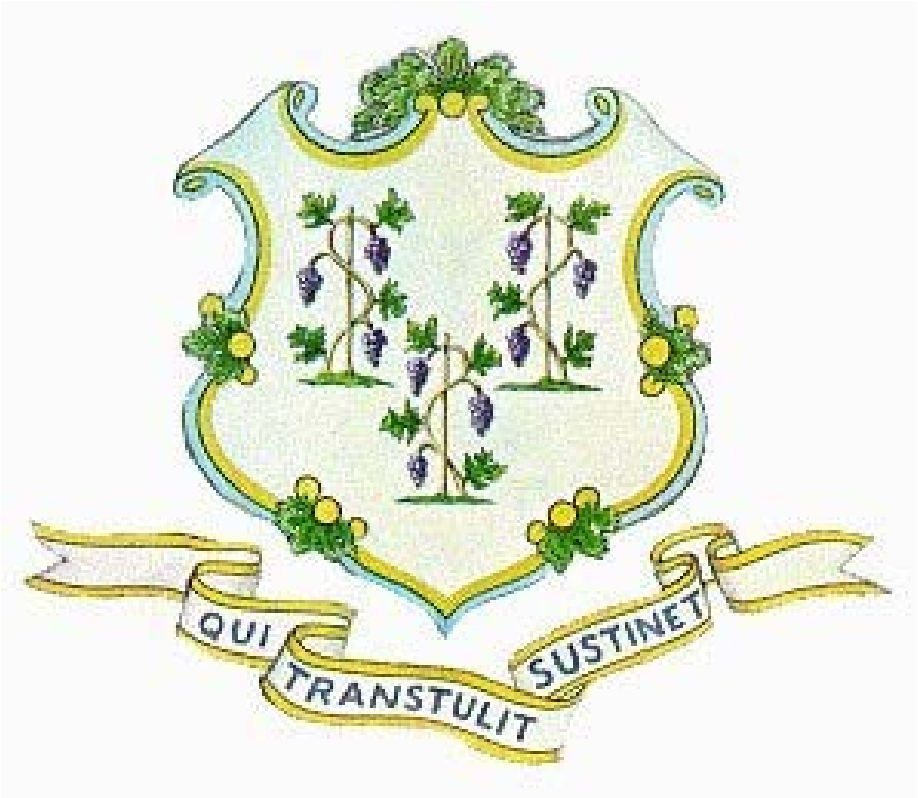
ANNUAL REPORT FOR FISCAL YEAR 2005-2006



DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

February 1, 2007

James F. Abromaitis
Commissioner

DECD

State of Connecticut
Department of Economic and
Community Development

February 1, 2007

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

In accordance with 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, 2005 through June 30, 2006.

DECD is the state's lead state agency on economic development, brownfield redevelopment, community development and housing matters, and as such has a very broad mandate and constituency. The primary goal of this report is to provide policymakers and others with a greater understanding of the varied and complex nature of DECD's responsibilities, activities and initiatives and how they are interrelated.

Having served as commissioner of the department since 1997, I am very proud of our accomplishments to date. I am particularly pleased that our portfolio continues to provide great returns to the taxpayers of Connecticut.

This report makes it clear that we are making prudent investment decisions, and successfully creating and retaining jobs; attracting investment; increasing the supply of affordable housing; revitalizing downtowns; bringing contaminated properties back to productive reuse; making Connecticut businesses more competitive in the global marketplace; and helping communities realize their overall development goals and objectives.

As my tenure as commissioner comes to a close, it is clear to me that DECD is making a real and quantifiable difference for the residents and businesses that call Connecticut home.

If you should have any questions concerning this report, please contact Joseph Oros, Legislative Program Manager at (860) 270-8186.

Sincerely,

James F. Abromaitis
Commissioner

Enclosure

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I. Description of the Report

The Department of Economic and Community Development (DECD) is the state's lead economic, community, and housing development agency, and as such it has a broad mandate and constituency. This report comprehensively describes the agency's many functions and responsibilities and captures the performance of the agency.

This document is a consolidation of numerous statutory reports into a single annual report. It seeks to expand upon the same information and analysis DECD has provided in the past, but in separate reports. This is the second consolidated annual report. In accordance with Connecticut General Statutes (C.G.S.) Section 32-1m, the agency must submit its annual report to the Governor and the legislature each February 1st beginning in 2006. Within 30 days after submission, DECD must post the report on its website.

The consolidated annual report 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.

II. 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.

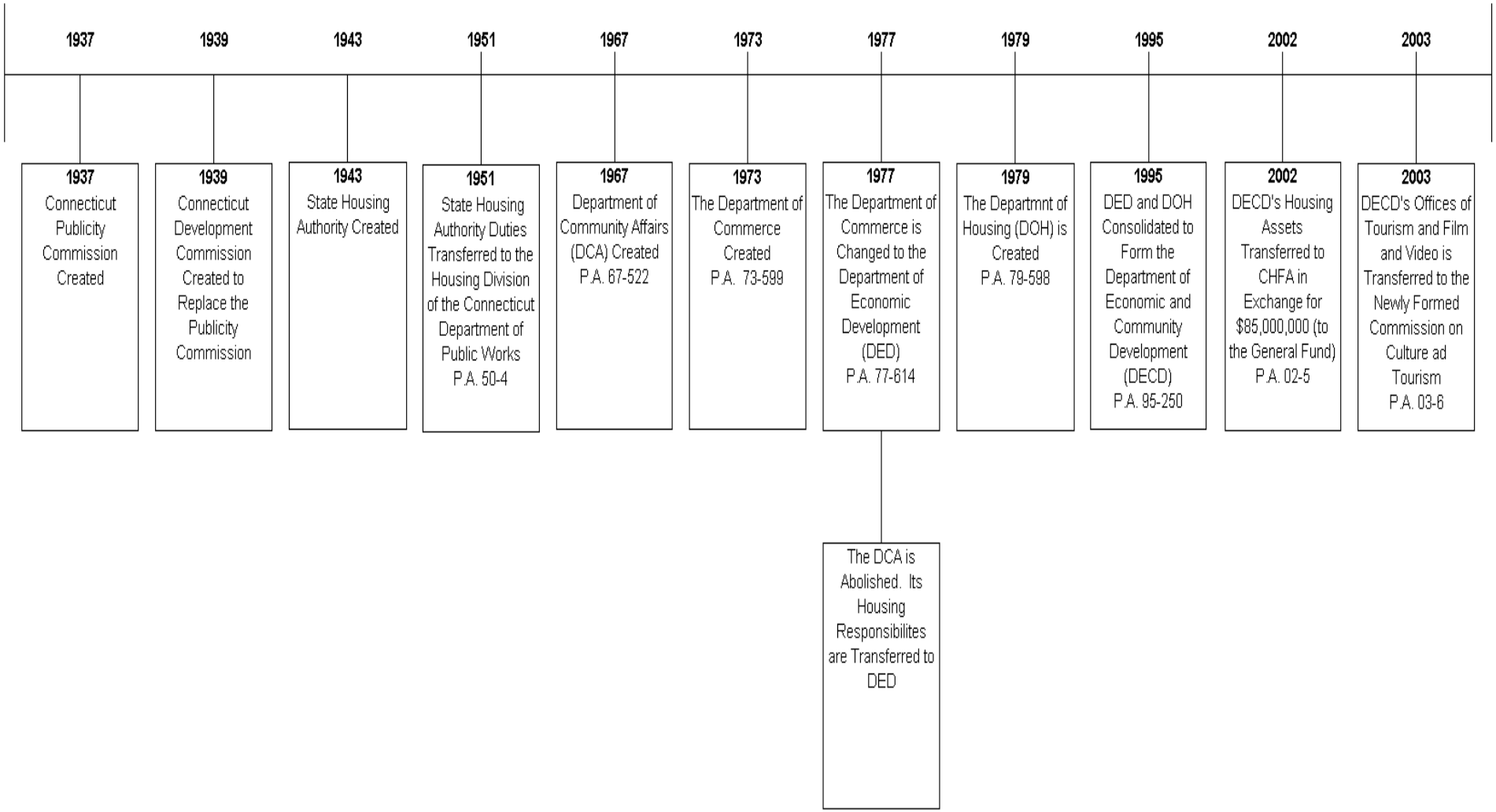
- In 1995, the General Assembly passed P.A. 95-250 that consolidated the DOH with the DED. The new agency was named the Department of Economic and Community Development (DECD) and became the lead agency for all economic, community and housing development matters.

- 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.

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



B. MISSION

Agency Description

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.

Agency's Mission

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 138 people in fiscal year 2005-06 with a total administrative budget of $16,178,138 for that period.

During fiscal year 2005-06, DECD had 8 functional subdivisions or "offices" including the Office of the Commissioner, the Office of Finance and Administration, the Compliance Office and Planning/Program Support, the Office of Housing Finance, the Office of Municipal Development, the Office of Infrastructure and Real Estate, the Office of Business and Industry Development, and the Office of Strategic Competitiveness.

Office of the Commissioner

In addition to the Commissioner and Deputy Commissioner, the following functions are part of this office:

Legal Services - The Legal Services staff is responsible for providing legal services to the Commissioner and the agency's offices. Staff also oversees the agency'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.

Communications and Government Relations - The Communications and Government Relations staff is responsible for all legislative, regulatory, public relations, marketing and promotions associated with the agency.

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 agency and the quality of ongoing operations.

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.

Human Resources - Human Resources staff provides assistance to all DECD offices in all 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 agency's affirmative action plan.

Agency Operations - The Agency Operations Officer assists the Commissioner with the overall internal operations of the agency.

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.

Office of Strategic Competitiveness (OSC)

OSC, formerly the Office of Industry Clusters and Business Recruitment, 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.

Office of Business and Industry Development (OBID)

OBID is the agency'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. 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** is located in OBID. 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 Connecticut.

Office of Infrastructure and Real Estate (OIRE)

OIRE is responsible for large-scale real estate development and brownfields revitalization projects. The newly created **Office of Brownfield Remediation and Development** is part of OIRE, and will be the focal point and one stop for brownfields redevelopment coordination.

OIRE manages a variety of agency-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 offices of the agency in the areas of project feasibility, environmental remediation, architectural review, construction monitoring and civil engineering. All agency environmental regulatory obligations, such as the Connecticut Environmental Policy Act (CEPA) and the National Environmental Policy Act (NEPA), are also managed through this office.

Office of Municipal Development (OMD)

OMD is the agency's marketing and municipal investment arm and its central advocate for community development. This office is responsible for project management of DECD state and federally funded community development projects. OMD is the principal point of contact for Connecticut's municipalities and non-profits seeking financial and technical assistance from the state for community development activities. OMD administers the Connecticut Main Street Program.

Office of Housing Finance (OHF)

OHF is the agency's housing investment and development arm and its central advocate 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. OHF administers the state's new Housing Trust Fund Program.

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 agency and administers housing programs used to support other developments financed by the agency. COPS is also responsible for research and the development and implementation of policies and strategies that support the agency's mission, as well as the agency's annual report.

Office of Finance and Administration (OFA)

OFA plans, organizes and coordinates the fiscal and administrative functions that support the agency's activities. One of the top priorities is developing and maintaining a technology-based information management system consistent with industry standards. OFA also manages all activities in the Connecticut Building at the Big E on behalf of the agency.

Agency offices fall into two categories: line and administrative. Line offices administer agency programs and deliver agency services. Administrative offices support the activities of the line offices. Line offices are further defined by their functional area(s).

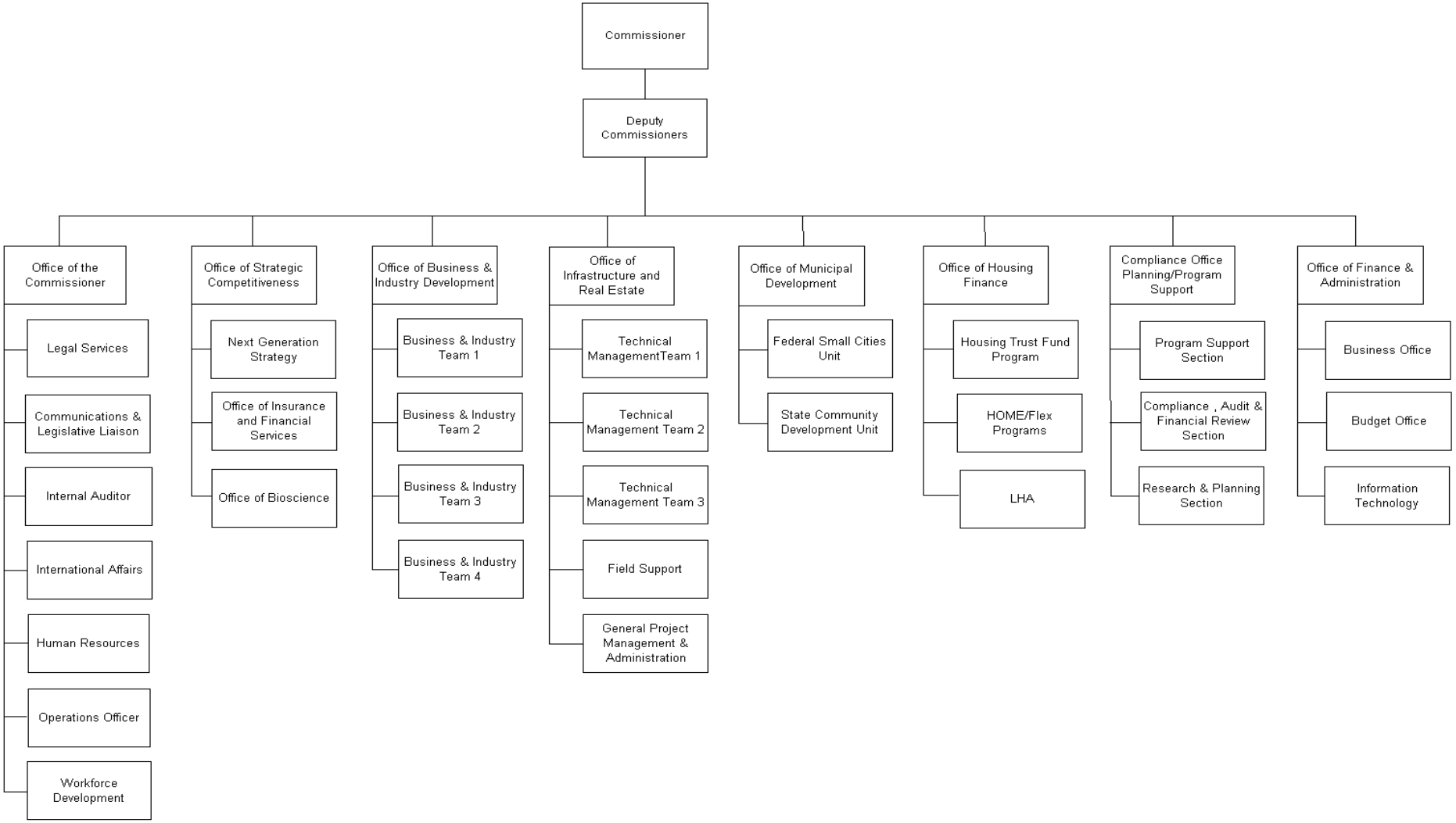
Administrative Offices:

- Office of the Commissioner;
- Office of Finance and Administration; and
- Compliance Office and Planning/Program Support.

Line Offices:

- Office of Housing Finance;
- Office of Municipal Development;
- Office of Infrastructure and Real Estate;
- Office of Business and Industry Development; and
- Office of Strategic Competitiveness.

Agency Organizational Chart
As of June 30, 2006



D. DECD BUDGET FISCAL YEAR (FY) 2005-06

General Fund

ECONOMIC AND COMMUNITY DEVELOPMENT	
EXPENDITURES BY PROGRAM	**Actual FY 05**
General Fund	
Personal Services	$ 6,578,695
Other Expenses	$ 1,575,567
Equipment	$ -
Other Current Expenses	$ 549,621
GRANT PAYMENTS-OTHER THAN TOWNS	$ 8,030,972
GRANT PAYMENTS-TO TOWNS	$ -
AGENCY TOTAL - GENERAL FUND	$ 16,734,855
Additional Funds Available	
Carry Forward-FY 06 Lapse	$ -
Carry Forward Additional FY 06 Appropriation	$ 3,908,890
Bond Funds/Special Non-Appropriated Funds	$ 6,836,653
Private Contributions	$ 429,841
Federal Contributions	$ 35,696,604
Total Additional Funds	**$** 46,871,988
Agency Grand Total	**$ 63,606,843**
BUDGET BY PROGRAM	
Economic Development-72001	
General Fund	
Personal Services	$ 1,005,747
Other Expenses	$ 412,954
Grant Payments- Other Than Towns	
Entrepreneurial Center	$ 142,500
Total - General Fund	$ 1,561,201
Federal Contributions	
Fed Contaminated Property RLF Brownfields	$ 22,651
Total - Federal Contributions	$ 22,651
Additional Funds Available	
Carry Forward Funding	
Bond Funds/Special Non-Appropriated Funds	$ 3,654,255
Private Contributions	$ 310,293
Total-Additional Funds Available	$ 3,964,548
Total- All Funds 72001	**$ 5,548,400**

Community Development-74001	
General Fund	
Personal Services	$ 486,338
Other Expenses	$ 313,018
Total - General Fund	$ 799,356
Federal Contributions	$ -
COMM.DEV.BLOCK GRANT	$ 15,351,217
COMM.DEV.BLOCK ADMIN	$ 618,123
COMM.DEV.BLOCK ADMIN - TA	$ 168,450
Total - Federal Contributions	$ 16,137,790
Additional Funds Available	
Bond Funds/Special Non-Appropriated Funds	$ 773,985
Private Contributions	$ 14,814
Total-Additional Funds Available	$ 788,799
Total - All Funds 74001	$ 17,725,945
Housing Development-51005	
General Fund	
Personal Services	$ 694,635
Other Expenses	$ 32,949
Equipment	$ -
Elderly Rental Registry and Counselor	$ 549,621
Grant Payments- Other Than Towns	
Subsidized Assisted Living Demonstration	$ 770,400
Congregate Facilities Operation Costs	$ 5,160,683
Housing Assistance & Counseling	$ 497,000
Elderly Rent Subsidy	$ 1,460,389
Grant Payments- To Towns	
Tax Abatement	$ -
Payment in Lieu of Taxes	$ -
Total - General Fund	$ 9,165,677
Federal Contributions	
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	$ -
LOWER-INCOME HSG Sec 8 New Const Subs Rehab	$ 12,853,586
SECTION 8 RESERVE Admin	$ 132,159
HOME	$ 5,073,683
HOME ADMINISTRATIVE EXP	$ 831,774

Agency Budget Fiscal Year 2005-06 BUDGET BY PROGRAM Housing Development-51005 Continued	
SHELTER PLUS CARE GRANT	$ 85,134
SHELTER PLUS CARE Admin	$ 14,320
COMM.DEV.BLOCK ADMIN	$ -
Total - Federal Contributions	$ 18,990,656
Additional Funds Available	
Carry Forward Funding	$ -
Bond Funds/Special Non-Appropriated Funds	$ 1,620,365
Private Contributions	$ -
Total-Additional Funds Available	$ 1,620,365
Total - All Funds 51005	$ 29,776,698
Administration- 14000	
General Fund	
Personal Services	$ 4,391,975
Other Expenses	$ 816,646
Equipment	$ -
Total- General Fund	$ 5,208,621
Federal Contributions	
HOME ADMINISTRATIVE EXP	$ 9,878
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	$ 295,042
SECTION 8 RESERVE	$ 130,081
SHELTER PLUS	$ -
COMM.DEV.BLOCK ADMIN - TA	$ 663
COMM.DEV.BLOCK ADMIN	$ 109,705
Fed Contam Prop RLF Brownfields	$ 138
Total - Federal Contributions	$ 545,507
Additional Funds Available	
Carry Forward Funding	$ 3,908,890
Bond Funds/Special Non-Appropriated Funds	$ 788,048
Private Funds	$ 104,734
Total-Additional Funds Available	$ 4,801,672
Total - All Funds 14000	$ 10,555,800
TOTAL ALL FOUR PROGRAMS	**$ 63,606,843**

Bond Funds

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BOND FUND STATUS REPORT AS OF JUNE 30, 2006					
BOND FUNDS	**FUND BALANCE 7/1/05**	**FY 05-06 ACTIVITY + / (-)**	**BALANCE AVAILABLE**	**COMMITMENTS FY '05-06**	**NET AVAILABLE BALANCE @ 6/30/06**
MANUFACTURING ACT (MAA)					
AUTHORIZATIONS:					
FY '01-02	**$ 28,267,306**	$ -	$ 28,267,306	$ 8,727,000	$ 19,540,306
FY '05-06	**$ -**	$ 5,000,000	$ 5,000,000	$ -	$ 5,000,000
MAA - UBS WARBURG	**$ 20,000,000**	$ -	$ 20,000,000	$ -	$ 20,000,000
BC CAPITALIZATION (BC 9/28/01) INDUSTRY CLUSTERS	**$ 792,000**	$ -	$ 792,000	$ 590,500	$ 201,500
BC CAPITALIZATION (BC 11/20/03) MAA	**$ 1,420,000**	$ -	$ 1,420,000	$ 793,997	$ 626,003
BC CAPITALIZATION (BC 9/27/02) MAA	**$ 6,500**	$ -	$ 6,500	$ 6,500	$ -
SMALL MANUFACTURERS COMP. FUND (BC 3/24/05, 3/31/06)	**$ 1,000,000**	$ 1,000,000	$ 2,000,000	$ 686,500	$ 1,313,500
CDA SEAMLESS DEALS (BC 9/28/01)	**$ 5,740,000**	$ -	$ 5,740,000	$ 403,950	$ 5,336,050
RESERVES - DECOMMITTED (GRANT)	**$ 709,846**	$ 1,425,000	$ 2,134,846	$ 357,500	$ 1,777,346
RESERVES - DECOMMITTED (LOAN)	**$ 936,912**	$ 9,777,169	$ 10,714,081	$ 2,500,000	$ 8,214,081
RESERVES - DECOMMITTED - BC CAP LOAN	**$ 155,000**	$ -	$ 155,000	$ -	$ 155,000
RESERVES - DECOMMITTED - BC CAP GRANT	**$ 1**	$ -	$ 1	$ -	$ 1
SUB-TOTAL	**$ 59,027,565**	$ 17,202,169	$ 76,229,734	$ 14,065,947	**$ 62,163,787**
REVOLVING FUND (MAA)					
BC CAPITALIZATION	**$ -**	$ -	$ -	$ -	$ -
PRINCIPAL & INTEREST	**$ 32,912,320**	$ 7,014,817	$ 39,927,137	$ 6,216,025	$ 33,711,112
TOTAL	**$ 91,939,885**	**$ 24,216,986**	**$ 116,156,871**	**$ 20,281,972**	**$ 95,874,899**

BOND FUND STATUS REPORT (Continued)

BOND FUNDS	FUND BALANCE 7/1/05	FY 05-06 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY '05-06	NET AVAILABLE BALANCE @ 6/30/06
ENERGY CONSERVATION LOANS					
PRINCIPAL (DOH)	**$ 600,732**	$ 28,419	$ 629,151	$ -	$ 629,151
PRINCIPAL (DED)	**$ 4,490,487**	$ 1,684,170	$ 6,174,657	$ 3,500,000	$ 2,674,657
TOTAL	**$ 5,091,219**	**$ 1,712,589**	**$ 6,803,808**	**$ 3,500,000**	**$ 3,303,808**
URBAN ACTION					
AUTHORIZATIONS:					
FY '05-06 OPM	**$ -**	$ 27,912,000	$ 27,912,000	$ 27,912,000	$ -
FY '05-06 OPM - ADMIN	**$ -**	$ 75,000	$ 75,000	$ 75,000	$ -
RESERVES (OPM)	**$ 283,222**	$ 34,184	$ 317,406	$ -	$ 317,406
RESERVES (DECD)	**$ 18,517**	$ 1,349,777	$ 1,368,294	$ -	$ 1,368,294
TOTAL	**$ 301,739**	**$ 29,370,961**	**$ 29,672,700**	**$ 27,987,000**	**$ 1,685,700**
NAUGATUCK VALLEY REV. FUND					
PRINCIPAL & INTEREST	**$ 1,661,675**	$ 18,249	$ 1,679,924	$ 70,000	**$ 1,609,924**
DRY CLEANING	**$ 3,913,006**	$ 1,188,227	$ 5,101,233	$ 1,213,100	**$ 3,888,133**
OTHER PRIOR BF RESERVES	**$ 510,534**	$ -	$ 510,534	$ 510,534	**$ -**
S.T.E.A.P. (Small Town Economic Assistance Program)					
FY 05-06 (DECD funding level info unavailable)	**$ -**	$ -	$ -	$ -	**$ -**

BOND FUND STATUS REPORT (Continued)

BOND FUNDS	FUND BALANCE 7/1/05	FY 05-06 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY '05-06	NET AVAILABLE BALANCE @ 6/30/06
HOUSING ASSISTANCE BOND FUND (HABF)					
AUTHORIZATIONS:					
FY '98-99 SA 01-02 JSS, SEC 85, SUPP. HSG.	**$ 1,026,223**	$ -	$ 1,026,223	$ 1,026,223	$ -
FY '99-00 PA 99-242, SEC 9	**$ 291,200**	$ -	$ 291,200	$ 291,200	$ -
FY '00-01 PA 99-242, SEC 28	**$ 268,000**	$ -	$ 268,000	$ 108,800	$ 159,200
FY '02-03 SA 01-2, JSS, SEC. 23-26	**$ 100,000**	$ -	$ 100,000	$ -	$ 100,000
FY '04-05 SA 04-2, SEC 9(a)	**$ 14,000,000**	$ -	$ 14,000,000	$ 5,609,297	$ 8,390,703
FY '04-05 SA 04-2, MSS, SEC 9(a)&106, WTBY. CONG.	**$ 2,500,000**	$ -	$ 2,500,000	$ -	$ 2,500,000
FY '04-05 SA 04-2, MSS, SEC 9(a)&106, SUPP. HSG.	**$ 3,000,000**	$ -	$ 3,000,000	$ -	$ 3,000,000
FY 05-06 SA 05-1, JSS, SEC 9 & 28	**$ 21,000,000**	$ -	$ 21,000,000	$ -	$ 21,000,000
*** CONTINGENCY FUNDS (1801) - BC APP. 6/24/94**	**$ 218,486**	$ -	$ 218,486	$ 218,486	$ -
RESERVES (1801/1802)	**$ 4,353,897**	$ 5,188,246	$ 9,542,143	$ -	$ 9,542,143
TOTAL	**$ 46,757,806**	**$ 5,188,246**	**$ 51,946,052**	**$ 7,254,006**	**$ 44,692,046**
HRRLF (HSG. REPAY'T & REV. LOAN FUND)					
PRINCIPAL & INTEREST	**$ 8,001,700**	$ 554,516	$ 8,556,216	$ (864,311)	$ 7,691,905
RESERVES (1601-090)	**$ 95,156**	$ 13,120	$ 108,276	$ -	$ 108,276
BF CONSOLIDATION 1602-050	**$ 45,620**	$ 1,181	$ 46,801	$ -	$ 46,801
*** CONTINGENCY FUNDS (1601-080) - BC APP 3/31/95**	**$ 6,000**	$ -	$ 6,000	$ 6,000	$ -
TOTAL	**$ 8,148,476**	**$ 568,817**	**$ 8,717,293**	**$ (858,311)**	**$ 7,846,982**
OTHER - PRIOR BF (HOUSING) RESERVES (RESTRICTED)	**$ 826,473**	$ 120,982	$ 947,455	$ -	**$ 947,455**
GRAND TOTAL	**$ 159,150,813**	**$ 62,385,057**	**$ 221,535,870**	**$ 59,958,301**	**$ 159,848,947**

*****Previously reported Contingency Funds are now part of their respective available reserves.

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, to promote job creation, and to 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:

Business Programs and Services

Dry Cleaning Establishment Remediation Fund provides grants and loans 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.

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 through OIRE.

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.

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 a EZ. Eligible businesses include manufacturers, warehouse distributors (new construction/expansion only) and certain designated service-related businesses. Administered by OBID.

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.

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.

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.

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.

Job Creation Tax Credit establishes a credit against the insurance premium, corporation or utility company tax for companies that: relocate to Connecticut; create at least 50 new, full-time jobs here; hire new employees for those jobs; and keep them employed for at least 12 months. The credit equals up to 25% of the state income tax withheld from the new employees' 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. Companies must apply to DECD for the credits. The Commissioner may approve full or partial credits only if the proposed company relocation: is not economically viable without the credits; and provides a net benefit to economic development and employment in the state. Administered by OBID.

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.

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

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 Office of Workforce Development.

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.

Office of Brownfield Remediation and Development was created by the legislature in 2006 to improve the state's ability to redevelop brownfields sites more efficiently and to attract private investment. This new office will serve as the one stop for customer service, streamlining the redevelopment process, identifying new financial incentives for brownfields redevelopment and furthering the state's smart growth initiatives. Administered by OIRE.

Office of Small Business helps small businesses in securing financing, entrepreneurial training, technical business assistance and contract opportunities. Administered by OBID.

Small Cities Community Development Block Grant (CDBG) Program provides federally funded grants annually on a competitive basis 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.

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.

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

Urban Action Grant Program (UA) is an OPM program. However DECD, as well as other state agencies, is designated by OPM to carry out certain types of projects consistent with its mission. The 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 OMD and OIRE.

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.

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.

Workforce Development promotes the linkage between economic and workforce development on behalf of the agency, provides the Office of the Commissioner with policy advice, and is a liaison with other state, quasi-public 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, policies and strategies. Coordinated by the Workforce Development Director.

Housing Programs and Services

Affordable Housing Appeals List is published annually by the agency 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.

Affordable Housing (AHP) Program (also known as the 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.

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.

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.

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.

HOME Investment Partnerships (HOME) Program provides federally funded grants and loans annually on a competitive basis 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.

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 with the assistance and direction of the Office of Policy and Management, 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.

Housing Trust Fund - provides financing 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.

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 is currently not open to new applicants* and is administered by COPS.

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.

Research provided by the agency 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.

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.

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.

Small Cities Community Development Block Grant Program (CDBG) provides federally funded grants annually on a competitive basis 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.

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.

Tax Abatement Program is designed to assist in the financial feasibility of privately owned non-profit 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 the owners to maintain the rents at an affordable level for the tenants. *This program is currently not open to new applicants* and is administered by COPS.

Urban Action Grant (UA) Program is an OPM program. However DECD, as well as other state agencies, is designated by OPM to carry out certain types of projects consistent with its mission. The 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. Administered by OHF and OMD with technical support from OIRE.

Community Development Programs and Services

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.

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.

Small Cities Community Development Block Grant (CDBG) Program provides federally funded grants annually on a competitive basis 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.

Small Town Economic Assistance Program (STEAP) is an OPM program. However DECD, as well as other state agencies, is designated by OPM to carry out certain types of projects consistent with its mission. STEAP provides funds for economic development, community conservation and quality of life projects for towns that are ineligible to receive Urban Act funding. Administered by OMD with technical assistance from OIRE.

Urban Action Grant (UA) Program is an OPM program. However DECD, as well as other state agencies, is designated by OPM to carry out certain types of projects consistent with its mission. The 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.

Additional information on DECD programs is available in the Appendix of this report.

III. Economic Development Performance

A. ECONOMIC DEVELOPMENT INTRODUCTION

This section begins with a review of the economic conditions that existed in fiscal year 2005-06 and is followed by a brief overview of economic development in Connecticut and 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.

This section culminates with an analysis of the performance of DECD's:

- Business Assistance Portfolio;
- Business Recruitment Activities;
- International Trade And Foreign Direct Investment Activities;
- Industry Cluster Initiative;
- EZ Program;
- Urban And Industrial Sites Reinvestment Tax Credit Portfolio;
- Insurance Reinvestment Tax Credit Portfolio; and
- Agency Supported Economic Development Organizations.

B. CONNECTICUT'S ECONOMY DURING 2005-06

The Connecticut economy faces a number of challenges and opportunities in adjusting to an increasingly global market place. Connecticut residents earn the highest income, yet poverty rates continue to grow. Connecticut boasts one of the most well trained labor forces in the country, yet its core industries (insurance and manufacturing) continue to erode. While the complex development of Connecticut's economy may leave onlookers with many questions, this summary seeks to outline the data and trends behind the economy's major drivers and lend some insight to their interrelationships.

Demographics and Labor

Population - A state's demographic characteristics offer a wealth of information about the participants within the economy, and how their contributions and behaviors 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 1 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. However, every county has experienced population growth the last four years.

Table 1 Population by Region for Connecticut, Rest of New England, and U.S.					
	2001	2002	2003	2004	2005
Fairfield County	889,867	894,778	899,616	901,819	902,775
Hartford County	861,979	866,861	872,578	873,879	877,393
Litchfield County	184,391	186,425	187,931	189,258	190,071
Middlesex County	157,238	159,552	161,500	162,169	163,214
New Haven County	829,365	834,674	841,307	844,342	846,766
New London County	260,739	262,579	264,861	266,107	266,618
Tolland County	138,954	142,357	145,284	146,769	147,634
Windham County	109,930	111,156	112,804	114,623	115,826
Connecticut	3,432,463	3,458,382	3,485,881	3,498,966	3,510,297
Rest of New England	10,610,835	10,668,036	10,708,225	10,722,685	10,729,427
United States	285,107,923	287,984,799	290,850,005	293,656,842	296,410,404

Source: U.S. Census

Table 2 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 2001 to 2004, except possibly a small transfer from the school-age cohort in many counties to the working-age cohort. More noticeable change occurred between 2004 and 2005, as Connecticut's school-age population increased, while the number of working and retirement-age residents decreased. This trend was followed in each county.

Table 2 Population by County by Age Cohort										
Fairfield County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	226,432	25.44%	227,234	25.39%	228,087	25.35%	229,833	25.44%	248,500	27.53%
18-64	546,130	61.36%	550,277	61.50%	554,163	61.60%	555,897	61.54%	543,473	60.20%
65+	117,511	13.20%	117,309	13.11%	117,433	13.05%	117,561	13.01%	110,802	12.27%
Hartford County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	209,702	24.32%	209,164	24.12%	208,305	23.86%	207,986	23.75%	234,285	26.70%
18-64	527,477	61.18%	533,085	61.48%	539,540	61.80%	542,161	61.92%	527,904	60.17%
65+	125,006	14.50%	124,823	14.40%	125,156	14.34%	125,455	14.33%	115,204	13.13%
Litchfield County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	44,479	24.12%	44,126	23.67%	43,644	23.22%	43,236	22.85%	45,163	23.76%
18-64	113,712	61.66%	115,917	62.18%	117,689	62.61%	119,111	62.94%	118,889	62.55%
65+	26,240	14.23%	26,371	14.15%	26,628	14.17%	26,899	14.21%	26,019	13.69%
Middlesex County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	36,149	22.99%	36,266	22.73%	36,430	22.54%	36,511	22.50%	41,984	25.72%
18-64	99,882	63.51%	101,742	63.75%	103,376	63.96%	103,685	63.89%	100,018	61.28%
65+	21,238	13.50%	21,578	13.52%	21,831	13.51%	22,099	13.62%	21,212	13.00%
New Haven County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	200,894	24.22%	200,713	24.04%	200,357	23.81%	200,799	23.74%	226,965	26.80%
18-64	510,194	61.50%	516,468	61.86%	523,247	62.18%	526,923	62.31%	510,928	60.34%
65+	118,477	14.28%	117,675	14.10%	117,841	14.00%	117,972	13.95%	108,873	12.86%
New London County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	63,055	24.18%	62,953	23.96%	62,924	23.73%	62,961	23.63%	74,943	28.11%
18-64	163,990	62.88%	165,715	63.08%	167,836	63.29%	168,705	63.31%	158,928	59.61%
65+	33,750	12.94%	34,050	12.96%	34,424	12.98%	34,800	13.06%	32,747	12.28%
Tolland County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	31,415	22.60%	31,180	21.90%	30,976	21.32%	30,760	20.97%	43,979	29.79%
18-64	93,190	67.05%	96,511	67.78%	99,223	68.30%	100,432	68.48%	88,554	59.98%
65+	14,373	10.34%	14,699	10.32%	15,086	10.38%	15,475	10.55%	15,101	10.23%
Windham County										
	2001	**as %**	**2002**	**as %**	**2003**	**as %**	**2004**	**as %**	**2005**	**as %**
0-17	27,092	24.64%	26,930	24.23%	26,682	23.66%	26,702	23.35%	30,617	26.43%
18-64	69,458	63.17%	70,843	63.74%	72,671	64.45%	74,209	64.90%	72,588	62.67%
65+	13,397	12.18%	13,377	12.04%	13,411	11.89%	13,432	11.75%	12,621	10.90%

Source: U.S. Census

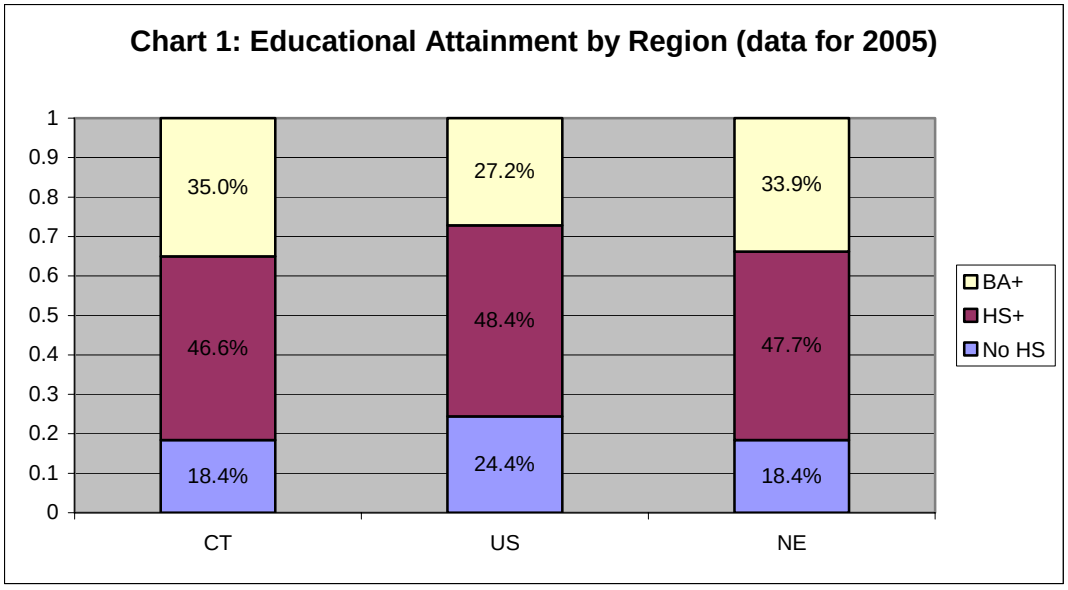
In addition to the age distribution of a region's population, educational attainment measures the quality of training of the underlying population, and speaks to the overall quality of the labor force and the likelihood that value-added intensive and technology-focused job opportunities will be attracted to the area. Table 3 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 3 Educational Attainment (data for 2005)								
	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Population over 25	591,730	575,564	130,891	110,099	552,678	173,091	91,139	75,373
Grades K-9	7.6%	7.1%	3.8%	3.1%	5.9%	4.5%	3.4%	7.5%
Grades 9-12	12.8%	13.5%	10.5%	8.2%	11.9%	9.7%	7.7%	15.8%
High School or More	**79.6%**	**79.4%**	**85.7%**	**88.7%**	**82.2%**	**85.8%**	**88.9%**	**76.7%**
High School Grad	24.0%	29.0%	30.3%	29.2%	32.5%	35.1%	29.6%	35.7%
Some College, No Degree	13.8%	17.4%	17.2%	16.8%	17.2%	17.3%	20.0%	17.5%
Associate Degree	6.4%	7.3%	8.8%	9.9%	6.2%	8.2%	8.8%	6.8%
Bachelor's Degree or More	**42.9%**	**32.9%**	**33.1%**	**35.7%**	**32.0%**	**29.8%**	**34.0%**	**24.2%**
Bachelor's Degree	24.9%	19.5%	19.5%	20.1%	16.7%	17.7%	20.0%	14.3%
Graduate or Prof. Degree	18.0%	13.4%	13.6%	15.6%	15.3%	12.1%	14.0%	9.9%

Source: U.S. Census

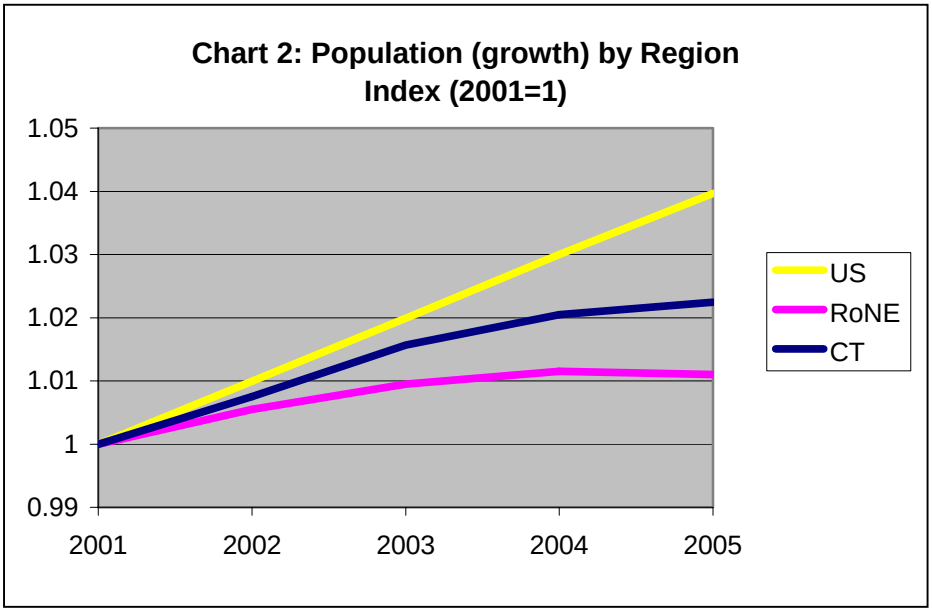
While the range of attainment for high school education and more is relatively uniform, all counties being within 6-7% of the 83% mark, population frequency for attainment of college degrees varies more widely with Fairfield county's populace attaining these types of degrees at over one and a half times the rate of those in Windham county.

Chart 1 compares 2005 educational attainment levels on a larger regional scale. This visual compares the State of Connecticut against the rest of New England and the United States, which will continue to be the regional grouping throughout this portion of the report. The level of educational attainment in Connecticut and the rest of New England is greater than the national average. Connecticut and the rest of New England have larger percentages of their populations holding bachelor level or higher degrees, with Connecticut having the highest percentage of residents with bachelors and advanced degrees.



Source: U.S. Census

Chart 2 examines population changes over time, again comparing Connecticut to the larger geographic regions of the rest of New England and the United States. 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

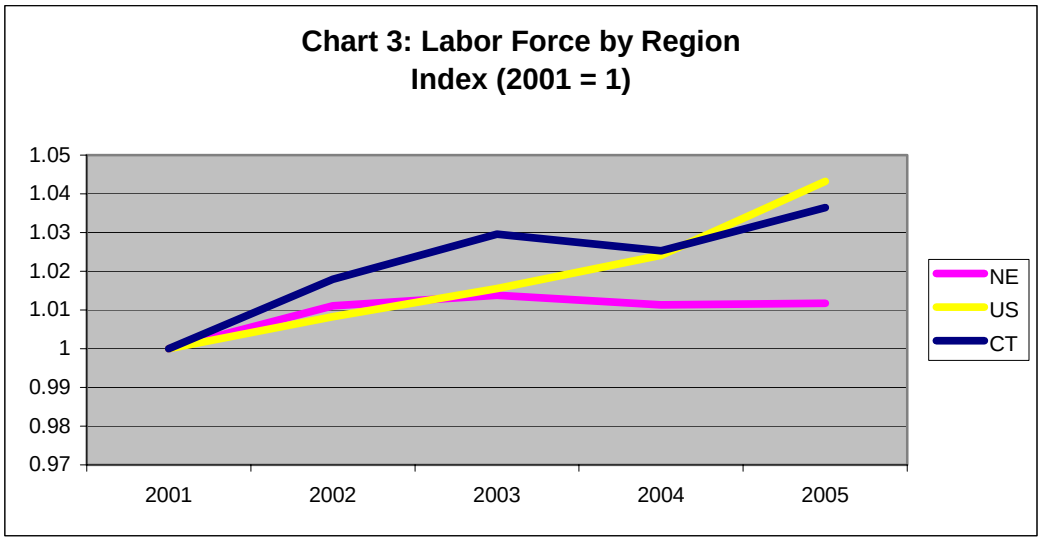
There is a clear trend of increasingly higher population in the United States relative to both Connecticut and to the rest of New England. This is not entirely surprising given the mature nature of development in New England, the older (hence usually more static) population, and the more mature economies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

Table 4 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 4 Labor Market Data by County (data for 2005)						
	Population Level	Participation Rate	Labor Force	Employed	Unemployment Level	Unemployment Rate
Fairfield County	902,775	50.7%	457,566	437,317	20,249	4.4%
Hartford County	877,393	50.6%	443,555	419,658	23,897	5.4%
Litchfield County	190,071	54.4%	103,481	98,777	4,704	4.5%
Middlesex County	163,214	55.1%	90,004	86,150	3,854	4.3%
New Haven County	846,766	51.3%	434,247	411,106	23,141	5.3%
New London County	266,618	54.6%	145,523	138,970	6,553	4.5%
Tolland County	147,634	55.1%	81,415	78,041	3,374	4.1%
Windham County	115,826	52.9%	61,235	57,910	3,325	5.4%
Connecticut	3,510,297	51.8%	1,817,026	1,727,929	89,097	4.9%

Source: Bureau of Labor Statistics

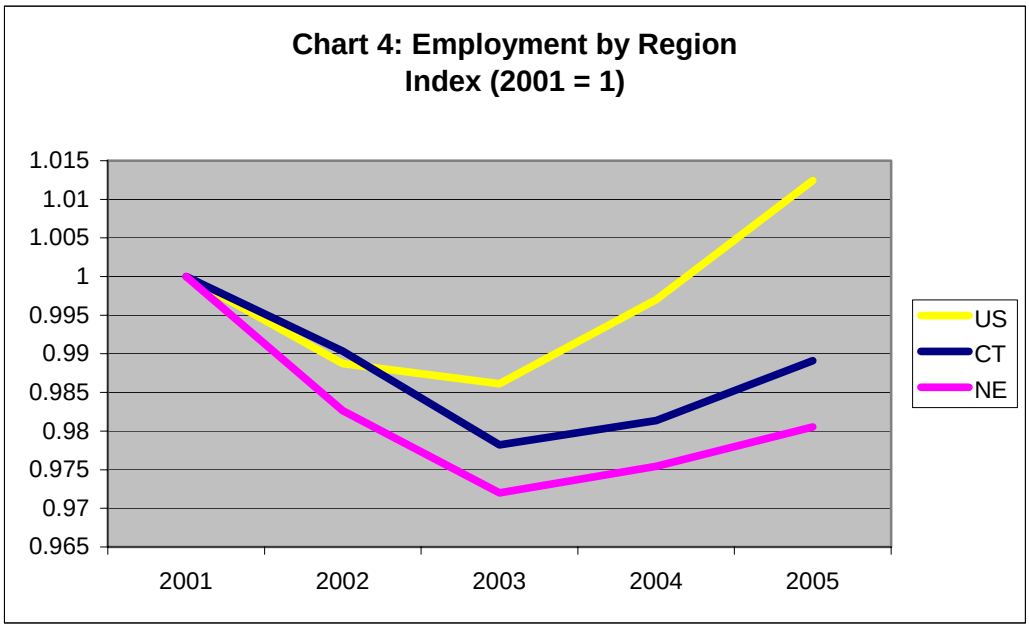
Chart 3 compares labor force in the larger regional context, and again, uses an indexed comparison due to difference in size of absolute data between regions. Almost opposite of population change over time, Connecticut labor force changes faster than the rest of the country in the middle years, but then converges (where population diverges) in 2004 and slightly lags behind the United States in 2005.



Source: Bureau of Labor Statistics

Chart 4 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 4 reflects 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. Most likely, similar to previous recessions, Connecticut won't recapture its lost employment (back to pre-2001 levels) for a number of years.



Source: Bureau of Labor Statistics

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 5 below)

Table 5 Business Characteristics Overview (data for 2005)	
(only includes firms with paid employees)	# of firms
Firms by gender of ownership	
Female	11,053
Male	49,871
Equally male-/female-owned	7,238
Firms by race of ownership	
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
Firms by size of employment	
Firms with 0-99 employees	73,278
Firms with 100-499 employees	1,791
Firms with 500+ employees	2,002

Source: U.S. Census

It is interesting to note that the overwhelming majority of firms in Connecticut are small firms with fewer than 100 employees. Cultivating a dynamic culture of small businesses and entrepreneurship is important to the overall health of the economy.

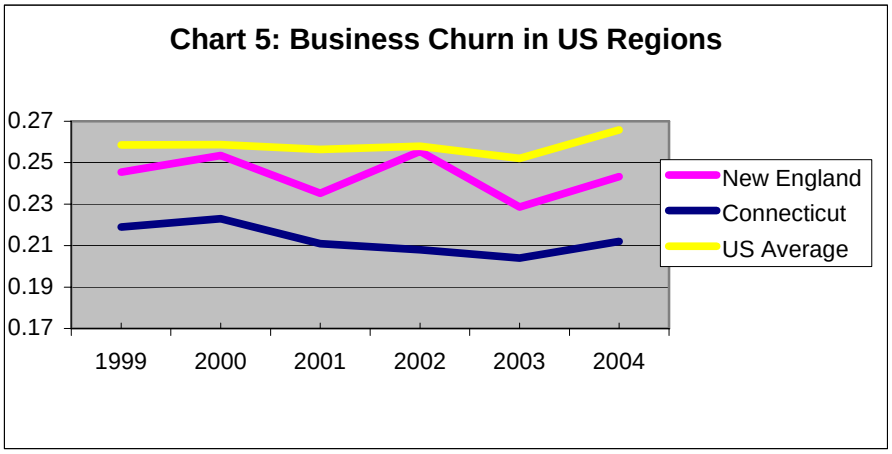
Table 6 provides a more granular breakout of the sizes of Connecticut firms and their payrolls. Here we can see that not only are a large majority of Connecticut firms fewer than 100 employees in size, but in fact, nearly half employ fewer than five people.

Table 6
Connecticut Firms by Size (data for 2005)

Employment size of enterprise	Firms
All firms	77,071
Firms with no employees (as of March 12)	8,827
Firms with 1 to 4 employees	34,744
Firms with 5 to 9 employees	13,956
Firms with 10 to 19 employees	8,378
Firms with 20 to 99 employees	7,373
Firms with 100 to 499 employees	1,791
Firms with 500 employees or more	2,002

Source: U.S. Census

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 5 below)



Source: State Science & Technology Institute

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 7 Manufacturing Statistics by Region			
	Connecticut	Rest of NE	US
Manufacturing Emp (1,000)	180.9	518.6	13,168.8
Total Payroll ($M)	$ 9,294	$ 25,117	$ 579,891
Production Mfg Emp (1,000)	108.6	539	9,230.2
Total wages ($M)	$ 4,502	$ 11,862	$ 337,490
Value added ($M)	$ 28,973	$ 75,050	$ 2,204,095
Cost of Materials ($M)	$ 18,097	$ 60,867	$ 2,555,492
Value of shipments ($M)	$ 46,549	$ 134,725	$ 4,753,384

Source: 2005 Annual Survey of Manufacturers

Table 7 shows levels of employment, 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.

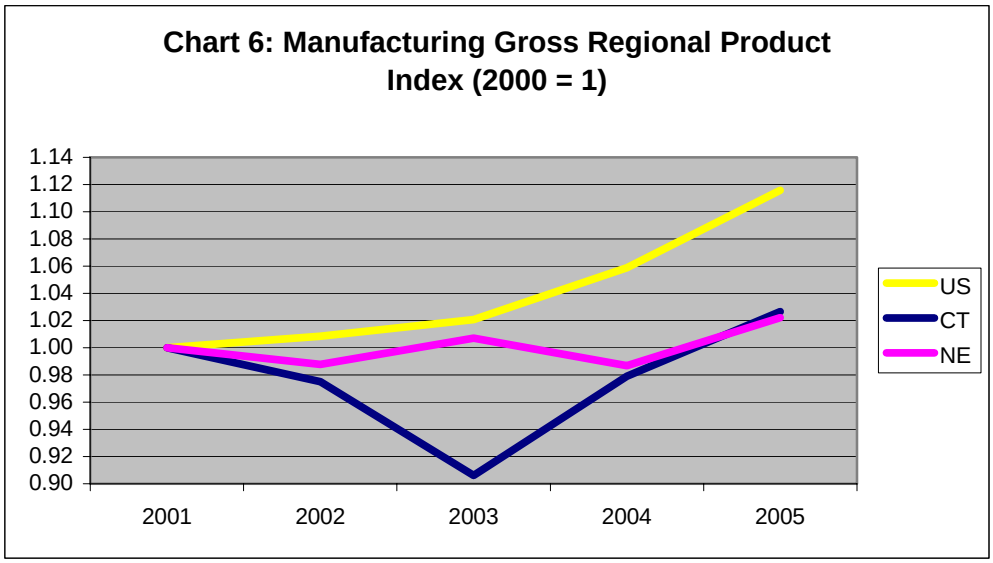
Looking at the individual manufacturing sectors in more detail, Table 8 lists the manufacturing industries at the three-digit North American Industry Classification System (NAICS) level. The Connecticut levels are compared against the United States, and then the relative frequency of the industry within manufacturing as a whole is compared.

Table 8 Manufacturing Employment by Sector, CT vs. US				
3-digit NAICS Sector		CT Emp	Rel % of Mfg		US Emp
311	Food	7,115	3.9%	10.9%	1,438,834
312	Beverage and tobacco	0	0.0%	1.1%	144,567
313	Textile mills	1,192	0.7%	1.5%	195,125
314	Textile product mills	1,191	0.7%	1.2%	156,639
315	Apparel	0	0.0%	1.7%	223,655
316	Leather and allied products	0	0.0%	0.3%	37,384
321	Wood products	2,044	1.1%	4.1%	539,103
322	Paper	4,723	2.6%	3.3%	429,579
323	Printing and support activities	8,838	4.9%	4.9%	642,343
324	Petroleum and coal products	0	0.0%	0.8%	102,908
325	Chemical	7,702	4.3%	5.8%	761,158
326	Plastics and rubber products	7,220	4.0%	6.7%	885,440
327	Nonmetallic mineral products	3,427	1.9%	3.5%	464,938
331	Primary metal	3,550	2.0%	3.3%	427,993
332	Fabricated metal products	31,792	17.6%	11.1%	1,460,268
333	Machinery	16,543	9.1%	8.1%	1,062,705
334	Computer and electronics	15,864	8.8%	7.6%	1,003,682
335	Electrical equipment	9,759	5.4%	3.2%	420,644
336	Transportation equipment	42,106	23.3%	11.8%	1,554,763
337	Furniture and related products	2,989	1.7%	4.1%	535,839
339	Miscellaneous manufacturing	13,458	7.4%	5.2%	681,254

Source: 2005 Annual Survey of Manufacturers

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

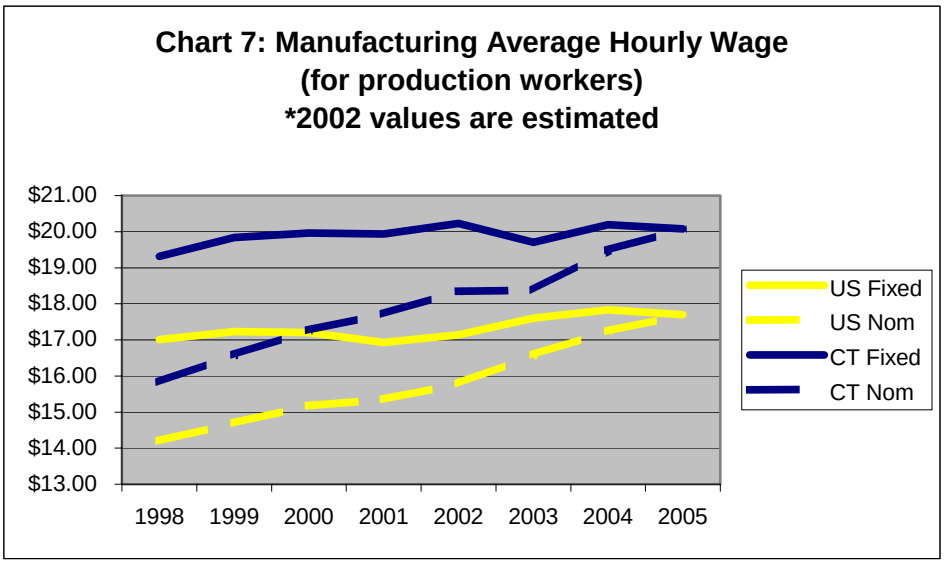
Gross regional product is the total value of finished (manufacturing) goods sold in a particular region. In Chart 6 we see how gross product changes over time in Connecticut compared to the rest of New England and the United States. Comparing the indexed levels, we can see how the product of the manufacturing sector has grown in recent years.



Source: Bureau of Economic Analysis

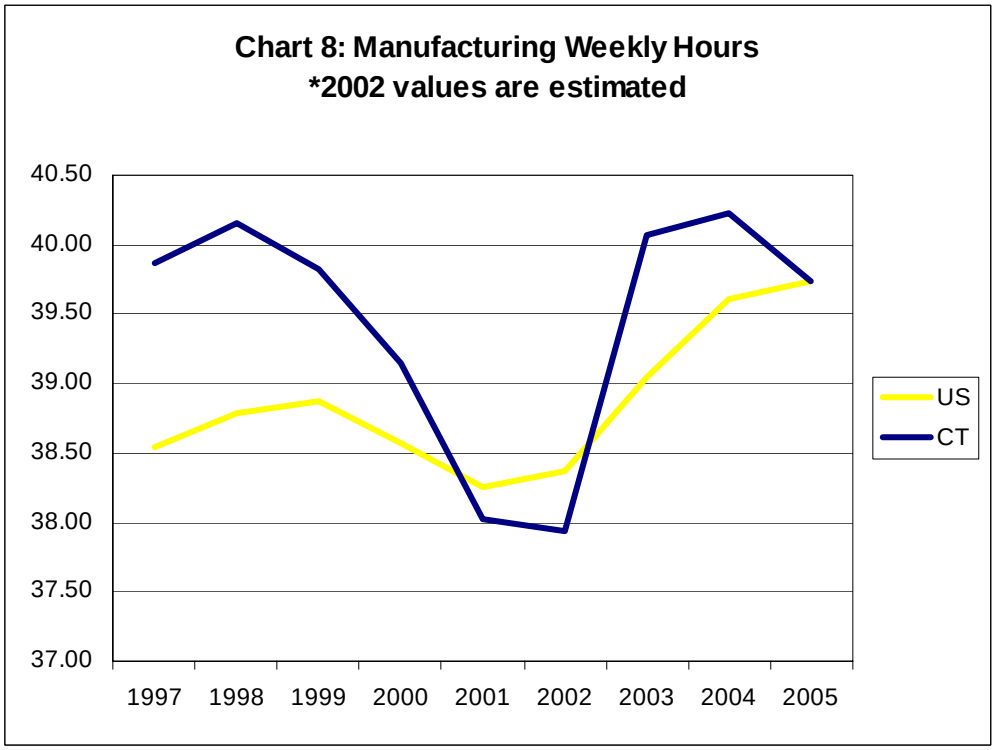
Productivity growth due to technological advances and streamlining of processes in the face of more global competition are likely causal factors behind Connecticut's recent growth of manufacturing product.

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 7 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

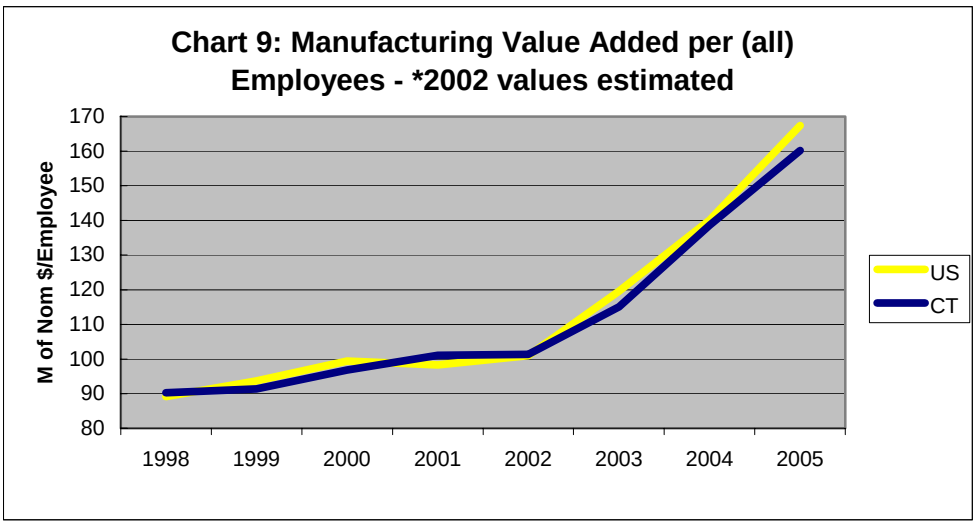
Whereas Chart 7 shows the rate of pay of manufacturing employees, Chart 8 tracks the amount of hours worked per week by manufacturing workers. The U.S. manufacturer's workweek remains relatively constant at 38-39 hours per week, but Connecticut workers face a dramatic shift during the years data is available.



Source: Annual Survey of Manufacturers

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 9 shows that in the

most recent years, the U.S. has narrowly surpassed Connecticut in the value added of its workforce.



Source: Annual Survey of Manufacturers

Gross Regional Product - As mentioned in the manufacturing component, 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.

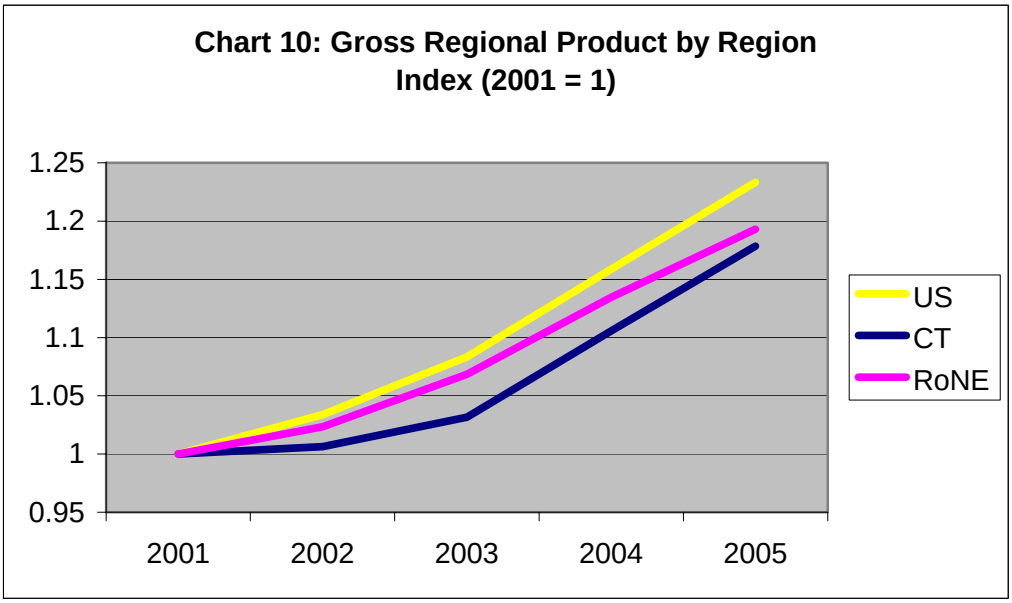
Table 9
Gross Regional Product 2005 (M of Nom$)

Industry	CT	% of Tot	RoNE	% of Tot	US	% of Tot
Agriculture, forestry, fishing, and hunting	$ 340	0.2%	$ 2,277	0.5%	$ 119,066	1.0%
Mining	$ 108	0.1%	$ 382	0.1%	$ 213,574	1.7%
Utilities	$ 3,357	1.7%	$ 8,134	1.7%	$ 238,908	1.9%
Construction	$ 6,927	3.6%	$ 22,673	4.6%	$ 593,535	4.8%
Manufacturing	$ 21,973	11.3%	$ 51,622	10.5%	$ 1,496,541	12.1%
Wholesale trade	$ 10,449	5.4%	$ 27,756	5.6%	$ 733,090	5.9%
Retail trade	$ 11,458	5.9%	$ 31,318	6.4%	$ 828,634	6.7%
Transportation and warehousing, excluding Postal Service	$ 3,015	1.6%	$ 8,442	1.7%	$ 362,247	2.9%
Information	$ 7,707	4.0%	$ 21,343	4.3%	$ 578,345	4.7%
Finance and insurance	$ 32,341	16.7%	$ 49,644	10.1%	$ 1,011,548	8.2%
Real estate, rental, and leasing	$ 26,906	13.9%	$ 70,894	14.4%	$ 1,562,863	12.6%
Professional and technical services	$ 14,261	7.4%	$ 44,193	9.0%	$ 862,365	6.9%
Management of companies and enterprises	$ 5,732	3.0%	$ 8,825	1.8%	$ 230,634	1.9%
Administrative and waste services	$ 5,104	2.6%	$ 13,144	2.7%	$ 375,531	3.0%
Educational services	$ 2,833	1.5%	$ 10,700	2.2%	$ 113,082	0.9%
Health care and social assistance	$ 14,691	7.6%	$ 44,147	9.0%	$ 864,355	7.0%
Arts, entertainment, and recreation	$ 1,833	0.9%	$ 4,163	0.8%	$ 117,921	1.0%
Accommodation and food services	$ 3,527	1.8%	$ 13,502	2.7%	$ 337,957	2.7%
Other services, except government	$ 3,939	2.0%	$ 10,871	2.2%	$ 294,611	2.4%
Government	$ 17,244	8.9%	$ 48,773	9.9%	$ 1,474,748	11.9%
Total	$193,745	100%	$492,803	100%	$12,409,555	100%

Source: Bureau of Economic Analysis

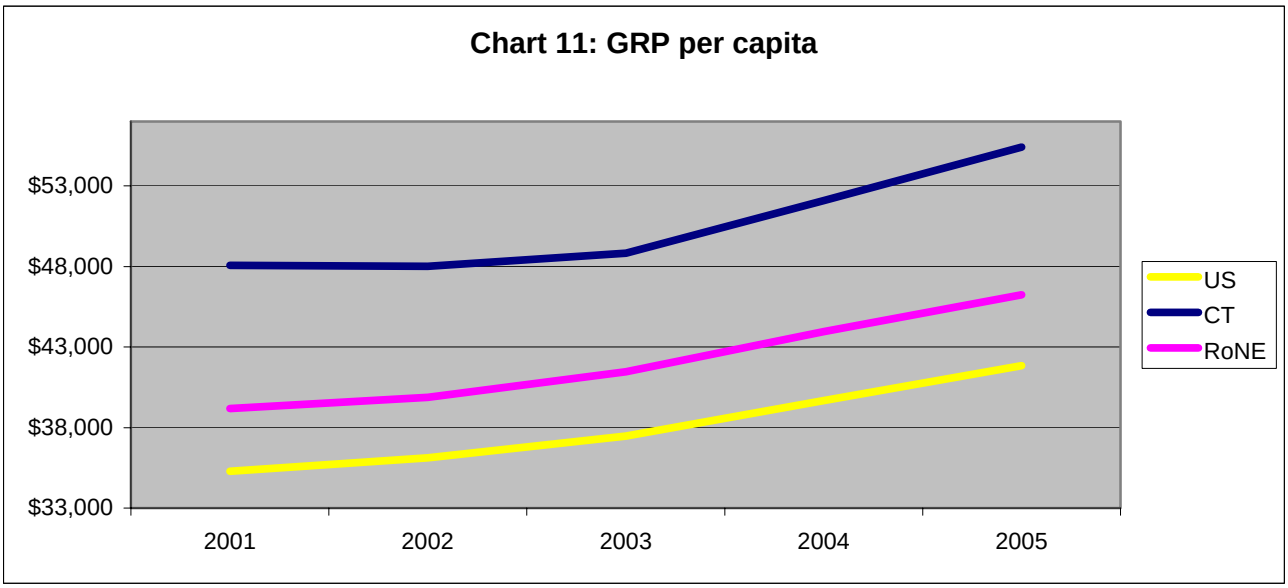
In Table 9 Gross Regional Product (GRP) is broken out by both region and industry. Further, the % of total GRP of each industry is computed to compare industry composition across regions. For example, this table shows that Connecticut (and to a lesser extent, the rest of New England) has a strong finance 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 10, 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 the rest of New England, and Connecticut lagging slightly behind. However, this can be slightly misleading.



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. In Chart 11 we see that Connecticut's per capita GRP compares quite favorably with the U.S. average, but still lags behind 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

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

Table 10
State Tax Rates and Ranks (for tax year 2006)

	Personal Income		Corporate Income		Sales/Excise		Fuel/Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
ALABAMA	3.50%	17	6.50%	25	4.00%	7	18.00%	11
ALASKA	0.00%	1	5.20%	14	0.00%	1	8.00%	1
ARIZONA	3.96%	26	6.97%	32	5.60%	31	18.00%	11
ARKANSAS	4.00%	27	3.75%	7	6.00%	33	21.50%	28
CALIFORNIA	5.15%	41	8.84%	43	7.25%	51	18.00%	11
COLORADO	2.32%	11	4.63%	10	2.90%	6	22.00%	29
CONNECTICUT	**4.00%**	**27**	**7.50%**	**35**	**6.00%**	**33**	**25.00%**	**40**
DELAWARE	4.08%	32	8.70%	42	0.00%	1	23.00%	32
DIST. OF COLUMBIA	6.75%	49	9.98%	50	5.75%	32	22.50%	31
FLORIDA	0.00%	1	5.50%	16	6.00%	33	14.90%	4
GEORGIA	3.50%	17	6.00%	18	4.00%	7	15.30%	5
HAWAII	4.83%	39	5.40%	15	4.00%	7	16.00%	6
IDAHO	4.70%	35	7.60%	37	5.00%	18	25.00%	40
ILLINOIS	3.00%	12	7.30%	34	6.25%	43	20.10%	24
INDIANA	3.40%	16	8.50%	40	6.00%	33	18.00%	11
IOWA	4.67%	34	9.00%	44	5.00%	18	20.70%	25
KANSAS	4.98%	40	4.00%	8	5.30%	28	24.00%	36
KENTUCKY	4.00%	27	5.50%	17	6.00%	33	18.50%	16
LOUISIANA	4.00%	27	6.00%	19	4.00%	7	20.00%	20
MAINE	5.25%	43	6.22%	23	5.00%	18	25.90%	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%	23	0.00%	1	6.00%	33	19.00%	18
MINNESOTA	6.60%	48	9.80%	49	6.50%	45	20.00%	20
MISSISSIPPI	4.00%	27	4.00%	9	7.00%	48	18.40%	15
MISSOURI	3.75%	20	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%	29	27.00%	43
NEVADA	0.00%	1	0.00%	2	6.50%	45	24.81%	39
NEW HAMPSHIRE	0.00%	1	8.50%	41	0.00%	1	19.63%	19
NEW JERSEY	5.19%	42	9.00%	45	6.00%	33	14.50%	3
NEW MEXICO	3.50%	17	6.20%	22	5.00%	18	18.90%	17
NEW YORK	5.43%	45	7.50%	36	4.00%	7	23.90%	35
NORTH CAROLINA	7.13%	50	6.90%	31	4.50%	15	30.15%	47
NORTH DAKOTA	3.82%	21	4.80%	11	5.00%	18	23.00%	32
OHIO	3.95%	24	6.80%	30	5.50%	29	28.00%	46
OKLAHOMA	3.38%	14	6.00%	20	4.50%	15	17.00%	8
OREGON	7.00%	50	6.60%	27	0.00%	1	24.00%	36
PENNSYLVANIA	3.07%	13	9.99%	51	6.00%	33	31.20%	50
RHODE ISLAND	0.00%	1	9.00%	46	7.00%	48	31.00%	48
SOUTH CAROLINA	4.75%	37	5.00%	12	5.00%	18	16.00%	6
SOUTH DAKOTA	0.00%	1	0.00%	3	4.00%	7	22.00%	29
TENNESSEE	0.00%	1	6.50%	26	7.00%	48	21.40%	27
TEXAS	0.00%	1	0.00%	4	6.25%	43	20.00%	20
UTAH	4.65%	33	5.00%	13	4.75%	17	24.50%	38
VERMONT	6.55%	47	7.95%	39	6.00%	33	20.00%	20
VIRGINIA	3.88%	22	6.00%	21	5.00%	18	17.50%	9
WASHINGTON	0.00%	1	0.00%	5	6.50%	45	31.00%	48
WEST VIRGINIA	4.75%	37	9.00%	47	6.00%	33	27.00%	43
WISCONSIN	5.68%	46	7.90%	38	5.00%	18	32.90%	51
WYOMING	0.00%	1	0.00%	6	4.00%	7	14.00%	2

Source: Federation of Tax Assessors

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 11 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 11
Annual Wage by County and Industry (data for 2005)

Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
11	Agriculture, forestry, fish and hunt	$ 32,361	$ 25,528	$ 22,724	*	$ 26,132	$ 26,925	$ 27,626	$ 20,527
21	Mining	$ 44,021	$ 52,475	$ 67,056	*	*	$ 46,873	$ 48,552	$ 45,722
22	Utilities	$ 102,100	$ 79,051	$ 85,194	$ 93,202	$ 82,427	*	*	$ 80,929
23	Construction	$ 54,842	$ 52,680	$ 48,195	$ 48,211	$ 50,910	$ 48,036	$ 45,566	$ 39,030
31-33	Manufacturing	$ 75,604	$ 62,090	$ 46,937	$ 62,654	$ 56,095	$ 71,538	$ 46,738	$ 48,239
42	Wholesale trade	$ 89,890	$ 57,498	$ 51,967	$ 52,135	$ 61,359	$ 49,441	$ 56,659	$ 50,790
44-45	Retail trade	$ 34,333	$ 26,863	$ 28,163	$ 26,130	$ 26,149	$ 24,862	$ 25,428	$ 25,333
48-49	Transportation and warehousing	$ 55,599	$ 38,899	$ 29,979	$ 34,970	$ 38,265	$ 33,135	$ 21,824	$ 29,490
51	Information	$ 75,028	$ 62,975	$ 41,139	$ 47,402	$ 57,996	$ 42,551	$ 55,554	$ 44,082
52	Finance and insurance	$ 219,292	$ 95,759	$ 47,922	$ 76,025	$ 65,889	$ 50,426	$ 46,334	$ 41,077
53	Real estate and rental and leasing	$ 64,915	$ 42,987	$ 37,407	$ 31,427	$ 37,618	$ 31,591	$ 27,485	$ 26,341
54	Professional and technical services	$ 90,237	$ 70,552	$ 46,230	$ 56,660	$ 69,466	$ 72,620	$ 48,299	$ 56,603
55	Management of companies and ent	$ 165,848	$ 99,187	$ 52,186	$ 55,928	$ 102,092	$ 36,014	*	$ 37,977
56	Administrative and waste management	$ 36,153	$ 31,915	$ 24,536	$ 32,988	$ 25,878	$ 28,707	$ 24,909	$ 21,738
61	Educational services	$ 38,987	$ 36,810	$ 37,643	$ 46,526	$ 53,852	$ 35,049	$ 19,942	$ 32,970
62	Health care and social assistance	$ 45,922	$ 42,564	$ 35,970	$ 38,160	$ 41,162	$ 39,046	$ 33,730	$ 34,210
71	Arts, entertainment, and recreation	$ 33,417	$ 18,621	$ 30,181	$ 28,112	$ 18,402	$ 24,093	$ 17,058	$ 13,284
72	Accommodation and food services	$ 19,971	$ 16,032	$ 15,106	$ 16,684	$ 15,156	$ 16,016	$ 13,550	$ 13,862
81	Other services, except pub adm	$ 29,105	$ 29,690	$ 23,346	$ 24,269	$ 25,865	$ 22,484	$ 26,681	$ 21,461
	Total government	$ 51,061	$ 53,234	$ 42,577	$ 51,441	$ 48,333	$ 40,967	$ 45,766	$ 41,747
99	Nonclassifiable establishments	$ 41,498	$ 28,837	$ 23,583	*	*	*	*	$ 15,698
	County Average	**$ 71,092**	**$ 51,836**	**$ 37,468**	**$ 45,992**	**$ 43,979**	**$ 42,139**	**$ 36,841**	**$ 35,632**

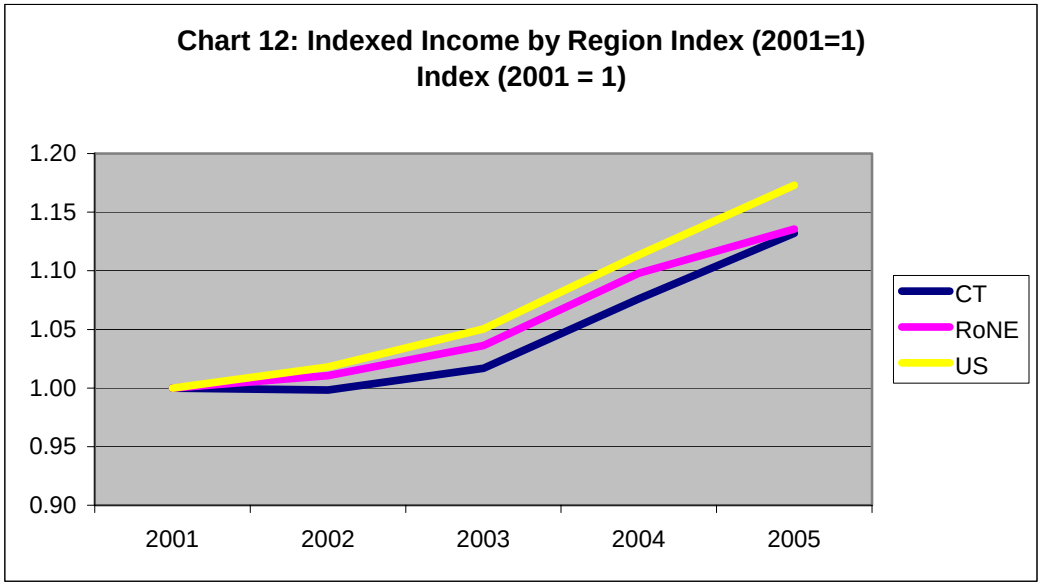
Source: Connecticut Department of Labor

In Table 12, 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 2005 were not available at the time of publication. However, in 2004, Connecticut's three most populous counties (Fairfield, Hartford, and New Haven) accounted for 79% of the state's total personal income.

Table 12 Personal Income by region for Connecticut, Rest of New England, and U.S.					
	2001	2002	2003	2004	2005
Fairfield	54,989,072	53,776,791	54,703,168	56,795,616	n/a
Hartford	33,169,463	33,294,207	33,876,400	36,549,663	n/a
Litchfield	7,100,413	7,043,380	7,184,857	7,619,753	n/a
Middlesex	6,117,877	6,112,617	6,257,304	6,646,587	n/a
New Haven	29,242,501	29,756,905	30,399,280	32,299,660	n/a
New London	8,922,089	9,160,324	9,320,387	10,059,222	n/a
Tolland	4,705,121	4,762,487	4,858,516	5,157,225	n/a
Windham	3,109,119	3,175,303	3,243,028	3,437,833	n/a
Connecticut	147,355,655	147,082,014	149,842,940	158,565,559	166,807,307
Rest of NE	377,046,026	381,032,350	390,685,898	413,999,270	428,205,907
United States	8,716,992,000	8,872,871,000	9,157,257,000	9,705,504,000	10,224,761,000

Source: Bureau of Economic Analysis

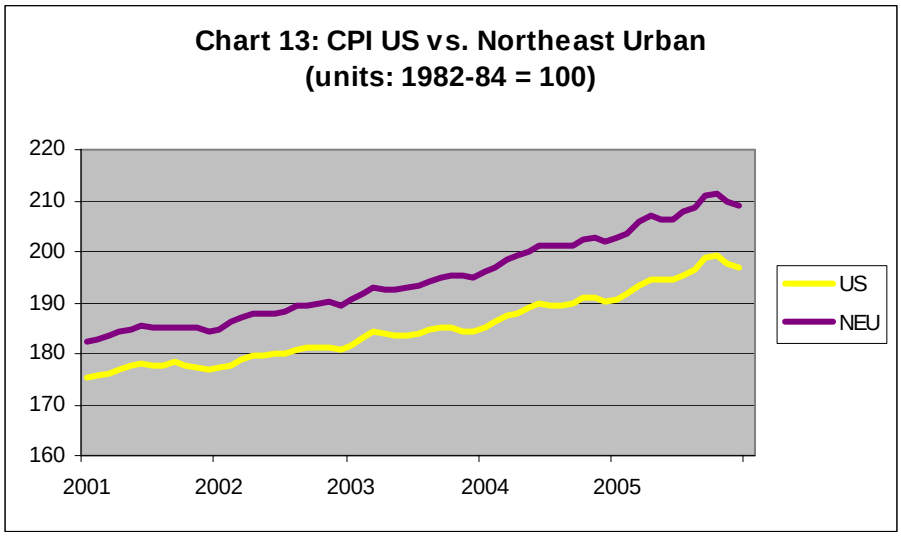
When we look at indexed income at the aggregate level, we see that the rest of New England and the United States have been outpacing Connecticut in growth. (See Chart 12 below) As this is an absolute level, the population growth may be the reason for the country having higher increases in the most recent years. In contrast, Connecticut's population growth has outpaced the rest of New England, and the gap here is diminishing.



Source: Bureau of Economic Analysis

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 13 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.

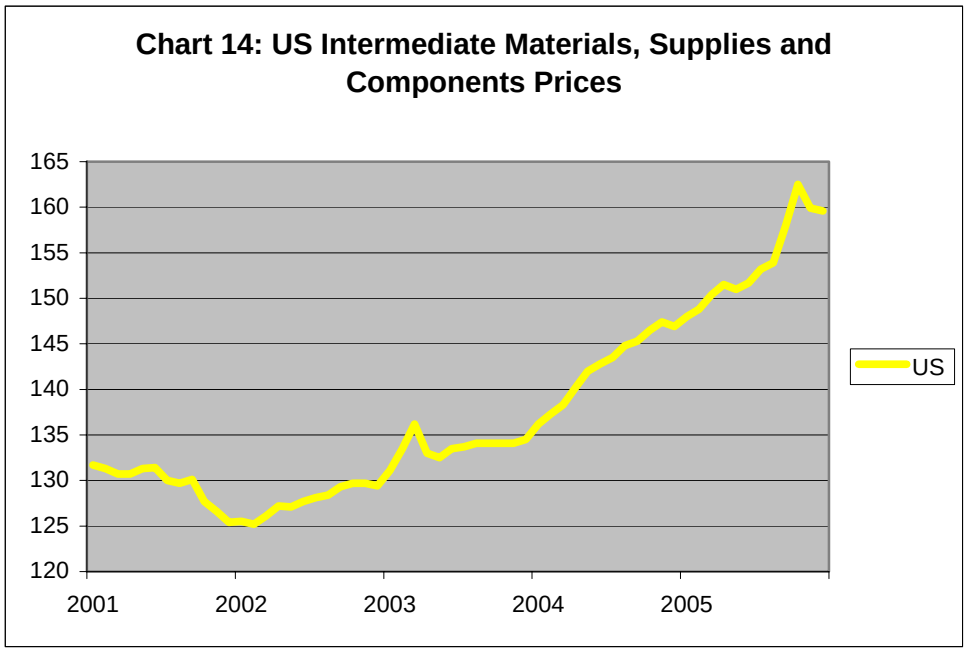


Source: Bureau of Labor Statistics

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 14 below)



Source: Bureau of Labor Statistics

C. ECONOMIC DEVELOPMENT IN CONNECTICUT

As part of the agency'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. The agency 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.

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.

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, and the preservation and 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).

Economic Development and Business Assistance in Connecticut

As the lead economic development agency, DECD provides the policy framework for economic development in Connecticut. DECD also 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 organizations.

- Other State Agencies:
  - Connecticut Commission on Culture and Tourism;
  - Department of Agriculture;
  - Department of Banking;
  - Department of Consumer Protection;
  - Department of Education;
  - Department of Environmental Protection;
  - Department of Higher Education;
  - Department of Insurance;
  - Department of Labor;
  - Department of Public Utilities Control;
  - Department of Revenue Services;
  - Department of Transportation;
  - Office of Policy and Management; and
  - Office for Workforce Competitiveness.
- Quasi-Public State Agencies:
  - Connecticut Development Authority; and
  - Connecticut Innovations.
- Federal Agencies:
  - Department of Agriculture;
  - Department of Commerce;
  - Department of Housing and Urban Development;
  - Environmental Protection Agency; and
  - Small Business Administration.
- Business Associations:
- Chambers of Commerce:
- Community Groups:
- Municipal Agencies:
- Not-for-Profit Economic Development Organizations:
- Private Lending Institutions:
- Regional Planning Organizations:
- Universities and Colleges:
- Utility Companies: and
- Workforce Investment Boards.

DECD's 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.

Over-Arching Goal

Improve the state's long-term competitive position.

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.

Agency offices with economic development responsibilities directly support these functions. In turn, these help achieve the agency'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.

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; targeting foreign direct investment in the state; and planning, regulation, coordination and implementation of complex real estate development projects including brownfields and tax incentive programs.

Connecticut's *Next Generation Competitiveness Strategy* is the state's long-term economic development and competitiveness strategy. It 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.

The state's economic development and business assistance efforts are guided and/or influenced by Connecticut's *Plan for Conservation and Development*, *Consolidated Plan for Housing and Community Development* and *Partnership for Growth II: A Competitiveness Agenda for Connecticut.*

The following DECD offices directly support both the short-term and the long-term strategies of business assistance and economic development:

- Office of the Commissioner;
  - International Affairs; and
  - Workforce Development Assistance.
- Office of Business & Industry Development (OBID);
- Office of Infrastructure & Real Estate (OIRE);

- Office of Municipal Development (OMD);
- Office of Strategic Competitiveness (OSC); and
- Compliance Office and Planning/Program Support (COPS).

DECD Economic Development and Business Assistance Tool Box

DECD administers many economic development and business assistance programs, including:
- MAA Program;
- EZ Program;
- 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 Business Assistance;
- 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 available in the Appendix of this report.

Measuring Performance

When measuring the performance of the agency in terms of meeting its economic development mission, DECD considers two general performance categories: compliance with programmatic statutory requirements and the performance of the agency's economic development and business assistance investments and whether DECD's investments have met the requirements and objectives of the various funding sources and programs DECD utilizes and/or administers.

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.

Measuring Economic Impact

The measures used are:

- The effect of DECD's investments on gross state 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.

Economic Impact Analysis (EIA)

DECD's economic impact analysis is designed to conservatively estimate the following:

Gain in Total State Output (Gross State Product) - This dollar amount represents the contribution to final goods and services as a result of both public and private spending and is measured as value added. It is the direct effect and the sum of state investment plus leveraged amounts estimated through multiplier effects.

New Personal Income - This is the collective gain in aggregate income received by state residents as a result of the initial spending. The amount is based on multiplier effects and the summation of income from all sources including income that may accrue to state residents from out-of-state sources. It includes proprietor's income, income from rent, wages and salaries, and other sources. This is pre-tax income. Per classical economic theory based on a traditional production function, about two-thirds of output is paid to labor; thus, this is about two-thirds of the value of output.

New State Revenues - This is an estimate of new state revenues based on the fiscal output of IMPLAN or the REMI Policy Insight fiscal module. Depending on the REMI policy variables used in an economic simulation, the fiscal module estimates the direct and/or indirect tax revenue to the state and municipalities.

REMI and IMPLAN estimate the effects that a project has on various government revenue and expenditure variables.

State and local revenue sources include: *Property Tax (Residential & Non-Residential), General Sales Tax, Motor Fuel Sales Tax, Alcoholic Beverages Sales Tax, Tobacco Sales Tax, Public Utility Sales Tax, Other Sales Tax, Individual Income Tax, Corporate Income Tax, Motor Vehicle License, Other Tax*, and various governmental expenditure variables.

State and local expenditures include: *Higher Education, Elementary & Secondary Education; Libraries, Welfare, Health, Transportation, Police, Fire, Correction, Natural Resources, Parks, Housing, Sewerage, Solid Waste, Administration & Unallocable, Interest on Debt, Utilities, Transit*).

REMI aggregates revenues to generate total state revenue and aggregates the expenditures to generate total state expenditures. REMI presents these results outputs by year in constant dollar terms. DECD aggregates the multi-year data to generate the total state revenues figure and aggregates the multi-year state expenditure data to generate the total new state expenditures figure. If there are state concessions (state and local concessions include: financing, property tax abatements and other tax relief), these are added to the state expenditures figure and subtracted from the aggregate state revenues figure to generate the aggregate net new state revenues figure.

REMI estimates revenue and expenditure by region within the model by multiplying the state-specific revenue or expenditure rate by the appropriate local base data. State and local government finance estimates utilized by the model come from the U.S. Census Bureau. State-specific average tax rates were calculated for 21 major revenue categories and 13 major expenditure categories by dividing the state-specific revenues or expenditures by an appropriate base. Local-specific tax rates were determined by adjusting the state rates to reflect local differences in spending per capita. The state revenue and expenditure rates were calculated separately from the local rates. The bases are calibrated to state or local data and then used as growth factors.

Increase in Property Values - Estimated property tax liability is used as a proxy for property value. Based on project construction costs and personal property expenditures (furniture, fixtures and equipment), property tax liabilities resulting from these expenditures are estimated by multiplying the total expenditure by an assessment rate of 70% and then by multiplying the assessed value by the mill rate of the municipality where the project expenditures occur.

Gain in Productivity - Productivity is the Gross State Product gain divided by employment gain.

Economic Impact Methodology and Modeling Assumptions

Regional Economic Models, Inc.'s (REMI) Policy Insight Econometric Model (Version 8.0) was used to estimate the impact DECD's investments will have on the Connecticut economy For more details on how REMI Policy Insight Econometric Model works, see the Appendix of this report.

The REMI Model estimates the impact DECD projects will have on Gross State Product, Personal Income, Direct and Indirect Job Creation, and State Revenue Generation.

The productivity gain is calculated by dividing the gain in Gross State Product (estimated by the REMI) by the Direct and Indirect Job Creation (also estimated by the REMI model).

DECD determines the property value gain by aggregating construction and personal property expenditure components of DECD investment projects. The RPU allocates these values to the municipality where they occur. The RPU prepares a property tax estimate by applying an assessment rate of 70% to the total property value followed by the multiplication of the assessed value by the appropriate local mill rate.

Investment Standards

Economic development and community development financial assistance and non-financial 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; and
- Creation and preservation of affordable housing.

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 three primary components:
- Project Feasibility Review;
- Financial Analysis; and
- Basic Economic Impact Analysis.

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. (A more detailed description of an economic impact analysis appears in the Appendix.) 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.

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; and
- Deal Structure.

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.

Several modeling methodologies exist to assist in the preparation of an economic impact assessment and range from simplistic, accounting based, pencil-driven cost benefit formulations to complex, equation-intensive, computerized econometric models. These tools can be used in conjunction with one another, or independently. Currently, DECD uses three tools, together and independently as necessary, in its formal EIA process: RIMS II, IMPLAN and the REMI Policy Insight.

Economic Impact Analysis Using RIMS II Economic Multipliers

The Bureau of Economic Analysis' Regional Input-Output Modelling System (RIMS) offers 1 method of estimating economic impact. This system was developed in the 1970's as a method for estimating regional multipliers for employment, output, and final demand. RIMS II is the updated version of this approach that focuses on the trade relationships among industries and uses both national and regional data to develop the multipliers.

RIMS II consists of lists and tables of multipliers for specific regions, industries, and variables. The multipliers fall into 3 categories: final demand, earnings and employment. Depending on the nature of the primary data, the multipliers yield the result of a proposed action. For example, there are employment multipliers that use both employment and output as the primary data, but both will give the results in terms of employment generated from the primary or direct effect. For more details on how RIMS II works, see the Appendix.

Economic Impact Analysis With IMPLAN

Input-output accounting describes commodity flows from producers to intermediate and final consumers. The total industry purchases of commodities, services, employment compensation, value added, and imports are equal to the value of the commodities produced. Purchases for final use (final demand) drive the model. Industries produce goods and services for final demand and purchase goods and services from other producers. These other producers, in turn, purchase goods and services. The rounds of buying of goods and services (indirect purchases) continue until leakages from the region (imports and value added) stop the cycle. These indirect and induced effects (the effects of household spending) can be mathematically derived (the derivation is called the Leontief inverse). The resulting sets of multipliers describe the change of output for each and every regional industry caused by a one dollar change in final demand for any given industry.

Creating regional input-output models requires a large amount of data. The costs of surveying industries within a region to derive a list of commodity purchases (production functions) are prohibitive. IMPLAN was developed as a cost-effective means to build regional input-output models. The IMPLAN industry accounts closely follow the accounting conventions used in the "Input-Output Study of the U.S. Economy" by the Bureau of Economic Analysis (1980) and the rectangular format recommended by the United Nations. The IMPLAN system serves three functions: data retrieval; data reduction and model development; and impact analysis. Comprehensive and detailed data coverage of the entire United States by county, and the ability to incorporate user-supplied data at each stage of the model building process, provides a high degree of flexibility both in terms of geographic coverage and model formulation.

The IMPLAN database, created by MIG, Inc. (www.implanpro.com), consists of two major parts: a national-level technology matrix and estimates of industry sector activity for final demand, final payments, industry output and employment for each county in the U.S. along with state and national totals. New databases are developed annually by MIG, Inc. IMPLAN easily allows the user to do the following:

- Develop his/her own multiplier tables;
- Develop a complete set of SAM (Social Accounting Matrix) accounts;
- Change any component of the system, production functions, trade flows, or database;
- Generate type I, II, or any true SAM multiplier internalizing household, government, and/or investment activities;
- Create custom impact analysis by entering final demand changes; and
- Obtain any report in the system to examine the model's assumptions and calculations.

There are two components to the IMPLAN system, the software and databases. The databases provide all information to create regional IMPLAN models. The software performs the calculations and provides an interface for the user to make final demand changes.

RIMS II and IMPLAN are static models of a regional economy, that is, there is no time dimension allowing for an evaluation of a multi-year project and differential paybacks as the economy grows. Further, these models are closed economy models, that is, they do not allow migration of people or capital across borders in response to economic changes in a region. Moreover, these models capture only demand side changes (changes in demand for goods and services reflected in changes in net new sales or employment in an industry). In contrast, REMI does not have these limitations.

Economic Impact Analysis With The REMI Policy Insight Model

The primary model employed by DECD is a statewide and eight-county version of Regional Economic Models, Inc.'s Policy Insight model of Connecticut. This configuration of the REMI Policy Insight model localizes economic impacts to the county level (not, however, to the municipal level). Local level impacts must be calculated separately – off model or aggregated to a larger geographic area.

Dr. George Treyz founded Regional Economic Models, Inc. (REMI) in 1980. REMI constructs models for specific geographic regions that reveal the economic and demographic effects that any policy initiatives or external events may cause on a local economy. REMI is a dynamic model that forecasts how changes in the economy and adjustments to those changes will occur on a year-by-year basis. The REMI Policy Insight model provides a dynamic representation of the economic activity that occurs within the state's economy along with the rest of the nation and world. REMI's Policy Insight model has become a standard within the industry for doing dynamic economic impact analysis of economic development projects.

The REMI model relies on solid economic theory. A "control" forecast is the basis for comparison with the "simulation" forecast. Differences between the two constitute the "economic impact" of a given project or development.

As input variables are modified, their impact on other variables, such as personal income (the aggregate of new income for the whole state or county), gross state product (a measure of final output state or county-wide), total employment (after taking into account multiplier effects), and the tax revenues (plus or minus) after the model takes into account induced state and local spending, can be examined. Population, for example, is one of the dynamic variables. Users are sometimes surprised to find that population expands in a rapidly growing economy. This may in turn induce changes in local government spending as towns meet new demand for schools, fire, police, and other public services.

Marketing Efforts

Between July 1, 2005 and June 30, 2006, DECD initiated a variety of marketing and outreach tactics, many in collaboration with the Connecticut Economic Resource Center (CERC), the CDA and CI. The agency spent a total of $356,000 to reach the business and economic development community. The following information details those efforts:

Implemented Promotional Events in the form of either sponsorship, a trade show booth or staff representation for the Connecticut Venture Group's Crossroads event which features start-up, high-tech and emerging markets seeking funding, the Farnborough International Air Show in the UK, Hartford's "Rising Star" Site Selector Tour, Bio2006, MEDI, 2006 Connecticut Business Expo, the CORENET event attended by national site selectors and national real estate brokers, the annual Medical Device & Manufacturing Trade Show in NY, the 2005 Fuel Cell Summit at Mohegan Sun, the 2005 CONNSTEP Shingo Prize Conference, and many others. DECD also supported the annual National Foundation for Teaching Entrepreneurship (NFTE) and *You Belong in Connecticut* Business Plan competitions.

Placed Advertisements In Publications including the Manufacturers Alliance of Connecticut (MAC) Directory, the New England Real Estate Journal, and the Northeast Industrial Development Resource Guide.

Secured Public Relations Services from Cashman & Katz to promote DECD's cluster-based economic development efforts.

Upgraded State Collateral Pieces, printed slip-sheets on incentives and state programs and reproduced the Connecticut Business Tax Guide.

Increased Communication through the *You Belong in Connecticut* Web site as well as publication of 4 issues of the Business and Industry Digest e-newsletter.

DECD, CDA and CI continued working closely together 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.

Ultimately, this "One Voice" approach is improving the collective economic development efforts of the three organizations. Examples of this approach include having a unified presence at trade shows (under the "CT Business Development Team" banner), as well as coordinating joint marketing and sponsorship opportunities.

D. ECONOMIC DEVELOPMENT PORTFOLIO ANALYSIS

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 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 developments and business assistance programs and provides several types of business assistance products and services, which fall into the following broad categories:

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 agency's Business Assistance Portfolio. The composition and performance of DECD financial business assistance is reported in the Business Portfolio section.

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 newly created 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 the agency'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.

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; 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.

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.

As a gap financer, DECD is the glue that pulls and holds a project together. 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. Agency and 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 1990's 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 throes of a severe economic downturn. The state was learning how to administer this type of program while, at the same time, trying to address the lack of available credit and deal with a wave of faltering companies. In short, there has been a learning curve.

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 deals 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 re-mediate 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.

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 agency's past practices, DECD requires businesses receiving financial assistance from the agency 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 companies 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 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 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 us 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. This is done so we may work together 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 an 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 the agency has exhausted its ability to collect from a defaulting funding recipient.

Business Assistance 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.

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, 2006 spanned the period from 1992 through June 2006. 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; and
- Unprecedented gains in productivity.

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.

Analysis of the Business Assistance 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, 2006. As of that date the financial default rate for this portfolio was 2**%.**

Fiscal Year 2005-06 High Performance Work Organizations

DECD did not have any High Performance Work Organization projects during fiscal year 2005-06.

Fiscal Year 2005-06 Business Assistance Portfolio Activity

In fiscal year 2005-06 the DECD provided $3,977,950 in financial business assistance to nine Connecticut companies. DECD's investment leveraged $13,886,715 in additional private investment. Additional information regarding these investments is in the Appendix of this report. Also during fiscal year 2005-06, the DECD recovered more than $735,000 in funds related to companies that relocated outside of Connecticut.

DECD Business Assistance Portfolio as of June 30, 2006

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, 2006.

Composition of the Business Assistance Portfolio

Total Number of Projects	116	100%
Total Number of DECD Projects	94	81%
Total Number of DECD/CDA Seamless Projects	22	19%

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.

Business Assistance Project funding can be in the form of a loan, grant, loan guarantee, asset transfer or any combination thereof

Projects Funded by Loan Only	82
Projects Funded by Grant Only	28
Projects Funded by Combination of Grant and Loan	5
Non-Monetary Deals	1
	116

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

Total Value of DECD Business Assistance Investments

Total Portfolio Value	$ 163,405,950	100%
Loans	$ 117,389,149	72%
Grants	$ 46,016,801	28%

It has been DECD's policy since FY 1996 that financial assistance to businesses is, primarily, in the form of a low-interest loan. 61% of the grants included in the DECD Business Assistance Portfolio made to businesses were made prior to fiscal year 1997. (See Table 13 below)

Table 13 Percent of Grants by year and amount				
FY		$ Value of Grants	% Of Total	Cumulative %
1993	$	3,000,000	7%	7%
1994	$	9,562,500	21%	27%
1995	$	9,649,301	21%	48%
1996	$	5,805,000	13%	61%
1997	$	2,350,000	5%	66%
1998	$	3,100,000	7%	73%
1999	$	5,050,000	11%	84%
2000	$	5,000,000	11%	95%
2001	$	-	0%	95%
2002	$	-	0%	95%
2003	$	-	0%	95%
2004	$	2,500,000*	5%	100%
2005	$	-	0%	100%
2006	$	-	0%	100%
Total	**$**	**46,016,801**	**100%**	

Source: DECD
**OPM Urban Action Grant administered by DECD*

Table 14 provides the percentage distribution of grants in each of the portfolio years.

Table 14 Percent of Grants by year			
FY	# Of Grants	% Of Total	Cumulative %
1993	1	3%	3%
1994	3	9%	12%
1995	6	18%	30%
1996	7	21%	52%
1997	7	21%	73%
1998	4	12%	85%
1999	3	9%	94%
2000	1	3%	97%
2001	0	0%	97%
2002	0	0%	97%
2003	0	0%	97%
2004	1	3%	100%
2005	0	0%	100%
2006	0	0%	100%
Total	**33**	**100%**	

Source: DECD
Note: The figures in Tables 14 and 15 include the grant portion of 5 projects that received both a loan and a grant.

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 15 provides a break down of funding by funding source.

Table 15 Funding Break Down		
	Dollar Value	**%**
MAA	$ 148,705,950	91%
NVRLF	$ 400,000	0%
UA	$ 14,300,000	9%

Source: DECD

Table 15.1 provides a breakout of loans and grants for MAA. 79% of MAA funds used for business assistance projects were provided in the form of loans.

Table 15.1 Funding Source Detail: MAA		
	Dollar Value	**%**
MAA		
Loans	$ 116,989,149	79%
Grants	$ 31,716,801	21%

Source: DECD

Table 15.2 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 15.2 Funding Source Detail: NVRLF		
	Dollar Value	**%**
NVRLF		
Loans	$ 400,000	100%
Grants	$ -	0%

Source: DECD

Table 15.3 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 15.3 Funding Source Detail: UA		
UA	**Dollar Value**	**%**
Loans	$ -	0%
Grants	$ 14,300,000	100%

Source: DECD

Leveraging

As a result of DECD's business assistance investments of $163 million, an additional $1.1 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 6.8 dollars were invested by private industry. (See Table 15.4)

Table 15.4 Leveraging			
Total Amount Invested in Projects	$	1,272,464,378	100%
Total Non-DECD Invested in Projects	$	1,109,058,428	87%
Total DECD Invested In Projects	$	163,405,950	13%
Leverage Ratio		6.8	

Source: DECD

Industrial Composition of the DECD Business Assistance Portfolio

Table 16 shows the industry mix of the DECD Business Assistance Portfolio as a percentage of total DECD investment. 52% of DECD business assistance funding was invested in Connecticut manufacturers and 32% invested in businesses in the finance and insurance sector.

Table 16 Business Assistance Portfolio Industrial Composition				
NAICS		**Total DECD Investment**		**%**
22-23	Utilities/Construction	$	1,000,000	1%
31-33	Manufacturing	$	85,206,700	52%
42	Wholesale	$	7,265,000	4%
44-45	Retail Trade	$	2,500,000	2%
48-49	Transportation and Warehousing	$	4,625,000	3%
51	Information	$	4,500,000	3%
52	Finance and Insurance	$	52,092,250	32%
53	Real Estate and Rental and Leasing	$	3,200,000	2%
54	Professional, Scientific and Technical Services	$	1,567,000	1%
56	Administrative and Support Services	$	1,200,000	1%
61	Educational Services	$	250,000	0%
Total		$	163,405,950	100%

Source: DECD

Rate of DECD Participation

DECD's average financial participation in the projects in its Business Assistance Portfolio is 13%. 83% of business assistance grant dollars went to Connecticut manufacturers while 44% of business assistance loan dollars went to finance and insurance sector businesses. 40% of business assistance loan dollars went to Connecticut manufacturers.

Business Assistance Portfolio Mix of Investment Instruments

Table 17 provides a tabular illustration of the mix of financial instruments used in the provision of business assistance. These financial instruments include grants, loans and loan guarantees.

Loans make up 72% of DECD's Business Assistance Portfolio. Twenty-eight percent of DECD's business assistance investment occurred in the form of grants to Connecticut manufacturing businesses.

Thirty-two percent of DECD's business assistance investments occurred in the form of loans to finance and insurance industry sector businesses. Connecticut manufacturers invested 50% of funds privately invested in DECD assisted projects.

Table 17 Business Assistance Portfolio Mix of Investment Instruments							
NAICS		# Of Projects	Grant	Loan	Total Assistance	% Of DECD Participation	Total Project Costs
22-23	Utilities/Construction	2	$ -	$ 1,000,000	$ 1,000,000	5%	$ 20,160,508
31-33	Manufacturing	83	$ 38,216,801	$ 46,989,899	$ 85,206,700	13%	$ 643,197,305
42	Wholesale	8	$ 700,000	$ 6,565,000	$ 7,265,000	8%	$ 87,997,534
44-45	Retail Trade	2	$ -	$ 2,500,000	$ 2,500,000	19%	$ 13,061,000
48-49	Transportation and Warehousing	5	$ 4,200,000	$ 425,000	$ 4,625,000	6%	$ 82,171,139
51	Information	2	$ -	$ 4,500,000	$ 4,500,000	14%	$ 32,800,000
52	Finance and Insurance	3	$ -	$ 52,092,250	$ 52,092,250	14%	$ 368,800,000
53	Real Estate and Rental and Leasing	3	$ 2,700,000	$ 500,000	$ 3,200,000	57%	$ 5,600,000
54	Professional, Scientific and Technical Services	5	$ -	$ 1,567,000	$ 1,567,000	9%	$ 16,505,000
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
Total		**116**	**$ 46,016,801**	**$ 117,389,149**	**$ 163,405,950**	**13%**	**$ 1,272,464,378**

Source: DECD

Wage Analysis

Table 18 Business Assistance Portfolio Wages		
Weighted Average	$	57,061
Straight Average	$	47,562
High	$	113,453
Low	$	10,000
Median	$	43,992
Mode	$	36,000

Source: DECD

Table 18 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of $57,061.The most recent data from US Department of Labor states that the average annual compensation in Connecticut for all industries is $ $52,964. Note: the weighting factor used in this analysis was employment.

Table 19 provides the portfolio wage data, stratified over the portfolio industry mix. The highest average wage paid by companies in the in the DECD Business Assistance Portfolio comes from those businesses in the finance and insurance industry followed by those in the real estate industry. The lowest wages come from those businesses in the utilizes/construction industry.

Table 19
Business Assistance Portfolio Wages By Industry

2 Digit NAICS Code	NAICS Category	CT Average Wage*	Weighted Average Wage	High	Low	Median
22-23	Utilities/Construction	$ 69,523	$ 28,441	$ 28,441	$ 28,441	$ 28,441
31-33	Manufacturing	$ 63,033	$ 66,878	$ 113,453	$ 10,000	$ 42,101
42	Wholesale	$ 72,371	$ 35,881	$ 60,482	$ 19,115	$ 37,500
44-45	Retail Trade	$ 28,751	$ 60,180	$ 62,000	$ 19,694	$ 45,069
48-49	Transportation and Warehousing	$ 40,664	$ 41,136	$ 51,688	$ 29,911	$ 45,057
51	Information	$ 63,461	$ 32,924	$ 49,472	$ 32,302	$ 40,887
52	Finance and Insurance	$ 128,160	$ 92,508	$ 97,134	$ 73,300	$ 85,217
53	Real Estate and Rental and Leasing	$ 46,710	$ 85,438	$ 85,438	$ 85,438	$ 85,438
54	Professional, Scientific and Technical Services	$ 75,974	$ 58,949	$ 88,000	$ 46,800	$ 61,568
56	Administrative and Support Services	$ 32,301	$ 38,805	$ 38,805	$ 38,805	$ 38,805
61	Educational Services	$ 44,902	$ 52,104	$ 52,104	$ 52,104	$ 52,104

Source: DECD, U.S. Bureau of Labor Statistics
Note: DECD's Portfolio is composed of businesses from every industry sector and region of the state. Jobs range from blue-collar workers to white-collar professionals to corporate officers and owners. Therefore there is a high disparity between the low and the high wages noted in the table above.

Benefits Analysis

The majority of companies in DECD's current Business Assistance Portfolio provide some form of health benefits to their employees. Of 92 respondents to questions regarding healthcare benefits, 88 (96%) indicate that they provide healthcare benefits to their full-time employees and 24 (26%) provide healthcare benefits to their part-time employees.

Employment Summary

DECD's Business Assistance Portfolio represents less than 13% of the total financial assistance covered in DECD's portfolios.

It is DECD's practice to make job creation and retention a requirement in business assistance agreements with companies but it is important to note that not every investment in DECD's business assistance portfolio carries such a requirement. The primary reason for 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 projects will exist as a result of increased economic activity facilitated or generated from the state's investment.

As mentioned earlier in this report, DECD began providing financing in the early 1990s with passage of the MAA Program. Programs such as MAA were relatively new in the nation at the time (especially to Connecticut), and the state was in the throes of a severe economic downturn. DECD was charged with addressing the lack of available credit and stemming the growing wave of faltering companies throughout the state.

Over the years, DECD has improved on its lending practices, underwriting, contractual requirements and monitoring. A contract entered into today is vastly different from one of ten years ago. Older contracts are not as sophisticated as today's contracts, and 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.

In addition to these improvements, reporting criteria to the state legislature has also changed over the past decade. It is important to remember that DECD's Business Assistance Portfolio still contains projects from that earlier period. As new reporting requirements emerge, DECD adjusts its contracts to include those requirements, and ensures that the required information, going forward, is reported on.

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 post** 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. 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 a previously negotiated penalty payment per job not attained/retained, as the case may be. DECD, however, makes every effort to work with the client to come to a suitable resolution and actively encourages our 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 become 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.

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 the DECD is often the lender of last resort and, without state financial assistance, companies 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.

Job Audits

The following information is the status summary of job audits that have been conducted as of June 30, 2006. 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, 2006**. Again, it is important to note that DECD's Business Assistance Portfolio accounts for only 13% of DECD's total investment portfolio.

Table 20
Business Assistance Portfolio Job Audit Results as of June 30, 2006

	# Of Companies	Contract Jobs Retained	Contract Jobs Created	Contract Total	Actual Jobs Per Audit	% Of Contract Requirement Attained
Met Job Goal	46	9,039	3,413	12,452	17,544	141%
Did Not Meet Job Goal	40	11,922	3,028	14,950	12,605	84%
Total	**86**	**20,961**	**6,441**	**27,402**	**30,149**	**110%**

Source: DECD

As noted in Table 20, of the 46 companies that met their goal, their results actually exceeded their obligation by 41% (attained/retained more than the required number of jobs). Companies that did not meet their obligation had an 84% attainment rate. Table 21 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 21
Business Assistance Portfolio Job Goal Attainment

% Of Target	# Of Companies	Total Jobs Required By Contract	Total Jobs Based On Job Audit
>150%	10	3,712	7,760
141-150%	1	660	934
131-140%	0	0	0
121-130%	6	1,390	1,764
111-120%	5	981	1,126
101-110%	13	4,606	4,857
100%	11	1,103	1,103
99-90%	8	10,288	9,618
89-80%	8	1,176	992
79-70%	5	1,315	995
69-60%	5	415	271
59-50%	4	1,016	556
<50%	10	740	173
TOTAL	86*	27,402	30,149

Source: DECD

**There are 113 companies represented in DECD's Business Assistance Portfolio. Of those 113, 86 have under gone their required job audit, 16 are pending review and 11 do not have job creation and retention requirements. See the section above titled "Employment Summary" for more detail.*

Note: C.G.S Sections 32-700 and 32-701, enacted in 2002, stipulate that any business receiving one million dollars or more in financial assistance must be required, as a condition of that assistance, to create and/or retain jobs. The 11 companies, noted above, without job creation and retention requirements predate this statute.

Fifty-three percent of the companies that have undergone their contractually obligated job audit met or exceeded their job goals. Seventy-eight percent met 70% or more of their contractually bound jobs commitment. As of June 30, 2006, overall contractual employment targets have been exceeded by ten percent. 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.

Recoveries associated with companies that did not meet their job targets total $6.58 million. Recoveries include prepayments of loans, interest rate assessments, and partial repayments of grants.

Dollar Per Job Analysis

Table 22 provides the cost to the state per job created and retained.

Table 22
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	$20,525,000	$86,862,750	$107,387,750	17,544	$6,121
Did not Meet Job Goal	$14,930,000	$16,720,825	$31,650,825	12,605	$2,511
Total	**$35,455,000**	**$103,583,575**	**$139,038,575**	**30,149**	**$4,612**

Source: DECD

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 30,149 jobs noted in Table 22 earned the median* portfolio wage of $43,992 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately $39.7 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in three and a half years (and a little over three years if the average portfolio wage is used in the calculation).

**Note: The median portfolio wage was used for the purpose of making a conservative estimate. The straight average portfolio wage is $47,562. 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.*

Business Assistance Portfolio Survey

In an effort to meet all of this report's statutory reporting requirements, DECD contracts with a certified public accounting firm to survey 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.

Economic Impact Analysis

Using the REMI Policy Insight model for Connecticut, the DECD estimates the impact of its business assistance investments from fiscal year 1992 through 2006. The following table shows the impact DECD's business assistance investments have had on Connecticut's economy. The portfolio aggregate is the sum of impacts in 2004 dollars from 1992 through 2006.

Table 23
Business Assistance Portfolio
Economic Impact in 2004 constant $

	Portfolio Aggregate	Fiscal Year 2006
Gross State Product	$ 1,006,433,873	$ 1,227,155
Personal Income	$ 741,888,299	($ 9,893,356)
State Net Revenue	$ 64,573,080	($ 617,000)
Local Net Revenue	$ 135,451,510	$ 13,505,000

Source: DECD

The impact reported in Table 23 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. It does not capture the additional output and employment such investment afforded the firms receiving assistance. The nominal value of the construction and machinery and equipment increased the non-residential capital stock in Connecticut which is reflected in increased towns' 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 at two percent for ten years. 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.

Productivity Contribution

In general, investment in human and physical capital improves productivity or output per hour worked. The DECD business assistance program funds targeted firms to grow their businesses. We know recipients increased their plant and equipment and therefore their output or sales. We do not know how many additional employees these firms hired to operate the new plant and equipment and we do not know how much additional output was produced when the new plant and equipment came online. Furthermore, we do not know what the firm's average output per hour worked was prior to the investment so we do not have a baseline with which to compare enhanced productivity even if we had the new employment and output mentioned above. We assume we can rule out firms using the funds for human capital development because such funds were and are targeted for physical plant expansion and new equipment.

Measuring an individual firms' productivity is possible if it collects the needed data. The firm should know the value of its shipments (sales) quarterly and it should know the number of production and non-production hours worked per quarter, so theoretically one can estimate before and after productivity and therefore the change due to the investment. Firms that receive such assistance should be required to submit the needed information to DECD to estimate

productivity changes at the firm level and to compare a particular firm's labor productivity with its industry average.

It is also true that capital productivity can improve through acquisition of current vintages of capital equipment. That is, today's flexible machining center produces more (and higher quality) output per hour (with perhaps fewer and lower 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 (TFP) or the productivity of all factors of production because that (increased TFP) is what lowers average costs and enables firms to be more competitive in the global marketplace.

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

Table 24 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made.

Table 24
Business Assistance Portfolio
Property Value Impact*

FY 2005-05 Projects	$ 7,625,667
Portfolio Impact	$ 664,945,288

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

Source: DECD

Table 25 provides the estimated property taxes generated by DECD's business assistance investments.

Table 25
Business Assistance Portfolio
Property Tax Impact

FY 2005-06 Projects	$ 221,842
Portfolio Aggregate Annual Impact	$ 20,283,121
Portfolio Cumulative Impact (FY 1992 -FY 2006)	$ 153,311,622

Source: DECD

Economic And Competitive Conditions Affecting Connecticut's Businesses

DECD asked each of the companies in its Business Assistance Portfolio to rate their concern regarding several competitiveness concerns that have been noted to be of interest to Connecticut businesses and/or have been discussed in the media or in the legislature. Table 26 provides a breakdown of the responses received.

Table 26 Competitiveness Concerns				
Companies were asked to indicate their level of concern regarding several specific competitive issues.				
Property Taxes			**State Regulations**	
Very Concerned	51 %		Very Concerned	46 %
Somewhat Concerned	37 %		Somewhat Concerned	40 %
Not Very Concerned	8 %		Not Very Concerned	10 %
Not Concerned	1 %		Not Concerned	1 %
Finding Skilled Workers			**Healthcare Costs**	
Very Concerned	45 %		Very Concerned	88 %
Somewhat Concerned	40 %		Somewhat Concerned	11 %
Not Very Concerned	10 %		Not Very Concerned	0 %
Not Concerned	1 %		Not Concerned	0 %
State Business Taxes			**Transportation/Highway Congestion**	
Very Concerned	50 %		Very Concerned	33 %
Somewhat Concerned	38 %		Somewhat Concerned	50 %
Not Very Concerned	11 %		Not Very Concerned	13 %
Not Concerned	0 %		Not Concerned	1 %
Workers Compensation Costs			**Energy Prices**	
Very Concerned	65 %		Very Concerned	88 %
Somewhat Concerned	27 %		Somewhat Concerned	11 %
Not Very Concerned	5 %		Not Very Concerned	0 %
Not Concerned	1 %		Not Concerned	0 %

Source: DECD

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

In an expansion of last year's pilot Business and Industry Outreach Program, DECD representatives are making on-site visits to a variety of industries to assess their needs and offer ways the department can be of assistance. OBID 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, electronics and energy, information technology, insurance and financial services, machine manufacturing, medical devices, metals and plastics.

In an effort to assist those industries, OBID was reorganized to take a proactive role in working with Connecticut businesses. Staff was assigned to provide outreach to the targeted industries and the outreach program identified several issues that are common among these industries: 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; lack of private funding for small businesses, particularly for working capital and outsourcing.

Based on those findings, OBID prioritized the issues by identifying solutions that are quicker to implement. As a result, DECD created the Small Manufacturers Competitiveness Fund to help Connecticut's small manufacturers. The $1 million fund will allow DECD to assist small

manufacturers in financing projects that will make them more efficient and, therefore, more competitive. Through the fund, DECD can provide technical assistance as well as loans for inventory, working capital, equipment, machinery, etc. In addition, OBID utilized resources to fund businesses that need assistance with their training needs through the Department of Labor.

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 businesses aware of the various other programs (financial and/or technical assistance) available to them through other state agencies, non-profit organizations and private resources. Most importantly, this initiative fills a gap for those small businesses that are not able to maneuver within the local and state bureaucracies.

Small Businesses and Minority Business Enterprises Analysis

Located within OBID is the **Office of Small Business** (OSB) established under C.G.S. Section 32-9n to enhance the agency's outreach efforts to small and mid-size businesses. OSB 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 joined the Eastern Connecticut Chamber of Commerce, the Greater New Haven Chamber of Commerce, the Middlesex Chamber of Commerce and the Greater Waterbury Chamber of Commerce.

OSB also assisted minority business enterprises in a number of ways during 2005-2006 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.

OSB participated in numerous outreach events to encourage business and industry development in Connecticut (including small businesses and minority business enterprises): the Connecticut Department of Labor Manufacturers event, with 75 attendees; the Small Manufacturers Association dinner, with 100 attendees; the Town of Windham Developers Day, with 40 attendees; the Governor's Manufacturing Day, with 200 attendees; a presentation given for the Cheshire Economic Development Commission, with 12 attendees; a panel presentation at the Small Manufacturers Association annual meeting, with 120 attendees; the Northwest Chamber of Commerce Manufacturers Coalition, with 25 attendees; the same group, with another 25 attendees and the Connecticut Business Expo, with 5,000 attendees.

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 the Community Economic Development Fund (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. Consideration will be given to eligible loan recipients that conduct business in key Industry Clusters that provide opportunities for growth and economic stability in the inner cities. The goal of this program is to assist entrepreneurs in developing market-based opportunities for inner-city growth that can create jobs, income and wealth for local residents. The Inner City Business Strategy, launched by the Governor's Competitiveness Council, supports the types of efforts and opportunities that will be provided through this program. 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. This program was amended by the legislature during the 2005 session to raise the maximum grant award to $300,000 and to amend some of the application conditions to make the program easier for small businesses to access.

Business Assistance Portfolio Small Businesses

Table 27 provides the breakout of small businesses within the DECD Business Assistance Portfolio. Of the 109 respondents to DECD's Business Assistance Portfolio survey approximately 59% fall into the small business category (as defined as having fewer than 100 employees).

Table 27 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)	39

Source: DECD

E. BUSINESS RECRUITMENT

Business Expansion, Recruitment and Retention

During the 2005-06 fiscal year, 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 here or expanding their existing operations in Connecticut.

OBID was successful in proposing legislative changes during the 2006 legislative session to improve Connecticut's business climate. Changes included a Job Creation Tax Credit Program, improvements to the utilization of the Urban and Industrial Sites Reinvestment Tax Credit Program and phasing out the property tax exemption on machinery and equipment.

During fiscal year 2005-06, the CERC Business Response Center referred 63 calls to OBID, including 35 out-of-state calls, while OBID received 512 calls directly. These contacts have led to the development of a pipeline of more than 85 financial deals and ten loan closings. OBID maintains an active pipeline of 130 development projects. OBID staff has developed 939 business prospects and outreached to more than 634 in-state businesses (133 during the last fiscal year).

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:

- Planning and leadership under which 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.;
- Capitalize on relationships with existing Connecticut businesses and solicit input on their acquisition plans and work to provide incentives to bring out-of-state operations into Connecticut; and
- Develop creative incentive packages to entice companies to Connecticut. The state needs to be prepared to offer: creative incentive packages; shovel-ready sites and a regulatory and tax environment that is business friendly. Resources must be allocated to develop out-of-the-box incentives that can be promoted and quantified for out-of-state businesses looking to locate to Connecticut. A simple, understandable and quantifiable approach to offering incentives such as job training, per/job-created financial assistance, relocation grants and tax incentives would put Connecticut on the map with site selectors and would make the job of recruitment manager more effective. This work needs to be done so Connecticut can compete with other states and countries because site selectors require this simple and quick approach when assessing location decisions.

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.

Highlights in Business Expansion/Recruitment/Retention for 2005-06

The following information highlights specific accomplishments that were publicly announced during fiscal year 2005-06:

Royal Bank of Scotland Greenwich Capital Markets, Inc. - awarded $100 million in Urban and Industrial Sites Reinvestment Tax Credits to establish a new North American corporate headquarters and operation center in Stamford. The company is building a 500,000 square-foot corporate tower to include one of the world's largest trading floors. The capital investment made by RBSGC will exceed $345 million and will retain 700 jobs and create 1,150 new jobs within five years.

GlobeOP Financial Services - offered direct financial assistance of $2,050,000 to establish an office/operation at Goodwin Square in Hartford. GlobeOp declined the financial assistance but did lease 20,000 square feet in Hartford and is committed to hiring 135 employees. The total project cost is estimated to exceed $2,000,000. GlobeOP is the first company to apply for the new Job Creation Tax Credits Program created this year and hopes to be fully operational by the end of 2006 or early in 2007.

Walgreen's Company - awarded $5 million in financial assistance consisting of a $1.5 million direct loan, a $1.5 million training grant to the United Way of Connecticut and a $2 million grant to Windsor. Walgreen's will build a distribution center in Windsor and the capital investment will exceed $200 million and create up to 550 jobs.

2005-06 Out-of-State Recruitment Marketing Efforts

The business recruitment plan was approved by the Commissioner in March 2006 and OBID staff was successful in coordinating attendance at the following national and international trade shows during the last quarter of the fiscal year:

Bio2006-Chicago - CURE, Connecticut's BioScience Cluster was the lead entity in organizing the state's presence at Bio2006 and DECD, CI and CURE all contributed financially as well as through staffing. There were 19,479 attendees from 62 companies and the exhibit hall hosted 1 of the largest gatherings of biotechnology exhibitors with more than 1,700 companies, organizations and institutions representing every aspect of the industry. DECD staff followed up on a number of leads and is working on potential projects.

MD & M East 2006-New York - Staff attended the East coast's largest design and manufacturing event held at the Javits Convention Center in June 2006 and had the opportunity to meet more than 200 companies. There were more than 1,500 exhibiting companies and 30,000 buyers in attendance and staff discussed potential projects with a number of companies regarding a New England location for their business.

Farnborough Air Show-England - The state had a booth at the 59th Farnborough International Air Show that featured more than 1,467 exhibitors from 36 countries. More than 130,000 trade visitors viewed the show and five aerospace companies represented Connecticut along with DECD, CONNSTEP and CCAT. As a result, Connecticut companies received more than 165 significant contacts that could result in significant revenue growth. Federal and state VIP's and dignitaries visited the Connecticut booth.

CORENET Global-Philadelphia - 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. The five-day event generated approximately 30 qualified leads, more than 200 visits to Connecticut's booth and the opportunity to interact with more than 1,500 site selection professionals.

Expansion Management's Roundtable Event-National Locations - This program continues to be the premier source for education and networking in the economic development industry and allows attendees to connect directly with leading national site consultants. It includes

presentations from site consultants and facilitates the exchange of ideas between economic developers and site selectors through group sessions, questions and answers and individual face-to-face meetings. The conference produced a number of site selector and lead generation consultant contacts that DECD is pursuing for future opportunities.

Connecticut's Retention and Expansion Plan

OBID is organized to proactively work with Connecticut businesses and that calls for comprehensive outreach to these 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 so we can capitalize on our strengths and address our weaknesses.

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 by identifying solutions that are quick to implement. DECD 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. 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 broker;
- 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.

Highlights in Business Expansion and Retention for 2005-06

The following information highlights specific accomplishments that were announced during fiscal year 2005-06:

Aero-Craft - Awarded $1.5 million in direct financial assistance to retain Aero-Craft and build additional production space in Newington. The company's capital investment in Connecticut will exceed $12 million, retain 52 current jobs and create 40 new jobs.

Arkwright - Awarded $3 million in direct financial assistance to retain Arkwright and build additional production space in Guilford, thus consolidating several out-of-state operations to Connecticut. Capital investment in Connecticut will exceed $12 million, retain 108 current jobs and create 50 new jobs.

The Hartford Provision Company - Having outgrown its distribution facility in Bristol, Hartford Provision Company evaluated several options including relocating to Vermont. DECD assisted the company with a loan of $1.5 million for training new and additional staff in their new facility in South Windsor and this investment will retain 114 jobs and create 67 new jobs.

Fairfield Crystal, Inc. - DECD funded a $200,000 loan from its Small Manufacturer's Competitiveness Fund to Fairfield Crystal, Inc. located in a corporate research and development facility in New Milford. The loan was used to purchase machinery and equipment and to make leasehold improvements. This company is a leading manufacturer/supplier of specialized high quality, high purity, single-crystal semiconductor and precision optical materials. The project preserves the company, retains two jobs and creates 25 in the next four years.

Akdo Intertrade - A distributor of custom stone for the high-end building industry, DECD offered financial assistance for the retention and expansion of Akdo Intertrade to construct a new 115,000 square-foot distribution facility in Bridgeport. The project resulted in the retention of 62 jobs and the creation of 13 new jobs.

Electric Boat Division/General Dynamics - DECD offered state assistance for the upgrading of dry dock facilities at Electric Boat. One of the state's largest employers, EB will provide additional opportunities for increased submarine overhaul work, resulting in significant job retention in Groton.

Specialty Coating Solutions - A manufacturer of special coatings, Specialty Coating Solutions was offered financial assistance to establish a new manufacturing facility in Avon. This project retained two jobs and created 18 new jobs.

Unilever Home and Personal Care - Unilever Home and Personal Care, a century-old manufacturing facility in Clinton, was offered financial assistance to help with the costs of upgrading its manufacturing operation. The project will result in the retention of 260 full-time equivalent positions and the creation of 25 new jobs.

Swiss Army Brands - DECD offered Swiss Army Brands financial assistance to consolidate their offices into 1 location to serve as the company's North American headquarters. Swiss Army is constructing a facility to join the corporate and distribution functions in one building in Monroe. The new facility will provide more space than the company currently occupies and will accommodate increased production and more workers that Swiss Army will require to handle planned growth.

Thompson Candy Company - Thompson Candy Company will be closing their plant in California and consolidating operations in Meriden and DECD and CDA provided joint funding for the project.

ING - ING will construct a 475,000 square-foot corporate campus in Windsor and the total project cost will exceed $100,000,000, retain 1,700 jobs and create 150 new jobs.

Neeltran Inc. - DECD assistance of $500,000 will help New Milford-based Neeltran Inc. purchase new machinery and equipment and some leasehold improvements, resulting in significant growth and employment opportunity for Connecticut workers.

Southington Tool and Manufacturing Corporation - DECD assistance of $200,000 will help Southington Tool and Manufacturing purchase new machinery and equipment and will result in significant growth and employment opportunity for Connecticut workers.

NESSteel Inc. - DECD assistance of $199,000 will help NESSteel Inc. of Tolland purchase new machinery and equipment and result in a significant growth and employment opportunities.

PEZ Manufacturing Corporation - DECD offered a loan of $2,000,000 to help Orange-based PEZ expand their existing building by 46,000 square feet. The overall project cost will exceed $4,000,000 and add 20 new jobs.

Cabelas - DECD advanced the Cabelas project by providing technical assistance and the company announced their decision to expand in Connecticut. The company's capital investment will exceed $45 million and, according to the Connecticut Development Authority (CDA), will create 435 total jobs, 195 full-time and 240 part-time. DECD, acting as the point of contact for the company, was able to leverage the resources of the CDA to help fund this project at East Hartford's Rentschler Field.

Carling Technologies Inc. - After DECD contacted Carling Technologies Inc., the company reversed a decision to move to Florida based on employee feedback and assistance offered by the state. DECD leveraged its efforts by coordinating state and local officials to meet with the company to discuss how the state could make Carling more competitive in Connecticut. This family-owned business has 86 years of history in Connecticut, the past 20 in Plainville. The 150 Connecticut employees are part of more than 2,000 total Carling employees around the world, including a newly opened plant in China.

Ikonisys - DECD awarded a $200,000 loan to this company for the purchase of new machinery and equipment to sustain proposed growth at their location in New Haven's Science Park. Ikonisys was a Yale-based biotech start-up, working out of an interim lab space developed by the BioScience facilities fund, prior to moving to current permanent headquarters at Science Park.

In-State Expansion and Retention Marketing Efforts for 2005-06

The following activities contributed to in-state marketing efforts during fiscal year 2005-06:

CERC Sitefinder Showcase Extravaganza - The Farmington Club - 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 200 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.

Innovation Day and Awards Ceremony - 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 Marriott - 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 our business retention programs to key decision-makers.

CONNSTEP Shingo Awards - 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 living those practices. This event provides OBID staff with an opportunity to interact with a manufacturing constituency.

Team CT Awards - The Bushnell Theater - 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.

Chamber Presentations - Various Locations Across the State - Throughout the year, OBID makes presentations to chambers of commerce across Connecticut on state programs and services and how businesses can use them to their competitive advantage.

Next Generation Manufacturing Expo – Connecticut Convention Center - This is another "strictly manufacturing" event sponsored by CBIA. The event provides Connecticut manufacturers with an opportunity to showcase the availability of quality employment opportunities in manufacturing companies to high school students across the state. In addition, it provides an opportunity for OBID to network with a purely manufacturing audience.

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.

Connecticut Conference of Municipalities Annual Conference and Expo -Connecticut Convention Center - The Connecticut Conference of Municipalities (CCM) is an association

that represents the cities and towns across the state. The annual conference and expo provides an opportunity for local chief-elected and appointed officials to get together to review issues impacting municipal operations, learn of new products, programs and services and to network with others in their positions. OBID uses the event as an opportunity to re-introduce agency programs and services to local communities as well as develop new business leads from officials attending the event.

F. INTERNATIONAL TRADE AND FOREIGN DIRECT INVESTMENT

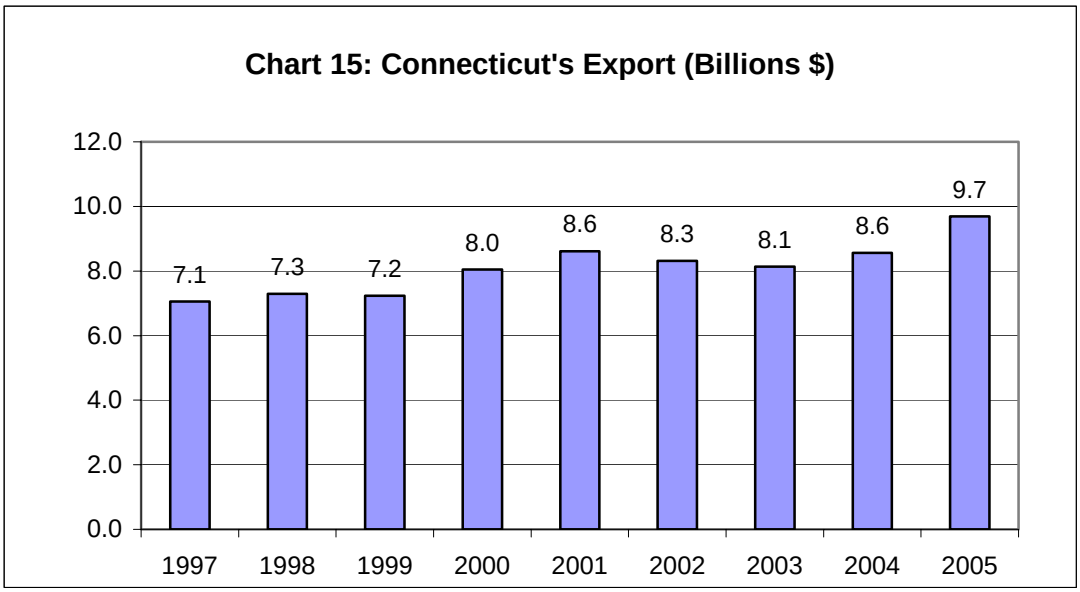
Overview of Connecticut Exports

Exports are a key ingredient for business success in an increasingly interconnected world and the new opportunities created through market globalization have resulted in new gains for Connecticut exporters. According to the World Institute for Strategic Economic Research (WISER), Connecticut total export values reached $9.7 billion in 2005, the highest since 1996. This is a gain of 13.2% from $8.6 billion in 2004. The transportation equipment industry export values have been the top exporter for several years, and accounted for 41% of state export total in 2005. Transportation equipment exports were followed by the export values of machinery (except electrical), computer and electronic products, chemicals, and miscellaneous manufactured commodities industries. These five industries combined accounted for almost 73.3% of total export value in 2005.

As in the past, Canada continues to be Connecticut's top export destination. Germany, France, the United Kingdom and Mexico round out the state's top five export countries. The export values of the combined top five countries accounted for 55% of state total export value in 2005.

Although Connecticut is a small state geographically, the state's export sector is sizable and outperforms national figures. State export data collected across industry sectors from 2003 to the present indicate a steady and healthy upward trend. Connecticut exports increased 13.2% between 2004 and 2005, while U.S. exports increased at a slower rate of 10.6%. 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 the national trade deficit, future bilateral trade agreement negotiations, Chinese currency valuation issues, the war in Iraq and energy prices.



Source: WISER

Chart 15 puts Connecticut's exports in perspective. From 1997 to 2005, exports are on a long-term upward trend. As reported by the WISER, and based on the North American Industry Classification System (NAICS), Connecticut exports increased from $7.1 billion in 1997 to $9.7 billion in 2005, a 37.3% increase, while U.S. exports increased 31.5%. (See Table 28 below)

Table 28
CT vs. U.S. Exports

	CT Export Values	% change	US Export Values	% change
1997	7,058,104,203		687,597,998,554	
1998	7,297,092,419	3.4%	680,474,247,508	-1.0%
1999	7,231,227,907	-0.9%	692,820,620,412	1.8%
2000	8,046,838,282	11.3%	780,418,627,647	12.6%
2001	8,610,434,400	7.0%	731,025,906,239	-6.3%
2002	8,313,390,369	-3.4%	693,257,299,708	-5.2%
2003	8,136,442,912	-2.1%	723,743,176,992	4.4%
2004	8,559,237,269	5.2%	817,935,848,814	13.0%
2005	9,687,291,825	13.2%	904,379,818,171	10.6%
% change from 1997-2005		37.3%		31.5%

Source: WISER

In an increasingly global economy, exports will continue to be an engine of growth for Connecticut and the United States, and as such, the importance of exports to the economy cannot be overstated. In 2005, Connecticut export contributed 5.0% to the state economy, measured by Gross State Product (GSP), an increase from 4.7% in 2004. Table 29 shows that on average, the state export accounts for about five percent of GSP while that of the United States is about 7.4%. Connecticut needs to increase export values to keep pace with the shares at U.S. level.

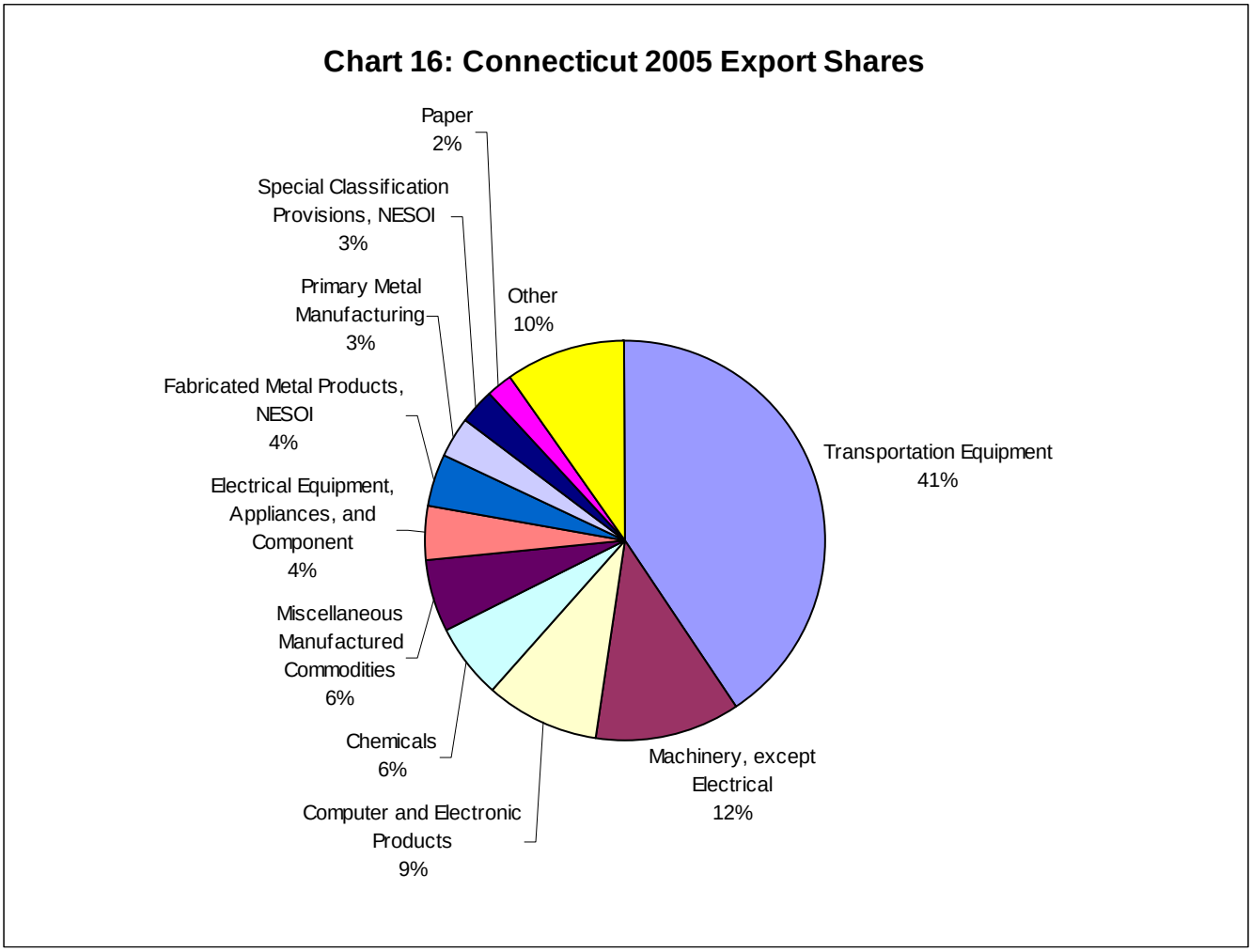
Table 29 CT vs. U.S. Export Share						
	Connecticut			United States		
	Export Values	GSP (millions$)	% share	Export Values	GSP (millions$)	% share
1997	7,058,104,203	137,698	**5.1%**	687,597,998,554	8,237,994	**8.3%**
1998	7,297,092,419	145,373	**5.0%**	680,474,247,508	8,679,657	**7.8%**
1999	7,231,227,907	150,303	**4.8%**	692,820,620,412	9,201,138	**7.5%**
2000	8,046,838,282	160,436	**5.0%**	780,418,627,647	9,749,103	**8.0%**
2001	8,610,434,400	165,025	**5.2%**	731,025,906,239	10,058,168	**7.3%**
2002	8,313,390,369	166,073	**5.0%**	693,257,299,708	10,398,402	**6.7%**
2003	8,136,442,912	170,235	**4.8%**	723,743,176,992	10,896,356	**6.6%**
2004	8,559,237,269	182,468	**4.7%**	817,935,848,814	11,655,335	**7.0%**
2005	9,687,291,825	193,745	**5.0%**	904,379,818,171	12,409,555	**7.3%**
Average			5.0%			7.4%

Source: WISER & BEA

Connecticut's export composition has remained remarkably stable. In 2005, transportation equipment, machinery, computers and electronic products, chemicals, and miscellaneous manufactured commodities ranked as Connecticut's top five exporting industries. Electrical equipment, fabricated metal products and primary metal manufacturing also ranked high among the state's export industries. Transportation equipment led in export values of $3.9 billion, a 23.9% increase from $3.2 billion in 2004. The paper industry showed the largest percentage gain of 32.6% from $165 million in 2004 to $220 million in 2005 among the top ten industries. Special classification provision, primary metal manufacturing and computer and electronic products also experienced 28.2%, 18.2% and 10.2% increases respectively. The top ten industries account for more than 90% of total export values in 2005. (See Table 30 and Chart 16 below)

Table 30 State Top 10 Export Industries				
Industries Ranked by 2005 Export Values	**2003**	**2004**	**2005**	**% Change 2004-2005**
Total All Industries	8,136,442,912	8,559,237,269	9,687,291,825	13.2%
Transportation Equipment	3,298,120,804	3,177,827,619	3,936,716,835	23.9%
Machinery, except Electrical	784,385,175	1,106,773,395	1,129,158,212	2.0%
Computer and Electronic Products	789,501,073	803,610,886	885,393,225	10.2%
Chemicals	749,024,081	608,180,192	590,389,432	-2.9%
Miscellaneous Manufactured Commodities	486,357,200	606,202,640	562,071,320	-7.3%
Electrical Equipment, Appliances, and Component	336,127,000	469,688,632	432,977,758	-7.8%
Fabricated Metal Products, NESOI	440,492,618	406,459,831	408,245,001	0.4%
Primary Metal Manufacturing	203,147,476	275,741,165	325,880,523	18.2%
Special Classification Provisions, NESOI	229,744,350	197,556,465	253,198,637	28.2%
Paper	188,636,778	165,849,925	219,841,365	32.6%
	92.2%	91.3%	90.3%	

Source: WISER



Source: WISER

The mix of Connecticut's international trading partners has also exhibited consistency over the years. In 2005, Canada was the number one destination for Connecticut exports. Connecticut's exports to Canada increased 14.1% in 2005 to $1.7 billion, up from $1.5 billion in 2004. In 2005, 17.0% of Connecticut's exports were destined for Canada, compared to 23% of all U.S. exports. The balance of Connecticut's top ten export destinations are France, Germany, the United Kingdom, Mexico, Japan, the Netherlands, mainland China, Belgium and Singapore. The top ten countries export values accounts for 72.5% of total export values in 2005. (See Table 31 below)

Table 31 State Top 10 Export Destinations				
Countries Ranked by 2005 Export Values	2003	2004	2005	% Change 2004-2005
Total All Countries	8,136,442,912	8,559,237,269	9,687,291,825	13.2%
Canada	1,352,297,604	1,472,483,112	1,680,077,135	14.1%
France	1,095,722,991	1,181,671,113	1,602,190,862	35.6%
Germany	760,140,851	762,242,985	832,232,504	9.2%
United Kingdom	512,755,830	547,771,616	696,946,466	27.2%
Mexico	478,002,738	586,305,613	559,772,543	-4.5%
Japan	639,020,688	501,516,365	436,807,306	-12.9%
Netherlands	198,609,815	270,109,697	364,540,439	35.0%
China (Mainland)	157,422,735	204,500,674	337,202,240	64.9%
Belgium	162,616,893	227,902,577	262,851,054	15.3%
Singapore	436,965,204	340,949,009	246,578,873	-27.7%

Source: WISER

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, leads to the adoption of advanced new technologies, or management and workforce practices.

According to the Organization for International Investment (OII), U.S. subsidiaries of Connecticut now employ 102,700 Connecticut workers, an increase of ten percent in five years. U.S. subsidiaries provide the livelihood of seven percent of Connecticut's private sector workforce, up from over six percent five years earlier. OII data shows 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.

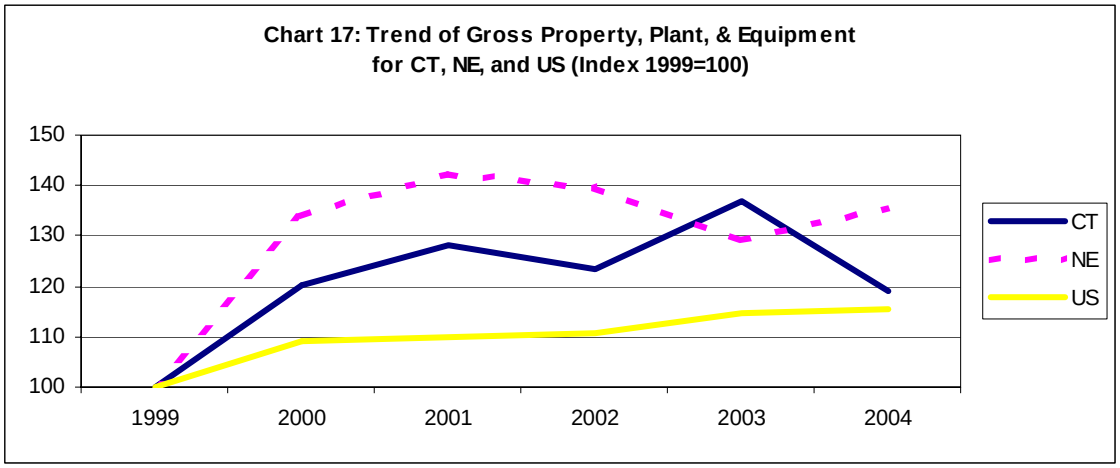
FDI has increased in the United States and around the world in the last decade. Statistics from the Bureau of Economic Analysis show that foreign direct investment inflows for the U.S. grew from $87.8 billion in 1997 to $124.4 billion in 2004, an increase of about 42%. FDI in Connecticut increased by 50% during the same timeframe, rising from $8.9 billion to $13.4 billion. A large share of FDI in Connecticut comes from Canada and Europe, but South America, Japan, and Asia have also made significant investments.

Table 32 tracks foreign direct investment in Connecticut, New England, and the United States from 1999 to 2004. The gross investment of property, plant and equipment (a major component of FDI) are used to approximate FDI figures. Connecticut experienced a 19% increase in FDI. This was slightly higher than the national increase of 16%, but less than New England's growth of 36%.

Table 32 Gross Property, Plant & Equipment ($M), 1999-04							
	1999	2000	2001	2002	2003	2004	% change 1999 - 2004
CT	$11,297	$13,604	$14,468	$13,925	$15,484	$13,439	19%
NE	39,698	53,230	56,542	55,433	51,306	53,814	36%
US	1,075,364	1,175,628	1,181,091	1,192,710	1,234,671	1,243,726	16%

Source: Bureau of Economic Analysis

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 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.



Source: Organization for International Investment

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.

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.

A key highlight in FDI and business assistance efforts during the 2005-06 reporting period is a pilot program that DECD's International staff entered into with a British research firm. The program identifies European firms interested in establishing a presence in the United States. DECD staff is in the process of working with approximately 20 such firms.

Expansion and Relocation Projects

In fiscal year 2005-06, International staff worked to provide technical assistance to foreign-owned companies such as Boehringer-Ingelheim, MTU, TRUMPF, Arburg and Leipold. DECD assisted these companies with their expansion plans, most of which are planned for fiscal year 2006-07.

International staff continued to organize the quarterly roundtable meetings of Connecticut's German companies during fiscal year 2005-06 and approximately 60 German companies attended each meeting. These meetings have provided many business leads and referrals.

Protocol and International Trade Delegations

During fiscal year 2005-06, International staff scheduled, hosted and met with three delegations from China. Groups visited DECD because of their specific interest in learning about economic development, business practices and government in Connecticut. Areas of cooperation, including bilateral trade relations and trade leads, were discussed.

China's continued delegations to Connecticut underscore the 20-year sister-state relationship between Connecticut and China's Shandong Province. Our 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, enhance development in both countries and train Chinese provincial officials in Western government practices. Future Chinese delegations will undoubtedly visit in the next fiscal year.

A key protocol highlight during this time period was a visit by a delegation of provincial judges from Shandong, including the province's chief justice. The visit resulted in a memorandum of understanding to initiate a judicial training program. Work is under way to establish such a program.

In addition to other visiting delegations from countries such as Israel, DECD International staff also met with various ambassadors and consul generals in fiscal year 2005-06, including groups from Canada, Peru, Poland, Germany and the United Kingdom. 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 48 protocol events. The International staff co-sponsored and organized a successful business roundtable with the U.S. ambassador to Poland. Thirty-one individuals attended the session that focused on the Polish aerospace market. The ambassador and his staff presented information and industry tips on exporting into this market. Connecticut was one of three states visited by the Polish ambassador.

In conjunction with the Canadian Consul General's Office in New York, DECD co-organized a two-day event called Canada Day in Connecticut. The first day included a networking reception at the Legislative Office Building for officials, legislators, commercial specialists and Canadian companies located in Connecticut. The event celebrated Connecticut's relationship with its number one trading partner and furthered trade dialogue on matters including the Canadian-U.S. lumber dispute and border crossing issues. The second day featured workshops, panel discussions and a session dedicated to business lead generation. Approximately 150 individuals attended each day. DECD and the Canadian Consul General's Office hope it becomes a biennial event.

Trade Missions

During the past fiscal year, Connecticut recruited for a two-city trade mission to Prague, Czech Republic and Warsaw, Poland. The mission was 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. Despite an intense recruitment drive, no Connecticut companies participated in the mission. Only four of the ten ETC member states participated. Difficulties regarding mission participation will be assessed and addressed prior to future missions.

Technical Assistance and Outreach

DECD's International staff provided more than 2,000 hours of technical assistance during fiscal year 2005-06. 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 2005-06 included responses to 14 referrals from the CERC Business Response Center and site visits to 87 Connecticut businesses. Additional outreach was implemented through seminars, monthly trade reports, videoconferences, 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.

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 2005-06, the Export Assistance Program provided $3,235 in reimbursements to five companies in six programs. Companies may participate in more than one program.

FY 2005-06 Export Assistance Program Participation

Companies used the Export Assistance Program in countries that are top destinations for Connecticut products, including Canada, Mexico and Singapore. 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. The popular Gold Key Service program was an effective means of doing so. Connecticut companies gained trade leads and key information from contact with DECD and USDOC staff.

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 2005-06 several states requested information on the program and studied our model for adoption in their respective states because it is an excellent way to leverage limited resources.

Table 33 provides a tabular illustration of activity for the Export Assistance Program in fiscal year 2005-06.

Table 33
Export Assistance Program Participation
Fiscal Year 2005-2006

Program	Number of Program Participants
Gold Key Service	3
Commercial News USA	2
Other (i.e., trade show)	1
Total	**6**

Source: DECD

Videoconferences and Webinars

During fiscal year 2005-06, DECD organized and hosted three free videoconferences with USDOC commercial service officers in Guadalajara, Mexico, Porto, Portugal, and Prague, Czech Republic. The Mexican videoconference focused on the electronics industry, the Portuguese conference was on medical devices and the Czech conference concentrated on the environmental industry. Eleven companies and 13 attendees participated in the sessions. The videoconferences presented Connecticut companies with an opportunity to talk via video-link with market specialists to learn about each country's business opportunities. Companies got their feet wet in a new market without incurring the travel and lodging expenses. Participants received country and industry briefings, legal pointers, trade leads and trade event information. Videoconferences, with different market and industry focuses, will be explored in the next fiscal year, as will "webinars," web-based seminars. DECD promoted a dozen webinars sponsored by the USDOC in 2005-06 on a variety of topics, ranging from free trade agreements to intellectual property rights.

Workshops and Seminars

In fiscal year 2005-06, DECD's International trade staff co-sponsored three half-day export documentation seminars attended by a total of 84 individuals. These seminars focused on the logistics of exporting - paperwork, freight forwarding, regulations and licensing - and were a must for any company new to the intricacies of exporting. More documentation seminars are scheduled for 2007.

DECD co-sponsored a full-day seminar on CE Mark regulations. This session provided information on the mandatory, legal requirements for most machinery, electric/electronic products, medical devices, toys, etc. exported into the European Union (EU). The seminar also covered European technical harmonization and EU marketing. Twenty-one individuals attended the seminar.

DECD worked with the USDOC to coordinate a unique two-day seminar on compliance with U.S. export controls. Seventy-six individuals from across the state attended the session to learn about the export control classification system. Typically, licensees in this field have a product determined to be dual-use with potential military applications.

DECD also partnered with the USDOC to co-sponsor a two-day seminar on aerospace export controls, regulations and licensing. This seminar was specific to the aerospace industry - aircraft, parts and related technology transfer. The event attracted international participants from Toulouse, France and Brazil; 151 individuals from 76 companies around the world attended. Participants received crucial regulatory information, license conditions and application processes from key officials from the U.S. Departments of Defense, State and Commerce, as well as the Bureau of Industry and Security. This event was the only one of its kind in the country in fiscal year 2005-06.

Other Outreach Events

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

During fiscal year 2005-06, DECD's International staff also presented basics to exporting information to various groups, organizations and councils, including the Connecticut Business and Industry Association's (CBIA) manufacturing advisory committee, the Small Manufacturers Association, the University of New Haven, the Northwest Chamber of Commerce and the CCSU Business Forum. The international division also recorded an online promotion and information session of the Export Assistance Program for CBIA.

Initiatives in International Trade and Export Assistance for FY 2006-07

During fiscal year 2006-07, International staff will:

- Organize a global hedge fund and financial markets event for the spring of 2007 in conjunction with the Connecticut Hedge Fund Association to bring together investment experts, fund managers, institutional investors, regulators, government officials from around the world, heads of pension funds, state treasurers and policymakers;
- Establish a U.S. training program for Chinese provincial judges as part of a May 1986 agreement with China's Shandong Province to promote each other's economic, educational, social and cultural activities and agendas;
- Organize and recruit companies for trade missions proposed for Saudi Arabia in conjunction with the Eastern Trade Council; and
- Participate in speaking engagements in conjunction with the USDOC, CBIA, Connecticut Society of CPA's, chambers of commerce, etc. as part of DECD's Basics of Exporting workshop series that is geared toward companies that are both ready-to-export and new-to-export.

G. ENTERPRISE ZONE (EZ) PROGRAM

Enterprise Zones

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 the Table 34 below. 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 34 State Enterprise Zone Programs			
State	**Program(s)**	**State**	**Program(s)**
Alabama	Enterprise Zone Credit	Minnesota	Enterprise Zone Program
Arizona	Enterprise Zone Program	Missouri	Enterprise Zone Credit
Arkansas	Arkansas Enterprise Zone Program Incentives	Nebraska	Enterprise Zone Act
California	Enterprise Zones	New Jersey	Urban Enterprise Zone
Colorado	Enterprise Zone Credits	New Mexico	Enterprise Zones
Connecticut	Targeted Investment Community Benefits, Enterprise Corridor Zone Benefits	New York	Economic Development Zone (EDZ) Tax Credit, Economic Development Zone Incentive Credit, EDZ Wage Tax Credit, EDZ Capital Credit, EDZ Sales/Use Tax Credit, EDZ Real Property Tax Credit
Delaware	Targeted Area Tax Credits	North Carolina	Development Zone Enhancements
Florida	Florida Enterprise Zone Program	Ohio	Enterprise Zone Program
Georgia	Job Tax Credit	Oklahoma	Enterprise Zones
Hawaii	Enterprise Zone Program	Oregon	Enterprise Zone Program
Illinois	Corporate Income Enterprise Zone Incentives, Sales Tax Enterprise Zone Incentives	Pennsylvania	Enterprise Zone Credit
Indiana	Indiana Enterprise Zone Program	Rhode Island	Enterprise Zones Tax Incentives
Iowa	Enterprise Zone Program	South Carolina	Economic Impact Zone Investment Tax Credit
Kansas	Enterprise Zone Incentives	Tennessee	Enterprise Zone Contributions
Kentucky	Enterprise Zone Program	Texas	Enterprise Zone Program
Louisiana	Enterprise Zones	Utah	Enterprise Zones
Maine	Pine Tree Opportunity Zones	Virginia	Enterprise Zone Program
Maryland	Enterprise Zone Tax Credits, Enterprise Zone "Focus Area" Tax Credits	Washington	Community Empowerment Zone
Massachusetts	Economic Development Incentive Program	Wisconsin	Enterprise Development Zone
ichigan	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

Connecticut's Enterprise Zone (EZ) Program

The Connecticut EZ Program, along with various business-related incentive subprograms, is administered within the 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.

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.

Enterprise Zones

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.

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	

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.

ECZ Communities

The following are ECZ Communities:

Ansonia	Killingly	Putnam	Thompson
Beacon Falls	Lisbon	Seymour	Torrington
Derby	Naugatuck	Sprague	Winchester
Griswold	Plainfield	Sterling	

Note: As a result of P. A. 05-194 (C.G.S. Section 32-80), Torrington and Winchester are now authorized to act as ECZ communities.

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.

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 (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).

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 Job Training Partnership Act (JTPA).

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.

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 substantially renovated or expanded; 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. The preferred method is a letter from the municipality to the Commissioner requesting approval of benefits on behalf of the company for a specific project.

Approval is dependent upon the ability of the business to demonstrate; 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.)

Connecticut EZ Performance

For the period November 1, 2004 to November 1, 2005, DECD certified 48 companies for EZ-related incentive benefits. This represents a 4.8% increase in certification activity from the 2004 level for companies in designated zone municipalities. Another 33 pre-applications were

received and reviewed in anticipation of certifications in 2006. The gross floor space of all the projects certified in 2005 was 2,414,706 square feet. In addition, 1,350 jobs were retained and 1,149 new positions were projected by certified businesses.

Tables 35 and 36 provide details on Connecticut's EZ Program activity in fiscal year 2005-06.

Table 35
2005 Statistical Summary
Total Building Square Footage, Existing Jobs and Created Jobs

	Area	Existing Jobs	Projected Jobs	Total Jobs
Total New Construction	1,510,300	54	498	552
Total Leased Property	885,056	1,286	643	1,929
Total Purchased Property	19.350	10	8	18
Grand Total	**2,414,706**	**1,350**	**1,149**	**2,499**

Source: DECD, OBID

Table 36
2005 Certifications by Municipality and by Program

Location	EZ	UJ	ECZ	CMZ	ED	MPZ
Ansonia			1			
Beacon Falls			2			
Bloomfield						1
Bridgeport	4	2				
East Hartford		1				
Hamden	2					
Hartford		1				
Middletown		1				
Naugatuck			1			
New Britain	3					
New Haven	1	3				
Norwalk	5	1				
Plainfield			3			
Plainville				1		
Southington	2					
Stamford	4				1	
Waterbury	3	3				
Windham	2					
Total = 48	**26**	**12**	**7**	1	1	**1**

Source: DECD, OBID

The most active municipalities were the cities of Bridgeport, Norwalk and Waterbury, with a total of 18 new certifications. These represent 499,541 square feet and 310 new jobs in these communities. There are an additional seven pre-applications for 2006 currently in the pipeline for these communities. The EZ Program Web site was accessed 27,000 times during this period.

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 2005-06, the state's portion of the total property taxes abated was $7,098,291. 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 $17,745,726. Through the program, 80% of this total was abated ($14,196,581). Companies receiving the abatement paid 20% of their eligible property tax liability that amounted to $3,549,145. The state reimbursed the EZ communities 40% of the total amount abated ($7,098,291). In total, EZ communities forgo $7,098,291 in property tax revenue. Table 37 details the amount paid to each participating municipality during the program year. Table 37.1 provides the program totals for the past five fiscal years.

Table 37 Distressed Municipality Exemption Program		
Payee Name		**Total Payment With All Adjustments**
Ansonia	$	13,144
Beacon Falls	$	42,832
Bloomfield	$	8,859
Borough of Jewett City	$	4,859
Bridgeport	$	131,295
Bristol	$	184,138
Derby	$	28,441
East Hartford	$	197,457
Griswold	$	54,907
Groton	$	159,171
Groton: Poquonnock Bridge Fire D.	$	157
Groton: Sewer District	$	67
Groton: Town	$	746,807
Hamden	$	78,671
Hartford	$	85,851
Killingly	$	44,013
Killingly: Dayville Fire D.	$	2,732
Killingly: Dyer Manor	$	107
Meriden	$	44,239
Middletown	$	90,534
Naugatuck	$	99,884
New Britain	$	152,078
New Haven	$	210,856
New London	$	1,513,580
Norwalk	$	538,314
Norwich	$	112,135
Plainfield	$	24,352
Plainfield: Central Village Fire D.	$	161
Plainfield: Moosup: Fire D.	$	711
Plainfield: Plainfield Fire D.	$	379
Plainfield: Wauregan Fire D.	$	117
Plainville	$	46,675
Putnam	$	20,889
Seymour	$	4,041
Stamford	$	1,841,282
Sterling	$	5,516
Sterling: Sterling Fire D.	$	310
Stonington: Old Mystic Fire D.	$	174
Thompson	$	268
Waterbury	$	530,604
Windham	$	77,684
	$	7,098,291

Source: Connecticut Office of Policy and Management

Table 37.1 Distressed Municipality Exemption Program FY2001-02 to FY2005-06	
Fiscal Year	**Amount**
2005-06	$7,098,291
2004-05	$7,486,278
2003-04	$7,000,000
2002-03	$8,101,651
2001-02	$5,988,760

Source: Connecticut Office of Policy and Management

Legislation Passed During FY 2005-06

P.A. 06-101, An Act Concerning Enterprise Zone Reporting, requires DECD to re-establish goals for each zone and to review these goals every 5 years and update them as necessary. This work must begin by October 1, 2006. The act also requires DECD to re-establish standards for assessing performance and to review and update zones as appropriate and necessary. This work also must begin by October 1, 2006. The act eliminates the requirement for towns to submit annual reports to the Commissioner evaluating the zones based on his performance standards. Instead, the act requires each business located in an enterprise zone to report specific data to the town every five years beginning July 1, 2011.

H. 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.

Legislation Passed During FY 2005-06

Section 80 of P.A. 06-186, An Act Making Adjustments to State Expenditures and Revenues for the Biennium Ending June 30, 2007, creates a job creation tax credit program which establishes a credit against the insurance premium, corporation, or utility company tax for companies that: relocate to Connecticut; create at least 50 new, full-time jobs here; and hire new employees for those jobs and keep them employed for at least 12 months. The credit equals up to 25% of the state income tax withheld from the new employees' 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. Companies must apply to DECD for the credits. The Commissioner may approve full or partial credits only if the proposed company relocation: is not economically viable without the credits and provides a net benefit to economic development and employment in the state.

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 eliminate brownfields and encourage private investments in environmentally contaminated properties.

Urban Site

An eligible 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. 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, which the minimum is $2.5 million. There is no minimum investment amount for indirect investments made by certified fund mangers.

Industrial Site

The state allows a business to claim up to $100 million in business tax credits for the amounts they invest in projects 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. 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 a loan made to the fund for the benefit of a taxpayer who guarantees the loan.

Credits

Credits equal 100% of the invested amount spread out over ten years from when it was made. A business can begin claiming the credits three 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.

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 company 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 company 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.

Urban and Industrial Sites Reinvestment Tax Credit Program Portfolio

The Urban and Industrial Sites Reinvestment Tax Credit Program portfolio is detailed in Tables 38, 39 and 40. Table 38 provides information on tax credit projects closed in fiscal year 2005-06. Table 39 contains the entire portfolio (all program projects for which an assistance agreement has been executed). Table 40 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 unique requirements or conditions set forth in each assistance agreement.

Table 38
Urban And Industrial Sites Reinvestment Tax Credits FY 2005-06 Projects
Projects Added to the Portfolio in FY 2005-06

Company	NAICS	Municipality	Total Development Cost	Total Authorized Tax Credits	Leverage Ratio	Credits Taken To Date	FY	Jobs To Be Retained	Jobs To be Created	Total Jobs
Eppendorf Manufacturing Corporation	326122	Enfield	$ 23,100,000	$ 5,000,000	3.62	$ -	2006	1,700	115	1,815
Total			**$ 23,100,000**	**$ 5,000,000**		**$ -**		**1,700**	**115**	**1,815**

Source: DECD

Table 39
Urban And Industrial Sites Investment Tax Credits Portfolio
As Of June 30, 2006

Company	NAICS	Municipality	Total Development Cost	Total Authorized Tax Credits	Leverage Ratio	Credits Taken 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	$ -	2005		525	525
Eppendorf Manufacturing Corporation	326122	Enfield	$ 23,100,000	$ 5,000,000	3.62	$ -	2006	1,700	115	1,815
Portfolio Total			**$ 246,250,000**	**$ 72,000,000**		**$ -**		**2,765**	**1,120**	**3,885**

Source: DECD

Table 40
Urban And Industrial Sites Reinvestment Tax Credits Portfolio
Estimated Credit Distribution Schedule as of June 30, 2006 ($millions)

Company	Total Auth. Tax Credit	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Diageo North America, Inc.	$ 40.0	$ -	$ -	$ -	$ 4.0	$ 4.0	$ 4.0	$ 4.0	$ 8.0	$ 8.0	$ 8.0	$ -	$ -	$ -
FactSet Research Systems, Inc.	$ 7.0	$ -	$ -	$ -	$ -	$ 0.7	$ 0.7	$ 0.7	$ 0.7	$ 1.4	$ 1.4	$ 1.4	$ -	$ -
Lowe's Home Centers, Inc.	$ 20.0	$ -	$ -	$ -	$ -	$ 2.0	$ 2.0	$ 2.0	$ 2.0	$ 4.0	$ 4.0	$ 4.0	$ -	$ -
Eppendorf Manufacturing Corporation	$ 5.0	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.0	$ 0.5	$ 0.5	$ 0.5	$ 1.0	$ 1.0	$ 1.0
	$ 72.0	$ -	$ -	$ -	$ 4.0	$ 6.7	$ 6.7	$ 6.7	$ 11.2	$ 13.9	$ 13.9	$ 6.4	$ 1.0	$ 1.0

Source: DECD

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 41. From this table it can be seen that the state will derive significant economic benefit from the application of this economic development tool.

Table 41
Estimated Economic Impact of the DECD Urban and Industrial Sites Investment Tax Credits Portfolio

Impact Summary (total for three projects)					
Gross State Product	$2,087,326,706				
NPV of Disposable Personal Income	$1,251,808,904				
	Diageo	**Factset**	**Lowes**	**Eppendorf**	**Total**
FISCAL IMPACTS:					
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	$ 123,419,064
NPV Net New State Revenue	$ 45,044,614	$ 15,291,048	$ 27,385,102	$ 8,128,342	$ 95,849,106
Average per year Net New State Revenue	$ 56,22,810	$ 2,078,171	$ 3,540,133	$ 1,100,792	$ 12,341,906
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	$ 8,670,249
NPV Net New Local Revenue	$ 1,346,220	$ 2,111,644	$ 838,305	$ 2,765,653	$ 7,061,822
Average per year Net New Local Revenue	$ 134,656	$ 255,176	$ 108,487	$ 368,707	$ 867,026
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	$2,087,326,706
NPV	$510,542,078	$335,222,106	$537,620,079	$186,725,160	$1,570,109,423
Per Year Average	$ 66,271,973	$ 44,306,946	$ 72,099,304	$ 26,054,448	$ 208,732,671
Disposable Personal Income:	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**
Aggregate	$683,258,058	$548,385,618	$332,138,062	$104,067,000	$1,667,848,738
NPV	$520,310,904	$409,656,910	$247,107,443	$ 74,733,647	$1,251,808,904
Per Year Average	$ 68,325,806	$ 54,838,562	$ 33,213,806	$ 10,406,700	$ 166,784,874
Employment:	**10 Year**	**10 Year**	**10 Year**	**10 Year**	**10 Year**
Per Year Average	782	526	710	186	2,204

Source: DECD

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 layed off after the massive restructuring of the insurance industry; to encourage small insurance startup and speciality 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.

Insurance Reinvestment Tax Credit Program Portfolio FY 2005-06 Activity

One new investment was approved during fiscal year 2005-06, which was submitted by Schupp & Grochmal, LLC for an investment in D Risk Analysis, LLC. No investment has been made in the company as of the end of the fiscal year.

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, 2006 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 $184 million. The investment figure of $184 million represents the total potential tax credits that may be claimed by fund investors as of June 30, 2006. The tax credits are referred to a potential because they have not yet 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 $184 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 created 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.

I. DECD SUPPORTED ECONOMIC DEVELOPMENT ORGANIZATIONS

Economic 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 Community Economic Development Fund (CEDF) was created by P.A. 93-404 with a mission to revitalize Connecticut's distressed neighborhoods by providing flexible financial and technical support to small businesses, community organizations and initiatives in targeted communities and to low and moderate-income individuals throughout the state. CEDF has provided millions of dollars in loans to small businesses, created and retained hundreds of jobs for the state's residents, and funded numerous community planning efforts. CEDF also provides ongoing business support after the loan is closed to assist each borrower to reach the goals of the business plan and to address issues that might get in the way of success.

- **During FY 2005-06**, DECD provided 13 loan guarantees to CEDF that enabled micro-loans totaling $475,000 to be awarded to seven woman-owned, five minority-owned and one woman/minority-owned small businesses. DECD exposure for the total loan amount was $142,500 (total guarantee amount). This is the guarantee amount only for the loans that came on during that period. The Total loan guarantee amount including remaining balances on loans before this time and these loans is $328,118.

- P.A. 06-166, An Act Establishing A Pilot Micro-loan Program for Micro-enterprises established a pilot program within the CEDF to help new and existing micro-enterprises grow and develop. The act requires DECD to provide a $50,000 grant to CEDF for the program's administrative costs.

The 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 FY 2005-06,** DECD funding of $150,000 assisted these Entrepreneurial Centers in providing training and technical assistance to 198 individuals to create 106 jobs through 43 new businesses developed by program graduates.

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. The purpose of this effort is to reinforce and increase entrepreneurial energy in Connecticut's inner cities. Since the program's inception, 3,800 inner-city high school students have participated and 107 teachers are now certified entrepreneurship trainers (CETS).

- **During FY 2005-06, the program:**
  - Linked NFTE to Capitol Community College through an articulation agreement to create college credit for NFTE graduates. As a result, 91% of the students tested were awarded college credit for the entrepreneurial coursework and experience obtained in the NFTE programs;
  - Developed a reporting and tracking system for the NFTE program, allowing the department to collect and report on a comprehensive set of data on participating schools, teachers and students, as well as a financial history of program resources;
  - Co-hosted with NFTE the Sixth Annual Statewide Business Competition at the Hartford Hilton on June 6, 2006; and
  - Developed and distributed the first edition of the Connecticut NFTE newsletter.

Center for Manufacturing Supply Chain Integration (CMSCI) awarded $1 million to the Connecticut Center for Advanced Technology (CCAT) to create Connecticut's CMSCI for high-tech and digital processes. As authorized under Section 1 of P.A. 05-143, the Center will assist at-risk, small and medium-sized suppliers for defense manufacturers to fully compete and participate in the defense industry. The Center will help 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 FY 2005-06,** DECD funding enabled the Connecticut CMSCI to begin managing the Aerospace and Defense Initiative, to oversee the successful Connecticut presence at the Farnborough International Airshow 2006, and to assist integration of suppliers with primes.

Aerospace and Defense Initiative (ADI) was funded through an agreement for $2 million with CCAT to manage the Aerospace and Defense Initiative. Connecticut's small and medium-sized aerospace and defense companies will be more competitive through lean manufacturing techniques designed to improve manufacturers' efficiency by studying the flow of information and materials on the shop floor. This ADI Initiative offers a wide variety of training programs conducted by local and national experts in lean manufacturing. Connecticut and California are the only two states that provide a nationally recognized program for supplier development.

- **During FY 2005-06,** DECD support enabled the ADI to assist 21 companies win $245,000 of ADI funding, and seven companies completed ADI projects valued at $102,000.

The Procurement Technical Assistance Program (PTAP) supported through the South Eastern Connecticut Enterprise Region (SeCTer), provides marketing and procurement assistance to Connecticut businesses interested in selling their goods to federal, state or local governments. Services include one-on-one business counseling, bid-match services, registration with government agencies, bid and proposal preparation, post-award assistance, electronic business information, subcontracting opportunities, education on laws and regulations and other training that may assist an organization in obtaining or performing on government contracts or subcontracts. An organization must be in business for at least two years and have electronic mail (e-mail) and Internet access to become a PTAP client. The five Procurement Technical Assistance Programs are in Bridgeport, Hartford, New Britain, New London and Waterbury.

- **During FY 2005-06,** DECD funding enabled PTAP to help primarily women- and minority-owned small businesses secure $216 million in government contracts that resulted in the creation and/or retention of 5,827 jobs and generated approximately $12.4 million in tax revenue for the state.

The 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 FY 2005-06,** DECD funding enabled CONNSTEP to visit 219 companies, which resulted in 519 projects that created and/or retained 973 jobs and generated approximately $2.95 million in tax revenue for Connecticut.

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.

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.

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 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.

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.

General Lending Information

Type of Loans -

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

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

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%.

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

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

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)

Active Regional Revolving Loan Funds

Table 42 provides detail on the various regional revolving loans funds funded by DECD.

Table 42 Active Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
DECD	505 Hudson Street Hartford, CT 06106	Alexander Carpp Director	Naugatuck Valley Revolving Loan Fund	1979	The program provides funding to assist manufacturers and wholesale distributors. The maximum loan amount is $200,000. All loans must be approved by a Board of Directors composed of community leaders in the 34 cities and towns that make up the Naugatuck Valley Revolving Loan Fund. Funds are available to companies located in the Naugatuck Valley or relocating to the Naugatuck Valley for machinery, equipment and working capital.	Ansonia, Barkhamsted, Beacon Falls, Bethlehem, Bridgeport, Bristol, Burlington, Canaan, Cheshire, Colebrook, Cornwall, Derby, Easton, Fairfield, Goshen, Hamden, Hartford, Hartland, Harwinton, Litchfield, Mansfield, Meriden, Middlebury, Milford, Monroe, Morris, Naugatuck, New Britain, New Hartford, New Haven, Norfolk, North Canaan, Norwich, Oxford, Plymouth, Prospect, Salisbury, Seymour, Sharon, Shelton, Southbury, Stratford, Thomaston, Torrington, Trumbull, Waterbury, Watertown, West Haven, Winchester, Wolcott, Woodbury
Community Economic Development Fund (CEDF)	430 New Park Avenue West Hartford, CT 06110	Donna Wertenbach, President	Micro Loan Guarantee Program for Women and Minority-Owned Business	1994	DECD, partnering with CEDF, 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

Table 42 Continued						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Revolving Loan Fund	1994	Loans and technical assistance are provided to small businesses and non-profits. Loans are from $5,000 to $250,000.	Statewide
			Eastern Connecticut Segmented Loan Fund (Regional)	2005	Loans and technical assistance are provided to businesses located in Eastern Connecticut.	Eastern Connecticut
Community Capital Fund (CCF) (formerly the Grow Bridgeport Fund and the Bridgeport Neighborhood Fund)	177 State Street, Bridgeport, CT 06604	Ann Robinson, Executive Director	Revolving Loan Fund	1997	This program represents a partnership between the City of Bridgeport, the State of Connecticut and three banks and financial institutions to offer flexible, affordable financing 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.	Bridgeport
Hartford Economic Development Corporation (HEDCo)/Greater Hartford Business Development Center (GHBDC)	15 Lewis Street Hartford, CT 06103	Samuel Hamilton, Executive Director	South Hartford Initiative Economic Development Fund	1997	The SHI Commercial Loan program provides high risk capital to small businesses in south Hartford. The program is unique in that SHI is neither a direct lender (like HEDCo) nor a guarantor (like CDA's Urbank) of small business loans. Instead, 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

Table 42 Continued						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Small Business Loan Fund Capital Region Economic Development Fund (Neighbor-hood Economic Development Fund Project)	1995	Neighborhood Economic Development Funds are administered by HEDCo and provide loans, financial management and technical assistance to small businesses located in Hartford. Eligible organizations include**:** Asylum Hill Organizing Project, Park Street Development, Spanish American Merchants Association and the Urban League of Greater Hartford.	Hartford
			Central Connecticut Revolving Loan	1995	This revolving loan fund was designated 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. The fund is to take greater risk than conventional lenders in order to stimulate the economy in these areas. HEDCo administers funds.	Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, Southington
Spanish Americans 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 42 Continued						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Waterbury Development Corporation (WDC) (Formerly Naugatuck Valley Development Corporation)	24 Leavenworth Street Waterbury, CT 06702	Michael O'Connor, President	Regional Business Investment Fund (RBIF)	1994	RBIF was established in November 1994 by a grant from DECD's Regional Capitalization Program. A DECD grant and a Naugatuck Valley Development Corporation cash match capitalized the fund. The program 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.
			The Information Technology Zone Incentive Fund (ITZIF) and The Downtown Development Incentive Fund (DDIF) Revolving Loan Fund	1999	The Information Technology Zone (ITZ) and the DDIF received a grant from DECD in January 1999. ITZIF and DDIF are sources of capital specifically targeted for businesses committed to locating or expanding in downtown Waterbury. The Naugatuck Valley Development Corporation received a second grant from DECD in December 2000 to continue the marketing and financing of companies located within Waterbury's ITZ/DDIF.	Waterbury ITZ/DDIF
MetroHartford Alliance	31 Pratt Street Hartford, CT 06103	John Schemo, Vice President	Connecticut Capitol Region Infrastructure Development Fund and Metro Fund (Regional Funding)	1994	Connecticut Capitol Region Metro Fund has a dual purpose to provide loans to businesses in the Capitol Region (Metro Fund) and to make grants available to municipalities for infrastructure and real estate related projects (CT Capitol Region Infrastructure Development Fund). This fund is operated by the Greater Hartford Business Development Center, d/b/a HEDCo and the MetroHartford Growth Council. HEDCo is responsible for loan due diligence while MetroHartford takes on marketing the available fund.	Andover, Avon, Bloomfield, Bolton, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks.

Table 42 Continued						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Metro Hartford Growth Fund Revolving Loan Fund	1997	The MetroHartford Growth Fund began with $2,000,000 to mirror the DECD Manufacturing Assistance Act (MAA) that defined eligible funding projects as manufacturing and distribution companies, economic based companies and infrastructure uses. In 2001, the use of funds was expanded to include financial services, health care, tourism and entertainment, recycling, pollution prevention, and Connecticut Inner City Business Strategy Initiative companies (The Hartford Urban Initiative). The maximum lending amount was increased from $200,000 to $350,000, with a maximum per-job loan of $20,000 per full-time job. The MetroHartford Growth Council administers the fund.	Andover, Avon, Bloomfield, Bolton, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks.
Northeast Connecticut Economic Alliance	83 Windham St., ECSU Willimantic, CT 06226	Roberta Dwyer, Executive Director	Northeast Alliance Regional Revolving Loan Fund	1993	This revolving loan fund 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. There must be a substantial likelihood that the project will create and/or retain permanent jobs.	Ashford, Brooklyn, Canterbury, Chaplin, Columbia, Coventry, Eastford, Hampton, Killingly, Lebanon, Mansfield, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Willington, Windham and Woodstock.

Table 42 Continued						
Managing Organization	**Address**	**Contact Person**	Program	Year Est.	**Program Description**	**Service Area**
			Northeast Technology Enterprises at Windham Mills Revolving Loan Fund	1996	This loan program was specifically created to provide financial assistance to growing and emerging companies located at Windham Mills Technology Center. Funds were made available for machinery, equipment and working capital.	Windham Mills Technology Center
Southeastern Connecticut Enterprise Region (SeCTer)	190 Governor Winthrop Blvd. New London, CT 06320	Paul Brindamour, Director	Regional Revolving Loan Fund	1993	The SeCTer revolving loan 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 Loan Fund Revolving Loan Fund	1994	The SeCTer loan fund promotes primarily manufacturing and processing businesses that increase or support regional development. Generally, a loan of $25,000 to $300,000 is combined with funds from banks, government sources and owner equity. The fund seeks a target of $5,000 to $10,000 per job created and/or retained. The fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford

Table 42 Continued						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Southeast Regional Development Fund Revolving Loan Fund	1996	The SeCTer Regional Development 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 Loan Fund	1997	This revolving loan fund 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, 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 revolving loan 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

Table 43 provides a short description of how each function of each fund is handled (either directly or through referral).

Table 43
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
Metro Hartford 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

J. INDUSTRY CLUSTERS

In August 2005, DECD realigned some of its business and economic development functions and created the Office of Strategic Competitiveness (OSC), in which all-programmatic functions related to and supporting companies within the state's Industry Cluster Initiative were moved for improved coordination and implementation. OSC's focus is to guide the state in developing a high performing economy through Connecticut's *Next Generation Competitiveness Strategy.* The *Next Generation Competitiveness Strategy* is accelerating the work of the Industry Cluster Initiative by defining benchmarks, issues and possible solutions in order to design future strategic activities, and provide the following strategic support. Last year, OSC addressed the challenges of the state's existing and emerging clusters as follows:

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.

Agriculture - Supported the development of an Agri-Tourism Marketing Initiative of the Connecticut Agriculture Business Cluster. 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 - Funded a grant to the Connecticut United for Research Excellence (CURE) for the study of a clinical trials program involving biotech companies, pharmaceutical companies, and Connecticut's research universities. A portion of the distribution was used for BIO2006 in Chicago, one of the world's largest Biotech trade show.

Creative Industries - Underwent a series of collaborative strategic market place planning sessions, which resulted in the development of a competitiveness strategy for this recently identified emerging industry cluster.

Insurance and Financial Services - Established and staffed the new Office of Insurance and Financial Services within OSC. This office will form public policy, mobilize resources, engage state and local leaders, and devise a strategy to retain, create and attract insurance and financial services jobs in Connecticut.

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, Capital Community College, and the Insurance and Financial Services Cluster (IFS). The partnership will create the IFS Center of Educational Excellence and develop 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, will serve as the administrator and fiduciary for the project.

The IFS industry has identified four critical occupations projected to grow – Financial Managers and Analysts; Accountants and Auditors; Financial Sales Agents and Brokers; and Actuaries. These occupations also require ongoing skill enhancement. The insurance and financial services industry is a primary economic driver throughout the state, with over 140,000 jobs representing eight percent of Connecticut's labor market.

Maritime - The Maritime Cluster consists of a variety of sectors and supply chains that are engaged in formal planning sessions. Those sessions resulted in the development of a strategic business plan.

Metal Manufacturing - The Metal Manufacturing Cluster, through The WorkPlace Inc., completed its collaborative strategic market place planning sessions and submitted a Cluster Strategy Plan for fiscal year 2005-06. The Plan expands and refines previous activities, and was submitted and approved. Funding has been allocated.

Sponsored the fifth annual "Manufacture Your Future: Career Expo" held at the Connecticut Convention Center. It was hosted by the Metals Cluster and the Connecticut Business and Industry Association (CBIA). This statewide exposition grew out of a very successful program spearheaded by the Waterbury metal companies and showcases career opportunities in manufacturing:

- More than 3,340 students attended from 64 different schools: 726 students from 9 middle schools and 2,616 students from 55 secondary schools. More than 200 teachers also attended.

The Metal Manufacturing Cluster provided oversight for the completion of a grant to assist Connecticut manufacturers enhance productivity, improve operational effectiveness, assist companies in acquiring skills in order to assess, understand and succeed in their respective markets, and prepare employees through workforce initiatives. The following activities were undertaken:

- New Markets Program retained consultants to help cluster members implement training and services in areas of new market development and technology assessments, and utilized new software to develop effective strategies for new product development and sales intelligence.

Technology Solutions Initiative conducted seminars to develop a program enabling manufacturers to identify and apply technology to its operations and improve productivity and conduct workforce training. The format of the seminars is being adopted by Housatonic Community College to aid in the implementation of an on-line instructional program. Additionally, a relationship with the International Association for Management of Technology (IAMOT) was initiated to connect academia and industry:

Plastic Manufacturing - Continued working with the individuals and organizations involved with plastics. Follow up with the Quinebaug Valley Institute (QVPI) regarding its expressed interest in assuming the role of cluster oversight.

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 participated in collaborative strategic market place planning sessions that resulted in the development of a market strategy to address challenges to the growth of the tourism industry.

To support the growth of the state's key industry clusters, DECD also took the following measures the past year:

Out of the Governor's Competitiveness Council - and its work with cluster industry leaders, several working groups were formed to address industry concerns regarding:

- Innovation
- International business development
- Workforce development
- World-class productivity
- Energy
- Transportation
- Taxes
- Health care

The Industry Cluster Cross-cutting Workforce Development Team - established four strategic recommendations that will serve as the foundation for an action plan to be implemented during this fiscal year. The recommendations are to develop strategies to:

- Strengthen the relationships between industry and all levels of the state's education system;
- Promote career opportunities in middle schools (7th and 8th grades) for specific industry clusters;
- Develop, organize and communicate practical information about available education and training programs through an accessible Web site; and
- Promote specific legislative changes to improve responsiveness of the state's educational system to industry concerns and expectations.

The Connecticut Economic Resource Center - was hired to provide advisory consulting services through its staff and subcontractors for the Industry Cluster Initiative, to assist the department with facilitating a process series of collaborative strategic market place planning sessions with existing clusters, and to help identify other emerging economic industry drivers such as the development of the creative industries, and the growing cluster of hydrogen and fuel cell firms.

The public relations firm of Cashman & Katz - was hired to provide consulting services to the department for general pubic relations efforts and to better promote the ongoing activities of the Industry Cluster Initiative.

OSC works to broaden Connecticut's economic base and strengthen our competitiveness in the global economy by working closely with key industries leaders. OSC responsibilities include:

- Staff support to Governor's Competitiveness Council;
- Cluster identification and activation;
- Cluster development and strategic planning;
- Cluster initiative marketing, communication and education;
- Workforce development initiatives;
- Contract management and project monitoring;
- Oversight of the state-funded regional revolving loan funds;
- Support of economic development organizations and program management.

Key tasks for the future include:

- Continue providing leadership, facilitation and investment in the area of technology transfer and commercialization through Connecticut's Innovation Network. The state's technology transfer and commercialization efforts are designed to stimulate Connecticut's research and development strengths at its universities and research institutions, to encourage corporate collaboration and to enhance the state's entrepreneurial climate. The DECD will support

Connecticut's Innovation Network to implement these strategies through state policy, programming and investments.

- Facilitate the implementation of business plans for the Maritime and Tourism Industry Cluster organizations.
- Continue work with the emerging Creative Industries group.
- Assist the eight cross-cutting issues groups of the Governor's Competitiveness Council to achieve actionable plans or position papers on each of their subject areas.
- Assess the efficacy of organizing up to three additional cluster organizations around Fuel Cells, Homeland Security/Defense and Medical Devices.
- Continue to raise the profile of Insurance and Financial Services and BioScience by participating in key events, locally and nationally.
- Engage in an outreach program to attract foreign and domestic insurance and financial services companies to Connecticut.
- Assist in staging a significant industry event in the state around insurance and financial services to increase Connecticut's exposure in the marketplace.
- Collaborate with the Department of Labor to design the 21st Century Skills Program, with a goal of targeting up to $200,000 for cluster training initiatives.
- Collaborate with the Department of Higher Education to design and implement You Belong Loan Reimbursement Grant program, including the registration of up to 25 eligible companies and/or universities.
- Partner with CBIA, ACM, Metal Manufacturing Cluster, the State Community College System, CCAT, and five regional workforce investments boards on a $1.8 million grant proposal to the U.S. Department of Labor for Advanced Manufacturing.
- Support the development and implementation of a new certificate program in process improvement and supply chain management.

Legislation Passed During FY 2005-06

P.A. 06-83, An Act Concerning Jobs for the 21st Century provides several initiatives to help encourage new business in the state. The act exempts all manufacturing machinery and equipment (MME) from property taxes and reimburses towns for the revenue loss after a five-year phase-in by simultaneously phasing out the existing, limited exemption and phasing in the new one, under which the state must reimburse towns for the entire revenue loss.

The act establishes corporation tax credits for producing films and digital media in Connecticut, allowing credits for qualified film and digital media production, preproduction, and postproduction expenses incurred in the state. The Connecticut Commission on Culture and Tourism will administer the tax credits.

The act creates a new Small Business Incubator Program and authorizes DECD to award grants to entities operating incubator facilities. This incubator program is designed to encourage and support innovation and eligible applicants can use these grants to provide operating funds and related services, including preparing business plans, acquiring financing and providing management counseling. An entity qualifies for a grant if its incubator facility houses small technology-based companies and provides research and other services to them.

The act establishes a separate, non-lapsing General Fund account to fund these operational grants for small business incubators. And the act mandates DECD adopt regulations prescribing when these grants are to be provided.

P.A. 06-27, An Act Promoting Industries Using Recycled Materials requires the DECD Commissioner to consult with the Connecticut Resources Recovery Authority (CRRA) and the DEP Commissioner in preparing a plan for the promotion of industries using recycled materials. The plan's scope includes: industries that process or transport, as well as use, recycled materials; and ways to use existing CRRA, DEP and CDA programs to promote the industries.

P.A. 06-187, An Act Concerning General Budget and Revenue Implementation Provisions:

- Section 63 of P.A. 06-187 requires DECD to establish a Connecticut Hydrogen-Fuel Cell Coalition in consultation with the CCAT, a federally funded nonprofit organization focused on developing the next generation of technological systems for military and civilian applications; and
- Section 64 of P.A. 06-187 requires DECD to also work with CCAT to prepare a plan for fuel cell economic development in consultation with the Connecticut Hydrogen-Fuel Cell Coalition, the Renewable Energy Investment Fund and other appropriate state agencies.

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; and
- Integration of large-scale developments into the fabric of a community, including infrastructure improvements that stabilize neighborhoods and encourage safe environments.

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

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.

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.

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 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's cities and towns and provide infrastructure improvement opportunities. Some of these programs and services are:

- MAA Program;
- Industrial Parks Program;
- Industrial Site Investment Tax Credit Program;
- Main Street Program;
- Small Cities CDBG Program;
- Special Contaminated Property Remediation and Insurance Fund;
- Small Town Economic Assistance Program (STEAP);
- UA Program;
- Urban Site Investment Tax Credit Program; and
- Urban Sites Remedial Action Program.

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 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.

Two agency offices primarily support DECD community development efforts:

- Office of Municipal Development (OMD); and
- Office of Infrastructure & Real Estate (OIRE).

C. COMMUNITY DEVELOPMENT GOALS, OBJECTIVES AND MEASURES

Measuring Performance

When measuring the performance of the agency in terms of meeting its community development mission, the agency considers two general performance categories: compliance with programmatic statutory requirements, and the performance of the agency's community development investments.

Programmatic Statutory Compliance and Meeting Legislative Intent

Determine whether DECD's investments have met the requirements and objectives of the various funding sources and programs DECD utilizes and/or administers.

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.

Marketing Efforts

Accomplishments in community development outreach by OMD during fiscal year 2005-06 included the start of a new publication to reach community development partners and customers. Details are:

Initiated and Published Two Issues of *Small Cities Quarterly*, a newsletter specifically targeted to community development professionals throughout the state that highlights topics including:

- Program updates from the federal government on the Community Development Block Grant (CDBG), the Small Cities Program and other issues related to federal funding,
- Training provided by DECD on housing rehabilitation, application preparation, financial and economic development, HUD-required performance measures for CDBG and various other topics identified by municipalities participating in the Small Cities Program; and
- Technical issues the department wishes to communicate, for example, procedures for using program income and requirements for project signs at Small Cities construction sites, groundbreaking ceremonies, spending thresholds, program monitoring schedule and the like.

The Community Housing Investment Fund (CHIF), on DECD's behalf, upgraded collateral materials, issued press releases, placed advertisements and issued a newsletter.

Conducted Trainings under Small Cities topics specifically related to state and/or federal HUD requirements under this program. During 2005-06 OMD also provided federal Small Cities Community Development Block Grant (CDBG) training sessions on:

- Fair Housing (July 7, 2005) for 57 participants;
- Application Training (October 17, 2005) for 50 participants;
- Economic Development (December 16, 2005) for 65 participants; and
- Financial Workshop (June 6, 2006) for 62 participants.

D. COMMUNITY DEVELOPMENT PORTFOLIO ANALYSIS

Two offices of DECD provide services in the area of community development: OMD and OIRE. Both provide municipalities and non-profits 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 wit 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.

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.

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.

The Urban and Industrial Sites Investment 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 agency 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.

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 $ 807,177,713. In fiscal year 2005-06, DECD invested $35.5 million in community development projects across the state. Table 44 outlines community development investment activity during fiscal year 2005-06. Table 44.1 provides project type definitions used in this section of the report.

Table 44

Community Development Portfolio
Fiscal Year 2005-2006

Project Category	Total Number of Projects	Total DECD Investment	Total Development Cost	Leverage Ratio
Total	64	$35,527,611	$ 98,237,813	2.77
AC&E	5	$ 4,100,000	$ 7,945,327	1.94
BF	14	$ 1,591,239	$ 2,526,129	1.59
TPS	8	$ 7,024,500	$ 13,575,700	1.93
RLF	2	$ 2,200,000	$ 4,200,000	1.91
INF	25	$14,393,872	$ 46,884,852	3.26
MU	5	$ 5,113,000	$ 21,240,805	4.15
PL	4	$ 905,000	$ 1,055,000	1.17
SPF	1	$ 200,000	$ 810,000	4.05

Source: DECD

Table 44.1 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

Analysis Of The Portfolio

An analysis of DECD's Community Development Investment Portfolio as of June 30, 2005 follows. Detailed information regarding the DECD Community Development Investment Portfolio is located in the report Appendix.

Table 45 Composition of the Community Development Investment Portfolio	
Total Number of Loans	18
Total Number of Grants	489
Total Number of Grant and Loan Combination	2
Total Number Loan Guarantees	2
Total Number of Projects	**511**

Source: DECD

Table 45 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 45.1 provides the percentage breakdown of the financial instruments used in the portfolio. Table 45.2 provides the breakdown of loans and grants within the portfolio.

Table 45.1 Percentage of Financial Instrument Used		
Loan Only	18	3%
Grant Only	489	96%
Combination of Grant and Loan	2	<1%
Loan Guarantee	2	<1%
Projects	**511**	**100%**

Source: DECD

Table 45.2 Total value of DECD Economic and Community Development Investments		
Loans	$ 3,061,196	<1%
Grants	$ 803,516,517	99%
Loan Guarantee	$ 600,000	<1%
Total Portfolio Value	**$ 807,177,713**	**100%**

Source: DECD

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 44.1 also apply to this section of the report.

DECD has invested $807 million in community development projects including $800 million in the form of community development grants and $3 million in the form of community development loans. Table 46 outlines the breakdown of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 46

Community Development Portfolio Investments by Project Type

Project Type	Total DECD Investment	Total Non-DECD Investment	Total Project Investment
AC&E	$ 54,658,046	$ 74,656,481	$ 129,314,527
BF	$ 12,415,283	$ 3,491,017	$ 15,806,300
TPS	$ 40,155,700	$ 66,713,194	$ 106,868,894
RLF	$ 15,837,500	$ 8,253,750	$ 24,091,250
EDU	$ 1,212,000	$ 50,000	$ 1,262,000
INF	$ 559,030,775	$ 535,361,642	$ 1,090,842,417
LIB	$ 4,500,000	$ 4,000,000	$ 8,500,000
MU	$ 75,058,294	$ 105,897,553	$ 178,955,847
PL	$ 8,310,115	$ 4,636,859	$ 12,946,974
SPF	$ 36,000,000	$ 18,974,917	$ 54,974,917
	$ 807,177,713	**$ 822,035,413**	**$ 1,623,563,126**

Source: DECD

Table 47 provides the distribution of community development investments by funding source and investment instrument. Forty percent of projects in the DECD Community Development Investment portfolio were funded via the UA Program. Twenty-six percent of the projects in the DECD Community Development Investment Portfolio were funded via MAA. Fifty-five percent of the agency's community development investments were funded via the UA Program. Fourteen percent were funded via Special Act Legislation and fifteen percent via MAA Program.

Table 47 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	47	$ 5,174,670	$ -	$ -	$ 5,174,670
GF	1	$ 70,000	$ -	$ -	$ 70,000
HA	2	$ 216,000	$ -	$ -	$ 216,000
ICC	2	$ 5,800,000	$ -	$ -	$ 5,800,000
MAA	132	$ 115,579,018	$ 1,436,706	$ 600,000	$117,615,724
PA 00-167	1	$ 46,284,000	$ -	$ -	$ 46,284,000
REG	15	$ 22,224,500	$ -	$ -	$ 22,224,500
RPA	7	$ 482,500	$ -	$ -	$ 482,500
SA	29	$ 109,898,725	$ -	$ -	$109,898,725
SCPRIF	13	$ -	$ 1,464,490	$ -	$ 1,464,490
STEAP	53	$ 20,602,009	$ -	$ -	$ 20,602,009
UA	204	$ 441,880,122	$ -	$ -	$441,880,122
USRAP	2	$ 2,841,223	$ -	$ -	$ 2,841,223
	511	**$ 803,516,517**	**$ 3,061,196**	**$ 600,000**	**$ 807,177,713**

Source: DECD

Types of Community Development Projects Funded

Table 48 provides the percentage distribution of community development investments by project type. Out of the 511 community development projects funded by DECD, 238 were community development infrastructure projects.

Table 48 Community Development Portfolio Projects by Type		
Project Type	**# Project**	**% Projects**
AC&E	49	10%
BF	64	13%
TPS	56	11%
RLF	9	2%
EDU	2	0%
INF	238	47%
LIB	1	0%
MU	51	10%
PL	36	7%
SPF	5	1%
	511	**100%**

Source: DECD

Table 49 provides the distribution of community development investments by type of project and investment instrument. Of the $803 million DECD invested in community development projects, $557 million was invested in community development infrastructure projects.

Table 49
Community Development Portfolio Investment Instrument Mix
By Project Type

Project Type	Grants	Loans	Loan Guarantees	Total DECD Investment
AC&E	$ 54,301,046	$ 357,000	-	$ 54,658,046
BF	$ 11,165,893	$ 1,249,390	-	$ 12,415,283
TPS	$ 39,555,700	-	$ 600,000	$ 40,155,700
RLF	$ 15,837,500	-	-	$ 15,837,500
EDU	$ 1,212,000	-	-	$ 1,212,000
INF	$ 557,575,969	$ 1,454,806	-	$ 559,030,775
LIB	$ 4,500,000	-	-	$ 4,500,000
MU	$ 75,058,294	-	-	$ 75,058,294
PL	$ 8,310,115	-	-	$ 8,310,115
SPF	$ 36,000,000	-	-	$ 36,000,000
	$ 803,516,517	**$ 3,061,196**	**$ 600,000**	**$ 807,177,713**

Source: DECD

Sixty-nine percent of all community development grants and 48% of community development loans were for economic and community development infrastructure projects.

Sixty-nine percent of DECD community development investments were made in community development infrastructure projects.

Participation

Table 50 outlines DECD's project participation rates. The average rate of DECD participation in the funding of economic and community development projects is 50%. Brownfield and planning projects typically require the largest percent of DECD participation whereas arts, culture and entertainment and museum projects require the least.

Table 50 Community Development Portfolio Investment Participation Rates				
Project Type	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
AC&E	42%	0.28%	0%	42%
BF	71%	7.90%	0%	79%
TPS	37%	0.00%	1%	38%
RLF	66%	0.00%	0%	66%
EDU	96%	0.00%	0%	96%
INF	51%	0.13%	0%	51%
LIB	53%	0.00%	0%	53%
MU	42%	0.00%	0%	42%
PL	64%	0.00%	0%	64%
SPF	65%	0.00%	0%	65%
	49%	**0.09%**	**0%**	**50%**

Source: DECD

Leveraging

As a result of DECD's economic and community development investment of $807 million, an additional $822 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 1.02 dollars was invested by non-DECD entities.

DECD Participation and Leverage Ratios

Table 51 provides participation and leveraging ratios for the different types of community development projects funded by the DECD.

Table 51 Community Development Portfolio Investment Leveraging		
Project Type	**Total DECD Investment**	**Leverage Ratios**
AC&E	42%	1.37
BF	78%	0.28
TPS	38%	1.66
RLF	66%	0.52
EDU	96%	0.04
INF	51%	0.96
LIB	53%	0.89
MU	41%	1.41
PL	64%	0.56
SPF	65%	0.53
Total	**50%**	**1.02**

Source: DECD

Tables 52 and 53 provide a geographic perspective on DECD's community development investments.

Table 52 Geographic Analysis Of Community Development Investments by County							
COUNTY	**Number of Projects**	**Grant Amount**	**Loan Guarantee**	**Loan Amount**	**Total Assistance**	**Other Project Funds**	**Total Project Cost**
FAIRFIELD	97	$ 169,249,548	$ -	$ 174,400	$169,423,948	$ 176,699,687	$ 342,573,635
HARTFORD	163	$ 217,875,579	$ 600,000	$ 1,316,596	$219,792,175	$ 404,380,555	$ 622,122,730
LITCHFIELD	35	$ 19,731,484	$ -	$ -	$ 19,731,484	$ 26,120,413	$ 45,851,897
MIDDLESEX	28	$ 19,280,565	$ -	$ 517,000	$ 19,797,565	$ 10,853,763	$ 30,651,328
NEW HAVEN	101	$ 189,242,431	$ -	$ 565,000	$189,807,431	$ 49,454,872	$ 239,212,303
NEW LONDON	61	$ 172,086,295	$ -	$ 235,000	$172,321,295	$ 130,565,680	$ 302,886,975
TOLLAND	11	$ 6,560,000	$ -	$ 55,700	$ 6,615,700	$ 14,389,454	$ 21,005,154
WINDHAM	15	$ 9,490,615	$ -	$ 197,500	$ 9,688,115	$ 9,570,989	$ 19,259,104
TOTAL	**511**	**$ 803,516,517**	**$ 600,000**	**$ 3,061,196**	**$807,177,713**	**$ 822,035,413**	**$ 1,623,563,126**

Source: DECD

Table 53 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	$ 19,597,769	$ 17,246,000	$ 8,956,000	$ 1,617,000	$ 5,129,277	$ 2,112,000	$ -	$ -
BF	$ 3,328,621	$ 3,565,763	$ 300,000	$ 514,600	$ 4,056,299	$ 650,000	$ -	$ -
TPS	$ -	$ 26,498,200	$ -	$ 85,000	$ 4,115,000	$ 6,457,500	$ 3,000,000	$ -
RLF	$ 1,000,000	$ 11,500,000	$ -	$ 137,500	$ -	$ 3,000,000	$ -	$ 200,000
EDU	$ -	$ -	$ -	$ -	$ 962,000	$ 250,000	$ -	$ -
INF	$ 102,000,558	$ 138,417,168	$ 9,890,484	$ 14,955,465	$ 169,779,855	$ 112,619,795	$ 2,890,700	$ 8,476,750
LIB	$ -	$ -	$ -	$ -	$ -	$ 4,500,000	$ -	$ -
MU	$ 5,962,000	$ 18,981,294	$ 450,000	$ 2,138,000	$ 4,650,000	$ 42,337,000	$ 100,000	$ 440,000
PL	$ 2,535,000	$ 2,883,750	$ 135,000	$ 350,000	$ 1,015,000	$ 195,000	$ 625,000	$ 571,365
SPF	$ 35,000,000	$ 700,000	$ -	$ -	$ 100,000	$ 200,000	$ -	$ -
Total	**$ 169,423,948**	**$ 219,792,175**	**$ 19,731,484**	**$ 19,797,565**	**$ 189,807,431**	**$ 172,321,295**	**$ 6,615,700**	**$ 9,688,115**

Source: DECD

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 56 shows the impact the agency'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 generate and is therefore conservative. For example, helping museums and other cultural venues expand or sustain their programs and thus tourism, education and cultural identity is not captured in this analysis.

Table 54
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.

Small Cities Community Development Block Grant (CDBG) Program Portfolio

The CDBG is administered by OMD. 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 this block grant within the state.

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

Note: Entitlement communities receive CDBG funds directly from HUD

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

2005-06 Small Cities CDBG Activities

Table 55 outlines the DECD's Small Cities CDBG program activity for fiscal year 2005-06.

Table 55 CDBG Projects Awarded During Fiscal Year 2005-06			
Municipality	**Project Description**		**Investment**
Andover	Housing Rehabilitation	$	250,000
Ashford	Food Bank	$	50,000
Bethany	Townwide Rehabilitation	$	300,000
Bethel	Fire Station ADA	$	500,000
Bridgewater	Senior Center Addition	$	500,000
Columbia	Town Hall ADA	$	380,000
Coventry	Senior Center Expansion	$	750,000
Cromwell	Municipal Building ADA	$	325,000
Enfield	Housing Rehabilitation	$	300,000
Griswold	Hazardous Material Removal	$	350,000
Killingly	Streets	$	500,000
Killingly	Elderly Housing Rehabilitation	$	600,000
Lebanon	Senior Center Expansion	$	750,000
Ledyard	Water System Energy Upgrade	$	650,000
Litchfield	Land Acquisition for Affordable Housing	$	121,000
Middlefield	Housing Rehabilitation	$	300,000
Naugatuck	YMCA ADA	$	600,000
New Hartford	Townwide Rehabilitation	$	300,000
Old Saybrook	Community Center ADA	$	310,000
Oxford	Senior Center	$	750,000
Plainfield	Increased Police Services	$	300,000
Plymouth	Townwide Rehabilitation	$	300,000
Pomfret	Planning Only Grant	$	50,000
Preston	Senior Housing Rehabilitation	$	800,000
Redding	Hazardous Material Removal/Demolition of 3 Buildings	$	600,000
Roxbury	Multi-Jurisdictional Housing Rehabilitation	$	300,000
Salisbury	Housing Rehabilitation	$	550,000
Sharon	Water Distribution System	$	575,000
Southbury	Senior Center	$	600,000
Tolland	Housing Rehabilitation	$	475,000
Trumbull	Senior Center Improvements	$	600,000
Washington	Housing Rehabilitation	$	440,000
Wethersfield	Townwide Rehabilitation	$	400,000
Windsor	Pleasant Street Reconstruction	$	800,000
Wolcott	Library, Senior Center and Town Hall ADA	$	150,000
Woodbridge	Townwide Rehabilitation	$	300,000
Woodstock	Elderly Housing Unit Expansion	$	800,000
Total		**$**	**16,626,000**

Source: DECD, OMD

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 $284,980,492 in community, housing and economic development projects throughout Connecticut. As of June 30, 2006, DECD has 92 active Small Cities projects with a total investment value of $43,411,200.

E. BROWNFIELDS

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.

OIRE is helping communities and businesses take advantage of our highly successful and nationally recognized brownfields programs. OIRE collaborates with municipal, business and housing clients to manage a variety of real estate development 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 DECD staff and external customers, including environmental engineering and architectural services and construction oversight;
- Intake, assessment, project management and feasibility review, assistance identification 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 brownfields investigation and environmental remediation;
- Negotiating terms and deal structuring;
- Monitoring and oversight of projects through site visits and construction reviews;
- Producing reports on the project portfolio, pipeline, and for the legislature; and
- Participating in panels and presentations, making outreach visits to organizations and communities.

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

Brownfields redevelopment is often complex and requires multiple private and public funding sources during 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 brownfields redevelopment. Projects that have had a contract closing during this fiscal year under one of these programs are included in Table 56.

Table 56
2005-06 Brownfield Projects

Project Name	Developer	Project Location	Municipality	Acres	DECD $	Other $
Brownfields Study	Waterbury Dev. Corp.	Various sites	Waterbury	100	$ 500,000	$ 200,000
Total					**$ 500,000**	**$ 200,000**

Source: DECD, OIRE

The majority of DECD's new brownfields financial assistance during fiscal year 2005-06 has been through the SCPRIF and Dry Cleaner's Program. The SCPRIF, Dry Cleaning (See Tables 60 & 61) and the EPA funded CBRLF programs (See Table 57) are used primarily for an environmental activity and shorter duration projects. Whereas most DECD sponsored brownfields are longer duration projects that include the entire spectrum of site development activities; active brownfields projects are reported on Table 56.1. A description of a project (See Table 56) that closed during fiscal year 2005-06 follows:

Brownfields Study - A $500,000 grant was provided under the UA Program for environmental investigation to characterize approximately 20-25 properties and a total of more than 100 acres throughout Waterbury. The Waterbury Development Corporation will prioritize sites to be studied according to their community and economic benefit. The studies are needed to determine the environmental condition of the sites as a first step toward recognizing and quantifying the environmental contamination, if any, prior to returning the sites to productive use that will benefit the community and the state.

Excluded from Table 56 are projects approved for funding but the contract has not yet closed and active brownfields projects that have had a contract closing. Table 56.1 summarizes the major brownfields projects managed by DECD during fiscal year 2005-06:

Table 56.1 2005-06 Active Brownfield Projects				
Project Name	**Developer**	**Project Location**	**Municipality**	**DECD $**
Bridgeport Regional Maritime Complex	Bridgeport Port Authority	837 Seaview Avenue	Bridgeport	$2,170,000
Colt Gateway	Colt Gateway LLC (homes For America Holdings, Inc	140 Huyshope Avenue	Hartford	$4,500,000
HUB Building Demolition	Meriden, City of	Pratt and State Street	Meriden	$2,000,000
Joseph L Jaynes Comp. Cntr	Waterbury Opp. Ind. Cntr	232 North Elm Street	Waterbury	$1,300,000
Main and Pavilion Project	Public Housing Residents Going Places, Inc.	1888-1954 Main Street	Hartford	$160,000
Naugatuck Valley Brownfields Pilot	Valley Reg. Plan Agency	Valley Towns	Derby	$500,000
Occum Park	Norwich Comm. Dev. Corp.	Taftville & Occum Road	Norwich	$1,500,000
Seaview Avenue	Bridgeport, City of	Seaview Avenue	Bridgeport	$7,916,000
Stop & Shop	Bridgeport, City of	Fairfield Avenue	Bridgeport	$2,500,000
Town Green Redevelopment	Berlin, Town of	Farmington Avenue	Berlin	$500,000
Triangle Wire	Town of Griswold	Hopeville Road	Griswold	$495,000
10 Projects Total				$23,541,000

Source: DECD, OIRE

Connecticut Brownfields Revolving Loan Fund Program (CBRLF)

In May 2004, DECD was awarded a $432,000 grant for the EPA to operate a revolving loan fund for the remediation of hazardous waste. Because the funds were originally awarded to Hartford, only projects that are located in that city 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. All the grant funds from the EPA for Hartford have been allocated to the projects in Table 59.

Due to DECD's success with this program, the EPA has requested a proposal to operate a revolving loan fund originally awarded to Berlin. The Berlin-only funds (under $450,000) were made available from EPA in late 2006. DECD has requested but has not yet been awarded EPA funds for statewide use.

Table 57 details 2005-06 CBRLF projects with funding from the EPA.

Table 57 2005-06 Connecticut Brownfield Revolving Loan Fund (CBRLF) Funding through the U.S. Environmental Protection Agency (EPA)				
Project Name	**Developer**	**Project Location**	**Municipality**	**EPA $**
Main & Pavilion	Public Housing Residents Going Places, Inc.	Main & Pavilion Streets	Hartford	$160,000
Colt Gateway	Colt Gateway, Inc.	140 Huyshoppe Avenue	Hartford	$400,000
Total: 2 projects				**$560,000**

Source: DECD, OIRE

A description of the projects under the CBRLF for Hartford follows:

Main & Pavilion - Public Housing Residents Going Places, Inc. is a nonprofit organization formed to benefit residents of Mary Shepard Place who took title of the property from Hartford for one dollar. The CBRLF funds, a $160,000 loan, was used to remediate the site prior to development of a 39,900-square-foot shopping center with a total development cost estimated at $4.5 million and a December 2005 completion date. The shopping center is now 100% leased to a tenant mix that includes a 14,000-square-foot supermarket that is a significant benefit to the community. To comply with cleanup regulations, the last step in the process is a series of environmental site monitoring tests to provide assurance that the remediation has been adequate. The project will be ready for closeout in 2007.

Colt Gateway - $400,000 is targeted toward remediation of the courtyard at this prominent Connecticut landmark. During the fiscal year, a public meeting was held to discuss the project and Colt's environmental consultant prepared reports for U.S. Environmental Protection Agency's (EPA) approval as a prerequisite to the release of the funds. Funding from the EPA is projected to come in 2007. DECD has also provided a $4,500,000 Urban Act grant toward construction as a funding partner in this complex, multi-year $65,000,000 project.

Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

OIRE also administers SCPRIF in cooperation with the Department of Environmental Protection (DEP). The purpose of this program is to encourage public and private partnerships to 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 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 and remediation. A recent legislative change P.A. 05-176 (C.G.S. Section 12-263m) also allows remediation. Applicants must demonstrate 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 redevelopment of the site is not feasible due to the cost of remediation, loans made under the program may be forgiven under certain conditions. It should be noted the SCPRIF program demonstrated a 250% increase in project activity in the 2005-06 fiscal year from the previous fiscal year. Table 58 shows project activity and Table 58.1 is a summary of that activity for the SCPRIF program during fiscal year 2005-06.

Table 58
Project Activity under the Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

Name of Applicant	Location	Municipality	Time Between Application/Decision	Status
305 Knowlton Street LLC	1057 Broad Street	Bridgeport	2 weeks	Awaiting Contract
65 Burritt Street LLC	65 Burritt Street	New Britain	8 weeks	Closed/funded
Gas Equipment Engineering	1240 Oronoque Road	Milford	3 weeks	Closed/funded
Manchester Redevelopment	102 Colonial Road	Manchester	2 weeks	Closed/funded
Whiting Mills, LLC	210 Holabird Avenue	Winsted	5 weeks	Awaiting Contract
Chongo, LLC	1040 State Street	New Haven	9 weeks	Awaiting Contract
Marcle, LLC (Assessment)	25 Meadow Street	Willimantic	8 weeks	Awaiting Contract
New London Turnpike, LLC	911 New London Turnpike	Glastonbury	-	Pending
Marcle, LLC (Remediation)	25 Meadow Street	Willimantic	-	Pending
Wampus-Milford, LLC	80 Munson Road	Milford	Project Complete	Repaid

Source: DECD, OIRE

Table 58.1
SCPRIF Summary

Status	# Loans	Amount
Pending Approval	2	$327,000
Denied	0	$0
Awaiting Contract	4	$287,300
Closed/Funded	3	$435,000
Totals FY 05-6	**9**	**$1,049,300**
Repaid FY 05-6	1	$325,000

Source: DECD, OIRE

Unless otherwise noted, project activities include Phase II and Phase III environmental assessment and investigation studies, and production of a Remedial Action Plan. Descriptions of the new projects in Table 58 follow:

305 Knowlton Street - A loan of $120,000 for the former Armstrong Manufacturing Company in Bridgeport. The site consists of 1.75 acres and five buildings totaling 70,000 sq ft. Knowlton Street, LLC will renovate the facility and lease space to an auto manufacturer.

65 Burritt Street, LLC - A loan of $160,000 for an 11-acre site in New Britain that was formerly occupied by the Stanley Works Company. The site includes four vacant buildings and a wooden shed totaling 250,000 sq ft. that will become the headquarters and manufacturing plant of Atlas Concrete Products, Inc..

Gas Equipment Engineering Co., Inc. (GEECO) - A loan of $200,000 for GEECO's Milford property. The company manufactures carbon dioxide production equipment that is used by naval aviators.

Manchester Redevelopment Agency - A loan of $75,000 for property in the Manchester Industrial Park that was once occupied by Dean Machine Products, Inc., a manufacturer of specialty aerospace parts. The site consists of 1.9 acres and two buildings. Manchester Redevelopment Agency plans to sell the property for industrial purposes when the Remedial Action Plan has been completed.

Whiting Mills, LLC - A loan of $60,000 for property formerly occupied by the Whiting Mills Hosiery Company. The property is on the Still River in Winsted, on 3.9 acres with a four-story, 107,000 sq ft. mill building. The building will be renovated and leased for artist studios and boutique retailers.

Chongo, LLC - A loan of $60,000 for a 3.25 acres site and five buildings totaling 81,000 sq ft. located in the upper State Street area of New Haven. The property will be developed for mixed-use and will include a development of 183,000 sq ft. for residential use and 38,000 sq ft. for commercial use.

Marcle, LLC - A loan of $47,300 for environmental study was approved and was about to close when a second request for $152,000 was received for remediation of the site. The property is in Willimantic and consists of .9 acres and one 15,000 sqf. building once used for auto repair. Design Center East, LLC, a kitchen cabinet manufacturer with a retail showroom, will occupy the cleaned up site.

New London Turnpike, LLC - A loan of $175,000 for a 30-acre, three-building compound, that is now occupied by an aerospace manufacturer and was formerly occupied by a tannery. The owner will determine the extent of contamination and then market the property.

Initiatives in Community Development During FY 2006-07

OMD will:

- Continue the Small Cities Program Technical Assistance Outreach Initiative and will sponsor information forums and training sessions for eligible municipalities on application preparation, grants management and wage rate compliance;
- Hold ongoing training on DECD's revised pre-application, application and quarterly reporting documents so the department and grantees will be in compliance with HUD's new Performance Measurement Initiative;
- Continue to upgrade the Housing and Development Software (HDS) system so reports to HUD are more complete and will better identify accomplishments under HUD programs; and
- Focus on internal training of DECD staff on areas such as community development team building, cross-training of staff, supervisory training and detailed training on state issues related to particular forms and the process of the State Bond Commission.

OIRE will continue to improve brownfields office redevelopment efforts in Connecticut.

Legislation Passed During FY 2005-06

P.A. 06-184, An Act Concerning Brownfields established the Office of Brownfield Remediation and Development (OBRD) within DECD to provide one-stop resource for developers, municipalities and other entities seeking technical or financial assistance for the remediation of brownfields. This new office will be responsible for identifying new funding, conducting outreach, streamlining procedures and functioning as the most comprehensive source for those interested in reusing Connecticut's brownfields.

OBRD will develop procedures and policies for streamlining the process of brownfields remediation; identify existing and create new sources of funding for brownfields remediation; develop procedures for expediting the application for and release of funds; establish a place where property owners and potential property owners may facilitate compliance with state and federal cleanup requirements and qualification for state funds; identify and prioritize brownfields development opportunities; analyze any action taken by other states, particularly New Jersey and Pennsylvania, regarding brownfields remediation and liability, and develop and execute an outreach program to educate property owners and potential property owners with regard to state policies and procedures for brownfields remediation.

The act also established a municipal pilot program to identify brownfields remediation economic opportunities in four municipalities according to population. A project may be eligible in any municipality for Brownfield/Urban Tax credits if the project exceeds $50 million and involves out of state relocation or expansion. The owner must be innocent, cannot transfer property within 10 years and must employ residents for ten years. The act established (a separate non-lapsing General Fund account called the Connecticut Brownfield Remediation Account. OBRD may use the funds for remediation and restoration as part of the pilot program.

OBRD established an official state brownfields Web site at www.ctbrownfields.ct.gov.

F. DRY CLEANING

Dry Cleaning Establishment Remediation Fund

The state and federal governments offer different brownfields programs and incentives for different businesses – except for dry cleaners. Individuals or families run most dry cleaning businesses and they often lease the space from landlords. Therefore, either they lack adequate capital to fund a remediation project or do not want to invest equity into property they do not own. Even private banks are not willing to fund a remediation project. Because of these reasons it is imperative state assistance be available to fill the gap by providing assistance for remediation projects.

The Dry Cleaning Establishment Remediation Fund is a unique program that provides grants to dry cleaners and landlords with property that is contaminated by the solvent used in the business. The program helps owners of dry cleaning businesses and landlords ease the burden

of spending private money for site investigation and remediation. This fund in return allows an applicant to sustain his/her business during and after the site remediation.

Some dry cleaning businesses are located in sensitive groundwater areas designated GA by the Ground Water Quality Classifications System from DEP. This designation signifies the water is suitable for direct consumption. In these areas, neighboring residents have their own potable water supply wells. When the dry cleaning solvents contaminate these wells, the problem needs to be addressed immediately to protect the health of residents. The Dry Cleaning Establishment Remediation Fund addresses these contamination issues and, if necessary, provides funding to extend water supply lines or provide potable water to affected residents. Again, this unique program eliminates human health concerns and protects the environment.

A dry cleaning business is, by DEP definition, an establishment under the "the property transfer law", C.G.S Section 22a-134 through 22a-134e. This means that when a business and/or the land is sold or transferred to another owner, the current owner must notify DEP about the site condition. Even the banks require site investigation reports before approving the loan application. The dry cleaning program provides the ability for a dry-cleaner or a landlord to conduct the necessary investigation and, if required, the follow up remediation, which will thereby satisfy banks and/or DEP.

DECD, through OIRE, can provide grants to eligible applicants for the investigation, cleanup, containment, or mitigation of pollution resulting from the release of chemicals used in dry cleaning. The grants may also be used for measures undertaken to prevent such pollution and to provide potable drinking water when necessary. Since January 1, 1995, dry cleaning establishments are required to pay a one percent surcharge on the gross receipts at retail for services performed. The money is deposited into the non-lapsing Dry Cleaning Establishment Remediation Account. The state, through DECD, uses this account to provide grants to eligible applicants as long as the applicants meet the eligibility criteria set forth by DECD.

Applicants for this program must:

- Be the current owner/operator of the establishment, or the landlord;
- Be current in filing any state or federal taxes and the dry cleaning establishment surcharge imposed by C.G.S. Section 12-263m;
- Demonstrate that the affected establishment is or has previously used tetrachlorethylene or Stoddard solvent or other chemicals for the purpose of cleaning clothes or other fabrics;
- Be in business at least one year prior to an application for assistance;
- Certify there is no outstanding litigation involving the applicant and/or his representatives; and
- Identify the responsible party to complete the site remediation and the funding source to complete the project for costs over and above the amount approved by DECD.

Grant applications are evaluated based on the following criteria:

- Risk to public health;
- Magnitude of the problem;
- Cost and environmental effectiveness of the proposal;
- Date of application; and
- Availability of funds.

No dry cleaning establishment shall receive more than $300,000 from the fund in a calendar year. All dry cleaning establishments are to bear the first $10,000 in costs for a given project. DECD has established procedures for distribution of grants and has adopted criteria to carry out the provisions of C.G.S. Section 12-263m. Applications are accepted twice a year on the last Friday in March and August of every year.

DECD received 40 applications under this program for fiscal year 2005-06 and made 17 grants totaling $1,750,000. For a more complete chart, including the town and street addresses of dry cleaning grantees, see the Appendix.

DECD received $1,188,227 during fiscal year 2005-06 and a total of $8,764,203 since the inception of the dry cleaning program. The department awarded $1,750,000 in grants during fiscal year 2005-06 and $8,350,000 since the beginning. Administrative costs for fiscal year 2005-06 totaled $113,500 and $229,000 total time.

Recommendations on for the Dry Cleaning Program

Based on the track record of the Dry Cleaning Remediation Fund, the rate of applications for funding has increased. DECD has not received any comments or concerns on the continuation of either the surcharge or the grant program. DECD recommends both be continued. This will provide the necessary funding to dry-cleaners, enabling them to remain in business, and remediate threats to public health and the environment due to past spills.

Legislation Passed During FY 2005-06

P.A. 06-61, An Act Concerning Revisions to the Dry Cleaning Remediation Account Provisions makes several changes to the Dry Cleaning Remediation Fund program. The act allows, instead of requires, the Commissioner of DECD to provide grants and specifies that applicants must be eligible. The act allows applicants to receive grants of up to $300,000 *per eligible dry cleaning establishment*, instead of capping the total amount an applicant may receive *per year* at $300,000. The act incorporates annual reporting on the dry cleaning account and grant program into this Agency Annual Report. And the act makes minor, conforming and technical changes from the previous P.A. 05-176, An Act Concerning the Dry Cleaning Establishment Remediation Account.

V. Housing Development Performance

A. HOUSING DEVELOPMENT INTRODUCTION

This section begins with an overview of Connecticut's housing environment for 2005-06 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.

B. CONNECTICUT HOUSING ENVIRONMENT (MARKET ANALYSIS AND NEEDS ASSESSMENT) 2005-06

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.

New Housing Permits

In May 2006, the U.S. Bureau of Census released its final 2005 new housing permit data. Connecticut's cities and towns authorized 11,885 new housing units, the highest level since 1989. This level of production represented an increase of 0.4% from 2004 and 13.9% from 2003. (See Table 59 below)

Fairfield County authorized the most new housing units with 3,119, followed by Hartford County with 2,487, New Haven County with 2,251, and New London County with 1,208. These four counties combined accounted for 76.3% of the new housing market in 2005. More than 74% of new permit applications were for single-family homes (ten 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 homes with 99.4% of its total new permits for single-family homes. Windham County ranked second with 92.6%. By comparison, Fairfield County had the smallest share with 65.9%.

Table 59 2005 New Housing Units									
State/County	**1990**	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2004-05**	**2003-05**
Connecticut	8,080	9,376	9,290	9,731	10,435	11,837	11,885	0.4%	13.9%
Fairfield	1,623	2,278	2,220	1,879	1,964	2,495	3,119	25.0%	58.8%
Hartford	1,703	1,705	2,026	2,284	2,585	2,389	2,487	4.1%	-3.8%
Litchfield	837	725	764	807	732	810	678	-16.3%	-7.4%
Middlesex	403	867	799	820	821	963	795	-17.4%	-3.2%
New Haven	1,969	1,918	1,586	1,701	1,826	2,534	2,251	-11.2%	23.3%
New London	765	814	782	956	1,222	1,348	1,208	-10.4%	-1.1%
Tolland	358	693	679	742	731	706	754	6.8%	3.1%
Windham	422	376	434	542	554	592	593	0.2%	7.0%

Source: DECD

Demolitions and Permits

Demolition data is an essential component in determining the net gain to the housing inventory and is defined as existing units (as counted by the 2000 Census), plus new production, minus demolitions. To obtain this data, the DECD surveyed Connecticut's municipalities. This survey identified 1,386 demolition permits (residential) issued in 2005. The net gain was 10,499 units. This brought Connecticut's housing inventory to an estimated 1,431,569 units in 2005. Of these, 925,962 are single-family houses and 505,607 are multi-family dwellings such as apartments or condominium units. The data suggests the state's housing stock split between single and multi-family units is 65/35%.

In many Connecticut communities, stringent zoning regulations and limited available land contribute to a tighter housing market. In Fairfield County, more than the rest of the state, the demolition data suggests homeowners and developers tear down existing houses and replace them with bigger homes with many amenities. Almost half of the units demolished in Connecticut were in Fairfield County, more than 15% were in New Haven County, and Hartford County registered 10% of the total units demolished. Table 60 shows that seven of the top ten municipalities, as measured by number of demolitions, are located in Fairfield County.

Table 60 2005 Demolitions by Ranking (top 10)						
State/Towns	**County**	**Total**	**1 Unit**	**2 Unit**	**3/4 Unit**	**5+ Unit**
State		1,386	1,045	102	108	131
Greenwich	Fairfield	183	166	14	3	0
Bridgeport	Fairfield	115	8	10	16	81
Westport	Fairfield	112	112	0	0	0
Fairfield	Fairfield	78	65	10	3	0
New Haven	New Haven	71	6	12	33	20
New Canaan	Fairfield	70	70	0	0	0
Stamford	Fairfield	69	69	0	0	0
New Britain	Hartford	44	4	14	18	8
Darien	Fairfield	41	41	0	0	0
Waterbury	New Haven	25	7	12	6	0

Source: DECD

Housing Supply

Connecticut's housing inventory has grown little in recent years. At the end of 2005, Connecticut had an estimated 1,431,569 units compared to 1,399,819 in 2000, an increase of only two percent. Among those 1.4 million units, 88% are in urbanized areas and 12% are in rural areas, according to the Census. Tables 61 and 62 provide detail on the state's housing unit inventory.

Table 61 Connecticut Housing Inventory				
	2004	**2005**	**Net Gain**	**Growth Rate**
One Unit	918,190	925,962	7,772	0.8%
Two Units	119,793	119,901	108	0.1%
Three and Four Units	126,924	126,951	27	0.0%
Five or more Units	243,969	246,561	2,592	1.1%
Other Units	12,194	12,194	0	0.0%
Demolitions	1,729	1,386	-343	-19.8%
Total Inventory	**1,421,070**	**1,431,569**	**10,499**	**0.7%**

Source: DECD

Table 62 Size of Housing Units		
Rooms	**Number of units**	**Percent**
1-3 rooms	190,155	13.4%
4-5 rooms	486,706	34.2%
6-7 rooms	452,048	31.8%
8 rooms or more	294,434	20.7%
Total	1,423,343	
Median (room)	**5.6**	

Source: 2005 ACS

As Table 63 indicates, Hartford, New Haven and Fairfield counties have the most housing units.

Table 63 Population and Housing Units by County in 2005		
County	**Population**	**Housing Units**
Fairfield	902,775	347,877
Hartford	877,393	363,495
Litchfield	190,071	82,778
Middlesex	163,214	71,279
New Haven	846,766	348,703
New London	266,618	115,841
Tolland	147,634	55,105
Windham	115,826	46,491
State Total	**3,510,297**	**1,431,569**

Source: US Census, DECD

Table 64 shows the communities with the fastest growing housing stock. Oxford showed the largest increase and five of the ten communities are in Windham County area. Conversely, Table 65 shows the ten communities with the slowest growing housing stock over this same period.

Table 64 10 Towns/Cities Fastest Growing Housing Stock, 2001-05			
	2001	**2005**	**Percent Change**
Connecticut	1,393,532	1,431,569	2.7%
Oxford	3,517	4,219	20.0%
Sterling	1,211	1,387	14.5%
Canton	3,666	4,141	13.0%
Hampton	713	805	12.9%
Goshen	1,517	1,702	12.2%
East Hampton	4,492	5,018	11.7%
Woodstock	3,111	3,405	9.5%
Eastford	708	773	9.2%
Middlebury	2,558	2,779	8.6%
Chaplin	911	986	8.2%

Source: DECD

The communities with the net loss of housing stock include New Britain, New Canaan and New Haven.

Table 65 10 Towns/Cities Slowest Growing Housing Stock, 2001-05			
	2001	**2005**	**Percent Change**
Connecticut	1,393,532	1,431,569	2.7%
Ansonia	7,956	8,004	0.6%
Westport	10,071	10,120	0.5%
West Haven	22,180	22,273	0.4%
Wilton	6,124	6,149	0.4%
Wethersfield	11,478	11,523	0.4%
East Hartford	21,267	21,300	0.2%
Bridgeport	54,351	54,412	0.1%
New Britain	31,116	31,091	-0.1%
New Canaan	7,157	7,142	-0.2%
New Haven	52,877	52,752	-0.2%

Source: DECD

Housing Occupancy

According to the 2005 American Community Survey, Connecticut vacancy rates are low. Fully 93% of housing units are occupied which leaves a vacancy rate of seven percent; the nationwide vacancy rate is 10.8%. Among those occupied units, more than two-thirds (69.5%) are owner-occupied and the remaining (30.5%) are renter-occupied. (See Table 66 below)

Table 66
Housing Occupancy 2005

	Number	Percent
Total Housing Units	1,423,343	
Occupied units	1,323,838	93.0%
Vacant units	99,505	7.0%
Housing Tenure	1,323,838	
Owner-occupied	919,943	69.5%
Renter-occupied	403,895	30.5%

Source: 2005 ACS

Housing Stock Conditions

Table 67 shows that Connecticut has a large inventory of older housing. Overall, more than half of the homes (52%) are between 25 and 45 years old. Almost one quarter of the homes (24%) are at least 65 years old. Another 24% are relatively new, having been built between 1980 and 2005.

Table 67
Year Structure Built

Year	Number	Percent
1939 or earlier	346,683	24.4%
1940-1959	342,088	24.0%
1960-1979	392,847	27.6%
1980-1999	286,242	20.1%
2000 or later	55,483	3.9%
Total	**1,423,343**	

Source: 2005 ACS

Housing Costs

In 2005, Connecticut registered 1,323,838 occupied housing units, one half of them owner-occupied with mortgages. One-fifth of the units carried no mortgages and the remaining units are renter-occupied.

Housing costs are high in Connecticut. Data suggested that 26.5% of homeowners carried monthly mortgages between $1,500 and $1,999, while 36% of owners were burdened with mortgages of $2,000 or more per month. (See Table 68 below)

Table 68
Mortgage Status and Selected Monthly Owner Costs

	# Units	% Share
Housing Units with a Mortgage	**659,870**	
Less than $499	7,116	1.1%
$500 to $999	63,927	9.7%
$1,000 to $1,499	174,570	26.5%
$1,500 to $1,999	174,917	26.5%
$2,000 or more	239,340	36.3%
Median	**$1,718**	

Source: 2005 ACS

Table 69 shows the percentage of homeowners without a mortgage payment yet still have housing related costs of $400 or more every month stands at 86.8%.

Table 69

	# Units	% Share
Housing Units without a Mortgage	**260,073**	
Less than $100	934	0.4%
$100 to $199	2,064	0.8%
$200 to $299	8,784	3.4%
$300 to $399	22,632	8.7%
$400 or more	225,659	86.8%
Median	**$611**	

Source: 2005 ACS

Table 70 shows that 45% of renters in Connecticut spent 30% or more of household income on housing.

Table 70 Gross Rent as a % of Household Income		
	Number of Households	% of Total Households
Less than 15%	48,921	12.1%
15% to 19.9%	50,020	12.4%
20% to 24.9%	48,692	12.1%
25% to 29.9%	48,081	11.9%
30% to 34.9%	36,798	9.1%
35% or more	144,279	35.7%
Not computed	27,104	6.7%
	403,895	100%

Source: 2005 ACS

The median monthly housing cost for mortgaged owners was $1,718, non-mortgaged owners $611, and renters $839.

Table 71 shows a percentage distribution of existing single-family home sales for Connecticut broken out by number of bedrooms as well as median and mean sales price for fiscal year 2005-06 on a quarterly basis.

Table 71 Unit Volume Existing Single-Family Home Sales (in %)					
FY 2005-06	**2 or less**	**3 Bedrooms**	**4 or more**	**Median Price**	**Mean Price**
2005.Q3	11.3	49.3	39.5	328,100	365,500
2005.Q4	11.3	50.3	38.5	304,800	351,800
2006.Q1	11.3	50.3	38.5	309,100	353,700
2006.Q2*	10.6	54.4	35.0	315,100	357,400
*: Preliminary					

Source: CT Association of Realtors

Table 72 indicates total sales of single-family homes including condominiums and co-ops for fiscal year 2005-06. The data has not been adjusted for seasonal differences ("Not seasonally adjusted" (NSA)).

Table 72 Total Sales: Single-Family, Condo and Co-Ops Connecticut and Counties Not Seasonally Adjusted									
	CT	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
2005.Q3	24,600	9,000	3,100	2,500	2,100	800	5,900	1,000	200
2005.Q4	18,300	6,300	2,600	2,200	1,600	500	4,300	600	200
2006.Q1	14,400	5,300	2,100	1,800	1,200	200	3,200	500	100
2006.Q2	20,700	6,500	2,700	2,400	2,000	800	5,400	800	100

Source: CT Association of Realtors

Table 73 shows median and mean home sales prices of existing single-family homes (not including condos/co-ops) by quarter for Connecticut and counties for fiscal year 2005-06. The communities with the highest housing sales prices are overwhelmingly located in the southwestern part of the state, specifically in Fairfield County.

Table 73
Price of Existing Single-Family Home Sales
Connecticut and Counties

Median	CT	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2005	314,900	508,400	279,200	256,000	336,400	247,200	248,300	260,200	196,500
2005.Q2	319,900	514,400	278,700	253,400	333,600	245,900	248,500	249,200	190,900
2006.Q2	315,100	525,800	292,600	274,000	362,000	251,500	252,700	265,300	210,700
Average	**CT**	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
2005	356,200	545,700	323,300	297,700	394,000	311,200	298,700	291,000	216,100
2005.Q2	358,700	472,600	306,400	282,300	364,300	292,100	284,600	274,700	203,600
2006.Q2	357,400	472,900	326,200	305,500	387,600	290,700	288,200	283,100	220,200

Source: CT Associations of Realtors

Table 73.1 notes 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 2005-06. The three-bedroom class showed a slight increase of 0.3%, while the median home sales prices declined in both categories.

Table 73.1
Existing single-Family Home Median Sales Prices
By Number of Bedrooms

	2 or less	3 Bedrooms	4 or more
2005	211,500	276,700	463,700
2005.Q3	215,700	283,400	483,300
2006.Q2	213,600	284,200	457,500

Source: CT Associations of Realtors

Table 74 is a comparison of the housing affordability between the U.S. and Connecticut. There are six variables used 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 or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as determined by the National Association of Realtors (NAR). The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census.

The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home.

To interpret the index, please 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, then, shows that this family is more able to afford the median priced home.

The calculation assumes a down payment of 20% of the home price and it assumes a qualifying ratio of 25%. That means the monthly P&I payment cannot exceed 25% of the median family monthly income. Note this calculation does not include taxes or insurance costs.

Table 74
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
2005	219,000	5.91	1,040	21.8	57,214	49,920	114.6
2005 Q2	219,400	5.83	1,033	21.0	56,917	49,584	114.8
2006 Q2	227,100	6.63	1,164	23.6	59,212	55,872	106.0
CT	**Median Priced Home**	**Mortgage Rates**	**Monthly P&I Payment**	**Payment as a % of Income**	**Median Family Income**	**Qualifying Income**	**Composite Affordability Index**
2005	314,900	5.85	1,486	24.30	73,265	71,328	102.7
2005 Q2	319,900	5.79	1,500	24.60	73,080	72,000	101.5
2006 Q2	315,100	6.50	1,593	25.30	75,505	76,464	98.7

Source: CT Association of Realtors

Median and Mean Prices

As used in this section, the median is the midpoint – half the homes sell for less, while the other half sell for more. Because of the nature of the distribution of home sales prices, the average (mean) is usually higher than the median price. 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. Movements in sales prices should not be interpreted as measuring changes in the cost of a standard home. Prices are influenced by changes in cost and changes in the characteristics and size of homes actually sold. There is a modest degree of seasonal variation in reported selling prices. Sales prices tend to reach a seasonal peak in July, and then decline moderately the next three months before experiencing a seasonal upturn. Sales prices are not seasonally adjusted.

Table 75 Median Housing Prices in US and CT								
	2000	2001	2002	2003	2004	2005	2000-05 % Change	2004-05 % Change
US	124,176	128,203	135,480	143,515	151,366	167,500	34.9%	10.7%
CT	178,063	181,563	195,838	221,288	236,559	271,500	52.5%	14.8%

Source: 2005 ACS

Housing prices continue to rise. (See Table 75 above) In Connecticut, according to the latest 2005 American Community Survey from the Census, the median price of a home increased to $271,500, a 52% increase from $178,063 in 2000 and a 15% increase from $236,559 in 2004. (See Table above) In comparison to the nation, U.S. median homes sales price increased 35% from 2000 to 2005 and an 11% increase from $151,366 in 2004 to $167,500 in 2005.

Median gross rents are also on the rise and vary significantly among regions of the state. The table below provides the comparison of CT and the United States. From 2000 to 2005, Connecticut rental rates increased 14.3% outpaced the nation of 12.2%. But, State rental price only went up 3.5% in one year, slower than the U.S. average of 4.9%. (See Table 76 below)

Table 76 Median Gross Rent								
	2000	2001	2002	2003	2004	2005	2000-05 % Change	2004-05 % Change
CT	$734	$748	$741	$766	$811	$839	14.3%	3.5%
US	$649	$669	$668	$679	$694	$728	12.2%	4.9%

Source: ACS

Affordability

There is a lack of quality affordable housing because of the high housing costs. Many Connecticut residents spend a large percentage of their income on housing whether they own or rent. The data suggested 24% of households spent between 20% and 30% of their income on the rent and almost 45% of households spent more than 30% of their income on rent. (See Table 76.1 below)

Table 76.1 Gross Rent as a Percentage of Household Income		
Percent of Income	**# of Units**	**% Share**
Less than 15%	48,921	12.1%
15% to 19.9%	50,020	12.4%
20% to 24.9%	48,692	12.1%
25% to 29.9%	48,081	11.9%
30% to 34.9%	36,798	9.1%
35% or more	144,279	35.7%
Not computed	27,104	6.7%
Total Units	**403,895**	

Source: 2005 ACS

Household Composition

Table 77 shows that in 2005, the number of households in the state was 1,323,838 with an average of 2.56 persons per household. Married-couple families accounted for 51% of all households followed by non-family households with 32.5%. Householders living alone aged 65 years and older are the main components of non-family households. There were more than 56,000 households headed by male only in Connecticut. The average household size of owner-occupied units was 2.72 persons while that of renter-occupied units was 2.20. Median household income in 2005 was $60,941.

Table 77
Household Types

Type	Number	Percent
Married-couple families	675,144	51.0%
Male householders only	56,395	4.3%
Female householders only	161,749	12.2%
Nonfamily households	430,550	32.5%
Total households	**1,323,838**	

Source: 2005 ACS

Homeless Facilities

Estimating the population of the homeless is difficult simply because there is no way to know for certain how many people are homeless at any given time. However, according to the DSS Annual Homeless Shelter Report FFY 2005, 14,848 people used homeless shelters in the state between October 2004 and September 2005. There were 1,426 families with 2,642 children utilizing the shelters during the same period.

There are 46 homeless shelters in Connecticut. They range in capacity to house 1,440 people to providing shelter for 73 households. Shelters either accommodate men, women, families, or a combination. The shelters report they turned people away due to lack of space 34,428 times in 2005, a 27% increase since 2002. The number of available beds and clients served for cities and towns can be seen in Table 78 below.

Table 78 Number of Clients Served and Beds in Municipalities		
Towns	# of Clients Served	# of Beds
Bridgeport	814	32
Bristol	518	25
Danbury	218	31
Danielson	392	16
Derby	298	36
East Hartford	415	40
Fairfield	172	23
Hartford	3,866	309
Manchester	471	40
Meriden	532	70
Middletown	499	30
Milford	208	18
New Britain	593	67
New Haven	1,179	95
New London	431	61
Norwich	367	45
S. Norwalk	974	95
Stamford	774	86
Torrington	260	25
Vernon	138	15
Wallingford	75	15
Waterbury	1,237	126
Westport	150	19
Willimantic	162	23
Winchester	105	17
Total	**14,848**	**1,359**

Source: Annual Homeless Shelter Report FFY 2005, DSS

C. SPECIAL NEED FACILITY AND SERVICES

Elderly and Frail Elderly

As Connecticut's elderly population continues to grow, the special housing circumstances and needs of the elderly need greater attention. The state's elderly population is tremendously diverse in its housing preferences, financial characteristics, and health status. Elderly renters, many of whom are on fixed incomes, find they cannot keep pace with the escalating rental rates. The rising cost burden diverts disposable income away from other necessary living expenses. These households are concentrated in the state's larger urban areas. Low-income elderly persons are drawn to more developed areas where services such as medical care, pharmacies, food stores, and public transportation systems are more readily available and accessible.

Senior living arrangements take a variety of forms. In ten percent of America's households with an elderly member, a caregiver has moved in or the senior has moved in with a caregiver. Friends or family, who already live in the home, or visit to provide help, support another 20%. Only about seven percent get assistance from outside organizations or unrelated individuals. Regardless of the setting, though, the proportion receiving care increases with the senior's age.

For senior citizen households with disabilities, only about one in three expresses the need for structural modifications to their homes to function safely and comfortably. And only about half of these households actually have the modifications they say they need. With the number of households headed by a person aged 65 or older rising by about 300,000 per year nationally, in the next decade, demand for such home modifications will clearly grow.

Although many elderly wish to remain in their present homes or apartments, as their condition deteriorates, they are forced to move from their owner-occupied units because they become inaccessible. Providing assistance in place of residence enables them to meet their household needs, accomplish daily chores, and is an arrangement that has been increasingly viewed as an alternative to more costly nursing home care.

People with Disabilities

People with disabilities are in the midst of an increasingly acute affordable housing crisis. In Connecticut, there is not one municipality where a person receiving federal Supplemental Security Income (SSI) and State Supplemental Income (AABD) benefits can meet the federal criteria for affordable housing and pay only 30% of their monthly income for rent.

Despite the fact that Connecticut participates in a state funded Supplemental Income Program (AABD), the increase from $500 per month (federal benefit) to $747 per month is not sufficient to access affordable housing in a state with one of the highest cost of living indexes. There is a shift from reliance on income streams to rental assistance programs to fill the gap.

Both federal and state entitlement/income streams have contributed to this disparity. Neither the federal Cost of Living Adjustments (COLA) to the SSI benefit program nor the State Supplemental Income Program has kept pace with the rising cost of living. The vast majorities of people with disabilities in Connecticut have very little hope of obtaining quality affordable housing in their communities, and face the very real prospect of becoming homeless.

Persons with Mental Illness

People with mental illness are among the populations affected by this affordable housing crisis. According to the National Mental Health Information Center, in 2002 there were an estimated 139,733 individuals or about 4.5% of the state's population with serious mental illness. This number does not include those who are homeless or are institutionalized. This number is up from 138,121 persons with serious mental illness in 2000 (difference of 1,612 persons).

People with Alcohol or Other Drug Addictions

The diseases of alcoholism, addiction or mental illness characterize a growing segment of the state's Special Needs Population. Support service providers find that the three factors most cited as contributing to homelessness are substance abuse, unemployment, and the fact that

expenses exceed income. Homelessness, or the risk of homelessness, promotes an environment that leads to an increased risk of substance abuse, further exacerbating the struggles of persons with addiction-related illnesses. In addition, a lack of individualized, person-centered planning and follow-up community support services factors into Connecticut's homelessness equation.

Recovering substance abusers frequently complete treatment programs but lack a suitable living environment to remain free from their addictions. A fund has been established to assist in establishing self-run, self-supported housing opportunities in order to avoid relapse. These homes are not formal treatment programs, but rather residences for recovering substance abusers. Loan funds provide seed money to foster the establishment of these homes.

People with AIDS/HIV

People living with HIV/AIDS and their families need a wide-range of housing options and an appropriate level of support services in the community to handle more complex life issues. Many of the AIDS housing programs in Connecticut serve only individuals. Many supportive housing programs do not accept people with active substance abuse problems and may require them to be in treatment for chemical dependency. Connecticut also has a higher rate of women living with AIDS than is seen nationally. These factors reflect, collectively, a growing need to address the housing needs of all types of households, including individuals with chemical dependency, single parents, and families with children.

While the existing AIDS residential programs have increased the number of supportive housing units, a significant gap between demand and available resources remains. During the first nine months of 1999, the 23 AIDS housing programs in the state, supporting 410+ slots (Group Residences: 180 and Scattered Site: 230+) reported 867 requests for housing. Of the total requests, only 194 of them could be met and 673, or 77%, of the requests were denied. Requests for housing were denied due to lack of space and lack of appropriate supportive services for residents. Connecticut AIDS Residence Coalition (CARC) members have looked to leverage existing Housing Opportunities for People with AIDS (HOPWA) funds with other federal funding streams such as Shelter Plus Care and Supportive Housing and with state funds provided by DSS.

Changing demographics and prevalence rates require modifications to the current models of care and services to include long-term support services for health care, substance abuse recovery, mental health support, basic needs, job training, life skills, and income assistance. Most persons living with HIV do not necessarily identify themselves in the context of their HIV diagnosis. This suggests new approaches be developed for supportive housing models that include a continuum of care. Although there is a continuing need to provide a model of housing with medical support for people in the later stages of AIDS, new approaches that incorporate housing need economic, social, vocational, and medical support for people with HIV/AIDS who are living longer and more productive lives.

Providers must develop mechanisms (e.g. consumer advisory groups) to include consumers in the planning and development of housing for people living with HIV/AIDS. As people have become more empowered and are learning to live with HIV/AIDS, there is an increased desire to be involved in the decisions regarding their lives. Consumer feedback suggests many people with HIV, in need of supportive housing services, are more concerned about social and

economic issues than health issues associated with the disease. Consumers of supportive housing services for HIV/AIDS victims in Connecticut prefer independent living to any other option. Consumers did not dispute the need for social, economic, transportation, and medical support service. What has changed is the environment in which consumers would like to see these support services offered.

Ex-Offenders

Ex-Offenders often could benefit from a period of supervision in the community prior to sentence completion. An example of such efforts is the placement of offenders into halfway houses. The Department of Corrections (DOC) (as of July 1, 2006) funds 1,038 halfway house beds. This is a limited number in comparison to the number of released offenders. Unfortunately, communities often do not support the expansion of housing for released offenders.

Convicts often find it difficult to find meaningful employment upon release following a period of incarceration. They often return to major urban areas but the jobs are frequently located elsewhere. Upon release, most convicts need public transportation, but existing bus routes often make it difficult to travel between work and home. They also often return to neighborhoods that have deteriorated housing, high rates of unemployment, and high rates of crime. Typical funding streams available to DOC do not address these fundamental needs. The DOC and other agencies involved with housing and economic development have historically not worked together to address the issues surrounding convicts.

D. BARRIERS TO AFFORDABLE HOUSING

Demand

There is a significant demand in the Connecticut housing market for affordable, entry-level housing. A sizable down payment is needed to make monthly mortgage payments affordable even in a time of lower interest rates. It can be difficult for entry-level buyers, even families with two incomes, to accumulate sufficient funds. Without assistance, these buyers have little chance of homeownership.

For example, in order to just make the monthly principal and interest payment on a median priced home affordable in 2005, a household would have to have an income of approximately $42,658 that represents 70% of the state median household income. This figure does not include P&I payments, insurance costs or local property taxes. (The above figures are based on the following: the median value of an owner-occupied unit home of $271,500 (2005 ACS) in Connecticut, median household income of $60,941, a 30-year fixed mortgage rate of six percent and housing costs equaling 30% of annual income).

The affordability of home purchases has improved since the 1990 census. However, despite the stabilization of residential sales prices and the reduction of mortgage interest rates, it is still difficult for low-income families to afford a home in many parts of Connecticut. In some parts of the state, especially lower Fairfield County, there is an urgent need for market rate housings, which, if not addressed, could constrain economic development for the state.

The demand for subsidized housing is large. Whenever rental subsidies programs are opened for new applicants, whether at the DSS or local housing authorities, the demand far exceeds available rental vouchers.

Long waiting lists for subsidized housing units have increased the number of low-income renter households who spend more than 30% of their income on housing. The percentage of renters who had monthly rent that were 30% or more of their household income stood at 44.8% from American Community Survey 2005.

Although low interest rates have increased housing affordability for homeowners, there remains a strong demand for and a need to provide, affordable housing options and opportunities in all areas of Connecticut. By all indications, the demand for affordable housing will not decrease in the foreseeable future.

An annual study conducted by the National Low-Income Housing Coalition, entitled *Out of Reach 2006*, underscores the need for more affordable housing. Some of the findings, as they relate to Connecticut, include the following:

- The Fair Market Rent (FMR) for a two-bedroom apartment is $1,062. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn $3,540 monthly or $42,480 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of $20.42; and
- In Connecticut, the estimated mean (average) wage for a renter is $15.09 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 54 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

The situation is most severe for families who survive on Temporary Assistance for Needy Families (TANF). The typical rent for a two-bedroom apartment in the state ($767) is more than the entire maximum TANF grant for a three-person household ($543).

The rapid escalation of rental housing costs during the 1990s and early 2000 has made it more difficult for the working poor and other low-income and moderate-income families to meet the down payment requirements for home purchases in some areas of the state. The inability of moderate-income and middle-income families to buy homes increased the demand-pressure in an already tight rental market.

In Connecticut, there are vast differences in population demographics, land use policies, land values, household composition, economic status, housing costs, and housing stock inventory from one area to another. A mix of the above factors plays a major role in determining housing affordability.

Throughout Connecticut, persons and households in the lowest income brackets have the fewest housing choices. These citizens are severely limited as to where they can reside because of the cost of housing in many communities. Housing costs in neighboring communities can vary considerably. Within a few miles, sales prices and rent levels can more than double in many areas, limiting the options of lower income families with regard to housing choice and opportunity. Lower-income families are economically restricted to areas where affordable housing is available.

An issue of special interest for several regions of Connecticut is the large percentage of homeowners who do not live in the region on a permanent basis. These are persons who own homes that are used as second residences on weekends and vacations. The seasonal nature of these regions' housing stock has a significant impact on the housing market. Sales prices are skewed upward by the presence of luxury seasonal and second homes. The rental market is also affected by seasonal dwellings, which may become short-term rental units in the off-season.

Because of the rural nature of some regions, public transportation systems, employment opportunities, health services, retail trade, and human service agencies which are usually found in more developed urban centers are lacking. The absence of these services makes it difficult for lower-income persons and families to reside in non-urban areas even when affordable housing opportunities are present. Lower-income groups rely heavily on support services to accomplish daily tasks.

Natural constraints and infrastructure are also factors, and they vary from region to region. Various areas of Connecticut possess soils and topography that present many limitations for development such as wetlands, steep slopes, shallow bedrock soils, and high water tables. Municipal sewer systems and water supplies from major water companies are only available in limited sections of these regions. The lack of sewers and public water supply limits the potential for high-density affordable housing.

While the rural, undeveloped nature of some regions is an obstacle to the production of affordable housing, the opposite is true for other regions. In these areas the dwindling amount of undeveloped land is a major factor affecting housing costs. The competition between residential and nonresidential development creates greater demand for land that only increases the cost.

Components of Population Change

Connecticut population is growing, although at a slower rate than other parts of the United States. According to the U.S. Census Bureau, the statewide growth in population from 2000 to 2005 was 104,732 persons, from 3,405,565 to 3,510,297, a growth rate of 3.1%. During that same period the population of the United States as a whole grew 5.3%.

Population growth has generally been marked by the construction of new housing stock, with patterns of housing starts similar to those of population increase. The result has been an increase in urban sprawl, growth pressure on the fast-growing communities, and difficulty in maintaining services and the tax base in communities with declining populations.

With respect to age, Connecticut continues to have difficulty retaining young adults, including recent college graduates and early career stage individuals. From 2003 to 2005, the number of people from age 5 to 24 grew only 1.3%, while there was a net outflow of 4.4% in the 25 to 44 category. The age group of 45-59 baby boomers and 60-74 group both showed population gain of 4.9% and 3.4% respectively.

The Connecticut population increased 3.1% from 2000 to 2005, however, the number of housing units during this timeframe increased 2.3%, suggesting more housing is needed for the growing population.

In terms of race, Connecticut's population is changing. The American Community Survey showed that the "white" population decreased by 1.1% from 2003 to 2005. The biggest increase in numbers (33,514) occurred among the Hispanic population with 9.9%. Connecticut's Asian population increased 5.2% during the same period while Black and American Indian populations decreased. Still, more than 75% of Connecticut residents define their race as white.

Income

Current and relative income is more important than change over time when analyzing income and the demand for housing and housing programs in Connecticut. In other words, the ability of residents to pay for housing and other costs relative to their neighbors in the state is a critical unit of analysis.

The common measure used in this report is median household income. This represents the income in the middle of the distribution of incomes from lowest to highest in each jurisdiction. Household income is used, because most of those persons making decisions about housing needs are making them at the household, not the individual, level.

Connecticut median household income in 2005 stood at $56,889, the third highest in the nation. Compared to income level of 2004, it represents a decrease of $747. The median household income in the U.S. increased merely $178 to $46,071 in 2005. However, Connecticut is still a wealthy state as the state household income is 1.23 times higher than the nation. (See Table 79 below)

Table 79
Median Household Income

	2004	2005	Change	% Change
CT	57,636	56,889	-747	-1.3%
US	45,893	46,071	178	0.4%

Source: US Census

With regard to the ability to pay for housing, the communities with the least income are typically of interest. The lowest median income list contains a disproportionately large number of urban locations. Leading the list is Hartford, with the lowest median household income in the state, at $28,234, just 47.3% of the state median. Other areas with low incomes are New Haven, Norwich and Waterbury, none of which reaches even 70% of the state median household income. When it comes to the inability to pay for housing, the greatest problems for Connecticut are in urban areas. In addition to housing costs, other costs tend to be higher in these areas. These costs have a significant impact on an individual's ability to afford quality housing (Town level data only available from Census 2000).

Education

Education and income are often highly correlated, meaning that levels of education and levels of income are typically very similar for individuals across regions. In Connecticut's case, there are two important links between income and education. First, areas in Connecticut, specifically its largest cities, have lower levels of income and lower levels of education. Second, areas with

lower levels of income are often unable to support the local tax burden necessary to create school systems that are strong enough to overcome the socio-economic barriers students face.

Statistically, there is no correlation between per-pupil spending and student performance on the statewide mastery exams. Student performance is more accurately predicted by factors outside the school system. Specifically, the best predictors of student performance are the educational attainment of the parents and whether the child comes from a single-parent family. Nearly 80% of the variation in test results across districts can be explained using these data elements.

Employment Conditions and Patterns

Employment patterns reveal the kinds of jobs in the state, and where employers in different industries are located. The housing needs of the state are in part a function of demand for workers. Consequently, identifying locations with higher and lower employment rates and the types of employment represented is necessary for strategic planning.

Connecticut's employment picture has historically been better than the nation's as a whole. Seasonally adjusted figures from the State Department of Labor place the statewide unemployment rate at 4.4%, compared with 4.6% (August 2006 data) for the United States. But unemployment is not evenly distributed across Connecticut, and some cities and towns have unemployment rates above the national average.

Homelessness

People are homeless due to a variety of reasons ranging from poverty to mental illness. Other reasons include eroding work opportunities including stagnant and declining wages, a decline in public assistance, lack of affordable housing, lack of affordable health care, domestic violence, and addiction disorders.

The number of children and youth experiencing homelessness is increasing. Homeless children and youth (Pre-K to 12th grade) identified by the State Department of Education increased from approximately 841,700 in 1997 to 930,200 in 2000. Preschool and elementary age children comprise the largest numbers experiencing homelessness reported by the state. *(Note: This was the most recent data available at the time of publication of this report).*

Homeless children and youth face barriers to school enrollment, attendance, and success. Transportation to and from school, as well as to and from before-and after-school activities, remains the biggest barrier for children and youth in homeless situations. Such children often do not have the documents ordinarily required for school enrollment. Domestic violence, evictions and unstable living situations can make it impossible for parents to retain documents. As a result, many districts still turn away children and youth from a new school until these issues are resolved, according to the U.S. Department of Education. Many children and youth are unable to participate in federal and state programs due to challenges created by high mobility.

Federal legislation protecting the educational rights of children and youth experiencing homelessness was greatly strengthened in 2001, but Congress has not adequately funded state and local efforts to implement the legislation.

According to National Coalition to End Homelessness data, among white males, approximately 46% of homeless are veterans, and 34% of homeless are non-veterans. 85% of homeless veterans are high school graduates or have a GED equivalent, while only 55% of homeless non-veterans have a high school education.

Although it is difficult to obtain an accurate count of all persons who are homeless, it has been estimated that in Connecticut there are between 3,000 and 5,000 homeless individuals on any given night. This number includes people who receive assistance, as well as those who do not seek available assistance, according to the 2000 Connecticut Consolidated Plan on Housing and Community Development. The estimate represents a potential need for shelter beds each night well in excess of the approximately 2,000 available.

According to DSS's Annual Report, through its various homeless assistance programs, DSS supported 45 emergency shelters with a total of 1,777 beds and served more than 14,630 adults and children during the 2004-05 fiscal year. In addition, there are six programs that provide advocacy, housing and health services for the homeless population.

E. POPULATIONS WITH SPECIAL NEEDS OTHER THAN HOMELESSNESS

Mental Illness

According to the National Mental Health Information Center, in 2002 there were an estimated 139,733 persons 18 years of age or older, or about 5.4% of the state's population with serious mental illness living in Connecticut. This number does not include homeless or institutionalized people. Compared to 2000, it shows an increase of 1,612 in the population with mental illness.

Mental Retardation

Recent studies indicate approximately one percent of the general population has mental retardation. Over 16,000 people from across all age categories receive support and services from DMR.

Substance Abuse

The percentages reporting past year dependence on abuse for drugs and alcohol in Connecticut are higher than national estimates. Reported percentages for past year dependence and/or abuse for any illicit drug or alcohol are 8.46% for Connecticut and 6.97% in the United States.

HIV and AIDS

HUD provided Connecticut with $3,276,000 in formula grants under the Housing Opportunities for Persons with AIDS (HOPWA) program in 2006. HOPWA provides housing assistance and related supportive services for low-income people with HIV/AIDS and their families. Some 90% of funding is provided through "formula grants" to qualified states with the largest number of AIDS cases, and the remaining ten percent is provided on a competitive basis to projects of potential national significance.

Frail Elderly

The 2005 data from the American Community Survey shows that persons age 65 and older totaled 442,579 or 13% of the state's population. This segment grew 2.3% from 432,715 in 2003, while the total population in Connecticut only grew 0.7% during the same period. In 2005, Connecticut's municipalities, Bridgeport, New Haven, Stamford, Waterbury and West Hartford were home to the largest numbers of elderly persons.

Ex-Offenders

According to the Department of Correction, the total incarcerated population stands at 18,568, of which 17,212 are male and 1,356 are female. Among them, 76% of the incarcerated population was sentenced and the remainders were either accused or on Federal Charges as of July 1, 2006 statistics posted on their website. The statistics also shows that 4,653 inmates were released to community. More than half (2,582) of them received parole, 22% (1,038) went into Halfway House, and 893 were in the Transitional supervision.

Affordability

According to 2005 data from the CERC town profiles, the price of the median home in Connecticut's towns ranged from a low of $135,000 in Waterbury to a high of $1,350,000 in New Canaan. Worlds away in price, the two towns are close, located in the state's southwest region. State median home sales prices experienced an increase of more than 65% from $150,000 in 2001 to $247,400 in 2005. Fairfield County had the highest median home sales price of $419,900 in 2005, followed by Middlesex County with $242,500, and New London County with $228,900.

Historical data show that median sales prices in Connecticut increased every year from 1998 to 2005. For the fourth year in a row, Connecticut's median home price registered a double-digit gain, rising 12.5% from $219,900 in 2004 to $247,400 in 2005. All counties, except Fairfield and Middlesex, experienced a median home price growth rate higher than the state. (See Table 80 below)

Table 80
Connecticut Median Home Sales Prices

Year	Home Prices	% Change
2001	150,000	
2002	165,000	10.0%
2003	189,900	15.1%
2004	219,900	15.8%
2005	247,400	12.5%

Source: CERC

Even where homes are costly, they may be more or less expensive than one might predict, given the factors likely to influence home prices. All else being equal, homes tend to be costlier in areas that are densely populated, growing quickly, and where construction costs are high.

Between 1990 and 2000, there have been some notable shifts in patterns of affordability, and the fault line lies along an urban-suburban divide. Cities have grown relatively more affordable, suburbs less so. In Fairfield County, the working-class cities of Bridgeport and Danbury, which had ranked 19th and 14th in affordability among the county's 23 towns, moved up to third and fourth place respectively, while wealthy Westport moved from third to 20th.

In Hartford County, East Hartford and New Britain ranked near the bottom of its list of 29 towns, but now rank second and fourth, while upscale Simsbury and the adjacent town of Granby dropped from the top ten to 22nd and 24th, respectively. Likewise, in New Haven County, the cities of New Haven and Waterbury climbed from 24th and 19th respectively to first and second out of 27, while suburban Madison and Guilford dropped from the top ten to the bottom five.

Rising affordability in the cities is not good if it is the result of mediocre income growth, a dwindling population, and plummeting property values. Unfortunately, that's what has happened in the cities of Bridgeport, Danbury, East Hartford, New Britain, New Haven and Waterbury, where income growth barely matched their respective county averages. Rising housing affordability, at least in some portions of Connecticut, exacts a steep price. Often, it is gained at the expense of falling property values, a population drain, and a strained local economy.

The rate of home price appreciation has sharply increased (from historical rates) the last several years, as measured by the UCONN Real Estate Center's constant-quality house price index. In the past year, the price of a typical house in Connecticut has increased between 10.5% and 12.5%.

F. AFFORDABLE HOUSING AND ECONOMIC GROWTH

Affordable Housing, the Economy and DECD

The role of quality affordable housing in economic growth is significant. In an article written for UCONN's quarterly economic journal *The Connecticut Economy* (Fall 2005), Bruce Blakey, an economist and former manager of market research for Northeast Utilities, stated the following:

- A significant number of Connecticut residents across all income levels find housing costs are a problem;
- Many of Connecticut's younger people cannot afford to live where they were raised, and many older state residents cannot afford to retire locally;
- Many workers cannot afford housing in the state even when their positions are well paid, without making compromises involving longer commutes or multiple jobs; and
- There are real economic costs from the lack of affordable worker housing.

Perhaps now, more than at any other time in Connecticut's history, it is imperative to understand the link between the availability of affordable housing, the state's workforce and economic growth. Connecticut's economic future depends on the development and implementation of an economic development strategy that, at its core, emphasizes a truly comprehensive and holistic approach – one that recognizes affordable housing development and preservation, transportation planning and maintenance, primary and secondary educational systems and arts and cultural assets are the foundations of a strong and vibrant economy.

DECD has, since its inception, strived to emphasize its comprehensive approach to fulfilling its mission to provide topical and timely information and guidance on important issues affecting economic growth and prosperity. For example, DECD's 2005-09 Long Range Housing Plan (submitted to the legislature in January of 2005) and state's Plan of Conservation and Development (prepared by OPM) together describe the magnitude of the need for more affordable housing in Connecticut and the growing affordability gap. Both plans refer to the linkage between affordable housing and economic growth and/or job creation. In fact, the state conservation and development plan (written in consultation with DECD and other state agencies) urges state policy makers to "recognize the interdependency of economic development and affordable housing and encourage public/private partnerships in the development of affordable housing as a statewide economic development strategy."

Further, in spring of 2005, the Governor asked state agencies (OPM, DECD, DSS, DMHAS, DMR, DCF, DOL, DOC, DCP, DOT, OWC, DEP, SHPO, and CHFA) to conduct a coordinated review of state-administered housing programs, as well as applicable state statutes and regulations.

Led by OPM and DECD, the Governor's Affordable Housing Working Group is: assessing the total state and federal dollars that are being spent across agencies for housing and housing-related support services; reviewing all current affordable housing programs and housing-related support services, and making recommendations to improve and streamline programs and eliminate cross-agency duplications and inefficiencies; identifying barriers to the creation of affordable housing on both the state and local levels; and developing a plan to better integrate affordable housing with economic development, transportation, social services and public facilities. DECD, among all state and quasi-public agencies, is uniquely positioned to address this role, as it is the state's lead agency for economic, community and housing development.

As part of the Governor's Working Group, local government, business, and other leaders were surveyed to determine if they felt housing affordability was a problem. More than 70% of the government and business leaders indicated affordable homeownership and rental housing in the state was fair to poor. More than 95% believed housing affordability is either a major or contributing factor to a healthy economy.

Affordable Housing and Wages

One issue, often raised when discussing the affordability of housing in Connecticut, is the concept of a "living wage." The fact that Connecticut is, relative to many other states in the union, an expensive state in which to live is indisputable. Connecticut is at the end of the energy pipeline and has little indigenous power generation – making energy in Connecticut more expensive than in other states. Demand for housing far exceeds supply – driving up the cost of housing across the board. To address the issue of housing affordability, some have called for the institution of a standard wage equivalent to the level of compensation needed to ensure residents pay no more than 30% of their earnings on housing. Though the goal of this effort is laudable as a solution to the affordability issue, it is not so cut and dry because it does not get to the root of the problem, but merely attempts to address one of the consequences of the actual problem.

Since 1999, the state has published a self-sufficiency standard known as a "living wage." A self-sufficiency standard varies by household composition and geographic location. Therefore,

the amount of money a family needs to be economically self-sufficient depends on family size and composition, the age of family dependents and where the family lives. For example, according to the most recent OPM/OWC report, "The Self-Sufficiency Standard For Connecticut" (written pursuant to C.G.S. Section 4-66e), a single adult in Hartford with no children needs to earn $7.00 per hour to meet basic needs whereas an adult with a pre-school child will need to earn $15 per hour. With two children, that single adult would need to earn $21 per hour. In a two adult household with two children, each adult would need to earn $11.25 per hour. In Stamford, the hourly wages for the aforementioned households range from $10.91 per hour to $29 per hour for a single wage earner and $15.18 per hour for dual wage earners with two pre-school children. The calculation of a living wage doesn't end with determining what a family's expenses are. Connecticut and the federal government provide significant subsidies to low and moderate-income families that lower the wage required to meet the family's economic needs. The bottom line is that promulgating a single wage standard can be misleading and the application of a policy such as this could exacerbate the problems it seeks to remedy.

Meeting the Challenge of Affordable Housing and Economic Growth in Connecticut

There is no question a critical lack of quality affordable housing exists in Connecticut. Equally, it cannot be disputed this lack of quality affordable housing has a negative effect on the state's economy and is constraining job creation. It is DECD's contention, however, that the affordability problem is more one of critical disequilibria between supply and demand than the individual's economic ability to afford housing. The former directly influences/dictates the latter and as such the approach to remedying the affordability problem should be rooted in expanding the supply of quality affordable housing in Connecticut and not in overt manipulation of wage rates and/or the labor market. This "philosophy" is reflected in the state's 2005-09 Consolidated Plan for Housing and Community Development and 2005-09 State Long-Range Housing Plan. As stated above, nurturing economic growth requires a comprehensive and holistic approach. The affordability of housing is but one of several interconnected factors that form the foundation from which economic growth can occur. Other factors include transportation and education systems, healthcare access, energy, and the preservation and support of the state's culture and arts assets.

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 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 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 DECD draft regulations and 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, the 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 Chapter 138a of the Connecticut General Statutes (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 the 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 response to DECD for the information for the list varies widely from each municipality.

The 2006 Affordable Housing Appeals Procedure List (as shown in the Appendix of this report) is the current list published February 1, 2007. DECD has changed the reporting period to meet the annual deadline of February 1 for this legislatively mandated, consolidated annual report. Table 81 shows the reporting periods to be used over the next few years as DECD moves to the fiscal year as the required reporting period.

Table 81 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**
2006	7/1/06	10/1/05-6/30/06	As of 6/30/06	8/30/06	2/1/07
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.

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

Based on the 2006 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 82 below)

Table 82 Connecticut Communities Exempt from the Affordable Housing Appeals Procedure for 2006	
Town	**% For 2006**
Hartford	36.26
New Haven	29.02
Windham	27.49
Groton	21.41
New London	20.80
Waterbury	20.56
Norwich	19.44
Vernon	17.88
Bridgeport	17.79
New Britain	16.89
Middletown	16.77
East Windsor	15.59
Ansonia	14.74
Manchester	14.51
Meriden	14.50
Plainfield	14.27
Putnam	13.75
East Hartford	13.65
Bristol	13.06
Winchester	12.43
Killingly	12.16
Enfield	12.00
West Haven	11.94
Stamford	11.85
Mansfield	11.62
Derby	11.05
Torrington	10.97
Brooklyn	10.97
Norwalk	10.92
Bloomfield	10.63
Danbury	10.10

Source: DECD

An analysis of the entire 2006 Affordable Housing Appeals Procedure List (in the Appendix of this report) shows that no municipality fell below ten percent; all municipalities exempt in 2005 maintained that exemption in 2006.

G. HOUSING DEVELOPMENT OVERVIEW

Housing Development and Support Programs Performance

This section begins with a brief overview of DECD's housing development mission and strategic direction. The measures and measurement methodology used to gauge the performance of DECD's housing development investments and activities are stated and defined.

A review of the housing conditions that existed in fiscal year 2005-06 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.

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.

Over-Arching Goal

The agency's housing development and assistance programs are divided into two functional areas that assist in the execution of the agency'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 responsibilities. Together, these functions help achieve the agency's housing development goal of the creation and preservation of quality affordable housing.

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.* The agency also publishes housing related research and statistics on its website 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; 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.

Functional Components

DECD's short-term housing strategies are governed by the immediate housing needs of Connecticut's communities and by the objectives set forth in the State's Annual Action Plan for Housing and Community Development and the State Long-Range Housing Plan Annual Action Plan. The agency's short-term strategies are achieved through the initiation and completion of individual housing projects. Long-term housing strategies are governed by the enduring housing needs of Connecticut's communities (as communicated to DECD by each community) 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:

- Office of Housing Finance (OHF);
- Office of Infrastructure & Real Estate (OIRE);
- Office of Municipal Development (OMD); and
- Compliance Office and Planning/Program Support (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 nonprofit 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 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 not served by more conventional mortgage products.

The Housing Trust Fund was signed into law July 1, 2005 and is administered by DECD. The fund 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 will be awarded as loans and/or grants to eligible sponsors of affordable housing. The goal of the Housing Trust Fund is to:

- Encourage the creation of housing for homeownership for low and moderate-income families to afford quality housing while paying no more than 30% of gross household income on housing;
- Promote the rehabilitation, preservation and production of quality, well-designed rental housing;
- Maximize the leveraging of state and federal funds;
- Encourage housing that maximizes housing choices for residents;
- 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.

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.

UA 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 CGS Section 16a-40a and Section 32-317.

Accomplishments of OHF during FY 2005-06

OHF successfully implemented the new Housing Trust Fund Program (HTF). Pursuant to C.G.S. Section 8-336q, the Commissioner, working in consultation with the Secretary of OPM the Treasurer's Office, appointed the members of the Housing Trust Fund Program Advisory Committee. The Commissioner has, after considering the recommendations of the Advisory Committee, established regulations, procedures and rating criteria for the program.

DECD conducted the first round of funding in accordance with the written program guidelines and criteria as adopted, and has committed $10 million of HTF funds to various programs that will provide safe, decent, quality affordable housing to low- and moderate-income households.

Other accomplishments of OHF include the additional investment of more than $21.3 million in AHP and HOME funds for 20 projects around the state and, in so doing, created or preserved 569 units of housing. Table 94 describes the activity during this period.

Key tasks for OHF in the future include:

- Continue to administer the AHP, HTF and HOME program funds in a consistent and efficient manner. Develop a uniform set of program/project application guidelines and procedures and a rating and ranking system for all three major housing programs;
- Continue to work with CHFA in the development of a single application; and
- Continue to support the Governor's Working Group on Affordable Housing. This group has been charged with making recommendations to the Governor that will improve the supply and preservation of affordable housing, coordinate housing activities among state agencies and make recommendations to the legislature on housing-related matters.

Legislation Passed During FY 2005-06

P.A. 06-93, An Act Concerning Technical Amendments to Certain Housing Statutes and the Repeal of Obsolete Housing Statutes: eliminates the Single Room Occupancy (SRO) Pilot Program and the Consolidated Housing Program; eliminates the requirements for DECD to adopt regulations for a demonstration program to repair and replace wooden windows and also for administrative oversight charges payable to the department; adds affordable housing projects to the purposes for which DECD may use general obligation (GO) bonds; and adds bond repayments for these housing projects to funds that should be deposited in the Housing Repayment and Revolving Loan Fund, which conforms to DECD practice.

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 contains a strategic plan hat outlines the state's goals, objectives and measures related to housing and community development.

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

- Improve 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.
- 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.

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.

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.

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 located in section XI.

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 through a review of the state's historic achievements in meeting those needs in the past and the costs associated with those achievements.

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.

H. CONSOLIDATED PLAN 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: **HOME OWNERSHIP -** 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
- 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 & 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.

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.

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.

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.

I. 2005-09 STATE LONG-RANGE HOUSING PLAN (SLRHP)

The State Long-Range Housing Plan is prepared in accordance with C.G.S. Section 8-37t. It is a five-year strategic plan that addresses Connecticut's housing needs and outlines the state's goals, objectives, funding priorities and performance measures related to housing.

Goals are as follows in alphabetical order:

Homelessness: 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.	**Home Ownership**
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).	**Home Ownership**
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**
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.	**Home Ownership**
15	CHFA/DECD programs will support local efforts to develop appropriate urban infill housing to make better use of limited urban land.	**Home Ownership**
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**

2005-09 State Long-Range Housing Plan Objectives Continued		Goal Category
18	The Connecticut Department of Correction (DOC) will work with other state agencies to maximize the use of various funding streams to assist persons to reintegrate into their communities after release from DOC facilities.	**Special Needs**
19	Provide a range of services to elderly and frail elderly residents to ensure successful independent living, including support services, transportation, etc.	**Special Needs**
20	Continue to fund existing HIV/AIDS programs.	**Special Needs**
21	Continue existing substance abuse programs at levels permitted by funding availability. Link employment services, housing subsidies and long term supportive care to meet the needs of each beneficiary, by adapting services which anticipate and deal with changes in age, health, income and other circumstances. These actions will influence long-term stability.	**Special Needs**
22	Provide favorable loan terms and/or loan guarantees for multifamily housing and mixed-use properties.	**Rental Housing Supply**
23	Support adaptive re-use of historic structures for use as residential housing.	**Rental Housing Supply**
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**

J. 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.

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 DECD has a financial interest, the agency's underwriting standards shall apply and they are as follows:

Underwriting Standards - Rental or Quasi-Ownership Properties

The following underwriting standards indicate the degree of risk associated with providing permanent financing. These standards may be revised as market and economic conditions dictate.

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

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.

Determination of Value - The market value established in the as-is appraisal shall be one consideration of facts and circumstances used to determine the value to be financed for the real property. The appraisal shall be in a form and manner acceptable to DECD. The to-be-developed value using the market and income approaches may be used to determine the potential underwriting risk.

Loan to Value Ratio (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.

Total Project Cost - The total project cost shall be evaluated based on the DECD Cost Guidelines, as adjusted from time to time. Adjustments due to extraordinary features, location, project type and time shall be given consideration.

Loan Term and Rate - When both DECD and CHFA financing is involved, the loan term shall be conterminous. The interest rate may be fixed or variable to the extent feasible or if it is in the best interest of the state.

Developer's Equity - An owner shall have a minimum continued financial interest in the development of at least 2%of total development cost for no less than 10 years. This requirement may be modified or exempted for not-for-profit developers.

Return on Equity - The owner's equity in a development shall consist of the difference between the total amount of certified project costs whether or not such cost has been paid in cash or in a form other than cash and the total amount of mortgage and/or grant proceeds. Return on equity shall be subject to an agreement between 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.

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.

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.

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.

Syndication Costs - The costs of syndication shall not exceed a rate acceptable to the DECD based on fees as a percentage of syndication proceeds. Presently use 25%. Syndication costs include all direct and indirect costs incurred in securing syndication proceeds, excluding any fee paid to the syndicator.

Rent Limitations - To the extent economically feasible, the maximum gross rents shall be set at a level affordable to the targeted income group(s) to be served; HOME program limitations and shall be determined by market analysis and the ability to serve specified income groups.

Income Trends - To determine the loan limitation, income shall be forecast on an annual basis to the stabilized year as determined by the DECD based on relevant information, including Consumer Price Index (CPI) and other indices. Non-residential space income shall be determined by the market study. Presently use 2%.

Expense Trends - To determine the loan limitation, expenses shall be forecast on an annual basis to the stabilized year as determined by the DECD based on relevant information, including CPI and other indices. Presently use 3%. The only acceptable sources to lower tax trends shall be tax abatement and/or deferment agreements approved by the governing body of the municipality.

Vacancy Assumptions - Residential 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%

Reserves for Replacement - The project shall establish a reserve for replacement account that shall maintain an allowance sufficient for repair, replacement and maintenance depending on the type and location of housing in a form and manner acceptable to DECD. For the first year of operation DECD requires the project to use approximately $90 per unit per month for families and $55 per unit per month for elderly. For subsequent years, the annual amount is to be established based on a life cycle cost analysis of the useful life of all major building systems. Reserve for replacements plus any interest or other earnings thereon shall at all times remain with the project, even with changes in ownership.

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

Cost Certification - The owner and the general contractor's cost certification is required within 60 days of the project's substantial completion date. A cost certification must be submitted that complies with guidelines prescribed in HUD Handbook 4470.2, as amended.

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

Funding Increase - When considering a funding increase, DECD shall use the same standards and criteria used to approve the original financing request.

Modifications/Exemptions

The Commissioner may modify or exempt not-for-profit 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:
1. Consolidated Plan/Action Plan;
2. Service to very low-income households;
3. Minimal risk to the DECD;
4. Conflicting public policies; or
5. Acceptable financial capacity and a proven track record.

Marketing Efforts

Accomplishments in housing development marketing, in conjunction with OHF during fiscal year 2005-06, included attendance and booth staffing at conferences such as the ConnNahro and

CT Housing Coalition annual conferences. In addition, expenditures of $1,321 for promotional items including the design and publication of a new brochure on funding and programs offered through OHF and new slip-sheets to reach housing development partners and customers occurred in 2005-06.

K. HOUSING DEVELOPMENT PORTFOLIO ANALYSIS

State Funded Housing Development

In fiscal year 2005-06 the DECD invested approximately $20 million in state funds in affordable housing projects across the state. Table 83 outlines DECD's state housing development investment activity during the fiscal year.

Table 83
State Funded Housing Development Fiscal Year 2005-2006

State Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2005-2006 Total	**17**	**486**	**$ 112,778,074**	**$ 20,440,902**	**5.52**
Rental	7	360	$ 105,869,724	$ 17,651,852	6.00
Home Ownership	6	126	$ 6,419,300	$ 2,300,000	2.79
Program Funding	4	N/A	$ 489,050	$ 489,050	1.00
DECD's Per Unit Cost - Rental	$ 49,033				
DECD's Per Unit Cost - Home Ownership	$ 18,254				

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

About the DECD 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 2005-06 the State of Connecticut, acting through DECD and its predecessor agencies, has invested approximately $1.15 billion in state funds in housing projects throughout Connecticut and leveraged an additional $139 million in HOME Investment

Act (federal) funds in housing projects throughout the state. DECD, during that same period, has also invested approximately $719.5 million in other housing subsidy and support activities.

Federally Funded Housing Development

In fiscal year 2005-06 the DECD invested approximately $ 7 million in federal funds in affordable housing projects across the state. Table 84 outlines DECD's federal housing development investment activity during the fiscal year.

Table 84
Federally Funded Housing Development Fiscal Year 2005-06

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2005-2006 Total*	**9**	**122**	**$ 28,723,307**	**$ 7,207,000**	**3.99**
Rental	4	113	$ 27,340,653	$ 7,087,000	3.86
Home Ownership	4	9	$ 1,382,654	$ 120,000	11.52
DECD's Per Unit Cost - Rental		$ 62,717			
DECD's Per Unit Cost - Home Ownership		$ 13,333			

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*

DECD Housing Development Portfolio as of June 30, 2006

As of June 30, 2006, DECD's Housing Development Portfolio had a total value of approximately $230 million. Detailed information regarding the DECD Housing Development Portfolio is located in the report Appendix. An analysis of the DECD Housing Development Portfolio follows.

Composition of the Housing Development Portfolio

Table 85 outlines the distribution of projects within the portfolio by funding source.

Table 85
Total Projects – All Funding Sources

Funding Source	TOTAL DECD Projects	DECD New Rental Projects	DECD Rehabbed Rental Projects	DECD Home Ownership Projects	DECD Pre-Development Projects	DECD Program Funding Projects*
State	54	14	10	15	1	14
Federal	105	41	29	32		3
Combination	1	1	-	-	-	-
Total	**160**	**56**	**39**	**47**	**1**	**17**

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

Table 86 provides the percentage of projects for each funding source and project. Thirty-four percent of the projects contained within the DECD Housing Development Portfolio were funded with state funds.

Table 86
Projects 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
State	100%	34%	26%	25%	19%	26%	28%	32%
Federal	100%	66%	39%	73%	28%	74%	30%	68%
Combination	100%	1%	100%	2%	0%	0%	0%	0%
Total	100%	**100%**	**35%**	**100%**	**24%**	**100%**	**29%**	**100%**

Source: DECD
NR – New Rental Unit, RU – Rehabbed Rental Unit, HO – Homeownership Unit

Table 87 shows the level and distribution of funding for each project type within the portfolio.

Table 87
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 Pre-Development Projects	DECD Program Funding Projects*
State	$ 138,150,570	$ 67,845,426	$ 12,642,001	$ 30,195,394	$ 25,000,000	$ 2,467,751
Federal	$ 90,429,261	$ 38,120,858	$ 20,609,445	$ 29,065,874	$ -	$ 2,633,085
Combination	$ 1,667,500	$ 1,667,500	$ -	$ -	$ -	$ -
Total	**$ 230,247,331**	**$ 107,633,784**	**$ 33,251,446**	**$ 59,261,268**	**$ 25,000,000**	**$ 5,100,836**

Source: DECD

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

Table 88 provides the percentage of dollars invested in each type of project for each funding source. Sixty percent of the funds invested in the DECD Housing Development Portfolio are state dollars.

Table 88
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
State	100%	60%	49%	63%	9%	38%	22%	51%
Federal	100%	39%	42%	35%	23%	62%	32%	49%
Combination	100%	1%	100%	2%	0%	0%	0%	0%

Source: DECD
NR - New Rental Unit, RU - Rehabbed Rental Unit, HO – Homeownership Unit

Created and Rehabbed Housing Units

Table 89 indicates the number of affordable housing units created and rehabbed by DECD's housing development investments. Twenty-seven percent of all state funded units are new rental units, whereas 37% of all federally funded units are new rental units.

Table 89
Total Created and Rehabbed Units

Funding Source	Total New Units	Total Rehabbed Units
State	2,068	861
Federal	1,162	1123
Combination	6	0
Total	**3,236**	**1,984**

Source: DECD

Table 90 outlines the distribution of DECD created and rehabbed affordable housing units by type of unit and funding source. Eighty percent of home ownership units were funded with state dollars.

Table 90
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
State	782	48%	354	26%	1,793	80%
Federal	843	52%	1004	74%	438	20%
Combination	6	0%	0	0%	0	0%
Total	**1,631**	**100%**	**1,358**	**100%**	**2,231**	**100%**

Source: DECD

Table 91 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

Table 91
Per Unit Cost

All Funding Sources	DECD Investment	Units	DECD $ Per Unit Cost
Total Portfolio	$225,146,495	5,220	$ 43,132
By Unit Type			
New Rental	$107,633,784	1,631	$ 65,993
Rental Preservation	$ 33,251,445	1,358	$ 24,486
Home Ownership	$ 84,261,267	2,231	$ 37,768

Source: DECD

Portfolio Leveraging

Table 92 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 92 Housing Development Portfolio Leveraging			
All Funding Sources	**Leverage Ratio**	**Total Development Cost**	**DECD Investment**
Total Portfolio	2.24	$ 504,304,588	$225,146,495
By Unit Type			
New Rental	2.22	$ 238,929,818	$107,633,784
Rehabbed Rental	3.52	$ 117,047,618	$ 33,251,445
Home Ownership	1.76	$ 148,327,152	$ 84,261,267

Source: DECD

Geographic Analysis by County

Table 93 shows a geographical distribution of DECD's housing development investments.

Table 93 Combined Housing Development Portfolio (State and Federal) Geographic Analysis By County							
	Number of Projects	**Total Units**	**Rental Units**	**Owner-ship Units**	**Rehabbed Units**	**Total Project Cost**	**Total Investment**
Fairfield	23	650	274	83	293	$ 99,506,419	$ 21,432,719
Hartford	56	2,764	447	1,493	824	$218,515,715	$ 113,446,327
Litchfield	13	228	131	55	42	$ 17,214,739	$ 10,899,304
Middlesex	4	43	20	3	20	$ 2,415,916	$ 2,415,916
New Haven	40	977	368	446	163	$122,636,717	$ 44,951,063
New London	15	200	113	71	16	$ 23,799,753	$ 8,145,503
Statewide	4	301	273	28	-	$ 29,750,000	$ 26,750,000
Tolland	4	57	5	52	-	$ 3,882,000	$ 2,206,500
Windham	1	-	-	-	-	$ -	$ -
TOTAL	**160**	**5,220**	**1,631**	**2,231**	**1,358**	**$517,721,259**	**$ 230,247,331**

Source: DECD

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 FY1994 through FY2006. Table 94 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 94 Economic and Fiscal Impact of DECD Combined Housing Development Portfolio (in 2004 constant dollars)		
	Portfolio Aggregate	**Fiscal Year 2006**
Gross State Product	$451,603,327	$116,919,138
Personal Income	$327,043,339	$83,937,434
State Net Revenue	$33,943,090	$7,544,500
Local Net Revenue	$36,010,850	$11,159,000

Table 94 reflects the increases in property values due to the increased value of housing constructed or remodeled as a result 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.

DECD Housing Development Increase in Local Property Values and Property Tax Revenue As A Result of DECD Housing Development Investments

Table 95 provides the estimated impact that DECD affordable housing development investments have had on property values in the municipalities in which the investments were made. It is important to note that the DECD does not track any local tax abatement agreements that may be in place for any affordable housing development. Additionally, many communities believe that the additional educational costs associate with family housing exceeds any increase in property tax revenues.

Table 95 Combined Housing Development Portfolio Property Value Impact	
FY 2005 Projects	$ 98,133,789
Portfolio Aggregate Annual Impact	$352,476,141
*** Represents Estimated Assessed Value: 70% of Investment Made In Real Property**	

Source: DECD

Table 96 provides the estimated property taxes generated by DECD's housing development assistance investments.

Table 96 Combined Housing Development Portfolio Property Tax Impact	
FY 2005 Projects	$ 4,380,456
Portfolio Aggregate Annual Impact	$16,540,466
Portfolio Cumulative Impact (FY 1991 -FY 2006)	$51,850,427

Source: DECD

L. SUPPORTIVE HOUSING

Supportive Housing Activities

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, the Office of Policy and Management, the 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.

There are currently 15 projects in the PILOTS pipeline. Each project is being carried out by a partnership of a housing developer and a social service provider. Total development funding is estimated at $52 million. (See Table 97 below)

DECD Activity During FY 2005-06

Between July 1, 2005 and June 30, 2006, DECD passed through $10,325,000 to CHFA for funding for the PILOTS Program. Table 109 shows where the current projects are located and provides other details about the supportive units to be available at those sites.

Table 97
Proposed Supportive Housing PILOTS Projects Through June 30, 2006

Location	Project	Type	Housing Units Supportive	Housing Units Affordable	Housing Units Total	Actual Placed In Service or 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
Winsted	McCall Foundation	Transitional	3	0	3	October-07
	Total Projects = 15		**126**	**98**	**224**	

Source: DECD, OHF

DECD is a member of the Interagency Council on Supportive Housing and Homelessness that was established in April of 2004. The mission of this Council is to develop and implement strategies and solutions to address homelessness. This includes the development of supportive housing options as well as looking at other policy reforms and programs to reduce homelessness in Connecticut.

In a report to the Governor in January 2005, the Council recommended the following options to address the need for more affordable housing including supportive housing:

- Examine the preservation of existing housing units that serve low-income people;
- Increase the availability of state and federal rental subsidies;
- Rehabilitate or build affordable rental housing;
- Increase homeownership opportunities; and
- Create 1,000 units of affordable, service-supported rental housing over the next three years (fiscal year 2006-2008).

Recommendations were also provided regarding: the management of rental payment subsidies to those in correctional facilities and mental health facilities; and issues around data collection. DECD will continue to participate with other partners to develop supportive housing options to assist individuals and families to live independently in the community.

DECD Administered Housing Support Programs

COPS is responsible for monitoring the long-term compliance obligations of housing development projects funded by the agency, and administers housing grant programs used to support other affordable housing projects. The responsibilities include but are not limited to:

- Program management and monitoring;
- Housing monitoring and compliance;
- Asset management;
- Internal and external technical assistance;
- Fair housing;
- Interpretation of regulations and Affordable Appeals List;
- Local consolidated plan compliance certifications;
- Partnerships with housing authorities, 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 provides compliance with notifications, filings and fees to DECD for any declarant of a conversion condominium that must file notification of such conversion within 120 days of notice to the current residents of such units.

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 1 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 not-for-profit organizations as well as local Housing Authorities (HAs) 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 4 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 is currently not open to new applicants*.

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.

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.

COPS completed the following during FY 2005-06:

- 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 expects to be completed before the end of the fiscal year. Approximately 120 total projects will be catalogued and a process to update the catalogue as projects come on-line has been established.

Tables 98 provides an overview of the COPS financial activity during fiscal year 2005-06.

Table 98
2005-06 Financial Activity Under Each Program

Program Name	$ Expended
Condo Conversion	N/A
Congregate Facilities Operating Cost Subsidies	$ 5,258,151
Elderly Rental Assistance Program	$ 1,523,004
Elderly Rental Registry and Counselors	$ 548,128
Housing Assistance & Counseling/Assisted Living in Federal Facilities	$ 588,903
HUD Section 8 NC/SR	$ 11,700,000
Payment in Lieu of Taxes	$ 2,204,000
Tax Abatement	$ 1,704,890
Total	**$ 23,527,076**

Source: DECD

Key tasks during the next fiscal year include:

- Fund, develop and implement a web-based and interactive “Housing Registry” product that will have, at its core, a database of all affordable housing units in Connecticut; and

- Update the comprehensive analysis and study of the Elderly Rental Assistance Program**,** looking at the current and future needs for subsidy of this program. The goal is to get a better estimate of overall funding needed for this program.

M. 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 $13,768,031 for the period of October 1, 2005 through September 30, 2006. DECD expended $12,902,721 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.

DECD’s HUD Section 8 Projects

Table 98 details information on DECD’s HUD Section 8 Projects across the state.

Table 98 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
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	Sugarload 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

N. ENERGY CONSERVATION LOAN PROGRAM AND MULTIFAMILY ENERGY CONSERVATION LOAN PROGRAM

The Connecticut Housing Investment Fund, Inc. (CHIF) administers the Energy Conservation Loan Program (ECL) for Connecticut through the DECD's OMD. CHIF is a private, non-profit organization established to finance affordable housing and neighborhood revitalization projects throughout Connecticut. Since its incorporation in 1968, CHIF has provided more than

$108,000,000 in state financing to assist individuals and organizations to purchase, rehabilitate or construct homes for low and moderate-income families.

ECL and the Multifamily Energy Conservation Loan Program (MEL) 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/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.

Procedures for Administration of ECL and MEL

There are several steps that CHIF takes in processing and approving loans under ECL and MEL:

Application Intake - Persons receive applications in several ways including: a direct call to CHIF and the application is mailed immediately; available for pick up at CHIF; through contractors who take a supply of applications to give to customers; and/or from the CHIF Website. Clients then mail or bring completed applications to CHIF, where each application is date-stamped upon receipt. The required supporting documents are listed on the application. The program administrator reviews each application to make sure it is complete and inputs information about the applicant into the CHIF database. Each applicant is given a unique internal loan number. Credit reports for all new applications are automatically requested and received via modem.

Pre-Qualification - The program administrator reviews the file and, using a pre-qualification work sheet, determines whether the client has a debt load less than or equal to 39% of income. This calculation includes housing expenses, loan obligations, revolving charges and monthly income. Data for these calculations is gathered by way of the application, credit report, tax forms, phone calls and letters. Eligibility is based on income limits, term, and interest rates, underwriting criteria, income, obligations and credits set forth in the regulations. If the applicant's eligibility is in question, a letter is prepared notifying the applicant of the problem. The 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 ten 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, 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 99 shows the ECL/MEL activity during fiscal year 2005-06.

Table 99 Activity Under the Energy Conservation Loan Program Fiscal Year 2005-06		
Loan Type	**Number**	**$Amount**
ECL	**161**	**$1,385,497**
MEL	4	142,300.00
Deferred	**27**	**241,874**
Total:	**192**	**$1,769,671.00**
Fee Type		
Administration		$196,750.00
Programmatic Changes		**16,100.00**
Loan Servicing		44,863.00
Recovered Late Fees		**10,301.45**
Total:		**$268,014.45**

Source: DECD

O. 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 100 details the PILOT projects and funding during 2005-06.

Table 100 2005-06 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 101 details the Tax Abatement projects and funding during 2005-06.

Table 101 2005-06 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

P. 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.

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.

Efforts to Affirmatively Further Fair Housing

DECD has recently completed an update to the Statewide Analysis of Impediment to Fair Housing Choice and is providing training in fair housing and civil rights requirements for program participants. Additionally, DECD was a sponsoring agency for the annual state conferences for local housing authorities and non-profit organizations where fair housing training was part of the conference agenda. 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. Also included in this document is information on the efforts being made toward the affirmative fair marketing of these and any newly constructed units.

Data Collection

Data was collected through a survey titled "2005-06 Tenant Demographic Report." This survey was mailed to 65 housing developers that have used federal (HOME) and state funds (FLEX). Telephone follow-ups and technical assistance were provided to many respondents who requested such assistance. DECD received a total of 22 responses that yielded a 34% response rate.

A total of 1,852 units were reported as being occupied for the fiscal year 2005-06. Families occupy 80% (1,485) of state and federal assisted housing units. Elderly residents occupy 20% (292). Percentages presented in this section may not equal 100% in some categories because, in some cases, survey responses were incomplete.

More than 90% of the households surveyed were low-income households with incomes between 1 and 80% of the Area Median Income. The analysis that follows was based on information from only those sponsors and projects that responded to the survey.

Overview

The survey results of 22 projects indicated that 566 housing units utilized both the HOME and FLEX programs during FY 2005-06. Federal money funded 19 projects with 465 housing units. Two projects were assisted with state AHP funds, and the Sterling Apartments (61 units) in Bridgeport received assistance under both programs. (See Table 102 below)

Table 102
Total Projects and Units by Programs

Programs	#Projects	#Units	% Of Total
HOME	19	465	82.2%
AHP	2	40	7.1%
HOME/AHP	1	61	10.8%
Total	**22**	**566**	

Source: DECD

The location of the projects surveyed were classified into two categories based on population estimates, and were identified as either urban (more than 50,000) or non-urban (less than 50,000). 57% of all projects that were mailed the survey are in urban communities and the remainders are in non-urban settings. However, due to the relatively small number of survey responses, the results showed that only 47% of units are in urban communities and 53 % are in non-urban communities. (See Table 103 below) The data from Table 103 also suggests that "family" households in urban settings accounted for a little more than one third of the units (37%), while less than one tenth (9%) were occupied by the elderly. Conversely, the elderly

accounted for 39% of households in non-urban settings, while the percentage of families occupying housing units was only 14% in non-urban areas.

Table 103 Number of Households by Type and Setting						
	Family	**%Family**	**Elderly**	**%Elderly**	**Total**	**%Total**
Urban	211	37.3%	53	9.4%	264	46.6%
Non-Urban	81	14.3%	221	39.0%	302	53.4%
Total	**292**	**51.6%**	**274**	**48.4%**	**566**	

Source: DECD

As Table 103 illustrates, programs served approximately the same number of family and elderly households. The percentage of families served was 52, and the percentage of elderly households served was 48. Under the HOME program, 36% of family households and 46% of elderly households received assistance. The combined HOME/AHP programs served approximately 11% of family housing units. (See Table 104 below)

Table 104 Number of Households by Type and Program					
	Family	**%Family**	**Elderly**	**%Elderly**	**Total**
HOME	203	35.9%	262	46.3%	465
AHP	28	4.9%	12	2.1%	40
HOME/AHP	61	10.8%	0	0.0%	61
Total	292	51.6%	274	48.4%	566

Source: DECD

Characteristics of Households

The two main areas of interest in the department's survey are Area Median Income (AMI) and ethnicity.

Area Median Income

Table 105 shows that 179 (32%) 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. Additionally, 305 (54%) households reported their earned income between 26-50% of the AMI. While a small fraction (11.5%) of households earned income between 51-80% of the AMI. In total, 97.2% of residents being served earned a household income of less than 80% of AMI.

Table 105 Number of Households by AMI and Program						
	0-25%	**26-50%**	**51-80%**	**81-100%**	**100%+**	**Total**
HOME	164	275	22	2	1	464
AHP	0	12	15	13	0	40
HOME/AHP	15	18	28	0	0	61
Total	**179**	**305**	**65**	**15**	**1**	**565**
Percent of Households by AMI and Program						
	0-25%	**26-50%**	**51-80%**	**81-100%**	**100%+**	
HOME	29.0%	48.7%	3.9%	0.4%	0.2%	
AHP	0.0%	2.1%	2.7%	2.3%	0.0%	
HOME/AHP	2.7%	3.2%	5.0%	0.0%	0.0%	
Total	**31.7%**	**54.0%**	**11.5%**	**2.7%**	**0.2%**	

Source: DECD

Almost one third (29%) or 164 of the total residents served through DECD's housing programs fall under the HOME program and have earned income of less than 25% of the AMI. However, almost one half (48.7%) of residents reported their household income between 26-50% of AMI.

Ethnicity and Race

Table 106 displays the ethnic and racial distribution of current residents by various programs administered by DECD between July 1, 2005 and June 30, 2006. Of those responding, nearly three quarters (72%) of residents are white non-hispanic (WNH) and Hispanic. Black tenants account for 27%. The HOME program assists the vast majority of WNH residents (81%) while the remaining residents receive assistance from AHP or a combination of the HOME/AHP programs. The distribution of black and hispanic residents mirrored that of the WNH, 77% and 96% respectively.

Table 106 Number of Households by Ethnicity and Program						
	WNH	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
HOME	248	118	97	0	1	464
AHP	25	15	0	0	0	40
HOME/AHP	35	20	4	1	1	61
Total	**308**	**153**	**101**	**1**	**2**	**565**
Percentage of Households by Ethnicity and Program						
	WNH	**Black**	**Hispanic**	**Asian**	**Other**	
HOME	43.9%	20.9%	17.2%	0.0%	0.2%	
AHP	4.4%	2.7%	0.0%	0.0%	0.0%	
HOME/AHP	6.2%	3.5%	0.7%	0.2%	0.2%	
Total	**54.5%**	**27.1%**	**17.9%**	**0.2%**	**0.4%**	

Source: DECD

The majority of hispanic and black residents, 15.2% and 20.7% respectively, occupied family housing. In contrast, the majority of WNH residents (39.5%) lived in elderly housing. (See Table 107 below)

Table 107 Number of Households by Ethnicity and Type						
	WNH	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
Elderly	223	36	15	0	0	274
Families	85	117	86	1	2	291
Total	**308**	**153**	**101**	**1**	**2**	**565**
Percentage of Households by Ethnicity and Type						
	WNH	**Black**	**Hispanic**	**Asian**	**Other**	
Elderly	39.5%	6.4%	2.7%	0.0%	0.0%	
Families	15.0%	20.7%	15.2%	0.2%	0.4%	
Total	**54.5%**	**27.1%**	**17.9%**	**0.2%**	**0.4%**	

Source: DECD

The geographic location of the housing is a contributing factor to the differences in distribution of ethnic groups served under these programs. Most family rental housing stock is located in the larger, more metropolitan areas where there are greater concentrations of black and hispanic families. The majority of elderly rental housing is located in the smaller cities and suburban or rural towns where there are smaller concentrations of black and hispanic families. These housing occupant variations correlate very closely to population variations in the communities.

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 18 shows the distribution of loans and grants in DECD's current active investments in community, housing and economic development projects. Projects receiving both grant and loan funding make up 4% of the Business Assistance Portfolio, less than 1% of the Community Development Portfolio and just under 2% of the Housing Development Portfolio.

Chart 18
DECD Combined Portfolio
Grant vs. Loan

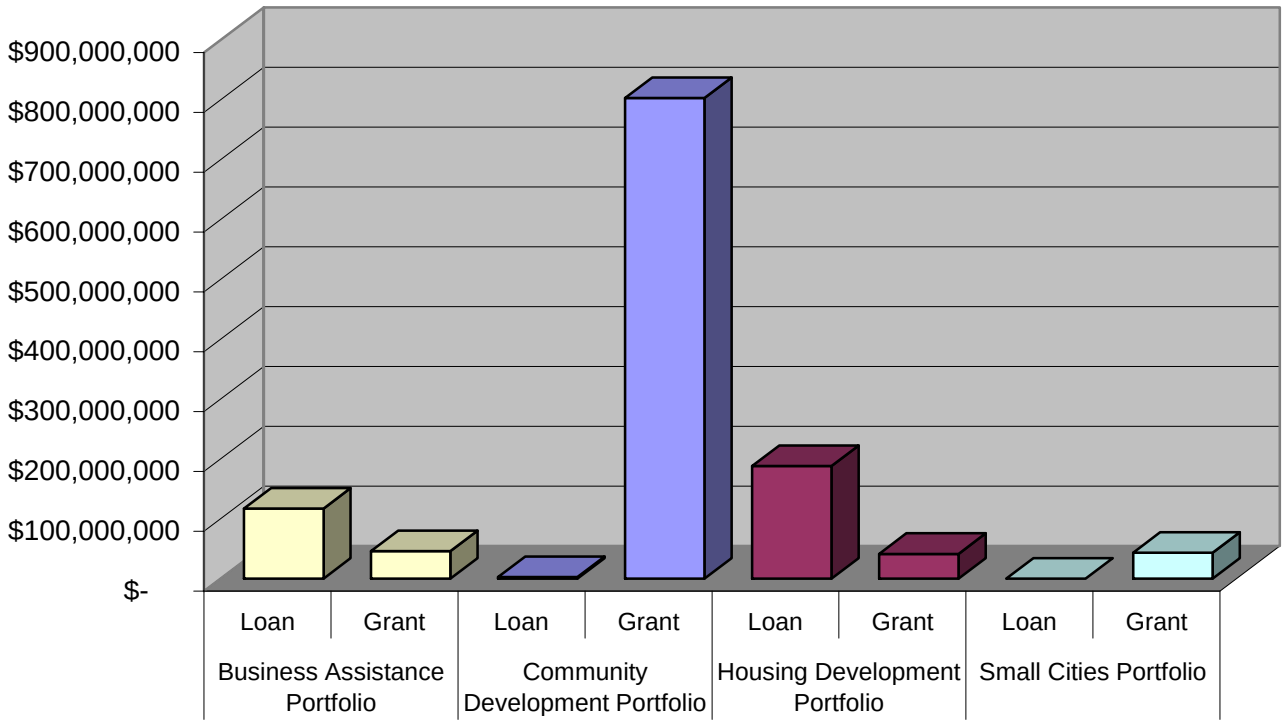
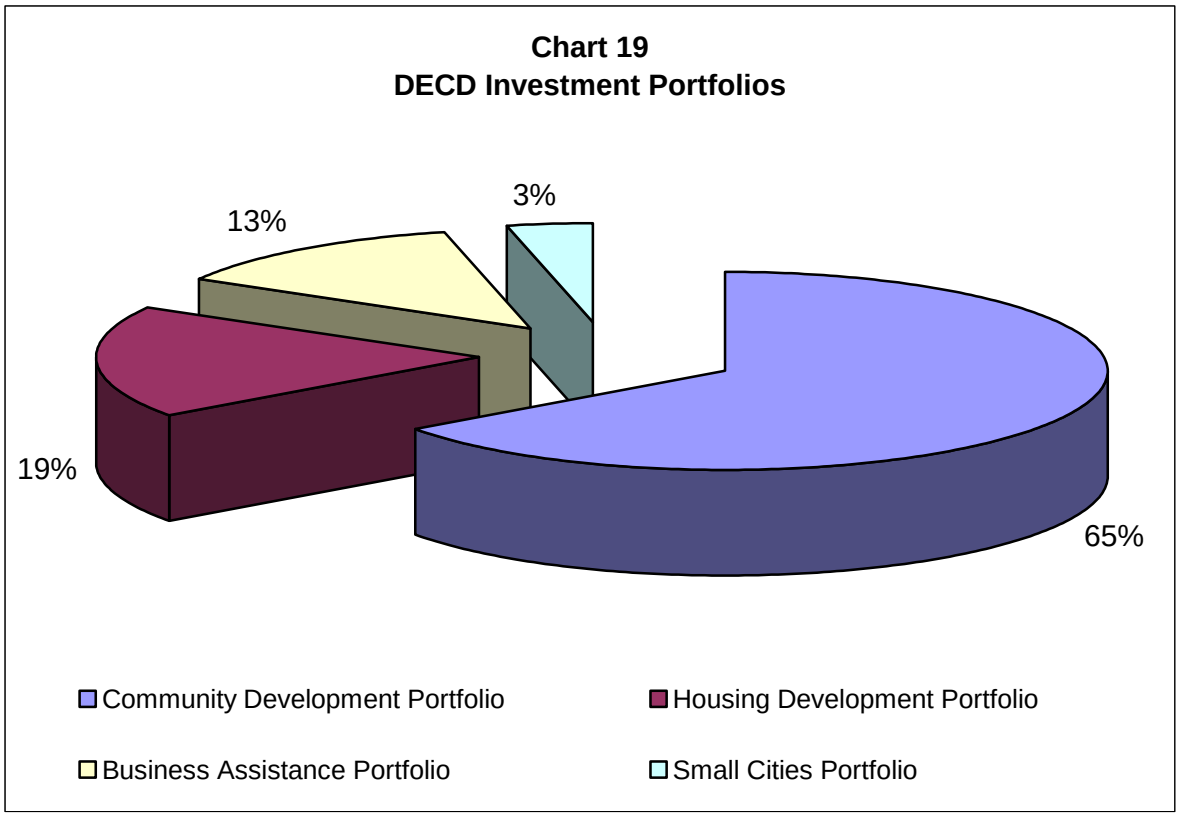


Chart 19 shows DECD's current active investments in community, housing and economic development projects of approximately $1.2 billion. With this investment, the DECD leveraged over $2.2 billion in non-state funds. It is notable that business assistance financing makes up only 13% of DECD's total active 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

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Agency Administrative/Support Function Performance

Administrative Services:
Administrative functions of the agency provide direct and indirect support and/or managerial oversight to the operations of the department. They include strategic planning and research, human resources and affirmative action, marketing and communications, budgetary planning, coordination and administration of fiscal and technical functions, portfolio management, financial reviews, engineering, architectural and construction services, management information systems, facilities management, compliance and monitoring services, audit functions, records maintenance and legal and legislative services.

Administrative Services Mission:
The mission of DECD's Administrative Services is to assist the agency fulfill its overall mission through the efficient and timely provision of all necessary and appropriate support to the agency's functional units.

Over-Arching Goal:
The goal of the agency's administrative services is to create and maintain the internal infrastructure necessary to successfully develop and implement its housing, economic and community development programs.

Mission Implementation:
Administrative functions develop and implement policy; undertake strategic planning activities, and provide guidance on all administrative and community development matters; provide operational fiscal management and budget control and planning; develop and implement a comprehensive marketing and communications strategy to increase the flow of information within the agency and between the agency and its customers, partners and investors; provide financial review and underwriting services; provide human resources and staff development assistance; conduct audit functions; and provide program evaluation, performance tracking and monitoring. Administrative services also include the development and management of the management information system, quarterly analysis of finances, documentation of the bond pipeline, and management of the portfolio system that monitors compliance on housing, economic and community development projects.

Functional Components:
DECD's administrative services are as follows:

- Office of the Commissioner
  - Communications
  - Human Resources & Affirmative Action
  - Legal Services
  - Legislative Liaison
- Office of Finance & Administration
  - Billing and Receivables
  - Bond Commission
  - Budget
  - Loan Servicing
  - Master Files
  - Payroll
  - Purchasing
- Office of Infrastructure & Real Estate

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  - Architectural Review
  - Construction Services
  - Engineering Review
  - Environmental Review
- Compliance Office and Planning/Program Support (COPS)
  - Accounting Support
  - Audit Services
  - Fair Housing
  - Financial Review and Underwriting
  - Long-term Compliance
  - Research
  - Strategic Planning

Agency Finances:

The Office of Finance and Administration (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 management information system consistent with industry standards.

Responsibilities include: budget, accounting, financial and administrative support services, record keeping, facilities management, transportation management, bond commission process and information technology management. Specific tasks are:

- **Budget**
  - Prepare agency's operating and capital budget requests
  - Oversee and coordinate office spending plans
- **Accounting**
  - Funds management
  - General fund/accounting management
  - Bond funds accounting/management
  - Federal funds accounting/management
  - Allotment and de-allotment of funds
  - Accounts payable – grants and loans
  - Accounts receivable
  - Deposits
  - General Ledger
  - Maintain and reconcile account ledgers
  - Reich and Tang accounts
- **Financial and Administrative Support Services**
  - Purchasing
  - Accounts payable – goods/services/administrative expenses
  - Accounts receivable – loan servicing
  - Payroll
  - Travel
  - Management of vehicles
  - Mail services
  - Inventory
  - Telephones/agency telecommunications systems
  - Core CT (the state financial accounting software)

- Facilities management
- **Bond Commission**
  - Coordinate and submit bond commission reports
  - Budget tracking and reporting
- **Information Technology Management**
  - Leadership role in creating agency information plan
  - Establish agency hardware, software, network and communications standards
  - Spur appropriate technology use among agency employees
  - Acquire and install computer hardware and software
  - Maintain network
  - Provide technical support
  - Maintain telephone system
- **Record Retention and Master Files**
  - Master file maintenance and records scanning management
  - Records retention schedule management

There were 484 hours of staff training for 13 staff members under the Office of Finance and Administration for 2004-2005.

Human Resources:

Human Resources is responsible for the agency's affirmative action plan and provides assistance to DECD offices in all personnel management matters, including training and staff development, labor relations, workforce and career development, workplace diversity, workplace safety, personnel policy and directives.

Research and Planning:

The Research and Planning Section of the Compliance Office and Planning/Program Support (COPS) is responsible for research related to community, economic and housing development, both internally for other department staff and externally for the public. This section is also responsible for the development and implementation of policies and strategies that support the agency's mission and for various plans required by the Legislature and HUD.

Responsibilities include:

- Research, writing and public comment opportunities in preparation of the:
  - **Consolidated Plan for Housing and Community Development (ConPlan)**, a five year document required by the U.S. Department of Housing and Urban Development (HUD) in order to receive all federal dollars for Connecticut.
  - **Annual Action Plan for Housing and Community**, a document required by HUD each year of an approved ConPlan that represents the annual implementation plan on DECD goals, strategies and outcomes in all agency activities.
  - **State Long Range Housing Plan**, a five year document required by the Legislature on January 1 each year.
  - **State Long Range Housing Action Plan**, a document required each July 1 of an approved State Long Range Housing Plan that details the implementation plan on DECD goals, strategies and outcomes in all agency activities related to housing.
- Policy development
- Performance measurement, review and reporting that includes:

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- **Agency Annual Report** (a new, consolidated report on all activities of DECD) due to the Legislature every February 1
- **Affordable Housing Appeals List** published separately once a year
- **Distressed Municipalities List** published separately once a year
- **Performance Evaluation Report (PER)** required yearly by HUD

Research and Planning is also responsible for review and certification of HUD-required plans and applications for assistance to HUD from both other state agencies and community-based organizations as follows:

- **ConPlan Certifications for HUD's Shelter Plus Care Program** (a rental assistance program administered by DMHAS designed to provide housing and supportive services on a long-term basis to an estimated 650 persons per year who are homeless and disabled)
  - DECD provides review and certification for DMHAS and other local organizations on whether their applications for assistance to HUD under Shelter Plus Care are in compliance with Connecticut's Consolidated Plan for Housing and Community Development (ConPlan)
  - During 2004-2005, DECD provided certifications on behalf of DMHAS and the communities of Bridgeport, Danbury, Hamden, Hartford, Meriden, Middlesex County, New Haven, New London, Norwalk, Stamford, Torrington and Willimantic (see chart below)
- **ConPlan Certifications for HUD's Supportive Housing Program** (local organizations develop and administer supportive housing and services that allow homeless persons to live as independently as possible, achieve residential stability, increase their skills and/or income, and have more influence over decisions that affect their lives)
  - Again, DECD reviews applications to HUD for this program to determine whether they are in compliance with the ConPlan
  - During 2004-2005, DECD provided certifications for organizations in Bloomfield, Danbury, the greater Hartford region, New Haven, New London County, Niantic, Plainville, West Hartford, Wethersfield, Willimantic and the Windham region.
- **ConPlan Certifications for Public Housing Authority (PHA) Plans to HUD** (a PHA Plan is a five year plan to HUD (with an action plan for each of the years) that provides details about the Housing Authority's current programs, the resident population served and the strategy for addressing the housing needs of currently assisted families and the larger community)
  - DECD reviews PHA plans to HUD for consistency with the State's ConPlan and during 2004-2005, staff certified the following plans: Ansonia, Canton, East Haven, Enfield, Killingly, Naugatuck, Newington, Portland, South Windsor, Vernon, Wallingford, Wethersfield, Willimantic, Windsor and Windsor Locks.
  - DECD also reviewed and certified the State Department of Social Services (DSS) five-year plan for the state's Section 8 program.

DECD has developed an in-house, upgraded capacity in research expertise to administer the most advanced econometric models available. The Department is now able to provide more complex and sophisticated economic impact analyses (EIAs) for prospective projects due to this new capacity. Through cutting-edge research tools such as the REMI Policy Insight and TranSight models, DECD staff has performed many comprehensive analyses, most notably those involving Bradley International Airport and the New London Sub Base. Copies of these reports are available at www.ct.gov/ecd.

Research responsibilities include:

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- Economic research
- Market research
- Demographic research
- Econometric modeling

Compliance, Audit and Financial Analysis:

The Compliance, Audit and Financial Review Section of the Compliance Office and Planning/Program Support provides financial reviews of all economic, community and housing development projects to be funded by the department, and is responsible for compliance monitoring to assure adherence to statutes, regulations, and assistance agreements for activities funded by the department.

Responsibilities include:

- **Conduct formal due diligence**, financial and project eligibility review, and basic economic impact assessments of applicants for financial assistance and specific projects from DECD project managers and the Commissioner's Office:
  - Conduct financial workouts
  - Collect data on annual jobs report section of the Agency Annual Report
  - Administer the Insurance Reinvestment Tax Credit Program
- **Monitor client contractual obligations**:
  - Record keeping and accounting systems, procurement policy, checking and investment policies and insurance coverage
  - Budget extensions
  - Project status reports/milestones
- **Review client requests** for:
  - Consent to merge
  - Bankruptcy
  - Foreclosure
  - Royalty agreement
  - Subordination requests
  - Collateral review
  - Project workouts/job audits
  - Financial reporting/review
  - Beneficiary financial statements
  - Borrower financial statements
  - Guarantor financial statements
- **Issue Certificate of Approved Program Costs** to ensure that the funding of any specific contract relative to the approved cost items of the contract are satisfied
- **Act as cognizant agency for state single audit** act for housing authorities
- **Conduct audits or review the audits performed by independent auditors** of municipalities, non-profits, for-profits, housing authorities or other entities receiving money distributed and monitored by DECD
- **Ensure that all audits are performed in accordance with generally accepted auditing standards**, government auditing standards and requirements of DECD
- **Provide technical assistance** to other offices of the agency and audit professionals serving DECD's customers

Appendix
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DECD Economic Impact Analysis Tools

Application of RIMS II – The Multiplier Approach

The RIMS II multiplier approach to economic impact analysis is fairly straightforward. Depending on the nature of the primary input data available, one can use multipliers in any one of three categories: earnings, output (sales), or employment. Therefore, if the user knows what the payroll for a given project will be, but not the related investment, the earnings multiplier can be used to measure total economic impact. Or, if only sales are known, an output multiplier can be used to estimate total impact. Finally, if only employment is known, total employment impact can be measured using the employment multiplier. However, total economic impact is not the sum of all three. Each is a different and alternative concept of impact and stands on its own. The availability of three multipliers allows the project impact to be viewed from three different perspectives with the following possible relationships:

(Direct Change in Employment) x Employment Multiplier = Total Employment Impact

OR

(Direct Change in Earnings) x Earnings Multiplier = Total Earnings Impact

OR

(Direct Change in Output) x Output Multiplier = Total Output Impact

The BEA's multipliers are based on the principle that every industry sector of the economy uses inputs from, and sells output to, all other industry sectors to varying degrees (including zero). Thus the input-output relationship (a national table) plays a key role in the value of the individual industry multipliers, and it can be important to know exactly what industries are involved in any given project.

Likewise, the combined indirect and induced effects are the product of the direct change times the fraction that the multiplier is above (or below) 1.00. For example, an output multiplier of 1.7 means that the indirect effects (including the induced effect) are:

(Direct Change in Output) x (.7) = (Indirect plus Induced Effect)

In this example, a direct change in output (say from a $1.0 million injection of federal defense dollars) has a total output effect on the economy of $1.7 million, or $1.0 million directly and $0.7 million as a result of indirect and induced spending.

One limitation of the RIMS II multiplier approach is that the result shows a single moment in time, not a period of time. It's a "snapshot." For example, the issue for the analysis of the Sub Base and Electric Boat is that today's policy decisions have future consequences. It is often preferred to look at the effects of an economic change over a 10- or 20-year horizon, because some variables are affected differently over time. In addition, changed economic activity in one region (e.g., New London County) changes the imports and exports from that region. RIMS does not recalibrate changed commodity flows after a change in economic activity in a given county.

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IMPLAN – A Static Economic Impact Analysis

Input-output accounting describes commodity flows from producers to intermediate and final consumers. The total industry purchases of commodities, services, employment compensation, value added, and imports are equal to the value of the commodities produced. Purchases for final use (final demand) drive this model and REMI described below. Industries produce goods and services for final demand and purchase goods and services from other producers. These other producers, in turn, purchase goods and services. These rounds of buying of goods and services (indirect purchases) continue until leakages from the region (imports and value added) stop the cycle. These indirect and induced effects (the effects of household spending) are mathematically derived (the derivation is called the Leontief inverse) in the course of performing an impact analysis. The resulting sets of multipliers describe the change in output for each regional industry caused by a one-dollar change in final demand for a given industry. Creating regional input-output models requires a large amount of data. The cost of surveying industries within each region to derive a list of commodity purchases (production functions) is prohibitive. IMPLAN, developed by MIG, Inc. (www.implanpro.com) provides a straightforward means to develop regional input-output models. The IMPLAN industry accounts closely follow the accounting conventions used in the "Input-Output Study of the U.S. Economy" by the Bureau of Economic Analysis (1980) and the rectangular format recommended by the United Nations. The IMPLAN system serves three functions: 1) data retrieval, 2) data reduction and model development, and 3) impact analysis.

Comprehensive and detailed data coverage of the entire U.S. by county, and the ability to incorporate user-supplied data at each stage of the model building process, provides flexibility both in terms of geographic coverage and model formulation. The IMPLAN database, created and updated annually by MIG, Inc., consists of two major parts: 1) a national-level technology matrix and 2) estimates of industry sector activity for final demand, final payments, industry output and employment for each county in the U.S. along with state and national totals. IMPLAN easily allows the user to do the following:

- Develop specific multiplier tables;
- Develop a complete set of SAM (Social Accounting Matrix) accounts;
- Change any component of the system, production functions, trade flows, or database;
- Generate type I, II, or any true SAM multiplier internalizing household, government, and/or investment activities
- Create custom impact analysis by entering final demand changes;
- Obtain a large variety of reports in the system to examine the model's assumptions and calculations.

There are two components to the IMPLAN system, the software and databases. The databases provide all information to create regional IMPLAN models. The software performs the calculations and provides an interface to make final demand changes. The IMPLAN model inputs are quite similar to those described below for REMI.

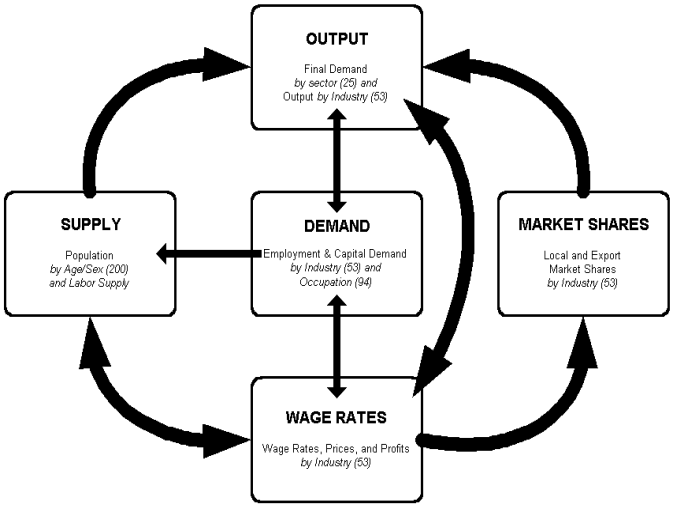
RIMS II and IMPLAN are static models of a regional economy, that is, there is no time dimension allowing for an evaluation of a multi-year project and differential paybacks as the economy grows. Further, these models are closed economy models, that is, they do not allow migration of people or capital across borders in response to economic changes in a region. Moreover, these models capture only demand side changes (changes in

demand for goods and services reflected in changes in net new sales or employment in an industry). In contrast, REMI does not have these limitations.

The REMI Policy Insight Model

The model is built using detailed county-level economic activity data collected by the Federal government (through agencies such as the Bureau of Economic Analysis (BEA), the Internal Revenue Service (IRS) and Census). This data is used to build county specific analyses.

There are five key linkages all directly and indirectly interrelated with each other. An alteration of one can have ripple effects on all the others, which are computed automatically by the model. For example, loss of an employer can lead to population shifts over time, which can further result in wage and price shifts for both factors of production and consumer goods, or housing costs. All of these are taken into account simultaneously to provide a realistic simulation of the real world result. Sometimes short-run decreases can yield long-term gains and vice versa depending on the forecast horizon. National macro-level variables are also "drivers" of some of the state and regional variables.



Linkages Among the Major Parts of the REMI Model
(REMI is a product of Regional Economic Models Inc.)

The five linkages are as follows: (1) output, (2) demand, (3) wage rate, (4) supply, and (5) market share. Investment and/or government demand might shape relative factor prices and influence consumption, which depends on income. The model takes all this interaction into account. Ultimately, it calculates this interaction providing explicit estimates on profitability, inter-state and international exports or commodity flows to and from the region, as well as effects on income and population.

Application of the Model

The REMI Model consists of two sequential components: an economic engine that produces simulations of economic and demographic changes (economic impacts), and a fiscal module that is employed after the simulation runs. It uses the results of the simulation to calculate the fiscal effects of the economic changes present in the simulation (fiscal impacts). Fiscal impacts should not be confused with the terms associated with economic impacts such as ‘direct’ and ‘indirect’ effects, which describe, in input-output language, economic activity associated with the project itself (direct) versus business to business transactions (indirect) and business to household transactions (induced or wage spending). Economic and fiscal results reported in the EIA represent the total (direct+indirect+induced) impact of the project. The indirect and induced components of the impact represent the ripple effects or “multiplier.”

Appendix
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Using REMI for Economic Impact Analysis

To conduct an impaact study using REMI, the DECD collects the following data describing the proposed project:

CONSTRUCTION PHASE	UNITS
• Engineering and Architect	Millions of dollars
• Real Estate Costs	Millions of dollars
• Legal Fees	Millions of dollars
• Construction	Millions of dollars
• Square Footage of Project	Square footage
• Furniture and Fixtures	Millions of dollars
• Computers	Millions of dollars
• Telecommunications Equipment	Millions of dollars
• Detailed Project Description	Narrative

The Connecticut industries from which goods or services will be purchased, and any special aspects of the construction phase that involve a substantial expenditure of money by the organization or the state (i.e., special road or public utility construction), is important information that may be included in the analysis.

OPERATION PHASE	UNITS
• Employees	Number of workers
• Average Wage	Thousands of dollars (current year)
• Annual Capital Expenditures	Thousands of dollars (current year)

The difference between the average wage paid in the new or expanded firm and that of the industry as REMI knows it is included as a compensation adjustment.

Note: Other data may be required due to the unique nature of a given project.

Treatment of Impacts

Project data is organized into three categories of direct impacts: construction, operation, and fiscal. Construction impacts typically deal with building a new facility or expanding an existing facility, purchasing furniture, fixtures and equipment. In addition, remediation, demolition, infrastructure improvements, renovations, or special services integral to the initial phases of a firm's startup operations are modeled as part of the overall impact.

Operations capture the ongoing business of the firm, measured as net new employment or sales, as well as adjustments to reconcile model assumptions with the firm's actual characteristics (e.g., wages, operating costs, raw material purchases). Fiscal impacts relate to consequences of the firm's presence with respect to state and local tax revenues and expenditures that are not captured in the model's basic framework, and to financial transactions occurring between the firm and the state such as bonding for a grant.

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Fiscal Modeling Details

REMI tracks the changes to government activity at both the state and local levels. Due to the infrequency of publication of Census of Governments fiscal data, the fiscal module requires regular calibration. While the levels can be adjusted to the most recent fiscal year's data, the rates of taxation are hard-coded into the model software. This can be problematic in cases such as local property taxes, since mill rates change with such regularity. Given that property taxes are a major component of local revenues, and due to lack of geographic detail in the model framework (county), property tax revenues associated with the project are calculated separately and later introduced to the model if needed.

Another subtlety in modeling fiscal impacts is the interaction between the government sector in the economic component of REMI and the accounting "balance" in the fiscal module. When changes are made to government spending, the impact triggers indirect economic responses, followed by the estimation of state and local revenues and expenditures. However, the model has no awareness that government spending (on the economic side) changes the actual state or local budget (on the fiscal side if in fact it does). This is remedied by manually adjusting the revenues and expenditures results before they are reported in the EIA if necessary.

General Model Assumptions

The key underlying assumption of projects where a financial relationship exists between government and a private firm is that public funds are used as an opportunity cost to other possible projects. This means that, although funds are budgeted for specific programs administered by DECD, from a benefit-cost perspective, the grants, loans, subsidies, abatements, exemptions, etc. given to a firm from government are considered a cost to be weighed against the economic benefit of the firm's activity.

DECD relies on REMI for model construction and selection of data sources for Connecticut specific values for employment, wages, population, tax rates, and others, except in cases where a particular project's specifications differ from REMI assumptions. Actual reference to data sources or methodology can be found at: www.remi.com/support/documents.html

Data sources that change regularly and are used in modeling techniques often are calibrated by DECD. Two examples of this are municipal mill rates used in property tax calculation, and the discount rate, which is adjusted to match rates on long-term state bonds (the state's borrowing cost or cost of funds). Additionally, DECD monitors parameters within the model structure to ensure they are in step with local economic conditions.

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PROJECTS FOR WHICH A JOB AUDIT HAS NOT YET OCCURRED OR ARE PENDING RECIEPT/REVIEW

			CONTRACT REQUIREMENTS		
COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT
Accel International Holdings, Inc.	12/12/2005	12/31/2007	17	11	28
Asper, Inc. d/b/a Futuristics Components, LLC	6/14/2005	12/31/2006	29	5	34
Diageo North America, Inc.	6/29/2004	9/1/08-5/3/14	700	300	1,000
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	11/1/07-1/20/15	356	180	536
Fairfield Crystal Technologies, LLC	12/28/2005	12/28/2009	2	25	27
Genomas, Inc.	3/30/2005	9/14/2007	4	21	25
Halox Technologies, Inc.	4/30/1998	7/31/2006	2	98	100
Ikonysis, Inc.	11/17/2005	5/23/2011	18	22	40
Lowe's Home Centers, Inc.	7/12/2004	8/28/08-8/28/14	0	525	525
Neeltran, Inc.	12/5/2005	12/31/07-12/31/08	64	34	98
NESSteel, Inc.	6/21/2006	11/21/2008	29	20	49
PEZ Manufacturing, Inc.	4/25/2006	12/21/10-12/21/11	127	20	147
Porcelen Limited Connecticut, LLC ****	4/12/2002	6/30/2007	68	100	168
Southington Tool & Manufacturing Corp.	3/29/06	6/30/2007	34	0	34
Total Pending Review	**16**		**1,450**	**1,496**	**2,946**

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loa

Appendix
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Department of Economic and Community Development
Business Assistance Portfolio - Job Audit Results
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PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE BEEN FULFILLED BASED ON LAST JOB AUDIT

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS: JOBS TO BE RETAINED	CONTRACT REQUIREMENTS: JOBS TO BE CREATED	CONTRACT REQUIREMENTS: CONTRACT TOTAL RET/CRT	JOB AUDIT RESULTS
Al's Holdings, Inc. ****	11/21/2000	9/30/2003	35	25	60	61
American Modular Corporation	3/29/99	1/1/2003	0	40	40	40
Apollo Packaging, Inc.	4/4/97	12/31/1998	20	25	45	58
APS Technology, Inc. ****	6/1/1998	9/30/2002	0	30	30	32
Bauer Howden, Inc. ****	12/12/2002	12/31/2005	48	2	50	52
Bayer Pharmaceutical Corporation	12/11/1995	6/30/1995	0	250	250	1,482
Becton Dickinson ****	12/4/2001	12/31/2003	563	0	563	567
BI Services Center, Inc.	5/14/98	12/31/1998	8	52	60	60
BIC Corporation	7/21/1994	2/28/2002	900	0	900	928
Bob's Discount Furniture, Inc. ****	12/30/1997	2/1/2001	60	118	178	552
Bozzuto's, Inc.	5/15/1997	11/31/99-12/31/06	398	30	428	968
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
Casco Products Corporation	5/3/1994	5/31/2005	40	0	40	43
Chaves Bakery II, Inc.	10/1/1998	9/30/2002	25	75	100	100
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	10/26/05-10/26/12	750	0	750	788
Derector 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
Fortune Plastics, Inc.	5/14/1996	5/14/1997	120	0	120	123
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
Hilltop Investments, LLC/Daticon, Inc.	2/24/2003	7/1/2005	200	50	250	315
Lincoln National Corporation	5/19/00	5/29/2000	550	50	600	782
Martin Brower Co. ****	9/28/2001	12/31/2003	99	59	158	184
MBI, Inc.	1/14/2003	1/14/06-12/31/11	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

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PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE BEEN FULFILLED BASED ON LAST JOB AUDIT

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS: JOBS TO BE RETAINED	CONTRACT REQUIREMENTS: JOBS TO BE CREATED	CONTRACT REQUIREMENTS: CONTRACT TOTAL RET/CRT	JOB AUDIT RESULTS
Oxford Industries of Connecticut, Inc.	6/9/1998	1/30/2000	16	15	31	35
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
Sempra Energy Trading Corp. ****	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	6/22/2004	51	0	51	57
TI Group Automotive Systems (Walbro Automotive Corp./Whitehead Engineering Prod.)	2/17/1995	12/31/99-12/31/04	353	147	500	575
Trans-Lux Corporation	12/7/1995	6/30/1998	160	60	220	348
Trumpf Inc.	7/31/1996	10/31/1996	199	42	241	275
UBS Investment Bank	1/4/2001	12/31/00-12/31/09	2,000	0	2,000	3,247
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. ****	7/11/2000	3/31/2002	49	41	90	113
Yarde Metals, Inc. ****	3/13/2001	6/30/2003	235	45	280	340
Total - Met Job Goal	**46**		**9,039**	**3,413**	**12,452**	**17,544**

*** - data not available
**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loa

Comments: Bozzuto's and Cuno seamless project not included.

Bozzuto's - Seamless	2/18/1998	8/1/2000	503	160	663	719
CUNO - Seamless						

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PROJECTS FOR WHICH THERE IS NO CONTRACTUAL JOBS REQUIREMENT

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS: JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT
Allied Controls, Inc.	10/15/1992	-	0	0	0
Apparel Manufacturing Corporation	10/28/1993	-	0	0	0
Classic Coil Company, Inc.	2/22/1996	-	0	0	0
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company now known as Proline Printing	2/9/1993	-	0	0	0
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	1/26/1995	-	0	0	0
Howland Hughes Company	7/31/1998	-	0	0	0
Incubator Associates, LP	1/6/2004	-	0	0	0
Kaman Aerospace Corporation	11/19/1992	-	0	0	0
North American Dispense f/k/a Drought Technologies ****	6/29/1998	-	0	0	0
Protein Sciences Corporation/MEDCO	5/5/1992	-	0	0	0
Rand Whitney Group, LLC	1/10/1997	-	0	0	0
Total Job Audit Not Required	**11**		**0**	**0**	**0**

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loa

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PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE NOT BEEN FULFILLED BASED ON LAST JOB AUDIT CONDUCTED

			CONTRACT REQUIREMENTS			
COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT	JOB AUDIT RESULTS
A. B. Massa Paper Corporation	2/22/1995	6/1/1998	15	50	65	55
AAR Engine Component Services ****	2/24/1999	12/31/2002	175	100	275	67
Adom Foods Corporation	9/9/96	5/6/2000	0	5	5	1
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	12/31/03-12/31/12	50	2	52	35
American Unibrass Tube Co., LLC ****	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
Atlantic Steel & Processing, LLC	4/26/2000	8/30/2005	0	35	35	13
Atticus Bakery ****	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 ****	10/5/2001	12/31/2005	75	36	111	110
Chemtura Corporation f/k/a Witco Corporation/Crompton Cor	6/10/1994	12/31/95-12/31/04	0	800	800	615
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
Cytec Industries, Inc.	7/26/1995	6/30/96-6/30/05	500	0	500	434
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
Industrial Heater Corporation	1/12/1998	7/31/2002	75	15	90	63
Innovative Arc Tubes Corporation	6/8/00	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. ****	3/1/1999	3/1/2002	4	21	25	19
Neumade Products Corporation	1/9/1998	1/1/2002	8	41	49	33
Precision Speed Manufacturing, Co.	4/15/1997	4/1/2001	49	12	61	53
Que Fashions	7/1/99	6/30/2003	55	30	85	1
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	2/7/97	12/31/2000	250	75	325	239
Rex Lumber Company	9/30/1996	12/31/1999	95	40	135	126

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PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE NOT BEEN FULFILLED BASED ON LAST JOB AUDIT CONDUCTED

			CONTRACT REQUIREMENTS			
COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT	JOB AUDIT RESULTS
AT&T East f/k/a SNET Diversified Group, Inc./SBC	8/11/2000	6/30/2004	9,000	0	9,000	8,386
Space Craft Manufacturing, Inc.	12/22/1998	12/31/2000	30	15	45	37
Survival Systems Training USA, Inc. ****	7/9/1999	6/30/2000	7	26	33	10
Tele Tech Financial Services Management, Inc. ****	6/29/1999	9/30/2002	0	550	550	305
United Parcel Service, Inc.	1/18/1995	12/31/1997	0	346	346	184
USI, Inc.	12/5/96	1/1/2002	63	25	88	79
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 Not Met	**40**		**11,922**	**3,028**	**14,950**	**12,605**

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loa

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Department of Economic and Community Development
Business Assistance Portfolio
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Summary of Surveys
2006

Number of projects	120
Number of companies surveyed:	113
Number of surveys returned:	83
Number of participating companies:	83
Number of companies that did not respond:	8

DECD/CDA Seamless Deals

Number of companies surveyed:	22
Number of surveys returned:	10
Number of participating companies:	10
Number of companies that did not respond:	12

Total number of participating companies:	93
Total number of companies that did not respond:	20

Department of Economic and Community Development

Business Assistance Portfolio

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FISCAL YEAR	COMPANY	ADDRESS	MUNICIPALITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
FY 91-92																
	Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	CT	06450	Manufacturing	2836	325414	no	$ 33,729	$ -	$ 2,099,074	$ 2,099,074	$ 3,260,000	$ 1,160,926	MAA
FY 92-93																
	Allied Controls, Inc.	150 East Aurora Street	Waterbury	CT	06708	Manufacturing	3679	334418	no	$ 33,892	$ -	$ 250,000	$ 250,000	$ 500,000	$ 250,000	MAA
	Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	CT	06002	Manufacturing	3721	336411	no	$ 33,927	$ 3,000,000	$ -	$ 3,000,000	$ 6,000,000	$ 3,000,000	MAA
	Eastern Color Acquisition Company f/k/a Eastern Color Printing Company	60 Security Drive	Avon	CT	06001-4238	Manufacturing	2752	323110	yes	$ 34,009	$ -	$ 1,600,000	$ 1,600,000	$ 3,185,000	$ 1,585,000	MAA
	Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no	$ 34,058	$ -	$ 500,000	$ 500,000	$ 2,500,000	$ 2,000,000	MAA
FY 93-94																
	Casco Products Corporation	One Waterview Drive	Shelton	CT	06484-7367	Manufacturing	3714	336211	no	$ 34,457	$ 1,500,000	$ -	$ 1,500,000	$ 1,903,000	$ 403,000	MAA
	Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	199 Benson Road	Middlebury	CT	06749	Manufacturing	3259	327123	no	$ 34,495	$ 8,000,000	$ -	$ 8,000,000	$ 36,668,784	$ 28,668,784	MAA
FY 94-95																
	BIC Corporation	500 Bic Drive	Milford	CT	06460	Manufacturing	3079	339942	no	$ 34,536	$ 4,600,000	$ 4,500,000	$ 9,100,000	$ 86,447,000	$ 77,347,000	MAA
	Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	Charter Oak Blvd	West Hartford	CT	06133	Manufacturing	3724	336412	no	$ 34,725	$ 1,549,301	$ -	$ 1,549,301	$ 4,811,279	$ 3,261,978	MAA
	TI Group Automotive Systems (Walbro Automotive Corp./Whitehead Engineering Prod.)	Gracey Avenue	Meriden	CT	06450	Manufacturing	3713	336211	no	$ 34,747	$ 2,000,000	$ 3,400,000	$ 5,400,000	$ 18,934,000	$ 13,534,000	MAA
	A. B. Massa Paper Corporation	5 Firestone Drive	Suffield	CT	06078	Wholesale	5113	424130	no	$ 34,752	$ 200,000	$ -	$ 200,000	$ 4,539,500	$ 4,339,500	MAA
	Arburg, Inc.	125 Rockwell Road	Newington	CT	06111	Wholesale	5084	423830	no	$ 34,794	$ 500,000	$ -	$ 500,000	$ 1,503,034	$ 1,003,034	MAA
FY 95-96																
	Cytec Industries, Inc.	South Cherry Street	Wallingford	CT	06492	Manufacturing	2834	325412	no	$ 34,906	$ 2,000,000	$ -	$ 2,000,000	$ 20,000,000	$ 18,000,000	MAA
	Vespoli USA Inc.	385 Clinton Avenue	Fair Haven	CT	06513	Manufacturing	3732	336612	no	$ 34,988	$ 150,000	$ -	$ 150,000	$ 947,835	$ 797,835	MAA
	Trans-Lux Corporation	110 Richards Avenue	Norwalk	CT	06854	Manufacturing	3993	323113	no	$ 35,040	$ 350,000	$ -	$ 350,000	$ 2,107,815	$ 1,757,815	MAA
	Bayer Pharmaceutical Corporation	400 Morgan Lane	West Haven	CT	06516	Manufacturing	2834	325412	no	$ 35,044	$ 3,000,000	$ -	$ 3,000,000	$ 53,700,000	$ 50,700,000	MAA
	Classic Coil Company, Inc.	205 Century Drive	Bristol	CT	06010	Manufacturing	3661	334418	no	$ 35,117	$ 50,000	$ 50,000	$ 100,000	$ 316,090	$ 216,090	MAA
	Bicron Electronics Company	50 Barlow Street	Canaan	CT	06018	Manufacturing	3670	334416	no	$ 35,143	$ 130,000	$ -	$ 130,000	$ 2,000,000	$ 1,870,000	MAA
	Fortune Plastics, Inc.	Williams Lane	Old Saybrook	CT	06475	Manufacturing	3261	326111	no	$ 35,199	$ 125,000	$ -	$ 125,000	$ 479,824	$ 354,824	MAA
FY 96-97																
	Trumpf Inc.	111 Hyde Park Road	Farmington	CT	06032	Manufacturing	3351	331421	no	$ 35,277	$ 200,000	$ -	$ 200,000	$ 6,200,000	$ 6,000,000	MAA
	Rex Lumber Company	489 Sullivan Avenue	South Windsor	CT	06074	Manufacturing	2421	321999	no	$ 35,338	$ 100,000	$ -	$ 100,000	$ 4,100,000	$ 4,000,000	MAA
	USI, Inc.	98 Fort Path Road	Madison	CT	06443	Service	5961	453210	yes	$ 35,404	$ -	$ 500,000	$ 500,000	$ 3,061,000	$ 2,561,000	MAA
	Carlton Industries Corp.	5 Marne Street	Hamden	CT	06514	Manufacturing	3679	334418	no	$ 35,411	$ -	$ 100,000	$ 100,000	$ 472,500	$ 372,500	MAA
	Rand Whitney Group, LLC	Route 163	Montville	CT	06353	Manufacturing	2631	322130	no	$ 35,440	$ 1,250,000	$ -	$ 1,250,000	$ 3,800,000	$ 2,550,000	MAA
	United Steel, Inc. f/k/a East Hartford Welding	164 School Street	East Hartford	CT	06108	Manufacturing	3441	332312	no	$ 35,466	$ -	$ 321,000	$ 321,000	$ 2,606,470	$ 2,285,470	MAA
	R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	350 Ruby Road	Willington	CT	06279	Transportation	4215	492210	no	$ 35,468	$ 150,000	$ -	$ 150,000	$ 31,350,000	$ 31,200,000	MAA
	Engineering Services & Products Company	1395 John Fitch Blvd.	South Windsor	CT	06074	Service	5961	561439	no	$ 35,499	$ 200,000	$ -	$ 200,000	$ 988,400	$ 788,400	MAA
	Virgin Atlantic Airways, Ltd.	747 Belden Avenue	Norwalk	CT	06850	Transportation	4512	481111	no	$ 35,508	$ 400,000	$ -	$ 400,000	$ 9,598,374	$ 9,198,374	MAA
	K-Tech International, Inc.	56 Ella Grasso Ave.	Torrington	CT	06790	Manufacturing	3534	333921	no	$ 35,541	$ 50,000	$ -	$ 50,000	$ 926,000	$ 876,000	MAA
	Bozzuto's, Inc.	275 Schoolhouse Road	Cheshire	CT	06410	Wholesale	5141	424410	no	$ 35,565	$ -	$ 525,000	$ 525,000	$ 27,150,000	$ 26,625,000	MAA
FY 97-98																
	FoodTech International, Inc.	26 Kendall Street	New Haven	CT	06501	Manufacturing	2099	311423	no	$ 35,621	$ -	$ 1,168,000	$ 1,168,000	$ 2,446,400	$ 1,278,400	MAA
	Colonial Bronze Company	511 Winsted Road	Torrington	CT	06790	Manufacturing	3429	332510	no	$ 35,640	$ -	$ 200,000	$ 200,000	***	***	NVRLF
	Colonial Bronze Company	511 Winsted Road	Torrington	CT	06790	Manufacturing	3429	332510	no	$ 35,660	$ -	$ 398,544	$ 398,544	$ 1,731,880	$ 1,133,336	MAA
	Producto Machine Company	800 Union Avenue	Bridgeport	CT	06607	Manufacturing	3541	333512	no	$ 35,712	$ 500,000	$ -	$ 500,000	$ 2,200,000	$ 1,700,000	MAA
	Cannondale Corporation n/k/a Cannondale Bicycle Corp.	16 Trowbridge Drive	Bethel	CT	06801	Manufacturing	3751	336991	no	$ 35,734	$ -	$ 337,500	$ 337,500	$ 4,850,000	$ 4,512,500	MAA
	Hartford-West Indian Bakery Co., Inc.	801 Windsor Street	Hartford	CT	06120	Manufacturing	2051	311812	yes	$ 35,739	$ -	$ 195,000	$ 195,000	$ 996,000	$ 801,000	MAA
	Neumade Products Corporation	30 Pecks Lane	Newtown	CT	06470	Manufacturing	3861	325992	no	$ 35,804	$ -	$ 500,000	$ 500,000	$ 3,740,000	$ 3,240,000	MAA

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FISCAL YEAR	COMPANY	ADDRESS	MUNICIPALITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
	Industrial Heater Corporation	30 Knotter Drive	Cheshire	CT	06410	Manufacturing	3567	333994	no	$ 35,807	$ -	$ 200,000	$ 200,000	$ 400,000	$ 200,000	MAA
	Superior Plastic Extrusion Co., Inc.	5 Highland Drive	Putnam	CT	06260	Manufacturing	3081	326113	no	$ 35,821	$ -	$ 300,000	$ 300,000	$ 2,228,000	$ 1,928,000	MAA
	Clairol, Inc. n/k/a Procter and Gamble Hair Care, LLC	1 Blachley Road	Stamford	CT	06922	Manufacturing	2844	325620	no	$ 35,858	$ 650,000	$ -	$ 650,000	$ 5,250,000	$ 4,600,000	MAA
	Genaissance Pharmaceuticals, Inc.	5 Science Park	New Haven	CT	06501	Service	8731	541710	no	$ 35,893	$ -	$ 350,000	$ 350,000	$ 8,850,000	$ 8,500,000	MAA
	Tenergy Christ Water, LLC	255 Myrtle Street	New Britain	CT	06053	Manufacturing	3589	333319	no	$ 35,906	$ 200,000	$ -	$ 200,000	$ 220,000	$ 20,000	MAA
	Halox Technologies, Inc.	304 Bishop Avenue	Bridgeport	CT	06610	Manufacturing	3561	333298	no	$ 35,915	$ 1,750,000	$ 1,750,000	$ 3,500,000	$ 7,834,939	$ 4,334,939	UA/MAA
	BI Services Center, Inc.	900 Ridgebury Road	Ridgefield	CT	06877	Service	7389	541214	no	$ 35,929	$ -	$ 550,000	$ 550,000	$ 2,630,000	$ 2,080,000	MAA
	Oxford Industries of Connecticut, Inc.	221 South Street	New Britain	CT	06051	Manufacturing	2821	325211	no	$ 35,955	$ -	$ 500,000	$ 500,000	$ 1,190,000	$ 690,000	MAA
FY 98-99																
	Underwater Construction Corporation	110 Plains Road	Essex	CT	06426	Service	7349	238990	no	$ 35,997	$ -	$ 500,000	$ 500,000	$ 4,940,000	$ 4,440,000	MAA
	Howland Hughes Company	120-140 Bank Street	Waterbury	CT	06702	Service	5399	452110	no	$ 36,007	$ 200,000	$ -	$ 200,000	$ 200,000	$ -	UA-OPM
	Sixmil Corporation/Rosco Laboratories, Inc.	52 Harborview Avenue	Stamford	CT	06902	Manufacturing	3648	335129	no	$ 36,007	$ -	$ 750,000	$ 750,000	$ 2,859,510	$ 2,109,510	MAA
	Chaves Bakery II, Inc.	1365 State Street	Bridgeport	CT	06605	Manufacturing	2051	311812	yes	$ 36,069	$ -	$ 3,000,000	$ 3,000,000	$ 8,400,000	$ 3,400,000	MAA
	Coastline Terminals of Connecticut, Inc.	100 Waterfront Street	New Haven	CT	06512	Service	4783	488991	no	$ 36,076	$ 2,850,000	$ -	$ 2,850,000	$ 8,400,000	$ 5,550,000	UA-OPM
	Chaves Bakery II, Inc.	215 Frank Street	Bridgeport	CT	06604	Manufacturing	2051	311812	yes	$ 36,112	$ 2,000,000	$ -	$ 2,000,000	***	***	UA-OPM
	Space Craft Manufacturing, Inc.	300 East Street	New Haven	CT	06501	Manufacturing	3724	336412	yes	$ 36,151	$ -	$ 200,000	$ 200,000	$ 1,275,518	$ 1,075,518	MAA
	American Modular Corporation	370 Main Street	Terryville	CT	06786	Manufacturing	2452	321992	no	$ 36,248	$ -	$ 300,000	$ 300,000	$ 850,000	$ 550,000	MAA
	Chromium Process Company	113 West Canal Street	Shelton	CT	06484	Manufacturing	3471	332813	no	$ 36,320	$ -	$ 487,500	$ 487,500	$ 975,000	$ 487,500	MAA
	Tenergy Christ Water, LLC	255 Myrtle Street	New Britain	CT	06053	Manufacturing	3589	333319	no	$ 36,332	$ -	$ 3,175,000	$ 3,175,000	$ 4,175,000	$ 1,000,000	MAA
FY 99-00																
	DST Realty Connecticut, Inc. d/b/a DST Output Ea	Ellington Road	South Windsor	CT	06074	Manufacturing	2752	323110	no	$ 36,465	$ -	$ -	$ -	$ -	$ -	N/A
	Cadco, Ltd.	145 Colebrook River Road	Winsted	CT	06098	Manufacturing	3634	333414	no	$ 36,587	$ -	$ 200,000	$ 200,000	$ 470,000	$ 270,000	MAA
	Composition Materials Co., Inc.	125 Old Gate Lane	Milford	CT	06460	Manufacturing	2499	321999	no	$ 36,620	$ -	$ 300,000	$ 300,000	$ 965,000	$ 665,000	MAA
	Cougar Electronics II Corporation	10-12 Lyman Street	New Haven	CT	06511	Manufacturing	3674	334413	no	$ 36,627	$ -	$ 200,000	$ 200,000	$ 555,000	$ 355,000	MAA
	Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	$ 36,642	$ -	$ 350,000	$ 350,000	$ 1,650,000	$ 1,300,000	MAA
	Lincoln National Corporation	350 Church Street	Hartford	CT	06103	Financial Services	6311	524113	no	$ 36,665	$ -	$ 1,800,000	$ 1,800,000	$ 16,700,000	$ 14,900,000	MAA
	Innovative Arc Tubes Corporation	1240 Central Avenue	Bridgeport	CT	06604	Manufacturing	3646	335122	no	$ 36,685	$ -	$ 1,500,000	$ 1,500,000	$ 3,198,000	$ 1,698,000	MAA
FY 00-01																
	AT&T East f/k/a SNET Diversified Group, Inc. /SBC	530 Preston Avenue – First Flc	Meriden	CT	06450	Service	7389	514310	no	$ 36,749	$ -	$ 3,000,000	$ 3,000,000	$ 21,000,000	$ 18,000,000	MAA
	UBS AG	677 Washington Blvd.	Stamford	CT	06901	Financial Services	6289	523999	no	$ 36,895	$ -	$ 46,000,000	$ 46,000,000	$ 310,000,000	$ 264,000,000	MAA
	Purdue Pharma	201 Tresser Blvd.	Stamford	CT	06904	Manufacturing	2834	325412	no	$ 37,015	$ -	$ 3,000,000	$ 3,000,000	$ 155,712,757	$ 152,712,757	MAA
FY 01-02																
	MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	CT	06067	Manufacturing	3728	336411	no	$ 37,166	$ -	$ 200,000	$ 200,000	$ 2,300,000	$ 2,100,000	MAA
	Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Street (re	Plainville	CT	06062	Manufacturing	3469	334290	no	$ 37,313	$ -	$ 600,000	$ 600,000	$ 1,660,000	$ 1,060,000	MAA
	Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	$ 37,406	$ -	$ 200,000	$ 200,000	$ 940,000	$ 740,000	NVRLF
	Vertrax, Inc.	205 Orange Street - 4th Floor	New Haven	CT	06498	Service	7373	541512	no	$ 37,425	$ -	$ 200,000	$ 200,000	$ 2,450,000	$ 2,250,000	MAA
	Latex Foam International, LLC	510 River Road	Shelton	CT	06484	Manufacturing	3069	326299	no	$ 37,426	$ -	$ 3,000,000	$ 3,000,000	$ 19,400,000	$ 16,400,000	MAA
FY 02-03																
	Ahlstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	CT	06096	Manufacturing	2297	313230	no	$ 37,529	$ -	$ 550,000	$ 550,000	$ 49,921,925	$ 49,371,925	MAA
	MBI, Inc.	47 Richards Avenue	Norwalk	CT	06850	Service	5961	454110	no	$ 37,635	$ -	$ 2,000,000	$ 2,000,000	$ 10,000,000	$ 8,000,000	MAA
	Derector Shipyards	837 Seaview Avenue	Bridgeport	CT	06607	Manufacturing	3732	336612	no	$ 37,705	$ -	$ 1,200,000	$ 1,200,000	$ 3,200,000	$ 2,000,000	MAA
	Daticon LLC, F/K/A Hilltop Investments, LLC	209 West Town Street	Norwich	CT	06360	Service	7374	818210	no	$ 37,676	$ -	$ 1,500,000	$ 1,500,000	$ 11,800,000	$ 10,300,000	MAA
FY 03-04																
	Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no	$ 37,992	$ 2,500,000	$ -	$ 2,500,000	$ 3,400,000	$ 900,000	UA-OPM
FY 04-05																

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FISCAL YEAR	COMPANY	ADDRESS	MUNICIPALITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
	Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	CT	06701	Manufacturing	3499	332999	yes	$ 38,351	$ -	$ 175,000	$ 175,000	$ 1,075,000	$ 900,000	MAA
	Genomas, Inc.	67 Jefferson Street	Hartford	CT	06106	Service	8731	541710	yes	$ 38,441	$ -	$ 200,000	$ 200,000	$ 1,000,000	$ 800,000	MAA
	Asper, Inc. d/b/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3145	332721	no	$ 38,517	$ -	$ 400,000	$ 400,000	$ 1,075,000	$ 675,000	MAA
FY 05-06																
	Energy Beam Sciences, Inc.	29-A Kripes Road	East Granby	CT	06026	Manufacturing	3826	334516	no	$ 38,673	$ -	$ 300,000	$ 300,000	$ 1,986,000	$ 1,686,000	MAA
	Ikonysis, Inc.	5 Science Park	New Haven	CT	06501	Manufacturing	3841	339111	no	$ 38,673	$ -	$ 200,000	$ 200,000	$ 600,000	$ 400,000	MAA
	Neeltran, Inc.	71 Picket District Road	New Milford	CT	06776	Manufacturing	3629	335999	no	$ 38,691	$ -	$ 500,000	$ 500,000	$ 1,500,000	$ 1,000,000	MAA
	Fairfield Crystal Technologies, LLC	8 South End Plaza/Old Town Road	New Milford	CT	06776	Manufacturing	3679	334419	no	$ 38,714	$ -	$ 200,000	$ 200,000	$ 637,000	$ 437,000	MAA
	Southington Tool & Manufacturing Corp.	300 Atwater Street	Southington	CT	06489	Manufacturing	3495	332612	no	$ 38,805	$ -	$ 175,000	$ 175,000	$ 836,265	$ 661,265	MAA
	Pez Manufacturing, Inc.	35 Prindle Hill Road	Orange	CT	06477	Manufacturing	2064	31134	no	$ 38,832	$ -	$ 2,000,000	$ 2,000,000	$ 4,665,400	$ 2,665,400	MAA
	NESSteel, Inc.	83 Gerber Drive	Tolland	CT	06084	Manufacturing	3599	33271	no	$ 38,889	$ -	$ 199,000	$ 199,000	$ 1,700,000	$ 1,501,000	MAA
DECD/CDA Participation Companies****																
FY 97-98																
	Bozzuto's Inc. ****	275 Schoolhouse Road	Cheshire	CT	06410	Wholesale	5141	424410	no	$ 35,734	$ -	$ 1,000,000	$ 1,000,000	$ 17,650,000	$ 16,650,000	MAA
	APS Technology, Inc. ****	800 Corporate Row	Cromwell	CT	06416	Service	8711	54133	no	$ 35,947	$ -	$ 267,000	$ 267,000	$ 1,575,000	$ 1,308,000	MAA
FY 98-99																
	Leipold, Inc. ****	545 Marshall Phelps Road	Windsor	CT	06484	Manufacturing	3315	332710	no	$ 36,220	$ -	$ 200,000	$ 200,000	$ 600,000	$ 400,000	MAA
FY 99-00																
	Survival Systems Training USA, Inc. ****	144 Tower Avenue	Groton	CT	06340	Service	8299	611699	no	$ 36,350	$ -	$ 250,000	$ 250,000	$ 1,304,000	$ 1,054,000	MAA
FY 00-01																
	Al's Holdings, Inc. ****	1-3 Revay Road	East Windsor	CT	06088	Manufacturing	2086	312111	no	$ 36,851	$ -	$ 450,000	$ 450,000	$ 2,400,000	$ 1,950,000	MAA
	Atticus Bakery ****	360 James Street	New Haven	CT	06511	Manufacturing	3118	424420	no	$ 37,029	$ -	$ 540,000	$ 540,000	$ 3,130,000	$ 2,590,000	MAA
	Yarde Metals, Inc. ****	45 Newell Street	Southington	CT	06487	Wholesale	5051	423510	no	$ 36,963	$ -	$ 2,000,000	$ 2,000,000	$ 16,200,000	$ 14,200,000	MAA
FY 01-02																
	Martin Brower Co. ****	191 Moody Road	Enfield	CT	06082	Wholesale	5199	424420	no	$ 37,162	$ -	$ 1,500,000	$ 1,500,000	$ 11,700,000	$ 10,200,000	MAA
	Carla's Pasta ****	50 Talbot Lane	South Windsor	CT	06074	Manufacturing	2038	311412	no	$ 37,169	$ -	$ 197,831	$ 197,831	$ 8,574,754	$ 8,376,923	MAA
FY 02-03																
	Bauer Howden, Inc. ****	175 Century Drive	Bristol	CT	06010	Manufacturing	3728	334519	no	$ 37,602	$ -	$ 220,000	$ 220,000	$ 4,000,000	$ 3,780,000	MAA
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING COMPANIES												**LOAN AMOUNT**				
FY 93-94																
	Apparel Manufacturing Corporation	29 Industrial Park Road	Sterling	CT	06377	Manufacturing	2381	315212	yes	$ 34,270	$ 62,500	$ 55,000	$ 117,500	$ 347,000	$ 229,500	MAA
FY 94-95																
	United Parcel Service, Inc.	Bradley Airport	Windsor Locks	CT	06096	Transportation	4512	481112	no	$ 34,717	$ 800,000	$ -	$ 800,000	$ 30,322,765	$ 29,522,765	MAA
FY 96-97																
	Adom Foods Corporation	26 Tobey Road	Bloomfield	CT	06002	Manufacturing	2038	311412	yes	$ 35,317	$ -	$ 130,000	$ 130,000	$ 430,022	$ 300,022	MAA
	Apollo Packaging, Inc.	30 Moffitt Street	Stratford	CT	06607	Manufacturing	3089	326199	no	$ 35,524	$ -	$ 400,000	$ 400,000	$ 556,000	$ 156,000	MAA
	Precision Speed Manufacturing, Co.	100 Skitchewang Street	Windsor	CT	06095	Manufacturing	3724	336412	no	$ 35,535	$ -	$ 200,000	$ 200,000	$ 400,000	$ 200,000	MAA
FY 99-00																
	Que Fashions	71 Bartholomew Avenue	Hartford	CT	06106	Manufacturing	2553	315299	no	$ 36,342	$ -	$ 50,000	$ 50,000	$ 350,000	$ 300,000	MAA
	Pfizer Central Research	Eastern Point Road	Groton	CT	06340	Manufacturing	2833	325411	no	$ 36,517	$ 5,000,000	$ -	$ 5,000,000	$ 5,000,000	$ -	UA-OPM
FY 00-01																
	GE Capital Corporation	10 Riverview Drive	Danbury	CT	06810	Financial Services	6159	522298	no	$ 36,882	$ -	$ 4,292,250	$ 4,292,250	$ 42,100,000	$ 37,807,750	MAA
FY 01-02																
	Cuno, Inc.	400 Research Parkway	Meriden	CT	06450	Manufacturing	3399	333319	no	$ 37,151	$ -	$ 100,000	$ 100,000	$ 300,000	$ 200,000	MAA
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES																

Department of Economic and Community Development

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FISCAL YEAR	COMPANY	ADDRESS	MUNICIPALITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
FY 97-98																
	Bob's Discount Furniture, Inc. ****	428 Tolland Turnpike	Manchester	CT	06040	Service	4212	423210	no	$ 35,794	$ -	$ 1,000,000	$ 1,000,000	$ 6,125,000	$ 5,125,000	MAA
	North American Dispense ****	592 New Britain Avenue	Farmington	CT	06034	Manufacturing	3589	333319	no	$ 35,975	$ -	$ 200,000	$ 200,000	$ 1,640,000	$ 1,440,000	MAA
FY 98-99																
	AAR Engine Component Services ****	601 Marshall Phelps Road	Windsor	CT	06095	Manufacturing	3724	488190	no	$ 36,215	$ -	$ 425,000	$ 425,000	$ 2,500,000	$ 2,075,000	MAA
	Sempra Energy Trading Corp. ****	58 Commerce Road	Stamford	CT	06902	Manufacturing	3444	221122	no	$ 36,325	$ -	$ 500,000	$ 500,000	$ 10,000,000	$ 9,500,000	MAA
	Tele Tech Financial Services Management, Inc.	'1 Vision Drive	Enfield	CT	06082	Service	7389	561439	no	$ 36,340	$ -	$ 1,000,000	$ 1,000,000	$ 5,100,000	$ 4,100,000	MAA
FY 99-00																
	American Unibrass Tube Co., LLC ****	235 E. Main Street	Thomaston	CT	06787	Manufacturing	3351	331421	no	$ 36,565	$ -	$ 375,000	$ 375,000	$ 2,426,000	$ 2,051,000	MAA
FY 00-01																
	Ward Leonard Electric Co. ****	401 Watertown Avenue	Thomaston	CT	06787	Manufacturing	3625	335312	no	$ 36,718	$ -	$ 300,000	$ 300,000	$ 6,500,000	$ 6,200,000	MAA
	CUNO, Inc. ****	400 Research Parkway	Meriden	CT	06450	Manufacturing	3998	333319	no	$ 36,825	$ -	$ 437,500	$ 437,500	$ 2,000,000	$ 1,562,500	MAA
FY 01-02																
	Becton Dickinson ****	Route 7 & Graceway	Canaan	CT	06018	Manufacturing	3841	339113	no	$ 37,229	$ -	$ 1,000,000	$ 1,000,000	$ 29,590,000	$ 28,590,000	MAA
	Porcelen Limited Connecticut, LLC ****	129 Leader Hill Road	Hamden	CT	06517	Manufacturing	2851	325510	no	$ 37,358	$ -	$ 1,040,000	$ 1,040,000	$ 2,325,000	$ 1,285,000	MAA
FY 05-06																
	Americus Dental Labs****	36 Mills Street	Wethersfield	CT	06109	Service	8072	339116	no	$ 38,659	$ -	$ 153,950	$ 153,950	$ 5,440,000	$ 5,286,050	MAA
	Accel International Holdings, Inc.****	75 Progress Lane	Waterbury	CT	06385	Manufacturing	3357	331422	no	$ 38,698	$ -	$ 250,000	$ 250,000	$ 500,000	$ 250,000	MAA

MAA - Economic Development and Manufacturing Assistance Act

UA - Urban Act

NVRLF - Naugatuck Valley Revolving Loan Fund

URA - Urban and Industrial Tax Credit Program

*** - data not available or identified elsewhere in the report

**** - Participation deals are designed to allow

Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results
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Note: The job information obtained from surveys is utilized soley for this report and is not used in determining compliance with the recipient's contract

	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
COMPANY	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED
A. B. Massa Paper Corporation	15	50	42	15	27	15	50	0	0	0	0	0
Ahlstrom Windsor Locks, LLC	495	15	496	495	1	495	15	0	0	6	0	6
Allied Controls, Inc.	104	496	10	10	0	0	0	0	0	3	0	3
Al's Holdings, Inc. ****	34	26	42	34	8	35	25	0	0	4	0	4
Alto Products Corp. d/b/a Plainville Special Tool	50	15	34	34	0	50	2	0	0	1	0	1
American Modular Corporation	40	60	36	36	0	0	40	0	10	0	0	0
APS Technology, Inc. ****	0	30	64	0	64	0	30	0	0	1	0	1
Arburg, Inc.	32	93	29	29	0	32	93	1	24	0	0	0
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	23	23	0	29	5	1	0	1	1	0
AT&T East f/k/a SNET Diversified Group, Inc./SBC	0	400	233	0	233	0	400	0	0	6	0	6
Atlantic Steel & Processing, LLC	10	25	16	10	6	0	35	0	0	0	0	0
Atticus Bakery ****	55	35	90	55	35	55	35	0	0	0	0	0
Bauer Howden, Inc. ****	48	0	49	48	1	48	2	0	0	2	0	2
Bayer Pharmaceutical Corporation	0	0	951	0	951	0	250	0	0	22	0	22
BI Services Center, Inc.	8	67	73	8	65	8	52	0	0	6	0	6
BIC Corporation	900	0	495	495	0	900	0	0	0	1	0	1
Bicron Electronics Company	147	33	90	90	0	147	21	0	0	3	0	3
Bozzuto's Inc.	504	197	1,004	504	500	398	30	0	0	98	0	98
Cadco, Ltd.	41	1	28	28	0	0	25	1	0	1	1	0
Cannondale Corporation n/k/a Cannondale Bicycle Corp.	97	4	73	73	0	87	14	0	0	1	0	1
Carla's Pasta ****	75	36	103	75	28	75	36	0	0	1	0	1
Carlton Industries Corp.	19	41	57	19	38	19	12	3	0	1	1	0
Casco Products Corporation	275	88	38	38	0	40	0	0	0	0	0	0
Chaves Bakery II, Inc.	25	75	100	25	75	25	75	0	0	13	0	13
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	605	0	700	605	95	450	0	0	0	1	0	1
Chromium Process Company	50	8	34	34	0	50	8	2	0	2	2	0
Clairol, Inc. n/k/a Procter and Gamble Hair Care, LLC	1,049	0	625	625	0	0	130	169	0	0	0	0
Classic Coil Company, Inc.	73	0	96	73	23	0	0	17	0	5	5	0
Coastline Terminals of Connecticut, Inc.	0	0	140	0	140	50	20	0	0	130	0	130
Colonial Bronze Company	58	24	52	52	0	55	24	0	0	3	0	3
Composition Materials Co., Inc.	15	3	8	8	0	0	17	1	1	0	0	0
Cougar Electronics II Corporation	1	19	13	1	12	0	20	0	0	0	0	0
Cytec Industries, Inc.	585	0	202	202	0	500	0	0	0	0	0	0
Daticon LLC, F/K/A Hilltop Investments, LLC	200	50	144	144	0	200	50	40	10	4	4	0
Derector Shipyards	92	20	138	92	46	92	33	0	0	0	0	0
Diageo North America, Inc.	700	300	644	644	0	700	300	0	0	3	0	3

Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results
As of June 30, 2006

Note: The job information obtained from surveys is utilized soley for this report and is not used in determining compliance with the recipient's contract

	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
COMPANY	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	0	0	649	0	649	290	125	0	0	13	0	13
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company	95	35	110	95	15	0	0	10	15	2	2	0
Energy Beam Sciences, Inc.	0	20	15	0	15	0	20	0	0	3	0	3
Engineering Services & Products Company	41	24	84	41	43	41	24	7	0	13	7	6
Eppendorf Manufacturing Corporation	0	115	49	0	49	0	115	0	0	0	0	0
FactSet Research Systems, Inc.	356	180	415	356	59	356	180	0	0	4	0	4
Fairfield Crystal Technologies, LLC	2	25	2	2	0	2	25	0	0	0	0	0
FoodTech International, Inc.	2	45	75	2	73	2	45	0	0	0	0	0
Fortune Plastics, Inc.	132	8	130	130	0	120	0	0	0	0	0	0
Genaissance Pharmaceuticals, Inc.	13	19	45	13	32	13	19	3	0	2	2	0
Genomas, Inc.	4	17	4	4	0	4	21	1	0	0	0	0
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	381	189	433	381	52	0	0	0	0	1	0	1
Halox Technologies, Inc.	2	148	12	2	10	2	98	0	0	0	0	0
Hartford-West Indian Bakery Co., Inc.	42	15	38	38	0	47	20	3	2	7	3	4
Howland Hughes Company	0	0	3	0	3	0	0	0	0	2	0	2
Ikonysis, Inc.	18	33	32	18	14	18	22	0	0	0	0	0
Incubator Associates, LP	0	0	5	0	5	0	0	0	0	1	0	1
Industrial Heater Corporation	70	15	33	33	0	75	15	0	0	2	0	2
Innovative Arc Tubes Corporation	0	75	13	0	13	0	75	0	0	7	0	7
Kaman Aerospace Corporation	1,349	71	237	237	0	0	0	0	0	0	0	0
K-Tech International, Inc.	18	10	21	18	3	18	10	0	0	1	0	1
Latex Foam International, LLC	54	199	221	54	167	54	199	0	0	0	0	0
Leipold, Inc. ****	4	21	23	4	19	4	21	0	0	0	0	0
Lincoln National Corporation	546	354	756	546	210	550	50	0	0	32	0	32
Lowe's Home Centers, Inc.	0	525	809	0	809	0	525	0	0	719	0	719
Martin Brower Co. ****	99	59	204	99	105	99	59	0	0	4	0	4
MBI, Inc.	515	100	637	515	122	525	100	50	0	39	39	0
MTU Aero Engines North America, Inc.	0	45	50	0	50	0	45	0	5	2	0	2
Neeltran, Inc.	64	30	78	64	14	64	34	2	2	1	1	0
NESSteel, Inc.	28	20	36	28	8	29	20	0	0	0	0	0
Neumade Products Corporation	8	41	26	8	18	8	41	1	0	1	1	0
Noujaim Tool Co., Inc.	14	18	28	14	14	22	7	3	4	1	1	0
Oxford Industries of Connecticut, Inc.	16	15	21	16	5	16	15	0	0	2	0	2
Pez Manufacturing, Inc.	127	20	153	127	26	127	20	0	0	0	0	0
Producto Machine Company	115	185	51	51	0	115	185	0	0	0	0	0
Protein Sciences Corporation/MEDCO	0	0	38	0	38	0	0	0	0	0	0	0
Purdue Pharma	420	240	426	420	6	420	240	0	0	11	0	11

Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results
As of June 30, 2006

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	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
COMPANY	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/06	JOBS RETAINED	JOBS CREATED
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	33	84	286	33	253	250	75	225	93	383	225	158
Rand Whitney Group, LLC	0	100	73	0	73	0	0	0	0	1	0	1
Rex Lumber Company	95	40	132	95	37	95	40	0	0	3	0	3
Sixmil Corporation/Rosco Laboratories, Inc.	61	2	60	60	0	55	8	4	1	1	1	0
Southington Tool & Manufacturing Corp.	33	0	34	33	1	34	0	1	0	1	1	0
Space Craft Manufacturing, Inc.	30	8	43	30	13	30	15	0	0	0	0	0
Superior Plastic Extrusion Co., Inc.	12	36	44	12	32	0	36	0	0	1	0	1
Survival Systems Training USA, Inc. ****	0	26	13	0	13	7	26	0	0	3	0	3
Tenergy Christ Water, LLC	2	100	52	2	50	51	0	0	0	0	0	0
TI Group Automotive Systems (Walbro Automotive Corp./Whitehead Engineering Prod.)	353	547	181	181	0	353	147	0	0	0	0	0
Trans-Lux Corporation	164	56	87	87	0	160	60	8	0	14	8	6
Trumpf Inc.	261	93	466	261	205	199	42	1	0	5	1	4
UBS AG	2,000	3,000	3,444	2,000	1,444	2,000	0	0	0	33	0	33
Underwater Construction Corporation	70	5	69	69	0	70	5	0	0	47	0	47
United Steel, Inc. f/k/a East Hartford Welding	55	6	132	55	77	55	30	1	0	7	1	6
USI, Inc.	63	25	54	54	0	63	25	8	4	3	3	0
Vertrax, Inc.	10	30	8	8	0	10	30	0	0	0	0	0
Vespoli USA Inc.	28	22	37	28	9	28	22	8	0	0	0	0
Virgin Atlantic Airways, Ltd.	195	44	125	125	0	239	0	9	2	19	9	10
Yarde Metals, Inc. ****	235	20	450	235	215	235	45	0	0	6	0	6

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Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results - Wages: Full-Time
As of June 30, 2006

Full-Time Jobs to be Retained:

Average Annual Salaries at Application	Number of Companies
Information not available	29
0 - $ 10,000	0
$10,001 - $ 20,000	11
$20,001 - $ 30,000	19
$30,001 - $ 40,000	21
$40,001 - $ 50,000	14
$50,001 and over	19
Total	113

Full-Time Jobs to be Created:

Average Annual Salaries at Application	Number of Companies
Information not available	40
0 - $ 10,000	0
$10,001 - $ 20,000	21
$20,001 - $ 30,000	21
$30,001 - $ 40,000	14
$40,001 - $ 50,000	9
$50,001 and over	8
Total	113

Full-Time Jobs Retained:

Average Annual Salaries at June 30, 2006	Number of Companies
Information not provided	21
0 - $ 10,000	1
$10,001 - $ 20,000	3
$20,001 - $ 30,000	6
$30,001 - $ 40,000	27
$40,001 - $ 50,000	20
$50,001 and over	35
Total	113

Full-Time Jobs Created:

Average Annual Salaries at June 30, 2006	Number of Companies
Information not provided	31
0 - $ 10,000	0
$10,001 - $ 20,000	14
$20,001 - $ 30,000	28
$30,001 - $ 40,000	14
$40,001 - $ 50,000	7
$50,001 and over	19
Total	113

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Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results - Wages: Part-Time
As of June 30, 2006

Part-Time Jobs to be Retained:

Average Annual Salaries at Application	Number of Companies
Information not available	70
0 - $ 10,000	16
$10,001 - $ 20,000	19
$20,001 - $ 30,000	2
$30,001 - $ 40,000	2
$40,001 - $ 50,000	2
$50,001 and over	2
Total	113

Part-Time Jobs to be Created:

Average Annual Salaries at Application	Number of Companies
Information not available	82
0 - $ 10,000	15
$10,001 - $ 20,000	14
$20,001 - $ 30,000	1
$30,001 - $ 40,000	0
$40,001 - $ 50,000	0
$50,001 and over	1
Total	113

Part-Time Jobs Retained:

Average Annual Salaries at June 30, 2006	Number of Companies
Information not provided	23
No part-time employees	30
0 - $ 10,000	10
$10,001 - $ 20,000	23
$20,001 - $ 30,000	10
$30,001 - $ 40,000	7
$40,001 - $ 50,000	6
$50,001 and over	4
Total	113

Part-Time Jobs Created:

Average Annual Salaries at June 30, 2006	Number of Companies
Information not provided	49
No part-time employees	30
0 - $ 10,000	8
$10,001 - $ 20,000	15
$20,001 - $ 30,000	8
$30,001 - $ 40,000	1
$40,001 - $ 50,000	1
$50,001 and over	1
Total	113

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Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results - Gross Revenues
As of June 30, 2006

Gross Revenues For Latest Fiscal Year End				Number of Companies
Information not provided				23
0	-	$	1,000,000	9
$1,000,001	-	$	5,000,000	18
$5,000,001	-	$	10,000,000	15
$10,000,001	-	$	20,000,000	8
$20,000,001	-	$	50,000,000	12
$50,000,001	-	$	100,000,000	10
$100,000,001		and over		18
Total				113

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Department of Economic and Community Development
Business Assistance Portfolio - Employment Survey Results - Benefits
As of June 30, 2006

Company Benefit Information:

Health Insurance Coverage Provided	Full-Time	Part-Time
Yes	88	24
No	4	69
Information not provided	21	20
Total Number of Companies	113	113

Department of Economic and Community Development
Urban and Industrial Site Reinvestment Tax Credit Program Portfolio
As of June 30, 2006

FISCAL YEAR	COMPANY	ADDRESS	MUNICIPALITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	TOTAL CREDIT AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
FY 03-04															
	Diageo North America, Inc.	25 Glover Avenue	Norwalk	CT	06851	Manufacturing	2080	311213	no	6/29/2004	$ 40,000,000	$ 40,000,000	$ 107,100,000	$ 107,100,000	URA
FY 04-05															
	Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	CT	06374	Service	5211	444110	no	7/12/2004	$ 20,000,000	$ 20,000,000	$ 80,000,000	$ 80,000,000	URA
	FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	CT	06851	Financial Services	6289	523991	no	1/20/2005	$ 7,000,000	$ 7,000,000	$ 36,050,000	$ 36,050,000	URA
FY 05-06															
	Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	CT	06082	Manufacturing	3089	326199	no	8/15/2005	$ 5,000,000	$ 5,000,000	$ 23,100,000	$ 23,100,000	URA
												$72,000,000		$246,250,000	

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Department of Economic and Community Development
Insurance Reinvestment Tax Credit Portfolio
As of June 30, 2006

Insurance Reinvestment Tax Credit Program Investments made in FY 2005-2006								
Fund Manager	**Investment**	**Investment Approval Date**	**Facility Waiver**	**Actual Investment Date**	**# Of CT Employees at Application**	**Proposed Created CT Employees**	**Required Under the Act (25% rule)**	**Total Investment**
NO NEW INVESTEMENTS MADE DURING THE FISCAL YEAR								
				Total	**0**	**0**	**0**	**0**

Insurance Reinvestment Tax Credit Portfolio Fund Summary							
Fund Manager	**Fund**	**Capital Commitment**	**# Of Investments Approved**	**Investments Approved as of 6/30/05**	**# of Actual Investments Made**	**Actual Investments**	**[4]Capital Remaining For Investment**
Conning & Company, Inc.	Conning CT Insurance Fund, LP	$ 40,404,040	8	$ 37,491,119	7	$ 34,714,466	$ 5,689,574
[1]Dowling & Partners Asset Management, LLC	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
[2]Prospector Partners, LLC	Prospector Partners Connecticut Funds	$ 135,000,000	2	$ 2,100,000	2	$ 2,100,000	$ 132,900,000
[3]Schupp & Grochmal, LLC	SG Insurance Investment Fund, LLC	$ 300,000,000	8	$ 73,750,000	3	$ 13,070,000	$ 286,930,000
Total		**$ 788,104,090**	**33**	**$ 292,616,119**	**21**	**$ 184,059,466**	**$ 604,044,624**

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

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Department of Economic and Community Development
Insurance Reinvestment Tax Credit Portfolio
As of June 30, 2006

Insurance Reinvestment Tax Credit Program Summary Data of Actual Investments							
	Number of Actual Investments	CT Employees at Application	Proposed Created # of CT Employees	Required Under the current statute (25% rule)	Total Investments Approved As of 6/30/2005	$ 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	3	58	317	16	$ 13,070,000	$ 41,230	$ 843,226
Total	**21**	**623**	**1,076**	**166**	**$184,059,466**	**$171,059**	**$ 1,112,142**

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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 Connecticut General Statutes 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.

Manufacturing Machinery and Equipment Exemption Program	
Fiscal Year	**Total**
2005-2006	$ 52,823,972
2004-2005	$ 50,729,720
2003-2004	$ 50,578,199
2002-2003	$ 56,143,514
2001-2002	$ 76,401,238

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CORPORATION BUSINESS TAX CREDITS Credit Claimed on 2003 Corporation Returns			
Type of Credit	**Number of Credits**		**Amount of Credit Claimed**
Air Pollution Abatement	3	$	19,200
Apprenticeship Training	9	$	1,198,990
Child Day Care	1	$	7,867
Clean Alternative Fuels	8	$	75,536
Displaced Electric Worker	1	$	93
Donation of Open Space Land	90	$	184,782
Electronic Data Processing	2,454	$	19,896,275
Employer Assisted Housing	3	$	16,334
Financial Institutions	15	$	100,762
Fixed Capital	3,793	$	48,915,004
Hiring Incentive	6	$	3,941
Historic Homes Rehabilitation	4	$	541,772
Housing Program Contribution	26	$	3,762,045
Human Capital	180	$	1,323,432
Insurance Reinvestment	4	$	334,040
Machinery and Equipment	265	$	1,529,827
Manufacturing Facility in Targeted Investment Community or Enterprise Zone	50	$	400,245
Neighborhood Assistance	94	$	1,395,880
Research & Development	122	$	3,430,736
Research & Experimental Expenditures	126	$	9,811,504
Research & Development Grants	1	$	2,042
SBA Guaranty Fee	6	$	3,101
Traffic Reduction	5	$	142,757
Total	**7,266**	**$**	**93,096,165**

Source: CT Department of Revenue Services, 2003-2004/2004-2005 Annual Report

Appendix
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National Enterprise Zone Performance:

In preparation for this report, agency staff conducted a literature search on performance of Enterprise Zone programs administered throughout the nation and how the performance of these programs has been measured. The conclusion drawn from this review is that results nationwide have been mixed and inconsistent, and that the data needed to truly measure the performance of these programs is not readily available for analysis. It is therefore, difficult to conduct a definitive analysis. However, there are some recurrent themes identifiable within the studies. The following excerpts from some of the studies reviewed by DECD are provided to illustrate some of those recurring themes. A bibliography of the studies reviewed for this section appears in the appendix of this report.

> *"There are few studies that use reliable evaluation methods to estimate the EZ impacts. Most studies rely on job creation figures reported by EZ administrators. Even if these figures are accurate, they neglect the direct and indirect impact of EZ incentives on other zone businesses. Without comparable information on similar non-zone areas, it is difficult to determine whether employment increases are due to EZ policies or to unrelated policies or market forces."*
> Engberg/ Greenbaum 2000.

> *"Although the economic development literature often discusses the potential effects of enterprise zones, empirical research on, or analysis of zone programs is somewhat limited. The modest amount of empirical research is due to two basic constraints: (1) the lack of reliable quantitative data to evaluate zone performance and (2) the difficulty of isolating the effects of zone designation and incentives from those of other economic development factors and initiatives.*
>
> *Every study that examined data from multiple cases revealed variable outcomes. Variability in job growth and investment was found between state programs, as well as between zones within the same state."*
> Rubin/Wilder 1996

> *"When Redfield tried to determine whether benefits from economic development in enterprise zones outweighed costs, he concludes that there is too little data to make a determination."*
> Klemens 2003

> *"Local economic development programs are notoriously difficult to evaluate.*
>
> *The experience of Florida and Virginia suggest that these programs will not lead to job creation in blighted areas of inner cities, but have the potential to increase home ownership and decrease vacancy rates.*
>
> *We find that none of the three programs raise housing prices. In Pennsylvania, the enterprise zone program had no detectable impact on housing markets or labor markets. In contrast, program-induced decreases in employment in Florida and Virginia are accompanied by increases in home ownership and home occupancy, respectively. It*

> *appears that zone benefits in these two states have had a greater influence on housing demand than on business activity.*
>
> *However, the programs do not appear to have increased local property values to maintain property tax revenues."*
> Engberg/ Greenbaum 1999.
>
> *The results of the analysis show that the EZ programs analyzed (California, Kentucky, New York, Pennsylvania and Virginia) do not have a noticeable impact on the employment growth of the local neighborhoods immediately surrounding the zone areas.* Bondonio 1999
>
> *"… the study found that qualifying as an enterprise zone had a positive effect on a county's rate of job creation."*
> Couch/Atkinson/Smith

Again, these are recurrent themes found through our research and are not the definitive statement on Connecticut's Enterprise Zone Program. Reports from the Office of Legislative Research (OLR) over the past five years indicate a sustained interest in the Enterprise Zone program. Proposed geographic expansions and broader applicability of benefits (for example, to service sector businesses) indicate that, as an economic development concept, the Enterprise Zone program continues to work in promoting job creation, retention and business relocation. Connecticut continues to show demand for the Enterprise Zone program through applications pending for the program.

Appendix
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National Enterprise Zone Performance
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FISCAL YEAR	APPLICANT	ADDRESS	MUNICIPALITY	PROJECT	CLOSING DATE	SOURCE FUND	GRANT AMOUNT	LOAN GUARANTEE	LOAN AMOUNT	TOTAL ASSISTANCE	OTHER PROJECT FUNDS	TOTAL PROJECT COST
FY 95-96												
	Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	Lacey Manufacturing Retention/Expansion	3/18/1996	MAA	$ 2,553,463			$ 2,553,463	$ 759,140	$ 3,312,603
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Pleasure Beach Carousel Museum	5/16/1996	HA	$ 66,000			$ 66,000	$ 899,940	$ 965,940
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	West End Industrial Park	11/3/1995	REG	$ 1,275,000			$ 1,275,000	$ 141,667	$ 1,416,667
	Central Connecticut Regional Planning Agency	225 North Main Street	Bristol	Phase IV Planning & Coordination Program	2/9/1996	REG	$ 75,000			$ 75,000	$ 13,500	$ 88,500
	Central Naugatuck Valley Council of Government	20 East Main Street	Waterbury	Planning & Coordination & Program Implementation	2/1/1996	REG	$ 75,000			$ 75,000	$ -	$ 75,000
	Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Planning & Implementation	1/24/1996	RPA	$ 100,000			$ 100,000	$ 360,000	$ 460,000
	Connecticut Economic Resource Center	795 Brook Street - Bldg. 5	Rocky Hill	Business Development Project	7/26/1995	MAA	$ 500,000			$ 500,000	$ 1,000,000	$ 1,500,000
	Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	Program Implementation	1/4/1996	REG	$ 100,000			$ 100,000	$ 22,163	$ 122,163
	Fairfield, Town of	611 Old Post Road	Fairfield	Commerce Drive Area Revitalization	10/16/1995	REG	$ 500,000			$ 500,000	$ 2,725,000	$ 3,225,000
	Garde Arts Center, Inc.	325 State Street	New London	Renovation Project	12/7/1995	ICC	$ 4,500,000			$ 4,500,000	$ 4,500,000	$ 9,000,000
	Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	Reg. Econ. Dev. Planning And Coord. - Ph. 4	2/9/1996	REG	$ 50,000			$ 50,000	$ 13,000	$ 63,000
	Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	Allied Signal Stratford Base Closure Proj.	10/6/1995	MAA	$ 41,136			$ 41,136	$ 58,864	$ 100,000
	Housatonic Valley Council of Elected Officials	Old Town Hall, Route 25	Brookfield	Planning & Implementation	2/26/1996	RPA	$ 75,000			$ 75,000	$ 13,500	$ 88,500
	Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Economic Development Planning & Coord. - Ph. 1	12/28/1995	RPA	$ 42,500			$ 42,500	$ 6,850	$ 49,350
	Middlesex County Revitalization Commission	393 Main Street	Middletown	Economic Development Program Implementation	4/23/1996	REG	$ 75,000			$ 75,000	$ 23,650	$ 98,650
	Middletown, City of	245 Dekoven Drive	Middletown	Northend Industrial Project	3/1/1996	MAA	$ 582,000			$ 582,000	$ 273,556	$ 855,556
	Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	American Maritime Education and Research Project	9/28/1995	MAA	$ 5,000,000			$ 5,000,000	$ 1,582,946	$ 6,582,946
	Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	Visitor Experience Enhancement	9/28/1995	REG	$ 5,000,000			$ 5,000,000	$ 1,700,000	$ 6,700,000
	New Britain, City of	27 West Main Street	New Britain	War & Historic Memorials & Park	3/25/1996	SA	$ 300,000			$ 300,000	$ -	$ 300,000
	New London, City of	181 State Street	New London	State Pier Reconstruction	3/28/1996	MAA	$ 2,750,000			$ 2,750,000	$ 4,050,000	$ 6,800,000
	Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	Planning and Implementation Grants	1/4/1996	RPA	$ 100,000			$ 100,000	$ -	$ 100,000
	Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	Killingly/ Putnam Smart Parks	7/19/1995	REG	$ 2,500,000			$ 2,500,000	$ 4,936,883	$ 7,436,883
	Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	Windham Mills & Heritage State Park Project	7/7/1995	REG	$ 2,700,000			$ 2,700,000	$ 469,823	$ 3,169,823
	Northwestern Hills Partnership For Progress, Inc.	17 Sackett Hill Road	Warren	Planning and Implementation Grants	3/1/1996	REG	$ 42,500			$ 42,500	$ 20,200	$ 62,700
	Norwalk, City of	125 East Avenue	Norwalk	Norwalk Concert Hall	3/1/1996	SA	$ 500,000			$ 500,000	$ 25,000	$ 525,000
	Norwalk, City of	125 East Avenue	Norwalk	Norwalk Trafalger Industrial Development	9/22/1995	REG	$ 2,000,000			$ 2,000,000	$ 225,000	$ 2,225,000
	Science Park Development Corporation	5 Science Park	New Haven	Operations and Community Development	2/17/1996	GF	$ 70,000			$ 70,000	$ -	$ 70,000
	South Central Regional Council of Governments	900 Chapel Street	New Haven	Planning & Coordination - Phase 4	2/9/1996	RPA	$ 50,000			$ 50,000	$ 6,000	$ 56,000
	Southeast Area Reg. Econ. Devel. Corp. nka Sector	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year III	12/13/1995	MAA	$ 300,000			$ 300,000	$ 315,767	$ 615,767
	Southwestern Regional Planning Agency	888 Washington Boulevard, 3rd Floor	Stamford	Implementation - Phase 3	3/20/1996	RPA	$ 75,000			$ 75,000	$ 175,000	$ 250,000
	University of Connecticut	343 Mansfield Road - U-151	Mansfield	CONN/STEP 1995	1/26/1996	MAA	$ 1,000,000			$ 1,000,000	$ 2,510,248	$ 3,510,248
	University of Connecticut	343 Mansfield Road - U-151	Storrs	Advanced Technology Center	7/5/1995	MAA	$ 2,000,000			$ 2,000,000	$ 3,641,706	$ 5,641,706
	Valley Regional Planning Agency	12 Main Street	Derby	Planning and Implementation Grants	2/9/1996	RPA	$ 40,000			$ 40,000	$ 84,200	$ 124,200
	Waterbury Development Corporation f/k/a Naugatuck Valley Dc	24 Leavenworth Street	Waterbury	Downtown Development Plan	2/26/1996	MAA	$ 75,000			$ 75,000	$ 8,334	$ 83,334
	TOTAL	**34**					**$ 35,112,599**	**$ -**	**$ -**	**$ 35,112,599**	**$ 30,561,937**	**$ 65,674,536**
FY 96-97												
	Artist Collective, Inc.	35 Clark Street	Hartford	Construction Multi-Arts Cultural Center	2/20/1997	UA-OPM	$ 25,000			$ 25,000	$ -	$ 25,000
	Battison's of Avon, Inc.	710-720 Drake Hill Mall	Simsbury	Dry Cleaning Site Remediation Project	12/26/1996	Dry Cleaning	$ 150,000			$ 150,000	$ 76,536	$ 226,536
	Best Cleaners, Inc	1 Lovely Street	Canton	Dry Cleaning Site Remediation Project	2/4/1997	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Bradley Development League	275 Broad Street	Windsor	Commercial Plan For Development	6/3/1997	MAA	$ 50,000			$ 50,000	$ 40,000	$ 90,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Beardsley Zoological Gardens Acquis.	5/20/1997	UA-DECD	$ 4,508,750			$ 4,508,750	$ 4,462,750	$ 8,971,500
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Grow Bridgeport Fund	6/25/1997	UA-OPM	$ 1,000,000			$ 1,000,000	$ 4,950,000	$ 5,950,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Harbor Implement Study	4/30/1997	UA-OPM	$ 190,000			$ 190,000	$ 560,000	$ 750,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	East Side Planning	4/30/1997	UA-OPM	$ 285,000			$ 285,000	$ -	$ 285,000
	Central Connecticut State University	185 Main Street	New Britain	Flexible Manufacturing Network Center	8/30/1996	MAA	$ 268,000			$ 268,000	$ 33,684	$ 301,684
	Central Connecticut State University	185 Main Street	New Britain	Manufacturing Application Center	8/30/1996	MAA	$ 500,000			$ 500,000	$ 292,425	$ 792,425

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	Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Exten. Prog. - Conn/Step	9/11/1996	MAA	$ 1,000,000			$ 1,000,000	$ 2,254,991	$ 3,254,991
	Enfield, Town of	820 Enfield Street	Enfield	Old Town Hall Museum Repairs Proj.	5/16/1997	MAA	$ 25,000			$ 25,000	$ 25,091	$ 50,091
	Hartford, City of	550 Main Street	Hartford	Guaranty Bonding and Financing to Minority Contractors	5/29/1997	UA-DECD	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Hartford, City of	550 Main Street	Hartford	Artspace Predevelopment Project	10/9/1996	UA-DECD	$ 150,000			$ 150,000	$ -	$ 150,000
	National Theater of The Deaf	5 West Main Street	Chester	Theater Project - Phase 1	1/27/1997	MAA	$ 60,000			$ 60,000	$ 60,000	$ 120,000
	New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	Project Expansion Phase I	7/31/1996	UA-DECD	$ 100,000			$ 100,000	$ 11,000	$ 111,000
	New Haven, City of	165 Church Street	New Haven	Shubert Improvement Project	11/22/1996	UA-DECD	$ 700,000			$ 700,000	$ 2,422,270	$ 3,122,270
	New Haven, City of	165 Church Street	New Haven	Downtown Improvements Project	11/1/1996	UA-DECD	$ 1,304,000			$ 1,304,000	$ 150,000	$ 1,454,000
	Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	Northeast Tech. Enterprise @ Windham Mills	5/12/1997	MAA	$ 700,000			$ 700,000	$ 1,782,025	$ 2,482,025
	Norwalk, City of	125 East Avenue	Norwalk	Maritime Center Debt Reduction	3/10/1997	UA-DECD	$ 1,206,000			$ 1,206,000	$ 437,898	$ 1,643,898
	Norwich, City of	34 Courthouse Square	Norwich	Communication & Tech. Learning Ctr.	2/5/1997	UA-DECD	$ 250,000			$ 250,000	$ 50,000	$ 300,000
	Old State House Association, Inc.	800 Main Street	Hartford	Old State House Restoration	10/29/1996	SA	$ 1,000,000			$ 1,000,000	$ 1,000,000	$ 2,000,000
	Sea Research Foundation, Inc.	55 Coogan Blvd.	Mystic	Mystic Marinelife Aquarium Expansion Project	6/11/1997	SA	$ 15,000,000			$ 15,000,000	$ 30,113,000	$ 45,113,000
	Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Seven Angel Theatre Project	3/14/1997	UA-OPM	$ 98,500			$ 98,500	$ -	$ 98,500
	South Hartford Initiative, Inc.	99 Pratt Street	Hartford	South End Business Revolving Loan Fund	6/5/1997	REG	$ 6,000,000			$ 6,000,000	$ 670,000	$ 6,670,000
	Southeast Area Reg. Econ. Devel. Corp. nka Sector	190 Governor Winthrop Blvd.	New London	Southeast Region Development Fund	6/25/1997	MAA	$ 3,000,000			$ 3,000,000	$ 335,000	$ 3,335,000
	Southeast Area Reg. Econ. Devel. Corp. nka Sector	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IV	2/20/1997	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Palace Theatre Stagehouse Expansion	4/1/1997	ICC	$ 1,300,000			$ 1,300,000	$ 1,026,850	$ 2,326,850
	Stamford, City of	888 Washington Boulevard	Stamford	Palace Theater Renovations	4/1/1997	REG	$ 1,500,000			$ 1,500,000	$ 650,000	$ 2,150,000
	Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	Technology Deployment Center	4/17/1997	MAA	$ 2,000,000			$ 2,000,000	$ 222,300	$ 2,222,300
	Torrington, City of	140 Main Street	Torrington	East Main Street Sewer	5/16/1997	UA-DECD	$ 427,000			$ 427,000	$ 98,000	$ 525,000
	Waterbury Development Corporation f/k/a Naugatuck Valley Dc	24 Leavenworth Street	Waterbury	Business Development Project	2/7/1997	MAA	$ 100,000			$ 100,000	$ 11,168	$ 111,168
	TOTAL	**32**					**$ 44,347,250**	**$ -**	**$ -**	**$ 44,347,250**	**$ 52,044,988**	**$ 96,392,238**
FY 97-98												
	815 Lafayette Centre, LLC	929 Kings Highway Ext.	Fairfield	815 Lafayette Centre Project	1/21/1998	UA-OPM	$ 1,000,000			$ 1,000,000	$ 3,087,462	$ 4,087,462
	Amistad America, Inc.	749 Chapel Street	New Haven	Schooner Amistad Construction Phase Ii	5/14/1998	MAA	$ 2,500,000			$ 2,500,000	$ 625,590	$ 3,125,590
	Ansonia, City of	253 Main Street	Ansonia	Veterans Memorial	7/2/1997	SA	$ 100,000			$ 100,000	$ -	$ 100,000
	As-U-Like-It Cleaners of Meriden	518 West Main Street	Meriden	Dry Cleaning Site Remediation Project	1/7/1998	Dry Cleaning	$ 134,260			$ 134,260	$ 10,000	$ 144,260
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	West End Brownfields Reclamation	8/25/1997	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Bristol, City of	111 North Main Street	Bristol	ESPN Expansion	4/21/1998	MAA	$ 347,207		$ 347,206	$ 694,413	$ 77,157	$ 771,570
	Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	Feasibility Study	4/21/1998	UA-OPM	$ 50,000			$ 50,000	$ 50,000	$ 100,000
	Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Metro Hartford Growth Fund Business Development Project	10/31/1997	MAA	$ 2,000,000			$ 2,000,000	$ 225,000	$ 2,225,000
	Connecticut Marine Trades Association, Inc.	20 Plains Road	Essex	Strictly Sail New England Boat Show	3/6/1998	MAA	$ 55,000			$ 55,000	$ 297,714	$ 352,714
	Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	Ct State Technology Extension Program	10/9/1997	MAA	$ 1,000,000			$ 1,000,000	$ 2,371,691	$ 3,371,691
	Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Bushnell Theater Addition Project - Phase I	11/20/1997	UA-OPM	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Image Cleaners, Inc.	281 Main Street	Portland	Dry Cleaning Site Remediation Project	2/25/1998	Dry Cleaning	$ 80,000			$ 80,000	$ 22,000	$ 102,000
	Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Killingly Industrial Park	2/23/1998	MAA	$ 109,250			$ 109,250	$ 109,250	$ 218,500
	Lyme Historical Society, Inc.	96 Old Lyme Street	Old Lyme	Museum Expansion Project	8/28/1997	MAA	$ 2,050,000			$ 2,050,000	$ 2,139,528	$ 4,189,528
	Military Museum of Southern New England	125 Park Avenue	Danbury	Display Building Renovation Project	8/14/1997	UA-DECD	$ 100,000			$ 100,000	$ 250,668	$ 350,668
	Naugatuck, Borough of	239 Church Street	Naugatuck	Railroad Station Renovation Project	1/9/1998	UA-OPM	$ 250,000			$ 250,000	$ 500,000	$ 750,000
	New Britain, City of	27 West Main Street	New Britain	Fafnir-Booth Street Redevelopment	9/19/1997	MAA	$ 3,518,380			$ 3,518,380	$ 2,525,000	$ 6,043,380
	New Britain, City of	27 West Main Street	New Britain	Government Center Parking Garage	6/9/1998	SA	$ 7,500,000			$ 7,500,000	$ 8,915,000	$ 16,415,000
	New Hartford, Town of	530 Main Street	New Hartford	Reconstruction Of Ratlum Road	6/17/1998	MAA	$ 113,190			$ 113,190	$ 133,380	$ 246,570
	Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theatre Feasibility Studies	4/30/1998	UA-OPM	$ 60,000			$ 60,000	$ -	$ 60,000
	Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Heritage Park	2/2/1998	UA-DECD	$ 2,275,000			$ 2,275,000	$ -	$ 2,275,000
	Norwalk, City of	125 East Avenue	Norwalk	Maritime Center Debt Reduction II	1/28/1998	UA-DECD	$ 1,206,000			$ 1,206,000	$ 1,246,950	$ 2,452,950
	Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Atlantic Packaging Bridge Expansion	1/22/1998	UA-DECD	$ 180,000			$ 180,000	$ 20,000	$ 200,000

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	Plainville, Town of	1 Central Square	Plainville	Sanitary Sewer & Pump Station	9/10/1997	MAA	$ 250,000			$ 250,000	$ 250,000	$ 500,000
	Polka Dot Playhouse, Inc.	167-177 State Street	Bridgeport	Polka Dot Playhouse Construction	4/15/1998	UA-OPM	$ 2,000,000			$ 2,000,000	$ 2,265,624	$ 4,265,624
	Science Center of Connecticut, Inc.	950 Trout Brook Drive	West Hartford	Planning & Construction Project	4/3/1998	SA	$ 4,000,000			$ 4,000,000	$ 30,955,000	$ 34,955,000
	Shelton Economic Development Corporation	469 Howe Avenue	Shelton	Shelton Enterprise And Commerce Park	9/11/1997	MAA	$ 2,634,950			$ 2,634,950	$ 3,202,574	$ 5,837,524
	Shelton, Town of	54 Hill Street	Shelton	Valley Container Sewer Line Project	4/15/1998	MAA	$ 100,000			$ 100,000	$ 100,000	$ 200,000
	Southeast Area Reg. Econ. Devel. Corp. nka Sector	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year V	1/9/1998	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Stonington, Town of	152 Elm Street	Stonington	Waste Treatment Plant Improvements	8/1/1997	MAA	$ 500,000			$ 500,000	$ 5,851,000	$ 6,351,000
	Stratford, Town of	2725 Main Street	Stratford	Aerospace Interactive Feasibility Study	6/10/1998	MAA	$ 10,000			$ 10,000	$ 10,000	$ 20,000
	Torrington, City of	140 Main Street	Torrington	Industrial Park Business Development Project	10/7/1997	MAA	$ 108,250			$ 108,250	$ 108,250	$ 216,500
	Valley Railroad Company	152 River Street	Deep River	Essex Steam Train Bridge Repair & Maintenance	5/29/1998	UA-OPM	$ 1,145,000			$ 1,145,000	$ 120,000	$ 1,265,000
	Waterbury Development Corporation f/k/a Naugatuck Valley Dc	24 Leavenworth Street	Waterbury	Fountain Lake Commerce Park Development Project	7/2/1997	UA-DECD	$ 1,600,000			$ 1,600,000	$ -	$ 1,600,000
	Watertown, Town of	424 Main Street	Watertown	Turkey Brook Drainage Improvement	10/7/1997	MAA	$ 400,000			$ 400,000	$ 2,875,000	$ 3,275,000
	TOTAL	**35**					**$ 39,976,487**	**$ -**	**$ 347,206**	**$ 40,323,693**	**$ 68,943,838**	**$ 109,267,531**
FY 98-99												
	Asnuntuck Community Technical College	170 Elm Street	Enfield	Machine Technology Traning Program	3/8/1999	MAA	$ 500,000			$ 500,000	$ 1,360,000	$ 1,860,000
	Battiston's of Windsor, Inc.	395 Cottage Grove Rd.	Bloomfield	Dry Cleaning Site Remediation Project	9/30/1998	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Project	6/3/1999	UA-OPM	$ 248,125			$ 248,125	$ 992,500	$ 1,240,625
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Chase Bank Retention Project	11/13/1998	UA-OPM	$ 1,000,000			$ 1,000,000	$ 2,672,702	$ 3,672,702
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Captain's Cove Demolition Project	8/18/1998	UA-OPM	$ 875,000			$ 875,000	$ 87,500	$ 962,500
	Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Machinist Traning Program	12/3/1998	MAA	$ 100,000			$ 100,000	$ 400,000	$ 500,000
	Connecticut Eastern Chpt., National Railway Hist. Soc.	Columbia Junction Freight Yard	Willimantic	Connecticut Eastern Railroad Musuem	1/19/1999	UA-OPM	$ 400,000			$ 400,000	$ -	$ 400,000
	Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	Interactive Exhibits on the History of Connecticut	1/6/1999	UA-OPM	$ 200,000			$ 200,000	$ 401,776	$ 601,776
	Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Exten. Prog. - Conn/Step	9/18/1998	MAA	$ 1,500,000			$ 1,500,000	$ 1,871,691	$ 3,371,691
	Connecticut United Research for Excellence, Inc.	300 George St, Suite 561	New Haven	Connecticut's BioScience Cluster Activation Proj.	3/22/1999	MAA	$ 150,000			$ 150,000	$ 360,000	$ 510,000
	Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '98	11/6/1998	MAA	$ 100,000			$ 100,000	$ 10,000	$ 110,000
	Enfield, Town of	820 Enfield Street	Enfield	Purple Heart Museum	5/14/1999	UA-OPM	$ 181,294			$ 181,294	$ -	$ 181,294
	Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Facilities Renovation Project	8/25/1998	MAA	$ 200,000			$ 200,000	$ 938,935	$ 1,138,935
	Garde Arts Center, Inc.	325 State Street	New London	Garde Arts Renovation - Phase I	10/13/1998	UA-OPM/ICC	$ 6,500,000			$ 6,500,000	$ 4,500,000	$ 11,000,000
	Golden Hanger Cleaners	39B Mill Plain Road	Danbury	Dry Cleaning Site Remediation Project	10/14/1998	Dry Cleaning	$ 100,000			$ 100,000	$ 100,650	$ 200,650
	Greater Dwight Development Corporation	48 Howe Street	New Haven	Community Supermarket Project	9/28/1998	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Greater Southington Cham. of Comm./Town of Southington	51 North Main Street	Southington	Southington Renaissance Phase 1	5/27/1999	UA-OPM	$ 500,000			$ 500,000	$ 488,000	$ 988,000
	Hartford Stage Company, Inc.	50 Church Street	Hartford	Richardson Building Renovation Project	7/14/1998	UA-OPM	$ 752,000			$ 752,000	$ 31,024	$ 783,024
	Hartford, City of	551 Main Street	Hartford	Tri-Neighborhood Revitalization/Veeder Place Project	3/10/1999	UA-OPM	$ 5,787,500			$ 5,787,500	$ 1,050,000	$ 6,837,500
	Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase I	10/2/1998	UA-OPM	$ 7,000,000			$ 7,000,000	$ -	$ 7,000,000
	Hygienic Art, Inc.	79 Bank Street	New London	Building Renovation Project	1/27/1999	MAA/UA-OPM	$ 250,000			$ 250,000	$ 429,000	$ 679,000
	Lebanon, Town of/Lebanon Historical Society, Inc.	579 Exeter Road	Lebanon	Museum And Visitor Center Project	9/15/1998	MAA	$ 200,000			$ 200,000	$ 1,003,320	$ 1,203,320
	Meriden, City of	142 East Main Street	Meriden	Jordan Brook Relocation	5/7/1999	MAA	$ 378,500			$ 378,500	$ 378,500	$ 757,000
	Meriden, City of	142 East Main Street	Meriden	Economic Development Infrastructure & Visibility Project	8/13/1998	UA-OPM	$ 450,000			$ 450,000	$ 102,150	$ 552,150
	Milford, City of	70 West River Street	Milford	Devon Revitalization Feasibility Study Phase I	2/5/1999	MAA	$ 25,000			$ 25,000	$ 25,000	$ 50,000
	Neighborhood Housing Services of New Britain, Inc.	223 Broad Street	New Britain	New Britain Façade and Streetscape Fund Project	4/6/1999	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	West Main/Willow Street Initiative	4/28/1999	UA-OPM	$ 125,000			$ 125,000	$ 4,000	$ 129,000
	Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	NHS Willow St. Gateway	4/28/1999	UA-OPM	$ 175,000			$ 175,000	$ -	$ 175,000
	Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	Brooklyn Youth /Senior Center	4/9/1999	UA-OPM	$ 35,500			$ 35,500	$ -	$ 35,500
	Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW NRZ - Learning Center and Streetscape Planning	4/9/1999	UA-OPM	$ 68,000			$ 68,000	$ 613,000	$ 681,000
	New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase II	6/29/1999	SA	$ 905,578			$ 905,578	$ -	$ 905,578
	New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase I	6/29/1999	UA-OPM	$ 1,075,000			$ 1,075,000	$ -	$ 1,075,000
	New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	Cultural Center for Central Connecticut	3/22/1999	UA-OPM	$ 250,000			$ 250,000	$ 100,000	$ 350,000

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	New Haven Development Corporation	100 Crown Street	New Haven	Arts and Entertainment Facility Study	5/14/1999	UA-OPM	$ 450,000			$ 450,000	$ 60,000	$ 510,000
	New Haven, City of	165 Church Street	New Haven	Temple Street Parking Garage Renovation	5/3/1999	UA-OPM	$ 9,000,000			$ 9,000,000	$ 3,200,000	$ 12,200,000
	New London Development Corporation	165 State Street, Suite 313	New London	New London Comprehensive Waterfront Improv.& Devel.	7/28/1998	MAA/UA-OPM	$ 23,167,000			$ 23,167,000	$ 2,018,750	$ 25,185,750
	Norwalk, City of	125 East Avenue	Norwalk	Economic Development Assist. Project	12/10/1998	UA-DECD	$ 1,200,000			$ 1,200,000	$ -	$ 1,200,000
	Norwich Arts Council, Inc.	60 Broadway	Norwich	Building Restoration Project	12/14/1998	UA-OPM	$ 287,500			$ 287,500	$ 287,500	$ 575,000
	Norwich, City of	34 Courthouse Square	Norwich	Predevelopment Feasibility - Artspace Norwich	12/10/1998	UA-OPM	$ 225,000			$ 225,000	$ -	$ 225,000
	Real Art Ways, Inc.	56 Arbor Street	Hartford	Arts & Culture Center Project	5/14/1999	UA-OPM	$ 500,000			$ 500,000	$ 1,118,465	$ 1,618,465
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IV	2/26/1999	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Submarine Force Library & Museum Association	Naval Sub Base/New London	Groton	Submarine Force Llbrary & Museum Expansion Project	5/14/1999	UA-OPM	$ 2,000,000			$ 2,000,000	$ 2,000,000	$ 4,000,000
	Ted's Cleaners	1957 Whitney Avenue	North Haven	Dry Cleaning Site Remediation Project	10/10/1998	Dry Cleaning	$ 150,000			$ 150,000	$ 41,093	$ 191,093
	Torrington, City of	140 Main Street	Torrington	Fuessenich Park Renovations - Phase III	1/14/1999	MAA	$ 100,000			$ 100,000	$ 75,000	$ 175,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Waterbury/Naugatuck Commerce Park	3/8/1999	MAA	$ 309,855			$ 309,855	$ 34,900	$ 344,755
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Timexpo Museum	9/4/1998	MAA	$ 500,000			$ 500,000	$ 1,000,000	$ 1,500,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Downtown Development Planning Project	8/13/1998	UA-OPM	$ 1,645,000			$ 1,645,000	$ -	$ 1,645,000
	Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph L. Jaynes Computer Tech. & Info. Training Ctr.	5/12/1999	MAA	$ 100,000			$ 100,000	$ 25,000	$ 125,000
	West Haven, City of	355 Main Street	West Haven	Restoration/Preservation of the Ward-Heitman House	4/16/1999	UA-OPM	$ 200,000			$ 200,000	$ 125,000	$ 325,000
	West Haven, City of	355 Main Street	West Haven	West River Crossing	11/5/1998	MAA	$ 125,000			$ 125,000	$ 125,000	$ 250,000
	West Haven, City of	355 Main Street	West Haven	Center Green Improvements	9/8/1998	UA-OPM	$ 25,000			$ 25,000	$ 217,750	$ 242,750
	Yale University	155 Whitney Av Suite 214	New Haven	Peabody Museum HVAC Development Project	5/7/1999	UA-OPM	$ 250,000			$ 250,000	$ 380,000	$ 630,000
	TOTAL	**52**					**$ 72,715,852**	**$ -**	**$ -**	**$ 72,715,852**	**$ 28,938,206**	**$ 101,654,058**
FY 99-00												
	Amistad America, Inc.	749 Chapel Street	New Haven	Development Project	5/25/2000	MAA/SA	$ 325,000			$ 325,000	$ 66,900	$ 391,900
	Battiston's of Silas Deane, LLC	610 Silas Deane Highway	Wethersfield	Dry Cleaning Site Remediation Project	11/18/1999	Dry Cleaning	$ 150,000			$ 150,000	$ 278,602	$ 428,602
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Klein Memorial Auditorium Renovation	6/8/2000	UA-OPM	$ 2,502,019			$ 2,502,019	$ 225,000	$ 2,727,019
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase II	2/18/2000	UA-OPM	$ 1,432,862			$ 1,432,862	$ 5,731,448	$ 7,164,310
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stratford Avenue Streetscapes/East End Improvement	11/19/1999	UA-OPM	$ 3,500,000			$ 3,500,000	$ -	$ 3,500,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Steel Point	9/15/1999	UA-OPM	$ 20,000,000			$ 20,000,000	$ -	$ 20,000,000
	Bristol, City of	111 North Main Street	Bristol	Restoring Bristol Neighborhoods	9/27/1999	UA-OPM	$ 300,000			$ 300,000	$ 15,685	$ 315,685
	Broadway Cleaners	83 Quinnipiac Avenue	North Haven	Dry Cleaning Site Remediation Project	12/2/1999	Dry Cleaning	$ 150,000			$ 150,000	$ 21,200	$ 171,200
	Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Convention Center	12/21/1999	SA	$ 3,000,000			$ 3,000,000	$ -	$ 3,000,000
	Coltsville Heritage Park, Inc.	140 Huyshope Avenue	Hartford	Coltsville Heritage Park	3/24/2000	UA-OPM	$ 500,000			$ 500,000	$ -	$ 500,000
	Community Capital Fund, Inc.	177 State Street	Bridgeport	Bridgeport Dock Repair and Expansion Project	12/2/1999	UA-OPM	$ 750,000			$ 750,000	$ 4,800,000	$ 8,400,000
	Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	Micro-Loan Guarantee Program For Women And Minority Businesses	5/12/2000	MAA		$ 400,000		$ 400,000	$ 1,200,000	$ 1,600,000
	Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	Ct State Technology Exten. Prog. - Conn/Step	11/19/1999	MAA	$ 2,000,000			$ 2,000,000	$ 2,426,306	$ 4,426,306
	Coventry, Town of	1712 Main Street	Coventry	Kenyon Mill Redevelopment	1/14/2000	SCPRIF			$ 55,700	$ 55,700	$ -	$ 55,700
	Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Marion Anderson Studio	7/13/1999	UA-OPM	$ 190,000			$ 190,000	$ 76,000	$ 266,000
	Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '99	11/8/1999	MAA	$ 35,000			$ 35,000	$ 25,000	$ 60,000
	Frederick T. Clark	490 Wolcott Hill Road	Wethersfield	Shelco Filters Company Site Plan	7/30/1999	SCPRIF			$ 32,500	$ 32,500	$ 13,000	$ 45,500
	Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	Downtown Feasibility Study	8/30/1999	UA-DECD	$ 75,000			$ 75,000	$ 35,294	$ 110,294
	Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Revitalization Project	5/12/2000	UA-OPM	$ 500,000			$ 500,000	$ 25,000	$ 525,000
	Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Cooridor Planning Area	3/15/2000	MAA	$ 111,000			$ 111,000	$ 111,000	$ 222,000
	Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA Neighborhood Economic Development Fund	10/27/1999	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Hartford Economic Development Corporation	15 Lewis Street	Hartford	City of Hartford Nuisance Abatement Program	7/14/1999	UA-OPM	$ 250,000			$ 250,000	$ -	$ 250,000
	Hartford Parking Authority	44 Capital Avenue, Suite 301	Hartford	Morgan Street Garage/CCEDA Parking Pillar Project	4/27/2000	SA	$ 4,000,000			$ 4,000,000	$ 24,000,000	$ 28,000,000
	Hartford, City of	550 Main Street	Hartford	Veeder Place Completion	4/27/2000	UA-OPM	$ 5,664,800			$ 5,664,800	$ -	$ 5,664,800
	Hartford, City of	550 Main Street	Hartford	CCEDA Demolition/Redevelopment Project	4/20/2000	SA	$ 12,000,000			$ 12,000,000	$ -	$ 12,000,000
	Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase II	3/24/2000	UA-OPM	$ 4,000,000			$ 4,000,000	$ -	$ 4,000,000

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	Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Bushnell Theater Addition Phase 2	11/1/1999	UA-OPM	$ 9,700,000			$ 9,700,000	$ 28,234,747	$ 37,934,747
	Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Newsprint Recycling Plant Feasibility Study	5/16/2000	MAA	$ 75,000			$ 75,000	$ 75,000	$ 150,000
	M & R Realty	120 Allen Street	Stratford	Kimberly Heights Industrial Park	4/4/2000	SCPRIF			$ 129,400	$ 129,400	$ -	$ 129,400
	Middlesex County Revitalization Commission	393 Main Street	Middletown	Replenishment of Middlesex Revolving Loan Fund	6/29/2000	MAA	$ 137,500			$ 137,500	$ 13,750	$ 151,250
	Middletown, City of	245 DeKoven Drive	Middletown	Sanitary Sewer Extension & Consolidation	2/10/2000	UA-OPM	$ 8,800,000			$ 8,800,000	$ 65,300	$ 8,865,300
	New Britain, City of	27 West Main Street	New Britain	Oak Street Neighborhood Spot Demolition	6/27/2000	UA-OPM	$ 500,000			$ 500,000	$ -	$ 500,000
	New Britain, City of	27 West Main Street	New Britain	New Britain Nuisance Abatement Project	12/21/1999	UA-OPM	$ 250,000			$ 250,000	$ -	$ 250,000
	New Britain, City of	27 West Main Street	New Britain	Arch Street Facade Project	12/21/1999	UA-OPM	$ 275,000			$ 275,000	$ -	$ 275,000
	New Britain, City of	27 West Main Street	New Britain	Urban Oaks Organic Farm	11/19/1999	UA-OPM	$ 500,000			$ 500,000	$ 440,000	$ 940,000
	New Britain, City of	27 West Main Street	New Britain	Alamo-Tenergy Business Assistance	7/30/1999	SA	$ 2,125,000			$ 2,125,000	$ -	$ 2,125,000
	New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Acquistion, Demo. & Remediation	6/7/2000	MAA	$ 3,716,000			$ 3,716,000	$ 412,890	$ 4,128,890
	New London Development Corporation	165 State Street, Suite 313	New London	State Pier II	3/20/2000	MAA	$ 810,000			$ 810,000	$ 90,000	$ 900,000
	New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Road Improvements	3/20/2000	MAA	$ 6,000,000			$ 6,000,000	$ 670,000	$ 6,670,000
	New London Development Corporation	165 State Street, Suite 313	New London	State Pier I	8/6/1999	MAA	$ 1,935,000			$ 1,935,000	$ 215,000	$ 2,150,000
	New London Development Corporation	165 State Street, Suite 313	New London	Site Preparation And Remediation Project	4/20/2000	UA-DECD	$ 500,000			$ 500,000	$ -	$ 500,000
	New London, City of	181 State Street	New London	Wastewater Treatment Plant Phases 1 and 2	4/20/2000	UA-DECD/MAA	$ 4,800,000			$ 4,800,000	$ 3,335,823	$ 8,135,823
	Newtown, Town of	45 Main Street	Newtown	Former Batchelder Site	2/16/2000	SCPRIF			$ 45,000	$ 45,000	$ -	$ 45,000
	Norwalk, City of	125 East Avenue	Norwalk	Norwalk Dept. of Police Services Facility	4/18/2000	UA-OPM	$ 1,500,000			$ 1,500,000	$ 23,315,000	$ 24,815,000
	Norwalk, City of	125 East Avenue	Norwalk	Economic Development Assistance	12/23/1999	UA-DECD	$ 2,400,000			$ 2,400,000	$ -	$ 2,400,000
	Norwalk, City of	125 East Avenue	Norwalk	Norwalk Center Development Planning Project	9/27/1999	UA-OPM	$ 1,500,000			$ 1,500,000	$ -	$ 1,500,000
	Plainfield, Town of	8 Community Avenue	Plainfield	Infrastructure Improvement Project	12/13/1999	MAA			$ 197,500	$ 197,500	$ 207,965	$ 405,465
	Redevelopment Agency Town of Manchester	41 Center Street	Manchester	Morland Valve Site Redevelopment	11/3/1999	SCPRIF			$ 68,970	$ 68,970	$ -	$ 68,970
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Hartford Riverwalk (Bulkeley Bridge Walkabout)	10/5/1999	UA-OPM/DECD	$ 700,000			$ 700,000	$ 2,790,000	$ 3,490,000
	Science Park Development Corporation	5 Science Park	New Haven	Building 25 Capital Improvements	4/10/2000	MAA	$ 70,000			$ 70,000	$ 7,778	$ 77,778
	Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Interior Theatre Renovation	7/14/1999	UA-OPM	$ 295,777			$ 295,777	$ -	$ 295,777
	Simsbury Historical Society, Inc.	800 Hopmeadow Street	Simsbury	Old Probate Court Restoration	7/14/1999	HA	$ 150,000			$ 150,000	$ 150,000	$ 300,000
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	New London Acton Sheet Metal Project	1/27/2000	MAA	$ 1,500		$ 35,000	$ 36,500	$ 260,000	$ 296,500
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year VII	12/22/1999	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Phase C2 - Palace Theater Improvement Project	1/27/2000	UA-OPM	$ 1,500,000			$ 1,500,000	$ 2,850,000	$ 4,350,000
	Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	Stepping Stones Museum for Children	12/14/1999	MAA	$ 500,000			$ 500,000	$ 10,300,000	$ 10,800,000
	Suffield-Longmeadow Cleaners, Inc.	134 Mountain Road	Suffield	Dry Cleaning Site Remediation Project	12/21/1999	Dry Cleaning	$ 150,000			$ 150,000	$ 40,000	$ 190,000
	Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	Technology Deployment Center	6/30/2000	UA-OPM	$ 1,000,000			$ 1,000,000	$ 493,000	$ 1,493,000
	Urban League of Greater of Hartford, Inc., The	140 Woodland Street	Hartford	Connecticut Construction Development Center	12/28/1999	MAA	$ 30,000			$ 30,000	$ 5,000	$ 35,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Waterbury Sports Study	5/12/2000	UA-OPM	$ 100,000			$ 100,000	$ -	$ 100,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase I	5/12/2000	UA-OPM	$ 11,300,000			$ 11,300,000	$ -	$ 11,300,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Former Rogers Spoon Factory Site Investigation Project	4/26/2000	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Freight Street Redevelopment Project	4/20/2000	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	TOTAL	**63**					**$ 127,056,458**	**$ 400,000**	**$ 564,070**	**$ 128,020,528**	**$ 113,321,688**	**$ 244,192,216**
FY 00-01												
	At Collinsville, LLC	Bridge Street	Canton	At Collinsville Project	9/7/2000	SCPRIF			$ 200,000	$ 200,000	$ -	$ 200,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Predevelopment Project	11/6/2000	MAA	$ 50,000			$ 50,000	$ 6,000	$ 56,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase III	2/22/2001	UA-OPM	$ 2,500,000			$ 2,500,000	$ -	$ 2,500,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Development Proj.- 2nd Phase	1/2/2001	UA-OPM	$ 6,400,000			$ 6,400,000	***	***
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Arena at Harbor Yard - Multiple Phases	10/30/2000	UA-OPM	$ 35,000,000			$ 35,000,000	$ 17,126,481	$ 52,126,481
	Bristol, City of	111 North Main Street	Bristol	Southeast Mini-Industrial Park	6/1/2001	MAA	$ 750,000			$ 750,000	$ 1,173,585	$ 1,923,585
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Program #1	10/13/2000	MAA	$ 106,000			$ 106,000	$ 188,764	$ 294,764
	CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	6/7/2001	MAA	$ 2,000,000			$ 2,000,000	$ 3,350,000	$ 5,350,000

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	Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Renovation of the Rider House	4/5/2001	UA-OPM	$ 250,000			$ 250,000	$ 50,000	$ 300,000
	East Hartford, Town of	740 Main Street	East Hartford	Strategic Econ. Dev. and Land Use Plan Review	12/8/2000	MAA	$ 40,000			$ 40,000	$ 40,000	$ 80,000
	East Haven, Town of	250 East Main St	East Haven	Revitalization of Central Business District	4/27/2001	UA-OPM	$ 100,000			$ 100,000	$ 23,046	$ 123,046
	Fairport Valet	1711-1718 Post Road East	Westport	Dry Cleaning Site Remediation Project	12/1/2000	Dry Cleaning	$ 150,000			$ 150,000	$ 65,635	$ 215,635
	Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	Expansion Project - Phase One	1/2/2001	SA	$ 2,000,000			$ 2,000,000	$ 4,750,064	$ 6,750,064
	Hamden, Town of	2372 Whitney Avenue	Hamden	Highwood Neighborhood Revitalization Project	7/21/2000	UA-OPM	$ 500,000			$ 500,000	$ 5,000	$ 505,000
	Hill Development Corporation of New Haven/LULAC Headstart	649 Howard Avenue	New Haven	Hill Parent/Child Center Project	2/6/2001	USRAP	$ 341,223			$ 341,223	$ -	$ 341,223
	Ivoryton Playhouse Foundation, Inc., The	P.O. Box 458	Ivoryton	The Ivoryton Playhouse Foundation, Inc.	10/12/2000	MAA			$ 357,000	$ 357,000	$ 450,000	$ 807,000
	Jewett City, Borough of	32 School Street	Griswold	Wastewater Treatment Plant Upgrade	1/26/2001	MAA/UA-OPM	$ 3,000,000			$ 3,000,000	$ 14,987,000	$ 17,987,000
	Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	Expansion Planning Phase 4	1/5/2001	REG	$ 332,000			$ 332,000	$ 110,667	$ 442,667
	Manchester, Town of	41 Center Street, Box 191	Manchester	Manchester Historic Firehouse Restoration	6/6/2001	UA-OPM	$ 100,000			$ 100,000	$ 70,000	$ 170,000
	Mattatuck Historical Society, Inc.	144 West Main Street	Waterbury	Mattatuck Museum Renovations	6/7/2001	UA-OPM	$ 500,000			$ 500,000	$ 32,548	$ 532,548
	Middletown, City of	245 DeKoven Drive	Middletown	Former Remington Rand Facility-Improvements	5/7/2001	MAA	$ 756,500			$ 756,500	$ 756,500	$ 1,513,000
	Middletown, City of	245 DeKoven Drive	Middletown	River Road Sewer Project	11/6/2000	MAA	$ 52,000			$ 52,000	$ 10,000	$ 62,000
	New Britain, City of	27 West Main Street	New Britain	New Britain Machine Industrial Park	6/6/2001	UA-OPM	$ 1,700,000			$ 1,700,000	$ 1,700,000	$ 3,400,000
	New Britain, City of	27 West Main Street	New Britain	Arch Walkway Streetscape Project	3/12/2001	UA-OPM	$ 3,500,000			$ 3,500,000	$ 519,855	$ 4,019,855
	New Haven Development Corporation	100 Crown Street	New Haven	Shubert Theatre Emergency Repair Project	9/8/2000	UA-OPM	$ 1,050,000			$ 1,050,000	$ -	$ 1,050,000
	New Haven, City of	165 Church Street	New Haven	Amistad Dock Improvement Project	6/11/2001	SA	$ 750,000			$ 750,000	$ 37,036	$ 787,036
	New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull MDP Implementation #1,2,3,4	6/26/2001	PA 00-167	$ 46,284,000			$ 46,284,000	$ 5,816,279	$ 52,100,279
	Oxford, Town of	486 Oxford Road	Oxford	Oxford Industrial Park	11/29/2000	MAA	$ 150,000			$ 150,000	$ 150,400	$ 300,400
	Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	Dry Cleaning Site Remediation Project	2/27/2001	Dry Cleaning	$ 50,000			$ 50,000	$ 68,741	$ 118,741
	Prospect, Town of	36 Center Street	Prospect	Scott Road Industrial Park	5/14/2001	MAA	$ 175,000			$ 175,000	$ 175,000	$ 350,000
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Columbus Boulevard Bridge	7/7/2000	SA	$ 2,350,000			$ 2,350,000	$ 9,554	$ 2,359,554
	South Central Ct Reg. Econ. Develop. Corp. (aka Reg. Grow. F	900 Chapel Street	New Haven	South Central Regional Site Remediation Prog.	12/29/2000	MAA	$ 750,000			$ 750,000	$ 84,000	$ 834,000
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year VIII	12/8/2000	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Three J's Laundromat	623 Straits Turnpike	Watertown	Dry Cleaning Site Remediation Project	12/1/2000	Dry Cleaning	$ 150,000			$ 150,000	$ 85,422	$ 235,422
	Wadsworth Atheneum	600 Main Street	Hartford	Exterior Building Renovations and Upgrades Project	6/14/2001	UA-OPM	$ 2,500,000			$ 2,500,000	$ -	$ 2,500,000
	Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph Jaynes Center	1/24/2001	MAA	$ 800,000			$ 800,000	$ 308,390	$ 1,108,390
	Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Stategic Economic Development Plan	9/8/2000	UA-OPM	$ 125,000			$ 125,000	$ 38,500	$ 163,500
	TOTAL	**37**					**$ 115,561,723**	**$ -**	**$ 557,000**	**$ 116,118,723**	**$ 52,488,467**	**$ 162,207,190**
FY 01-02												
	Aerospace Components Manufacturers, Inc.	731 Hebron Avenue	Glastonbury	Cluster Activation Phase One And Two	10/22/2001	MAA	$ 314,000			$ 314,000	$ 640,700	$ 954,700
	Board of Trustees of Community Technical Colleges	61 Woodland Street	Hartford	Precision Manufacturing Institute -Phase II Of Mttp Program	7/25/2001	MAA	$ 1,000,000			$ 1,000,000	$ 3,865,400	$ 4,865,400
	Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	Seaview Industrial Park	12/20/2001	MAA/UA-OPM	$ 4,416,075			$ 4,416,075	$ 2,393,355	$ 6,809,430
	Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	Master Planning	11/23/2001	UA-OPM	$ 100,000			$ 100,000	$ -	$ 100,000
	Cleaner Images, Inc.	47 Highridge Road	Stamford	Dry Cleaning Site Remediation Project	10/4/2001	Dry Cleaning	$ 73,000			$ 73,000	$ 10,000	$ 83,000
	Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	Inner City Business Strategy Loan Guarantee	6/14/2002	MAA		$ 200,000		$ 200,000	$ 600,000	$ 800,000
	Connecticut Aeronautical Historical Association, Inc.	Bradley International Airport	Windsor Locks	New England Air Museum Expansion of Operations Project	5/17/2002	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Connecticut District Export Council	213 Court Street - Suite 903	Middletown	Export Promotion Program	2/15/2002	MAA	$ 10,000			$ 10,000	$ -	$ 10,000
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #2	1/7/2002	MAA	$ 200,000			$ 200,000	$ 220,400	$ 420,400
	East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	Restoration of the East Windsor Academy	1/31/2002	UA-OPM	$ 125,000			$ 125,000	$ 25,000	$ 150,000
	Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	Facilities Upgrade Project	4/1/2002	UA-OPM	$ 787,000			$ 787,000	$ -	$ 787,000
	Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	Canon Gtr. Hartford Open - 50th Anniv.	12/10/2001	MAA	$ 200,000			$ 200,000	$ 471,936	$ 671,936
	Guilford Handcrafts Center, Inc.	411 Church Street	Guilford	Center Renovations and Upgrades	4/5/2002	UA-OPM	$ 250,000			$ 250,000	$ 282,000	$ 532,000
	Harold Leever Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	Cancer Center Project	12/7/2001	UA-OPM	$ 3,000,000			$ 3,000,000	$ 10,900,000	$ 13,900,000
	Joseph N. Goff House, Inc.	2 Barton Hill Rd Box 337	East Hampton	Goff House Reconstruction & Rehab	4/23/2002	UA-OPM	$ 113,000			$ 113,000	$ 49,000	$ 162,000
	Milford, City of	70 West River Street	Milford	Devon Center Revitalization Phase 1 - A1 Project	4/23/2002	UA-OPM	$ 600,000			$ 600,000	$ -	$ 600,000

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	Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW Learning Center	10/22/2001	UA-OPM	$ 962,000			$ 962,000	$ -	$ 962,000
	New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase III	10/29/2001	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Norwalk, City of	125 East Avenue	Norwalk	Reed Street Extension and Underpass Project	2/6/2002	SA	$ 6,500,000			$ 6,500,000	$ 1,400,000	$ 7,900,000
	Norwich Community Development Corporation	77 Main Street	Norwich	Industrial Park Expansion, Occum Park, Chelsea Harbor, Heritage Discovery Ctr., Booth Parking Lot	5/17/2002	UA-OPM	$ 2,666,795			$ 2,666,795	$ 1,240,000	$ 3,906,795
	Norwich, City of - Department of Public Utilities	19 South Golden Street	Norwich	Norwich Industrial Park Roadway Improvement	3/15/2002	MAA			$ 200,000	$ 200,000	$ 254,067	$ 454,067
	Old Greenwich Tailors and Cleaners, Inc	280 Sound Beach Avenue	Old Greenwich	Dry Cleaning Site Remediation Project	8/15/2001	Dry Cleaning	$ 150,000			$ 150,000	$ 255,655	$ 405,655
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk Downtown	2/21/2002	SA	$ 1,780,000			$ 1,780,000	$ -	$ 1,780,000
	Scott and Daniells, Inc.	264 Freestone Avenue	Portland	148 Freestone Avenue Project	9/4/2001	MAA	$ 262,000			$ 262,000	$ 537,000	$ 799,000
	Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Theatre Production Building & Cast House Project	1/9/2002	UA-OPM	$ 500,000			$ 500,000	$ -	$ 500,000
	Shelton Economic Development Corporation	469 Howe Avenue	Shelton	Shelton Enterprise And Commerce Park - Phase II	4/23/2002	MAA	$ 1,000,000			$ 1,000,000	$ 2,432,850	$ 3,432,850
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IX	9/27/2001	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Southington, Town of	75 Main Street	Southington	Former Beaton & Corbin Site	9/6/2001	SCPRIF			$ 82,920	$ 82,920	$ -	$ 82,920
	Stamford, City of	888 Washington Boulevard	Stamford	Summer Street Realignment Project	5/31/2002	UA-OPM	$ 275,000			$ 275,000	$ -	$ 275,000
	Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	Restoration of Johnson Mansion (Silver City Museum)	7/25/2001	UA-OPM	$ 500,000			$ 500,000	$ 200,000	$ 700,000
	Wampus Milford Associates, LLC	80 Wampus Lane	Milford	Former Burndy Site Project	1/8/2002	SCPRIF			$ 335,000	$ 335,000	$ -	$ 335,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Downtown Incentive/Information Technology Zone Program	4/23/2002	UA-OPM	$ 1,500,000			$ 1,500,000	$ -	$ 1,500,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	West Main/Willow St.Initiative - Phase I Improvements	4/23/2002	UA-OPM	$ 4,700,000			$ 4,700,000	$ 280,560	$ 4,980,560
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase II	3/21/2002	UA-OPM/PA	$ 109,508,000			$ 109,508,000	$ -	$ 109,508,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	Thomaston Avenue/Jackson Street Connector Study	1/24/2002	UA-OPM	$ 500,000			$ 500,000	$ -	$ 500,000
	Waterbury Development Corporation f/k/a Naugatuck Valley De	24 Leavenworth Street	Waterbury	East End Public Safety and Public Facility Expansion	9/10/2001	UA-OPM	$ 2,400,000			$ 2,400,000	$ -	$ 2,400,000
	West Haven, City of	355 Main Street	West Haven	Savin Rock Museum	6/8/2002	UA-OPM	$ 200,000			$ 200,000	$ 20,381	$ 220,381
	Windham, Town of	979 Main Street	Willimantic	Artspace Windham - Predevelopment Feasibility Study	5/1/2002	UA-DECD	$ 199,300			$ 199,300	$ 50,000	$ 249,300
	Woodbury, Town of	281 Main Street South	Woodbury	Pedestrian Bridge Project	4/23/2002	STEAP	$ 250,000			$ 250,000	$ 65,000	$ 315,000
	TOTAL	**39**					**$ 148,341,170**	**$ 200,000**	**$ 617,920**	**$ 149,159,090**	**$ 26,493,304**	**$ 175,652,394**
FY 02-03												
	Ansonia, City of	253 Main Street	Ansonia	Grove St. Blight Removal	7/29/2002	SCPRIF			$ 30,000	$ 30,000	$ 270,000	$ 300,000
	Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	Downtown Redevelopment Project	3/25/2003	UA-OPM	$ 20,000			$ 20,000	$ 28,248	$ 48,248
	Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	Homedepot Expansion	7/23/2002	MAA			$ 300,000	$ 300,000	$ 500,000	$ 800,000
	Bridgeport Port Authority	330 Water Street	Bridgeport	Bridgeport Regional Maritime Complex	11/25/2002	USRAP	$ 2,500,000			$ 2,500,000	$ 8,142,189	$ 10,642,189
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase IV	9/20/2002	UA-OPM	$ 480,000			$ 480,000	$ 2,051,740	$ 2,531,740
	Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Image Project	12/23/2002	MAA	$ 50,000			$ 50,000	$ 2,231,000	$ 2,281,000
	Cromwell, Town of	41 West Street	Cromwell	Cromwell Industrial Park	6/30/2003	STEAP	$ 445,000			$ 445,000	$ -	$ 445,000
	Deluxe Cleaners, Inc.	543 Hope Street	Stamford	Dry Cleaning Site Remediation Project	4/30/2003	Dry Cleaning	$ 143,265			$ 143,265	$ 36,735	$ 180,000
	East Haddam, Town of	Town Office Building	East Haddam	Walkable Moodus Center	6/19/2003	STEAP	$ 421,875			$ 421,875	$ 40,000	$ 461,875
	East Hartford, Town of	740 Main Street	East Hartford	Coca-Cola Main Street Infrastructure Project	7/19/2002	UA-OPM	$ 830,000			$ 830,000	$ 250,000	$ 1,080,000
	Edward Jalbert d/b/a Stevens Cleaners	47 Stevens Street	Norwalk	Dry Cleaning Site Remediation Project	10/9/2002	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	Dry Cleaning Site Remediation Project	3/12/2003	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Hartford Stage Company, Inc.	50 Church Street	Hartford	Leasehold Improvement and Equipment Project	9/20/2002	UA-OPM	$ 669,000			$ 669,000	$ -	$ 669,000
	Hartford, City of	550 Main Street	Hartford	Capital Region Jobs Corp. Center	8/30/2002	UA-OPM	$ 4,000,000			$ 4,000,000	$ 16,000,000	$ 20,000,000
	Hollywood Cleaners	705 Shippan Avenue	Stamford	Dry Cleaning Site Remediation Project	3/12/2003	Dry Cleaning	$ 100,000			$ 100,000	$ 61,199	$ 161,199
	Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Original Theater Improvements	11/8/2002	UA-OPM	$ 1,800,000			$ 1,800,000	$ -	$ 1,800,000
	Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	Dry Cleaning Site Remediation Project	10/20/2002	Dry Cleaning	$ 150,000			$ 150,000	$ 10,657	$ 160,657
	KidCity, Inc.	119 Washington Street	Middletown	Museum Expansion Project	10/18/2002	UA-OPM	$ 2,000,000			$ 2,000,000	$ 1,197,610	$ 3,197,610
	Killingly, Town of	172 Main Street, P.O. Box 6000	Danielson	Anchor Glass & Rock Avenue Redevelopment	9/30/2002	MAA	$ 197,065			$ 197,065	$ 197,065	$ 394,130
	Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Façade Improvement Program	5/9/2003	UA-OPM	$ 1,000,000			$ 1,000,000	$ 975,000	$ 1,975,000
	Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown STEAP Project	6/5/2003	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Mark Twain Memorial	351 Farmington Avenue	Hartford	Mark Twain House Expansion and Enhancement Project	4/7/2003	UA-OPM/REG	$ 4,000,000			$ 4,000,000	$ 12,671,584	$ 16,671,584

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	MJ Connecticut Corp. (Darien Cleaners)	351 Post Road	Darien	Dry Cleaning Site Remediation Project	11/7/2002	Dry Cleaning	$ 50,000			$ 50,000	$ 141,700	$ 191,700
	Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Rehabilitation and Redevelopment Project	6/2/2003	UA-OPM	$ 500,000			$ 500,000	$ -	$ 500,000
	Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Revitalization Project	8/15/2002	UA-OPM	$ 1,300,000			$ 1,300,000	$ 204,500	$ 1,504,500
	New Way Cleaners, Inc.	449 Enfield Street	Enfield	Dry Cleaning Site Remediation Project	10/21/2002	Dry Cleaning	$ 50,000			$ 50,000	$ 171,163	$ 221,163
	Newtown, Town of	45 Main Street	Newtown	Streetscape Improv. In Sandy Hook Bus. Section	4/24/2003	STEAP	$ 475,000			$ 475,000	$ 775,000	$ 1,250,000
	Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project	2/6/2003	SA	$ 6,500,000			$ 6,500,000	$ -	$ 6,500,000
	Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project - Phase 2	10/4/2002	SA	$ 3,500,000			$ 3,500,000	$ -	$ 3,500,000
	Norwich Community Development Corporation	77 Main Street	Norwich	Mercantile Exchange Office Blding & Parking	9/4/2002	UA-OPM	$ 6,150,000			$ 6,150,000	$ 12,833,079	$ 18,983,079
	Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Norwich Industrial Park/Computer Sciences Corporation	3/25/2003	MAA	$ 140,000			$ 140,000	$ 15,556	$ 155,556
	Nutmeg Conservatory for the Arts, Inc.	58-62 Main Street	Torrington	Nutmeg Conservatory for the Arts Building Rehab	7/3/2002	UA-OPM	$ 250,000			$ 250,000	$ 6,450,000	$ 6,700,000
	Plymouth, Town of	80 Main Street	Plymouth	Plymouth Industrial Park - Phase 3 Expansion	9/23/2002	MAA	$ 1,825,000			$ 1,825,000	$ 1,825,000	$ 3,650,000
	Redding, Town of	100 Hill Road	Redding	Street Enhancements Plan Project	4/24/2003	STEAP	$ 500,000			$ 500,000	$ 727,953	$ 1,227,953
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverside Front Recapture Park Improvements	11/20/2002	SA	$ 3,900,000			$ 3,900,000	$ 1,830,369	$ 5,730,369
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	State Street Landing Docks and Other Riverfront Improvements	8/30/2002	UA-OPM/SA	$ 196,000			$ 196,000	$ -	$ 196,000
	Salisbury, Town of	Town Hall	Salisbury	Salisbury & Lakeville Business Area Enhancement Project	6/5/2003	STEAP	$ 300,000			$ 300,000	$ 5,000	$ 305,000
	Sharon, Town of	63 Main Street	Sharon	Sharon Valley Lime Kiln Project	4/21/2003	STEAP	$ 73,169			$ 73,169	$ 65,000	$ 138,169
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IX	1/23/2003	MAA	$ 300,000			$ 300,000	$ 300,000	$ 600,000
	Southington, Town of	75 Main Street	Southington	Industrial Park Study	6/12/2003	MAA	$ 100,000			$ 100,000	$ 100,000	$ 200,000
	Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Final Phase of Palace Theater Improvement Project	9/26/2002	UA-OPM	$ 2,500,000			$ 2,500,000	$ 4,000,000	$ 6,500,000
	Stamford, City of	888 Washington Boulevard	Stamford	Forest/Prospect and Bedford Intersection Improvements	12/9/2002	UA-OPM	$ 155,000			$ 155,000	$ -	$ 155,000
	Stratford, Town of	2725 Main Street	Stratford	Stratford Center Imrovements	1/15/2003	UA-OPM	$ 350,000			$ 350,000	$ 33,300	$ 383,300
	Suffield, Town of	83 Mountain Road	Suffield	Suffield Town Center Project	6/5/2003	STEAP	$ 500,000			$ 500,000	$ 333,000	$ 833,000
	Superior Cleaners, Inc	1200 Stratford Avenue	Bridgeport	Dry Cleaning Site Remediation Project	7/1/2002	Dry Cleaning	$ 150,000			$ 150,000	$ 31,100	$ 181,100
	The Clothes Clinic	61 Riverside Street	Oakville	Dry Cleaning Site Remediation Project	4/14/2003	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Tolland, Town of	21 Town Green	Tolland	Tolland Business Park Infrastructure Improvements	4/7/2003	STEAP	$ 485,000			$ 485,000	$ 155,000	$ 640,000
	Tolland, Town of	21 Town Green	Tolland	Dari Farms Expansion	12/27/2002	MAA	$ 850,000			$ 850,000	$ 7,817,500	$ 8,667,500
	Torrington, City of	140 Main Street	Torrington	Master Planning Downtown Redevelopment Project	4/24/2003	UA-OPM	$ 50,000			$ 50,000	$ 50,000	$ 100,000
	Tri-State Center For The Arts, Inc.	49 Amenia Road	Sharon	Renovation of the Sharon Playhouse	10/18/2002	SA	$ 300,000			$ 300,000	$ 495,710	$ 795,710
	Valley Regional Planning Agency	12 Main Street	Derby	Environmental Site Remediation Initiative	7/10/2002	MAA	$ 500,000			$ 500,000	$ 179,039	$ 679,039
	Village Cleaners	1 Brush Hill Road	New Fairfield	Dry Cleaning Site Remediation Project	4/30/2003	Dry Cleaning	$ 100,000			$ 100,000	$ 10,000	$ 160,000
	Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Waterbury Economic Resource Center	3/26/2003	MAA	$ 100,000			$ 100,000	$ 150,000	$ 250,000
	TOTAL	**53**					**$ 51,905,374**	**$ -**	**$ 330,000**	**$ 52,235,374**	**$ 83,391,996**	**$ 135,677,370**
FY 03-04												
	Beautiful Cleaners, Inc.	812 Park Street	Bloomfield	Dry Cleaning Site Remediation Project	5/7/2004	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Berlin, Town of	230 Kensington Road	Berlin	Downtown Green Development	10/6/2003	STEAP	$ 500,000			$ 500,000	$ 450,000	$ 950,000
	Bozrah, Town of	1 River Road	Bozrah	Electric Utilties Extension	7/30/2003	STEAP	$ 250,000			$ 250,000	$ 819,065	$ 1,069,065
	Bristol Historical Society, Inc.	98 Summer Street	Bristol	Building Renovation Phase 1	9/26/2003	UA-OPM	$ 200,000			$ 200,000	$ 150,000	$ 350,000
	Brookfield Craft Center, Inc.	286 Whisconier Road	Brookfield	Acquisition & Renovation of Train Station Project	6/24/2004	UA-OPM	$ 134,400			$ 134,400	$ 250,100	$ 384,500
	Connecticut Brownfield Redevelopment Authority	999 West Street	Rocky Hill	Steel Point Site Investigation	4/15/2004	UA-OPM	$ 900,000			$ 900,000	$ -	$ 900,000
	Connecticut Center for Science and Exploration, Inc.	44 Capital Avenue, Suite 301	Hartford	Adriaens Landing Technology Center (CTSE Planning)	6/24/2004	CCEDA	$ 1,963,750			$ 1,963,750	$ 1,963,750	$ 3,927,500
	Connecticut Development Authority/CCEDA	999 West Street	Rocky Hill	Northland Two Pillars, LLC	6/23/2004	CCEDA	$ 30,500,000			$ 30,500,000	$ 121,141,161	$ 151,641,161
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #3	7/15/2003	MAA	$ 150,000			$ 150,000	$ 251,400	$ 401,400
	Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	State Games of America - Connecticut 2003	7/29/2003	MAA	$ 500,000			$ 500,000	$ 766,500	$ 1,266,500
	Connecticut Technology Council	11 Founders Plaza	East Hartford	Connecticut Software Cluster	5/19/2004	MAA	$ 100,000			$ 100,000	$ 107,000	$ 207,000
	Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	Westport County Playhouse Expansion Project	6/15/2004	SA	$ 5,000,000			$ 5,000,000	$ 11,969,291	$ 16,969,291
	CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	2/20/2004	MAA	$ 500,000			$ 500,000	$ 3,067,306	$ 3,567,306
	Coventry, Town of	1712 Main Street	Coventry	Coventry Village Economic Development Project	6/22/2004	STEAP	$ 500,000			$ 500,000	$ 125,000	$ 625,000

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	Ellington, Town of	55 Main Street	Ellington	Nellie McKnight House Restoration	8/8/2003	STEAP	$ 100,000			$ 100,000	$ 15,000	$ 115,000
	Greenwich, Town of	101 Field Point	Greenwich	Bruce Museum of Arts Sciences	11/4/2003	UA-OPM	$ 175,000			$ 175,000	$ 4,687	$ 179,687
	Groton DPUC, City of	295 Meridian Street	Groton	Infrastructure Road & Utility Improvement	9/26/2003	UA-OPM	$ 1,675,000			$ 1,675,000	$ 12,800,000	$ 14,475,000
	Hill-Stead Museum	32 Mountain Road	Farmington	Exterior Renovation and Public Access Project	10/6/2003	UA-OPM	$ 1,250,000			$ 1,250,000	$ 1,250,000	$ 2,500,000
	Ledyard, Town of	Colonel Ledyard Highway	Ledyard	Ledyard Infrastructure Improvements - Phase 1	6/22/2004	STEAP	$ 490,000			$ 490,000	$ 988,750	$ 1,478,750
	Meriden Economic Resource Group, Inc.	P.O. Box 888	Meriden	City Center Initiative Plan	12/15/2003	UA-OPM	$ 250,000			$ 250,000	$ -	$ 250,000
	Midway Cleaners, Inc.	160 Rowayton Avenue	Norwalk	Dry Cleaning Site Remediation Project	9/9/2003	Dry Cleaning	$ 67,356			$ 67,356	$ 10,000	$ 77,356
	Morris, Town of	3 East St P.O. Box 66	Morris	Town Center Vision Project	12/15/2003	STEAP	$ 435,800			$ 435,800	$ -	$ 435,800
	New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	Museum Expansion Project	6/24/2004	UA-OPM	$ 5,000,000			$ 5,000,000	$ 11,013,670	$ 16,013,670
	New Haven, City of	165 Church Street	New Haven	Mid Block Parking Garage	4/2/2004	SA	$ 4,000,000			$ 4,000,000	$ 16,389,250	$ 20,389,250
	New Milford, Town of	10 Main Street	New Milford	Century Enterprise Center	7/30/2003	STEAP	$ 500,000			$ 500,000	$ 4,832,000	$ 5,332,000
	Newington, Town of	131 Cedar Street	Newington	Town Center Improvement Project	11/19/2003	STEAP	$ 400,000			$ 400,000	$ 153,880	$ 553,880
	Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theatre Restoration Project Phases 1, 2, 3	10/6/2003	UA-OPM	$ 6,066,000			$ 6,066,000	$ 647,300	$ 6,713,300
	Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project - Year II	3/18/2004	SA	$ 2,309,985			$ 2,309,985	$ 11,750,000	$ 14,059,985
	Orange, Town of	486 Oxford Road	Orange	Edision Road Expansion	10/24/2003	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Oxford, Town of	486 Oxford Road	Oxford	Oxford Business Incubator	9/2/2003	STEAP	$ 144,000			$ 144,000	$ 81,000	$ 225,000
	Sherman, Town of	P.O. Box 39	Sherman	Sherman Playhouse - Window Replacement	1/15/2004	STEAP	$ 12,000			$ 12,000	$ -	$ 12,000
	Simsbury, Town of	933 Hopmeadow Street	Simsbury	Simsbury Meadows Band Shell Project	6/22/2004	STEAP	$ 500,000			$ 500,000	$ 150,000	$ 650,000
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year X	2/6/2004	MAA	$ 300,000			$ 300,000	$ 415,000	$ 715,000
	Southington Remediation Services, LLC	38 Colton Street	Farmington	Clark Street Rehabilitation Project	11/18/2003	SCPRIF			$ 50,000	$ 50,000	$ 350,000	$ 400,000
	Stamford, City of	888 Washington Boulevard	Stamford	Bartlett Arboreretum Project	3/30/2004	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Waterbury Development Corporation f/k/a Naugatuck Valley Dc	24 Leavenworth Street	Waterbury	Waterbury Adult Continuing Education Technical Training Center	10/16/2003	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Windham, Town of	979 Main Street	Willimantic	Windham Textile & History Museum	3/10/2004	UA-OPM	$ 40,000			$ 40,000	$ -	$ 40,000
	Windsor, Town of	275 Broad Street	Windsor	Summer Winds Plaza Theater	7/30/2003	STEAP	$ 500,000			$ 500,000	$ 1,936,330	$ 2,436,330
	TOTAL	**38**					**$ 70,063,291**	**$ -**	**$ 50,000**	**$ 70,113,291**	**$ 203,857,440**	**$ 273,970,731**
FY 04-05												
	Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	Renovation and Expansion Project	9/17/2004	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	Emergency Repair Project	5/25/2005	UA-OPM	$ 118,000			$ 118,000	$ -	$ 118,000
	Berlin, Town of	230 Kensington Road	Berlin	Town Center Public Improvements	5/6/2005	STEAP	$ 500,000			$ 500,000	$ 275,000	$ 775,000
	Bethel, Town of	1 School Street	Bethel	Phase II Sidewalk Improvements	6/27/2005	STEAP	$ 250,000			$ 250,000	$ -	$ 250,000
	Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	Captain Oliver Filley House Renovation	7/16/2004	UA-OPM	$ 200,000			$ 200,000	$ 1,314,000	$ 1,514,000
	Branford Cleaners	275 Main Street	Branford	Dry Cleaning Site Remediation Project	3/10/2005	Dry Cleaning	$ 50,000			$ 50,000	$ 110,000	$ 160,000
	Bridgeport Downtown Special Services District	10 Middle Street	Bridgeport	Downtown Plan - Bridgeport	8/27/2004	UA-DECD	$ 250,000			$ 250,000	$ -	$ 250,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stop & Shop Project	1/20/2005	UA-OPM	$ 2,500,000			$ 2,500,000	$ -	$ 2,500,000
	Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Phase V	8/9/2004	UA-OPM	$ 2,000,000			$ 2,000,000	$ 9,176,120	$ 11,176,120
	Brothers Dry Cleaners & Dyers, Inc.	234 North Street	New Britain	Dry Cleaning Site Remediation Project	10/28/2004	Dry Cleaning	$ 150,000			$ 150,000	$ 10,000	$ 160,000
	Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	Dry Cleaning Site Remediation Project	6/29/2005	Dry Cleaning	$ 71,650			$ 71,650	$ 10,000	$ 81,650
	Chappell Garden, Inc.	369A Barbour Street	Hartford	Ludella Williams Community Center Project	7/12/2004	UA-OPM	$ 150,000			$ 150,000	$ 475,000	$ 625,000
	Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	New Museum Construction Project	2/16/2005	UA-OPM	$ 25,000			$ 25,000	$ 20,000	$ 45,000
	Children's Museum of Southeastern Connecticut, Inc.	409 Main Street	Niantic	Museum Expansion Feasibility Study	6/16/2005	UA-OPM	$ 87,000			$ 87,000	$ -	$ 87,000
	Colt Gateway, LLC/Homes for America Holdings, Inc.	140 Huyshope Ave., Suite 200	Hartford	Coltsville Armory Site Project	8/25/2004	UA-OPM	$ 4,500,000			$ 4,500,000	$ 60,500,000	$ 65,000,000
	Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	Connecticut Trolley Museum	6/2/2005	UA-OPM	$ 150,000			$ 150,000	$ 37,500	$ 187,500
	Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	CT Historical Society/ Old State House Renovation	2/25/2005	UA-OPM	$ 3,000,000			$ 3,000,000	$ 5,735,000	$ 5,935,000
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #5	5/10/2005	MAA	$ 200,000			$ 200,000	$ 246,600	$ 446,600
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #4	7/22/2004	MAA	$ 183,200			$ 183,200	$ 189,300	$ 372,500
	CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	8/12/2004	MAA	$ 1,500,000			$ 1,500,000	$ 2,605,000	$ 4,105,000
	Derby, City of	One Elizabeth Street	Derby	Sterling Opera House Restoration	1/13/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ 4,000,000	$ 5,000,000

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	Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	Capital Improvements Project	5/25/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Earthplace, The Nature Discovery Center, Inc.	10 Woodside Circle	Westport	Renovation of Exhibit Hall Project	1/21/2005	UA-OPM	$ 25,000			$ 25,000	$ 25,000	$ 50,000
	East Haven, Town of	250 East Main St	East Haven	First Phase Enhancement to Central Business District Project	6/15/2005	UA-OPM	$ 550,000			$ 550,000	$ 525,000	$ 1,075,000
	East Lyme, Town of	P.O. Box 519	Niantic	Hole in the Wall Environmentally Friendly Parking Lot	6/23/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Essex, Town of	29 West Avenue	Essex	Essex Town Center Improvements	2/25/2005	STEAP	$ 486,090			$ 486,090	$ -	$ 486,090
	Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	Eugene O'Neill Theater Repairs - White House Project	10/27/2004	UA-OPM	$ 150,000			$ 150,000	$ 43,939	$ 193,939
	Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	Central Connecticut Revolving Loan Fund	2/2/2005	MAA	$ 500,000			$ 500,000	$ 60,000	$ 560,000
	Griswold, Town of	Town Hall, 28 Main Street	Griswold	Triangle Wire & Cable Company Redevelopment Planning	5/12/2005	MAA	$ 195,000			$ 195,000	$ 500,000	$ 695,000
	Haddam, Town of	30 Field Park Drive	Haddam	Higganum Center Infrastructure Project	7/16/2004	STEAP	$ 500,000			$ 500,000	$ 30,000	$ 530,000
	Hamden, Town of	2372 Whitney Avenue	Hamden	Whitneyville Center Improvements	5/18/2005	UA-OPM	$ 100,000			$ 100,000	$ 4,000	$ 104,000
	Hamden, Town of	2372 Whitney Avenue	Hamden	State Street MDP Implementation	10/20/2004	MAA	$ 1,350,000			$ 1,350,000	$ 1,350,000	$ 2,700,000
	Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA - Replenish Neighborhood Economic Development Fund	6/9/2005	UA-OPM	$ 3,000,000			$ 3,000,000	$ 3,700,000	$ 6,700,000
	Hartford, City of	550 Main Street	Hartford	CCEDA Demolition/Redevelopment Project Phase 2	8/27/2004	SA	$ 13,000,000			$ 13,000,000	$ -	$ 13,000,000
	Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	Village Green District	1/20/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Hellenic Society "Paideia", Inc.	P.O. Box 1399	Bristol	Bristol Culture & Arts Center Project	7/16/2004	UA-OPM	$ 225,000			$ 225,000	$ -	$ 225,000
	Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Litchfield Hills Façade Improvement Program, U.A. Rural	2/25/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ 955,000	$ 1,955,000
	Lyman Allyn Art Museum	625 Williams Street	New London	Capital Improvements Project	6/2/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Madison, Town of	8 Campus Drive	Madison	Madison Center Project	11/18/2004	STEAP	$ 500,000			$ 500,000	$ 131,400	$ 631,400
	Marlborough Arts Center & Museum, Inc.	231 North Main Street	Marlborough	Regional Arts Center	1/13/2005	UA-OPM	$ 100,000			$ 100,000	$ 25,000	$ 125,000
	Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	The Hartford Partnership Plan	4/5/2005	MAA	$ 150,000			$ 150,000	$ 150,000	$ 300,000
	Milford, City of	70 West River Street	Milford	Devon Center Revitailization II	9/17/2004	UA-OPM	$ 1,600,000			$ 1,600,000	$ -	$ 1,600,000
	Neighborhood Music School, Inc.	100 Audubon Street	New Haven	Neighborhood Music School	6/2/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ 2,400,000	$ 3,400,000
	New Milford, Town of	10 Main Street	New Milford	Railroad Street Improvements	5/25/2005	STEAP	$ 420,700			$ 420,700	$ 550,000	$ 970,700
	New Way Cleaners, Inc.	449 Enfield Street	Enfield	Dry Cleaning Site Remediation Project	3/30/2005	Dry Cleaning	$ 50,000			$ 50,000	***	***
	Newington, Town of	131 Cedar Street	Newington	Town Center Streetscape Improvments - Phase 2	1/28/2005	STEAP	$ 250,000			$ 250,000	$ -	$ 250,000
	Norwalk, City of	125 East Avenue	Norwalk	Wall Street Bridge Renovation Project	6/28/2005	UA-OPM	$ 50,000			$ 50,000	$ -	$ 50,000
	Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam - Year II Funding Second Request	12/29/2004	SA	$ 5,878,162			$ 5,878,162	$ -	$ 5,878,162
	Orange, Town of	486 Oxford Road	Orange	Boston Post Road Lighting Program	5/6/2005	STEAP	$ 150,000			$ 150,000	$ -	$ 150,000
	Otis Library	261 Main Street	Norwich	Renovation and Expansion Project	12/14/2004	UA-OPM	$ 4,500,000			$ 4,500,000	$ 4,000,000	$ 8,500,000
	Plainville, Town of	1 Central Square	Plainville	Neal Court Improvement Project	2/10/2005	UA-OPM	$ 250,000			$ 250,000	$ 15,500	$ 265,500
	Portland, Town of	265 Main Street	Portland	Portland Sidewalks Project	5/25/2005	UA-OPM	$ 150,000			$ 150,000	$ -	$ 150,000
	Professional Dry Cleaners, Inc.	672 Foxon Road	East Haven	Dry Cleaning Site Remediation Project	7/15/2004	Dry Cleaning	$ 50,000			$ 50,000	***	***
	Public Housing Residence Going Places, Inc.	15 Pavilion Drive	Hartford	Main and Pavillion Shopping Center	4/5/2005	CBRLF			$ 160,000	$ 160,000	$ 40,000	$ 200,000
	Sea Research Foundation, Inc.	55 Coogan Blvd.	Mystic	Mystic Marinelife Aquarium Debt Restructure Project	3/31/2005	UA-OPM	$ 4,500,000			$ 4,500,000	$ -	$ 4,500,000
	Sedgwick Cleaners, Inc.	17 Sedgwick Road	West Hartford	Dry Cleaning Site Remediation Project	5/27/2005	Dry Cleaning	$ 50,000			$ 50,000	$ 141,000	$ 191,000
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year XI	11/18/2004	MAA	$ 300,000			$ 300,000	$ 415,000	$ 715,000
	Suffield, Town of	83 Mountain Road	Suffield	Town Center Redevelopment Project	5/25/2005	STEAP	$ 400,000			$ 400,000	$ 87,988	$ 487,988
	Suffield, Town of	83 Mountain Road	Suffield	Babbs Beach Roller Rink Restoration	5/13/2005	STEAP	$ 100,000			$ 100,000	$ 52,000	$ 152,000
	Thomaston, Town of	158 Main Street	Thomaston	Improvements to the Thomaston Opera House	3/16/2005	UA-OPM	$ 180,000			$ 180,000	$ 28,000	$ 208,000
	Today Cleaners, Inc.	425 Washington Avenue	North Haven	Dry Cleaning Site Remediation Project	4/12/2005	Dry Cleaning	$ 50,000			$ 50,000	$ 41,000	$ 91,000
	Unique Cleaners, Inc.	15 Boston Street	Guilford	Dry Cleaning Site Remediation Project	4/11/2005	Dry Cleaning	$ 148,900			$ 148,900	$ 10,000	$ 158,900
	Village Cleaners	Routes 37 & 39	New Fairfield	Dry Cleaning Site Remediation Project	12/21/2004	Dry Cleaning	$ 50,000			$ 50,000	***	***
	Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Silas Deane Highway Revitalization Project	6/9/2005	STEAP	$ 500,000			$ 500,000	$ 100,000	$ 600,000
	TOTAL	**64**					**$ 63,343,702**	**$ -**	**$ 160,000**	**$ 63,503,702**	**$ 100,083,347**	**$ 160,637,049**
FY 05-06												
	65 Burritt Street	360 Wallingford Road	Durham	Remediation Project	3/8/2006	SCPRIF			$ 160,000	$ 160,000	$ -	$ 160,000
	American Clock & Watch Museum, Inc.	100 Maple Street	Bristol	American Clock & Watch Museum Acquisition	9/30/2005	UA-OPM	$ 100,000			$ 100,000	$ 86,391	$ 186,391

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	Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	Streetscape Improvements in Riverton	10/11/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Best Cleaners, Inc.	1684 Farmington Avenue	Unionville	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 45,995			$ 45,995	$ 10,000	$ 55,995
	Best Cleaners, Inc.	1088 Newfield Street	Middletown	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 50,000			$ 50,000	$ 10,000	$ 60,000
	Best Cleaners, Inc.	69 East Street	Plainville	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 72,925			$ 72,925	$ 10,000	$ 82,925
	Best Cleaners, Inc.	2759 Main Street	Glastonbury	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 100,545			$ 100,545	$ 10,000	$ 110,545
	Best Cleaners, Inc.	138 Mill Street	Berlin	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 150,000			$ 150,000	$ 359,020	$ 509,020
	Best Cleaners, Inc.	100 North Street	Bristol	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 150,000			$ 150,000	$ 210,400	$ 360,400
	Best Cleaners, Inc.	522 South Main Street	Middletown	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 150,000			$ 150,000	$ 115,650	$ 265,650
	Best Cleaners, Inc.	292 Poquonock Avenue	Windsor	Dry Cleaning Site Remediation Project	7/13/2005	Dry Cleaning	$ 150,000			$ 150,000	$ 179,820	$ 329,820
	Bethlehem, Town of	36 Main Street	Bethlehem	The sidewalks along RT 32	8/5/2005	STEAP	$ 117,500			$ 117,500	$ -	$ 117,500
	Bridgeport, City of	45 Iyon Terrace	Bridgeport	East Main Street Façade Improvements	1/9/2006	UA-OPM	$ 250,000			$ 250,000	$ 185,000	$ 435,000
	Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	Four Corners Village Center	3/21/2006	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Camp Courant, Inc.	285 Broad Street	Hartford	Camp Courant Improvements	11/7/2005	MAA	$ 75,497			$ 75,497	$ 76,623	$ 152,120
	Clinton, Town of	54 East Main Street	Clinton	Senior Housing Feasibility/Predevelopment Planning	4/3/2006	STEAP	$ 350,000			$ 350,000	$ -	$ 350,000
	Community Capital Fund, Inc.	177 State Street	Bridgeport	Arcade Mall & 144 Golden Hill Street Project	11/22/2005	UA-OPM	$ 1,200,000			$ 1,200,000	$ 21,779,910	$ 22,979,910
	Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	Eastern Connecticut Segmented Loan Fund	11/14/2005	UA-OPM	$ 2,000,000			$ 2,000,000	$ 2,000,000	$ 4,000,000
	Connecticut Aerospace Hall of Fame & Museum, Inc.	Sniffens Lane	Stratford	Connecticut Air and Space Center Project	1/23/2006	UA-OPM/MAA	$ 563,000			$ 563,000	$ 351,000	$ 914,000
	Connecticut Center for Advanced Technology	111 Founders Plaza, Suite 1002	East Hartford	Aerospace & Defense Manufacturing Supply Chain Integration	11/22/2005	MAA	$ 1,000,000			$ 1,000,000	$ 111,500	$ 1,111,500
	Connecticut Center for Advanced Technology	111 Founders Plaza, Suite 1002	East Hartford	Aerospace and Defense Industry Initiative	11/22/2005	MAA	$ 2,000,000			$ 2,000,000	$ 2,000,000	$ 4,000,000
	Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Center Program Project #6	3/9/2006	MAA	$ 200,000			$ 200,000	$ 332,900	$ 532,900
	Connecticut United for Research Excellence (CURE)	300 George Street	New Haven	Clinical Trial & Bio 2006	6/14/2006	MAA	$ 190,000			$ 190,000	$ 190,000	$ 380,000
	CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center FY '06	2/23/2006	MAA	$ 1,227,000			$ 1,227,000	$ 3,379,300	$ 4,606,300
	Danbury, City of	155 Deer Hill Avenue	Danbury	Boehringer-Ingleheim Infrastructure Project	1/11/2006	MAA	$ 500,000			$ 500,000	$ 3,000,000	$ 3,500,000
	Gas Equipment Engineering Corporation	1240 Oronoque Road	Milford	Phase II, III and RAP at the GEECO site in Milford	1/23/2006	SCPRIF			$ 200,000	$ 200,000	$ -	$ 200,000
	Goshen, Town of	Town Hall Building	Goshen	Goshen Theatre Restoration Project	12/22/2005	STEAP	$ 100,000			$ 100,000	$ 51,471	$ 151,471
	Hartford Stage Company, Inc.	50 Church Street	Hartford	Hartford Stage Feasibility Study	2/23/2006	UA-OPM	$ 500,000			$ 500,000	$ 100,000	$ 600,000
	Hartford, City of	550 Main Street	Hartford	Park Street Streetscape - Phase II	6/19/2006	UA-OPM	$ 1,000,000			$ 1,000,000	$ -	$ 1,000,000
	Hartford, City of	550 Main Street	Hartford	Parkville MDP Planning	1/20/2006	MAA	$ 180,000			$ 180,000	$ 25,000	$ 205,000
	Litchfield, Town of	74 West Street	Litchfield	West Street Improvements	4/10/2006	STEAP	$ 170,000			$ 170,000	$ -	$ 170,000
	Litchfield, Town of	74 West Street	Litchfield	Litchfield Parking lots	8/17/2005	UA-OPM	$ 285,000			$ 285,000	$ -	$ 285,000
	Lyme Historical Society, Inc.	96 Lyme Street	Old Lyme	Restoration of the Florence Griswold House	11/22/2005	UA-OPM	$ 750,000			$ 750,000	$ 1,693,856	$ 2,443,856
	Manchester Redevelopment Agency	41 Center Street	Manchester	Dean Machine Project	5/19/2006	SCPRIF			$ 75,000	$ 75,000	$ -	$ 75,000
	Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown Revitalization Project Phase II	9/26/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Mark Twain Memorial	351 Farmington Avenue	Hartford	Supplemental Funding for Visitor Center	11/4/2005	UA-OPM	$ 1,000,000			$ 1,000,000	$ 12,676,584	$ 13,676,584
	Marlborough, Town of	26 North Main Street	Marlborough	Streetscape Improvements To Town Center	9/13/2005	STEAP	$ 275,000			$ 275,000	$ 20,000	$ 295,000
	Meriden, City of	142 East Main Street	Meriden	Hub Demolition	9/26/2005	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	Support of Cluster's 2006 Goals	5/10/2006	MAA	$ 50,000			$ 50,000	$ 180,000	$ 230,000
	Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	H.B. DuPont Shipyard Preservation	6/26/2006	UA-OPM	$ 3,000,000			$ 3,000,000	$ 3,000,000	$ 6,000,000
	New Britain, City of	27 West Main Street	New Britain	Downtown Econ. Dev. Feasibility Study	3/8/2006	UA-OPM	$ 250,000			$ 250,000	$ -	$ 250,000
	Newtown, Town of	45 Main Street	Newtown	Newtown Technlology Park Project	8/5/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	North Branford, Town of	900 Foxon Road	North Branford	Facade Improvement Program	5/1/2006	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	North Canaan, Town of	100 Pease Street	North Canaan	Reconstruction of Canaan Union Station	2/7/2006	STEAP	$ 700,000			$ 700,000	$ 150,000	$ 850,000
	North Canaan, Town of	100 Pease Street	North Canaan	Municipal Parking Lot	1/23/2006	STEAP	$ 500,000			$ 500,000	$ 50,000	$ 550,000
	North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	Widen Universal Road	1/31/2006	STEAP	$ 386,000			$ 386,000	$ -	$ 386,000
	Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Willimantic	Revolving Loan Fund	5/31/2006	SA	$ 200,000			$ 200,000	$ -	$ 200,000
	Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theater Restoration - Phase IV	5/19/2006	UA-OPM	$ 2,000,000			$ 2,000,000	$ 2,000,000	$ 4,000,000
	Norwich, City of	34 Courthouse Square	Norwich	Dodd Stadium	5/5/2006	MAA	$ 200,000			$ 200,000	$ 610,000	$ 810,000
	Old Saybrook, Town of	Town Hall, 302 Main Street	Old Saybrook	Town Hall Improvements	12/22/2005	STEAP	$ 500,000			$ 500,000	$ 2,001,969	$ 2,501,969

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	Pyungseek Sohn d/b/a Neet Cleaners	2703 Main Street	Glastonbury	Dry Cleaning Site Remediation Project	8/4/2005	Dry Cleaning	$ 65,258			$ 65,258	$ 10,000	$ 75,258
	Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk South	4/19/2006	SA	$ 750,000			$ 750,000	$ -	$ 750,000
	Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Highway Revitalization Project	11/14/2005	STEAP	$ 500,000			$ 500,000	$ -	$ 500,000
	Southbury Main St. Cleaners, LLC d/b/a Regal Cleaners	220 South Main Street	Southbury	Dry Cleaning Site Remediation Project	9/6/2005	Dry Cleaning	$ 146,916			$ 146,916	$ 10,000	$ 156,916
	Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year XII	1/23/2006	MAA	$ 357,500			$ 357,500	$ 357,500	$ 715,000
	Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	Palace Theatre Final Phase - Additional Funds	2/23/2006	SA	$ 750,000			$ 750,000	$ -	$ 750,000
	Thomaston, Town of	158 Main Street	Thomaston	Seth Thomas Homestead and Museum	8/2/2005	UA-OPM	$ 450,000			$ 450,000	$ 13,830	$ 463,830
	Thompson, Town of	815 Riverside Drive	Thompson	VFW Roof Repair	6/21/2006	UA-OPM	$ 20,000			$ 20,000	$ -	$ 20,000
	Vernon, Town of	14 Park Place	Vernon	Amerbelle Mill Study	2/15/2006	MAA	$ 125,000			$ 125,000	$ 125,000	$ 250,000
	Washington, Town of	2 Bryan Plaza	Washington Dev	Washington STEAP Project	11/14/2005	STEAP	$ 450,000			$ 450,000	$ 3,500,000	$ 3,950,000
	Waterbury Development Corporation	24 Leavenworth Street	Waterbury	WDC Incentive Fund	10/11/2005	UA-OPM	$ 2,000,000			$ 2,000,000	$ -	$ 2,000,000
	Windham, Town of	979 Main Street	Willimantic	Windham Mills Property Acquisition Judgment	3/3/2006	UA-OPM	$ 2,000,000			$ 2,000,000	$ 1,727,478	$ 3,727,478
	Woodbury, Town of	281 Main Street South	Woodbury	Judson Avenue Sidewalks	6/1/2006	STEAP	$ 214,875			$ 214,875	$ -	$ 214,875
	Yusim, LLC d/b/a Deep River Cleaners	191 Main Street	Deep River	Dry Cleaning Site Remediation Project	7/26/2005	Dry Cleaning	$ 74,600			$ 74,600	$ 10,000	$ 84,600
	TOTAL	**64**					**$ 35,092,611**	**$ -**	**$ 435,000**	**$ 35,527,611**	**$ 62,710,202**	**$ 98,237,813**
	TOTAL	**511**					**$ 803,516,517**	**$ 600,000**	**$ 3,061,196**	**$ 807,177,713**	**$ 822,835,413**	**$ 1,623,563,126**

*** = data identified elsewhere in the report

DRY CLEANING

Payment Activity for Fiscal Year 2005-06 Applicants

Applicants	Municipality	Street Address	Time/Decision	Appication Status	Eligibility Date	Grant Amount	Amount Dispersed for FY 2005-06	7/1/06-1/15/07
Seccombe's Cleaners, Inc.	Ansonia	1 Holbrook Street	4.5 months	Approved	1/16/2007	$125,000		
A-1 Cleaners	Branford	2 Commercial Parkway	5.5 months	Approved	9/18/2006	$50,000		
Branford Cleaners	Branford	275 Main Street	5.5 months	Approved	9/18/2006	$100,000	$19,250.00	$30,750.00
Kenmore Cleaners, LLC	Bristol	211 Riverside Drive	5.5 months	Approved	9/18/2006	$50,000		
New U.S. Cleaner, Inc.	Enfield	95 High Street	5.5 months	Approved	12/22/2006	$100,000		
Minute Men Cleaners, Inc.	Greenwich	407 East Putnam Ave.	4.5 months	Approved	1/16/2007	$50,000		
Unique Cleaners, Inc.	Guilford	15 Boston Street	5.5 months	Approved	9/18/2006	$200,000	$9,350.00	
Bentley Cleaners, Inc.	Norwalk	607 Main Avenue	4.5 months	Approved	1/16/2007	$200,000		$50,000.00
Estate of Dominick J. Albonizio	Old Greenwich	280 Sound Beach Ave.	4.5 months	Approved	1/16/2007	$150,000		
Prospect Cleaners, Inc.	Stamford	87 Prospect Street	5.5 months	Eligible	9/18/2006	$100,000		
Three J's Laundromat	Watertown	623 Straits Turnpike	5.5 months	Eligible	9/18/2006	$150,000		
French Cleaners, Inc.	West Hartford	935 Farmington Avenue	5.5 months	Approved	9/18/2006	$100,000		
Sedgwick Cleaners, Inc.	West Hartford	17 Sedgwick Road	5.5 months	Approved	9/18/2006	$200,000	$38,186.71	$7,549.40
Milira, LLC	Willimantic	51&65 Mansfield Ave.	4.5 months	Eligible	1/16/2007	$100,000		
Frank Rotella	Bethel	182 Old Hawleyville Rd	4.5 months	On Hold				
Todd Associates	East Hartford	832 Silver Lane	4.5 months	On Hold				
New Way Cleaners, Inc.	Enfield	449 Enfield Street	5.5 months	On Hold				$17,333.23
NB One-Price Cleaners	New Britain	544 West Main Street	5.5 months	On Hold				
371 Whalley Associates, LLC	New Haven	363 Whalley Avenue	4.5 months	On Hold				
The Shirley A. Marcarelli Trust	North Haven	1957 Whitney Avenue	4.5 months	On Hold				
Valu Clean	Stamford	949 Bedford Street	4.5 months	On Hold				
The Clothes Clinic	Watertown	61 Riverside Street	5.5 months	On Hold			$56,761.63	$15,676.56
The Shoppes at Eastview, LLC	Vernon	425 Talcottville Road	4.5 months	On Hold				
Dockside Cleaners	Stratford	200 East Main Street	5.5 months	Denied				
Total Number of Applicants	**24**	**Total Number of Grants**	**14**			**$1,675,000**	**$123,548.34**	**$121,309.19**

KEY

Eligible	**Applicant is deemed eligible, however, DECD is going through further due-diligence on project**
Approved	**The application has been approved and the grant is available to the applicant for payment upon reciept of invoices**
On Hold	**Applicant needs to provide additional information in order to meet the eligibility criteria. DECD has not made a final decision**
Grant Amount	**This is the amount that has been approved or will be approved for the particulare year for the applicant**
Denied	**Applicant did not meet the statutory requirements for eligibility**

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FY 90-91															
	Salem Turnpike Housing Corp.	Lblt--Trading Cove Commons ST9910401	Norwich	Development Of Lblt Property For 34 Units Elderly Condos	$ 1,030,301	$ 1	DECD-Other	$ 1	$ -	$ -	$ -	3	3	0	0
	TOTAL				$ 1,030,301	$ 1		$ 1	$ -	$ -	$ -				
FY 93-94															
	Nutmeg Housing Dev. Corp.	Lblt--Wilde Wood Condominium ST9311101	Plymouth	Construct 55 Units Of Low-Income Condominiums	$ 6,599,827	$ 1,109,392	DECD-Other	$ 1,109,392	$ -	$ -	$ -	55	55	0	0
	TOTAL					$ 1,109,392		$ 1,109,392	$ -	$ -	$ -				
FY 96-97															
	Alderhouse Residential Commun.	Huntington House HM1995-9	New London	Substantial Rehab Of Adjoining Buildings For 7 Lec Residences	$ 25,000	$ 25,000	HOME	$ -	$ 25,000	$ -	$ -	7	0	7	7
	Bridgeport, City of	Bridgeport Home Block Grant 78 HM1996-10	Bridgeport	Home Block Grant	$ 476,098	$ 476,098	HOME	$ -	$ 476,098	$ -	$ -	25	0	25	0
	Bridgeport, City of	Bridgeport Block Grant 73 HM1996-11	Bridgeport	Home Block Grant	$ 529,100	$ 529,100	HOME	$ -	$ 529,100	$ -	$ -	41	0	41	0
	Conn. Hsg Investment Fund Inc.	Chif Neighborhood Rebuilder Ii (Old 180) HM1995-7	New London	Acquisition Of 9 Single Family Homes.	$ 125,000	$ 125,000	HOME	$ -	$ 125,000	$ -	$ -	9	9	0	0
	Conn. Hsg Investment Fund Inc.	Chif Neighborhood Rebuilder (Old 179) HM1995-6	New London	Acquisition & Rehab Of Homeownership Units To Stabilize Neifgborhoods.	$ 155,000	$ 155,000	HOME	$ -	$ 155,000	$ -	$ -	10	10	0	0
	Hartford, City of	Hartford Home Block Grant HM1996-9	Hartford	Moderate Rehab Annawan Street And Vine Street Apt Complexes	$ 1,780,981	$ 1,780,981	HOME	$ -	$ 1,780,981	$ -	$ -	144	0	144	144
	Marian Housing Corporation	Marion Housing HM1995-18	Cromwell	New Constructon Elderly Housing	$ 1,500,000	$ 1,500,000	HOME	$ -	$ 1,500,000	$ -	$ -	20	0	20	0
	Mutual Housing Assoc of SC CT	George Street HM1996-4	New Haven	Substantial Renovation--Decd Home Units #58	$ 750,000	$ 750,000	HOME	$ -	$ 750,000	$ -	$ -	58	0	58	0
	New Haven, City of	New Haven Home Block Grant HM1995-14	New Haven	Grant To City Of New Haven For Rental And Homeownership Activities.	$ 1,197,012	$ 1,197,012	HOME	$ -	$ 1,197,012	$ -	$ -	87	0	87	0
	New Neighborhoods, Inc.	Stillwater Heights HM1995-12	Stamford	Rehab Of Three Existing Units And Fifteen New Units	$ 67,400	$ 67,400	HOME	$ -	$ 67,400	$ -	$ -	3	0	3	0
	Waterbury, City of	Waterbury Home Block Grant HM1996-6	Waterbury	Home Block Grant	$ 716,804	$ 716,804	HOME	$ -	$ 716,804	$ -	$ -	20	0	20	0
	TOTAL					$ 7,322,395		$ -	$ 7,322,395	$ -	$ -				
FY 97-98															
	Co-op Initiatives, Inc.	Ct Home Of Your Own HM1996-12	Hartford	Acquisition & Rehab Of Home Ownership Units For Disabled Individuals.	$ 550,000	$ 550,000	HOME	$ -	$ 550,000	$ -	$ -	14	14	0	0
	Groton, Town of	Groton - Homeowner HM1995-5	Groton	Downpayment Assistance	$ 221,681	$ 221,681	HOME	$ -	$ 221,681	$ -	$ -	7	7	0	0
	Neighborhood Hsg Srvs Stamford	48 Orchard Street, Stamford HM1995-11	Stamford	The Creation Of 7 Units Of Affordable Family Rental Housing.	$ 200,000	$ 200,000	HOME	$ -	$ 200,000	$ -	$ -	7	0	7	0
	ONE/CHANE, Inc.	Cleveland/Barbour HM1995-8	Hartford	Rehab Of 11 Unit Cooperative Housing Project	$ 576,671	$ 576,671	HOME	$ -	$ 576,671	$ -	$ -	11	0	11	0
	Plymouth, Town of	Sidewalk Replacement For Gosinski Park ST9711101	Plymouth	Repair Dangerous Sidewalks At Elderly Project	$ 95,000	$ 95,000	DECD-Other	$ 95,000	$ -	$ -	$ -	0	0	0	0
	Regional Hsg Rehab Inst of CT	Regional Housing Rehabilitation HM1995-17	New Haven	Renovation Of Blighted Homes For Homeownership By Eligible Buyers.	$ 550,000	$ 550,000	HOME	$ -	$ -	$ -	$ 550,000	16	16	0	16
	Sheldon Oak Central, Inc.	Mlk Cooperative HM1995-13	Hartford	Rehab;Multi-Unit Residential	$ 822,445	$ 822,446	HOME	$ -	$ 822,446	$ -	$ -	64	0	64	64
	TOTAL					$ 3,015,798		$ 95,000	$ 2,370,798	$ -	$ 550,000				
FY 98-99															
	1-36 Jaidee Drive Assoc Ltd	Jaidee Drive HM1997-15	East Hartford	Creation Of 7 Units Of Rental Housing	$ 500,000	$ 500,000	HOME	$ -	$ 500,000	$ -	$ -	7	0	7	0
	Co-op Initiatives, Inc.	Home-Of-Your-Own HM2000-16	Bloomfield	Acquisition & Rehab Of Home Ownership Units By Disabled Individuals	$ 990,332	$ 990,332	HOME	$ -	$ 990,332	$ -	$ -	18	18	0	0
	Corp. for Independent Living	Accessibility Loans And Grants HM1998-4	Hartford	Make Dwelling Units Handicapped Accessible	$ 1,050,000	$ 1,050,000	HOME	$ -	$ 1,050,000	$ -	$ -	33	0	33	33

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	Corp. for Independent Living	Cil Ii HM1997-13	Wethersfield	Rehab Dwelling Units For Handicapped Individuals.	$ 550,000	$ 550,000	HOME	$ -	$ 550,000	$ -	$ -	16	0	16	0
	Sheldon Oak Central, Inc.	Sheldon Oak Ii Cooperative HM1997-9	Hartford	Rehab;Multi-Unit Residential	$ 849,999	$ 849,999	HOME	$ -	$ -	$ -	$ 849,999	72	0	72	72
	Shelter for the Homeless, Inc.	Shelter For The Homeless HM1996-15	Stamford	Rehabilitation Of An Existing Building Into 12 Beds For The Homeless.	$ 387,217	$ 387,217	HOME	$ -	$ 387,217	$ -	$ -	12	0	12	0
	South Hartford Initiative, I	Shi Housing ST9406401	Hartford	Rehabilitation Loans And Grants To Existing Low-Mod Income Owners	$ 3,000,000	$ 3,000,000	DECD-Other	$ 3,000,000	$ -	$ -	$ -	200	200	0	200
	TOTAL					$ 7,327,548		$ 3,000,000	$ 3,477,549	$ -	$ 849,999				
FY 99-00															
	Beulah Land Development Corp.	Orchard Street Townhomes HM1997-7	New Haven	New Construction Of 20 Townhouses In Ten Buildings.	$ 3,704,365	$ 300,000	DECD-Other	$ -	$ 300,000	$ -	$ -	20	20	0	0
	Colonial Theater	Farmington Avenue Redevelopment UA9906401	Hartford	Community Development	$ 5,000,000	$ 5,000,000	DECD-Other	$ 5,000,000	$ -	$ -	$ -	20	0	20	0
	Mutual Housing Assoc of SC CT	Wild Rose - Guilford HM1996-13	Guilford	New Construction Of 10 Units Of Homeownership	$ 673,306	$ 673,306	HOME	$ -	$ 673,306	$ -	$ -	10	0	10	0
	Mutual Housing Assoc of SC CT	Wild Rose Mha - Guilford HM1998-19	Guilford	New Construction Of 6 Units Of Mutual Housing.	$ 545	$ 545	HOME	$ -	$ 545	$ -	$ -	0	0	0	0
	New London, City of	New London Scattered Sites HM1998-20	New London	Acquistion, Rehab, Resale In Target Neighborhood	$ 618,600	$ 618,600	HOME	$ -	$ 618,600	$ -	$ -	8	8	0	0
	New Samaritan Corporation	Shelton Senior Housing HM1997-11	Shelton	New Construction Of A 36 Unit Apartment Building For The Elderly.	$ 800,000	$ 800,000	HOME	$ -	$ 800,000	$ -	$ -	35	0	35	0
	Northwest Connecticut YMCA	Torrington Ymca HM1997-12	Torrington	The Rehabilitation Of 42 Apartments	$ 495,000	$ 495,000	HOME	$ -	$ 495,000	$ -	$ -	42	0	42	42
	Pope-Park-Zion LLC	Cityscape '96 HM1996-17	Hartford	New Construction Of 4 Duplexes. Four Units Home-Assisted.	$ 368,000	$ 368,000	HOME	$ -	$ 368,000	$ -	$ -	4	4	0	4
	Regional Hsg Rehab Inst of CT	Hri Housing Support Circle HM1997-8	New Haven	Renovation Of Six Buildings With 17 Units. Rental.	$ 448,000	$ 448,000	HOME	$ -	$ 448,000	$ -	$ -	16	0	16	16
	Seymour, Town of	Seymour Scattered Site Rehab HM1997-5	Seymour	The Town Was Awarded Funds To Run A Homeowner Rehabilitation Program	$ 129,192	$ 129,192	HOME	$ -	$ 129,192	$ -	$ -	4	4	0	4
	The Connection Fund Realty Inc	The Connection Fund HM1997-14	Middletown	The Rehabilitation And Sale To Low Income Families Of 3 Ownership Unit	$ 43,916	$ 43,916	HOME	$ -	$ 43,916	$ -	$ -	3	3	0	0
	Tim Bobroske Co., Inc.	Senior Housing At Quail Hollow Ii HM1998-3	Plymouth	Construction Of 8 Elderly Rental Projects	$ 560,000	$ 560,000	HOME	$ -	$ -	$ -	$ 560,000	8	0	8	0
	TOTAL					$ 9,436,559		$ 5,000,000	$ 3,876,559	$ -	$ 560,000				
FY 00-01															
	Artspace Norwich Limited Part.	Norwich Artspace HM1998-73	Norwich	New Construction And Substantial Rehab/Artists' Housing	$ 750,000	$ 750,000	HOME	$ -	$ -	$ -	$ 750,000	9	0	9	0
	Christian Activities Council	Urban Suburban Affordables HM2000-15	Areawide	Homeownership	$ 750,000	$ 750,000	HOME	$ -	$ 750,000	$ -	$ -	28	28	0	0
	Community Renewal Team of Grea	Home Solutions ST0417001	Hartford	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	$ 4,502,500	$ 4,502,500	DECD-Other	$ 4,502,500	$ -	$ -	$ -	275	275	0	275
	Community Renewal Team of Grea	Wethersfield Ave. HM1998-6	Hartford	Acquisition & Substantial Rehab	$ 735,000	$ 735,000	HOME	$ -	$ 735,000	$ -	$ -	11	0	11	0
	Fairfield 2000 Homes Corporation	Richard Street Coops HM1996-5	New Haven	Renovation Of 20 Units At Richard Street And Saltonstall Ave.	$ 138,000	$ 138,000	HOME	$ -	$ 138,000	$ -	$ -	20	0	20	20
	Geer Village Development Co.	Geer Village HM1999-4	Canaan	Creation Of 24 Elderly Rental Units	$ 956,018	$ 956,018	HOME	$ -	$ 956,018	$ -	$ -	24	0	24	0
	Manchester, Town of	Manchester Homeownership Program HM2000-18	Manchester	Acquisition-For Rehabilitation	$ 373,569	$ 373,569	HOME	$ -	$ 373,569	$ -	$ -	10	10	0	0
	Mutual Housing Assoc of SC CT	Gilbert Avenue Mutual Housing HM1998-12	New Haven	Rehabilitation Of 10 Units Of Affordbale Rental Housing In New Haven.	$ 1,048,425	$ 1,048,425	HOME	$ -	$ 1,048,425	$ -	$ -	10	0	10	10

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	Neighborhood Housing Srv of NB	Sexton Street Homeowner HM1998-75	New Britain	Rehab Of 2 Units Of Owner Occupied Housing	$ 124,100	$ 124,100	HOME	$ -	$ 124,100	$ -	$ -	2	2	0	2
	ONE/CHANE, Inc.	Nelson Street Chdo Loan HM1999-064-05	Hartford	Affordable Family Rental Housing	$ 140,000	$ 140,000	HOME	$ -	$ -	$ -	$ 140,000	12	0	12	12
	Orchard Ridge Assoc Limited	Orchard Ridge HM1999-18	Berlin	Acquisition Of Land To Build 126 Units Of Senior Rental Housing	$ 800,000	$ 800,000	HOME	$ -	$ -	$ -	$ 800,000	11	0	11	0
	Pope-Park-Zion LLC	Cityscape Ii HM1998-7	Hartford	New Construction Of 12 Units Of Housing. Six Will Be Home-Assisted	$ 947,285	$ 947,285	HOME	$ -	$ 947,285	$ -	$ -	6	6	0	6
	Tim Bobroske Co., Inc.	Quail Hollow HM1997-10	Plymouth	Provide 6 Home-Assisted Senior Rental Units	$ 333,000	$ 333,000	HOME	$ -	$ -	$ -	$ 333,000	6	0	6	0
	Tim Bobroske Co., Inc.	Canterbury Village HM1998-5	New Hartford	Construction Of 10 Elderly Rental Units	$ 727,500	$ 727,500	HOME	$ -	$ 152,750	$ -	$ 574,750	10	0	10	0
	Tolland, Town of	Tolland Rehab HM1999-3	Tolland	Rehabilitation Of Owner Occupied Single Family Homes	$ 400,000	$ 400,000	HOME	$ -	$ 400,000	$ -	$ -	29	29	0	29
	Washington Developers, LLC	Washington Court HM2001-23	Hartford	Rehabilitation Of 66 Units Of Rental Housing	$ 1,245,000	$ 1,245,000	HOME	$ -	$ -	$ -	$ 1,245,000	66	0	66	66
	Woodglen Enterprises LLC	Wood Haven Estates HM1999-6	Waterbury	Development Of 11 Single Family Owner Occupied Homes.	$ 605,000	$ 605,000	HOME	$ -	$ 154,000	$ -	$ 451,000	11	11	0	0
	TOTAL					$ 14,575,397		$ 4,502,500	$ 5,779,147	$ -	$ 4,293,750				
FY 01-02															
	Birch Meadow Assoc. LP	Birch Meadow HM2001-7	Manchester	Construction Of A 100 Unit Low-Income Housing Tax Credit Project In Ma	$ 1,000,000	$ 1,000,000	HOME	$ -	$ -	$ -	$ 1,000,000	11	0	11	0
	Cheshire Interfaith Housing	Cheshire Interfaith Housing HM1996-16	Cheshire	Construction Of A Single-Family Home Through Habitat For Humanity.	$ 86,784	$ 86,784	HOME	$ -	$ 86,784	$ -	$ -	1	1	0	0
	Co-op Initiatives, Inc.	Coop Initiatives HM2000-72	Hartford	Chdo Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	10	0	10	10
	Co-op Initiatives, Inc.	Carter Court HM1999-23	Glastonbury	Acquisition & Rehab Of 20 Unit Lec	$ 2,029,947	$ 2,029,947	HOME	$ -	$ -	$ -	$ 2,029,947	19	0	19	0
	Hartford, City of	St. Monica'S - Phase 2 HM1999-25	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	$ 1,132,540	$ 1,132,540	HOME	$ -	$ 1,132,540	$ -	$ -	0	0	0	0
	Mansfield Housing Authority	Holinko Estates Ii Predev Loan PD0207801	Storrs	Predevelopment Loan For Holinko Estates Phase Ii	$ 100,000	$ 100,000	FLEX-RLF	$ -	$ -	$ 100,000	$ -	0	0	0	0
	Metro Realty Group, LTD	Watson Farms Elderly Rental HM2002-53	South Windsor	Construction Of Elderly Rental Housing	$ 800,000	$ 800,000	HOME	$ -	$ -	$ -	$ 800,000	11	0	11	0
	Mutual Housing Assoc of GH Inc	Park Terrace Ii HM2000-21	Hartford	Redevelopment Of 20 Properties Create 68 Units Of Mutual Housing	$ 2,748,416	$ 2,748,416	HOME	$ -	$ -	$ -	$ 2,748,416	68	0	68	0
	Mutual Housing Assoc of SW CT	Trumbull Town Homes HM2001-10	Trumbull	New Construction Of Condo Units	$ 2,399,999	$ 2,399,999	HOME	$ -	$ 2,399,999	$ -	$ -	43	43	0	0
	Neighborhood Housing Srv of NB	Skrentny Block HM2001-8	New Britain	5 Units Of Family Rental Housing	$ 470,388	$ 470,388	HOME	$ -	$ 470,388	$ -	$ -	5	0	5	5
	New Britain, City of	South High Street Home HM1999-26	New Britain	Rehab Of 3 Buildings Into 17 Co-Op Units	$ 1,168,000	$ 1,168,000	HOME	$ -	$ 1,168,000	$ -	$ -	17	17	0	17
	Park Squire Assoc. Partnership	Park Squire HM1998-8	Hartford	Urban Revitalization Project - 25 Residential And 5 Retail Units	$ 4,822,262	$ 2,827,542	DECD-Other	$ -	$ 2,827,542	$ -	$ -	25	0	25	0
	River Ridge Apartments LP	River Ridge HM1999-20	Hamden	Construction Of A 62 Unit Housing Development. Ten (10) Of The Units	$ 822,276	$ 822,276	HOME	$ -	$ -	$ -	$ 822,276	10	0	10	0
	Shore Area Comm Dev Corp	651 State Street HM1998-14	Bridgeport	The Rehab Of The Bridgeport Ymca Into 102 Sro Rental Units	$ 200,000	$ 200,000	HOME	$ -	$ -	$ -	$ 200,000	10	0	10	10
	Tolland Senior Housing, Inc.	Tolland Senior Housing HM2001-6	Tolland	Construction Of Housing	$ 385,000	$ 385,000	HOME	$ -	$ -	$ -	$ 385,000	5	0	5	0
	TOTAL					$ 16,220,892		$ -	$ 8,135,253	$ 100,000	$ 7,985,639				
FY 02-03															
	Alderhouse Residential Commun.	North End Artist Cooperative HM2000-17	Middletown	Rehabilitation Of 9 Units Of Cooperative Housing In Middletown, Ct.	$ 822,000	$ 822,000	HOME	$ -	$ 822,000	$ -	$ -	9	0	9	9
	Alderhouse Residential Commun.	Alderhouse Residential Communities HM2000-73	Middletown	Chdo Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	11	0	11	11

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	Amber Washington Assoc. LLC	73 Washington Street, New London FX0309501	New London	Renovate Historic Commercial Prop To 28 Units Rental Housing	$ 750,000	$ 750,000	FLEX-RLF	$ -	$ -	$ 750,000	$ -	28	0	28	0
	Beulah Land Development Corp.	Beulah Land Develpmnt Corp Chdo Operating HM2000-77	New Haven	Operating Support, Office Expenses, Salaries, Training, Computers	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	10	0	10	10
	Burlington, Town of	Burlington Elderly HM1999-27	Burlington	Construction Of 24 Units Of Senior Housing.	$ 800,000	$ 800,000	HOME	$ -	$ 800,000	$ -	$ -	24	0	24	0
	Cheshire Interfaith Housing	Byam Road HM2002-18	Cheshire	Cheshire Interfaith Housing Will Construct 2 Single Family Homes For R	$ 150,000	$ 150,000	HOME	$ -	$ 150,000	$ -	$ -	2	2	0	0
	Conn Hsg Finance Authority	Trumbull On The Park CHFA0306403	Hartford	Development Of 100 Housing Units	$ 39,522,000	$ 6,000,000	DECD-Other	$ 6,000,000	$ -	$ -	$ -	100	0	100	0
	CT Dept. of Econ & Com Develop	Rice Heights HM2000-22	Hartford	Homeownership	$ 17,404,342	$ 9,526,691	DECD-Other	$ -	$ 9,526,691	$ -	$ -	44	44	0	0
	Horizons Housing Developers	Parnell Brook Predev Loan PD0210101	North Haven	Predevelopment Expenses For Fees And Services	$ 245,600	$ 245,600	FLEX-RLF	$ -	$ -	$ 245,600	$ -	0	0	0	0
	Mutual Housing Assoc of SC CT	Mutual Housing Ass Of Southcentral Ct HM2000-76	New Haven	Chdo Operating Costs	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	10	0	10	10
	Mutual Housing Assoc of SW CT	Mutual Housing Of Southwest Ct HM2000-74	Stamford	Chdo Operating Grant	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	43	0	43	43
	Neighborhood Housing Srv of NB	Neighborhood Housing Services Of Nb HM2000-75	New Britain	Chdo Operating Grant	$ 35,279	$ 35,279	HOME	$ -	$ 35,279	$ -	$ -	5	0	5	5
	New Haven, City of	Livable City Initiative Citywide Revitalization ST0309301	New Haven	Program To Create 330 Homeownership Units & Community Improvements	$ 35,820,000	$ 7,000,000	DECD-Other	$ 7,000,000	$ -	$ -	$ -	330	330	0	0
	North Haven Opport for Aff Hsg	Summerdale-Nhoah HM2002-20	North Haven	New Construction Of 20 Affordable Condominiums.	$ 2,444,555	$ 2,444,555	HOME	$ -	$ 2,444,555	$ -	$ -	20	20	0	0
	Pope-Park-Zion LLC	Cityscape 3 HM2002-58	Hartford	Homeownership With A Rental Component	$ 2,172,280	$ 2,172,280	HOME	$ -	$ 2,172,280	$ -	$ -	40	40	0	0
	Seymour Housing Authority	Smith Street Assisted Living Predev Loan PD0312401	Seymour	Predev. Loan To Assist In The Development Of A 56-Unit Assisted Living	$ 250,000	$ 250,000	FLEX-RLF	$ -	$ -	$ 250,000	$ -	0	0	0	0
	Sheldon Oak Central, Inc.	Northeast Hartford Affordable Housing HM2002-14	Hartford	Acquisition And Rehabilitation Of 68 Units Of Which 11 Are Home	$ 1,200,000	$ 1,200,000	HOME	$ -	$ 1,200,000	$ -	$ -	11	0	11	0
	The Community Builders, Inc.	Kent South Commom HM2001-27	Kent	Development Of A 24 Unit Family Rental Project.	$ 1,262,000	$ 1,262,000	HOME	$ -	$ 1,262,000	$ -	$ -	11	0	11	0
	Tim Bobroske Co., Inc.	Thomaston Valley Village Home HM2002-17	Thomaston	Construction Of 6 Units Of Low-Mod Senior Citizen Rental Housing	$ 2,492,500	$ 1,667,500	DECD-Other	$ -	$ 170,400	$ 1,156,300	$ 340,800	6	0	6	0
	WHA Dev Corp	Laurel Commons Predev Loan PD0216201	Winsted	Predevelopment Costs For Laurel Housing Project	$ 223,000	$ 223,000	FLEX-RLF	$ -	$ -	$ 223,000	$ -	0	0	0	0
	TOTAL					$ 34,748,905		$ 13,000,000	$ 18,783,205	$ 2,624,900	$ 340,800				
FY 03-04															
	210 State Street LP	Safe Haven FX0109301	New Haven	Substantial Rehab Of Old Cigar Factory To 33 Studio Units	$ 4,116,206	$ 2,960,500	FLEX-Bond		$ -	$ 2,960,500	$ -	33	0	33	0
	Alderhouse Residential Commun.	New Britain Artist Housing Cooperative HM0408901	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housing	$ 2,299,108	$ 200,000	DECD-Other	$ -	$ -	$ -	$ 200,000	11	0	11	0
	Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts FX0401501	Bridgeport	Rehab Of Read'S Dept Store Into 61 Units Of Rental Artist Housing	$ 500,000	$ 500,000	FLEX-RLF	$ -	$ -	$ 500,000	$ -	7	0	7	7
	Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts HM0401501	Bridgeport	Rehab Of Read'S Dept Store Into 61 Units Of Rental Artist Housing	$ 700,000	$ 700,000	HOME	$ -	$ -	$ -	$ 700,000	9	0	9	9
	Bella Vista Cooperative Inc.	Bella Vista Cooperative Rehab FX0406401	Hartford	Vinyl Siding Installation At 270-276 Bellevue St, Hartford	$ 90,000	$ 90,000	FLEX-RLF	$ -	$ -	$ 90,000	$ -	8	8	0	8
	Conn Hsg Finance Authority	Chfa--Ur Home Ownership ST0317003	Wethersfield	Pilot Program Ur Home/Acquisition And/Or Rehab	$ 10,000,000	$ 10,000,000	DECD-Other	$ 10,000,000	$ -	$ -	$ -	355	355	0	0
	Conn. Hsg Investment Fund Inc.	Chif Neighborhood Rebuilder Program UA0206401	Hartford	Appraisal Gap Subsidy	$ 4,551,500	$ 872,000	DECD-Other	$ 872,000	$ -	$ -	$ -	18	18	0	0
	Co-Opportunity, Inc.	Youthbuild Hartford/Rice Heights HM0406401	Hartford	$50,000 For Operational Costs For Youthbuild Administration	$ 50,000	$ 50,000	HOME	$ -	$ 50,000	$ -	$ -	3	0	3	3

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	Corp. for Independent Living	Loans And Grants For Accessibility FX0317001	Wethersfield	To Allow Handicapped Individuals To Make Their Dwelling Units Handicap	$ 507,500	$ 507,500	FLEX-RLF	$ -	$ -	$ 507,500	$ -	15	0	15	15
	CT CDFI Alliance, Inc.	Chdc--Ct Cdfi Alliance Revolving Loan Fund ST0317002	Statewide	Statewide Revolving Loan Fund	$ 1,500,000	$ 1,500,000	FLEX-Bond	$ -	$ -	$ 1,500,000	$ -	25	0	25	0
	CT Urban Legal Initiative	Psa--Scovill Homes Feasibility Study ST0415101	Waterbury	Feasbility Study Of Scovill Homes Neighborhood In Waterbury	$ 75,000	$ 75,000	FLEX-RLF	$ 75,000	$ -	$ -	$ -	0	0	0	0
	Grace Development Corporation	Grace House HM2002-19	Waterbury	Construction Of 40 Units Of Elderly Rental Housing	$ 575,000	$ 345,000	HOME	$ -	$ 345,000	$ -	$ -	10	0	10	0
	New Haven, City of	Sa--Ninth Square Phase Ii ST0209301	New Haven	Construction Costs Related To Mixed Use Development In Downtown	$ 39,872,795	$ 13,166,154	DECD-Other	$ 13,166,154	$ -	$ -	$ -	85	0	85	0
	Nutmeg Housing Dev. Corp.	Amston Village Predev Loan PD0402801	Colchester	Predevelopment Loan For Decd Amston Road Lblt Property	$ 235,100	$ 235,100	FLEX-RLF	$ -	$ -	$ 235,100	$ -	0	0	0	0
	Ormont Court -WS Brooks Eld Hm	Ormont Court - 810 Orchard Street FX0209301	New Haven	Renovate Blighted 3 Story Into 12 One Bedroom Elderly Units. 50%Ami	$ 1,791,466	$ 225,000	FLEX-Bond	$ 225,000	$ -	$ -	$ -	12	0	12	12
	Regional Hsg Rehab Inst of CT	Hri Chdo Operating Costs HM2000-78	New Haven	Chdo Operating Costs Program	$ 33,600	$ 33,600	HOME	$ -	$ 33,600	$ -	$ -	10	0	10	10
	Sheldon Oak Central, Inc.	Ida B. Wells HM2002-69	Hartford	New Construction Of A 40 Unit Elderly Complex	$ 685,000	$ 685,000	HOME	$ -	$ -	$ -	$ 685,000	40	0	40	0
	SOC Group II LP	Sana Apartments HM0406403	Hartford	Acquisition & Rehab, A 256 Unit Of Multifamily Housing	$ 4,913,089	$ 4,913,089	HOME	$ -	$ -	$ -	$ 4,913,089	256	0	256	256
	Vernon NP Hsng Dev. Corp	Village Street Revitalization FX0314601	Vernon	Demo, Rehab & New Const Of 23 Units Of Residential Properties	$ 2,997,000	$ 1,321,500	FLEX-Bond	$ 1,321,500	$ -	$ -	$ -	23	23	0	23
	West Hartford Interfaith Housing Coalition, Inc.	Hidden Brook HM1997-6	Westport	New Construction Of 38 Affordable Apartments	$ 1,605,000	$ 1,605,000	HOME	$ -	$ -	$ -	$ 1,605,000	38	0	38	0
	TOTAL					$ 39,984,443		$ 25,659,654	$ 428,600	$ 5,793,100	$ 8,103,089				
FY 04-05															
	Augustana Homes East Bpt., Inc	Bishop Curtis Homes Project HM0401502	Bridgeport	The Rehabilitation Of A Former School Into 48 Units Of Senior Housing	$ 4,172,587	$ 202,842	HOME	$ -	$ 202,842	$ -	$ -	48	0	48	48
	Bethsaida Community, Inc.	Flora O'Neil Apartments FX0410401	Norwich	New Construction Of 6 Units Of Permanent Rental Housing	$ 685,120	$ 685,120	FLEX-RLF	$ -	$ -	$ 685,120	$ -	6	0	6	0
	Conn Hsg Finance Authority	Prime--Wauregan Hotel Renovation ST0310401	Norwich	Substantial Renovation Of Historic Norwich Hotel To Housing Units	$ 14,648,008	$ 3,650,000	DECD-Other	$ 3,650,000	$ -	$ -	$ -	70	0	70	0
	Conn Hsg Finance Authority	Pilots Supportive Housing Program ST0317001	Statewide	Supportive Housing Pilots Program	$ 26,000,000	$ 23,000,000	DECD-Other	$ 23,000,000	$ -	$ -	$ -	248	0	248	0
	Conn Hsg Finance Authority	Temple St. Parking Garage CHFA0506401	Hartford	Construction Of Parking Garage For Temple Street Development	$ 8,895,835	$ 680,000	DECD-Other	$ 680,000	$ -	$ -	$ -	0	0	0	0
	Co-op Initiatives, Inc.	Winthrop Drive Amendment HM1998-16	Farmington	Acquire And Rehabilitate 11 Units Of Low-Income Housing	$ 853,798	$ 783,118	HOME	$ -	$ 678,118	$ -	$ 105,000	30	30	0	30
	CT Dept. of Econ & Com Develop	Ulbrich Heights FX04148-01	Wallingford	Rehab Kitchens & Bathrooms	$ 682,500	$ 672,000	FLEX-Bond	$ 672,000	$ -	$ -	$ -	28	0	28	28
	Hall Neighborhood House	Ua--Hall Commons ST0401503	Bridgeport	New Construciton Of A 41 Unit Hud 202 Elderly Complex	$ 5,867,557	$ 1,705,500	DECD-Other	$ 1,705,500	$ -	$ -	$ -	41	0	41	0
	Hartford, City of	Cceda Demolition/Redevelpment Project Phase Ii ST0306401	Hartford	Demolition, Mothballing, Rehabilitation	$ 25,000,000	$ 25,000,000	DECD-Other	$ 25,000,000	$ -	$ -	$ -	400	400	0	0
	Hill Development Corporation	Hill Homeownership Initiative HM0509302	New Haven	Renovation Of Eleven Homes For Ownership With Rental Units.	$ 3,634,850	$ 1,200,000	HOME	$ -	$ 1,200,000	$ -	$ -	11	11	0	11
	Laurel Commons Housing L P	Laurel Commons Elderly Housing HM0416201	Winsted	Development Of 44 Units Of Elderly Housing	$ 2,133,844	$ 2,133,844	HOME	$ -	$ -	$ -	$ 2,133,844	44	0	44	0
	Metro Realty Group, LTD	Boulder Ridge Elderly Housing HM2002-66	Canton	Acquisition Of Land For 90 Senior Rental Units (9 Home Assisted)	$ 12,507,159	$ 1,200,000	HOME	$ -	$ -	$ -	$ 1,200,000	9	0	9	0
	Mutual Housing Assoc of SC CT	Valley Mutual Housing Project HM2002-16	Ansonia	Project Consists Of The Rehab Of 9 Units Of Affordable Rental Housing	$ 1,591,743	$ 636,743	HOME	$ -	$ -	$ -	$ 636,743	9	0	9	9

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	Mutual Housing Assoc of SW CT	Spruce Street Townhomes HM2002-15	Stamford	New Construction Of 19 Townhouse Style Condomiums Units	$ 5,175,650	$ 975,000	HOME	$ -	$ 975,000	$ -	$ -	19	19	0	0
	Neighborhood Hsg Srv Waterbury	Wow Neighborhood HM1996-14	Waterbury	Project To Develop Six Affordable Housing Units.	$ 787,771	$ 787,771	HOME	$ -	$ 787,771	$ -	$ -	3	3	0	0
	New Britain, City of	New Britain Home Block Grant HM1995-16	New Britain	Block Grant Funds Being Used In South High St Home Project	$ 441,653	$ 441,653	HOME	$ -	$ 441,653	$ -	$ -	11	0	11	11
	New Samaritan Corporation	130 Howe Street HM2002-13	New Haven	Construction Of 12 Units Of Affordable Rental Housing.	$ 1,849,196	$ 803,296	HOME	$ -	$ 803,296	$ -	$ -	12	0	12	0
	Newtown Housing for the Elderl	Nunnawauk Meadows Expansion Project HM0409701	Newtown	The New Construction Of 12 Elderly Units Of Housing	$ 1,415,110	$ 563,410	HOME	$ -	$ 563,410	$ -	$ -	6	0	6	0
	Nutmeg Housing Dev. Corp.	Lblt--Amston Village Elderly Housing ST0402801	Colchester	Conveyance Of Decd Lb Property For 32 Units Elderly Housing	$ 1	$ 1	DECD-Other	$ 1	$ -	$ -	$ -	NA	NA	NA	NA
	Steponaitis, Lous	Hope House HM2001-25	Waterbury	Rehab Of Building Into 9 Units Of Supportive Housing	$ 199,000	$ 199,000	HOME	$ -	$ 199,000	$ -	$ -	9	0	9	9
	The Connection Fund Realty Inc	Legion Woods Apartments FX0409302	New Haven	Devp. 20 Housing Units For Disabled Individuals In New Haven.	$ 3,028,474	$ 807,500	FLEX-Bond	$ 807,500	$ -	$ -	$ -	20	0	20	20
	Tim Bobroske Co., Inc.	Thomaston Valley Village FX01140401	Thomaston	Construction Of 22 Units Of Senior Rental Housing	$ 1,156,300	$ 1,156,300	FLEX-Bond	$ -	$ -	$ 1,156,300	$ -	22	0	22	0
	Town of Southington	D'Angelo Parking Lot UA0313101	Southington	Add 73 Parking Spaces To Downtown Southington	$ 175,000	$ 75,000	DECD-Other	$ 75,000	$ -	$ -	$ -	0	0	0	0
	TOTAL					$ 67,358,098		$ 55,590,001	$ 5,851,090	$ 1,841,420	$ 4,075,587				
FY 05-06															
	A & F Equities, LLC	Arcade Mall ST0401502	Bridgeport	Mixed Use Dev. 58 Rental Units/14,000 Commercial Space	$ 17,823,578	$ 1,200,000	DECD-Other	$ 1,200,000	$ -	$ -	$ -	58	0	58	58
	A & F Equities, LLC	Citytrust ST0401501	Bridgeport	Conversion Of Citytrust Bank Into 118 Apts 48,000 Retail Square Feet	$ 31,089,621	$ 3,100,000	DECD-Other	$ 3,100,000	$ -	$ -	$ -	118	0	118	118
	AHEPA National Housing Corp.	Ahepa 58-Ii Apartments HM0515901	Wethersfield	Construction Of 42 Units Of Elderly Housing In Wethersfield.	$ 7,267,400	$ 1,890,000	HOME	$ -	$ 1,890,000	$ -	$ -	42	0	42	0
	Amber Huntington Assoc LLC	New London Market & Residential Apartments FX0509501	New London	Conversion Of Old Factory Into Mixed Use 9 Rental Units And Commercial	$ 3,975,500	$ 650,000	DECD-Other	$ 200,000	$ -	$ 450,000	$ -	9	0	9	9
	Braun Investments LLC	Brick Hollow HM0406402	Hartford	Rehab Of 50 Rental Units In The Frog Hollow Neighborhood.	$ 10,599,801	$ 3,612,000	HOME	$ -	$ -	$ -	$ 3,612,000	50	0	50	50
	Christian Activities Council	Addi--Urban Suburban Affordables HM0517003	Hartford Area	Downpayment Assistance	$ 330,442	$ 30,000	DECD-Other	$ -	$ 30,000	$ -	$ -	1	1	0	0
	Christian Activities Council	Addi--Urban Suburban Affordables FX0517003	Hartford	Downpayment Assistance	$ 250,000	$ 250,000	FLEX-Bond	$ 250,000	$ -	$ -	$ -	27	27	0	0
	Conn Hsg Finance Authority	Temple Street Development CHFA0306401	Hartford	Construction Of 78 Units - Market Rate Housing	$ 23,417,794	$ 4,000,000	DECD-Other	$ 4,000,000	$ -	$ -	$ -	78	0	78	78
	Conn Hsg Finance Authority	Southwood Square - Phase Three ST0413501	Stamford	Phase Iii - New Construction Of Approximately 56 Rental Units	$ 23,099,035	$ 4,721,852	DECD-Other	$ 4,721,852	$ -	$ -	$ -	56	0	56	0
	Conn. Hsg Investment Fund Inc.	Chif Neighborhood Rebuilder - Appraisal Gap Subsidy Program FX0517006	Hartford	Homeownership - Appraisal Gap Subsidy	$ 5,300,000	$ 1,250,000	FLEX-Bond	$ 1,250,000	$ -	$ -	$ -	23	23	0	0
	Corp. for Independent Living	Loans And Grants For Accessibilty Program HM0506402	Statewide	Provides Funds To Applicants To Make Accessibility Renovations To Home	$ 1,500,000	$ 1,500,000	HOME	$ -	$ 1,500,000	$ -	$ -	0	0	0	0
	Guilford Housing Authority	Sachem Hollow ST0406001	Guilford	New Construction Of 32 Units Of Elderly Rental Housing	$ 4,755,000	$ 3,000,000	DECD-Other	$ 3,000,000	$ -	$ -	$ -	32	0	32	0
	House New London LLC	Addi--House New London HM0517002	New London	Downpayment Assistance To Approx 30 First Time Buyers	$ 330,442	$ 30,000	DECD-Other	$ -	$ 30,000	$ -	$ -	4	4	0	0
	House New London LLC	Addi - House New London FX0517002	New London	Downpayment Assistance To Approximately 30 Homebuyers	$ 250,000	$ 250,000	FLEX-Bond	$ 250,000	$ -	$ -	$ -	30	30	0	0
	Housing Development Fund, Inc.	Addi Housing Development Fund HM0517004	Stamford	Financial Support For Downpayment Assistance In Fairfield Co	$ 330,442	$ 30,000	DECD-Other	$ -	$ 30,000	$ -	$ -	1	1	0	0
	Housing Development Fund, Inc.	Addi--Housing Dev. Fund FX0517004	Stamford	State Bond Supplement To Home Addi For Downpayment Assistance Ffld Co.	$ 250,000	$ 250,000	FLEX-Bond	$ 250,000	$ -	$ -	$ -	20	20	0	0

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	Mutual Housing Assoc of SC CT	Artisans Lofts West FX0409301	New Haven	Rehabilitiation Of Eleven Affordable Apartments.	$ 1,709,196	$ 980,000	FLEX-Bond	$ 980,000	$ -	$ -	$ -	9	0	9	9
	New Haven, City of	Casa Familia HM0509303	New Haven	New Constr 30 Units Of Family Rental Housing.	$ 7,339,728	$ 1,050,000	HOME	$ -	$ 1,050,000	$ -	$ -	11	0	11	0
	New Milford Affordable Housing	Indian Field Predev Loan PD0509601	New Milford	Predevelopment Loan For Indian Field Housing Development Project	$ 180,750	$ 180,750	FLEX-RLF	$ -	$ -	$ 180,750	$ -	0	0	0	0
	NHS of CT, Inc.	Addi - Nhs Of Ct, Inc. HM0517001	New Haven Area	Downpayment Assistance Program In New Haven And Waterbury Areas	$ 391,328	$ 30,000	DECD-Other	$ -	$ 30,000	$ -	$ -	3	3	0	0
	NHS of CT, Inc.	Addi - Nhs Of Ct, Inc. FX0517001	New Haven	Downpayment Assistance Program In The New Haven And Waterbury Areas	$ 250,000	$ 250,000	FLEX-Bond	$ 250,000	$ -	$ -	$ -	25	25	0	0
	NINA	47 Sigourney Street UA0406401	Hartford	Costs Associated With Moving A Vacant 1890 Brick Victorian Structure	$ 119,300	$ 50,000	DECD-Other	$ 50,000	$ -	$ -	$ -	1	1	0	1
	Norwalk Housing Authority	Colonial Village Predev Loan PD0210301	Norwalk	Predev Loan For Homeownership Initiative Adjacent To Col Village	$ 234,300	$ 234,300	FLEX-RLF	$ -	$ -	$ 234,300	$ -	0	0	0	0
	Pathways Vision, Inc.	Pathways Vision HM0405701	Greenwich	Proposed Project Is For Supportive Housing For Mentally Handicapped.	$ 2,133,724	$ 535,000	HOME	$ -	$ 535,000	$ -	$ -	10	0	10	0
	Plainville, Town of	56 Forestville Avenue FX0611001	Plainville	Transfer Of Surplus Property From Dot To Town Of Plainville		$ -	Flex	$ -	$ -	$ -	$ -	0	0	0	0
	Wallingford Housing Authority	Simpson School Predev Loan PD0214801	Wallingford	A Loan To Assist With Predev Costs To Rehab An Abondoned School	$ 74,000	$ 74,000	FLEX-RLF	$ -	$ -	$ 74,000	$ -	0	0	0	0
	TOTAL				$ 143,001,381	$ 29,147,902		$ 19,501,852	$ 5,095,000	$ 939,050	$ 3,612,000				

Appendix
A-13
Housing Trust Fund: Annual Report

Signed into law on July 1, 2005 by Governor M. Jodi Rell, the $100,000,000 Housing Trust Fund was the result of a bipartisan effort that recognized providing quality housing at affordable prices would foster community growth, economic prosperity and help Connecticut maintain its competitive edge. The Governor and the state legislature committed $20 million per year to the fund for the next 5 years.

Connecticut is the 2nd wealthiest state in the U.S. and is also one of the highest in worker productivity and wages, but it is also the 5th highest cost of living state and the costs of housing have risen so rapidly that even middle-income families are facing affordability issues. The state ranks 26th in homeownership and just over 25% of its households are spending more than 30% of their monthly household income on mortgage or rental payments. More and more, Connecticut employers are citing the need for more housing at affordable prices to attract and retain workers, especially those at entry-level positions.

The HomeConnecticut initiative, a statewide campaign aimed at increasing the stock of affordable housing in Connecticut, assembled leaders in business, banking, academia, land use, housing and government to identify solutions to the state's housing affordability problems. Among those solutions cited were the building and rehabilitating of housing that workers, first-time owners, young adults and people of mixed incomes can afford. The group also called for increased state investment in housing development, which leverages private and federal resources and stimulates the economy.

It was against this backdrop that the Housing Trust Fund Program (HTF) was created and its purposes are clearly stated in Section 8-336p of the Connecticut General Statutes. They are to: "Encourage the creation of housing for homeownership at a cost that will enable low and moderate income families to afford quality housing while paying no more than thirty percent of gross household income on housing, (2) promote the rehabilitation, preservation and production of quality, well designed rental and homeownership housing affordable to low and moderate income families or persons, (3) maximize the leveraging of state and federal funds by encouraging private sector investment in housing developments receiving assistance, (4) encourage housing that maximizes housing choices of residents, (5) enhance economic opportunity for low and moderate income individuals and families, (6) promote the application of efficient land use that utilizes existing infrastructure and the conservation of open spaces, and (7) encourage the development of housing which aids the revitalization of communities."

I am pleased to be able to report to you that in our first year of operation we have achieved the program's goals and objectives as established by the legislature.

First, as mandated by the legislation, working with the OPM Secretary Bob Genuario and with our State Treasurer Denise Nappier, we formed the Housing Trust Fund Program Advisory Committee, hereinafter referred to as the "Committee". The Committee is to meet at least semi-annually and is charged with advising me on the administration, management and objectives of the HTF program. The "Committee" has approved the regulations, procedures and rating criteria for the program.

Secondly, and perhaps most importantly, the first $20 million has been reserved for programs and projects around the state. And, critically, that $20 million dollars has leveraged over $89.4 million in other funding support. It is projected that monies from the HTF in this first year alone will create or preserve 702 units of affordable housing that will be well within the financial reach of our low and moderate-income families. Of those 702 units, we expect to create 360 homeownership opportunities and 342 new or substantially rehabilitated rental units.

We are not only revitalizing and generating wealth in our core urban centers through our housing investments in Hartford, New Haven, New Britain, Bridgeport and Stamford but we are also creating or preserving housing in high cost and high income areas at prices that working families can afford to pay. An **"Activity Summary Chart"** is attached for your review as Attachment 1.

I would like to provide you with some brief examples of the kind of housing activities we are funding and where we are funding them:

- In Bristol, working through the City of Bristol's Redevelopment Agency, we are providing matching grants to low and moderate-income families for major home repairs so that they may bring these substandard homes up to code by making them lead safe and energy efficient thus preventing urban blight, while at the same time preserving long term affordability. We will be saving and preserving 44 units, 28 rental and 16 homeownership that may have been otherwise lost.

- In Colchester, working with the Nutmeg Housing Development Corporation, we are creating 32 new units of elderly housing at Amston Village on land initially acquired under our Land Bank/Land Trust program.

- In Hartford, New Britain and Bloomfield, we are working with Habitat for Humanity to create 79 new homeownership opportunities for persons who are at or below 50% of Area Median Income (AMI).

- In Hartford, we are working with the Southside Institution Neighborhood Alliance (SINA) to build 28 units of new housing on the sites of formerly blighted and abandoned properties that had been demolished by the City. Twenty of the new units will be homeownership and eight will be rental.

- Also in Hartford, we are working with the Community Renewal Team to build 40 units of new rental family housing for low and moderate-income grandparents who are raising their grandchildren.

- In New Britain we are working with Alderhouse to create 14 units of Artist Housing in a vacated, commercial building in the downtown area.
- In greater New Haven, we are working with the Greater New Haven Community Loan Fund to provide low-interest loans to low and moderate-income families to develop affordable rental properties or homeownership opportunities in high cost/high income areas where affordable housing is less that 10% of the total housing inventory. In New Haven proper, we are restoring blighted and abandoned properties for homeownership. We expect to create or preserve 85 long-term affordable housing units, both homeownership and rental.

- We are also working with Neighborhood Housing Services (NHS) of New Haven to provide grants to 12 first-time homebuyers to acquire and rehabilitate 12 two-family homes that had been abandoned or suffered from severe blight. We are also working with NHS to establish an Individual Development Account to help first-time homebuyers save money to purchase and rehabilitate their first homes. We expect to assist 45 income-eligible homebuyers.

- Also in New Haven, we are working with the Regional Housing Rehabilitation Institute to help 6 first-time homebuyers acquire and rehabilitate homes that had been abandoned in the heavily blighted Hill neighborhood in the city.

- Working with the Salem Turnpike Housing Corporation, we are creating 20 units of new single-family housing for income eligible families at Woodhaven Village in New Haven.

- In Seymour, we are working with 16 Bank St., LLC to develop 12 new units of elderly housing in a vacated, blighted office building in their downtown area. The ground floor area will be retained for commercial use.

- In Vernon, we are working with the Vernon Non-Profit Development Corporation to revitalize the heavily blighted Village Street neighborhood. Blighted and abandoned structures will be demolished or rehabilitated with some new construction. In all, 27 new units of affordable housing will be created.

- In Fairfield County, we are working with the Housing Development Fund, who will be providing developer subsidies for the creation of 60 –70 new homeownership opportunities for first-time homebuyers as well as 30 units of new rental housing in Fairfield County.

- On a statewide basis, we are working with the Corporation for Independent Living to provide grants to 35 income-eligible tenants with disabilities to make their living units handicap accessible, thereby expanding their housing choices while allowing them to live independently.

- Also, we are working with the Community Development Financial Institution Alliance (CDFI) to establish a low-interest Revolving Loan Fund to provide funds for the development of new homeownership and rental housing around the state. We expect to create 66 units of new affordable housing through this new partnership.

This is just a snapshot of some of the programs and projects we have funded and is offered to give you a better picture of things that are being accomplished under the HTF program.

Creating housing opportunities like these for Connecticut residents would not have been possible if it were not for the establishment of the Housing Trust Fund, and your commitment to proactively addressing this critical issue.

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As we enter the second year of the program, we look forward to continuing to invest in projects that will leverage other sources of funding and, more importantly, increase the supply of affordable housing in our urban, suburban and rural areas.

I look forward to working with you in the years ahead.

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Department of Economic and Community Development
Tenant Demographic Data - Project Base
As of June 30, 2006

Municipality	Project Name	Program	Management	Total # of Units	Family	Elderly
Ansonia	Valley Mutual	HOME	Mutual Housing Assoc. South Central CT	9	9	0
Bridgeport	Sterling apartments (Artspace/Read's Bldg)	HOME/FLEX	Milleniuim Real Estate Services	61	61	0
Cromwell	Theresa A. Rook	HOME	Rook Retirement Community	20	0	20
Guilford	Hubbard Woods	HOME	Mutual Housing Assoc. South Central CT	13	13	0
Guilford	Wild Rose	HOME	Mutual Housing Assoc. South Central CT	10	10	0
New Britain	Skretny Block	HOME	NHS of New Britain	5	3	2
New Hartford	Canterbury Village	HOME	Tim Bobroske Company Inc.	10	0	10
New Haven	730 George Street (aka King George)	HOME	Livable City Initiatives	58	58	0
New Haven	Gilbert Avenue Project	HOME	Mutual Housing Assoc. South Central CT	10	10	0
New Haven	Ormont Ridge Elderly	FLEX	Ormont Court Inc.	12	0	12
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
Shelton	The Ripton	HOME	Elderly Housing Management, Inc.	35	0	35
Stamford	Haynes House	HOME	NHS of Stamford	7	7	0
Thomaston	Thomaston Valley Village	HOME	The Tim Bobroske Co Inc.	14	0	14
Waterbury	Grace House (Grace Development)	HOME	Elderly Housing Management, Inc.	39	0	39
Tolland	Winding River Village	HOME	Elderly Housing Management, Inc.	5	0	5
Canton	Boulder Ridge	HOME	Housing Management, LLC	98	0	98
Hartford	Sheldon Oak II	HOME	Sheldon Oak	72	72	0
New London	Amber-Washington Apartments	FLEX	Amber-Washington Associates LLC	28	28	0
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's School)	HOME	Grove Street Mutual Hsg LP	21	21	0
Canaan	Geer Village (aka Beckley house)	HOME	Beckley House @Geer Village	24	0	24
Total				**566**	**292**	**274**

Department of Economic and Community Development
Tenant Demographic Data - Houshold Distribution
As of June 30, 2006

				Percentage of Area Median Income					Persons per Household				Ethnicity / Race					Ethnicity / Race					
			Total #	0-25%	26-50%	51-80%	81-100%	100%+	1-2prsn	3-4prsn	5prsn	6+prsn	WNH	Black	Hispanic	Asian	Other	WNH	Black	Hispanic	Asian	Other	# SF hshld
Municipality	**Project Name**	**Program**	**of Units**	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld	#hshld						w/ children
Ansonia	Valley Mutual	HOME	9	0	9	0	0	0	3	5	1	0	3	3	3	0	0	unk	unk	unk	unk	unk	7
Bridgeport	Sterling apartments (Artspace/Read's Bldg)	HOME/FLEX	61	15	18	28	0	0	56	3	2	0	35	20	4	1	1	unk	unk	unk	unk	unk	4
Cromwell	Theresa A. Rook	HOME	20	9	11	0	0	0	20	0	0	0	20	0	0	0	0	32	1	0	0	0	0
Guilford	Hubbard Woods	HOME	13	4	6	2	0	1	6	6	1	0	9	2	2	0	0	unk	unk	unk	unk	unk	6
Guilford	Wild Rose	HOME	10	2	5	2	1	0	6	2	1	1	8	0	1	0	1	unk	unk	unk	unk	unk	5
New Britain	Skretny Block	HOME	5	3	2	0	0	0	2	2	0	1	0	0	5	0	0	0	0	3	0	0	3
New Hartford	Canterbury Village	HOME	10	0	10	0	0	0	10	0	0	0	10	0	0	0	0	17	0	0	0	0	0
New Haven	730 George Street (aka King George)	HOME	58	16	40	2	0	0	33	19	3	3	2	35	21	0	0	unk	unk	unk	unk	unk	26
New Haven	Gilbert Avenue Project	HOME	10	3	4	2	1	0	3	5	0	2	0	8	2	0	0	unk	unk	unk	unk	unk	7
New Haven	Ormont Ridge Elderly	FLEX	12	0	12	0	0	0	12	0	0	0	0	12	0	0	0	0	3	0	0	0	0
Plymouth	Quail Hollow Village I	HOME	6	0	6	0	0	0	6	0	0	0	6	0	0	0	0	8	0	0	0	0	0
Plymouth	Quail Hollow Village II	HOME	9	0	9	0	0	0	9	0	0	0	9	0	0	0	0	8	0	0	0	0	0
Shelton	The Ripton	HOME	35	29	6	0	0	0	35	0	0	0	34	0	1	0	0	unk	unk	unk	unk	unk	0
Stamford	Haynes House	HOME	7	0	7	0	0	0	3	1	3	0	0	6	1	0	0	2	14	2	0	0	2
Thomaston	Thomaston Valley Village	HOME	14	0	14	0	0	0	14	0	0	0	14	0	0	0	0	18	0	0	0	0	0
Waterbury	Grace House (Grace Development)	HOME	39	26	13	0	0	0	39	0	0	0	8	21	10	0	0	n/a	n/a	n/a	n/a	n/a	0
Tolland	Winding River Village	HOME	5	2	3	0	0	0	5	0	0	0	5	0	0	0	0	38	0	0	0	0	0
Canton	Boulder Ridge	HOME	98	54	44	0	0	0	98	0	0	0	94	3	1	0	0	53	4	1	3	2	0
Hartford	Sheldon Oak II	HOME	72	9	62	0	0	0	48	15	6	2	0	29	42	0	0	0	2	35	0	0	
New London	Amber-Washington Apartments	FLEX	28	0	0	15	13	0	28	0	0	0	25	3	0	0	0	n/a	n/a	n/a	n/a	n/a	0
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's School)	HOME	21	0	7	14	0	0	2	17	2	0	3	11	7	0	0	0	0	0	0	0	19
Canaan	Geer Village (aka Beckley house)	HOME	24	7	17	0	0	0	24	0	0	0	23	0	1	0	0	23	0	1	0	0	0
	Total		**566**	**179**	**305**	**65**	**15**	**1**	**462**	**75**	**19**	**9**	**308**	**153**	**101**	**1**	**2**	**199**	**24**	**42**	**3**	**2**	**79**

Appendix
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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Connecticut		11,885	8,817	210	135	2,723	1,386	10,499
Andover	Tolland	13	13	0	0	0	0	13
Ansonia	New Haven	13	13	0	0	0	2	11
Ashford	Windham	17	17	0	0	0	4	13
Avon	Hartford	85	85	0	0	0	6	79
Barkhamsted	Litchfield	8	8	0	0	0	0	8
Beacon Falls	New Haven	59	59	0	0	0	0	59
Berlin	Hartford	257	63	0	0	194		257
Bethany	New Haven	30	30	0	0	0	1	29
Bethel	Fairfield	16	14	2	0	0	5	11
Bethlehem	Litchfield	6	6	0	0	0		6
Bloomfield	Hartford	71	71	0	0	0	1	70
Bolton	Tolland	8	8	0	0	0	0	8
Bozrah	New London	9	9	0	0	0		9
Branford	New Haven	80	48	2	0	30	13	67
Bridgeport	Fairfield	202	75	14	0	113	115	87
Bridgewater	Litchfield	6	6	0	0	0	3	3
Bristol	Hartford	111	107	4	0	0	21	90
Brookfield	Fairfield	83	83	0	0	0	8	75
Brooklyn	Windham	62	58	4	0	0	0	62
Burlington	Hartford	35	35	0	0	0	1	34
Canaan	Litchfield	5	5	0	0	0		5
Canterbury	Windham	21	21	0	0	0	0	21
Canton	Hartford	100	100	0	0	0	5	95
Chaplin	Windham	19	19	0	0	0		19
Cheshire	New Haven	39	34	0	0	5	7	32
Chester	Middlesex	12	12	0	0	0	1	11
Clinton	Middlesex	38	34	0	4	0	8	30

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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Colchester	New London	95	79	0	10	6	2	93
Colebrook	Litchfield	7	7	0	0	0	1	6
Columbia	Tolland	34	34	0	0	0	3	31
Cornwall	Litchfield	6	6	0	0	0	0	6
Coventry	Tolland	56	56	0	0	0	3	53
Cromwell	Middlesex	24	24	0	0	0	1	23
Danbury	Fairfield	598	514	0	0	84		598
Darien	Fairfield	56	56	0	0	0	41	15
Deep River	Middlesex	4	4	0	0	0	2	2
Derby	New Haven	7	7	0	0	0	1	6
Durham	Middlesex	47	47	0	0	0	0	47
East Granby	Hartford	21	21	0	0	0	1	20
East Haddam	Middlesex	52	52	0	0	0	11	41
East Hampton	Middlesex	134	134	0	0	0		134
East Hartford	Hartford	14	14	0	0	0		14
East Haven	New Haven	74	63	0	3	8	7	67
East Lyme	New London	127	127	0	0	0	11	116
East Windsor	Hartford	83	83	0	0	0	2	81
Eastford	Windham	15	15	0	0	0	0	15
Easton	Fairfield	11	11	0	0	0	2	9
Ellington	Tolland	122	90	0	0	32	9	113
Enfield	Hartford	50	50	0	0	0	10	40
Essex	Middlesex	12	12	0	0	0		12
Fairfield	Fairfield	154	145	0	9	0	78	76
Farmington	Hartford	104	84	20	0	0	7	97
Franklin	New London	3	3	0	0	0		3
Glastonbury	Hartford	79	79	0	0	0	2	77
Goshen	Litchfield	44	44	0	0	0	0	44
Granby	Hartford	64	64	0	0	0		64

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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Greenwich	Fairfield	221	194	2	0	25	183	38
Griswold	New London	71	63	8	0	0	7	64
Groton	New London	153	63	8	8	74	9	144
Guilford	New Haven	82	82	0	0	0	16	66
Haddam	Middlesex	59	59	0	0	0	4	55
Hamden	New Haven	30	30	0	0	0		30
Hampton	Windham	23	23	0	0	0		23
Hartford	Hartford	353	9	26	15	303		353
Hartland	Hartford	8	8	0	0	0		8
Harwinton	Litchfield	24	24	0	0	0		24
Hebron	Tolland	45	45	0	0	0	0	45
Kent	Litchfield	18	18	0	0	0		18
Killingly	Windham	122	122	0	0	0	2	120
Killingworth	Middlesex	21	21	0	0	0	4	17
Lebanon	New London	37	37	0	0	0	1	36
Ledyard	New London	53	49	0	4	0	3	50
Lisbon	New London	4	4	0	0	0	1	3
Litchfield	Litchfield	49	49	0	0	0	2	47
Lyme	New London	8	8	0	0	0	0	8
Madison	New Haven	40	40	0	0	0	9	31
Manchester	Hartford	253	135	6	0	112	5	248
Mansfield	Tolland	52	52	0	0	0	0	52
Marlborough	Hartford	33	33	0	0	0		33
Meriden	New Haven	126	118	2	0	6	13	113
Middlebury	New Haven	85	85	0	0	0	2	83
Middlefield	Middlesex	7	7	0	0	0	2	5
Middletown	Middlesex	253	86	0	0	167	13	240
Milford	New Haven	322	62	0	0	260		322
Monroe	Fairfield	42	42	0	0	0	4	38

Appendix
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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Montville	New London	67	57	10	0	0	17	50
Morris	Litchfield	9	9	0	0	0	1	8
Naugatuck	New Haven	99	99	0	0	0	7	92
New Britain	Hartford	74	40	22	0	12	44	30
New Canaan	Fairfield	66	66	0	0	0	70	-4
New Fairfield	Fairfield	43	25	0	8	10		43
New Hartford	Litchfield	35	35	0	0	0	4	31
New Haven	New Haven	112	70	24	4	14	71	41
New London	New London	77	77	0	0	0		77
New Milford	Litchfield	83	83	0	0	0	16	67
Newington	Hartford	44	44	0	0	0	1	43
Newtown	Fairfield	97	65	0	0	32	13	84
Norfolk	Litchfield	7	7	0	0	0	0	7
North Branford	New Haven	64	64	0	0	0	3	61
North Canaan	Litchfield	8	8	0	0	0	3	5
North Haven	New Haven	128	25	0	0	103	2	126
North Stonington	New London	27	27	0	0	0	3	24
Norwalk	Fairfield	333	81	12	0	240		333
Norwich	New London	218	83	8	22	105		218
Old Lyme	New London	32	32	0	0	0		32
Old Saybrook	Middlesex	64	60	4	0	0	16	48
Orange	New Haven	7	7	0	0	0		7
Oxford	New Haven	245	245	0	0	0	4	241
Plainfield	Windham	48	28	0	20	0	5	43
Plainville	Hartford	19	19	0	0	0	3	16
Plymouth	Litchfield	23	23	0	0	0	4	19
Pomfret	Windham	17	17	0	0	0		17
Portland	Middlesex	42	42	0	0	0	1	41
Preston	New London	41	41	0	0	0		41

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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Prospect	New Haven	33	33	0	0	0	2	31
Putnam	Windham	34	34	0	0	0		34
Redding	Fairfield	131	11	0	0	120	6	125
Ridgefield	Fairfield	34	34	0	0	0	16	18
Rocky Hill	Hartford	82	82	0	0	0		82
Roxbury	Litchfield	15	15	0	0	0	3	12
Salem	New London	28	28	0	0	0	0	28
Salisbury	Litchfield	13	13	0	0	0	3	10
Scotland	Windham	11	11	0	0	0	0	11
Seymour	New Haven	96	96	0	0	0	5	91
Sharon	Litchfield	15	15	0	0	0	1	14
Shelton	Fairfield	474	134	0	0	340	13	461
Sherman	Fairfield	23	23	0	0	0		23
Simsbury	Hartford	60	60	0	0	0		60
Somers	Tolland	35	35	0	0	0	1	34
South Windsor	Hartford	68	66	2	0	0		68
Southbury	New Haven	66	66	0	0	0	6	60
Southington	Hartford	160	152	4	4	0	5	155
Sprague	New London	16	16	0	0	0	0	16
Stafford	Tolland	47	47	0	0	0	0	47
Stamford	Fairfield	258	206	6	3	43	69	189
Sterling	Windham	57	49	8	0	0		57
Stonington	New London	79	79	0	0	0	10	69
Stratford	Fairfield	55	53	2	0	0		55
Suffield	Hartford	88	88	0	0	0	3	85
Thomaston	Litchfield	14	14	0	0	0	0	14
Thompson	Windham	4	4	0	0	0	9	-5
Tolland	Tolland	95	59	0	0	36	1	94
Torrington	Litchfield	108	108	0	0	0	5	103

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Connecticut New Housing Authorizations in 2005
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain
Trumbull	Fairfield	46	46	0	0	0	12	34
Union	Tolland	8	8	0	0	0		8
Vernon	Tolland	220	57	8	0	155		220
Voluntown	New London	7	7	0	0	0	2	5
Wallingford	New Haven	172	127	0	10	35	14	158
Warren	Litchfield	17	17	0	0	0		17
Washington	Litchfield	18	18	0	0	0		18
Waterbury	New Haven	143	91	2	3	47	25	118
Waterford	New London	56	56	0	0	0	10	46
Watertown	Litchfield	63	63	0	0	0	4	59
West Hartford	Hartford	21	21	0	0	0	15	6
West Haven	New Haven	24	24	0	0	0		24
Westbrook	Middlesex	26	26	0	0	0	9	17
Weston	Fairfield	31	31	0	0	0	12	19
Westport	Fairfield	114	114	0	0	0	112	2
Wethersfield	Hartford	5	5	0	0	0	2	3
Willington	Tolland	19	19	0	0	0	3	16
Wilton	Fairfield	31	31	0	0	0	25	6
Winchester	Litchfield	39	35	0	4	0	4	35
Windham	Windham	66	54	0	0	12	3	63
Windsor	Hartford	99	95	0	4	0	4	95
Windsor Locks	Hartford	46	46	0	0	0	4	42
Wolcott	New Haven	62	62	0	0	0	5	57
Woodbridge	New Haven	13	13	0	0	0		13
Woodbury	Litchfield	38	38	0	0	0		38
Woodstock	Windham	77	77	0	0	0		77

*: Blank entries represent no responses

Appendix
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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
Connecticut		11,885	8,817	210	135	2,723	1,386	10,499	
Danbury	Fairfield	598	514	0	0	84		598	1
Shelton	Fairfield	474	134	0	0	340	13	461	2
Hartford	Hartford	353	9	26	15	303		353	3
Norwalk	Fairfield	333	81	12	0	240		333	4
Milford	New Haven	322	62	0	0	260		322	5
Stamford	Fairfield	258	206	6	3	43	69	189	6
Berlin	Hartford	257	63	0	0	194		257	7
Manchester	Hartford	253	135	6	0	112	5	248	8
Middletown	Middlesex	253	86	0	0	167	13	240	8
Oxford	New Haven	245	245	0	0	0	4	241	10
Greenwich	Fairfield	221	194	2	0	25	183	38	11
Vernon	Tolland	220	57	8	0	155		220	12
Norwich	New London	218	83	8	22	105		218	13
Bridgeport	Fairfield	202	75	14	0	113	115	87	14
Wallingford	New Haven	172	127	0	10	35	14	158	15
Southington	Hartford	160	152	4	4	0	5	155	16
Fairfield	Fairfield	154	145	0	9	0	78	76	17
Groton	New London	153	63	8	8	74	9	144	18
Waterbury	New Haven	143	91	2	3	47	25	118	19
East Hampton	Middlesex	134	134	0	0	0		134	20
Redding	Fairfield	131	11	0	0	120	6	125	21
North Haven	New Haven	128	25	0	0	103	2	126	22
East Lyme	New London	127	127	0	0	0	11	116	23
Meriden	New Haven	126	118	2	0	6	13	113	24
Ellington	Tolland	122	90	0	0	32	9	113	25
Killingly	Windham	122	122	0	0	0	2	120	25
Westport	Fairfield	114	114	0	0	0	112	2	27

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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
New Haven	New Haven	112	70	24	4	14	71	41	28
Bristol	Hartford	111	107	4	0	0	21	90	29
Torrington	Litchfield	108	108	0	0	0	5	103	30
Farmington	Hartford	104	84	20	0	0	7	97	31
Canton	Hartford	100	100	0	0	0	5	95	32
Naugatuck	New Haven	99	99	0	0	0	7	92	33
Windsor	Hartford	99	95	0	4	0	4	95	33
Newtown	Fairfield	97	65	0	0	32	13	84	35
Seymour	New Haven	96	96	0	0	0	5	91	36
Colchester	New London	95	79	0	10	6	2	93	37
Tolland	Tolland	95	59	0	0	36	1	94	37
Suffield	Hartford	88	88	0	0	0	3	85	39
Avon	Hartford	85	85	0	0	0	6	79	40
Middlebury	New Haven	85	85	0	0	0	2	83	40
Brookfield	Fairfield	83	83	0	0	0	8	75	42
East Windsor	Hartford	83	83	0	0	0	2	81	42
New Milford	Litchfield	83	83	0	0	0	16	67	42
Guilford	New Haven	82	82	0	0	0	16	66	45
Rocky Hill	Hartford	82	82	0	0	0		82	45
Branford	New Haven	80	48	2	0	30	13	67	47
Glastonbury	Hartford	79	79	0	0	0	2	77	48
Stonington	New London	79	79	0	0	0	10	69	48
New London	New London	77	77	0	0	0		77	50
Woodstock	Windham	77	77	0	0	0		77	50
East Haven	New Haven	74	63	0	3	8	7	67	52
New Britain	Hartford	74	40	22	0	12	44	30	52
Bloomfield	Hartford	71	71	0	0	0	1	70	54
Griswold	New London	71	63	8	0	0	7	64	54
South Windsor	Hartford	68	66	2	0	0		68	56

Appendix
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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
Montville	New London	67	57	10	0	0	17	50	57
New Canaan	Fairfield	66	66	0	0	0	70	-4	58
Southbury	New Haven	66	66	0	0	0	6	60	58
Windham	Windham	66	54	0	0	12	3	63	60
Granby	Hartford	64	64	0	0	0		64	61
North Branford	New Haven	64	64	0	0	0	3	61	61
Old Saybrook	Middlesex	64	60	4	0	0	16	48	61
Watertown	Litchfield	63	63	0	0	0	4	59	64
Brooklyn	Windham	62	58	4	0	0	0	62	65
Wolcott	New Haven	62	62	0	0	0	5	57	65
Simsbury	Hartford	60	60	0	0	0		60	67
Beacon Falls	New Haven	59	59	0	0	0	0	59	68
Haddam	Middlesex	59	59	0	0	0	4	55	68
Sterling	Windham	57	49	8	0	0		57	70
Coventry	Tolland	56	56	0	0	0	3	53	71
Darien	Fairfield	56	56	0	0	0	41	15	71
Waterford	New London	56	56	0	0	0	10	46	71
Stratford	Fairfield	55	53	2	0	0		55	74
Ledyard	New London	53	49	0	4	0	3	50	75
East Haddam	Middlesex	52	52	0	0	0	11	41	76
Mansfield	Tolland	52	52	0	0	0	0	52	76
Enfield	Hartford	50	50	0	0	0	10	40	78
Litchfield	Litchfield	49	49	0	0	0	2	47	79
Plainfield	Windham	48	28	0	20	0	5	43	80
Durham	Middlesex	47	47	0	0	0	0	47	81
Stafford	Tolland	47	47	0	0	0	0	47	81
Trumbull	Fairfield	46	46	0	0	0	12	34	83
Windsor Locks	Hartford	46	46	0	0	0	4	42	83
Hebron	Tolland	45	45	0	0	0	0	45	85

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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
Goshen	Litchfield	44	44	0	0	0	0	44	86
Newington	Hartford	44	44	0	0	0	1	43	86
New Fairfield	Fairfield	43	25	0	8	10		43	88
Monroe	Fairfield	42	42	0	0	0	4	38	89
Portland	Middlesex	42	42	0	0	0	1	41	89
Preston	New London	41	41	0	0	0		41	91
Madison	New Haven	40	40	0	0	0	9	31	92
Cheshire	New Haven	39	34	0	0	5	7	32	93
Winchester	Litchfield	39	35	0	4	0	4	35	93
Clinton	Middlesex	38	34	0	4	0	8	30	95
Woodbury	Litchfield	38	38	0	0	0		38	95
Lebanon	New London	37	37	0	0	0	1	36	97
Burlington	Hartford	35	35	0	0	0	1	34	98
New Hartford	Litchfield	35	35	0	0	0	4	31	98
Somers	Tolland	35	35	0	0	0	1	34	100
Columbia	Tolland	34	34	0	0	0	3	31	101
Putnam	Windham	34	34	0	0	0		34	101
Ridgefield	Fairfield	34	34	0	0	0	16	18	101
Marlborough	Hartford	33	33	0	0	0		33	104
Prospect	New Haven	33	33	0	0	0	2	31	104
Old Lyme	New London	32	32	0	0	0		32	106
Weston	Fairfield	31	31	0	0	0	12	19	107
Wilton	Fairfield	31	31	0	0	0	25	6	107
Bethany	New Haven	30	30	0	0	0	1	29	109
Hamden	New Haven	30	30	0	0	0		30	109
Salem	New London	28	28	0	0	0	0	28	111
North Stonington	New London	27	27	0	0	0	3	24	112
Westbrook	Middlesex	26	26	0	0	0	9	17	113
Cromwell	Middlesex	24	24	0	0	0	1	23	114

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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
Harwinton	Litchfield	24	24	0	0	0		24	114
West Haven	New Haven	24	24	0	0	0		24	114
Hampton	Windham	23	23	0	0	0		23	117
Plymouth	Litchfield	23	23	0	0	0	4	19	117
Sherman	Fairfield	23	23	0	0	0		23	117
Canterbury	Windham	21	21	0	0	0	0	21	120
East Granby	Hartford	21	21	0	0	0	1	20	120
Killingworth	Middlesex	21	21	0	0	0	4	17	120
West Hartford	Hartford	21	21	0	0	0	15	6	120
Chaplin	Windham	19	19	0	0	0		19	124
Plainville	Hartford	19	19	0	0	0	3	16	124
Willington	Tolland	19	19	0	0	0	3	16	124
Kent	Litchfield	18	18	0	0	0		18	127
Washington	Litchfield	18	18	0	0	0		18	127
Ashford	Windham	17	17	0	0	0	4	13	129
Pomfret	Windham	17	17	0	0	0		17	129
Warren	Litchfield	17	17	0	0	0		17	129
Bethel	Fairfield	16	14	2	0	0	5	11	132
Sprague	New London	16	16	0	0	0	0	16	132
Eastford	Windham	15	15	0	0	0	0	15	134
Roxbury	Litchfield	15	15	0	0	0	3	12	134
Sharon	Litchfield	15	15	0	0	0	1	14	134
East Hartford	Hartford	14	14	0	0	0		14	137
Thomaston	Litchfield	14	14	0	0	0	0	14	137
Andover	Tolland	13	13	0	0	0	0	13	139
Ansonia	New Haven	13	13	0	0	0	2	11	139
Salisbury	Litchfield	13	13	0	0	0	3	10	139
Woodbridge	New Haven	13	13	0	0	0		13	139
Chester	Middlesex	12	12	0	0	0	1	11	143

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Connecticut New Housing Authorizations in 2005
Ranked in Total Units Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions*	Net Gain	Rank by Total Units
Essex	Middlesex	12	12	0	0	0		12	143
Easton	Fairfield	11	11	0	0	0	2	9	145
Scotland	Windham	11	11	0	0	0	0	11	145
Bozrah	New London	9	9	0	0	0		9	147
Morris	Litchfield	9	9	0	0	0	1	8	147
Barkhamsted	Litchfield	8	8	0	0	0	0	8	149
Bolton	Tolland	8	8	0	0	0	0	8	149
Hartland	Hartford	8	8	0	0	0		8	149
Lyme	New London	8	8	0	0	0	0	8	149
North Canaan	Litchfield	8	8	0	0	0	3	5	149
Union	Tolland	8	8	0	0	0		8	149
Colebrook	Litchfield	7	7	0	0	0	1	6	155
Derby	New Haven	7	7	0	0	0	1	6	155
Middlefield	Middlesex	7	7	0	0	0	2	5	155
Norfolk	Litchfield	7	7	0	0	0	0	7	155
Orange	New Haven	7	7	0	0	0		7	155
Voluntown	New London	7	7	0	0	0	2	5	155
Bethlehem	Litchfield	6	6	0	0	0		6	161
Bridgewater	Litchfield	6	6	0	0	0	3	3	161
Cornwall	Litchfield	6	6	0	0	0	0	6	161
Canaan	Litchfield	5	5	0	0	0		5	164
Wethersfield	Hartford	5	5	0	0	0	2	3	164
Deep River	Middlesex	4	4	0	0	0	2	2	166
Lisbon	New London	4	4	0	0	0	1	3	166
Thompson	Windham	4	4	0	0	0	9	-5	166
Franklin	New London	3	3	0	0	0		3	169

*: Blank entries represent no responses

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Connecticut New Housing Authorizations in 2005
By State and Counties

Number of Housing Units

Permit-issuing Places	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Total 2003 Demolitions	Net Gain
Connecticut	11,885	8,817	210	135	2,723	1,386	10,499
Fairfield	3,119	2,054	38	20	1,007	784	2,335
Hartford	2,487	1,759	84	23	621	142	2,345
Litchfield	678	674	0	4	0	54	624
Middlesex	795	620	4	4	167	72	723
New Haven	2,251	1,693	30	20	508	215	2,036
New London	1,208	945	34	44	185	76	1,132
Tolland	754	523	8	0	223	20	734
Windham	593	549	12	20	12	23	570

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Connecticut	8,817	1,911,841,266	216,836	11,885	2,200,604,471	185,158
Andover	13	2,715,300	208,869	13	2,715,300	208,869
Ansonia	13	1,513,000	116,385	13	1,513,000	116,385
Ashford	17	2,314,039	136,120	17	2,314,039	136,120
Avon	85	21,128,522	248,571	85	21,128,522	248,571
Barkhamsted	8	1,832,995	229,124	8	1,832,995	229,124
Beacon Falls	59	3,900,000	66,102	59	3,900,000	66,102
Berlin	63	8,478,387	134,578	257	17,571,887	68,373
Bethany	30	8,850,000	295,000	30	8,850,000	295,000
Bethel	14	3,199,458	228,533	16	3,549,458	221,841
Bethlehem	6	1,258,286	209,714	6	1,258,286	209,714
Bloomfield	71	11,198,621	157,727	71	11,198,621	157,727
Bolton	8	2,106,003	263,250	8	2,106,003	263,250
Bozrah	9	1,547,000	171,889	9	1,547,000	171,889
Branford	48	16,057,515	334,532	80	21,753,695	271,921
Bridgeport	75	6,093,851	81,251	202	13,013,277	64,422
Bridgewater	6	2,437,250	406,208	6	2,437,250	406,208
Bristol	107	16,831,000	157,299	111	16,961,000	152,802
Brookfield	83	18,172,500	218,946	83	18,172,500	218,946
Brooklyn	58	7,167,000	123,569	62	7,441,000	120,016
Burlington	35	9,022,070	257,773	35	9,022,070	257,773
Canaan	5	924,000	184,800	5	924,000	184,800
Canterbury	21	3,433,000	163,476	21	3,433,000	163,476
Canton	100	24,229,888	242,299	100	24,229,888	242,299
Chaplin	19	1,029,781	54,199	19	1,029,781	54,199
Cheshire	34	6,372,680	187,432	39	6,693,260	171,622
Chester	12	3,393,646	282,804	12	3,393,646	282,804

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Clinton	34	7,675,985	225,764	38	7,975,985	209,894
Colchester	79	13,447,000	170,215	95	14,980,000	157,684
Colebrook	7	1,771,362	253,052	7	1,771,362	253,052
Columbia	34	6,921,239	203,566	34	6,921,239	203,566
Cornwall	6	1,600,000	266,667	6	1,600,000	266,667
Coventry	56	9,209,167	164,449	56	9,209,167	164,449
Cromwell	24	5,462,700	227,613	24	5,462,700	227,613
Danbury	514	63,999,997	124,514	598	66,717,845	111,568
Darien	56	61,383,000	1,096,125	56	61,383,000	1,096,125
Deep River	4	819,800	204,950	4	819,800	204,950
Derby	7	914,595	130,656	7	914,595	130,656
Durham	47	7,576,999	161,213	47	7,576,999	161,213
East Granby	21	4,539,450	216,164	21	4,539,450	216,164
East Haddam	52	12,637,265	243,024	52	12,637,265	243,024
East Hampton	134	16,034,620	119,661	134	16,034,620	119,661
East Hartford	14	1,759,128	125,652	14	1,759,128	125,652
East Haven	63	6,590,800	104,616	74	7,124,800	96,281
East Lyme	127	23,407,814	184,313	127	23,407,814	184,313
East Windsor	83	10,983,802	132,335	83	10,983,802	132,335
Eastford	15	1,959,382	130,625	15	1,959,382	130,625
Easton	11	4,131,666	375,606	11	4,131,666	375,606
Ellington	90	24,644,179	273,824	122	28,959,619	237,374
Enfield	50	6,221,623	124,432	50	6,221,623	124,432
Essex	12	2,553,228	212,769	12	2,553,228	212,769
Fairfield	145	38,657,670	266,605	154	41,662,492	270,536
Farmington	84	14,605,750	173,878	104	15,738,750	151,334
Franklin	3	575,000	191,667	3	575,000	191,667
Glastonbury	79	22,537,475	285,284	79	22,537,475	285,284

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Goshen	44	7,195,113	163,525	44	7,195,113	163,525
Granby	64	8,583,242	134,113	64	8,583,242	134,113
Greenwich	194	169,291,875	872,639	221	171,698,540	776,916
Griswold	63	8,131,858	129,077	71	8,614,802	121,335
Groton	63	12,187,670	193,455	153	18,609,670	121,632
Guilford	82	30,064,718	366,643	82	30,064,718	366,643
Haddam	59	12,460,385	211,193	59	12,460,385	211,193
Hamden	30	4,771,857	159,062	30	4,771,857	159,062
Hampton	23	2,371,277	103,099	23	2,371,277	103,099
Hartford	9	624,000	69,333	353	77,334,000	219,076
Hartland	8	1,191,065	148,883	8	1,191,065	148,883
Harwinton	24	7,716,000	321,500	24	7,716,000	321,500
Hebron	45	7,478,237	166,183	45	7,478,237	166,183
Kent	18	7,697,453	427,636	18	7,697,453	427,636
Killingly	122	11,793,593	96,669	122	11,793,593	96,669
Killingworth	21	6,190,000	294,762	21	6,190,000	294,762
Lebanon	37	5,598,250	151,304	37	5,598,250	151,304
Ledyard	49	7,342,445	149,846	53	7,620,205	143,777
Lisbon	4	950,000	237,500	4	950,000	237,500
Litchfield	49	11,053,377	225,579	49	11,053,377	225,579
Lyme	8	2,422,920	302,865	8	2,422,920	302,865
Madison	40	14,553,390	363,835	40	14,553,390	363,835
Manchester	135	19,566,644	144,938	253	24,898,511	98,413
Mansfield	52	13,496,915	259,556	52	13,496,915	259,556
Marlborough	33	9,955,008	301,667	33	9,955,008	301,667
Meriden	118	7,981,250	67,638	126	8,254,050	65,508
Middlebury	85	17,559,522	206,583	85	17,559,522	206,583
Middlefield	7	1,372,163	196,023	7	1,372,163	196,023

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Middletown	86	5,611,405	65,249	253	7,774,474	30,729
Milford	62	10,251,272	165,343	322	26,325,074	81,755
Monroe	42	10,038,285	239,007	42	10,038,285	239,007
Montville	57	11,316,672	198,538	67	12,327,239	183,989
Morris	9	1,762,288	195,810	9	1,762,288	195,810
Naugatuck	99	14,904,463	150,550	99	14,904,463	150,550
New Britain	40	3,718,139	92,953	74	5,779,285	78,098
New Canaan	66	68,165,000	1,032,803	66	68,165,000	1,032,803
New Fairfield	25	4,730,250	189,210	43	6,480,250	150,703
New Hartford	35	5,597,410	159,926	35	5,597,410	159,926
New Haven	70	7,277,597	103,966	112	12,558,915	112,133
New London	77	11,791,567	153,137	77	11,791,567	153,137
New Milford	83	20,568,571	247,814	83	20,568,571	247,814
Newington	44	5,994,540	136,240	44	5,994,540	136,240
Newtown	65	19,952,845	306,967	97	23,814,645	245,512
Norfolk	7	2,112,500	301,786	7	2,112,500	301,786
North Branford	64	9,579,936	149,687	64	9,579,936	149,687
North Canaan	8	1,980,000	247,500	8	1,980,000	247,500
North Haven	25	4,558,129	182,325	128	8,976,129	70,126
North Stoningt	27	4,858,000	179,926	27	4,858,000	179,926
Norwalk	81	28,567,500	352,685	333	62,251,500	186,941
Norwich	83	8,441,491	101,705	218	18,079,617	82,934
Old Lyme	32	9,066,843	283,339	32	9,066,843	283,339
Old Saybrook	60	14,074,440	234,574	64	14,589,760	227,965
Orange	7	2,085,840	297,977	7	2,085,840	297,977
Oxford	245	40,491,518	165,272	245	40,491,518	165,272
Plainfield	28	4,092,800	146,171	48	5,563,942	115,915
Plainville	19	1,738,831	91,517	19	1,738,831	91,517

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Plymouth	23	5,099,541	221,719	23	5,099,541	221,719
Pomfret	17	3,574,768	210,280	17	3,574,768	210,280
Portland	42	6,730,440	160,249	42	6,730,440	160,249
Preston	41	10,683,903	260,583	41	10,683,903	260,583
Prospect	33	6,108,000	185,091	33	6,108,000	185,091
Putnam	34	3,809,809	112,053	34	3,809,809	112,053
Redding	11	6,662,380	605,671	131	44,662,380	340,934
Ridgefield	34	18,380,885	540,614	34	18,380,885	540,614
Rocky Hill	82	11,963,009	145,890	82	11,963,009	145,890
Roxbury	15	6,335,200	422,347	15	6,335,200	422,347
Salem	28	6,424,127	229,433	28	6,424,127	229,433
Salisbury	13	6,422,929	494,071	13	6,422,929	494,071
Scotland	11	1,921,500	174,682	11	1,921,500	174,682
Seymour	96	12,366,000	128,813	96	12,366,000	128,813
Sharon	15	6,406,000	427,067	15	6,406,000	427,067
Shelton	134	20,360,360	151,943	474	35,856,460	75,647
Sherman	23	6,050,050	263,046	23	6,050,050	263,046
Simsbury	60	10,293,552	171,559	60	10,293,552	171,559
Somers	35	5,051,686	144,334	35	5,051,686	144,334
South Windsor	66	6,500,742	98,496	68	6,670,742	98,099
Southbury	66	10,294,685	155,980	66	10,294,685	155,980
Southington	152	12,627,000	83,072	160	13,263,195	82,895
Sprague	16	2,702,635	168,915	16	2,702,635	168,915
Stafford	47	5,737,080	122,066	47	5,737,080	122,066
Stamford	206	56,661,204	275,054	258	64,256,355	249,056
Sterling	49	8,281,937	169,019	57	9,137,297	160,303
Stonington	79	21,502,981	272,190	79	21,502,981	272,190
Stratford	53	6,360,000	120,000	55	6,431,000	116,927

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Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Suffield	88	15,792,300	179,458	88	15,792,300	179,458
Thomaston	14	1,594,000	113,857	14	1,594,000	113,857
Thompson	4	623,316	155,829	4	623,316	155,829
Tolland	59	10,885,000	184,492	95	13,341,688	140,439
Torrington	108	13,793,157	127,714	108	13,793,157	127,714
Trumbull	46	14,116,000	306,870	46	14,116,000	306,870
Union	8	1,803,667	225,458	8	1,803,667	225,458
Vernon	57	4,465,263	78,338	220	13,043,582	59,289
Voluntown	7	1,114,137	159,162	7	1,114,137	159,162
Wallingford	127	17,762,738	139,864	172	19,539,208	113,600
Warren	17	5,374,000	316,118	17	5,374,000	316,118
Washington	18	7,517,150	417,619	18	7,517,150	417,619
Waterbury	91	5,233,925	57,516	143	7,018,425	49,080
Waterford	56	11,101,954	198,249	56	11,101,954	198,249
Watertown	63	10,500,109	166,668	63	10,500,109	166,668
West Hartford	21	4,015,490	191,214	21	4,015,490	191,214
West Haven	24	1,452,497	60,521	24	1,452,497	60,521
Westbrook	26	7,538,100	289,927	26	7,538,100	289,927
Weston	31	22,761,405	734,239	31	22,761,405	734,239
Westport	114	71,769,000	629,553	114	71,769,000	629,553
Wethersfield	5	625,000	125,000	5	625,000	125,000
Willington	19	2,719,873	143,151	19	2,719,873	143,151
Wilton	31	19,943,936	643,353	31	19,943,936	643,353
Winchester	35	5,713,670	163,248	39	6,056,270	155,289
Windham	54	5,656,861	104,757	66	6,026,861	91,316
Windsor	95	15,729,900	165,578	99	16,206,600	163,703
Windsor Locks	46	4,896,800	106,452	46	4,896,800	106,452
Wolcott	62	7,824,063	126,195	62	7,824,063	126,195

Housing Units and Residential Construction Activity Authorized in 2005
In Alphabetical Order
Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
State/Towns	**Units**	**Valuations**	**Valuations Per Unit**	**Total Units**	**Total Valuations**	**Valuations Per Unit**
Woodbridge	13	3,640,475	280,037	13	3,640,475	280,037
Woodbury	38	13,387,954	352,315	38	13,387,954	352,315
Woodstock	77	16,422,276	213,276	77	16,422,276	213,276

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut		1,431,569	925,962	119,901	126,951	246,561	11,580	614
Andover	Tolland	1,262	1,191	11	4	53	3	-
Ansonia	New Haven	8,004	3,871	2,212	1,056	858	7	-
Ashford	Windham	1,808	1,377	113	54	227	37	-
Avon	Hartford	7,036	5,810	162	486	571	-	7
Barkhamsted	Litchfield	1,521	1,389	47	30	55	-	-
Beacon Falls	New Haven	2,247	1,642	104	105	239	157	-
Berlin	Hartford	7,683	6,458	488	94	598	45	-
Bethany	New Haven	1,943	1,849	47	5	-	42	-
Bethel	Fairfield	6,911	5,262	730	336	576	7	-
Bethlehem	Litchfield	1,447	1,331	63	25	13	15	-
Bloomfield	Hartford	8,756	6,475	220	261	1,791	9	-
Bolton	Tolland	2,020	1,830	27	44	106	13	-
Bozrah	New London	970	886	40	18	26	-	-
Branford	New Haven	13,540	8,805	1,031	957	2,506	241	-
Bridgeport	Fairfield	54,412	18,342	9,610	11,082	15,333	45	-
Bridgewater	Litchfield	807	781	15	-	9	2	-
Bristol	Hartford	26,747	15,303	2,799	3,171	5,253	204	17
Brookfield	Fairfield	6,078	5,346	123	172	429	8	-
Brooklyn	Windham	2,965	2,285	138	120	369	53	-
Burlington	Hartford	3,192	3,027	37	42	53	33	-
Canaan	Litchfield	624	601	11	7	-	3	2
Canterbury	Windham	1,880	1,725	14	39	56	46	-
Canton	Hartford	4,141	3,294	237	204	406	-	-
Chaplin	Windham	986	827	13	61	28	57	-
Cheshire	New Haven	9,824	8,316	189	313	988	18	-
Chester	Middlesex	1,670	1,342	70	75	169	14	-
Clinton	Middlesex	6,029	4,853	273	330	340	213	20
Colchester	New London	5,823	4,511	268	277	648	119	-
Colebrook	Litchfield	688	666	18	4	-	-	-

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Columbia	Tolland	2,138	2,068	40	30	-	-	-
Cornwall	Litchfield	917	875	25	10	5	-	2
Coventry	Tolland	4,747	4,356	109	142	134	6	-
Cromwell	Middlesex	5,631	4,103	274	260	976	18	-
Danbury	Fairfield	30,206	16,369	3,465	3,423	6,507	422	20
Darien	Fairfield	7,019	6,431	120	57	405	6	-
Deep River	Middlesex	1,956	1,578	83	104	179	12	-
Derby	New Haven	5,629	2,671	1,291	680	987	-	-
Durham	Middlesex	2,589	2,466	61	31	31	-	-
East Granby	Hartford	2,025	1,656	81	74	214	-	-
East Haddam	Middlesex	4,273	3,885	124	98	150	16	-
East Hampton	Middlesex	5,018	4,159	213	215	345	86	-
East Hartford	Hartford	21,300	11,848	2,190	2,098	4,657	500	7
East Haven	New Haven	11,946	8,249	672	587	2,416	22	-
East Lyme	New London	7,845	6,774	290	169	604	8	-
East Windsor	Hartford	4,689	2,868	312	320	996	193	-
Eastford	Windham	773	647	21	26	26	47	6
Easton	Fairfield	2,565	2,552	6	-	7	-	-
Ellington	Tolland	5,945	4,140	191	310	1,287	17	-
Enfield	Hartford	17,255	12,804	1,157	1,318	1,956	20	-
Essex	Middlesex	3,114	2,531	66	138	370	9	-
Fairfield	Fairfield	21,313	17,860	1,586	787	1,036	44	-
Farmington	Hartford	10,424	7,659	491	873	1,391	10	-
Franklin	New London	751	701	17	6	-	27	-
Glastonbury	Hartford	13,085	10,838	595	582	1,070	-	-
Goshen	Litchfield	1,702	1,595	15	20	18	45	9
Granby	Hartford	4,182	3,852	48	105	163	14	-
Greenwich	Fairfield	24,833	17,225	2,554	1,450	3,589	9	6
Griswold	New London	4,791	3,266	548	311	437	229	-
Groton	New London	17,502	10,387	1,184	1,415	3,918	584	14
Guilford	New Haven	9,023	7,965	257	263	519	19	-

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Haddam	Middlesex	3,066	2,928	54	38	38	8	-
Hamden	New Haven	23,752	14,888	1,343	1,735	5,751	18	17
Hampton	Windham	805	740	17	12	-	36	-
Hartford	Hartford	51,153	9,865	6,222	12,250	22,766	32	18
Hartland	Hartford	789	777	10	-	2	-	-
Harwinton	Litchfield	2,142	2,059	31	19	12	21	-
Hebron	Tolland	3,333	3,099	54	97	74	9	-
Kent	Litchfield	1,527	1,310	77	100	30	10	-
Killingly	Windham	7,307	4,674	951	531	844	291	16
Killingworth	Middlesex	2,420	2,164	18	-	-	238	-
Lebanon	New London	3,048	2,823	76	72	28	49	-
Ledyard	New London	5,779	5,032	42	310	197	198	-
Lisbon	New London	1,639	1,392	86	31	12	118	-
Litchfield	Litchfield	3,824	3,117	267	126	213	76	25
Lyme	New London	1,046	1,034	12	-	-	-	-
Madison	New Haven	7,597	7,089	169	159	167	13	-
Manchester	Hartford	25,016	13,632	2,755	2,092	6,521	16	-
Mansfield	Tolland	5,772	3,670	283	788	766	256	9
Marlborough	Hartford	2,264	2,122	30	36	52	24	-
Meriden	New Haven	25,131	13,705	3,435	2,896	4,953	142	-
Middlebury	New Haven	2,779	2,600	43	20	116	-	-
Middlefield	Middlesex	1,787	1,631	74	46	36	-	-
Middletown	Middlesex	20,703	10,141	1,717	1,394	7,415	36	-
Milford	New Haven	23,093	16,938	1,098	1,400	3,412	239	6
Monroe	Fairfield	6,757	6,343	55	119	240	-	-
Montville	New London	7,127	5,520	298	424	393	492	-
Morris	Litchfield	1,221	1,107	35	37	27	10	5
Naugatuck	New Haven	12,692	7,656	1,515	1,191	1,980	350	-
New Britain	Hartford	31,091	10,748	5,406	6,100	8,830	7	-
New Canaan	Fairfield	7,142	5,924	494	285	423	16	-
New Fairfield	Fairfield	5,315	5,182	85	19	16	13	-

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
New Hartford	Litchfield	2,599	2,298	63	86	132	-	20
New Haven	New Haven	52,752	13,365	8,802	12,888	17,596	95	6
New London	New London	11,769	4,445	2,304	1,474	3,511	35	-
New Milford	Litchfield	11,277	8,727	462	482	1,459	147	-
Newington	Hartford	12,487	9,781	296	606	1,804	-	-
Newtown	Fairfield	9,310	8,797	130	140	142	101	-
Norfolk	Litchfield	891	799	34	18	40	-	-
North Branford	New Haven	5,457	4,536	94	136	656	35	-
North Canaan	Litchfield	1,473	1,086	119	83	185	-	-
North Haven	New Haven	9,132	8,118	226	86	702	-	-
North Stoningto	New London	2,190	2,037	27	13	6	107	-
Norwalk	Fairfield	34,816	18,858	4,165	2,784	8,904	86	19
Norwich	New London	17,428	7,766	2,955	1,916	4,203	581	7
Old Lyme	New London	4,731	4,423	108	116	76	8	-
Old Saybrook	Middlesex	5,514	5,166	96	78	163	-	11
Orange	New Haven	5,145	4,725	38	38	322	22	-
Oxford	New Haven	4,219	3,981	128	58	42	10	-
Plainfield	Windham	5,927	3,972	755	463	562	170	5
Plainville	Hartford	7,830	5,054	748	525	1,414	89	-
Plymouth	Litchfield	4,823	3,633	380	350	386	74	-
Pomfret	Windham	1,625	1,246	116	46	125	92	-
Portland	Middlesex	3,898	3,103	344	245	206	-	-
Preston	New London	2,031	1,900	44	48	22	17	-
Prospect	New Haven	3,249	3,024	56	22	17	130	-
Putnam	Windham	4,087	2,283	579	773	452	-	-
Redding	Fairfield	3,303	3,091	47	10	137	13	5
Ridgefield	Fairfield	9,040	7,674	270	395	701	-	-
Rocky Hill	Hartford	8,394	5,070	197	749	2,378	-	-
Roxbury	Litchfield	1,098	1,086	9	3	-	-	-
Salem	New London	1,798	1,417	41	24	67	16	233
Salisbury	Litchfield	2,468	2,231	66	86	66	7	12

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Scotland	Windham	630	571	24	2	-	33	-
Seymour	New Haven	6,692	4,763	511	297	1,109	12	-
Sharon	Litchfield	1,675	1,542	56	22	55	-	-
Shelton	Fairfield	15,618	12,018	937	922	1,418	315	8
Sherman	Fairfield	1,738	1,731	4	-	3	-	-
Simsbury	Hartford	8,961	7,612	190	336	804	14	5
Somers	Tolland	3,207	2,930	127	91	59	-	-
South Windsor	Hartford	9,672	8,089	147	200	1,106	130	-
Southbury	New Haven	8,251	6,700	439	624	459	29	-
Southington	Hartford	16,432	12,709	1,130	560	1,573	460	-
Sprague	New London	1,216	761	335	49	56	15	-
Stafford	Tolland	4,868	3,639	382	339	441	67	-
Stamford	Fairfield	48,210	22,355	3,843	4,814	17,171	27	-
Sterling	Windham	1,387	1,118	98	56	15	100	-
Stonington	New London	8,981	6,471	929	687	625	269	-
Stratford	Fairfield	20,845	15,705	2,094	1,074	1,945	13	14
Suffield	Hartford	5,234	4,454	247	212	314	-	7
Thomaston	Litchfield	3,161	2,291	204	194	444	28	-
Thompson	Windham	3,853	3,003	295	267	155	133	-
Tolland	Tolland	5,129	4,851	46	67	165	-	-
Torrington	Litchfield	16,617	9,799	2,970	1,547	2,244	57	-
Trumbull	Fairfield	12,577	11,620	106	233	618	-	-
Union	Tolland	369	360	2	-	2	5	-
Vernon	Tolland	13,773	6,967	736	1,560	4,186	324	-
Voluntown	New London	1,143	1,064	37	18	16	8	-
Wallingford	New Haven	18,005	12,325	1,514	1,522	2,375	263	6
Warren	Litchfield	716	696	8	5	7	-	-
Washington	Litchfield	1,811	1,675	54	45	37	-	-
Waterbury	New Haven	47,145	19,184	5,245	10,157	12,500	33	26
Waterford	New London	8,233	7,275	270	129	475	71	13
Watertown	Litchfield	8,588	6,872	681	553	469	13	-

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Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2005 Estimates
In Alphabetical Order

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
West Hartford	Hartford	25,616	17,995	1,789	1,550	4,265	17	-
West Haven	New Haven	22,273	11,646	2,553	2,291	5,738	45	-
Westbrook	Middlesex	3,611	2,957	77	197	116	253	11
Weston	Fairfield	3,600	3,593	7	-	-	-	-
Westport	Fairfield	10,120	9,208	334	196	301	81	-
Wethersfield	Hartford	11,523	9,008	441	640	1,428	6	-
Willington	Tolland	2,542	1,741	78	73	589	61	-
Wilton	Fairfield	6,149	5,681	16	90	362	-	-
Winchester	Litchfield	5,057	3,186	676	490	690	15	-
Windham	Windham	9,053	4,260	1,208	1,331	1,926	328	-
Windsor	Hartford	11,226	9,319	540	591	769	7	
Windsor Locks	Hartford	5,292	4,112	386	128	661	5	-
Wolcott	New Haven	5,899	5,290	157	92	352	8	-
Woodbridge	New Haven	3,284	3,047	115	17	99	6	-
Woodbury	Litchfield	4,104	3,295	130	260	419	-	-
Woodstock	Windham	3,405	3,099	86	81	117	22	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
By State and County

State/County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Fairfield	347,877	227,167	30,781	28,388	60,263	1,206	72
Hartford	363,495	222,239	29,351	36,203	73,806	1,835	61
Litchfield	82,778	64,047	6,516	4,602	7,015	523	75
Middlesex	71,279	53,007	3,544	3,249	10,534	903	42
New Haven	348,703	206,948	33,284	39,595	66,859	1,956	61
New London	115,841	79,885	9,911	7,507	15,320	2,951	267
Tolland	55,105	40,842	2,086	3,545	7,862	761	9
Windham	46,491	31,827	4,428	3,862	4,902	1,445	27

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Fairfield County

	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Fairfield County	347,877	227,167	30,781	28,388	60,263	1,206	72
Bethel	6,911	5,262	730	336	576	7	-
Bridgeport	54,412	18,342	9,610	11,082	15,333	45	-
Brookfield	6,078	5,346	123	172	429	8	-
Danbury	30,206	16,369	3,465	3,423	6,507	422	20
Darien	7,019	6,431	120	57	405	6	0
Easton	2,565	2,552	6	-	7	-	-
Fairfield	21,313	17,860	1,586	787	1,036	44	-
Greenwich	24,833	17,225	2,554	1,450	3,589	9	6
Monroe	6,757	6,343	55	119	240	-	-
New Canaan	7,142	5,924	494	285	423	16	-
New Fairfield	5,315	5,182	85	19	16	13	-
Newtown	9,310	8,797	130	140	142	101	-
Norwalk	34,816	18,858	4,165	2,784	8,904	86	19
Redding	3,303	3,091	47	10	137	13	5
Ridgefield	9,040	7,674	270	395	701	-	-
Shelton	15,618	12,018	937	922	1,418	315	8
Sherman	1,738	1,731	4	-	3	-	-
Stamford	48,210	22,355	3,843	4,814	17,171	27	-
Stratford	20,845	15,705	2,094	1,074	1,945	13	14
Trumbull	12,577	11,620	106	233	618	-	-
Weston	3,600	3,593	7	-	-	-	-
Westport	10,120	9,208	334	196	301	81	-
Wilton	6,149	5,681	16	90	362	-	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Hartford County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Hartford County	363,495	222,239	29,351	36,203	73,806	1,835	61
Avon	7,036	5,810	162	486	571	-	7
Berlin	7,683	6,458	488	94	598	45	-
Bloomfield	8,756	6,475	220	261	1,791	9	-
Bristol	26,747	15,303	2,799	3,171	5,253	204	17
Burlington	3,192	3,027	37	42	53	33	-
Canton	4,141	3,294	237	204	406	-	-
East Granby	2,025	1,656	81	74	214	-	-
East Hartford	21,300	11,848	2,190	2,098	4,657	500	7
East Windsor	4,689	2,868	312	320	996	193	-
Enfield	17,255	12,804	1,157	1,318	1,956	20	-
Farmington	10,424	7,659	491	873	1,391	10	-
Glastonbury	13,085	10,838	595	582	1,070	-	-
Granby	4,182	3,852	48	105	163	14	-
Hartford	51,153	9,865	6,222	12,250	22,766	32	18
Hartland	789	777	10	-	2	-	-
Manchester	25,016	13,632	2,755	2,092	6,521	16	-
Marlborough	2,264	2,122	30	36	52	24	-
New Britain	31,091	10,748	5,406	6,100	8,830	7	-
Newington	12,487	9,781	296	606	1,804	-	-
Plainville	7,830	5,054	748	525	1,414	89	-
Rocky Hill	8,394	5,070	197	749	2,378	-	-
Simsbury	8,961	7,612	190	336	804	14	5
South Windsor	9,672	8,089	147	200	1,106	130	-
Southington	16,432	12,709	1,130	560	1,573	460	-
Suffield	5,234	4,454	247	212	314	-	7
West Hartford	25,616	17,995	1,789	1,550	4,265	17	-
Wethersfield	11,523	9,008	441	640	1,428	6	-
Windsor	11,226	9,319	540	591	769	7	
Windsor Locks	5,292	4,112	386	128	661	5	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Litchfield County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Litchfield County	82,778	64,047	6,516	4,602	7,015	523	75
Barkhamsted	1,521	1,389	47	30	55	-	-
Bethlehem	1,447	1,331	63	25	13	15	-
Bridgewater	807	781	15	-	9	2	-
Canaan	624	601	11	7	-	3	2
Colebrook	688	666	18	4	-	-	-
Cornwall	917	875	25	10	5	-	2
Goshen	1,702	1,595	15	20	18	45	9
Harwinton	2,142	2,059	31	19	12	21	-
Kent	1,527	1,310	77	100	30	10	-
Litchfield	3,824	3,117	267	126	213	76	25
Morris	1,221	1,107	35	37	27	10	5
New Hartford	2,599	2,298	63	86	132	-	20
New Milford	11,277	8,727	462	482	1,459	147	-
Norfolk	891	799	34	18	40	-	-
North Canaan	1,473	1,086	119	83	185	-	-
Plymouth	4,823	3,633	380	350	386	74	-
Roxbury	1,098	1,086	9	3	-	-	-
Salisbury	2,468	2,231	66	86	66	7	12
Sharon	1,675	1,542	56	22	55	-	-
Thomaston	3,161	2,291	204	194	444	28	-
Torrington	16,617	9,799	2,970	1,547	2,244	57	-
Warren	716	696	8	5	7	-	-
Washington	1,811	1,675	54	45	37	-	-
Watertown	8,588	6,872	681	553	469	13	-
Winchester	5,057	3,186	676	490	690	15	-
Woodbury	4,104	3,295	130	260	419	-	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Middlesex County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Middlesex County	71,279	53,007	3,544	3,249	10,534	903	42
Chester	1,670	1,342	70	75	169	14	-
Clinton	6,029	4,853	273	330	340	213	20
Cromwell	5,631	4,103	274	260	976	18	-
Deep River	1,956	1,578	83	104	179	12	-
Durham	2,589	2,466	61	31	31	-	-
East Haddam	4,273	3,885	124	98	150	16	-
East Hampton	5,018	4,159	213	215	345	86	-
Essex	3,114	2,531	66	138	370	9	-
Haddam	3,066	2,928	54	38	38	8	-
Killingworth	2,420	2,164	18	-	-	238	-
Middlefield	1,787	1,631	74	46	36	-	-
Middletown	20,703	10,141	1,717	1,394	7,415	36	-
Old Saybrook	5,514	5,166	96	78	163	-	11
Portland	3,898	3,103	344	245	206	-	-
Westbrook	3,611	2,957	77	197	116	253	11

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In New Haven County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
New Haven County	348,703	206,948	33,284	39,595	66,859	1,956	61
Ansonia	8,004	3,871	2,212	1,056	858	7	-
Beacon Falls	2,247	1,642	104	105	239	157	-
Bethany	1,943	1,849	47	5	-	42	-
Branford	13,540	8,805	1,031	957	2,506	241	-
Cheshire	9,824	8,316	189	313	988	18	-
Derby	5,629	2,671	1,291	680	987	-	-
East Haven	11,946	8,249	672	587	2,416	22	-
Guilford	9,023	7,965	257	263	519	19	-
Hamden	23,752	14,888	1,343	1,735	5,751	18	17
Madison	7,597	7,089	169	159	167	13	-
Meriden	25,131	13,705	3,435	2,896	4,953	142	-
Middlebury	2,779	2,600	43	20	116	-	-
Milford	23,093	16,938	1,098	1,400	3,412	239	6
Naugatuck	12,692	7,656	1,515	1,191	1,980	350	-
New Haven	52,752	13,365	8,802	12,888	17,596	95	6
North Branford	5,457	4,536	94	136	656	35	-
North Haven	9,132	8,118	226	86	702	-	-
Orange	5,145	4,725	38	38	322	22	-
Oxford	4,219	3,981	128	58	42	10	-
Prospect	3,249	3,024	56	22	17	130	-
Seymour	6,692	4,763	511	297	1,109	12	-
Southbury	8,251	6,700	439	624	459	29	-
Wallingford	18,005	12,325	1,514	1,522	2,375	263	6
Waterbury	47,145	19,184	5,245	10,157	12,500	33	26
West Haven	22,273	11,646	2,553	2,291	5,738	45	-
Wolcott	5,899	5,290	157	92	352	8	-
Woodbridge	3,284	3,047	115	17	99	6	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In New London County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
New London County	115,841	79,885	9,911	7,507	15,320	2,951	267
Bozrah	970	886	40	18	26	-	-
Colchester	5,823	4,511	268	277	648	119	-
East Lyme	7,845	6,774	290	169	604	8	-
Franklin	751	701	17	6	-	27	-
Griswold	4,791	3,266	548	311	437	229	-
Groton	17,502	10,387	1,184	1,415	3,918	584	14
Lebanon	3,048	2,823	76	72	28	49	-
Ledyard	5,779	5,032	42	310	197	198	-
Lisbon	1,639	1,392	86	31	12	118	-
Lyme	1,046	1,034	12	-	-	-	-
Montville	7,127	5,520	298	424	393	492	-
New London	11,769	4,445	2,304	1,474	3,511	35	-
North Stonington	2,190	2,037	27	13	6	107	-
Norwich	17,428	7,766	2,955	1,916	4,203	581	7
Old Lyme	4,731	4,423	108	116	76	8	-
Preston	2,031	1,900	44	48	22	17	-
Salem	1,798	1,417	41	24	67	16	233
Sprague	1,216	761	335	49	56	15	-
Stonington	8,981	6,471	929	687	625	269	-
Voluntown	1,143	1,064	37	18	16	8	-
Waterford	8,233	7,275	270	129	475	71	13

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Tolland County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Tolland County	55,105	40,842	2,086	3,545	7,862	761	9
Andover	1,262	1,191	11	4	53	3	-
Bolton	2,020	1,830	27	44	106	13	-
Columbia	2,138	2,068	40	30	-	-	-
Coventry	4,747	4,356	109	142	134	6	-
Ellington	5,945	4,140	191	310	1,287	17	-
Hebron	3,333	3,099	54	97	74	9	-
Mansfield	5,772	3,670	283	788	766	256	9
Somers	3,207	2,930	127	91	59	-	-
Stafford	4,868	3,639	382	339	441	67	-
Tolland	5,129	4,851	46	67	165	-	-
Union	369	360	2	-	2	5	-
Vernon	13,773	6,967	736	1,560	4,186	324	-
Willington	2,542	1,741	78	73	589	61	-

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Connecticut Housing Inventory
Housing Units Estimates: End of December 2005
In Windham County

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,431,569	925,962	119,901	126,951	246,561	11,580	614
Windham County	46,491	31,827	4,428	3,862	4,902	1,445	27
Ashford	1,808	1,377	113	54	227	37	-
Brooklyn	2,965	2,285	138	120	369	53	-
Canterbury	1,880	1,725	14	39	56	46	-
Chaplin	986	827	13	61	28	57	-
Eastford	773	647	21	26	26	47	6
Hampton	805	740	17	12	-	36	-
Killingly	7,307	4,674	951	531	844	291	16
Plainfield	5,927	3,972	755	463	562	170	5
Pomfret	1,625	1,246	116	46	125	92	-
Putnam	4,087	2,283	579	773	452	-	-
Scotland	630	571	24	2	-	33	-
Sterling	1,387	1,118	98	56	15	100	-
Thompson	3,853	3,003	295	267	155	133	-
Windham	9,053	4,260	1,208	1,331	1,926	328	-
Woodstock	3,405	3,099	86	81	117	22	-

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HOUSING PRODUCTION TECHNICAL NOTES

DESCRIPTION OF SURVEY AND SUPPLEMENTARY INFORMATION SERVICES

The statistics provided in this publication were based on reports submitted monthly by local building officials in Connecticut, in response to a mail survey conducted by the Building Permits Branch, Construction Statistics Division, U. S. Bureau of the Census.

The monthly reported data was successively downloaded electronically from the U.S. Bureau of the Census via electronic mail attachment. These monthly releases, from the U. S. Bureau of the Census, include data estimated and/or imputed by the U.S. Bureau of the Census for those towns or places that provided reports for fewer than 12 months in a year.

SURVEY CHANGES

At some locations, statistics on new housing units authorized in the permit jurisdiction have been kept for more than a century. The U.S. Bureau of the Census has published a book useful for time-series analysis, Housing Construction Statistics: 1889 to 1964.

In 1954, the Bureau of Labor Statistics of the U. S. Department of Labor published permit data for virtually all the permit-issuing locations surveyed. Since 1959, the U.S. Bureau of the Census of the U.S. Department of Commerce has been collecting permit information through mail surveys of local building officials in 17,000 locations.

The State of Connecticut has actively cooperated with the federal government since this mail survey began. The Department of Public Works was the first cooperating agency, succeeded by the Department of Community Affairs, the Department of Housing and now the Department of Economic and Community Development.

Beginning in January 1987, several changes were made to the reporting and classifying of various survey items. Buildings and the valuation of additions, alterations, and conversions to residential buildings were classified under a common item number. Similarly, buildings and the evaluation of additions, alterations, and conversions to non-housekeeping and nonresidential buildings were classified under a common item number. In both circumstances, housing units were no longer reported.

The survey no longer distinguishes between additions, alterations, and conversions that resulted in an increase, or decrease to the housing inventory in Connecticut. Furthermore, mobile homes were no longer within the scope of the survey.

DATA RELIABILITY

Although the statistics in this report were not subject to sampling variability, they were subject to various response and operational errors that could be attributed to many sources such as the inability to obtain information about all cases, the differences in the interpretation of questions, the inability or unwillingness by respondents to provide correct information, and data-processing errors.

Explicit measures of the effects of these were not available. However, DECD believed that most of the important operational errors were detected in the course of the cooperative review of the data for reasonableness and consistency. The participants in the review included the U.S. Bureau of the Census, DECD, and local officials.

DATA LIMITATIONS

In Connecticut, by state statute, no building or structure may be "constructed or altered until an application has been filed (with a municipal building official) by the owner of the premises affected or his agent," and a permit has been issued.

Building permits have been required prior to the beginning of any construction or alteration since October 1, 1970. Similarly, no person may "demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking" from a municipal administrative officer (C.G.S. Sections 29-263 and 29-406).

Continuing sample surveys conducted by the U.S. Bureau of the Census indicate that construction resulted in all but two percent of the new housing units nationally authorized by permits.

Construction typically begins during the month of the permit issuance, and most of the remaining works begins within the following three months.

Therefore, the housing-unit statistics displayed in this report do not represent the number of units actually put into construction for the period shown, and should not be directly interpreted as "housing starts."

In certain instances, a developer may have been given notice to proceed with the construction of federal public housing without a reported building permit. In these instances the data relate to the award of construction contract.

DATA CHARACTERISTICS

The working definition of a housing unit was "a room or group of rooms intended for occupancy as separate living quarters." Hence, each apartment unit in an apartment building was counted as one housing unit. For example, one new building containing 260 apartments would appear in the housing unit table as 260 housing units.

However, a housing unit may be unoccupied at a particular time or year-round. By contrast, a household included all the persons who occupy a housing unit. To estimate the number of households it was necessary to multiply the overall number of housing units, at a given time by the overall owner-occupied and renter-occupied housing units observed in the most recent census or other vacancy survey by the number of all housing units at the time of the survey.

To avoid duplication, respondents were cautioned to include foundation permits only when a separate foundation permit was issued, and it had a construction cost. Respondents were instructed to include the cost of the foundation when it was authorized, but not to enter the number of buildings or housing units. Buildings, housing

units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized.

The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.

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Affordable Housing Appeals Procedure List

	TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
	Towns which are exempt under Section 8-30g CGS						
1	Ansonia	7,937	1,059	102	9	1,170	14.74%
2	Bloomfield	8,195	616	255	0	871	10.63%
3	Bridgeport	54,367	8751	919	4	9,674	17.79%
4	Bristol	26,125	2491	915	6	3,412	13.06%
5	Brooklyn	2,708	237	60	0	297	10.97%
6	Danbury	28,519	2,470	277	132	2,879	10.10%
7	Derby	5,568	559	56	0	615	11.05%
8	East Hartford	21,273	2,097	807	0	2,904	13.65%
9	East Windsor	4,356	584	81	14	679	15.59%
10	Enfield	17,043	1,554	485	7	2,046	12.00%
11	Groton	16,817	3,318	273	9	3,600	21.41%
12	Hartford	50,644	16881	1,481	0	18,362	36.26%
13	Killingly	6,909	574	266	0	840	12.16%
14	Manchester	24,256	2,724	754	42	3,520	14.51%
15	Mansfield	5,481	568	69	0	637	11.62%
16	Meriden	24,631	2557	1,011	4	3,572	14.50%
17	Middletown	19,697	2783	521	0	3,304	16.77%
18	New Britain	31,164	4,150	1,112	3	5,265	16.89%
19	New Haven	52,941	13836	1,091	439	15,366	29.02%
20	New London	11,560	2,020	362	22	2,404	20.80%
21	Norwalk	33,753	2,953	240	493	3,686	10.92%
22	Norwich	16,600	2,757	470	0	3,227	19.44%
23	Plainfield	5,676	551	259	0	810	14.27%
24	Putnam	3,955	436	108	0	544	13.75%
25	Stamford	47,317	5279	230	97	5,606	11.85%
26	Torrington	16,147	1,194	577	0	1,771	10.97%
27	Vernon	12,867	1972	303	25	2,300	17.88%
28	Waterbury	46,827	6923	2,269	436	9,628	20.56%
29	West Haven	22,336	2268	399	0	2,667	11.94%
30	Winchester	4,922	492	120	0	612	12.43%
31	Windham	8,926	2065	389	0	2,454	27.49%
	Towns which are not exempt under Section 8-30g CGS						
32	Andover	1,198	24	15	0	39	3.26%
33	Ashford	1,699	36	39	0	75	4.41%
34	Avon	6,480	142	24	0	166	2.56%
35	Barkhamsted	1,436	1	11	0	12	0.84%
36	Beacon Falls	2,104	4	21	0	25	1.19%
37	Berlin	6,955	395	61	6	462	6.64%
38	Bethany	1,792	0	3	0	3	0.17%
39	Bethel	6,653	219	59	46	324	4.87%
40	Bethlehem	1,388	24	0	0	24	1.73%
41	Bolton	1,969	1	13	0	14	0.71%
42	Bozrah	917	5	18	0	23	2.51%
43	Branford	13,342	255	130	0	385	2.89%
44	Bridgewater	779	0	1	0	1	0.13%
45	Brookfield	5,781	37	34	14	85	1.47%
46	Burlington	2,901	27	23	0	50	1.72%

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Affordable Housing Appeals Procedure List

	TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
47	Canaan	610	1	7	1	9	1.48%
48	Canterbury	1,762	76	29	0	105	5.96%
49	Canton	3,616	229	43	32	304	8.41%
50	Chaplin	897	5	16	0	21	2.34%
51	Cheshire	9,588	232	67	44	343	3.58%
52	Chester	1,613	27	7	0	34	2.11%
53	Clinton	5,757	90	27	0	117	2.03%
54	Colchester	5,409	353	69	0	422	7.80%
55	Colebrook	656	0	4	0	4	0.61%
56	Columbia	1,988	28	28	0	56	2.82%
57	Cornwall	873	18	0	0	18	2.06%
58	Coventry	4,486	118	112	20	250	5.57%
59	Cromwell	5,365	215	179	0	394	7.34%
60	Darien	6,792	91	1	32	124	1.83%
61	Deep River	1,910	32	11	0	43	2.25%
62	Durham	2,349	35	4	0	39	1.66%
63	East Granby	1,903	76	28	0	104	5.47%
64	East Haddam	4,015	75	21	1	97	2.42%
65	East Hampton	4,412	74	64	4	142	3.22%
66	East Haven	11,698	511	277	0	788	6.74%
67	East Lyme	7,459	246	68	0	314	4.21%
68	Eastford	705	0	11	0	11	1.56%
69	Easton	2,511	1	0	10	11	0.44%
70	Ellington	5,417	264	73	0	337	6.22%
71	Essex	2,977	37	8	0	45	1.51%
72	Fairfield	21,029	376	20	125	521	2.48%
73	Farmington	9,854	465	109	125	699	7.09%
74	Franklin	711	0	10	0	10	1.41%
75	Glastonbury	12,614	617	95	0	712	5.64%
76	Goshen	1,482	1	6	0	7	0.47%
77	Granby	3,887	86	26	5	117	3.01%
78	Greenwich	24,511	1192	3	37	1,232	5.03%
79	Griswold	4,530	159	126	0	285	6.29%
80	Guilford	8,724	137	32	0	169	1.94%
81	Haddam	2,822	22	8	0	30	1.06%
82	Hamden	23,464	1268	367	4	1,639	6.99%
83	Hampton	695	2	15	0	17	2.45%
84	Hartland	759	2	2	0	4	0.53%
85	Harwinton	2,022	25	13	0	38	1.88%
86	Hebron	3,110	61	23	0	84	2.70%
87	Kent	1,463	25	3	0	28	1.91%
88	Killingworth	2,283	0	4	5	9	0.39%
89	Lebanon	2,820	31	44	0	75	2.66%
90	Ledyard	5,486	35	141	4	180	3.28%
91	Lisbon	1,563	4	35	0	39	2.50%
92	Litchfield	3,629	143	15	28	186	5.13%
93	Lyme	989	0	0	6	6	0.61%
94	Madison	7,386	91	3	22	116	1.57%
95	Marlborough	2,057	24	12	0	36	1.75%
96	Middlebury	2,494	76	8	8	92	3.69%

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Affordable Housing Appeals Procedure List

	TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
97	Middlefield	1,740	30	11	0	41	2.36%
98	Milford	21,962	1,097	192	107	1,396	6.36%
99	Monroe	6,601	30	11	0	41	0.62%
100	Montville	6,805	101	164	0	265	3.89%
101	Morris	1,181	21	0	0	21	1.78%
102	Naugatuck	12,341	807	302	0	1,109	8.99%
103	New Canaan	7,141	145	2	31	178	2.49%
104	New Fairfield	5,148	0	23	4	27	0.52%
105	New Hartford	2,369	22	38	0	60	2.53%
106	New Milford	10,710	146	103	0	249	2.32%
107	Newington	12,264	377	325	36	738	6.02%
108	Newtown	8,601	138	11	15	164	1.91%
109	Norfolk	871	12	2	0	14	1.61%
110	North Branford	5,246	68	40	0	108	2.06%
111	North Canaan	1,444	102	5	0	107	7.41%
112	North Haven	8,773	368	66	0	434	4.95%
113	North Stonington	2,052	4	8	0	12	0.58%
114	Old Lyme	4,570	59	4	3	66	1.44%
115	Old Saybrook	5,357	52	11	0	63	1.18%
116	Orange	4,870	47	5	0	52	1.07%
117	Oxford	3,420	35	6	0	41	1.20%
118	Plainville	7,707	240	300	32	572	7.42%
119	Plymouth	4,646	182	141	0	323	6.95%
120	Pomfret	1,503	32	14	0	46	3.06%
121	Portland	3,528	275	25	0	300	8.50%
122	Preston	1,901	42	22	0	64	3.37%
123	Prospect	3,094	2	13	0	15	0.48%
124	Redding	3,086	0	0	0	0	0.00%
125	Ridgefield	8,877	149	11	0	160	1.80%
126	Rocky Hill	7,962	237	167	0	404	5.07%
127	Roxbury	1,018	19	0	0	19	1.87%
128	Salem	1,655	1	18	0	19	1.15%
129	Salisbury	2,410	16	3	0	19	0.79%
130	Scotland	577	2	7	0	9	1.56%
131	Seymour	6,356	280	78	0	358	5.63%
132	Sharon	1,617	20	4	0	24	1.48%
133	Shelton	14,707	320	47	82	449	3.05%
134	Sherman	1,606	0	1	0	1	0.06%
135	Simsbury	8,739	165	49	0	214	2.45%
136	Somers	3,012	57	7	0	64	2.12%
137	South Windsor	9,071	315	192	0	507	5.59%
138	Southbury	7,799	89	13	0	102	1.31%
139	Southington	15,557	440	256	11	707	4.54%
140	Sprague	1,164	30	20	0	50	4.30%
141	Stafford	4,616	193	124	0	317	6.87%
142	Sterling	1,193	4	30	0	34	2.85%
143	Stonington	8,591	312	46	0	358	4.17%
144	Stratford	20,596	759	200	33	992	4.82%
145	Suffield	4,853	142	40	15	197	4.06%
146	Thomaston	3,014	97	88	0	185	6.14%

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Affordable Housing Appeals Procedure List

	TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
147	Thompson	3,710	162	54	0	216	5.82%
148	Tolland	4,665	93	55	0	148	3.17%
149	Trumbull	12,160	307	22	215	544	4.47%
150	Union	332	1	3	0	4	1.20%
151	Voluntown	1,091	23	23	0	46	4.22%
152	Wallingford	17,306	655	301	41	997	5.76%
153	Warren	650	0	1	0	1	0.15%
154	Washington	1,764	14	2	23	39	2.21%
155	Waterford	7,986	128	146	0	274	3.43%
156	Watertown	8,298	225	114	0	339	4.09%
157	West Hartford	25,332	1188	290	149	1,627	6.42%
158	Westbrook	3,460	143	8	24	175	5.06%
159	Weston	3,532	1	0	0	1	0.03%
160	Westport	10,065	209	5	3	217	2.16%
161	Wethersfield	11,454	693	179	0	872	7.61%
162	Willington	2,429	133	32	0	165	6.79%
163	Wilton	6,113	90	3	69	162	2.65%
164	Windsor	10,900	335	299	0	634	5.82%
165	Windsor Locks	5,101	268	156	0	424	8.31%
166	Wolcott	5,544	313	121	0	434	7.83%
167	Woodbridge	3,189	35	5	0	40	1.25%
168	Woodbury	3,869	63	17	0	80	2.07%
169	Woodstock	3,044	31	28	0	59	1.94%
		1,385,978	118,756	24,096	3,214	146,066	10.54%

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ELDERLY RENTAL ASSISTANCE PROGRAM

A COMPREHENSIVE ANALYSIS

APRIL 2006

CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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Executive Summary

In accordance with Section 8-119ll of the Connecticut General Statutes, the Department of Economic and Community Development (DECD) in consultation with the Connecticut Housing Finance Authority (CHFA) is required to annually conduct a comprehensive assessment of the current and future needs for rental assistance under section 8-119kk of the general statutes.

More commonly referred to as the Elderly Rental Assistance Program (Elderly RAP), DECD and CHFA undertook a number of separate data collection efforts in order to determine what those current and future needs will be.

The following report details the methodologies employed to achieve this data collection effort, and details some of the specifics related to both the Elderly RAP program, as well as the Rental Housing for the Elderly portfolio in general.

DECD and CHFA, working both in concert and independently, have determined that there is both a significant need in the current year, ending June 30, 2006 and in next five (5) years. The following chart identifies these needs:

ELDERLY RAP

Current Year SFY 05-06	SFY 06-07	SFY 07-08	SFY 08-09	SFY 09-10	SFY 10-11
$2,058,092	**$4,372,659**	**$5,131,526**	**$6,022,092**	**$7,067,215**	**$8,293,717**

Please note that needs under SFY 05-06 (Current Year) are the total funds needed for the current year. This would indicate a shortfall in the current allocation ($1,523,004) of **$535,088.** Also, the needs under SFY 06-07 also have a shortfall based on the allocation for that period ($1,523,004) between **$1,404,754** and **$2,849,655**.

Depending on how the cost of meeting emergency and long-term capital needs are to be funded, assuming that housing development "self sufficiency" continues to be a goal, an additional **$85,000,000** in capital funding is also needed. It may be possible to finance this capital funding with Elderly RAP subsidies, however, this methodology needs to be further refined before a recommendation can be made.

CAPITAL NEEDED

Current Year SFY 05-06	SFY 06-07	SFY 07-08	SFY 08-09	SFY 09-10	SFY 10-11
$0	$15,000,000	$20,000,000	$20,000,000	$20,000,000	$10,000,000

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Rental Housing for the Elderly – A Brief Description

Responsibility for oversight and programmatic compliance under the State Rental Housing for the Elderly Program falls under both the jurisdiction of DECD and CHFA. In 2002, the General Assembly authorized the transfer of the state's existing housing portfolio to CHFA (PA 02-5) in return for $85,000,000. The state-financed portfolio, which contained over 16,000 units, included moderate-income rental/family housing, elderly, and congregate housing developments. At present, there are 200 state elderly/disabled housing developments located throughout the state. Although the portfolio transferred to CHFA, both agencies continue to have separate roles in the administration of most of these units.

Department of Economic and Community Development. DECD continues to be the lead state housing agency and retains control of the sale or disposition of any state-financed housing development in the portfolio and administers a number of programs, particularly a state-funded rent subsidy program for elderly/disabled housing developments also known as the Elderly Rental Assistance Program or Elderly RAP.

Connecticut Housing Finance Authority. As noted above, CHFA now oversees the state's housing portfolio including the approval of its management plans, including those serving the elderly/young disabled. During the period of operation of such housing development, housing authorities or other entities are required to submit to CHFA for approval their rent schedules and standards of tenant eligibility and any changes therein, and their proposed budget for each fiscal year, together with such reports and financial and operating statements as the DECD or CHFA finds necessary. Additionally, they are to annually submit verification that the significant facilities and services required to be provided to the residents pursuant to Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 USC 3600 et seq.) are being provided.

Therefore, each year housing authorities or other entities that manage state-financed housing must submit management plans to the state for approval. Each plan, which is the operating budget for each housing development being managed by the entity, contains the rents charged, the total revenues generated, and total expenditures for each housing development. From these budgets CHFA evaluates how each housing development is doing financially, whether rents should be increased, or further reserves established.

At present, there are 200 state elderly/disabled housing developments located throughout the state. Local housing authorities operate all but seven of the 200 state elderly/disabled housing developments. The total number of state elderly/disabled housing units is **7,256**. It is important to note that there are eleven (11) elderly housing projects that are not included in this report. This is primarily because this project-based rental assistance has historically provided sufficient operating funds, as well as sufficient capital reserves to ensure the long-term financial and physical health of these

properties. The number of units in each town with state elderly/disabled housing developments ranges from 20 units to 240 units.

In accordance with Section 8-45 CGS, housing authorities that operate state elderly/disabled housing developments must cover their operating costs with rent revenues and other housing development income, such as interest from investments. At the same time, tenants pay a “base rent" amount, which by law must be the lowest amount the housing development requires to meet expenses, or a percentage of their income up to 30 percent, whichever is greater. The state currently provides no operating subsidies for elderly/disabled housing developments. However, as indicated above, DECD administers a program of tenant-based rental assistance that is available to 46 of the 92 owners/sponsors of these units.

All state elderly/disabled tenants must be low-income (defined as less than 80 percent of area median income), however, there is no asset limitation. As a result, there are individuals living in housing developments who pay more than base rent and pay up to 30 percent of their monthly adjusted income. Income from what are known as “excess of base” tenants allows owners/sponsors to maintain reserves for long-term expenses and to keep “base rent” increases to a minimum.

Historically, the highest income tenants tend to be elderly individuals who have pensions, income from investments, or other assets that provide income in addition to social security retirement benefits. Generally speaking young disabled individuals are unlikely to have any accumulated assets or income sources other than social security disability (SSI) benefits. As a result, non-elderly disabled residents tend to have lower incomes than their elderly counterparts. These tenants provide less rent revenue to support housing development costs, are unlikely to produce significant excess of base income, and are more likely to need tenant rental assistance. Logically, young disabled tenants are also likely to stay in residence longer than elderly tenants, due to their lower ages upon entry and lack of alternative affordable housing.

The Legislative Program Review and Investigations Committee (LPRIC) recently studied the possibility of serious financial problems resulting from mixed populations in state elderly/disabled housing. The financial impact of the mixed population policy is related both to the very low incomes of many non-elderly disabled persons and the rent structure required for state elderly/disabled housing developments. As noted by LPRIC the critical lack of affordable and accessible housing in Connecticut also contributes to this problem. In addition, the elderly turnover rate tends to be higher than that of the younger disabled because of death or progressive need for more intensive assisted living arrangements as they age.

Many sponsors believe increasing admissions of younger disabled tenants with incomes limited to SSI benefits will have a significant financial impact on the operations of these developments. Without the excess of base revenues from higher income tenants or some increase in state rental assistance with escalating operating budgets, current operations cannot be sustained without large increases in the base rent. The result will

be less access for very low-income individuals and the accelerated deterioration of the properties making them unsuitable housing for anyone.

Elderly Rental Assistance Program – A Brief Description

The Elderly Rental Assistance Program (Elderly RAP), administered by the DECD, provides rental assistance for residents of state-funded elderly housing developments. Participants must spend more than 30 percent of their income on rent and utilities in order to qualify. The amount of rental assistance is the difference between 30 percent of the individual's adjusted gross income, minus a utility allowance and the base rent. Sponsors that operate state-assisted housing determine which of their tenants are eligible based on annual certifications of tenants' income.

In SFY 04, DECD provided approximately $1.4 million in elderly RAP subsidies to 1,238 units, which are administered by 46 different sponsors. Even though state elderly/disabled housing rents are generally well below market rates and among the lowest of publicly assisted housing rents, a substantial number of elderly and disabled residents lack sufficient income to pay even base rents. As a group, younger disabled residents need subsidies to afford base rents more than the population of elderly tenants. Tenant rent subsidies on average range from just a few dollars to nearly all of the entire monthly base rent charge.

As discussed earlier, responsibility for overseeing the state's entire portfolio of existing subsidized housing, which includes state elderly/disabled housing developments, was transferred to CHFA from DECD in July 2002. In this new management role, CHFA is now responsible for reviewing and approving the rent schedules and budgets of all state elderly/disabled housing developments.

Rents for state elderly/disabled housing developments vary widely depending several factors including:

- the housing development's financial condition;
- how and when the housing development received state funding (e.g., housing developments financed with grants and early housing developments that received the lowest interest loans generally have the lowest capital costs); and
- the types of services included in the monthly rental charge, which can range from water only to all utilities.

A housing development's rent structure is also impacted by the amount of tenant rental assistance it receives, if any, under the state's Elderly RAP program. Under the current division of authority for state housing, CHFA is responsible for asset management and budget review. DECD is in control of the state elderly RAP as well as some potential resources for capital improvements.

Ensuring financial stability and affordable rents requires coordination of CHFA's action on rent increase requests and DECD's allocation of tenant rent subsidy funds.

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Purpose of the Report

The General Assembly passed Public Act 05-239 ***An Act Implementing the Recommendations of the Legislative Program Review and Investigations Committee Relating To Populations in State Elderly and Disabled Housing Projects***. ***(Attachment 1)*** This legislation placed many requirements on both the Department of Economic and Community Development (DECD) and the Connecticut Housing Finance Authority (CHFA). ***The particular requirement addressed in this report is found in Section 2.*** Specifically, Section 2 of this act requires the DECD, in consultation with the CHFA to conduct a comprehensive assessment of the current and future needs for rental assistance under section 8-119kk of the general statutes.

As a result, both agencies met again on August 2, 2005 to begin discussion on all provisions of PA 05-239. DECD staff again met with CHFA staff on August 17, 2005 to begin discussion on the specific requirements in Section 2. A plan of action was developed. This plan included:

1. DECD would develop an Occupancy Survey ***(Attachment 2)*** of all elderly sponsors to obtain detailed information on all current residents, as well as information on those applicants on their waiting lists who would be most likely to occupy units in the next 3 years
2. CHFA would continue its collection of Capital Needs data from those same owners/sponsors.
3. Both the Occupancy Survey and the Capital Needs data effort would be "rolled out" at the Connecticut Chapter of the National Association of Housing and Redevelopment Officials (CONN-NAHRO) Conference, which was slated to be held August 29 thru 31, 2005.
4. A direct mailing of the survey would also occur immediately following the Conference.
5. DECD and CHFA were to meet as necessary, as well as independently analyze the data they collected, and come together in January/February to merge the data, and build their analysis.
6. DECD and CHFA again met on March 20, 2006 to finalize this report.
7. The final report was to be developed and ready for distribution on or before April 1, 2006.

This plan of action was implemented, and subsequent meetings between DECD and CHFA staff were held. Data was exchanged, and the attached data sheets were the result.

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Occupancy Survey - Methodology

As planned, the Occupancy Survey was "rolled out" at the CONN-NAHRO Conference on August 30, 2005. On the following Monday, September 6, 2005, a direct mailing and/or email transmission of the Occupancy Survey documents went out to all ninety-two (92) owners/sponsors of state-financed non-Section 8 assisted elderly rental housing ***(Attachment 3).*** As indicated in the Notice, a return date of September 30, 2005 was slated for the return data.

It is important to note that there are eleven (11) elderly housing projects that were not included in this survey, because they are currently receiving federal assistance through the Section 8 New Construction-Substantial Rehabilitation Program. This project-based rental assistance has historically provided sufficient operating funds, as well as sufficient capital reserves to ensure the long-term financial and physical health of these properties.

As a result of the distribution of this survey, and the rollout efforts by DECD with the assistance of CONN-NAHRO, an 89% return rate on the survey was achieved ***(Attachment 4),*** with only two (2) sponsors indicating that they would not participate in the survey and would not provide the data requested. Although a number of smaller housing authorities were not able to provide the necessary data in time to be used in the data analysis, two (2) local housing authorities (Litchfield and Thomaston) specifically wrote to DECD indicating that they would not provide the requested data, as they had no intention of participating in Elderly RAP if offered the opportunity to do so.

Attachment 3 also includes information on those housing authorities provided the capital needs data requested by CHFA. This methodology and the data collected will be discussed in the following section.

Capital Needs Data - Methodology

The Connecticut Housing Finance Authority implemented a comprehensive Capital Needs Assessment (C.N.A.) survey of all state-financed housing providers, including Housing Authorities, Non-Profits, Developers and Limited Equity Co-ops. An initial survey was developed and distributed in June 2004. Based on initial feedback and in-house review of responses, the C.N.A. was revised with expanded categories, including 153 specific capital needs items. The survey requested that items be categorized according to one of five areas of urgency as defined below:

1. **Emergency** - Immediate action to correct an imminent threat and risk to public safety. Usually having to do with something that breaks or cannot produce its intended purpose for basic service, like hot water, weather proofing, etc. (Health, Safety, and Code Violation). Year 1, Occupied Units.

2. **Deferred maintenance** - a deliberate postponement in the upkeep of property or equipment for an item that may be wearing out but is still marginally functional and in need of repair or replacement. Year 2–3. Occupied Units.

3. **Rehabilitation** - to restore to its former capacity of efficiency and appearance by correcting physical and aesthetic deterioration. Year 4-5. Can be Occupied or Vacant Units.

4. **Substantial Rehabilitation** - Gut rehabilitation; removing all sheetrock to framing; removing and replacing all mechanical systems. Building retains its original configuration. Year 4-5. Vacant Units.

5. **Revitalization/ Restructuring -** To change the make up of, increase or decrease the bedroom mix or unit expansion. To provide new life and appearance to the project by demolition and/or new development. Year 2 through 5. Vacant Units.

Specific categories allowed data collection to be more focused; for example general plumbing was broken down into specifics to include finished plumbing, rough plumbing and kitchen plumbing. The returned surveys were filled out by either on-site staff, management company representatives or were based on results of a professional capital needs study or contractor quotes for work. Two additional surveys were distributed, in July 2005 and again in February 2006. CHFA staff will begin site visits in April 2006 to field verify the urgency of need for these capital improvements.

To date, 100% of housing authorities have completed the capital needs survey; 21% of non-profits and 35% of the private developers have also responded. Although the final survey response date has passed, CHFA continues to incorporate Can's as they are returned.

Capital Needs Findings

Capital needs for the 6,797 elderly units by Category of Urgency is as follows:

	All Categories	W/out Revitalization
Emergency	$13,683,498	$13,683,498
Deferred Maintenance	$22,494,956	$22,494,956
Rehabilitation	$13,103,794	$13,103,794
Substantial Rehabilitation	$13,500,205	$13,500,205
Revitalization/Restructuring	$41,258,269	---0---
Total Capital Needs	$104,040,722	$62,782,453
Less Available Reserves after $1,000/unit set-aside	$19,035,159	$19,035,159
Net Capital Needs	**$85,005,563**	**$43,747,294**

These categories can be further defined in accordance with definitions that DECD has provided to CHFA. ***Attachment 5*** further describes these definitions.

It is CHFA policy to maintain a minimal level of reserves at all times; $1,000 per unit. As indicated above, this would mean that all other reserves would be considered "available" for use in addressing these capital needs. In a macro view, this is accurate, however, on a project-by-project view, some projects have much healthier reserves than others, and not all of the "available" reserves would match where the needs are most critical.

Therefore, when attempting to address the capital needs of this portfolio, the full $85,005,563 value should be used as an estimate for the total cost.

Although this capital needs data is not incorporated into the analysis for further subsidy needs, it is important to note that the failure to address these capital needs, both in the short-term and the long-term, will result in a negative outcome for these projects.

Depending on how the cost of meeting emergency and long-term capital needs are to be funded, assuming that housing development "self sufficiency" continues to be a goal, an additional **$85,000,000** in capital funding is also needed. It may be possible to finance this capital funding with Elderly RAP subsidies, however, this methodology needs to be further refined before a recommendation can be made.

Other Factors

Since May 2005, DECD has taken a very hard look at the funding availability under the Elderly RAP, and came to the conclusion that insufficient funding was in place to consider any base rent increases for the period beginning July 1, 2005. A notice went out to all participants at that time, that program participation would be limited to the current tenants, and that no base rent increases could be considered. *(See Attachment 4)* Six (6) owners/sponsors had already requested base rent increases, which were subsequently denied by CHFA due to the lack of funds under Elderly RAP. These six (6) owners/sponsors subsequently submitted zero increase budgets to CHFA, but as a result were unable to allocate any funds for reserve expenditures, and resulted in zero flexibility in their ability to cover any uncontrollable and unanticipated increases in cost over the coming period. As one would expect, significant increases in fuel costs occurred almost immediately, and these six (6) owners/sponsors are now in a position where uncontrollable costs have escalated outside of their ability to address them within their operating budgets. This means that there are currently insufficient revenues to pay for operating expenses, and these properties are running significant deficits, which are further draining the long-term capital reserves, and severely damaging the long-term financial health of these properties.

In an attempt to bring this issue out, one owner has formally asked to "opt out" of participation in the Elderly RAP, and two others have indicated on interest in looking at the issue. It is the belief of one housing authority that opting out of Elderly RAP will allow them to raise the base rents to levels necessary to fund their operations.

However, it would also negatively impact the demographics of their occupancy, since they would only be able to rent to persons who have a "demonstrated ability to pay" the new higher base rent. With higher base rents, the very low-income applicants on their waiting lists (mostly the young disabled) would be determined to be unable to pay the new higher base rents, and therefore ineligible for occupancy. This statement is borne out by the analysis of the Waiting List information in the next section.

Data Analysis: Current Year and Year 1

An analysis of this data was completed, however, certain limitations or assumptions had to be made in order to bring consistency and order to the data sets. These assumptions include the following:

1. Only data provided on or before 12/1/2005 was used in the analysis in order to meet the reporting deadline of April 1, 2006;
2. Waiting List information was collected for an "average" three-year turnover period. Actual turnover may be different from housing development to housing development;
3. A "macro" approach to values was used when making adjustments for increasing operation costs due to uncontrollable expenses (i.e. utilities, inflation, changing tenant payments due to tenant turnover, etc.); and
4. Rent increase information provided by the owners/sponsors were taken at face value. No attempts at justifying these data sets were made at this time. This is due to a number of factors, which include timing of the report, lack of available 3rd Quarter Financial Statements to verify expenditures, differentials in utility services provided at each facility, ongoing contract negotiations at the various housing authorities, and tenant turnover.

For the Current Year and SFY 06/07, we will show incremental changes that were used to build the rationale for the various adjustments throughout the analysis.

Adjustment #1

Referring to Table #1, there is a current year need (the period ending June 30, 2006) for $535,088 in additional Elderly RAP subsidies. This is due to a number of factors, which include, but are not limited to:

1. Denied base rent increases requested for July 1, 2005;
2. Base rent increases which were necessary in January 2006, but which were disallowed due to a lack of subsidies;
3. An unanticipated 22% increase in utility costs at most facilities; and
4. Changing incomes of residents due to tenant turnover (an additional 69 residents would qualify for Elderly RAP).

Table 1
SFY 05-06 Elderly RAP Funding

Number of Elderly RAP Participants	Current Allocation from the General Fund	Additional Allocation Necessary to Balance
46 Housing developments	$1,523,004	$535,088
1,331 Residents	Average Monthly Cost Per Participant	$ 95.35
1,400 Residents	Revised Average Monthly Cost Per Participant	$ 122.25

Adjustment #2

Referring to Table #2, there is a need in SFY 06-07 of $2,927,758 in Elderly RAP subsidies. This is due to a number of factors, which include, but are not limited to:

1. All of the prior adjustments for FY 05/06;
2. Base rent increases which have been identified through the survey, to be effective in July 06 or January 07; and
3. Changing incomes of residents due to annual income re-certification (an additional 84 residents are anticipated to qualify for Elderly RAP).

With an unadjusted allocation of $1,523,004, and a gap of $535,088 from SFY 05/06, an additional $869,666 in subsidies is anticipated. This is before any adjustment is made for "anticipated" tenant turnover and without additional participation in the Elderly RAP.

Table 2
SFY 06-07 Elderly RAP Funding

Number of Elderly RAP Participants	Current Allocation from the General Fund	Additional Allocation Necessary to Balance 05/06	Additional Allocation Known Rent Increases	Average Monthly Cost Per Participant
95 Housing developments 46 Owners 1,400 Residents	$1,523,004	$535,088	N/A	$122.25
95 Housing developments 46 Owners 1,484 Residents	$1,523,004	$535,088	$869,666	$164.41

Adjustment #3

Table #3 looks at fully subscribing participation in the Elderly RAP (with the only exceptions being the Litchfield Housing Authority and the Thomaston Housing Authority), then the total need for SFY 06-07 jumps to $3,914,645, an increase of

$986,887 over the previously adjusted $2,927,758 allocation. This is due to a number of factors, which include, but are not limited to:

1. All of the prior adjustments
2. The addition of 44 owners/93 Housing developments/1500+ Residents

Table 3
SFY 06-07 Elderly RAP Funding – Full Participation

Number of Elderly RAP Participants	Current Allocation from the General Fund	Additional Allocation Necessary to Balance 05/06	Additional Allocation Known Rent Increases	Additional Allocation For Full Participation	Average Monthly Cost Per Participant
95 Housing developments 46 Owners 1,484 Residents	$1,523,004	$535,088	$869,666	N/A	$164.41
187 Housing developments 90 Owners 3,000+ Residents	$1,523,004	$535,088	$869,666	$986,887	$108.74

Adjustment #4

Finally, for SFY 06-07, with full participation, and an estimated change in subsidy due to tenant turnover, and based on the Waiting List information provided in the DECD survey, Table #4 shows the total need for SFY 06-07 Elderly RAP is $4,372,659.

Table 4
SFY 06-07 Elderly RAP Funding – Full Participation and Tenant Turnover

Number of Elderly RAP Participants	Current Allocation from the General Fund	Additional Allocation Necessary to Balance 05/06	Additional Allocation Known Rent Increases	Additional Allocation For Full Participation	Percent Increase due to Changing Incomes 11.7% Increase	Average Monthly Cost Per Participant
187 Housing developments 90 Owners 3,000+ Residents	$1,523,004	$535,088	$869,666	$986,887	N/A	$108.74
187 Housing developments 90 Owners 3,000+ Residents	$1,523,004	$535,088	$869,666	$986,887	$458,014	$121.46

An analysis of the waiting list information provided also indicates a negative trend within each age category. On average, the income differential between the "over 62" applicants, and the young disabled applicants on the waiting list is substantial. Based on the data provided, there is a 29.29% differential between these groups. That is, on average, a young disabled applicant has 29.3% less income than an "over 62" applicant. In addition, forty percent (40%) of the applicants on the current waiting list are in this lower income group. This would have a negative effect on the available excess of base income available, and add to the growing number of residents who "need" Elderly RAP in order to be able to afford to live in these housing developments. Therefore, using this "macro" approach, and assuming that 40% of any new tenants would be in the lower income group, an 11.7% increase can be anticipated.

Data Analysis: Out Years 2 thru 5

The "Out Years" refers to the anticipated funding needs for SFY 08, SFY 09, SFY 10 and SFY 11. Again, Table #5 contains certain assumptions had to be made in order to bring consistency and order to the data sets. This is due to a number of factors, which include, but are not limited to:

1. All of the prior adjustments;
2. Continued downward trending of incomes when compared to inflation (11.7%);
3. Uncontrollable expenses (i.e. utilities, insurance) accelerating at a rate above inflation (additional 2.5%); and
4. Inflation at a flat 2.5% increase.

Table 5
Out Years Elderly RAP Funding

SFY 06/07 Base Year	SFY 07/08	SFY 08/09	SFY 09/10	SFY 10/11
$4,372,659	**$5,131,526**	**$6,022,092**	**$7,067,215**	**$8,293,717**

Table #5 shows these anticipated subsidy needs for each of the respective fiscal years.

As previously indicated, the funding for the Out Years are shown assuming full participation (with the exception of Litchfield and Thomaston, and the eleven Section 8 assisted developments) as well as the adjustments for uncontrollable cost escalations and the changing demographics.

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Conclusion

With the elderly population projected to dramatically increase over the next 10 years (it is expected to triple), beginning to address the preservation and affordability of our existing housing stock is critical to keeping up to the needs of this population group and with the issue.

Further, both emergency and revitalization funds are necessary over the next 2-5 years in order to preserve these units as decent, safe and sanitary housing for our elderly and young disabled populations.

In accordance with the requirements of Public Act 05-239, the current and future funding needs of this important component of the affordable housing stock of the State of Connecticut are as follows: SFY 05-06 $2,058,092; SFY 06-07 $4,372,659; SFY 07-08 $5,131,526; SFY 08-09 $6,022,092; SFY 09-10 $7.067,215; and SFY 10-11 $8,293,717.

The Department of Economic and Community Development is available to discuss the details of this analysis.

Appendix
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GLOSSARY OF TERMS

Important Terminology and Concepts Used in the EIA Process:

- **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

- **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.*

- **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.*

Other Important Economic and Econometric Terms:

- **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.

- **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.*

- **New Personal Income:** Additions to income received by persons from participation in production, from government, business transfers, and government interest. It is composed of wage and salary disbursements, other labor income, proprietor's income, rental income of persons, personal dividend income, and transfer payments to persons, less contributions for social insurance. In short, it is the aggregate income from all sources to all individuals. *The REMI model generates the projects' impact on statewide personal income.*

- **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.

- **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)

- **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)*

- **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)*

- **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)*

- **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)*

- **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)*

Housing Development Underwriting Definitions

- **"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.

- **"Annual Loan Constant"** means yearly fixed value of principal and interest payments on a specific loan.

- **"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.

- **"Appraisal"** means a report that sets forth the process of estimation and conclusion of value.

- **"Bridge Loan Financing"** means a short- term loan made in anticipation of intermediate-term or long-term financing.

- **"CHFA"** means the Connecticut Housing Finance Authority.

- **"Consumer Price Index"** means a statistical measure of the change in price levels of a predetermined mix of consumer goods and services.

- **"Credit Enhancement"** means an asset pledged as security.

- **"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.

- **"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.

- **"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.

- **"Equity"** means the Owner's financial interest in real property above all claims and liens against it.

- **"Grant"** means a contribution of funds that do not require repayment and are unsecured except to enforce compliance for use restrictions.

- **"Junior Financing"** means an obligation that is subordinate in right or lien priority to an existing or proposed lien on the same property.

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- **"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.

- **"Loan"** means an interest free or interest-bearing obligation to repay principal.

- **"Loan to Value Ratio"** means the ratio of the total amount of the secured loans to the appraised value of the property.

- **"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.

- **"Market Study"** means a report of a market analysis prepared by a third party.

- **"Mortgage Insurance"** means a policy to cover the lender in case of default.

- **"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.

- **"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.

- **"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.

- **“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.

- **“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.

- **"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.

- **"Stabilized Year"** means the first 12 months after 100% occupancy, less vacancy allowance.

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- **"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.

- **"Syndication"** means the process of structuring financial arrangements, legal documents, and investors to take advantage of any or all-available tax benefits.

- **"Total Development Cost" (TDC)** means all expenses incident to the creation of a project, including developer's fees.