,130	$ 197,065	MAA	$ 197,065	$ -	$ 197,065
Torrington, City of	140 Main Street	Torrington	Master Planning Downtown Redevelopment Project	$ 100,000	$ 50,000	UA-OPM	$ 50,000	$ -	$ 50,000
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Image Project	$ 2,281,000	$ 50,000	MAA	$ 50,000	$ -	$ 2,231,000
Hartford, City of	550 Main Street	Hartford	Capital Region Job Corps Center	$ 20,000,000	$ 4,000,000	UA-OPM	$ 4,000,000	$ -	$ 16,000,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year IX	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Waterbury Economic Resource Center	$ 250,000	$ 100,000	MAA	$ 100,000	$ -	$ 150,000
	49			**$ 134,985,613**	**$ 51,642,109**		**$ 51,312,109**	**$ 330,000**	**$ 83,343,504**
FY 01-02									
Guilford Handcrafts Center, Inc.	411 Church Street	Guilford	Center Renovations and Upgrades	$ 532,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 282,000
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Theatre Production Building & Cast House Project	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Facilities Upgrade Project	$ 787,000	$ 787,000	UA-OPM	$ 787,000	$ -	$ -
Cleaner Images, Inc.	47 Highridge Road	Stamford	Remediation Project	$ 83,000	$ 73,000	DC	$ 73,000	$ -	$ 10,000
Scott and Daniells, Inc.	264 Freestone Avenue	Portland	148 Freestone Avenue Project	$ 799,000	$ 262,000	MAA	$ 262,000	$ -	$ 537,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Southington, Town of	75 Main Street	Southington	Former Beaton & Corbin Site	$ 82,920	$ 82,920	SCPRIF	$ -	$ 82,920	$ -
Wampus Milford Associates, LLC	80 Wampus Lane	Milford	Former Burndy Site Project	$ 335,000	$ 335,000	SCPRIF	$ -	$ 335,000	$ -
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW Learning Center	$ 962,000	$ 962,000	UA-OPM	$ 962,000	$ -	$ -
Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	Seaview Industrial Park	$ 6,809,430	$ 4,416,075	UA-OPM/ MAA	$ 4,416,075	$ -	$ 2,393,355
East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	Restoration of the East Windsor Academy	$ 150,000	$ 125,000	UA-OPM	$ 125,000	$ -	$ 25,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk Downtown	$ 1,780,000	$ 1,780,000	SA	$ 1,780,000	$ -	$ -
Milford, City of	70 West River Street	Milford	Devon Center Revitalization Phase I - A1 Project	$ 600,000	$ 600,000	UA-OPM	$ 600,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase III	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Norwalk, City of	125 East Avenue	Norwalk	Reed Street Extension and Underpass Project	$ 7,900,000	$ 6,500,000	SA	$ 6,500,000	$ -	$ 1,400,000
Norwich Community Development Corporation	77 Main Street	Norwich	Industrial Park Expansion, Occum Park, Chelsea Harbor, Heritage Discovery Center, Booth Parking Lot	$ 3,906,795	$ 2,666,795	UA-OPM	$ 2,666,795	$ -	$ 1,240,000
Norwich, City of - Department of Public Utilities	19 South Golden Street	Norwich	Norwich Industrial Park Roadway Improvement	$ 454,067	$ 200,000	MAA	$ -	$ 200,000	$ 254,067
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	Shelton Enterprise And Commerce Park - Phase II	$ 3,432,850	$ 1,000,000	MAA	$ 1,000,000	$ -	$ 2,432,850
Stamford, City of	888 Washington Boulevard	Stamford	Summer Street Realignment Project	$ 275,000	$ 275,000	UA-OPM	$ 275,000	$ -	$ -
Harold Leever Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	Cancer Center Project	$ 13,900,000	$ 3,000,000	UA-OPM	$ 3,000,000	$ -	$ 10,900,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	West Main/Willow Street Initiative - Phase I Improvements	$ 4,980,560	$ 4,700,000	UA-OPM	$ 4,700,000	$ -	$ 280,560
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase II	$ 109,508,000	$ 109,508,000	UA-OPM	$109,508,000	$ -	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Thomaston Avenue/Jackson Street Connector Study	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	East End Public Safety and Public Facility Expansion	$ 2,400,000	$ 2,400,000	UA-OPM	$ 2,400,000	$ -	$ -
Woodbury, Town of	281 Main Street South	Woodbury	Pedestrian Bridge Project	$ 315,000	$ 250,000	STEAP	$ 250,000	$ -	$ 65,000
Joseph N. Goff House, Inc.	2 Barton Hill Road, Box 337	East Hampton	Goff House Reconstruction & Rehabilitation	$ 162,000	$ 113,000	UA-OPM	$ 113,000	$ -	$ 49,000
Wallingford Historic Preservation Trust,	54 North Elm Street	Wallingford	Restoration of Johnson Mansion (Silver City Museum)	$ 700,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 200,000
Connecticut Aeronautical Historical Association, Inc.	Bradley International Airport	Windsor Locks	New England Air Museum Expansion of Operations Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	Master Planning	$ 100,000	$ 100,000	UA-OPM	$ 100,000	$ -	$ -
Windham, Town of	979 Main Street	Willimantic	Artspace Windham - Predevelopment Feasibility Study	$ 249,300	$ 199,300	UA-DECD	$ 199,300	$ -	$ 50,000
Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	Canon Greater Hartford Open - 50th Anniversary	$ 671,936	$ 200,000	MAA	$ 200,000	$ -	$ 471,936
Board of Trustees of Community Technical Colleges	61 Woodland Street	Hartford	Precision Manufacturing Institute -Phase II Of Precision Machine Training Program	$ 4,865,400	$ 1,000,000	MAA	$ 1,000,000	$ -	$ 3,865,400
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #2	$ 420,400	$ 200,000	MAA	$ 200,000	$ -	$ 220,400
Connecticut District Export Council	213 Court Street - Suite 903	Middletown	Export Promotion Program	$ 10,000	$ 10,000	MAA	$ 10,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year IX	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	Cluster Activation Phase I and II	$ 954,700	$ 314,000	MAA	$ 314,000	$ -	$ 640,700
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Downtown Incentive/Information Technology Zone Program	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000	$ -	$ -
Community Economic Development Fund[3]	430 New Park Avenue - 2nd Floor	West Hartford	Inner City Business Strategy Loan Guarantee	$ 600,000	$ -	MAA	$ -	$ -	$ 600,000
	37			**$ 174,826,358**	**$ 148,609,090**		**147,991,170**	**$ 617,920**	**$ 26,217,268**
FY 00-01									
Ivoryton Playhouse Foundation, Inc.,	P.O. Box 458	Ivoryton	The Ivoryton Playhouse Foundation, Inc.	$ 807,000	$ 357,000	MAA	$ -	$ 357,000	$ 450,000
New Haven Development Corporation	100 Crown Street	New Haven	Shubert Theatre Emergency Repair Project	$ 1,050,000	$ 1,050,000	UA-OPM	$ 1,050,000	$ -	$ -
At Collinsville, LLC	Bridge Street	Canton	At Collinsville Project	$ 200,000	$ 200,000	SCPRIF	$ -	$ 200,000	$ -
Deluxe Cleaners, Inc.	543 Hope Street	Stamford	Remediation Project	$ 180,000	$ 143,265	DC	$ 143,265	$ -	$ 36,735
Fairport Valet	1711-1718 Post Road East	Westport	Remediation Project	$ 215,635	$ 150,000	DC	$ 150,000	$ -	$ 65,635
Hill Development Corporation of New Haven/LULAC Headstart, Inc.	649 Howard Avenue	New Haven	Hill Parent/Child Center Project	$ 341,223	$ 341,223	USRAP	$ 341,223	$ -	$ -
Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	Remediation Project	$ 160,657	$ 150,000	DC	$ 150,000	$ -	$ 10,657
Massaro Company, LLC d/b/a The Clothes Clinic	61 Riverside Street	Oakville	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	Remediation Project	$ 68,741	$ 50,000	DC	$ 50,000	$ -	$ 18,741
Regional Growth Partnership	900 Chapel Street	New Haven	South Central Regional Site Remediation Program	$ 834,000	$ 750,000	MAA	$ 750,000	$ -	$ 84,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Superior Cleaners, Inc.	1200 Stratford Avenue	Bridgeport	Remediation Project	$ 181,100	$ 150,000	DC	$ 150,000	$ -	$ 31,100
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase III	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Development Project - 2nd Phase	$ 6,400,000	$ 6,400,000	UA-OPM	$ 6,400,000	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Predevelopment Project	$ 56,000	$ 50,000	MAA	$ 50,000	$ -	$ 6,000
Bristol, City of	111 North Main Street	Bristol	Southeast Mini-Industrial Park	$ 1,923,585	$ 750,000	MAA	$ 750,000	$ -	$ 1,173,585
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	Expansion Project - Phase I	$ 6,750,064	$ 2,000,000	SA	$ 2,000,000	$ -	$ 4,750,064
East Haven, Town of	250 East Main Street	East Haven	Revitalization of Central Business District	$ 123,046	$ 100,000	UA-OPM	$ 100,000	$ -	$ 23,046
Jewett City, Borough of	32 School Street	Griswold	Wastewater Treatment Plant Upgrade	$ 17,987,000	$ 3,000,000	UA-OPM/ MAA	$ 3,000,000	$ -	$ 14,987,000
Hamden, Town of	2372 Whitney Avenue	Hamden	Highwood Neighborhood Revitalization Project	$ 505,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 5,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Columbus Boulevard Bridge	$ 2,359,554	$ 2,350,000	SA	$ 2,350,000	$ -	$ 9,554
Manchester, Town of	41 Center Street, Box 191	Manchester	Manchester Historic Firehouse Restoration	$ 170,000	$ 100,000	UA-OPM	$ 100,000	$ -	$ 70,000
Middletown, City of	245 deKoven Drive	Middletown	Former Remington Rand Facility-Improvements	$ 1,513,000	$ 756,500	MAA	$ 756,500	$ -	$ 756,500
Middletown, City of	245 deKoven Drive	Middletown	River Road Sewer Project	$ 62,000	$ 52,000	MAA	$ 52,000	$ -	$ 10,000
New Britain, City of	27 West Main Street	New Britain	New Britain Machine Industrial Park	$ 3,400,000	$ 1,700,000	UA-OPM	$ 1,700,000	$ -	$ 1,700,000
New Britain, City of	27 West Main Street	New Britain	Arch Walkway Streetscape Project	$ 4,019,855	$ 3,500,000	UA-OPM	$ 3,500,000	$ -	$ 519,855
New Haven, City of	165 Church Street	New Haven	Amistad Dock Improvement Project	$ 787,036	$ 750,000	SA	$ 750,000	$ -	$ 37,036
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull MDP Implementation #1,2,3,4	$ 52,100,279	$ 46,284,000	PA 00-167	$ 46,284,000	$ -	$ 5,816,279
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	Expansion Planning Phase IV	$ 442,667	$ 332,000	REG	$ 332,000	$ -	$ 110,667
Oxford, Town of	486 Oxford Road	Oxford	Oxford Industrial Park	$ 300,400	$ 150,000	MAA	$ 150,000	$ -	$ 150,400

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Prospect, Town of	36 Center Street	Prospect	Scott Road Industrial Park	$ 350,000	$ 175,000	MAA	$ 175,000	$ -	$ 175,000
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph L. Jaynes Center	$ 1,108,390	$ 800,000	MAA	$ 800,000	$ -	$ 308,390
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Renovation of the Rider House	$ 300,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 50,000
Wadsworth Atheneum	600 Main Street	Hartford	Exterior Building Renovations and Upgrades Project	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000	$ -	$ -
Mattatuck Historical Society, Inc.	144 West Main Street	Waterbury	Mattatuck Museum Renovations	$ 532,548	$ 500,000	UA-OPM	$ 500,000	$ -	$ 32,548
East Hartford, Town of	740 Main Street	East Hartford	Strategic Economic Development and Land Use Plan Review	$ 80,000	$ 40,000	MAA	$ 40,000	$ -	$ 40,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Stategic Economic Development Plan	$ 163,500	$ 125,000	UA-OPM	$ 125,000	$ -	$ 38,500
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Arena at Harbor Yard - Multiple Phases	$ 52,126,481	$ 35,000,000	UA-OPM	$ 35,000,000	$ -	$ 17,126,481
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Program #1	$ 294,764	$ 106,000	MAA	$ 106,000	$ -	$ 188,764
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program - Year VIII	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	$ 5,350,000	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 3,350,000
	40			**$ 169,003,525**	**$ 116,561,988**		**$116,004,988**	**$ 557,000**	**$ 52,441,537**
FY 99-00									
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Klein Memorial Auditorium Renovation	$ 2,727,019	$ 2,502,019	UA-OPM	$ 2,502,019	$ -	$ 225,000
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Convention Center	$ 3,000,000	$ 3,000,000	SA	$ 3,000,000	$ -	$ -
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	Farmington Avenue Redevelopment Project	$ 5,000,000	$ 5,000,000	UA-OPM	$ 5,000,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Bushnell Theater Addition Phase II	$ 37,934,747	$ 9,700,000	UA-OPM	$ 9,700,000	$ -	$ 28,234,747
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '99	$ 60,000	$ 35,000	MAA	$ 35,000	$ -	$ 25,000
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Phase C2 - Palace Theater Improvement Project	$ 4,350,000	$ 1,500,000	UA-OPM	$ 1,500,000	$ -	$ 2,850,000
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Interior Theatre Renovation	$ 295,777	$ 295,777	UA-OPM	$ 295,777	$ -	$ -
Battiston's of Silas Deane, LLC	610 Silas Deane Highway	Wethersfield	Remediation Project	$ 428,602	$ 150,000	DC	$ 150,000	$ -	$ 278,602
Broadway Cleaners	83 Quinnipiac Avenue	North Haven	Remediation Project	$ 171,200	$ 150,000	DC	$ 150,000	$ -	$ 21,200
Frederick T. Clark	490 Wolcott Hill Road	Wethersfield	Shelco Filters Company Site Plan	$ 45,500	$ 32,500	SCPRIF		$ 32,500	$ 13,000
New London Development Corporation	165 State Street, Suite 313	New London	Site Preparation And Remediation Project	$ 500,000	$ 500,000	UA-DECD	$ 500,000	$ -	$ -
Newtown, Town of	45 Main Street	Newtown	Former Batchelder Site	$ 45,000	$ 45,000	SCPRIF	$ -	$ 45,000	$ -
Redevelopment Agency Town of Manchester	41 Center Street	Manchester	Morland Valve Site Redevelopment	$ 68,970	$ 68,970	SCPRIF	$ -	$ 68,970	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Former Rogers Spoon Factory Site Investigation Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase II	$ 7,164,310	$ 1,432,862	UA-OPM	$ 1,432,862	$ -	$ 5,731,448
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stratford Avenue Streetscapes/East End Improvement	$ 3,500,000	$ 3,500,000	UA-OPM	$ 3,500,000	$ -	$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Steel Point	$ 20,000,000	$ 20,000,000	UA-OPM	$ 20,000,000	$ -	$ -
Community Capital Fund, Inc.	177 State Street	Bridgeport	Bridgeport Dock Repair and Expansion Project	$ 8,400,000	$ 750,000	UA-OPM	$ 750,000	$ -	$ 7,650,000
Bristol, City of	111 North Main Street	Bristol	Restoring Bristol Neighborhoods	$ 315,685	$ 300,000	UA-OPM	$ 300,000	$ -	$ 15,685
Coventry, Town of	1712 Main Street	Coventry	Kenyon Mill Redevelopment	$ 55,700	$ 55,700	SCPRIF	$ -	$ 55,700	$ -
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Revitalization Project	$ 525,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 25,000
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Corridor Planning Area	$ 222,000	$ 111,000	MAA	$ 111,000	$ -	$ 111,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Coltsville Heritage Park, Inc.	140 Huyshope Avenue	Hartford	Coltsville Heritage Park	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
Hartford Parking Authority	44 Capital Avenue, Suite 301	Hartford	Morgan Street Garage/CCEDA Parking Pillar Project	$ 28,000,000	$ 4,000,000	SA	$ 4,000,000	$ -	$ 24,000,000
Hartford, City of	550 Main Street	Hartford	Veeder Place Completion	$ 5,664,800	$ 5,664,800	UA-OPM	$ 5,664,800	$ -	$ -
Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase II	$ 4,000,000	$ 4,000,000	UA-OPM	$ 4,000,000	$ -	$ -
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Hartford Riverwalk (Bulkeley Bridge Walkabout)	$ 3,490,000	$ 700,000	UA-OPM UA-DECD	$ 700,000	$ -	$ 2,790,000
Urban League of Greater of Hartford, Inc.	140 Woodland Street	Hartford	Connecticut Construction Development Center	$ 35,000	$ 30,000	MAA	$ 30,000	$ -	$ 5,000
Middletown, City of	245 deKoven Drive	Middletown	Sanitary Sewer Extension & Consolidation	$ 8,865,300	$ 8,800,000	UA-OPM	$ 8,800,000	$ -	$ 65,300
New Britain, City of	27 West Main Street	New Britain	Oak Street Neighborhood Spot Demolition	$ 500,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	New Britain Nuisance Abatement Project	$ 250,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Arch Street Facade Project	$ 275,000	$ 275,000	UA-OPM	$ 275,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Alamo-Tenergy Business Assistance	$ 2,125,000	$ 2,125,000	SA	$ 2,125,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Urban Oaks Organic Farm	$ 940,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 440,000
Amistad America, Inc.	749 Chapel Street	New Haven	Development Project	$ 391,900	$ 325,000	MAA/SA	$ 325,000	$ -	$ 66,900
Science Park Development Corporation	5 Science Park	New Haven	Building 25 Capital Improvements	$ 77,778	$ 70,000	MAA	$ 70,000	$ -	$ 7,778
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Acquisition, Demolition & Remediation	$ 4,128,890	$ 3,716,000	MAA	$ 3,716,000	$ -	$ 412,890
New London Development Corporation	165 State Street, Suite 313	New London	State Pier II	$ 900,000	$ 810,000	MAA	$ 810,000	$ -	$ 90,000
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Road Improvements	$ 6,670,000	$ 6,000,000	MAA	$ 6,000,000	$ -	$ 670,000
New London Development Corporation	165 State Street, Suite 313	New London	State Pier I	$ 2,150,000	$ 1,935,000	MAA	$ 1,935,000	$ -	$ 215,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
New London, City of	181 State Street	New London	Wastewater Treatment Plant Phases I and II	$ 8,135,823	$ 4,800,000	UA-DECD MAA	$ 4,800,000	$ -	$ 3,335,823
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard.	New London	New London Acton Sheet Metal Project	$ 296,500	$ 36,500	MAA	$ 1,500	$ 35,000	$ 260,000
Norwalk, City of	125 East Avenue	Norwalk	Norwalk Dept. of Police Services Facility	$ 24,815,000	$ 1,500,000	UA-OPM	$ 1,500,000	$ -	$ 23,315,000
Norwalk, City of	125 East Avenue	Norwalk	Development Assistance Project	$ 2,400,000	$ 2,400,000	UA-DECD	$ 2,400,000	$ -	$ -
Plainfield, Town of	8 Community Avenue	Plainfield	Infrastructure Improvement Project	$ 405,465	$ 197,500	MAA	$ -	$ 197,500	$ 207,965
Simsbury Historical Society, Inc.	800 Hopmeadow Street	Simsbury	Old Probate Court Restoration	$ 300,000	$ 150,000	HA	$ 150,000	$ -	$ 150,000
M & R Realty	120 Allen Street	Stratford	Kimberly Heights Industrial Park	$ 129,400	$ 129,400	SCPRIF	$ -	$ 129,400	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase I	$ 11,300,000	$ 11,300,000	UA-OPM	$ 11,300,000	$ -	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Freight Street Redevelopment Project	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Marion Anderson Studio	$ 266,000	$ 190,000	UA-OPM	$ 190,000	$ -	$ 76,000
Stepping Stones Museum for Children, Inc.	Matthews Park, Box 184	Norwalk	Stepping Stones Museum for Children	$ 10,800,000	$ 500,000	MAA	$ 500,000	$ -	$ 10,300,000
West Haven, City of	355 Main Street	West Haven	Savin Rock Museum	$ 220,381	$ 200,000	UA-OPM	$ 200,000	$ -	$ 20,381
Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	Downtown Feasibility Study	$ 110,294	$ 75,000	UA-DECD	$ 75,000	$ -	$ 35,294
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Newsprint Recycling Plant Feasibility Study	$ 150,000	$ 75,000	MAA	$ 75,000	$ -	$ 75,000
Norwalk, City of	125 East Avenue	Norwalk	Norwalk Center Development Planning Project	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000	$ -	$ -
Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA Neighborhood Economic Development Fund	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Middlesex County Revitalization Commission	393 Main Street	Middletown	Replenishment of Middlesex Revolving Loan Fund	$ 151,250	$ 137,500	MAA	$ 137,500	$ -	$ 13,750
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Waterbury Sports Study	$ 100,000	$ 100,000	UA-OPM	$ 100,000	$ -	$ -
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Extension Program - CONNSTEP	$ 4,426,306	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 2,426,306
Hartford Economic Development Corporation	15 Lewis Street	Hartford	City of Hartford Nuisance Abatement Program	$ 250,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ -
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Boulevard.	New London	CT-Procurement Technical Assistance Program - Year VII	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	Technology Deployment Center	$ 1,493,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 493,000
Community Economic Development Fund[4]	430 New Park Avenue - 2nd Floor	West Hartford	Micro-Loan Guarantee Program For Women And Minority Businesses	$ 1,200,000	$ -	MAA	$ -	$ -	$ 1,200,000
	63			**$ 236,822,597**	**$ 120,670,528**		**120,106,458**	**$ 564,070**	**$ 116,152,069**
FY 98-99									
Hartford Stage Company, Inc.	50 Church Street	Hartford	Richardson Building Renovation Project	$ 783,024	$ 752,000	UA-OPM	$ 752,000	$ -	$ 31,024
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '98	$ 110,000	$ 100,000	MAA	$ 100,000	$ -	$ 10,000
Norwich, City of	34 Courthouse Square	Norwich	Predevelopment Feasibility - Artspace Norwich	$ 225,000	$ 225,000	UA-OPM	$ 225,000	$ -	$ -
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Facilities Renovation Project	$ 1,138,935	$ 200,000	MAA	$ 200,000	$ -	$ 938,935
Battiston's of Windsor, Inc.	395 Cottage Grove Road	Bloomfield	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Golden Hanger Cleaners	39B Mill Plain Road	Danbury	Remediation Project	$ 200,650	$ 100,000	DC	$ 100,000	$ -	$ 100,650
Old Greenwich Tailors and Cleaners, Inc	280 Sound Beach Avenue	Old Greenwich	Remediation Project	$ 405,655	$ 150,000	DC	$ 150,000	$ -	$ 255,655
Three J's Laundromat	623 Straits Turnpike	Watertown	Remediation Project	$ 235,422	$ 150,000	DC	$ 150,000	$ -	$ 85,422
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Project	$ 1,240,625	$ 248,125	UA-OPM	$ 248,125	$ -	$ 992,500

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Captain's Cove Demolition Project	$ 962,500	$ 875,000	UA-OPM	$ 875,000	$ -	$ 87,500
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Chase Bank Retention Project	$ 3,672,702	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 2,672,702
Hartford, City of	550 Main Street	Hartford	Tri-Neighborhood Revitalization/Veeder Place Project	$ 6,837,500	$ 5,787,500	UA-OPM	$ 5,787,500	$ -	$ 1,050,000
Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase I	$ 7,000,000	$ 7,000,000	UA-OPM	$ 7,000,000	$ -	$ -
Real Art Ways, Inc.	56 Arbor Street	Hartford	Arts & Culture Center Project	$ 1,618,465	$ 500,000	UA-OPM	$ 500,000	$ -	$ 1,118,465
Meriden, City of	142 East Main Street	Meriden	Economic Development Infrastructure & Visibility Project	$ 552,150	$ 450,000	UA-OPM	$ 450,000	$ -	$ 102,150
Neighborhood Housing Services of New Britain, Inc.	223 Broad Street	New Britain	New Britain Façade and Streetscape Fund Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase II	$ 905,578	$ 905,578	SA	$ 905,578	$ -	$ -
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase I	$ 1,075,000	$ 1,075,000	UA-OPM	$ 1,075,000	$ -	$ -
Greater Dwight Development Corporation	48 Howe Street	New Haven	Community Supermarket Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ -
Garde Arts Center, Inc.	325 State Street	New London	Garde Arts Renovation - Phase I	$ 11,000,000	$ 6,500,000	UA-OPM/ICC	$ 6,500,000	$ -	$ 4,500,000
Hygienic Art, Inc.	79 Bank Street	New London	Building Renovation Project	$ 679,000	$ 250,000	UA-OPM/ MAA	$ 250,000	$ -	$ 429,000
New London Development Corporation	165 State Street, Suite 313	New London	New London Comprehensive Waterfront Improv.& Devel.	$ 25,185,750	$ 23,167,000	UA-OPM/ MAA	$ 23,167,000	$ -	$ 2,018,750
Norwalk, City of	125 East Avenue	Norwalk	Development Assistance Project	$ 1,200,000	$ 1,200,000	UA-DECD	$ 1,200,000	$ -	$ -
Norwich Arts Council, Inc.	60 Broadway	Norwich	Building Restoration Project	$ 575,000	$ 287,500	UA-OPM	$ 287,500	$ -	$ 287,500
Greater Southington Cham. of Comm./Town of Southington	51 North Main Street	Southington	Southington Renaissance Phase I	$ 988,000	$ 500,000	UA-OPM	$ 500,000	$ -	$ 488,000
Torrington, City of	140 Main Street	Torrington	Fuessenich Park Renovations - Phase III	$ 175,000	$ 100,000	MAA	$ 100,000	$ -	$ 75,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	West Main/Willow Street Initiative	$ 129,000	$ 125,000	UA-OPM	$ 125,000	$ -	$ 4,000
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	NHS Willow Street Gateway	$ 175,000	$ 175,000	UA-OPM	$ 175,000	$ -	$ -
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	Brooklyn Youth /Senior Center	$ 35,500	$ 35,500	UA-OPM	$ 35,500	$ -	$ -
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW NRZ - Learning Center and Streetscape Planning	$ 681,000	$ 68,000	UA-OPM	$ 68,000	$ -	$ 613,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Waterbury/Naugatuck Commerce Park	$ 344,755	$ 309,855	MAA	$ 309,855	$ -	$ 34,900
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Downtown Development Planning Project	$ 1,645,000	$ 1,645,000	UA-OPM	$ 1,645,000	$ -	$ -
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph L. Jaynes Computer Technology & Information Training Center	$ 125,000	$ 100,000	MAA	$ 100,000	$ -	$ 25,000
West Haven, City of	355 Main Street	West Haven	West River Crossing	$ 250,000	$ 125,000	MAA	$ 125,000	$ -	$ 125,000
West Haven, City of	355 Main Street	West Haven	Center Green Improvements	$ 242,750	$ 25,000	UA-OPM	$ 25,000	$ -	$ 217,750
New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	Cultural Center for Central Connecticut	$ 350,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 100,000
Enfield, Town of	820 Enfield Street	Enfield	Purple Heart Museum	$ 181,294	$ 181,294	UA-OPM	$ 181,294	$ -	$ -
Submarine Force Library & Museum Association	Naval Sub Base/New London	Groton	Submarine Force Library & Museum Expansion Project	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 2,000,000
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	Interactive Exhibits on the History of Connecticut	$ 601,776	$ 200,000	UA-OPM	$ 200,000	$ -	$ 401,776
Lebanon, Town of/Lebanon Historical Society, Inc.	579 Exeter Road	Lebanon	Museum And Visitor Center Project	$ 1,203,320	$ 200,000	MAA	$ 200,000	$ -	$ 1,003,320
Yale University	155 Whitney Av Suite 214	New Haven	Peabody Museum HVAC Development Project	$ 630,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 380,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Timexpo Museum	$ 1,500,000	$ 500,000	MAA	$ 500,000	$ -	$ 1,000,000
West Haven, City of	355 Main Street	West Haven	Restoration/Preservation of the Ward-Heitman House	$ 325,000	$ 200,000	UA-OPM	$ 200,000	$ -	$ 125,000
Connecticut Eastern Chapter National Railway Historical Society	Columbia Junction Freight Yard	Willimantic	Connecticut Eastern Railroad Museum	$ 400,000	$ 400,000	UA-OPM	$ 400,000	$ -	$ -
Milford, City of	70 West River Street	Milford	Devon Revitalization Feasibility Study Phase I	$ 50,000	$ 25,000	MAA	$ 25,000	$ -	$ 25,000
New Haven Development Corporation	100 Crown Street	New Haven	Arts and Entertainment Facility Study	$ 510,000	$ 450,000	UA-OPM	$ 450,000	$ -	$ 60,000
Asnuntuck Community Technical College	170 Elm Street	Enfield	Machine Technology Training Program	$ 1,860,000	$ 500,000	MAA	$ 500,000	$ -	$ 1,360,000
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Extension Program - CONNSTEP	$ 3,371,691	$ 1,500,000	MAA	$ 1,500,000	$ -	$ 1,871,691
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Machinist Training Program	$ 500,000	$ 100,000	MAA	$ 100,000	$ -	$ 400,000
Connecticut United Research for Excellence, Inc.	300 George Street, Suite 561	New Haven	Connecticut's Bioscience Cluster Activation Project	$ 510,000	$ 150,000	MAA	$ 150,000	$ -	$ 360,000
Southeastern Connecticut Enterprise Region Corporation n/k/a Secter	190 Governor Winthrop Boulevard.	New London	CT-Procurement Technical Assistance Program - Year IV	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
	51			**$ 89,147,042**	**$ 63,487,352**		**$ 63,487,352**	$ -	**$ 25,659,690**
FY 97-98									
Ansonia, City of	253 Main Street	Ansonia	Veterans Memorial	$ 100,000	$ 100,000	SA	$ 100,000	$ -	$ -
Polka Dot Playhouse, Inc.	167-177 State Street	Bridgeport	Polka Dot Playhouse Construction	$ 4,265,624	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ 2,265,624
Valley Railroad Company	152 River Street	Deep River	Essex Steam Train Bridge Repair & Maintenance	$ 1,265,000	$ 1,145,000	UA-OPM	$ 1,145,000	$ -	$ 120,000
Connecticut Marine Trades Association, Inc.	20 Plains Road	Essex	Strictly Sail New England Boat Show	$ 352,714	$ 55,000	MAA	$ 55,000	$ -	$ 297,714

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	Feasibility Study	$ 100,000	$ 50,000	UA-OPM	$ 50,000	$ -	$ 50,000
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Bushnell Theater Addition Project - Phase I	$ 600,000	$ 300,000	UA-OPM	$ 300,000	$ -	$ 300,000
Northwest Connecticut Association for the Arts, Inc.	68 Main Street, P.O. Box 1012	Torrington	Warner Theatre Feasibility Studies	$ 60,000	$ 60,000	UA-OPM	$ 60,000	$ -	$ -
As-U-Like-It Cleaners of Meriden	518 West Main Street	Meriden	Remediation Project	$ 144,260	$ 134,260	DC	$ 134,260	$ -	$ 10,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	West End Brownfields Reclamation	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000	$ -	$ -
Image Cleaners, Inc.	281 Main Street	Portland	Remediation Project	$ 102,000	$ 80,000	DC	$ 80,000	$ -	$ 22,000
Suffield-Longmeadow Cleaners, Inc.	134 Mountain Road	Suffield	Remediation Project	$ 190,000	$ 150,000	DC	$ 150,000	$ -	$ 40,000
Bristol, City of	111 North Main Street	Bristol	ESPN Expansion	$ 771,570	$ 694,413	MAA	$ 347,207	$ 347,206	$ 77,157
815 Lafayette Centre, LLC	929 Kings Highway Ext.	Fairfield	815 Lafayette Centre Project	$ 4,087,462	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 3,087,462
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Killingly Industrial Park	$ 218,500	$ 109,250	MAA	$ 109,250	$ -	$ 109,250
Meriden, City of	142 East Main Street	Meriden	Jordan Brook Relocation	$ 757,000	$ 378,500	MAA	$ 378,500	$ -	$ 378,500
Naugatuck, Borough of	239 Church Street	Naugatuck	Railroad Station Renovation Project	$ 750,000	$ 250,000	UA-OPM	$ 250,000	$ -	$ 500,000
New Britain, City of	27 West Main Street	New Britain	Fafnir-Booth Street Redevelopment	$ 6,043,380	$ 3,518,380	MAA	$ 3,518,380	$ -	$ 2,525,000
New Britain, City of	27 West Main Street	New Britain	Government Center Parking Garage	$ 16,415,000	$ 7,500,000	SA	$ 7,500,000	$ -	$ 8,915,000
New Hartford, Town of	530 Main Street	New Hartford	Reconstruction Of Ratlum Road	$ 246,570	$ 113,190	MAA	$ 113,190	$ -	$ 133,380
New Haven, City of	165 Church Street	New Haven	Temple Street Parking Garage Renovation	$ 12,200,000	$ 9,000,000	UA-OPM	$ 9,000,000	$ -	$ 3,200,000
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Heritage Park	$ 2,275,000	$ 2,275,000	UA-DECD	$ 2,275,000	$ -	$ -
Norwalk, City of	125 East Avenue	Norwalk	Maritime Center Debt Reduction II	$ 2,452,950	$ 1,206,000	UA-DECD	$ 1,206,000	$ -	$ 1,246,950

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Atlantic Packaging Bridge Expansion	$ 200,000	$ 180,000	UA-DECD	$ 180,000	$ -	$ 20,000
Plainville, Town of	1 Central Square	Plainville	Sanitary Sewer & Pump Station	$ 500,000	$ 250,000	MAA	$ 250,000	$ -	$ 250,000
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	Shelton Enterprise And Commerce Park	$ 5,837,524	$ 2,634,950	MAA	$ 2,634,950	$ -	$ 3,202,574
Shelton, Town of	54 Hill Street	Shelton	Valley Container Sewer Line Project	$ 200,000	$ 100,000	MAA	$ 100,000	$ -	$ 100,000
Stonington, Town of	152 Elm Street	Stonington	Waste Treatment Plant Improvements	$ 6,351,000	$ 500,000	MAA	$ 500,000	$ -	$ 5,851,000
Torrington, City of	140 Main Street	Torrington	Industrial Park Business Development Project	$ 216,500	$ 108,250	MAA	$ 108,250	$ -	$ 108,250
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Fountain Lake Commerce Park Development Project	$ 1,600,000	$ 1,600,000	UA-DECD	$ 1,600,000	$ -	$ -
Watertown, Town of	424 Main Street	Watertown	Turkey Brook Drainage Improvement	$ 3,275,000	$ 400,000	MAA	$ 400,000	$ -	$ 2,875,000
Military Museum of Southern New England	125 Park Avenue	Danbury	Display Building Renovation Project	$ 350,668	$ 100,000	UA-DECD	$ 100,000	$ -	$ 250,668
Amistad America, Inc.	749 Chapel Street	New Haven	Schooner Amistad Construction Phase II	$ 3,125,590	$ 2,500,000	MAA	$ 2,500,000	$ -	$ 625,590
Lyme Historical Society, Inc.	96 Old Lyme Street	Old Lyme	Museum Expansion Project	$ 4,189,528	$ 2,050,000	MAA	$ 2,050,000	$ -	$ 2,139,528
Stratford, Town of	2725 Main Street	Stratford	Aerospace Interactive Feasibility Study	$ 20,000	$ 10,000	MAA	$ 10,000	$ -	$ 10,000
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Metro-Hartford Growth Fund Business Development Project	$ 2,225,000	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 225,000
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	Ct State Technology Extension Program	$ 3,371,691	$ 1,000,000	MAA	$ 1,000,000	$ -	$ 2,371,691
Southeast Connecticut Enterprise Region Corporation n/k/a Secter	190 Governor Winthrop Boulevard.	New London	CT-Procurement Technical Assistance Program – Year V	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
	37			**$ 87,459,531**	**$ 45,852,193**		**$ 45,504,987**	**$ 347,206**	**$ 41,607,338**
FY 96-97									
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Beardsley Zoological Gardens Acquisition	$ 8,971,500	$ 4,508,750	UA-DECD	$ 4,508,750	$ -	$ 4,462,750
National Theater of The Deaf	5 West Main Street	Chester	Theater Project - Phase I	$ 120,000	$ 60,000	MAA	$ 60,000	$ -	$ 60,000

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Hartford, City of	550 Main Street	Hartford	Artspace Predevelopment Project	$ 150,000	$ 150,000	UA-DECD	$ 150,000	$ -	$ -
New Haven, City of	165 Church Street	New Haven	Shubert Improvement Project	$ 3,122,270	$ 700,000	UA-DECD	$ 700,000	$ -	$ 2,422,270
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Palace Theatre Stagehouse Expansion	$ 2,326,850	$ 1,300,000	ICC	$ 1,300,000	$ -	$ 1,026,850
Stamford, City of	888 Washington Boulevard	Stamford	Palace Theatre Renovations	$ 2,150,000	$ 1,500,000	REG	$ 1,500,000	$ -	$ 650,000
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Seven Angel Theatre Project	$ 98,500	$ 98,500	UA-OPM	$ 98,500	$ -	$ -
Andrew Magliocco d/b/a Ted's Cleaners	1957 Whitney Avenue	North Haven	Remediation Project	$ 191,093	$ 150,000	DC	$ 150,000	$ -	$ 41,093
Battison's of Avon, Inc.	710-720 Drake Hill Mall	Simsbury	Remediation Project	$ 226,536	$ 150,000	DC	$ 150,000	$ -	$ 76,536
Best Cleaners, Inc.	1 Lovely Street	Canton	Remediation Project	$ 160,000	$ 150,000	DC	$ 150,000	$ -	$ 10,000
Green Farms Centre Associates	31 Hampton Close	Orange	Remediation Project	$ 191,093	$ 150,000	DC	$ 150,000	$ -	$ 41,093
Norwich, City of	34 Courthouse Square	Norwich	Communication & Technical Learning Center	$ 300,000	$ 250,000	UA-DECD	$ 250,000	$ -	$ 50,000
Enfield, Town of	820 Enfield Street	Enfield	Old Town Hall Museum Repairs Project	$ 50,091	$ 25,000	MAA	$ 25,000	$ -	$ 25,091
Artist Collective, Inc.	35 Clark Street	Hartford	Construction Multi-Arts Cultural Center	$ 25,000	$ 25,000	UA-OPM	$ 25,000	$ -	$ -
New Haven, City of	165 Church Street	New Haven	Downtown Improvements Project	$ 1,454,000	$ 1,304,000	UA-DECD	$ 1,304,000	$ -	$ 150,000
Norwalk, City of	125 East Avenue	Norwalk	Maritime Center Debt Reduction	$ 1,643,898	$ 1,206,000	UA-DECD	$ 1,206,000	$ -	$ 437,898
Torrington, City of	140 Main Street	Torrington	East Main Street Sewer	$ 525,000	$ 427,000	UA-DECD	$ 427,000	$ -	$ 98,000
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	Northeast Tech. Enterprise @ Windham Mills	$ 2,482,025	$ 700,000	MAA	$ 700,000	$ -	$ 1,782,025
New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	Project Expansion Phase I	$ 111,000	$ 100,000	UA-DECD	$ 100,000	$ -	$ 11,000
Old State House Association, Inc.	800 Main Street	Hartford	Old State House Restoration	$ 2,000,000	$ 1,000,000	SA	$ 1,000,000	$ -	$ 1,000,000
Sea Research Foundation, Inc.	55 Coogan Boulevard.	Mystic	Mystic Marinelife Aquarium Expansion Project	$ 45,113,000	$ 15,000,000	SA	$ 15,000,000	$ -	$ 30,113,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	East Side Planning	$ 285,000	$ 285,000	UA-OPM	$ 285,000	$ -	$ -

Table A-9: Community Development Portfolio (continued)									
Applicant Name	**Address**	**Municipality**	**Project Description**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Leveraged Amount**
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Harbor Implement Study	$ 750,000	$ 190,000	UA-OPM	$ 190,000	$ -	$ 560,000
Bradley Development League	275 Broad Street	Windsor	Commercial Plan For Development	$ 90,000	$ 50,000	MAA	$ 50,000	$ -	$ 40,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Grow Bridgeport Fund	$ 5,950,000	$ 1,000,000	UA-OPM	$ 1,000,000	$ -	$ 4,950,000
South Hartford Initiative, Inc.	99 Pratt Street	Hartford	South End Business Revolving Loan Fund	$ 6,670,000	$ 6,000,000	REG	$ 6,000,000	$ -	$ 670,000
Southeastern Connecticut Enterprise Region Corporation n/k/a Secter	190 Governor Winthrop Boulevard	New London	Southeast Region Development Fund	$ 3,335,000	$ 3,000,000	MAA	$ 3,000,000	$ -	$ 335,000
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Extension Program - CONNSTEP	$ 3,254,991	$ 1,000,000	MAA	$ 1,000,000	$ -	$ 2,254,991
Hartford, City of	550 Main Street	Hartford	Guaranty Bonding and Financing to Minority Contractors	$ 1,000,000	$ 1,000,000	UA-DECD	$ 1,000,000	$ -	$ -
Central Connecticut State University	185 Main Street	New Britain	Flexible Manufacturing Network Center	$ 301,684	$ 268,000	MAA	$ 268,000	$ -	$ 33,684
Central Connecticut State University	185 Main Street	New Britain	Manufacturing Application Center	$ 792,425	$ 500,000	MAA	$ 500,000	$ -	$ 292,425
Southeastern Connecticut Enterprise Region Corporation n/k/a Secter	190 Governor Winthrop Boulevard	New London	CT-Procurement Technical Assistance Program – Year IV	$ 600,000	$ 300,000	MAA	$ 300,000	$ -	$ 300,000
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	Technology Deployment Center	$ 2,222,300	$ 2,000,000	MAA	$ 2,000,000	$ -	$ 222,300
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Business Development Project	$ 111,168	$ 100,000	MAA	$ 100,000	$ -	$ 11,168
	34			**$ 96,774,424**	**$ 44,647,250**		**$ 44,647,250**	$ -	**$ 52,127,174**
TOTAL	**545**			**1,628,288,919**	**$ 25,946,427**		**$820,338,131**	**$ 5,608,296**	**$ 802,342,492**

Source: DECD, COPS, as of June 30, 2007

[1] Formerly known as Naugatuck Valley Development Corporation
[2] Data identified elsewhere in the report
[3] Assistance provided was a $200,000 Loan Guarantee
[4] Assistance provided was a $400,000 Loan Guarantee

Appendix-10: Dry Cleaning Program Data

Table A-10: Dry Cleaning Program Data: Payment Activity for Fiscal Year 2006-2007 Applicants							
Applicants	**Municipality**	**Street Address**	**Time/ Decision**	**Application Status**	**Eligibility Date**	**Grant Amount[1]**	**Amount Disbursed for FY 2006-2007**
Seccombe's Cleaners, Inc.	Ansonia	1 Holbrook Street	5 months	Approved[2]	1/23/2007	$125,000	
Frank Rotella	Bethel	182 Old Hawleyville Rd	8 months	Approved	4/30/2007	$100,000	
371 Whalley Associates, LLC	New Haven	363 Whalley Avenue	10 months	Approved	7/9/2007	$100,000	
Cappy's Cleaners & Tailoring, LLC	Winsted	57 Main Street	4 months	Approved	7/9/2007	$100,000	
Minute Men Cleaners, Inc.	Greenwich	407 East Putnam Avenue	5 months	Approved	1/23/2007	$ 50,000	$ 6,649
UB Darien, Inc.	Darien	25 Old Kings Highway	4 months	Eligible[3]	7/9/2007	$100,000	
Bentley Cleaners, Inc.	Norwalk	607 Main Avenue	5 months	Approved	1/23/2007	$200,000	$100,000
Estate of Dominick J. Albonizio	Old Greenwich	280 Sound Beach Avenue	5 months	Approved	1/23/2007	$150,000	
Jong Hwang d/b/a Stafford Cleaners	Stafford Springs	27 East Main Street	4 months	Approved	7/9/2007	$100,000	
J Laundromart, LLC	Avon	183 West Main Street	4 months	Approved	7/9/2007	$100,000	
Milira, LLC	Willimantic	51&65 Mansfield Ave.	4.5 months	Approved	1/16/2007	$100,000	
Pyungseek Sohn d/b/a Neet Cleaners	Glastonbury	2703 Main Street	4 months	Pending[4]			
Todd Associates	East Hartford	832 Silver Lane	5 months	Pending			
Home Depot U.S.A., Inc.	New Milford	104 Danbury Road	4 months	Pending			
New U.S. Cleaner, Inc.	Enfield	95 High Street	4 months	Pending			

Table A-10: Dry Cleaning Program Data: Payment Activity for Fiscal Year 2006-2007 Applicants (continued)							
Applicants	**Municipality**	**Street Address**	**Time/ Decision**	**Application Status**	**Eligibility Date**	**Grant Amount**	**Amount Disbursed for FY 2006-2007**
The Shirley A. Marcarelli Trust	North Haven	1957 Whitney Avenue	4.5 months	Pending			
Valu Clean	Stamford	949 Bedford Street	4.5 months	Pending			
The Shoppes at Eastview, LLC	Vernon	425 Talcottville Road	4.5 months	Pending			
Total Number of Applicants	**18**	**Total # of Grants**	**11**			**$1,225,000**	**$106,649**

Source: DECD, OIRE

[1] Amount approved or will be approved for the particular year.
[2] Grant is available upon receipt of invoices.
[3] Applicant is deemed eligible; however, further due-diligence is required by DECD.
[4] Additional information is required to determine eligibility prior to DECD making a final decision.

Appendix-11: Housing Development Portfolio

Table A-11: Housing Development Portfolio														
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**
FY 06-07														
16 Bank Street LLC	16 Bank Street Apartments	Seymour	Rehab Of 2 Downtown Properties For The Creation Of 12 Elderly Units	$ 1,872,619	$ 729,822	HTF	$ 729,822	$ -	$ -	$ -	12	-	12	-
35 Clark Street LP	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	-
City of Bristol/Bristol Development Authority	Bristol Residential Rehabilitation Program	Bristol	Rehabilitation Of 28 Rental Units And 16 Ownership Units. 44 Units.	$ 400,000	$ 400,000	HTF	$ 400,000	$ -	$ -	$ -	44	16	28	44
Conn Housing Finance Authority	Pilot Supportive Program	Statewide	Pilot Supportive Housing Program	$ 3,000,000	$ 3,000,000	PRIME	$ 3,000,000	$ -	$ -	$ -	-	-	-	-
Corporation for Independent Living	Grants For Accessibility Tenant Program	Statewide	Grant For Accessibility Tenant Program- Approx. 75% Of Req. Funds	$ 1,500,000	$ 1,500,000	HTF	$ 1,500,000	$ -	$ -	$ -	35	-	35	35
CT CDFI Alliance, Inc.	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	$ -	$ -	$ -	66	-	66	33
Greater New Haven Community	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 And 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	$ -	$ -	$ -	-	-	-	-
Immanuel Church Housing Corp.	Immanuel Church Housing Corp - Predevelopment Loan	Hartford	Predevelopment Loan Of $250,000 To Architectural Fees From Immanuel House	$ 250,000	$ 250,000	Flex-RLF	$ -	$ -	$250,000	$ -	-	-	-	-
Main Street Development	220 Main Street Predevelopment Loan	Ansonia	Predevelopment Loan For The New Construction Of 28 Elderly Units	$ 50,000	$ 250,000	Flex-RLF	$ -	$ -	$ 250,000	$ -	-	-	-	-
Mutual Housing Assoc of GH Inc.	Zion Street Mutual Housing	Hartford	New Construction Of 24 Units DECD Will Have 6 HOME Units	$ 5,464,294	$ 900,000	HOME	$ -	$ -	$ -	$ 900,000	6	-	6	-

Table A-11: Housing Development Portfolio (continued)

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
Mutual Housing Assoc of SC CT	Highwood Square	New Haven	Predevelopment Loan In The Amount Of $230K For Highwood Sq., Mixed-Use Housing	$ 230,000	$ 230,000	HOME	$ -	$ 230,000	$	$	-	-	-	-
Mutual Housing Assoc of SC CT	Willow Mutual Housing Project	Waterbury	The Rehab Of 7 Buildings To Create 33 Mutual Housing Units	$ 5,256,293	$ 1,570,918	HOME	$ -	$ -	$ -	$1,570,918	33	-	33	33
Mutual Housing Assoc of SW CT	Huntington Place Senior Housing	Trumbull	New Construction Of 40 Units (11 HOME) Of Senior Housing	$ 7,846,633	$ 1,433,000	HOME	$ -	$1,433,000	$ -	$ -	11	-	11	-
Neighborhood Housing Services of NH	Home Maintenance & Energy Conservation IDA	New Haven	IDA (W/Matching Funds) To Help Homeowners Save For Rehab	$ 600,000	$ 300,000	HTF	$ 300,000	$ -	$ -	$ -	45	45	-	45
Neighborhood Housing Services 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	10
North Walke Housing Corp.	Norwalk Homebuyer Assistance Program	Norwalk	Downpayment Assistance And Counseling To 20 Qualified Buyers	$ 1,100,000	$ 1,100,000	HOME	$ -	$1,100,000	$ -	$ -	20	20	-	-
Northwest Senior Housing Corp.	Northwest Senior Housing	Winsted	New Construction Of 20 Elderly Housing Units	$ 4,078,700	$ 784,000	HOME	$ -	$ 784,000	$ -	$ -	20	-	20	-
Nutmeg Housing Dev. Corp.	Amston Village Elderly Housing	Colchester	Construction Of Units Of Elderly Housing On Lblt Site	$ 6,229,914	$ 3,510,000	Multi	$ -	$ -	$ 500,000	$3,010,000	23	-	23	-
Orford Village Housing Development Corporation	Orford Elderly - Predevelopment	Manchester	Predevelopment Costs Associated with the Highwood	$ 189,846	$ 189,846	Flex-RLF	$ -	$ -	$ 189,846	$ -	-	-	-	-
Prudence Crandall Center, Inc.	Rose Hill Development Project	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	-
Ridgefield Housing Authority	Prospect Ridge Predevelopment Loan	Ridgefield	Predevelopment Loan For The Prospect Ridge Project	$ 150,000	$ 150,000	Flex-RLF	$ -	$ -	$ 150,000	$ -	-	-	-	-
Salem Turnpike Housing Corp.	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	$ -	$ -	$ -	43	-	43	43

Table A-11: Housing Development Portfolio (continued)

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
South Arsenal Neighborhood Development Corporation (SAND)	Pre-Development Loan for South Hartford Dev Plan	Hartford	Pre-Development Loan for South Hartford Dev Plan	$ 250,000	$ 250,000	Pre-dev	$ -	$ -	$ 250,000	$ -	-	-	-	-
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 Project	Stamford	Acquisition of existing homes	$ 5,000,000	$ 5,000,000	UA-OPM	$ 5,000,000	$ -	$ -	$ -	87	30	57	-
The Community Builders, Inc.	Dutch Point Hope Vi Phase 1 Rental	Hartford	New Con/Rehab	$15,454,798	$ 1,000,000	HOME	$ -	$ -	$ -	$1,000,000	20	-	20	10
FY 05-06														
AHEPA National Housing Corp.	Ahepa 58-II Apartments	Wethersfield	Construction Of 42 Units Of Elderly Housing In Wethersfield	$ 7,267,400	$ 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	$ 3,567,000	$ 650,000	Multi	$ -	$ -	$ 650,000	$ -	6	-	6	-
Braun Investments LLC	Brick Hollow	Hartford	Rehab Of 50 Rental Units In The Frog Hollow Neighborhood.	$10,599,801	$ 3,612,000	HOME	$ -	$ -	$ -	$3,612,000	30	-	30	30
Community Capital Fund, Inc.	Arcade Mall & Golden Hill Street Project	Bridgeport	Arcade Mall & Golden Hill Street Project	$22,979,910	$ 1,200,000	UA-OPM	$ 1,200,000	$ -	$ -	$ -	59	-	59	-
Community Capital Fund, Inc.	Citytrust Building Loan Project	Bridgeport	Citytrust Building Loan Project	$31,087,621	$ 3,100,000	UA-OPM	$ 3,100,000	$ -	$ -	$ -	118	-	118	-
Connecticut Housing Investment Fund Inc.	CHIF Neighborhood Rebuilder - Appraisal Gap Subsidy Program	Hartford	Homeownership - Appraisal Gap Subsidy	$ 5,300,000	$ 1,250,000	Flex-Bond	$ 1,250,000	$ -	$ -	$ -	25	25	-	-
Corporation for Independent Living	Loans And Grants For Accessibility Program	Statewide	Provides Funds To Applicants To Make Accessibility Renovations To Home	$ 1,350,408	$ 1,350,408	HOME	$ -	$1,350,408	$ -	$ -	11	11	-	4

Table A-11: Housing Development Portfolio (continued)

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
Guilford Housing Authority	Sachem Hollow	Guilford	New Construction Of 32 Units Of Elderly Rental Housing	$ 4,755,000	$ 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	$ 250,000	$ 250,000	Flex-Bond	$ 250,000	$ -	$ -	$ -	-	-	-	-
House New London LLC	ADDI--House New London	New London	Downpayment Assistance To First Time Buyers	$ 330,442	$ 330,442	Multi	$ 30,000	$ 300,442	$ -	$ -	28	28	-	-
Housing Development Fund, Inc.	ADDI--Housing Dev. Fund	Stamford	State Bond Supplement To Home ADDI For Downpayment Assistance	$ 250,000	$ 250,000	Flex-Bond	$ 250,000	$ -	$ -	$ -	-	-	-	-
Housing Development Fund, Inc.	ADDI Housing Development Fund	Stamford	Financial Support For Downpayment Assistance In Fairfield County	$ 330,442	$ 330,442	Multi	$ 30,000	$ 300,442	$ -	$ -	7	7	-	-
Mutual Housing Assoc of SC CT	Artisans Lofts West	New Haven	Rehabilitation Of 11 Affordable Apartments - 9 HOME	$ 1,709,196	$ 980,000	Flex-Bond	$ 980,000	$ -	$ -	$ -	9	-	9	9
New Haven, City of	Casa Familia	New Haven	New Construction 30 Units (11 HOME) Of Family Rental Housing	$ 7,339,728	$ 1,050,000	HOME	$ -	$1,050,000	$ -	$ -	11	-	11	-
New Milford Affordable Housing	Indian Field Predevelopment Loan	New Milford	Predevelopment Loan For Indian Field Housing Development Project	$ 180,750	$ 180,750	Flex-RLF	$ -	$ -	$ 180,750	$ -	-	-	-	-
NHS of CT, Inc.	ADDI – NHS of CT, Inc.	New Haven	Downpayment Assistance Program In New Haven And Waterbury Areas	$ 250,000	$ 250,000	Flex-Bond	$ 250,000	$ -	$ -	$ -	-	-	-	-
NHS of CT, Inc.	ADDI – NHS of CT, Inc.	New Haven Area	Downpayment Assistance Program In New Haven And Waterbury Areas	$ 391,328	$ 391,328	Multi	$ 30,000	$ 361,328	$ -	$ -	35	35	-	-
Pathways Vision, Inc.	Pathways Vision	Greenwich	Proposed Project Is For Supportive Housing For Mentally Handicapped	$ 2,133,724	$ 535,000	HOME	$ -	$ 535,000	$ -	$ -	10	-	10	-
Urban Suburban Affordable, Inc.	ADDI--Urban Suburban Affordable	Hartford Area	Downpayment Assistance	$ 330,442	$ 330,442	Multi	$ 30,000	$ 300,442	$ -	$ -	8	8	-	-
Urban Suburban Affordable, Inc.	ADDI--Urban Suburban Affordable	Hartford Area	Downpayment Assistance	$ 250,000	$ 250,000	Flex-Bond	$ 250,000	$ -	$ -	$ -	27	27	-	-

Table A-11: Housing Development Portfolio (continued)

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
FY 04-05														
Augustana Homes East Bpt., Inc	Bishop Curtis Homes Project	Bridgeport	The Rehabilitation Of A Former School Into 48 Units Of Senior Housing	$ 4,172,587	$ 202,842	HOME	$ -	$ 202,842	$ -	$ -	48	-	48	-
Bethsaida Community, Inc.	Flora O'Neil Apartments	Norwich	New Construction Of 6 Units Of Permanent Rental Housing	$ 685,120	$ 685,120	Flex-RLF	$ -	$ -	$ 685,120	$ -	6	-	6	-
Connecticut Housing Finance Authority	Temple Street	Hartford	Construction Of Housing And Parking Garage	$ 8,895,835	$ 680,000	DECD-Other	$ 680,000	$ -	$ -	$ -	-	-	-	-
Connecticut Housing Finance Authority	Southwood Square - Phase Three	Stamford	Phase III - New Construction Of 56 Rental Units	$23,099,035	$ 4,721,852	DECD-Other	$ 4,721,852	$ -	$ -	$ -	56	-	56	-
Connecticut Housing Finance Authority	CHFA/PRIME--Wauregan Hotel Renovation	Norwich	Substantial Renovation Of Historic Norwich Hotel To Housing Units	$14,648,008	$ 3,650,000	DECD-Other	$ 3,650,000	$ -	$ -	$ -	71	-	71	-
Connecticut Housing Finance Authority	Temple Street Development	Hartford	Construction Of 78 Units - Market Rate Housing	$23,417,794	$ 4,000,000	DECD-Other	$ 4,000,000	$ -	$ -	$ -	78	-	78	-
Co-op Initiatives, Inc.	Winthrop Drive Amendment	Farmington	Acquire And Rehabilitate Low-Income Housing	$ 1,683,768	$ 853,798	HOME	$ -	$ -	$ -	$ 853,798	8	-	8	8
Hall Neighborhood House	Ua--Hall Commons	Bridgeport	New Construction Of A 41 Unit HUD 202 Elderly Complex	$ 5,867,557	$ 1,705,500	DECD-Other	$ 1,705,500	$ -	$ -	$ -	41	-	41	-
Hill Development Corporation	Hill Homeownership Initiative	New Haven	Renovation Of Eleven Homes For Ownership With Rental Units	$ 3,634,850	$ 1,200,000	HOME	$ -	$1,200,000	$ -	$ -	11	11	-	11
Laurel Commons Housing L P	Laurel Commons Elderly Housing	Winsted	Development Of 44 Units Of Elderly Housing, 19 Of Which Are HOME	$ 2,133,844	$ 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	$ 1,591,743	$ 636,743	HOME	$ -	$ -	$ -	$ 636,743	9	-	9	9
Mutual Housing Assoc of SW CT	Spruce Street Townhomes	Stamford	New Construction Of 19 Townhouse Style Condominiums	$ 5,175,650	$ 975,000	HOME	$ -	$ 975,000	$ -	$ -	19	19	-	-
New Britain, City of	New Britain Home Block Grant	New Britain	Block Grant Funds Being Used In South High Street Home Project	$ 441,653	$ 441,653	HOME	$ -	$ 441,653	$ -	$ -	11	-	11	11
New Samaritan Corporation	130 Howe Street	New Haven	Construction Of 12 Units Of Affordable Rental Housing	$ 1,849,196	$ 803,296	HOME	$ -	$ 803,296	$ -	$ -	12	-	12	-

Table A-11: Housing Development Portfolio (continued)

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
Newtown Housing for the Elderly	Nunnawauk Meadows Expansion Project	Newtown	New Construction Of 12 Elderly (6 HOME) Units Of Housing	$ 1,415,110	$ 563,410	HOME	$ -	$ 563,410	$ -	$ -	6	-	6	-
NINA	47 Sigourney Street	Hartford	Costs Associated With Moving A Vacant 1890 Brick Victorian Structure	$ 119,300	$ 50,000	DECD-Other	$ 50,000	$ -	$ -	$ -	1	1	-	-
Norwalk Housing Authority	Colonial Village Predevelopment Loan	Norwalk	Predevelopment Loan For Homeownership Initiative Adjacent To Col Village	$ 234,300	$ 234,300	Flex-RLF	$ -	$ -	$ 234,300	$ -	-	-	-	-
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
Tim Bobroske Co., Inc.	Thomaston Valley Village Home	Thomaston	Construction Of 22 Units Of Elderly Rental Housing	$ 2,492,500	$ 1,667,500	Multi	$ -	$ -	$ 1,156,300	$ 511,200	14	-	14	-
Wallingford Housing Authority	Ulbrich Heights	Wallingford	Rehab Kitchens & Bathrooms	$ 682,500	$ 672,000	Flex-RLF	$ 672,000	$ -	$ -	$ -	28	-	28	28
FY 03-04														
210 State Street LP	Safe Haven	New Haven	Substantial Rehab Of Old Cigar Factory To 33 Studio Units	$ 4,116,206	$ 3,610,500	Multi	$ -	$ -	$ 3,610,500	$ -	33	-	33	-
Alderhouse Residential Community	New Britain Artist Housing Cooperative	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housing	$ 2,299,108	$ 1,443,219	Multi	$ -	$ -	$200,000	$1,243,219	11	-	11	-
Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts	Bridgeport	Rehab Of Read's Dept Store Into 61 Units Of Rental Artist Housing	$ 500,000	$ 500,000	Flex-RLF	$ -	$ -	$500,000	$ -	7	-	7	-
Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts	Bridgeport	Rehab Of Read's Dept Store Into 61 Units Of Rental Artist Housing	$14,160,000	$ 700,000	HOME	$ -	$ -	$ -	$ 700,000	9	-	9	-
Bella Vista Cooperative Inc.	Bella Vista Cooperative Rehab	Hartford	Vinyl Siding Installation At 270-276 Bellevue Street Hartford	$ 90,000	$ 90,000	Flex-RLF	$ -	$ -	$ 90,000	$ -	8	-	8	8
Connecticut Housing Finance Authority	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.	CHIFNeighborhood Rebuilder Program	Hartford	Appraisal Gap Subsidy	$ 4,551,500	$ 872,000	DECD-Other	$ 872,000	$ -	$ -	$ -	16	16	-	16
Connecticut Housing Investment Fund Inc.	CHDC – CT CDFI Alliance Revolving Loan Fund	Statewide	Statewide Revolving Loan Fund	$ 1,500,000	$ 1,500,000	Flex-Bond	$ -	$ -	$ 1,500,000	$ -	25	-	25	-

Table A-11: Housing Development Portfolio (continued)

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
Co-Opportunity, Inc.	Youthbuild Hartford/Rice Heights	Hartford	$50,000 For Operational Costs For Youthbuild Administration	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	3	3	-	-
Corporation for Independent Living	Loans And Grants For Accessibility	Statewide	To Allow Handicapped Individuals To Make Their Dwelling Units Handicap	$ 507,500	$ 507,500	Flex-RLF	$ -	$ -	$ 507,500	$ -	15	15	-	15
CT Urban League Initiative	PSA--Scovill Homes Feasibility Study	Waterbury	Feasibility Study Of Scovill Homes Neighborhood In Waterbury	$ 75,000	$ 75,000	Flex-RLF	$ -	$ -	$ 75,000	$ -	-	-	-	-
Grace Development Corporation	Grace House	Waterbury	Construction Of 40 Units Of Elderly Rental Housing	$ 345,000	$ 345,000	HOME	$ -	$ 345,000	$ -	$ -	10	-	10	-
Hartford, City of	Neighborhood Demolition/Redevelopment Project Phase II	Hartford	Demolition, Mothballing, Rehabilitation	$13,000,000	$13,000,000	DECD-Other	$13,000,000	$ -	$ -	$ -	180	180	-	180
New Haven, City of	SA--Ninth Square Phase II	New Haven	Construction Costs Related To Mixed Use Development In Downtown	$13,166,154	$ 3,263,784	DECD-Other	$ -	$ -	$ 3,263,784	$ -	83	-	83	-
Nutmeg Housing Dev. Corp.	Amston Village Predevelopment Loan	Colchester	Predevelopment Loan For DECD Amston Road LBLT Property	$ 235,100	$ 235,100	Flex-RLF	$ -	$ -	$ 235,100	$ -	-	-	-	-
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	$ 1,791,466	$ 225,000	Flex-Bond	$ 225,000	$ -	$ -	$ -	12	-	12	12
Regional Housing Rehab Inst of CT	HRICHDO Operating Costs	New Haven	CHDO Operating Costs Program	$ 33,600	$ 33,600	HOME	$ -	$ 33,600	$ -	$ -	-	-	-	-
Sheldon Oak Central, Inc.	Ida B. Wells	Hartford	New Construction Of A 40 Unit Elderly Complex	$ 4,484,297	$ 685,000	HOME	$ -	$ -	$ -	$ 685,000	40	-	40	-
SOC Group II LP	Sana Apartments	Hartford	Acquisition & Rehab, A 256 Unit Of Multifamily Housing	$ 4,913,089	$ 4,913,089	HOME	$ -	$ -	$ -	$4,913,089	256	-	256	256
Vernon NP Housing Development Corp	Village Street Revitalization	Vernon	Demolition, Rehabilitation & New Construction of 23 Units of Residential Properties	$ 3,777,000	$ 2,101,500	Multi	$2,101,500	$ -	$ -	$ -	23	23	-	16
Westport HA	Hidden Brook	Westport	New Construction Of 30 Affordable Apartments	$ 5,227,058	$ 1,605,000	HOME	$ -	$1,605,000	$ -	$ -	38	-	38	-

Table A-11: Housing Development Portfolio (continued)

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
FY 02-03														
Alderhouse Residential Community	Alderhouse Residential Communities	Middletown	CHDO Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	-	-	-	-
Alderhouse Residential Community	New Britain Artist Housing Cooperative Pre Dev Loan	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housing	$ 100,000	$ 100,000	Pre-dev	$ -	$ -	$100,000	$ -	11	-	11	-
Alderhouse Residential Commun.	North End Artist Cooperative	Middletown	Rehabilitation Of 9 Units Of Cooperative Housing In Middletown, CT	$ 822,000	$ 822,000	HOME	$ -	$ 822,000	$ -	$ -	9	-	9	9
Amber Properties, LLC/Peter Levine	73 Washington Street, New London	New London	Renovate Historic Commercial Prop To 28 Units Rental Housing	$ 3,118,021	$ 750,000	Flex-RLF	$ -	$ -	$750,000	$ -	28	-	28	-
Beulah Land Development Corporation	Beulah Land Development Corp CHDO Operating	New Haven	Operating Support, Office Expenses, Salaries, Training, Computers	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	-	-	-	-
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, I	Byam Road	Cheshire	Cheshire Interfaith Housing Will Construct 2 Single Family Homes	$ 150,000	$ 150,000	HOME	$ -	$ 150,000	$ -	$ -	2	2	-	-
Connecticut Housing Finance Authority	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)	$12,507,159	$ 1,200,000	HOME	$ -	$ -	$ -	$1,200,000	11	-	11	-
Metro Realty Group, LTD	Watson Farms Elderly Rental	South Windsor	Construction Of Elderly Rental Housing	$ 8,853,367	$ 800,000	HOME	$ -	$ -	$ -	$ 800,000	11	-	11	-
Mutual Housing Assoc of SC CT	Mutual Housing Assoc. of South Central CT	New Haven	CHDO Operating Costs	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	-	-	-	-
Mutual Housing Assoc of SW CT	Mutual Housing Of Southwest CT	Stamford	CHDO Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	-	-	-	-
Neighborhood Housing Services of NB	Neighborhood Housing Services Of NB	New Britain	CHDO Operating Grant	$ 35,279	$ 35,279	HOME	$ -	$ 35,279	$ -	$ -	-	-	-	-

Table A-11: Housing Development Portfolio (continued)

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
New Haven, City of	Livable City Initiative Citywide Revitalization	New Haven	Program To Create 330 Homeownership Units & Community Improvements	$55,126,000	$ 7,000,000	DECD-Other	$ 7,000,000	$ -	$ -	$ -	321	201	120	168
North Haven Opport for Aff Hsg	Summerdale-Nhoah	North Haven	New Construction Of 20 Affordable Condominiums	$ 4,443,677	$ 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	Homeownership With A Rental Component	$ 5,255,164	$ 2,172,280	HOME	$ -	$2,172,280	$ -	$ -	19	19	-	-
Salem Turnpike Housing Corp.	Parnell Brook Predevelopment Loan	North Haven	Predevelopment Expenses For Fees And Services	$ 245,600	$ 245,600	Flex-RLF	$ -	$ -	$ 245,600	$ -	-	-	-	-
Seymour Housing Authority	Smith Street Assisted Living Predevelopment Loan	Seymour	Predevelopment Loan To Assist In The Development Of A 56-Unit Assisted Living	$ 250,000	$ 250,000	Flex-RLF	$ -	$ -	$ 250,000	$ -	-	-	-	-
Sheldon Oak Central, Inc.	Northeast Hartford Affordable Housing	Hartford	Acquisition And Rehabilitation Of 68 Units (11 HOME)	$ 7,415,844	$ 1,200,000	HOME	$ -	$1,200,000	$ -	$ -	11	-	11	11
The Community Builders, Inc.	Kent South Commons	Kent	Development Of A 24 Unit (11 HOME) Family Rental	$ 2,059,500	$ 1,262,000	HOME	$ -	$1,262,000	$ -	$ -	11	-	11	-
WHA Dev Corp	Laurel Commons Predevelopment Loan	Winsted	Predevelopment Costs For Laurel Housing Project	$ 223,000	$ 223,000	Flex-RLF	$ -	$ -	$ 223,000	$ -	-	-	-	-
FY 01-02														
Birch Meadow Assoc. LP	Birch Meadow	Manchester	Construction Of A 100 Unit Low-Income Housing Tax Credit Project	$12,635,347	$ 1,000,000	HOME	$ -	$ -	$ -	$1,000,000	11	-	11	-
Connecticut Housing Finance Authority	Southwood Square Phase II	Stamford	Southwood Square Phase II	$ 4,372,900	$ 4,372,900	PRIME	$ 4,372,900	$ -	$ -	$ -	-	-	-	-
Co-op Initiatives, Inc.	Coop Initiatives	Hartford	CHDO Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	-	-	-	-
Co-op Initiatives, Inc.	Carter Court	Glastonbury	Acquisition & Rehab Of 20 Unit LEC	$ 3,826,265	$ 2,029,947	HOME	$ -	$ -	$ -	$2,029,947	20	-	20	-
Hartford, City of	St. Monica's - Phase 2	Hartford	Infrastructure In Exchange For 10 HOME Units Of A 28 Unit Project	$ 3,629,496	$ 1,132,540	HOME	$ -	$1,132,540	$ -	$ -	10	10	-	-
Mansfield Housing Authority	Holinko Estates II Predevelopment Loan	Storrs	Predevelopment Loan For Holinko Estates Phase Ii	$ 100,000	$ 100,000	Flex-RLF	$ -	$ -	$100,000	$ -	-	-	-	-
Mutual Housing Assoc of GH Inc	Park Terrace II	Hartford	Redevelopment Of 20 Properties Create 68 Units Of Mutual Housing	$ 2,748,416	$ 2,748,416	HOME	$ -	$ -	$ -	$2,748,416	68	-	68	68

Table A-11: Housing Development Portfolio (continued)

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
Mutual Housing Assoc of SW CT	Trumbull Town Homes	Trumbull	New Construction Of Condo Units	$ 8,851,999	$ 2,399,999	HOME	$ -	$2,399,999	$ -	$ -	43	43	-	-
Neighborhood Housing Service of NB	Skretny 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
New Haven Housing Authority	Eastview Terrace Rehabilitation	New Haven	Grant In Aid To NHHA For Needed Repairs During Major Renovation.	$ 750,000	$ 500,000	DECD-Other	$ 500,000	$ -	$ -	$ -	112	-	112	112
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 LP	River Ridge	Hamden	Construction Of A 62 (10 HOME) Unit Housing Development	$ 8,527,222	$ 822,276	HOME	$ -	$ -	$ -	$ 822,276	10	-	10	-
Shore Area Community Development Corp.	651 State Street	Bridgeport	Rehab Of Bridgeport YMCA - 102 SRO (10 HOME) Units	$11,270,997	$ 200,000	HOME	$ -	$ -	$ -	$ 200,000	10	-	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
Steponaitis, Lous	Hope House	Waterbury	Rehab Of Building Into 9 Units Of Supportive Housing	$ 199,000	$ 199,000	HOME	$ -	$ 199,000	$ -	$ -	9	-	9	9
Tolland Senior Housing, Inc.	Tolland Senior Housing	Tolland	Construction Of Housing	$ 385,000	$ 385,000	HOME	$ -	$ -	$ -	$ 385,000	5	-	5	-
Wallingford Housing Authority	Simpson School Predevelopment Loan	Wallingford	A Loan To Assist with Predevelopment Costs To Rehab An Abandoned School	$ 74,000	$ 74,000	Flex-RLF	$ -	$ -	$ 74,000	$ -	-	-	-	-
Washington Developers, LLC	Washington Court	Hartford	Rehabilitation Of 66 Units Of Rental Housing	$ 1,245,000	$ 1,245,000	HOME	$ -	$ -	$ -	$1,245,000	66	-	66	66
FY 00-01														
Cheshire Interfaith Housing, I	Cheshire Interfaith Housing	Cheshire	Construction Of A Single-Family Home Through Habitat For Humanity.	$ 86,784	$ 86,784	HOME	$ -	$ 86,784	$ -	$ -	1	1	-	-
Community Renewal Team of Greater Hartford	Wethersfield Avenue	Hartford	Acquisition & Substantial Rehab	$ 2,072,566	$ 735,000	HOME	$ -	$ 735,000	$ -	$ -	11	-	11	11

Table A-11: Housing Development Portfolio (continued)

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
Community Renewal Team of Greater Hartford	Home Solutions	Hartford	Administer State Funded Direct Consumer Loans Including; Haz-Mat	$ 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	$26,000,000	$23,000,000	DECD-Other	$23,000,000	$ -	$ -	$ -	221	-	221	193
Geer Village Development Co.	Geer Village	Canaan	Creation Of 24 Elderly Rental Units	$ 3,238,918	$ 956,018	HOME	$ -	$ 956,018	$ -	$ -	24	-	24	-
Manchester, Town of	Manchester Homeownership Program	Manchester	Acquisition-For Rehabilitation	$ 373,569	$ 373,569	HOME	$ -	$ 373,569	$ -	$ -	10	10	-	10
Mutual Housing Assoc of SC CT	Gilbert Avenue Mutual Housing	New Haven	Rehabilitation Of 10 Units Of Affordable Rental Housing In New Haven	$ 1,327,425	$ 1,048,425	HOME	$ -	$1,048,425	$ -	$ -	10	-	10	10
Mutual Housing Assoc of SC CT	Richard Street Coop	New Haven	Renovation Of 20 Units At Richard Street And Saltonstall Avenue	$ 2,606,577	$ 138,000	HOME	$ -	$ 138,000	$ -	$ -	20	-	20	20
Neighborhood Housing Services of NB	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 Waterbury	WOW Neighborhood	Waterbury	Project To Develop Six Affordable Housing Units	$ 1,087,777	$ 787,771	HOME	$ -	$ 787,771	$ -	$ -	3	3	-	-
ONE/CHANE, Inc.	Nelson Street CHDO Loan	Hartford	Affordable Family Rental Housing	$ 140,000	$ 140,000	HOME	$ -	$ -	$ -	$ 140,000	1	-	1	1
Orchard Ridge Assoc Limited	Orchard Ridge	Berlin	Acquisition Of Land To Build 126 Units (11 HOME) Senior Rental Housing	$ 5,450,000	$ 800,000	HOME	$ -	$ -	$ -	$ 800,000	11	-	11	-
Plymouth, Town of	Sidewalk Replacement For Gosinski Park	Plymouth	Repair Dangerous Sidewalks At Elderly Project	$ 95,000	$ 95,000	DECD-Other	$ 95,000	$ -	$ -	$ -	-	-	-	-
Pope-Park-Zion LLC	Cityscape II	Hartford	New Construction Of 12 Units (6 HOME)	$ 1,522,385	$ 947,285	HOME	$ -	$ 947,285	$ -	$ -	6	-	6	6
Tim Bobroske Co., Inc.	Quail Hollow	Plymouth	Provide 6 HOME-Assisted Senior Rental Units	$ 333,000	$ 333,000	HOME	$ -	$ -	$ -	$ 333,000	6	-	6	-
Tim Bobroske Co., Inc.	Canterbury Village	New Hartford	Construction Of 10 Elderly Rental Units	$ 727,500	$ 727,500	HOME	$ -	$ -	$ -	$ 727,500	10	-	10	-
Tinman Realty Limited Partnership	New Construction of single family homes	Waterbury	Construction of 13 single family homes -homeownership	$ 2,174,715	$ 850,000	HOME	$ -	$ 850,000	$ -	$ -	13	13	-	-
Tolland, Town of	Tolland Rehab	Tolland	Rehabilitation Of Owner Occupied Single Family Homes	$ 400,000	$ 400,000	HOME	$ -	$ 400,000	$ -	$ -	34	34	-	34
Urban Suburban Affordables, Inc.	Urban Suburban Affordables	Areawide	Homeownership	$ 750,000	$ 750,000	HOME	$ -	$ 750,000	$ -	$ -	28	28	-	-

Table A-11: Housing Development Portfolio (continued)

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	$ 593,330	$ 593,330	HOME	$ -	$ -	$ -	$ 593,330	11	11	-	-
FY 99-00														
Artspace Norwich Limited Partnership	Norwich Artspace	Norwich	New Construction And Substantial Rehab/Artists' Housing	$ 9,571,156	$ 750,000	HOME	$ -	$ -	$ -	$ 750,000	9	-	9	-
Beulah Land Development Corporation	Orchard Street Townhomes	New Haven	New Construction Of 20 Townhouses	$ 3,704,365	$ 1,136,300	Multi	$ 300,000	$ 836,300	$ -	$ -	20	20	-	-
Francisco Heights, LLC	New Construction of single family homes	Waterbury	New Construction of 18 single family homes for low and moderate income	$ 2,431,300	$ 750,000	HOME	$ -	$ 750,000	$ -	$ -	18	18	-	-
Hartford, City of	Neighborhood Demolition/Redevelopment Project Phase I	Hartford	Demolition, Mothballing, Rehabilitation	$12,000,000	$12,000,000	DECD-Other	$12,000,000	$ -	$ -	$ -	150	150	-	150
Mutual Housing Assoc of SC CT	Wild Rose MHA - Guilford	Guilford	New Construction Of 6 Units Of Mutual Housing.	$ 545	$ 545	HOME	$ -	$ 545	$ -	$ -	1	-	1	-
Mutual Housing Assoc of SC CT	Wild Rose - Guilford	Guilford	New Construction Of 10 Units Of Homeownership	$ 1,591,205	$ 673,306	HOME	$ -	$ 673,306	$ -	$ -	10	-	10	-
New London, City of	New London Scattered Sites	New London	Acquisition, Rehab, Resale In Target Neighborhood	$ 1,808,676	$ 618,600	HOME	$ -	$ 618,600	$ -	$ -	8	3	5	8
New Samaritan Corporation	Shelton Senior Housing	Shelton	New Construction Of A 35 Unit Apartment Building For The Elderly	$ 3,851,700	$ 800,000	HOME	$ -	$ 800,000	$ -	$ -	35	-	35	-
Northwest Connecticut YMCA	Torrington YMCA	Torrington	The Rehabilitation Of 42 Apartments	$ 495,000	$ 495,000	HOME	$ -	$ 495,000	$ -	$ -	42	-	42	42
Pope-Park-Zion LLC	Cityscape '96	Hartford	New Construction Of 4 Duplexes (4 HOME) units	$ 748,411	$ 368,000	HOME	$ -	$ 368,000	$ -	$ -	4	2	2	4
Regional Housing Rehab Inst of CT	HRI Housing Support Circle	New Haven	Renovation Of Six Buildings	$ 448,000	$ 448,000	HOME	$ -	$ 448,000	$ -	$ -	16	-	16	16
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
The Connection Fund Realty, Inc.	The Connection Fund	Middletown	The Rehabilitation And Sale To Low Income Families Of 2 Ownership Units	$ 43,916	$ 43,916	HOME	$ -	$ 43,916	$ -	$ -	2	2	-	-
Tim Bobroske Co., Inc.	Senior Housing At Quail Hollow II	Plymouth	Construction Of 8 Elderly Rental Projects	$ 560,000	$ 560,000	HOME	$ -	$ -	$ -	$ 560,000	8	-	8	-

Table A-11: Housing Development Portfolio (continued)

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
FY 98-99														
1-36 Jaidee Drive Associates Limited Partnership	Jaidee Drive	East Hartford	Creation Of 7 Units Of Rental Housing	$ 500,000	$ 500,000	HOME	$ -	$ 500,000	$ -	$ -	7	-	7	-
Connecticut Housing Finance Authority	PRIME--Crystal Lake Estates	Groton	Acquisition And New Construction 0F 80 Units Family Housing	$ 766,980	$ 766,980	PRIME	$ 766,980	$ -	$ -	$ -	-	-	-	-
Connecticut Housing Finance Authority	Subsidized Assisted Living Demonstration Program	Statewide	Creation Of 226 units of subsidized assisted living housing for frail elderly	$39,167,953	$12,000,000	PRIME	$12,000,000	$ -	$ -	$ -	226	-	226	-
Co-op Initiatives, Inc.	CT Home-Of-Your-Own	Bloomfield	Acquisition & Rehab Of Home Ownership Units By Disabled Individuals	$ 990,332	$ 990,332	HOME	$ -	$ 990,332	$ -	$ -	18	18	-	18
Corporation for Independent Living	CIL II	Statewide	Rehab Dwelling Units For Handicapped Individuals	$ 550,000	$ 550,000	HOME	$ -	$ -	$ -	$ 550,000	16	16	-	16
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
Metcalf House, Inc.	Metcalf House	Stamford	Forest Street Homeless Building Rehab	$ 704,650	$ 238,000	HOME	$ -	$ 238,000	$ -	$ -	10	-	10	10
Mutual Housing Assoc of SC CT	George Street	New Haven	Substantial Renovation	$ 4,152,534	$ 750,000	HOME	$ -	$ 750,000	$ -	$ -	58	-	58	58
Sheldon Oak Central, Inc.	Sheldon Oak II Cooperative	Hartford	Rehab; Multi-Unit Residential	$ 7,022,441	$ 849,999	HOME	$ -	$ -	$ -	$ 849,999	72	-	72	72
Shelter for the Homeless, Inc.	Shelter For The Homeless	Stamford	Rehabilitation Of An Existing Building Into 12 Beds For The Homeless	$ 729,717	$ 387,217	HOME	$ -	$ 387,217	$ -	$ -	1	-	1	1
FY 97-98														
Co-op Initiatives, Inc.	CT Home Of Your Own	Hartford	Acquisition & Rehabilitation of Home Ownership Units For Disabled Individuals	$ 550,000	$ 550,000	HOME	$ -	$ 550,000	$ -	$ -	14	14	-	14
Groton, Town of	Groton - Homeowner	Groton	Downpayment Assistance	$ 221,681	$ 221,681	HOME	$ -	$ 221,681	$ -	$ -	7	7	-	-
Neighborhood Hsg Srvs Stamford	48 Orchard Street, Stamford	Stamford	The Creation Of 7 Units Of Affordable Family Rental Housing	$ 616,477	$ 200,000	HOME	$ -	$ 200,000	$ -	$ -	7	-	7	2

Table A-11: Housing Development Portfolio (continued)

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 Housing Rehab Inst of CT	Regional Housing Rehabilitation	New Haven	Renovation Of Blighted Homes For Homeownership By Eligible Buyers	$ 550,000	$ 550,000	HOME	$ -	$ -	$ -	$ 550,000	16	16	-	16
Sheldon Oak Central, Inc.	MLK Cooperative	Hartford	Rehabilitation of Multi-Unit Residential	$ 6,297,696	$ 822,445	HOME	$ -	$ -	$ -	$ 822,445	64	-	64	64
FY 96-97														
Bridgeport, City of	Bridgeport Home Block Grant 78	Bridgeport	Home Block Grant	$ 800,442	$ 800,442	HOME	$ -	$ 800,442	$ -	$ -	25	3	22	12
Bridgeport, City of	Bridgeport Block Grant 73	Bridgeport	Home Block Grant	$ 1,536,210	$ 1,536,210	HOME	$ -	$1,536,210	$ -	$ -	91	-	91	11
Conn. Hsg Investment Fund Inc.	CHIF Neighborhood Rebuilder II (Old 180)	New London	Acquisition Of 9 Single Family Homes	$ 125,000	$ 125,000	HOME	$ -	$ 125,000	$ -	$ -	9	9	-	9
Conn. Hsg Investment Fund Inc.	CHIF Neighborhood Rebuilder (Old 179)	New London	Acquisition & Rehab Of Homeownership Units To Stabilize Neighborhoods	$ 155,000	$ 155,000	HOME	$ -	$ 155,000	$ -	$ -	10	10	-	-
Connecticut Halfway Houses, Inc.	Rehabilitation of 159 Wethersfield Avenue	Hartford	Rehabilitation of 159 Wethersfield Avenue	$ 455,825	$ 455,825	HOME	$ -	$ 455,825	$ -	$ -	32	-	32	32
Hartford, City of	Hartford Home Block Grant	Hartford	Moderate Rehab Annawan Street And Vine Street Apt Complexes	$ 1,780,981	$ 1,780,981	HOME	$ -	$1,780,981	$ -	$ -	144	-	144	144
Marian Housing Corporation	Marion Housing	Cromwell	New Construction Elderly Housing	$ 6,120,000	$ 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	$ 2,098,016	$ 67,400	HOME	$ -	$ 67,400	$ -	$ -	3	-	3	3
South Hartford Initiative, I	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	$ 4,208,104	$ 716,804	HOME	$ -	$ 716,804	$ -	$ -	20	-	20	-
FY 93-94														
Nutmeg Housing Dev. Corp.	LBLT---Wilde Wood Condominiums	Plymouth	Construct 55 Units Of Low-Income Condominiums	$ 6,599,827	$ 1,109,392	DECD-Other	$ 1,109,392	$ -	$ -	$ -	55	55	-	-

Source: DECD, OHF

Appendix-12: Tenant Demographic Data

Table A-12: Tenant Demographic Data						
Municipality	**Project Name**	**Program**	**Management**	**Total**	**Family**	**Elderly**
Ansonia	Valley Mutual	HOME	Mutual Housing Assoc. SC CT	9	9	0
Bridgeport	Bishop Curtis Homes	HOME	Augustana Homes East Bpt. Inc.	48	0	48
Bridgeport	Sterling Apartments (Artspace/Read's Bldg)	HOME/FLEX	Millennium Real Estate Services	16	16	0
Canaan	Geer Village	HOME	Beckley House @Geer Village	24	24	0
Cromwell	Theresa A. Rook	HOME	Rook Retirement Community	20	0	20
Glastonbury	Carter Court	HOME	Broad Park Development Corp.	20	0	20
Guilford	Hubbard Woods	HOME	Mutual Housing Assoc. SC CT	13	13	0
Guilford	Wild Rose	HOME	Mutual Housing Assoc. SC CT	10	10	0
Hamden	River Ridge	HOME	River Ridge Apartments	62	16	46
Hartford	Hudson Park Project	HOME	Broad Park Development Corp.	44	44	0
Hartford	Park Squire Apartments	HOME	Broad Park Development Corp.	25	25	0
Hartford	Park Terrace II	HOME	Mutual Housing Limited Partnership	68	68	0
Hartford	Sand Apartments (SANA)	HOME	Carabetta Management Company	256	256	0
Hartford	Urban Preservation	HOME	Broad Park Development Corp.	74	74	0
Hartford	Washington Court	HOME	Washington Developers LLC	66	66	0
Hartford	Wethersfield Commons	HOME	Meadows Real Estate Dev. Corp.	11	11	0
Hartford	Zion Street Mutual	HOME	Zion Street Mutual Hsg. L.P.	24	24	0
New Britain	Skretny Block	HOME	NHS of New Britain	5	5	0
New Britain	Walnut Hill Co-Op	HOME	City of New Britain	17	17	0
New Hartford	Canterbury Village	HOME	Tim Bobroske Company Inc.	10	0	10
New Haven	730 George St. (aka King George)	HOME	Mutual Housing Assoc. SC CT	58	58	0
New Haven	Artisans Loft	FLEX	Mutual Housing Assoc. SC CT	9	9	0
New Haven	Gilbert Avenue Project	HOME	Mutual Housing Assoc. SC CT	10	10	0
New Haven	HRI/Housing Support Circle	HOME	Housing Rehab Institute	16	14	2
New Haven	Safe Haven	FLEX	Liberty Community Services Inc.	33	33	0
Newtown	Nunnawauk Meadows	HOME	Newtown Housing for the Elderly	6	0	6
Norwich	Artspace Norwich	HOME	Artspace Norwich	9	9	0
Norwich	Flora O'Neil Apartments	FLEX	Bethsaida Community Inc.	6	6	0
Plymouth	Quail Hollow Village I	HOME	Tim Bobroske Company Inc.	6	0	6
Plymouth	Quail Hollow Village II	HOME	Tim Bobroske Company Inc.	9	0	9

Table A-12: Tenant Demographic Data (continued)						
Municipality	**Project Name**	**Program**	**Management**	**Total**	**Family**	**Elderly**
Shelton	The Ripton	HOME	Elderly Housing Management, Inc.	35	0	35
Stamford	Haynes House	HOME	NHS of Stamford	7	7	0
Stamford	Metcalf House	HOME	St. Luke's Lifeworks	10	10	0
Stamford	Stillwater Heights	HOME	New Neighborhoods Inc.	15	15	0
Thomaston	Thomaston Valley Village	HOME	Tim Bobroske Company Inc.	14	0	14
Tolland	Winding River Village	HOME	Elderly Housing Management, Inc.	32	0	32
Torrington	Y House	HOME	Northwestern CT YMCA	42	42	0
Waterbury	Grace House (Grace Development)	HOME	Elderly Housing Management, Inc.	40	0	39[1]
Westport	Hidden Brook	HOME/FLEX	Westport Housing Authority	39	39	0
Winsted	Laurel Commons	HOME/FLEX	Laurel Commons L.P.	42	0	42
Total				**1,260**	**930**	**329[1]**

Source: DECD, COPS, as of June 30, 2007

[1] One unit of the 40 DECD assisted units in Waterbury is occupied by the building superintendent, therefore the combined unit count (total family units plus total elderly units is 1 unit less than the total number of units.

Appendix-13: Housing Production Data

Table A-13: Housing Production Data - Connecticut Housing Inventory Estimates							
State/County	**All Units**	**1-Unit**	**2-Units**	**3/4 Units**	**5+ Units**	**Mobile Home**	**Boat, RV, Van, etc.**
Connecticut	**1,439,221**	**932,000**	**120,115**	**126,882**	**248,039**	**11,571**	**614**
Fairfield	348,951	228,067	30,833	28,345	60,428	1,206	72
Hartford	365,548	223,781	29,415	36,209	74,247	1,835	61
Litchfield	83,254	64,516	6,516	4,602	7,022	523	75
Middlesex	71,837	53,442	3,550	3,233	10,667	903	42
New Haven	350,153	207,964	33,346	39,574	67,258	1,950	61
New London	116,786	80,633	9,939	7,507	15,489	2,951	267
Tolland	55,786	41,362	2,090	3,545	8,021	759	9
Windham	46,906	32,235	4,426	3,867	4,907	1,444	27

Source: DECD, COPS, as of December 2006

Notes to Table:

Description of Survey and Supplementary Information Services - The statistics provided are 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 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 are not available. However, DECD believes 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 2% of the new housing units nationally authorized by permits. Construction typically begins during the month of the permit issuance, and most of the remaining work 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 is "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 includes 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 Table A-13 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-14: Affordable Housing Appeals List

Table A-14.1: Affordable Housing Appeals List - Exempt Municipalities							
	Town	**2000 Census Housing Units**	**Governmentally Assisted Units[1]**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
1	Ansonia	7,937	1,064	97	9	1,170	14.74%
2	Bloomfield	8,195	693	245	0	938	11.45%
3	Bridgeport	54,367	8,584	885	4	9,473	17.42%
4	Bristol	26,125	2,509	998	6	3,513	13.45%
5	Brooklyn	2,708	225	48	0	273	10.08%
6	Danbury	28,519	2,472	278	180	2,930	10.27%
7	Derby	5,568	557	58	0	615	11.05%
8	East Hartford	21,273	2,373	805	0	3,178	14.94%
9	East Windsor	4,356	598	87	14	699	16.05%
10	Enfield	17,043	1,572	491	7	2,070	12.15%
11	Groton	16,817	3,303	295	9	3,607	21.45%
12	Hartford	50,644	16,095	1,449	0	17,544	34.64%
13	Killingly	6,909	550	234	0	784	11.35%
14	Manchester	24,256	2,835	795	44	3,674	15.15%
15	Mansfield	5,481	572	77	0	649	11.84%
16	Meriden	24,631	2,575	1,016	4	3,595	14.60%
17	Middletown	19,697	2,801	575	0	3,376	17.14%
18	New Britain	31,164	4,338	1,150	3	5,491	17.62%
19	New Haven	52,941	14,258	1,076	477	15,811	29.87%
20	New London	11,560	1,989	363	24	2,376	20.55%
21	Norwalk	33,753	2,965	250	503	3,718	11.02%
22	Norwich	16,600	2,778	472	0	3,250	19.58%
23	Plainfield	5,676	669	251	0	920	16.21%
24	Putnam	3,955	450	99	0	549	13.88%
25	Stamford	47,317	5,015	265	1,121	6,401	13.53%
26	Torrington	16,147	1,203	617	17	1,837	11.38%
27	Vernon	12,867	1,846	332	25	2,203	17.12%
28	Waterbury	46,827	7,000	2,352	436	9,788	20.90%
29	West Haven	22,336	2,329	398	0	2,727	12.21%
30	Winchester	4,922	490	124	0	614	12.47%
31	Windham	8,926	2,053	391	0	2,444	27.38%
Total Exempt Municipalities		**639,517**	**96,761**	**16,573**	**2,883**	**116,217**	

Source: DECD, COPS

Table A-14.2: Affordable Housing Appeals List - Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Andover	1,198	26	19	0	45	3.76%
Ashford	1,699	36	38	0	74	4.36%
Avon	6,480	143	27	0	170	2.62%
Barkhamsted	1,436	0	13	0	13	0.91%
Beacon Falls	2,104	5	23	0	28	1.33%
Berlin	6,955	400	68	6	474	6.82%
Bethany	1,792	0	3	0	3	0.17%
Bethel	6,653	216	52	46	314	4.72%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	1	15	0	16	0.81%
Bozrah	917	6	18	0	24	2.62%
Branford	13,342	252	171	0	423	3.17%
Bridgewater	779	0	1	0	1	0.13%
Brookfield	5,781	37	37	24	98	1.70%
Burlington	2,901	27	19	0	46	1.59%
Canaan	610	25	8	1	34	5.57%
Canterbury	1,762	76	22	0	98	5.56%
Canton	3,616	231	49	32	312	8.63%
Chaplin	897	3	18	0	21	2.34%
Cheshire	9,588	231	74	17	322	3.36%
Chester	1,613	27	7	0	34	2.11%
Clinton	5,757	87	33	0	120	2.08%
Colchester	5,409	354	76	0	430	7.95%
Colebrook	656	0	5	0	5	0.76%
Columbia	1,988	29	36	0	65	3.27%
Cornwall	873	18	0	0	18	2.06%
Coventry	4,486	119	119	20	258	5.75%
Cromwell	5,365	214	194	0	408	7.60%
Darien	6,792	89	1	32	122	1.80%
Deep River	1,910	31	13	0	44	2.30%
Durham	2,349	34	6	0	40	1.70%
East Granby	1,903	74	27	0	101	5.31%
East Haddam	4,015	74	22	1	97	2.42%
East Hampton	4,412	74	77	11	162	3.67%
East Haven	11,698	507	286	0	793	6.78%
East Lyme	7,459	297	76	0	373	5.00%
Eastford	705	0	12	0	12	1.70%
Easton	2,511	0	0	10	10	0.40%
Ellington	5,417	263	78	0	341	6.29%
Essex	2,977	36	6	0	42	1.41%

Table A-14.2: Affordable Housing Appeals List: Non-Exempt Municipalities (continued)						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Fairfield	21,029	375	25	129	529	2.52%
Farmington	9,854	469	122	140	731	7.42%
Franklin	711	1	12	0	13	1.83%
Glastonbury	12,614	623	119	0	742	5.88%
Goshen	1,482	1	5	0	6	0.40%
Granby	3,887	86	31	5	122	3.14%
Greenwich	24,511	1189	3	54	1246	5.08%
Griswold	4,530	172	129	0	301	6.64%
Guilford	8,724	138	31	0	169	1.94%
Haddam	2,822	22	11	0	33	1.17%
Hamden	23,464	1499	394	4	1892	8.06%
Hampton	695	0	18	0	18	2.59%
Hartland	759	2	2	0	4	0.53%
Harwinton	2,022	23	16	0	39	1.93%
Hebron	3,110	60	21	0	81	2.60%
Kent	1,463	26	3	24	53	3.62%
Killingworth	2,283	0	5	5	10	0.44%
Lebanon	2,820	31	44	0	75	2.66%
Ledyard	5,486	35	144	4	183	3.34%
Lisbon	1,563	5	37	0	42	2.69%
Litchfield	3,629	143	18	29	190	5.24%
Lyme	989	0	0	6	6	0.61%
Madison	7,386	91	1	25	117	1.58%
Marlborough	2,057	25	16	0	41	1.99%
Middlebury	2,494	76	10	8	94	3.77%
Middlefield	1,740	30	13	0	43	2.47%
Milford	21,962	1091	208	107	1406	6.40%
Monroe	6,601	32	14	0	46	0.70%
Montville	6,805	104	163	0	267	3.92%
Morris	1,181	21	0	0	21	1.78%
Naugatuck	12,341	679	318	0	997	8.08%
New Canaan	7,141	145	2	31	178	2.49%
New Fairfield	5,148	0	20	7	27	0.52%
New Hartford	2,369	22	37	15	74	3.12%
New Milford	10,710	145	95	0	240	2.24%
Newington	12,264	388	377	36	801	6.53%
Newtown	8,601	139	10	15	164	1.91%
Norfolk	871	11	2	0	13	1.49%
North Branford	5,246	68	50	0	118	2.25%
North Canaan	1,444	106	7	0	113	7.83%

Table A-14.2: Affordable Housing Appeals List: Non-Exempt Municipalities (continued)						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
North Haven	8,773	351	75	0	426	4.86%
North Stonington	2,052	1	8	0	9	0.44%
Old Lyme	4,570	63	5	3	71	1.55%
Old Saybrook	5,357	51	13	0	64	1.19%
Orange	4,870	46	8	0	54	1.11%
Oxford	3,420	36	9	0	45	1.32%
Plainville	7,707	241	316	32	589	7.64%
Plymouth	4,646	181	149	0	330	7.10%
Pomfret	1,503	107	13	0	120	7.98%
Portland	3,528	274	33	0	307	8.70%
Preston	1,901	42	28	0	70	3.68%
Prospect	3,094	2	14	0	16	0.52%
Redding	3,086	0	0	0	0	0.00%
Ridgefield	8,877	148	10	0	158	1.78%
Rocky Hill	7,962	242	185	0	427	5.36%
Roxbury	1,018	19	0	0	19	1.87%
Salem	1,655	1	19	0	20	1.21%
Salisbury	2,410	16	3	0	19	0.79%
Scotland	577	0	6	0	6	1.04%
Seymour	6,356	278	79	0	357	5.62%
Sharon	1,617	20	3	0	23	1.42%
Shelton	14,707	323	55	82	460	3.13%
Sherman	1,606	0	1	0	1	0.06%
Simsbury	8,739	247	55	0	302	3.46%
Somers	3,012	57	11	0	68	2.26%
South Windsor	9,071	386	228	0	614	6.77%
Southbury	7,799	88	13	0	101	1.30%
Southington	15,557	654	266	48	968	6.22%
Sprague	1,164	29	22	0	51	4.38%
Stafford	4,616	192	131	0	323	7.00%
Sterling	1,193	1	24	0	25	2.10%
Stonington	8,591	312	56	0	368	4.28%
Stratford	20,596	829	219	33	1,081	5.25%
Suffield	4,853	215	48	15	278	5.73%
Thomaston	3,014	96	97	0	193	6.40%
Thompson	3,710	165	40	0	205	5.53%
Tolland	4,665	94	58	0	152	3.26%
Trumbull	12,160	307	25	233	565	4.65%
Union	332	1	4	0	5	1.51%
Voluntown	1,091	21	22	0	43	3.94%

Table A-14.2: Affordable Housing Appeals List: Non-Exempt Municipalities (continued)						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Wallingford	17,306	607	330	37	974	5.63%
Warren	650	0	2	0	2	0.31%
Washington	1,764	14	2	23	39	2.21%
Waterford	7,986	131	165	0	296	3.71%
Watertown	8,298	226	128	0	354	4.27%
West Hartford	25,332	1293	326	212	1831	7.23%
Westbrook	3,460	143	8	24	175	5.06%
Weston	3,532	1	0	0	1	0.03%
Westport	10,065	209	4	3	216	2.15%
Wethersfield	11,454	722	212	0	934	8.15%
Willington	2,429	163	29	0	192	7.90%
Wilton	6,113	90	3	69	162	2.65%
Windsor	10,900	388	308	0	696	6.39%
Windsor Locks	5,101	272	164	0	436	8.55%
Wolcott	5,544	320	127	0	447	8.06%
Woodbridge	3,189	36	4	0	40	1.25%
Woodbury	3,869	61	18	0	79	2.04%
Woodstock	3,044	27	29	0	56	1.84%
Total Non-Exempt Municipalities	**746,461**	**22,978**	**8,492**	**1,658**	**33,123**	

Source: DECD, COPS

Table 14.3: Affordable Housing Appeals List: Summary					
Municipalities	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**
Exempt	639,517	96,761	16,573	2,883	116,217
Non-Exempt	746,461	22,978	8,492	1,658	33,123
Total	**1,385,978**	**119,739**	**25,065**	**4,541**	**149,340**

Source: DECD, COPS

[1] Includes both federal and state funded units.

Appendix-15: Elderly Rental Assistance Program Comprehensive Analysis

Table A-15.1: 2007 Comprehensive Analysis of the Elderly Rental Assistance Program (ERAP) Needs												
Sponsor/Owner	**Property Names**	**# of Properties**	**Method of Participation**	**# of Units**	**# of Tenants on ERAP**	**FY07-08 Current Contract**	**Average Subsidy per Tenant**	**If Flat Funding # of Tenants Assisted**	**Average Subsidy per Tenant**	**FY 08-09 Annualized Cost**	**Average Subsidy per Tenant**	**# of Tenants Served**
Ashford Housing Authority	Pompey Hollow	1	Seniority	32	23	$41,674	$1,812	22	$1,894	$43,132	$1,875	23
Branford Housing Authority	Parkside Village Phase I & II	2	Seniority	90	35	$35,165	$1,005	22	$1,598	$55,865	$1,596	35
Brookfield Housing Authority	Brooks Quarry	1	Seniority	35	5	$3,701	$740	5	$740	$3,831	$766	5
Colchester Housing Authority	Dublin & Ponemah Village	3	Need	70	39	$67,234	$1,724	38	$1,769	$69,587	$1,784	39
CPS Properties (New Britain)	Security Manor	1	Seniority	50	37	$70,373	$1,902	36	$1,955	$72,836	$1,969	37
Danbury Housing Authority	Crosby Manor & Glen Apts.	3	Need	150	83	$107,136	$1,291	67	$1,599	$133,063	$1,603	83
Deep River Housing Authority	Kirtland Commons	1	Seniority	26	33	$35,100	$1,064	29	$1,210	$40,613	$1,231	33
Enfield Housing Authority	Ella Grasso, Enfield Manor, Woodside Court	6	Seniority	200	72	$33,595	$467	62	$542	$39,272	$545	72
Essex Housing Authority	Essex Court	1	Need	36	1	$418	$418	0	0	$1,035	$1,035	1
Faith Manor Housing	Faith Manor	1	Seniority	40	34	$85,003	$2,500	32	$2,656	$89,263	$2,625	34
Guilford Housing Authority	Boston Terrace, Guilford Court	3	Seniority	90	14	$10,368	$741	14	$741	$10,731	$767	14
Hamden Housing Authority	Centerville & Hamden Village, Mt. Carmel	4	Seniority	190	38	$7,373	$194	37	$199	$7,631	$201	38
Hebron Housing Authority	Stonecroft Village	1	Seniority	25	19	$33,120	$1,743	18	$1,840	$34,279	$1,804	19
Killingly Housing Authority	Birchwood Terrace, Maple Courts	3	Seniority	120	20	$11,275	$564	19	$593	$11,670	$584	20

Table 15.1: ERAP Needs (continued)												
Sponsor/Owner	**Property Names**	**# of Properties**	**Method of Participation**	**# of Units**	**# of Tenants on ERAP**	**FY07-08 Current Contract**	**Average Subsidy per Tenant**	**If Flat Funding # of Tenants Assisted**	**Average Subsidy per Tenant**	**FY 08-09 Annualized Cost**	**Average Subsidy per Tenant**	**# of Tenants Served**
Manchester Housing Authority	Spencer Village	2	Need	80	34	$12,565	$370	33	$381	$13,078	$385	34
Mansfield Housing Authority	Wright's Village	2	Need	40	12	$5,299	$442	11	$482	$5,552	$463	12
Marlborough Assoc. Senior Housing (MASH)	Florence S Lord	1	Need	24	18	$49,622	$2,757	17	$2,919	$51,110	$2,839	18
Monroe Housing Authority	Fairway Acres	1	Seniority	30	16	$13,608	$851	9	$1,512	$25,160	$1,573	16
Montville Housing Authority	Freedom & Independence Village	2	Seniority	80	15	$6,571	$438	14	$469	$6,801	$453	15
New London Housing Authority	Gordon/Rizzo Courts, Carver Building	2	Seniority	210	142	$307,728	$2,167	124	$2,482	$351,704	$2,477	142
North Branford Housing Authority	Hillside Terrace & Extension	2	Seniority	60	17	$16,171	$951	10	$1,617	$26,628	$1,566	17
Norwalk Housing Authority	Ludlow Village	1	Seniority	30	13	$14,432	$1,110	13	$1,110	$14,937	$1,149	13
Norwich Housing Authority	Eastwood Court, Schwartz Manor, Rosewood Manor	4	Seniority	183	105	$92,606	$882	39	$2,375	$250,114	$2,382	105
Oxford Housing Authority	Crestview Ridge	1	Seniority	34	20	$34,949	$1,747	19	$1,839	$36,172	$1,809	20
Plymouth Housing Authority	Gosinski Park	2	Seniority	60	1	$346	$346	0	#DIV/0!	$1,035	$1,035	1
Portland Housing Authority	Quarry Heights	2	Seniority	70	34	$46,800	$1,376	33	$1,418	$48,438	$1,425	34
Preston Housing Authority	Lincoln Park	1	Need	40	19	$10,541	$555	11	$958	$17,721	$933	19
Putnam Housing Authority	Crabtree Apts, Wm St . Onge Apts.	2	Seniority	40	27	$27,935	$1,035	26	$1,074	$29,377	$1,088	27
Ridgefield Housing Authority	Ballard Green & Ext	2	Need	60	21	$29,736	$1,416	20	$1,487	$30,777	$1,466	21
Ryefield Manor (Old Lyme)	Ryefield Manor	1	Need	39	28	$80,390	$2,871	27	$2,977	$83,204	$2,972	28

Table 15.1: ERAP Needs (continued)												
Sponsor/Owner	**Property Names**	**# of Properties**	**Method of Participation**	**# of Units**	**# of Tenants on ERAP**	**FY07-08 Current Contract**	**Average Subsidy per Tenant**	**If Flat Funding # of Tenants Assisted**	**Average Subsidy per Tenant**	**FY 08-09 Annualized Cost**	**Average Subsidy per Tenant**	**# of Tenants Served**
Seymour Housing Authority	Norman Ray House	1	Need	40	26	$28,260	$1,087	17	$1,662	$43,296	$1,665	26
Simsbury Housing Authority	Murphy & Extension Apts.	2	Seniority	70	11	$2,981	$271	11	$271	$3,085	$280	11
South/Southwest Housing (Hartford)	MJ Caruso Gables	1	Seniority	36	32	$63,130	$1,973	26	$2,428	$78,407	$2,450	32
Stamford Housing Authority	Edward Czescik Homes	1	Need	50	36	$105,275	$2,924	29	$3,630	$130,752	$3,632	36
The Atlantic (Stamford)	The Atlantic	1	Need	28	18	$40,572	$2,254	14	$2,898	$50,390	$2,799	18
Tolland Housing Authority	Old Post Road	1	Need	30	3	$1,901	$634	3	$634	$1,968	$656	3
Torrington Housing Authority	Laurel Acres, Thompson Heights, Willow Gardens	4	Seniority	130	66	$7,546	$114	10	$755	$48,768	$739	66
Vernon Housing Authority	Franklin Park, Grove Court, Windmere Court	4	Need	134	7	$1,411	$202	13	$109	$770	$110	7
Wallingford Housing Authority	Eastside & SouthsideTerrace, McGuire Court, Savage Apts.	4	Seniority	155	52	$22,666	$436	41	$553	$28,963	$557	52
Waterbury Housing Authority	Begg, Kelly, FDR Apts.	3	Need	154	77	$23,334	$303	28	$833	$64,681	$840	77
Wethersfield Housing Authority	Adams & Fuller Apts., Devlin Ct	3	Seniority	112	78	$128,390	$1,646	75	$1,712	$132,884	$1,704	78
Willimantic Housing Authority	Honan & Trumbull Terrace	2	Seniority	90	51	$40,709	$798	49	$831	$42,134	$826	51
Windsor Locks Housing Authority	Southwest Terrace	1	Seniority	40	9	$4,925	$547	9	$547	$5,097	$566	9
Total		**87**		**3,303**	**1,441**	**$1,761,934**	**$1,222.72**	**1132**	**$1,556**	**$2,235,811**	**$1,552**	**1,441**

Source: DECD, COPS, as of January 2008

Table 15.2: ERAP Need: FY 07-08 and FY 08-09										
							FY07-08		SFY 08-09	
Count	Type	Municipality	Sponsor/Owner	Property Names	# of Properties	# of Units	# of ERAP Units	Current Contract	Impact of Approved Rent Increases	Inflation/ Fuel Costs Increased 3.5 %[1]
1	HA[2]	Ashford	Ashford Housing Authority	Pompey Hollow	1	32	23	$41,674	$41,674	$43,133
2	HA	Branford	Branford Housing Authority	Parkside Village I&II	2	90	35	$35,165	$53,976	$55,865
3	HA	Brookfield	Brookfield Housing Authority	Brooks Quarry	1	35	5	$3,701	$3,701	$3,831
4	HA	Colchester	Colchester Housing Authority	Dublin & Ponemah Village	3	70	39	$67,234	$67,234	$69,587
5	NP[3]	New Britain	CPS Properties (New Britain)	Security Manor	1	50	37	$70,373	$70,373	$72,836
6	HA	Danbury	Danbury Housing Authority	Crosby Manor & Glen Apts.	3	150	83	$107,136	$128,563	$133,063
7	HA	Deep River	Deep River Housing Authority	Kirtland Commons	1	26	33	$35,100	$39,240	$40,613
8	HA	Enfield	Enfield Housing Authority	Ella Grasso, Enfield Manor, Woodside Court	6	200	72	$33,595	$37,944	$39,272
9	HA	Essex	Essex Housing Authority	Essex Court	1	36	1	$418	$1,000	$1,035
10	NP	Hartford	Faith Manor Housing	Faith Manor	1	40	34	$85,003	$86,244	$89,263
11	HA	Guilford	Guilford Housing Authority	Boston Terrace, Guilford Court	3	90	14	$10,368	$10,368	$10,731
12	HA	Hamden	Hamden Housing Authority	Centerville & Hamden Village, Mt. Carmel	4	190	38	$7,373	$7,373	$7,631
13	HA	Hebron	Hebron Housing Authority	Stonecroft Village	1	25	19	$33,120	$33,120	$34,279
14	HA	Killingly	Killingly Housing Authority	Birchwood Terrace, Maple Courts	3	120	20	$11,275	$11,275	$11,670
15	HA	Manchester	Manchester Housing Authority	Spencer Village	2	80	34	$12,565	$12,636	$13,078
16	HA	Mansfield	Mansfield Housing Authority	Wright's Village	2	40	12	$5,299	$5,364	$5,552

Table 15.2: ERAP Need: FY 07-08 and FY 08-09 (continued)										
							FY07-08		SFY 08-09	
Count	Type	Municipality	Sponsor/Owner	Property Names	# of Properties	# of Units	# of ERAP Units	Current Contract	Impact of Approved Rent Increases	Inflation/ Fuel Costs Increased 3.5 %
17	NP	Marlborough	Marlborough Assoc. Senior Housing (MASH)	Florence S. Lord	1	24	18	$49,622	$49,382	$51,110
18	HA	Monroe	Monroe Housing Authority	Fairway Acres	1	30	16	$13,608	$24,309	$25,160
19	HA	Montville	Montville Housing Authority	Freedom & Independence Village	2	80	15	$6,571	$6,571	$6,801
20	HA	New London	New London Housing Authority	Gordon/Rizzo Courts, Carver Building	2	210	142	$307,728	$339,811	$351,704
21	HA	North Branford	North Branford Housing Authority	Hillside Terrace & Extension	2	60	17	$16,171	$25,728	$26,628
22	HA	Norwalk	Norwalk Housing Authority	Ludlow Village	1	30	13	$14,432	$14,432	$14,937
23	HA	Norwich	Norwich Housing Authority	Eastwood Court, Schwartz Manor, Rosewood Manor	4	183	105	$92,606	$241,656	$250,114
24	HA	Oxford	Oxford Housing Authority	Crestview Ridge	1	34	20	$34,949	$34,949	$36,172
25	HA	Plymouth	Plymouth Housing Authority	Gosinski Park	2	60	1	$346	$1,000	$1,035
26	HA	Portland	Portland Housing Authority	Quarry Heights	2	70	34	$46,800	$46,800	$48,438
27	HA	Preston	Preston Housing Authority	Lincoln Park	1	40	19	$10,541	$17,122	$17,721
28	HA	Putnam	Putnam Housing Authority	Crabtree Apt, Wm St. Onge Apts.	2	40	27	$27,935	$28,384	$29,377
29	HA	Ridgefield	Ridgefield Housing Authority	Ballard Green & Extension	2	60	21	$29,736	$29,736	$30,777
30	NP	Old Lyme	Ryefield Manor (Old Lyme)	Ryefield Manor	1	39	28	$80,390	$80,390	$83,204
31	HA	Seymour	Seymour Housing Authority	Norman Ray House	1	40	26	$28,260	$41,832	$43,296
32	HA	Simsbury	Simsbury Housing Authority	Murphy & Extension Apts.	2	70	11	$2,981	$2,981	$3,085
33	NP	Hartford	South/Southwest Housing (Hartford)	MJ Caruso Gables	1	36	32	$63,130	$75,756	$78,407

Table 15.2: ERAP Need: FY 07-08 and FY 08-09 (continued)										
							FY07-08		SFY 08-09	
Count	**Type**	**Municipality**	**Sponsor/Owner**	**Property Names**	**# of Properties**	**# of Units**	**# of ERAP Units**	**Current Contract**	**Impact of Approved Rent Increases**	**Inflation/ Fuel Costs Increased 3.5 %**
34	HA	Stamford	Stamford Housing Authority	Edward Czescik Homes	1	50	36	$105,275	$126,330	$130,752
35	NP	Stamford	The Atlantic (Stamford)	The Atlantic	1	28	18	$40,572	$48,686	$50,390
36	HA	Tolland	Tolland Housing Authority	Old Post Road	1	30	3	$1,901	$1,901	$1,968
37	HA	Torrington	Torrington Housing Authority	Laurel Acres, Thompson Heights, Willow Gardens	4	130	66	$7,546	$47,119	$48,768
38	HA	Vernon	Vernon Housing Authority	Franklin Park, Grove Ct, Windmere Court	4	134	7	$1,411	$744	$770
39	HA	Wallingford	Wallingford Housing Authority	Eastside & SouthsideTerrace, McGuire Court, Savage Apts.	4	155	52	$22,666	$27,984	$28,963
40	HA	Waterbury	Waterbury Housing Authority	Begg, Kelly, FDR Apts.	3	154	77	$23,334	$62,494	$64,681
41	HA	Wethersfield	Wethersfield Housing Authority	Adams & Fuller Apts., Devlin Court	3	112	78	$128,390	$128,390	$132,884
42	HA	Willimantic	Willimantic Housing Authority	Honan & Trumbull Terrace	2	90	51	$40,709	$40,709	$42,134
43	HA	Windsor Locks	Windsor Locks Housing Authority	Southwest Terrace	1	40	9	$4,925	$4,925	$5,097
			Total RAP Participants		87	3,303	1,441	$1,761,934	$2,160,206	$2,235,813
			ERAP Need FY08-09						**$1,823,004**	**($412,809)**

Source: DECD, COPS

[1] Fuel cost alone has exceeded inflation factor used.
[2] Housing Authority.
[3] Nonprofit Organization.

Table A-15.3: Unmet Need for ERAP					
Sponsor/Owner	**# of Properties**	**# of Units**	**Known FY 06-07 Need**	**Estimated FY 08-09 Need**	**Estimated # of ERAP Units**
Ansonia Housing Authority	1	40	$155,676	$166,764	40
Berlin Housing Authority	1	30	5100	$5,463	8
Bethel Housing Authority	1	40	$1,296	$1,388	2
Clinton Housing Authority	1	30	$2,112	$2,262	4
Coventry Housing Authority	1	40	$1,224	$1,311	2
Darien Housing Authority	1	30	$5,232	$5,605	6
Derby Housing Authority	3	106	$55,812	$59,787	43
East Hampton Housing Authority	2	70	$13,608	$14,577	22
East Hartford Housing Authority	1	30	$21,576	$23,113	21
East Windsor Housing Authority	3	84	$3,996	$4,281	7
Ellington Housing Authority	2	42	$4,824	$5,168	7
Fairfield Housing Authority	2	38	$1,128	$1,208	2
Glastonbury Housing Authority	3	140	$103,416	$110,782	68
Greenwich Housing Authority	1	51	$127,716	$136,813	40
Griswold Housing Authority	2	60	$120	$129	1
Groton Housing Authority	4	175	$17,340	$18,575	13
Ledyard Housing Authority	1	30	$6,240	$6,684	8
Litchfield Housing Authority	2	66	$35,222	$37,731	8
Middletown Housing Authority	1	40	$2,244	$2,404	7
Naugatuck Housing Authority	5	194	$54,840	$58,746	87
North Canaan Housing Authority	1	40	$13,248	$14,192	23
North Haven Housing Authority	2	70	$13,140	$14,076	21
Plainfield Housing Authority	1	40	$3,504	$3,754	10
Plainville Housing Authority	3	120	$3,120	$3,342	7
Rocky Hill Housing Authority	2	70	$1,860	$1,992	5
Shelton Housing Authority	3	120	$54,252	$58,116	48
Somers Housing Authority	2	54	$36	$39	1
Southington Housing Authority	5	180	$7,332	$7,854	27
Stafford Housing Authority	3	110	$37,356	$40,017	27
Stonington Housing Authority	2	60	$14,232	$15,246	24
Suffield Housing Authority	3	60	$14,772	$15,824	20
Thomaston Housing Authority	2	62	$33,088	$35,445	20
Trumbull Housing Authority	4	186	$14,904	$15,966	17
Watertown Housing Authority	3	120	$8,616	$9,230	14
West Hartford Housing Authority	1	40	$15,696	$16,814	21
Westbrook Housing Authority	1	32	$26,078	$27,935	16
Winchester Housing Authority	1	40	$7,248	$7,764	14
Windsor Housing Authority	3	112	$22,584	$24,193	38
Total Non ERAP Participants	**80**	**2,852**	**$909,788**	**$974,588**	**749**

Table A-15.3: Unmet Need for ERAP (continued)					
Sponsor/Owner	**# of Properties**	**# of Units**	**Known FY 06-07 Need**	**Estimated FY 08-09 Need**	**Estimated # of ERAP Units**
Housing Authorities Failing to Respond				**Presume 10% Need**	
Farmington Housing Authority	1	40		$5,205	4
Morris Housing Authority	1	20		$2,602	2
Newington Housing Authority	3	106		$13,793	11
South Windsor Housing Authority	2	70		$9,108	7
Sprague Housing Authority	1	20		$2,602	2
Thompson Housing Authority	2	70		$9,108	7
Voluntown Housing Authority	1	20		$2,602	2
Woodstock Housing Authority	1	24		$3,123	2
	12	**370**		**$48,144**	**37**
Total Non ERAP Participants and Non Responsive Housing Authorities	**92**	**3,222**		**$1,022,731**[1]	**786**

Source: DECD, COPS

[1] Add total from Table A-15.2 - $2,235,813 which equals the total shown on Chart 19 of the main report.

Appendix-16: Housing Trust Fund

Table A-16.1: Housing Trust Fund - Approved Applications - Round 2												
Round	**Status**	**Date Accepted**	**Project**	**Recipient**	**Town**	**Type**	**TDC**	**Amount Approved**	**Type of Units**	**Total Units**	**Rental Units**	**HO Units**
2	Funded		IDA Program	Department of Labor	Statewide		$ 300,000	$ 300,000	HO			
2	Funded	8/2/06	Grafton Beldon Home. Initiative	CIL	Hartford	New Construction/Sub. Rehab	$ 2,210,590	$ 300,000	R/HO	7	3	4
2	Funded	8/2/06	Affordable Housing Development Project	NHS of New Haven	New Haven	New Construction/Sub. Rehab	$ 4,783,000	$ 600,000	R/HO	24	11	13
2	Funded	8/2/06	Woodhaven Village	Salem Turnpike Housing Corp.	New Haven	New Construction	$ 5,976,841	$ 978,822	HO	20	0	20
2	Funded	8/2/06	Homeownership Phase II	Asylum Hill Homes	Hartford	Sub. Rehab	$ 835,000	$ 50,000	R/HO	4	2	2
2	Funded	8/2/06	New Britain Artist Housing	Alderhouse	New Britain	Sub. Rehab	$ 2,099,108	$ 200,000	R	11	11	0
2	Funded	8/2/06	Amston Village	Amston Village LP	Colchester	New Construction	$ 6,229,914	$ 500,000	R	32	32	0
Totals							**$23,449,721**	**$3,128,822**		**102**	**61**	**41**

Source: DECD, OHF, as of June 30, 2007

Table A-16.2: Housing Trust Fund - Approved Applications - Round 2b												
Round	**Status**	**Date Accepted**	**Project**	**Recipient**	**Town**	**Type**	**TDC**	**Amount Approved**	**Type of Units**	**Total Units**	**Rental Units**	**HO Units**
2b	Funded	10/19/06	16 Bank Street	16 Bank Street LLC	Seymour	Sub. Rehab	$ 1,725,021	$ 729,822	R	12	12	0
2b	Funded	10/19/06	St. Luke's	St. Luke's Senior Housing	New Haven	New Construction	$ 3,606,300	$ 450,000	R	18	18	0
2b	Funded	10/19/06	Grandfamilies	CRT	Hartford	Rehab	$ 8,972,187	$1,591,018	R	40	40	0
2b	Funded	10/19/06	Hartford Cityscape	SINA	Hartford	New Construction	$ 6,208,314	$2,608,748	R/HO	28	22	6
2b	Funded	10/19/06	6 Hill Houses-Whetstone	RHRI	New Haven	Sub. Rehab	$ 1,475,000	$ 321,000	R/HO	12	6	6
2b	Funded	10/19/06	Vine/Irving Streets	Christian Act. Council	Hartford	New Construction	$ 2,096,404	$ 340,590	R/HO	10	5	5
2b	Funded	10/19/06	Vernon Village Street	Vernon NPHC	Vernon	New Construction/Sub. Rehab	$ 3,777,000	$ 780,000	R/HO	23	12	11
Total							**$27,860,226**	**$6,821,178**		**143**	**115**	**28**

Source: DECD, OHF, as of June 30, 2007

Table A-16.3: Housing Trust Fund - Approved Applications - Round 3												
Round	Status	Date Accepted	Project	Recipient	Town	Type	TDC	Amount Approved	Type of Units	Total Units	Rental Units	HO Units
3	Funded	6/30/07	East Main Mews	East Main Mews	Bridgeport	R	$ 5,374,400	$ 460,000	R	20	20	0
3	Funded	6/30/07	Low Mod Income Housing Loan Program	Community Capital Fund, Inc.	Bridgeport	R	$ 3,000,000	$ 907,500	R/HO	30	15	15
3	Funded	6/30/07	Hollander Foundation Center	Common Ground	Hartford	R	$14,954,280	$2,000,000	R	70	70	0
3	Funded	6/30/07	Friendship House	Mutual Housing SW/CT	Stamford	R	$19,643,882	$2,000,000	R	121	121	0
3	Funded	6/30/07	Pequonnock Replacement Init Phase I	Bridgeport Neighborhood Trust	Bridgeport	R	$ 3,672,147	$1,100,000	R	17	17	0
3	Funded	6/30/07	Fair Haven Homeownership	Mutual Houosing Assoc. of SC/CT	New Haven	HO	$ 1,965,000	$ 525,000	HO	12	6	6
3	Funded	6/30/07	South Norwalk Targeted Res Rehab	North Walke Housing Corp	Norwalk	HO	$ 1,100,000	$ 715,000	HO	10		10
3	Funded	6/30/07	Whalley Avenue Housing Phase II	Marrakech, Inc.	New Haven	R	$ 1,498,014	$ 266,445	R/HO	6	2	4
3	Funded	6/30/07	New Haven Home Repair Program	Empower New Haven, Inc.	New Haven	HO	$ 1,575,860	$ 752,860	HO	181		181
Totals							**$52,783,583**	**$8,726,805**		**447**	**231**	**216**

Source: DECD, OHF, as of June 30, 2007

Table A-16.4: Housing Trust Fund - Summary						
	Applications Approved	**TDC**	**Amount Approved**	**Total Units**	**Rental Units**	**HO Units**
Year 1	13	$ 51,309,947	$ 9,950,000	245	176	69
Year 2	9	$ 52,783,583	$ 8,726,805	447	231	216
Total	**22**	**$104,093,530**	**$18,676,805**	**692**	**407**	**285**

Source: DECD, OHF, as of June 30, 2007

Appendix-17: Glossary of Terms

I. 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.*

II. 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 contribution 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)*

III. 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, 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 Section 1-120 of the Connecticut General Statutes; 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 Sections 16a-24 through 16a-33 of the Connecticut General Statutes, 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.