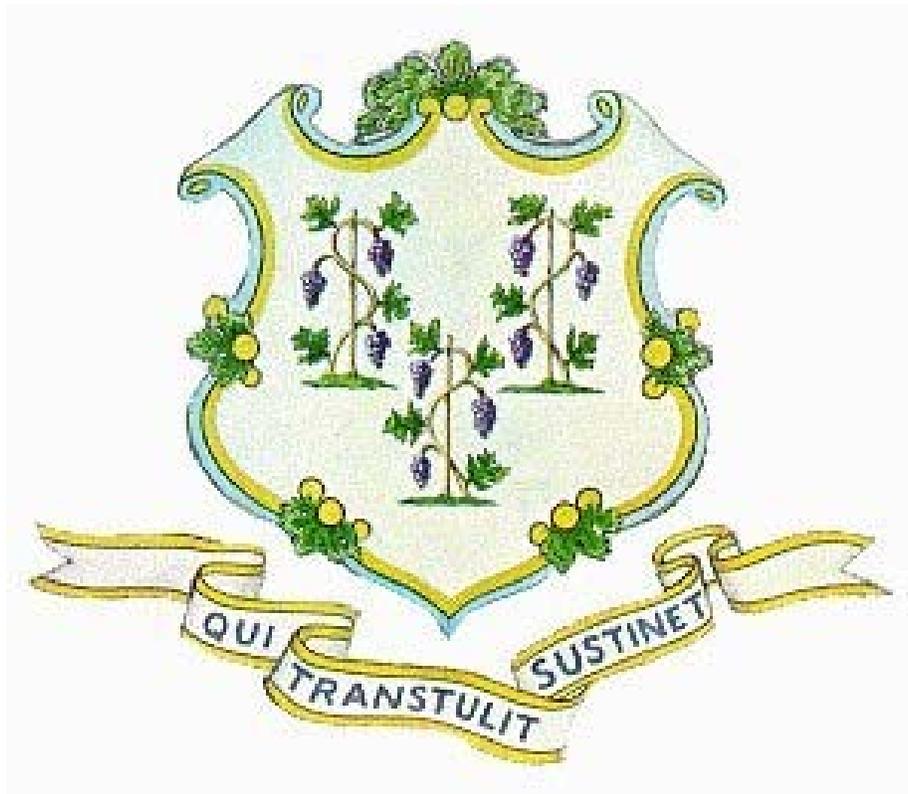




ANNUAL REPORT FOR FISCAL YEAR 2004-2005



DEPARTMENT OF ECONOMIC AND COMMUNITY
DEVELOPMENT

February 1, 2006



James F. Abromaitis
Commissioner



State of Connecticut
Department of Economic and
Community Development

February 1, 2006

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 its first comprehensive annual report on the department's economic, community and housing development activities for the period of July 1, 2004 through June 30, 2005. This document is a consolidation of more than thirteen statutory reports into one annual report. It seeks to expand upon the same information and analyses DECD has provided in the past, but in separate reports. This report also outlines the agency's progress in all our areas of responsibility.

When reading this report, it is important to note that it specifically covers the department's activities, efforts, performance and impact for the state fiscal year 2004-2005 and represents the agency as it was as of June 30, 2005. As is true for all modern organizations, DECD is a dynamic entity that is constantly evolving to meet the needs of its customers and to address the challenges of an ever-changing world. So far in fiscal year 2005-2006, DECD has modified its internal structure, separated its recruitment function from its industry cluster efforts and merged it with the agency's Office of Business and Industry Development. The agency has also created the Office of Insurance and Financial Services located in the newly recast and refocused Office of Strategic Competitiveness (formerly the Office of Industry Clusters and Business Recruitment).

DECD is the state's lead economic development, community development and housing development agency, and as such has a very broad mandate and constituency. DECD's mission is to develop and implement strategies to attract and retain businesses and jobs, revitalize neighborhoods and communities, ensure quality housing and foster appropriate development in Connecticut's towns and cities. We have several line offices dedicated to fulfilling the agency's mission:

- The Office of Business and Industry Development promotes in-state business and economic development, as well as out-of-state business recruitment, through use of tax credits, financial and technical assistance, and enterprise zones.
- The Office of Strategic Competitiveness manages the agency's Next Generation Competitiveness Strategy, including all industry cluster development activities. Included in this is the Office of BioScience that facilitates the growth of existing Connecticut bioscience companies, encourages new company formation, and works to make the state's policies and programs conducive to bioscience growth.
- DECD's International staff is dedicated to attracting foreign direct investment to Connecticut and helping companies take advantage of export opportunities in the global marketplace.

- The Office of Infrastructure and Real Estate provides engineering, architectural and construction management services, as well as financial oversight for large-scale real estate development, including industrial park development and brownfield redevelopment, making the best use of Connecticut's land and other material resources, a key to successful economic development.
- The Office of Housing Finance promotes housing development through financial and technical assistance using both state and federal resources.
- The Office of Municipal Development provides municipalities and non-profits with financial and technical assistance for community development activities with a special focus on building strong neighborhoods.

This new comprehensive annual report covers topics ranging from the social and economic impact of DECD programs to a listing of DECD-funded community and economic development and housing projects. The primary goal of this comprehensive overview of the agency is to provide policymakers, and the various constituencies served by the agency, with a greater understanding 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.

Prior to this report's existence, DECD had more than thirteen mandated reports, each narrowly focused on one aspect of the agency's operations. These reports, taken in isolation, rendered an incomplete and at times distorted picture of the agency and its contributions to the state's economy and quality of life. DECD has a broad mandate and a diverse constituency and the agency's actions, initiatives and investments have broad and diverse impacts. Historically, legislative, media and public attention focused almost exclusively on the job creation and retention performance of the agency's business assistance portfolio which accounts for only a portion of our portfolio.

The agency, much like the challenges it was created to address, is complex and not easily explained or quantified. It is my hope that this report will clearly illustrate that all of the agency's actions, programs, initiatives and investments lead to employment opportunities for the citizens of our state. Whether it's in the area of affordable housing development and preservation, community development, environmental protection, brownfield remediation, municipal assistance, economic development or business assistance, DECD's contributions to job creation and retention extend far beyond those made by the agency's direct financial assistance to Connecticut businesses. For example, DECD makes affordable housing development and infrastructure investments, provides tax credit, brownfield remediation, export, municipal assistance and technical assistance programs and supports industry cluster development. All of these activities create and support employment opportunities in Connecticut and build stronger communities.

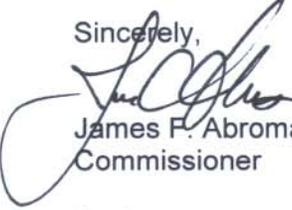
This is exactly why we submitted legislation consolidating DECD's statutory reporting requirements during the 2005 legislative session. In this report you will see the

Page Three
February 1, 2006

connection between DECD's diverse mandates and all of the agency's actions, programs, initiatives and investments.

I am proud of our accomplishments and I hope this consolidated report provides all of Connecticut's policymakers with a clearer understanding of what we do and how we do it. 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

Table of Contents

I.	Description of the Report	1
II.	Overview of the Agency	2
	A. History	2
	B. Mission	4
	C. Structure/Organization	4
	D. Program Inventory	15
III.	Economic Development Performance	21
	A. Introduction	21
	B. Connecticut's Economy During Fiscal Year 2004-2005	21
	C. Economic Development Overview	43
	D. Economic Development Portfolio Analysis	53
	E. Business Recruitment	77
	F. International Trade and Foreign Direct Investment	78
	G. Enterprise Zone Program	90
	H. Tax Credit Programs	99
	I. Agency Supported Economic Development Organizations	105
	J. Economic Clusters	120
IV.	Community Development Performance	123
	A. Introduction	123
	B. Community Development Overview	123
	C. Community Development Portfolio Analysis	126
	D. Brownfields	137
	E. Dry Cleaning	141
V.	Housing Development Performance	143
	A. Introduction	143
	B. Connecticut Housing Environment 2004-2005	143
	C. Housing Development Overview	174
	D. Housing Development Portfolio Analysis	188
	E. Supportive Housing	194
	F. Section 8 New Construction/Substantial Rehabilitation	198
	G. Energy Conservation Loan Program And Multifamily Energy Conservation Loan Program	200
	H. Tax Subsidy Program	202
	I. Fair Housing Choice and Racial and Economic Integration	204
VI.	Report Conclusion	210
VII.	Appendix	211
	A-1 DECD Administrative Functions	212
	A-2 Business Assistance Portfolio - Job Audit Results	218
	A-3 Business Assistance Portfolio - Portfolio Data	224
	A-4 Urban and Industrial Site Investment Tax Credit Program Portfolio	239

Table of Contents Continued

A-5	Insurance Reinvestment Tax Credit Program Portfolio	241
A-6	Enterprise Zone - National Performance Review Bibliography	245
A-7	Community Development Portfolio	247
A-8	Dry Cleaning Program Data	255
A-9	Housing Development Portfolio	256
A-10	Housing Production Data	260
A-11	Affordable Housing Appeals List	298
A-12	Tenant Demographic Data	302
A-13	Connecticut Corporation Business Tax Credits	304
A-14	Glossary	305

I. Description of the Report

The Department of Economic and Community Development (DECD) is the state's lead economic development, community development and housing development agency, and as such has a very broad mandate and constituency. This is the first comprehensive report that examines the agency's multiple functions and responsibilities and evaluates the performance of the programs operated by the department. The primary goal of this comprehensive overview of the agency is to provide policymakers and the various constituencies served by the department with a greater understanding of the multiple statutory obligations and policy objectives for which the department is responsible.

This document is a consolidation of numerous statutory reports into one annual report. It seeks to expand upon the same information and analyses DECD has provided in the past, but in separate reports. Under P.A. 05-191 the Department must submit this new 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. Previous reports were also due annually, but were narrowly focused, repeated information, were submitted at different dates, and went to various agencies such as the state auditors, different legislative committees and the Office of Policy and Management.

The new annual report covers topics ranging from the social and economic impact of DECD programs to a listing of DECD-funded community and economic development and housing projects. Several reporting requirements have been expanded over what was previously required and can be found in this new document.

Reason for the Report:

During the 2005 legislative session, DECD submitted legislation requesting that the agency's numerous statutorily mandated reports be consolidated into a single agency annual report. The legislation became P. A. 05-191, An Act Consolidating Department of Economic and Community Development Reports.

Prior to the production of this report, DECD's multiple activities were reported to the Legislature by way of numerous focused (and often duplicative) reports. Because these reports were often specifically focused on a single activity, program or constituency, the overall purpose of the agency's broad mandate was not made clear. In many cases, the data presented by some of these past reports has often led to distorted interpretations of the agency's asset utilization, annual activity and performance. These past reports also failed to capture the larger picture of DECD's mission due to their limited context.

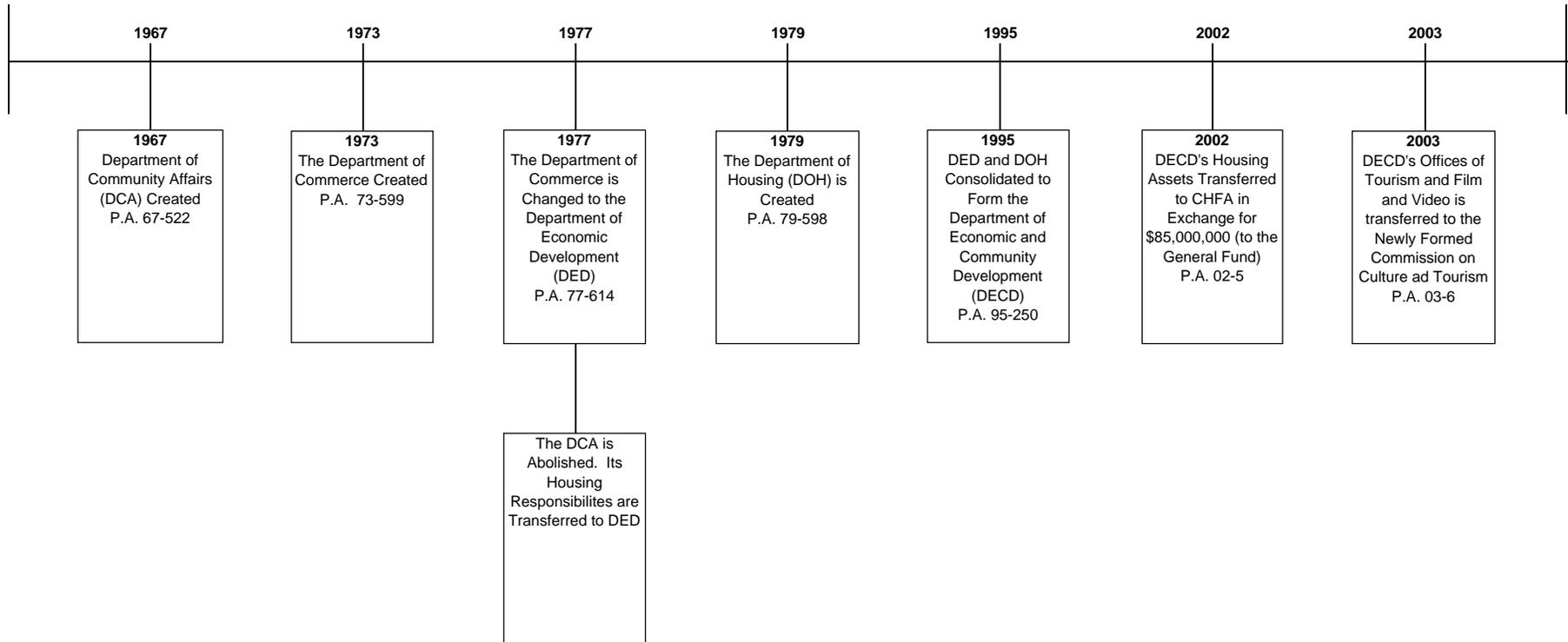
It is hoped that this new report will provide a better understanding of the varied and complex nature of DECD's responsibilities with regard to the state's economic and community development and housing mandates, mission, activities, initiatives.

II. Overview of the Agency

A. HISTORY OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT:

- In 1967, the Connecticut Legislature created the Department of Community Affairs (DCA) that had responsibility for planning, community development and housing development activities (P.A. 67-522).
- 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 Department of Economic Development.
- 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 the state.
- In 1995, the Connecticut Legislature passed P. A. 95-250 that consolidated the Department of Housing (DOH) with the Department of Economic Development (DED). The new agency was named the Department of Economic and Community Development (DECD) and became the lead agency for all housing, economic and community development matters in the state.
- In May 2002, in a special session of the Connecticut General Assembly, the Legislature authorized the transfer of housing assets 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 budget shortfall for the state.
- In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU) to carry out the transfer of housing assets. Under the agreement, on July 1, 2003, all servicing, administration and income from the housing assets belonged to CHFA. However, the Commissioner must still approve any property dispositions.
- The Commissioner of DECD retains his statutory power to approve or reject any sale, lease or transfer of any housing asset transferred to CHFA. Under an agreement with the Office of Policy and Management, existing staff was reassigned to other duties within the department.
- 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 (CCT).

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



B. MISSION:

Agency Description:

The Department of Economic and Community Development 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 73 economic, community and housing development related boards and commissions throughout Connecticut.

Agency's Mission:

DECD is in the business of *creating opportunities* in housing, community development and economic 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.

The agency 's *administrative* functions, which include its business and fiscal functions, human resource functions, and managerial oversight, are designed to support the execution and fulfillment of the agency's mission. The addition of *Administration* to the aforementioned core responsibilities completes the overall mission capability of the agency.

C. STRUCTURE/ORGANIZATION:

The agency employed 141 people in fiscal year 2004-2005. The agency's total administrative budget for that period was \$14,987,436.

During fiscal year 2004-2005, DECD had eight functional subdivisions or "Offices" including the Office of the Commissioner, the Office of Finance and Administration, the Compliance Office, Planning and Program Support, the Office of Housing Finance, the Office of Municipal Development, the Office of Infrastructure and Real Estate, the Office of Industry and Business Development, and the Office of Industry Clusters and Business Recruitment.

Agency Offices fall into two categories: line or 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).

AGENCY OFFICES:

1. Office of the Commissioner:

a. Legal Services

The Legal Services staff are responsible for providing legal services to the Commissioner and the agency's offices. It also oversees the agency's responsibilities under the Freedom of Information Act, staffs 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 and the Office of State Ethics.

b. Communications and Government Relations

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

c. Internal Auditor

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

d. International Trade and Export Assistance

The International Trade and Export Assistance 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 efforts.

e. Human Resources

The Human Resources is responsible for the agency's Affirmative Action plan and 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.

f. Agency Operations

The Agency Operations Officer assists the Commissioner's Office with the overall internal operations of the agency.

g. Workforce Development

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

2. Office of Industry Clusters and Business Recruitment (OICBR)

OICBR (now known as the Office of Strategic Competitiveness, OSC) is responsible for the continued development of the agency's Next Generation Competitiveness Strategy, including the work of Industry Clusters. This strategy involves a decision to strategically invest a portion of the state's economic development resources in certain industry clusters and crosscutting issues associated with improving the state's business environment. The **Office of BioScience**, within OSC, was created to provide dedicated technical assistance to those businesses involved in bioscience; a new **Office of Insurance and Financial Services**, also within OSC, will do the same for insurance and financial services. As noted above, as of the publication of this report, business recruitment functions have been moved to OBID, so that OSC can focus its work to diversify Connecticut's economic base and strengthen our competitiveness in the global economy by supporting Connecticut's key industries. OSC works on improving the competitiveness of businesses within these industries, thereby boosting Connecticut's economy.

3. Office of Business and Industry Development (OBID)

OBID is the agency's statewide marketing and investment arm, and its central advocate for business and economic development. 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. OBID is the principal point of contact for both Connecticut companies and out-of-state businesses seeking assistance from the state. As of the publication of this report, 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 out-of-state operations to Connecticut or expanding their existing operations in Connecticut. The **Office of Small Business** is housed within OBID.

4. Office of Infrastructure and Real Estate (OIRE)

OIRE is the primary agency contact for large-scale real estate development and brownfield revitalization projects statewide. This office 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.

5. Office of Municipal Development (OMD)

OMD is the agency's statewide marketing and 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.

6. Office of Housing Finance (OHF)

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

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

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

8. Office of Finance and Administration (OFA)

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

AGENCY OFFICES BY FUNCTIONAL AREA:

Administrative Offices:

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

Line Offices:

Housing Development - The following offices are responsible for DECD functions related to Housing Development:

- Office of Housing Finance
- Office of Municipal Development
- Office of Infrastructure and Real Estate
- Compliance Office and Planning/Program Support

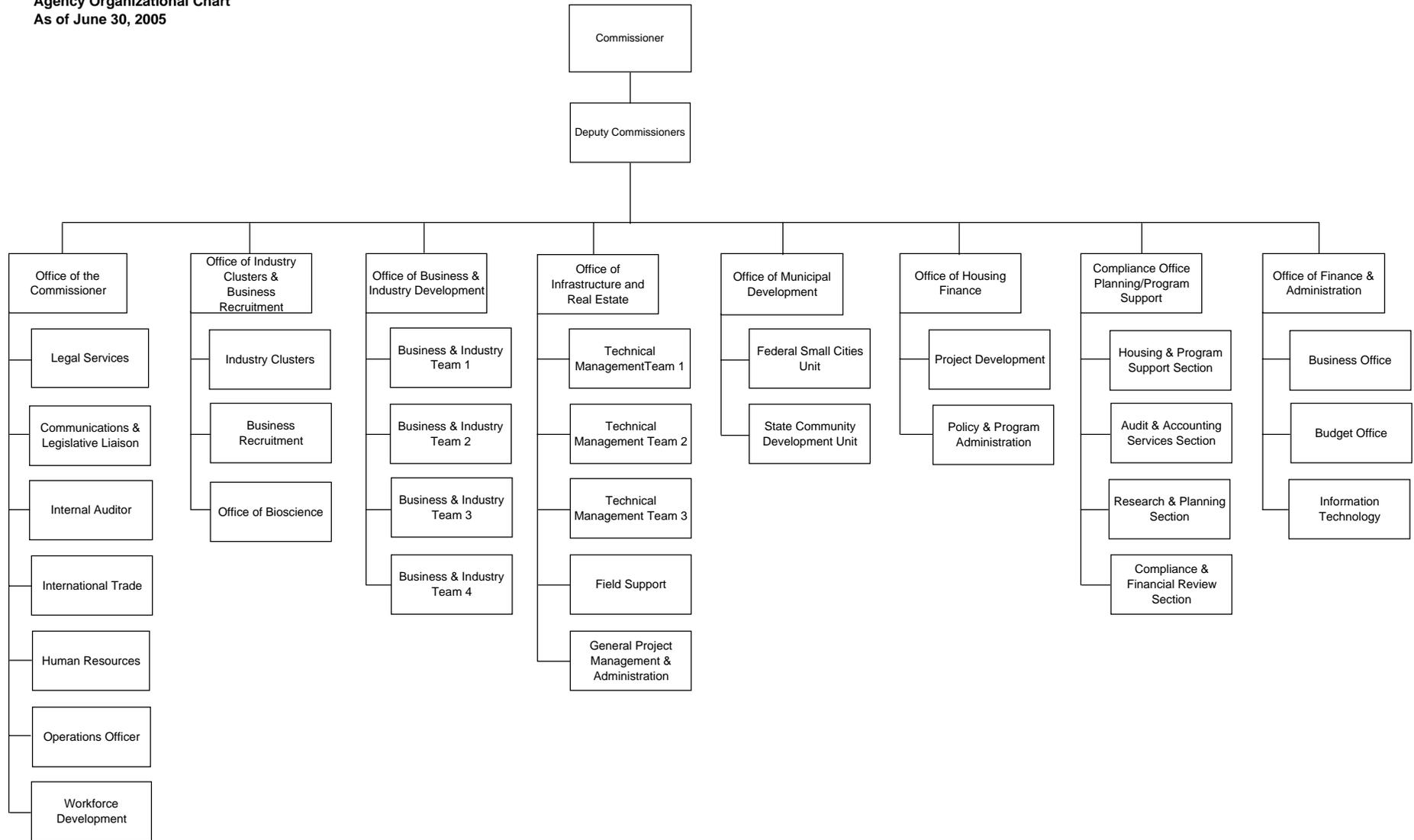
Community Development - The following offices are responsible for DECD functions related to Community Development:

- Office of Municipal Development
- Office of Infrastructure and Real Estate
- Compliance Office and Planning/Program Support

Economic Development - The following offices are responsible for DECD functions related to Economic Development:

- Office of the Commissioner:
 - Workforce Development
 - International Trade and Export Assistance
- Office of Business and Industry Development
- Office of Industry Clusters and Business Recruitment
- Office of Infrastructure and Real Estate
- Compliance Office and Planning/Program Support

**Agency Organizational Chart
As of June 30, 2005**



AGENCY BUDGET FISCAL YEAR 2004-2005:

ECONOMIC AND COMMUNITY DEVELOPMENT	
EXPENDITURES BY PROGRAM:	Actual FY 05
General Fund	
Personal Services	\$ 6,154,384
Other Expenses	\$ 1,826,045
Equipment	\$ -
Other Current Expenses	\$ 569,333
GRANT PAYMENTS-OTHER THAN TOWNS	\$ 7,986,262
GRANT PAYMENTS-TO TOWNS	\$ 4,886,112
AGENCY TOTAL - GENERAL FUND	\$ 21,422,136
Additional Funds Available	
Carry Forward-FY 05 Lapse	\$ 374,011
Carry Forward Additional FY 05 Appropriation	
Special Non-Appropriated Funds	\$ 5,789,289
Bond funds	\$ 1,549
Private Contributions	\$ 601,605
Federal Contributions	\$ 34,928,867
Total Additional Funds	\$ 41,695,321
Agency Grand Total	\$ 63,117,456
BUDGET BY PROGRAM	
Economic Development-72001	
General Fund	
Personal Services	\$ 934,654
Other Expenses	\$ 801,197
Grant Payments- Other Than Towns	
Entrepreneurial Center	\$ 142,500
Total - General Fund	\$ 1,878,351
Federal Contributions	
Fed Contaminated Property RLF Brownfields	\$ 166,681
Total - Federal Contributions	\$ 166,681
Additional Funds Available	
Carry Forward Funding	\$ 374,011
Special Non-Appropriated Funds	\$ 2,450,755
Bond funds	\$ -
Private Contributions	\$ 574,634
Total-Additional Funds Available	\$ 3,399,400
Total- All Funds 72001	\$ 5,444,432

*Connecticut Department of Economic and Community Development
Annual Report for Fiscal Year 2004-2005*

Community Development-74001	
Permanent Full-Time Positions GF/OF	
General Fund	
Personal Services	\$ 484,145
Other Expenses	\$ 309,037
Total - General Fund	\$ 793,181
Federal Contributions	
COMM.DEV.BLOCK GRANT	\$ 11,682,399
COMM.DEV.BLOCK ADMIN	\$ 873,866
SECTION 8 Reserve	\$ 131,347
Total - Federal Contributions	\$ 12,687,612
Additional Funds Available	
Special Non-Appropriated Funds	\$ 228,719
Bond funds	\$ 1,549
Private Contributions	\$ 6,460
Total-Additional Funds Available	\$ 236,728
Total - All Funds 74001	\$ 13,717,521
Housing Development-51005	
Permanent Full-Time Positions GF/OF	
General Fund	
Personal Services	\$ 585,034
Other Expenses	\$ 191,022
Equipment	
Elderly Rental Registry and Counselor	\$ 569,333
Grant Payments- Other Than Towns	
Subsidized Assisted Living Demonstration	\$ 854,300
Congregate Facilities Operation Costs	\$ 5,029,671
Housing Assistance & Counseling	\$ 560,000
Elderly Rent Subsidy	\$ 1,399,791
Grant Payments- To Towns	
Tax Abatement	\$ 2,131,112
Payment in Lieu of Taxes	\$ 2,755,000
Total - General Fund	\$ 14,075,263
Federal Contributions	
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	\$ 12,479
LOWER-INCOME HSG Sec 8 New Const Subs Rehab	\$ 10,446,612
HOME	\$ 9,649,001
HOME ADMINISTRATIVE EXP	\$ 870,888

Agency Budget Fiscal Year 2004-2005 BUDGET BY PROGRAM Housing Development-51005 Continued	
SHELTER PLUS CARE GRANT	\$ 79,961
COMM.DEV.BLOCK ADMIN	\$ 36,910
Total - Federal Contributions	\$ 21,095,851
Additional Funds Available	
Carry Forward Funding	\$ -
Special Non-Appropriated Funds	\$ 2,602,799
Bond funds	
Private Contributions	\$ -
Total-Additional Funds Available	\$ 2,602,799
Total - All Funds 51005	\$ 37,773,913
Administration- 14000	
General Fund	
Personal Services	\$ 4,150,551
Other Expenses	\$ 524,789
Equipment	\$ -
Total- General Fund	\$ 4,675,340
Federal Contributions	
HOME ADMINISTRATIVE EXP	\$ 376,784
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	\$ 342,726
SECTION 8 RESERVE	\$ 49,573
SHELTER PLUS	\$ 5,948
COMM.DEV.BLOCK ADMIN	\$ 203,691
Total - Federal Contributions	\$ 978,722
Additional Funds Available	
Carry Forward Funding	\$ -
Special Non-Appropriated Funds	\$ 507,016
Bond funds	\$ -
Private Funds	\$ 20,511
Total-Additional Funds Available	\$ 527,527
Total - All Funds 14000	\$ 6,181,589
TOTAL ALL FOUR PROGRAMS	\$ 63,117,456

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
BOND FUND STATUS REPORT
AS OF JUNE 30, 2005**

BOND FUNDS:	FUND BALANCE As of 7/1/04	FY 04-05 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY '04-05 • BC APPROVAL • RLF (USE/ RETURN) • BC CAP	NET AVAILABLE BALANCE AS OF 6/30/05
MANUFACTURING ACT (MAA)					
AUTHORIZATIONS:					
FY '00-01	\$ 3,117,306	\$ -	\$ 3,117,306	\$ 3,117,306	\$ -
FY '01-02	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 1,732,694	\$ 28,267,306
FY '03-04 (\$10M AUTHORIZATION RESCINDED)	\$ -	\$ -	\$ -	\$ -	\$ -
MAA - UBS WARBURG	\$ 20,000,000	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
BC CAPITALIZATION (BC 9/28/01) INDUSTRY CLUSTERS	\$ 842,000	\$ -	\$ 842,000	\$ 50,000	\$ 792,000
BC CAPITALIZATION (BC 11/20/03) MAA	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 580,000	\$ 1,420,000
BC CAPITALIZATION (BC 9/27/02) MAA	\$ 376,500	\$ -	\$ 376,500	\$ 370,000	\$ 6,500
CDA SEAMLESS DEALS (BC 9/28/01)	\$ 5,740,000	\$ -	\$ 5,740,000	\$ -	\$ 5,740,000
MAA - DEFENSE DIVERSIFICATION	\$ -	\$ -	\$ -	\$ -	\$ -
RESERVES - DECOMMITTED (GRANT)	\$ 709,846	\$ -	\$ 709,846	\$ -	\$ 709,846
RESERVES - DECOMMITTED (LOAN)	\$ 2,836,912	\$ 4,000,000	\$ 6,836,912	\$ 5,900,000	\$ 936,912
RESERVES - DECOMMITTED - BC CAP LOAN	\$ 155,000	\$ -	\$ 155,000	\$ -	\$ 155,000
RESERVES - DECOMMITTED - BC CAP GRANT	\$ 1	\$ -	\$ 1	\$ -	\$ 1
SUB-TOTAL	\$ 65,777,565	\$ 4,000,000	\$ 69,777,565	\$ 11,750,000	\$ 58,027,565
REVOLVING FUND (MAA)					
BC CAPITALIZATION	\$ -	\$ -	\$ -	\$ -	\$ -
PRINCIPAL & INTEREST	\$ 28,436,027	\$ 7,599,213	\$ 36,035,240	\$ 3,122,920	\$ 32,912,320
TOTAL	\$ 94,213,592	\$ 11,599,213	\$ 105,812,805	\$ 14,872,920	\$ 90,939,885

Connecticut Department of Economic and Community Development
Annual Report for Fiscal Year 2004-2005

BOND FUND STATUS REPORT Continued					
BOND FUNDS:	FUND BALANCE As of 7/1/04	FY 04-05 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY '04-05	NET AVAILABLE BALANCE AS OF 6/30/05
ENERGY CONSERVATION LOANS					
PRINCIPAL (DOH)	\$ 576,428	\$ 24,881	\$ 601,309	\$ -	\$ 601,309
PRINCIPAL (DED)	\$ 4,448,923	\$ 1,903,565	\$ 6,352,488	\$ 1,862,000	\$ 4,490,488
TOTAL	\$ 5,025,351	\$ 1,928,446	\$ 6,953,797	\$ 1,862,000	\$ 5,091,797
URBAN ACTION					
AUTHORIZATIONS:					
FY '03-04 DECD (\$7M AUTHORIZATION RESCINDED)	\$ -	\$ -	\$ -	\$ -	\$ -
FY '04-05 OPM	\$ -	\$ 20,250,415	\$ 20,250,415	\$ 20,250,415	\$ -
FY '04-05 OPM - ADMIN	\$ -	\$ 375,000	\$ 375,000	\$ 375,000	\$ -
RESERVES (OPM)	\$ 5,506,784	\$ 283,221	\$ 5,790,005	\$ 5,506,783	\$ 283,222
RESERVES (DECD)	\$ 1,435,802	\$ 18,517	\$ 1,454,319	\$ 1,435,802	\$ 18,517
TOTAL	\$ 6,942,586	\$ 20,927,153	\$ 27,869,739	\$ 27,568,000	\$ 301,739
NAUGATUCK VALLEY REV. FUND					
PRINCIPAL & INTEREST	\$ 1,933,360	\$ 9,874	\$ 1,943,234	\$ 348,959	\$ 1,594,275
DRY CLEANING	\$ 3,396,515	\$ 800,124	\$ 4,196,639	\$ 283,633	\$ 3,913,006
OTHER PRIOR BF RESERVES	\$ 510,534	\$ -	\$ 510,534	\$ -	\$ 510,534
S.T.E.A.P. (Small Town Economic Assistance Program)					
FY 04-05	\$ -	\$ 11,914,636	\$ 11,914,636	\$ 11,914,636	\$ -

Connecticut Department of Economic and Community Development
Annual Report for Fiscal Year 2004-2005

BOND FUND STATUS REPORT Continued					
BOND FUNDS:	FUND BALANCE As of 7/1/04	FY 04-05 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY '04-05	NET AVAILABLE BALANCE AS OF 6/30/05
HOUSING ASSISTANCE BOND FUND (HABF)					
AUTHORIZATIONS:					
FY '98-99 SA 97-1, SEC 28-31	\$ 83,723	\$ -	\$ 83,723	\$ 83,723	\$ -
FY '98-99 SA 01-02 JSS, SEC 85, SUPP. HSG.	\$ 6,192,500	\$ -	\$ 6,192,500	\$ 5,166,277	\$ 1,026,223
FY '99-00 PA 99-242, SEC 9	\$ 963,200	\$ -	\$ 963,200	\$ 672,000	\$ 291,200
FY '00-01 PA 99-242, SEC 28	\$ 718,000	\$ -	\$ 718,000	\$ 450,000	\$ 268,000
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)	\$ 15,000,000	\$ -	\$ 15,000,000	\$ 1,000,000	\$ 14,000,000
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
* CONTINGENCY FUNDS (1801) - BC APP. 6/24/94	\$ 218,486	\$ -	\$ 218,486	\$ -	\$ 218,486
RESERVES (1801/1802)	\$ 1,059,792	\$ 3,294,088	\$ 4,353,880	\$ -	\$ 4,353,880
TOTAL	\$ 29,835,701	\$ 3,294,088	\$ 33,129,789	\$ 7,372,000	\$ 25,757,789
HRRLF (HSG. REPAY'T & REV. LOAN FUND)					
PRINCIPAL & INTEREST	\$ 8,183,361	\$ 6,009	\$ 8,189,370	\$ 268,728	\$ 8,458,098
RESERVES (1601-090)	\$ 50,708	\$ 44,448	\$ 95,156	\$ -	\$ 95,156
BF CONSOLIDATION 1602-050	\$ 45,008	\$ 612	\$ 45,620	\$ -	\$ 45,620
* CONTINGENCY FUNDS (1601-080) - BC APP 3/31/95	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 6,000
TOTAL	\$ 8,285,077	\$ 51,069	\$ 8,336,146	\$ 268,728	\$ 8,604,874
OTHER - PRIOR BF (HOUSING) RESERVES (RESTRICTED)	\$ 826,473	\$ -	\$ 826,473	\$ -	\$ 826,473
GRAND TOTAL	\$ 150,969,189	\$ 50,524,603	\$ 201,493,792	\$ 64,490,876	\$ 137,540,372

* These funds can be used to provide additional funding to projects previously approved by State Bond Commission (up to \$100K and no more than 10% of allocation). The eligible programs are: Rental Rehab, LBLT, LEC, MHA, HH, Cong., HE, AH, and MR.

D. PROGRAM INVENTORY:

DECD Programs and Services:

Under the provisions of Section 8-37r and 32-1b of the Connecticut General Statutes, DECD is designated the lead agency responsible for community, economic and housing development, including the preparation of the HUD Consolidated Plan.

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, brownfield 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 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 the Office of Infrastructure and Real Estate.

Economic Development and Manufacturing Assistance 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 the Office of Business and Industry Development and the Office of Infrastructure and Real Estate. Grants are provided under this program to municipal clients for planning, real estate development projects and site preparation through the Office of Infrastructure and Real Estate.

Executive Education Alliance provides rapidly growing inner city entrepreneurs with the advanced business skills necessary for continued success in a competitive economy. Administered by the Office of Strategic Competitiveness.

Enterprise Zone Program provides benefits (including incentives, tax credits and deferrals) to designated areas in Targeted Investment Communities for business relocation/expansion projects within the zone. Eligible businesses include manufacturers, warehouse distributors (new construction/expansion only) and certain designated service-related businesses. Administered by the Office of Business and Industry Development.

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 Trade and Export Assistance 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 the Office of Infrastructure and Real Estate.

Inner City 10 highlights and celebrates 10 of the fastest growing, privately owned companies located in inner cities throughout Connecticut. Administered by the Office of Strategic Competitiveness.

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 the Compliance Office and Planning/Program Support.

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 the Compliance Office and Planning/Program Support.

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 the Office of Business and Industry Development.

Naugatuck Valley Revolving Loan 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 the Office of Business and Industry Development.

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 the Office of Strategic Competitiveness.

Research provided by the department is a central source of economic and demographic information about the State of 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 the Compliance Office and Planning/Program Support.

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

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 affordable housing and economic development opportunities, and/or improving community facilities and services. Administered by the Office of Municipal Development and the Office of Infrastructure and Real Estate.

Special Contaminated Property Remediation and Insurance Fund (SCPRIF) is a brownfield revitalization program that provides loan assistance with investigating the environmental conditions of a site to ultimately encourage redevelopment that is beneficial to the community. Administered by the Office of Infrastructure and Real Estate.

Surplus Property Program examines excess state land holdings, or interests therein, for use as transitional facilities for the homeless and/or for the construction or rehabilitation of housing for families with low and moderate incomes. Administered by the Office of Infrastructure and Real Estate.

Turnaround Management Assistance provides technical assistance for businesses experiencing significant difficulties. Coordinated by the Office of Business and Industry Development.

Urban Action Grant 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 the Office of Municipal Development and the Office of Infrastructure and Real Estate.

Urban Sites Remedial Action Program is the state's primary brownfield 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 the Office of Infrastructure and Real Estate.

Urban and Industrial Site 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. Investments must be certified by DECD in order to be eligible. Administered by the Office of Business and Industry Development and the Office of Infrastructure and Real Estate. Economic Impact Analyses and financial analyses prepared by the Compliance Office and Planning/Program Support.

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

Housing Programs and Services:

Affordable Housing Appeals List DECD annually promulgates a list containing each municipality in the state and identifying those municipalities in which at least ten percent (10%) of all dwelling units in the municipality are considered "affordable" because they are: governmentally-assisted housing; have mortgages currently financed by Connecticut Housing Finance Authority; or are subject to deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as affordable housing, as defined in section 8-39a of the Connecticut General Statutes, for persons and families whose income is less than or equal to eighty (80%) percent of the area median income. Prepared by the Compliance Office and Planning/Program Support.

Affordable Housing Program (FLEX) provides financial assistance for a variety of housing development activities, expands the state's ability to serve the needs of housing applicants (municipalities, nonprofit organizations, local housing authorities and for-profit developers), and

allows the state to provide partial or “gap” financing. Administered by the Office of Housing Finance with technical support from the Office of Infrastructure and Real Estate.

Congregate Facilities Operating Cost (Congregate) – Subsidy 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 the Compliance Office and Planning/Program Support.

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 housing authorities that provide rental subsidies in accordance with an approved contract. Administered by the Compliance Office and Planning/Program Support.

Elderly Rental Registry and Counselor Program (also known as the Resident Service Coordinator Program) provides grant funds to sponsors of DECD-assisted rental housing for the elderly to hire a Resident Services Coordinator to perform an evaluation of all tenants. Administered by the Compliance Office and Planning/Program Support.

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 percent of the area median. Administered by the Office of Municipal Development.

HOME Investment Partnership Program provides financial assistance to developers, housing authorities and individuals for a variety of activities to develop and support affordable housing. Administered by the Office of Housing Finance with technical support from the Office of Infrastructure and Real Estate and the Compliance Office and Planning/Program Support.

Housing Assistance and Counseling Program – Assisted Living in Federal Facilities (ALFF) – Subsidy Program in a joint effort with the Department of Social Services and with the assistance and direction of the Office of Policy and Management, develops and implements a demonstration program that brings assisted living services to residents of four federal facilities. These facilities, originally funded by the United States Department of Housing and Urban Development under either the Section 202 elderly housing developments or Section 236 elderly housing program, agreed to participate with DECD and the Department of Social Services in providing assisted living services to their residents. Administered by the Compliance Office and Planning/Program Support.

Moderate Rental PILOT (Payment In Lieu Of Taxes) Program provides grants to municipalities in which DECD-assisted moderate rental housing developments are operated by local housing authorities. *This program is currently not open to new applicants* and is administered by the Compliance Office and Planning/Program Support.

Research provided by the department is a central source of housing and demographic information about the State of 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 the Compliance Office and Planning/Program Support.

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 public housing authorities (PHAs) or private owners for up to 20 or 40 years after completion of the construction or substantial rehabilitation of rental housing. Administered by the Compliance Office and Planning/Program Support.

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 affordable housing and economic development opportunities, and/or improving community facilities and services. Administered by the Office of Municipal Development with technical support from the Office of Infrastructure and Real Estate and the Compliance Office and Planning/Program Support.

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. Administered by the Compliance Office and Planning/Program Support.

Urban Action Grant 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 the Office of Municipal Development with technical support from the Office of Infrastructure and Real Estate.

Community Development Programs and Services:

Connecticut Main Street Program provides funds to refurbish Connecticut's classic downtowns by creating new storefront facades, renovating town greens, and making other streetscape improvements, and is funded in part by DECD. Administered by the Office of Municipal Development.

Economic Development and Manufacturing Assistance 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 the Office of Business and Industry Development and the Office of Infrastructure and Real Estate.

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 affordable housing and economic development opportunities, and/or improving community facilities and services. Administered by the Office of Municipal Development with technical support from the Office of Infrastructure and Real Estate and the Compliance Office and Planning/Program Support.

Small Town Economic Assistance Program (STEAP), an Office of Policy and Management program that is at times administered by DECD (for certain types of projects), provides funds for economic development, community conservation and quality of life projects for towns that are ineligible to receive Urban Act Funding. Administered by the Office of Municipal Development and the Office of Infrastructure and Real Estate.

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 the Office of Infrastructure and Real Estate and the Compliance Office and Planning/Program Support.

Urban Action Grant 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 the Office of Municipal Development and the Office of Infrastructure and Real Estate.

Additional information on DECD programs is available in the appendix of this report and on the agency's website www.decd.org.

III. Economic Development Performance

A. ECONOMIC DEVELOPMENT INTRODUCTION:

This section begins with a review of the economic conditions that existed in fiscal year 2004-2005 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
- Enterprise Zone Program
- Urban And Industrial Site Reinvestment Tax Credit Portfolio
- Insurance Reinvestment Tax Credit Portfolio
- Agency Supported Economic Development Organizations

B. CONNECTICUT'S ECONOMY DURING 2004-2005:

Following in the footsteps of a tenuous national recovery, 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 in the state 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 & Labor:

The demographic characteristics of a state 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 snap-shot of the current environment, the nature and distribution of a state's population holds keys to making good policy decisions for the years ahead.

Table 1 shows population in each of the counties of Connecticut as well as compared with the rest of the New England region and the U.S. over 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 over the last four years.

Table 1 Population By Region					
	2000	2001	2002	2003	2004
Fairfield County	884,786	890,073	894,820	899,683	903,291
Hartford County	858,531	862,185	867,072	873,001	875,602
Litchfield County	182,665	184,431	186,414	187,961	189,246
Middlesex County	155,651	157,269	159,586	161,637	162,295
New Haven County	825,062	829,565	834,856	841,445	845,694
New London County	259,483	260,795	262,718	265,184	266,466
Tolland County	136,889	138,978	142,390	145,285	146,667
Windham County	109,195	109,947	111,150	112,764	114,343
Connecticut	3,412,262	3,433,243	3,459,006	3,486,960	3,503,604
Rest of New England	10,540,752	10,612,798	10,671,308	10,713,694	10,735,284

Source: U.S. Census

Table 2 tracks the change in major population 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 is little shift in the composition of population distribution, except possibly in a small transfer from the school-age cohort in many counties to the working-age cohort. It is uncertain whether this change is led by migration, changes in birth rates, or simply aging.

Table 2 Age Cohort by County										
	2000	As %	2001	As %	2002	As %	2003	As %	2004	As %
Fairfield										
0-17	226,051	26%	226,432	25%	227,234	25%	228,087	25%	229,833	25%
18-64	541,344	61%	546,130	61%	550,277	61%	554,163	62%	555,897	62%
65+	117,391	13%	117,511	13%	117,309	13%	117,433	13%	117,561	13%
Hartford										
0-17	210,841	25%	209,702	24%	209,164	24%	208,305	24%	207,986	24%
18-64	521,965	61%	527,477	61%	533,085	61%	539,540	62%	542,161	62%
65+	125,725	15%	125,006	14%	124,823	14%	125,156	14%	125,455	14%
Litchfield										
0-17	44,859	25%	44,479	24%	44,126	24%	43,644	23%	43,236	23%
18-64	111,821	61%	113,712	62%	115,917	62%	117,689	63%	119,111	63%
65+	25,985	14%	26,240	14%	26,371	14%	26,628	14%	26,899	14%
Middlesex										
0-17	36,122	23%	36,149	23%	36,266	23%	36,430	23%	36,511	22%
18-64	98,396	63%	99,882	64%	101,742	64%	103,376	64%	103,685	64%
65+	21,133	14%	21,238	14%	21,578	14%	21,831	14%	22,099	14%
New Haven										
0-17	201,668	24%	200,894	24%	200,713	24%	200,357	24%	200,799	24%
18-64	504,116	61%	510,194	62%	516,468	62%	523,247	62%	526,923	62%
65+	119,278	14%	118,477	14%	117,675	14%	117,841	14%	117,972	14%

Table 2 Continued										
New London										
0-17	63,575	25%	63,055	24%	62,953	24%	62,924	24%	62,961	24%
18-64	162,118	62%	163,990	63%	165,715	63%	167,836	63%	168,705	63%
65+	33,790	13%	33,750	13%	34,050	13%	34,424	13%	34,800	13%
Tolland										
0-17	31,567	23%	31,415	23%	31,180	22%	30,976	21%	30,760	21%
18-64	91,337	67%	93,190	67%	96,511	68%	99,223	68%	100,432	68%
65+	13,985	10%	14,373	10%	14,699	10%	15,086	10%	15,475	11%
Windham										
0-17	27,409	25%	27,092	25%	26,930	24%	26,682	24%	26,702	23%
18-64	68,339	63%	69,458	63%	70,843	64%	72,671	64%	74,209	65%
65+	13,447	12%	13,397	12%	13,377	12%	13,411	12%	13,432	12%

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 purports 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 2004)								
	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Population Over Age 25	561,662	571,139	118,444	97,227	535,378	164,459	78,846	64,920
Grades K-9	7.80%	9.00%	7.40%	6.60%	9.00%	7.60%	5.60%	13.20%
Grades 9-12	11.10%	13.20%	11.80%	10.80%	13.40%	11.50%	9.60%	15.70%
High School or more	81.10%	77.70%	80.90%	82.60%	77.60%	80.90%	84.90%	71.10%
High School Graduate	25.80%	29.60%	30.90%	29.90%	31.30%	33.10%	29.80%	33.40%
Some College, No Degree	15.30%	15.50%	17.50%	16.80%	15.60%	18.80%	17.60%	15.00%
Associate Degree	5.80%	6.90%	7.50%	7.80%	6.50%	7.30%	8.10%	6.00%
Bachelor's Degree or more	34.30%	25.80%	25.10%	28.20%	24.20%	21.80%	29.30%	16.80%
Bachelor's Degree	20.60%	15.70%	15.40%	17.60%	13.80%	13.30%	16.80%	9.50%
Graduate or Prof. Degree	13.70%	10.10%	9.60%	10.60%	10.50%	8.40%	12.50%	7.30%

Source: U.S. Census

**Table 3.1
Connecticut Educational Attainment by Ethnicity**

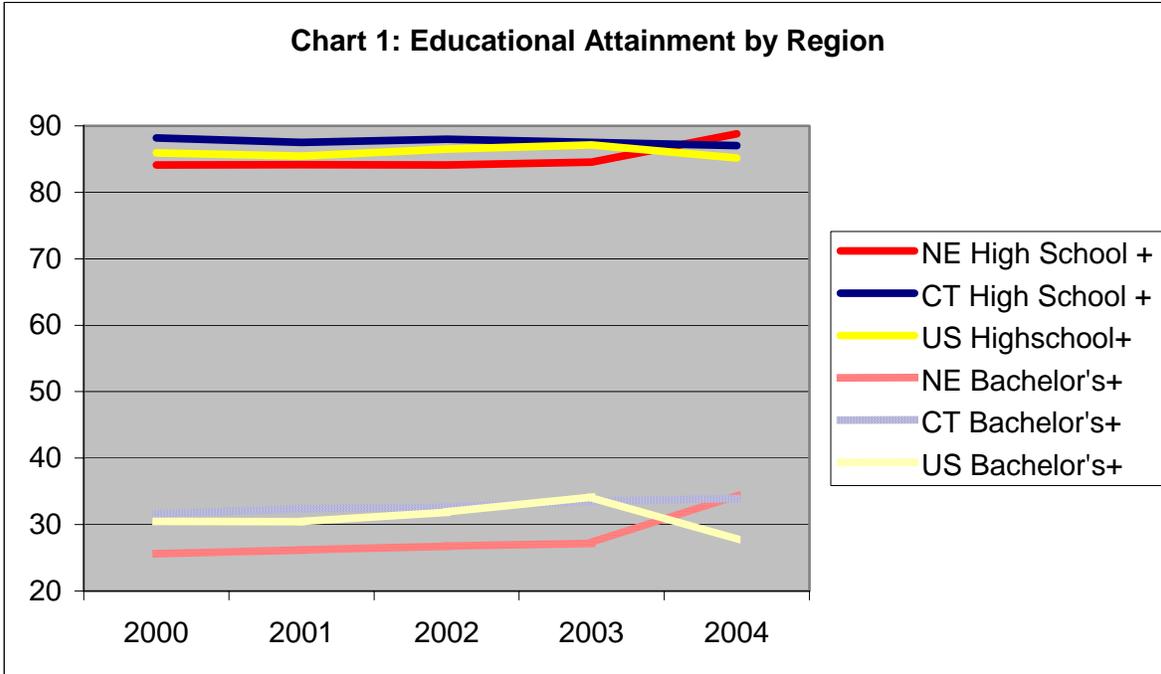
(In thousands)	White	Black / Afr. Amer.	American Indian	Asian	Hawii / Pac Isl	Other	Two or More Ethn	Hispanic & Latino	White non Hispanic
Less than 9th grade	95.3	11.9	0.7	3.7	0.0	16.6	4.6	33.2	81.2
9th to 12th grade, no diploma	171.5	33.9	1.2	4.1	0.1	17.3	6.8	34.4	157.4
High school graduate (or equiv.)	553.3	59.4	1.5	6.9	0.2	20.9	11.0	45.9	532.0
Some college, no degree	343.2	36.1	1.1	4.8	0.1	10.3	7.0	24.2	331.5
Associate degree	132.9	10.1	0.4	2.5	0.0	2.6	2.4	6.8	129.4
Bachelor's degree	378.7	14.7	0.5	14.5	0.1	3.7	4.5	10.7	372.1
Graduate or professional degree	274.2	9.4	0.4	15.5	0.1	1.9	2.8	7.7	268.8
Total:	1949.1	175.5	5.8	52.0	0.7	73.4	39.1	163.0	1872.3

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 77% mark, population frequency for attainment of collegiate degrees varies more widely with Fairfield county's populace attaining these types of degrees at over twice the rate of those in Windham county.

Chart 1 expands this view to a larger regional level, and compares the change in rates of educational attainment over time. Focusing on graduation of either High School or College as benchmarks, this visual compares the state of Connecticut against the rest of the New England Region and the United States.

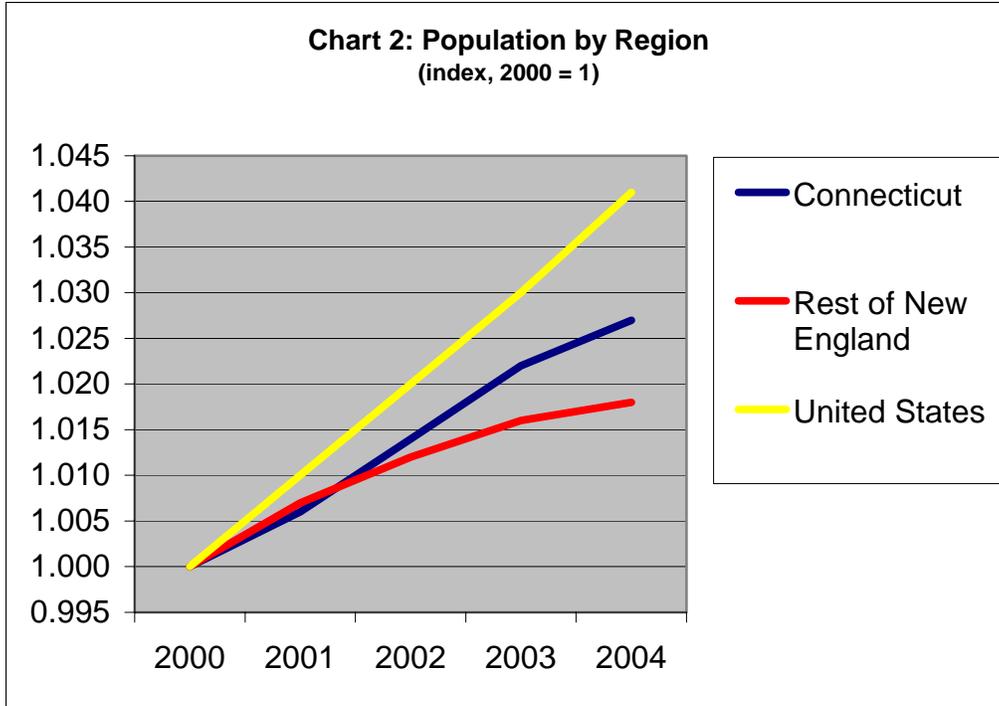
There is a similar trend in both types of educational attainment. The state of Connecticut starts out with higher levels of its population attaining both High School graduation and Bachelor level or higher degrees, but New England has closed the gap in recent years. In fact the most recent year of data shows that New England states are exceeded by the U.S. average. According to a recent report by the National Center for Public Policy and Higher Education "the average level of education of Connecticut's workforce and the income of its residents are projected to decline over the next two decades, unless the state can increase the number of Hispanics/Latinos and African Americans going to college and getting degrees." The report further states that "among working age adults, about 40% of Hispanics/Latinos and 20% of African Americans do not have a high school credential" and 16% of Hispanics/Latinos and 21% of African Americans have a college education.



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 the state of 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 can be tracked from year to year. It is important to note that these are not in fact population growth rates, but indexed population levels.

Chart 2 shows a clear trend of increasingly higher population in the United States relative both to Connecticut and to the rest of New England. This is not entirely surprising given the mature nature of development in the New England region, the older (hence usually more static) population, and the more mature economies of the New England states.



Source: U.S. Census

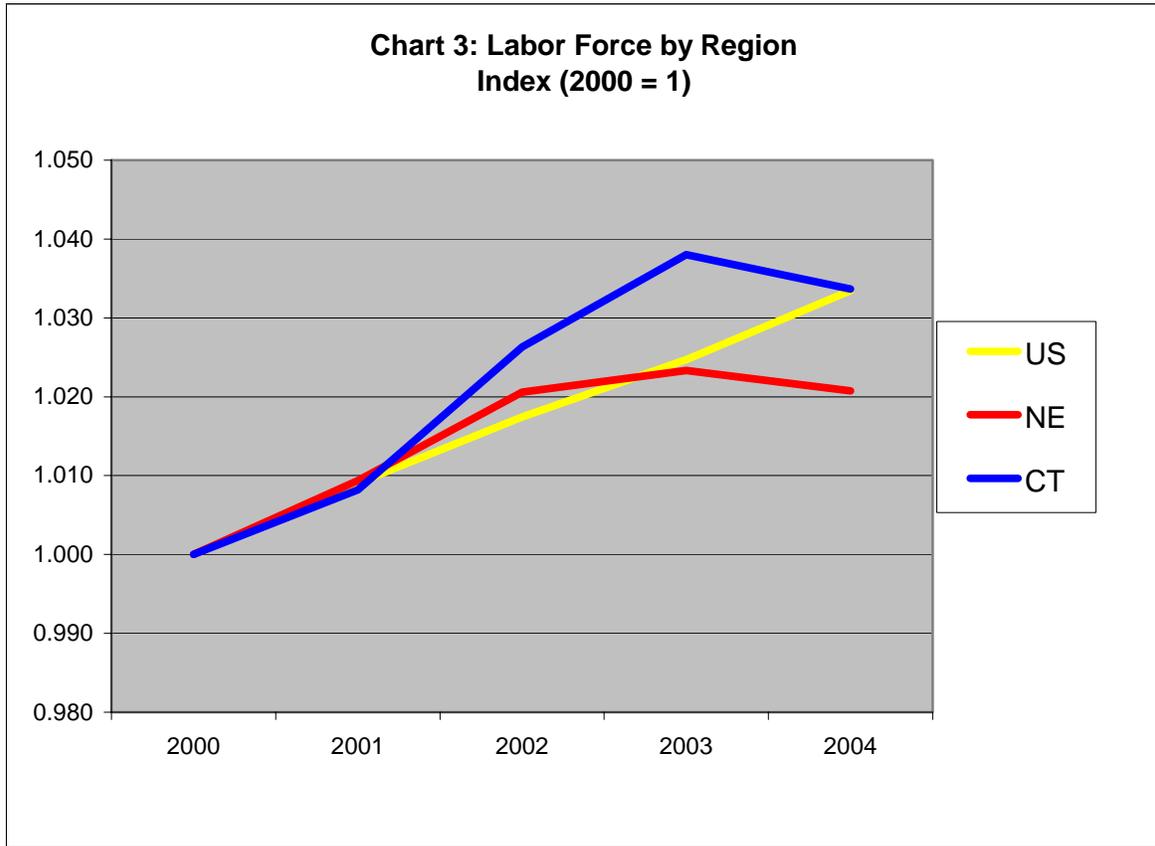
Table 4 delineates the basic parameters of labor markets. The relative health of an economy can be judged in some respects by the willingness of its population to enter the workforce. The labor participation rate is derived by comparing the labor force (those actively seeking employment) to the population level. This can be thought of as a 'supply' concept. From the other side - the number of jobs demanded - the number of people employed in an economy compared to the labor force 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					
	Pop. Level	Partic. Rate	Labor Force	Emp. Level	Unemp. Rate
Fairfield	903,291	50.3%	454,667	434,724	4.4%
Hartford	875,602	50.1%	438,416	414,489	5.5%
Litchfield	189,246	54.3%	102,669	97,924	4.6%
Middlesex	162,295	54.7%	88,819	85,135	4.1%
New Haven	845,694	50.8%	429,670	407,286	5.2%
New London	266,466	53.8%	143,277	136,917	4.4%
Tolland	146,667	54.4%	79,856	76,640	4.0%
Windham	114,343	52.4%	59,972	56,723	5.4%
Connecticut	3,503,604	51.3%	1,797,346	1,709,838	4.9%

Source: Bureau of Labor Statistics

Chart 3 compares the 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

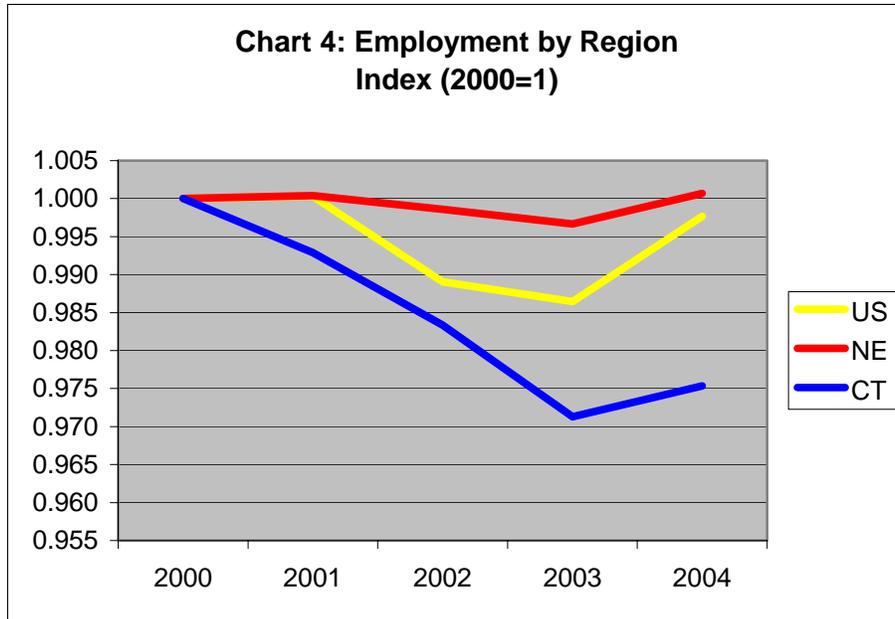
in the middle years, but then converges (where population change diverges) in the most recent years.



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 years of data for Chart 5 reflect the most recent cycle of recession in the U.S., and illustrate the common trend of Connecticut to respond to adverse economic conditions more severely and for a longer period than the rest of the country.



Source: Bureau of Labor Statistics

Connecticut's job losses during the recession began earlier and were more prolonged than national job losses. The state lagged most of the nation coming out of the recession, and won't recover all of the 61,400 jobs it lost from July 2000-September 2003 until April 2007, however a recent FDIC report for Fall 2005 states that Connecticut currently ranks 26th in the nation for job growth, which is up from previous quarters - indicating that Connecticut is moving, albeit slowly, in the right direction.

While complete data for 2005 isn't available yet, 1st and 2nd quarter reports indicate that the recovery in Connecticut continues at a measured pace. Much like in previous recessions, however, Connecticut probably won't recapture its lost employment (back to pre-2000 levels) for a number of years.

**Table 4.1
Connecticut Labor Force Statistics by Ethnicity**

(In thousands)	Labor Force	Part. Rate	Employment	Unemployment Rate	Unemployment
White	1,562	95.4%	1,490	4.6%	72
Black or Afr Amer	162	92.0%	149	8.0%	13
Asian	43	97.7%	42	2.3%	1
Hispanic or Latino	160	91.3%	146	9.4%	15
Total	1,790	95.1%	1,702	4.9%	88

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. Table 5 provides detail on the characteristics of businesses in Connecticut.

Table 5 Business Characteristics Overview	
(Only includes firms with paid employees)*	
	# Of firms
Firms by size of employment	
Firms with 0-99 employees	73,963
Firms with 100-499 employees	1,791
Firms with 500+ employees	2,101
Total	77,855
Firms by gender of ownership	
Female	11,053
Male	49,871
Equally male-/female-owned	7,238
Total	68,162
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	N/A
Total	68,130
Hispanic/Non-Hispanic ownership	
Hispanic	1,281
Non-Hispanic	66,881
Total	68,162

Source: U.S. Census

Note: The totals for each do not equal due to data suppression issues within the various categories. The total number of firms represented in the "Firms By Size Of Employment" does equal the total number of firms in Table 6.

***Paid employment** consists of full- and part-time employees, including salaried officers and executives of corporations, who are on the payroll in the pay period including March 12. Included are employees on paid sick leave, holidays, and vacations; not included are proprietors and partners of unincorporated businesses. The number of establishments with 1 to 19 employees is as of March 12.

N/A – Not Available

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.

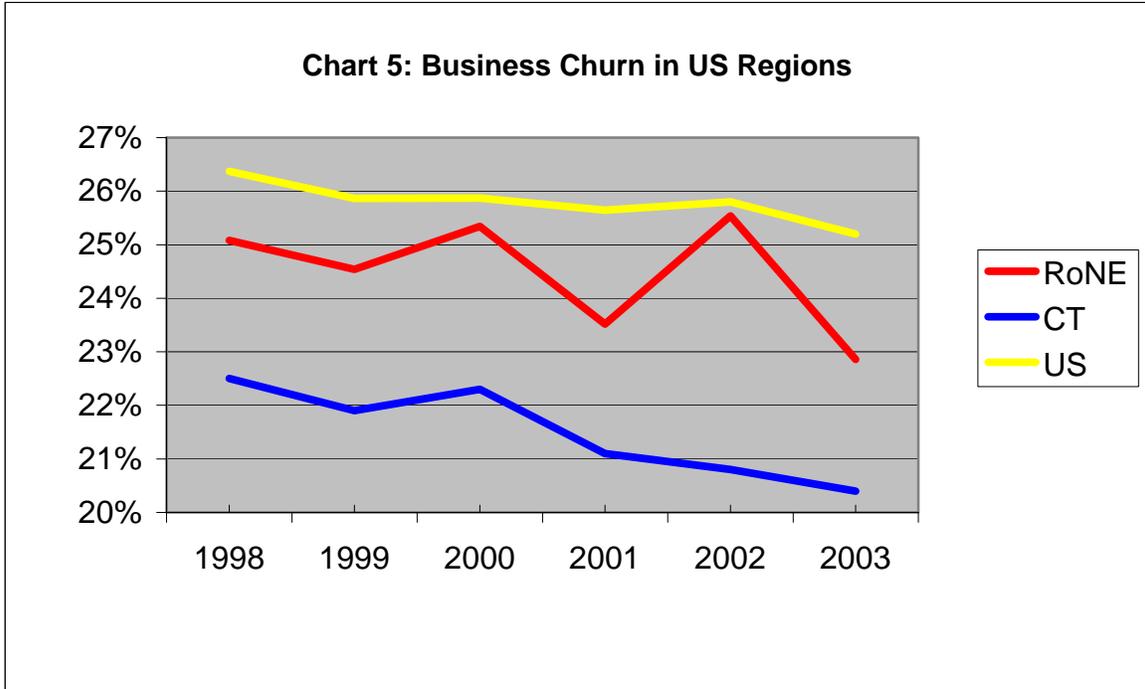
Table 6 shows a more granular break out of the sizes of Connecticut firms and their payrolls. It is clear that not only are a large majority of Connecticut firms fewer than 100 employees in size, but in fact, nearly half employ fewer than five people.

Table 6 Connecticut Firms by Size			
Employment size of enterprise	Firms	Paid Emp	Annual Payroll (M)
Firms with no employees	8,213	0	\$ 473*
Firms with 1 to 4 employees	35,927	75,430	\$ 2,561
Firms with 5 to 9 employees	13,847	90,663	\$ 3,104
Firms with 10 to 19 employees	8,521	112,930	\$ 4,187
Firms with 20 to 99 employees	7,455	275,444	\$ 10,732
Firms with 100 to 499 employees	1,791	225,246	\$ 9,370
Firms with 500 employees or more	2,101	775,501	\$ 38,494
Firms with 500 to 999 employees	390	67,973	\$ 3,288
Firms with 1,000 to 1,499 employees	238	38,997	\$ 1,597
Firms with 1,500 to 2,499 employees	295	69,604	\$ 3,047
Firms with 2,500 employees or more	1,178	598,927	\$ 30,562
All firms	77,855	1,555,214	\$ 68,920

Source: U.S. Census

* Payroll for firms with no paid employees represents wages paid to principals of the firm. Firms with no paid employees include independent individual contractors.

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. Chart 5 shows the business churn as compared to that of rest of New England and the U.S. as a whole.



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 output and therefore high standard of living. Secondly, 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 shows levels of employment, payroll for all manufacturing workers, employment and wages of production workers, value added, cost of materials, and value of shipments for all manufacturing sectors across regions.

Table 7 Manufacturing Statistics by Region			
	Connecticut	Rest of NE	United States
Manufacturing Emp (1,000)	194.5	575.9	13,866
Total Payroll (\$M)	\$ 9,248	\$ 25,072	\$ 564,771
Production Mfg Emp (1,000)	\$ 117	\$ 372	\$ 9,795
Total Wages (\$M)	\$ 4,478	\$ 12,424	\$ 329,730
Value added (\$M)	\$ 25,771	\$ 73,563	\$ 1,909,616
Cost of materials (\$M)	\$ 15,686	\$ 54,886	\$ 2,071,185
Value of shipments (\$M)	\$ 41,587	\$ 128,275	\$ 3,977,165

Source: U.S. Department of Commerce, 2003 Annual Survey of Manufacturers

Looking at the individual manufacturing sectors in more detail, Table 8 lists the manufacturing industries at the 3-digit NAICS (North American Industry Classification System) 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	9,384	4.9%	10.6%	1,468,455
312 Beverage and tobacco	0	0.0%	1.1%	150,955
313 Textile mills	1,791	0.9%	1.8%	247,497
314 Textile product mills	1,058	0.6%	1.2%	170,187
315 Apparel	0	0.0%	2.1%	297,780
316 Leather and allied products	0	0.0%	0.3%	40,416
321 Wood products	1,921	1.0%	3.7%	511,684
322 Paper	4,874	2.5%	3.3%	461,233
323 Printing and support activities	9,714	5.1%	4.9%	677,818
324 Petroleum and coal products	0	0.0%	0.7%	101,497
325 Chemical manufacturing	7,309	3.8%	5.9%	822,153
326 Plastics and rubber products	8,297	4.3%	6.7%	933,879
327 Non-metallic mineral products	2,927	1.5%	3.3%	462,666
331 Primary metal	3,275	1.7%	3.3%	455,576
332 Fabricated metal products	33,713	17.6%	10.7%	1,483,420
333 Machinery	17,771	9.3%	7.9%	1,098,974
334 Computer and electronics	19,426	10.1%	8.4%	1,163,493
335 Electrical equipment	10,133	5.3%	3.3%	452,285
336 Transportation equipment	43,156	22.5%	11.4%	1,581,477
337 Furniture and related products	3,704	1.9%	4.0%	556,560
339 Miscellaneous manufacturing	13,459	7.0%	5.2%	727,802
	191,912	100.0%	100.0%	N/A

Source: U.S. Department of Commerce, 2003 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 nearly twice the U.S. average.

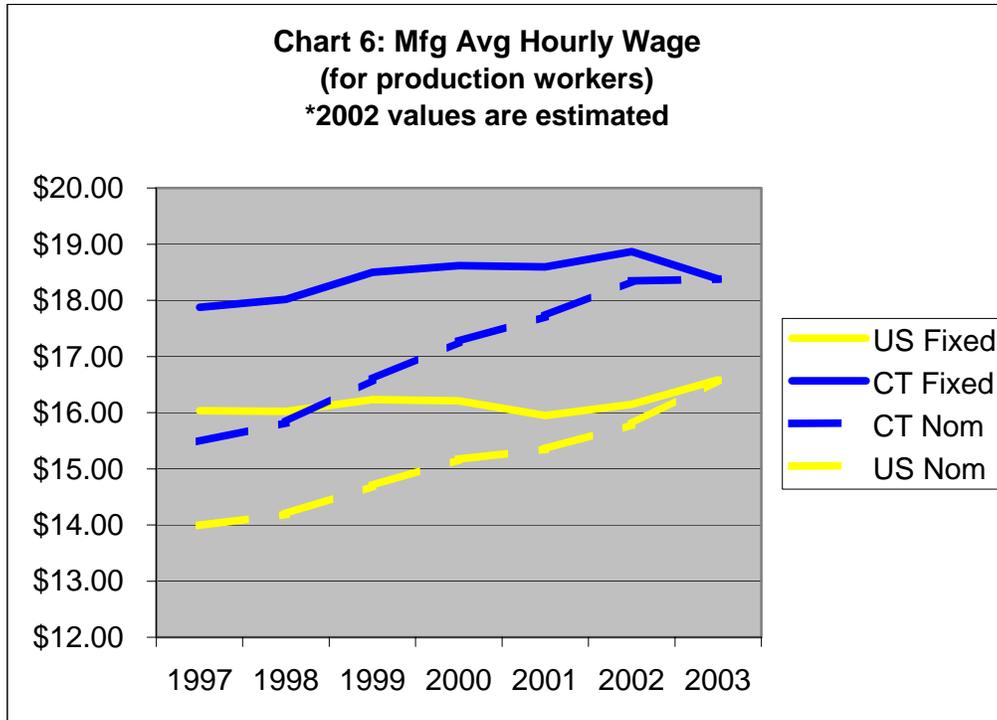
Gross regional product is the total value of finished (manufacturing) goods sold in a particular region. Table 9 delineates how gross product changes over time in Connecticut compared to rest of New England and the United States. The comparison of indexed levels reveals that the product of the manufacturing sector has grown in recent years.

Table 9					
Manufacturing Gross Regional Product by Region					
Mfg GRP					
<i>(\$M)</i>	2000	2001	2002	2003	2004
Connecticut	\$ 20,782	\$ 21,313	\$ 21,003	\$ 21,325	\$ 22,652
New England	\$ 77,381	\$ 71,566	\$ 70,285	\$ 72,437	\$ 76,171
US	\$1,426,218	\$1,341,330	\$1,347,159	\$1,402,317	\$1,494,026
Mfg GRP Indexed					
<i>(2000 = 1.00)</i>	2000	2001	2002	2003	2004
Connecticut	1.00	1.03	1.01	1.03	1.09
New England	1.00	0.92	0.91	0.94	0.98
US	1.00	0.94	0.94	0.98	1.05

Source: Bureau of Economic Analysis

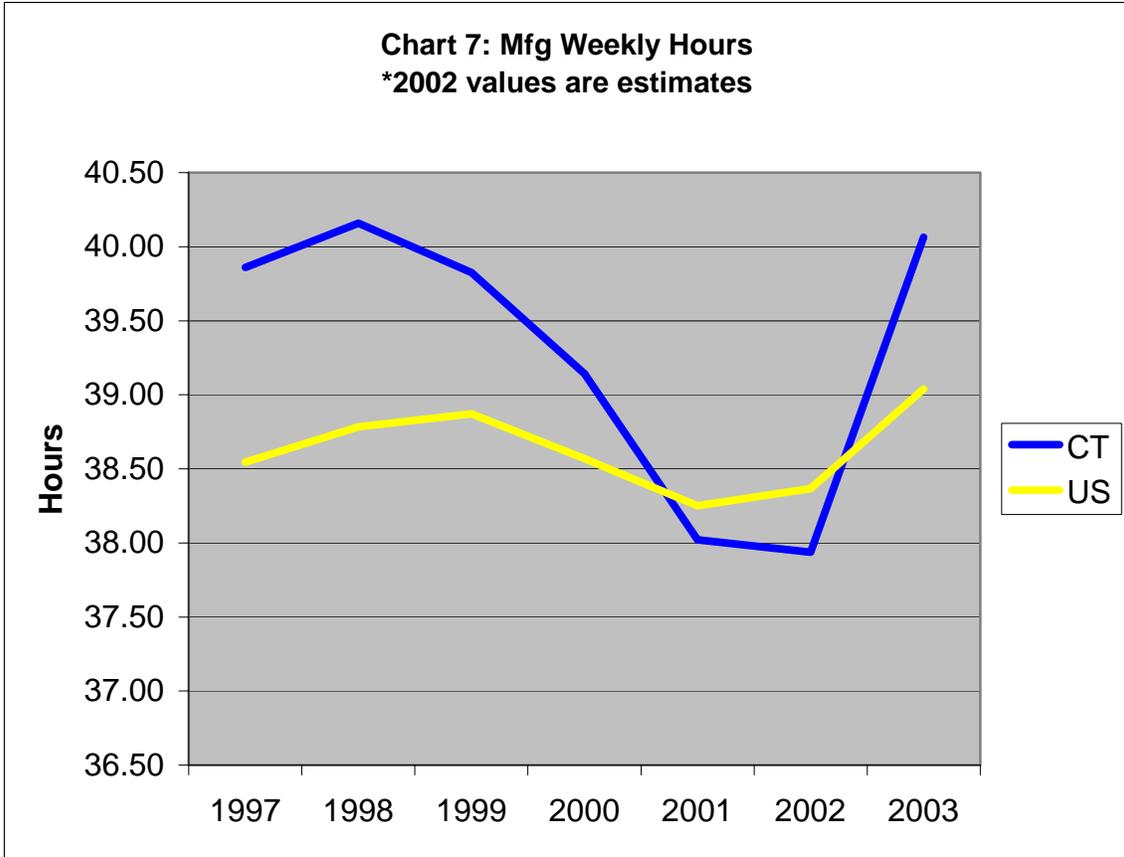
Compared with population and employment, the growth of manufacturing product has been quite strong in Connecticut in the last five years. Productivity growth due to technological advances and streamlining of processes in the face of more global competition are likely causal factors.

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 6 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 U.S., 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.



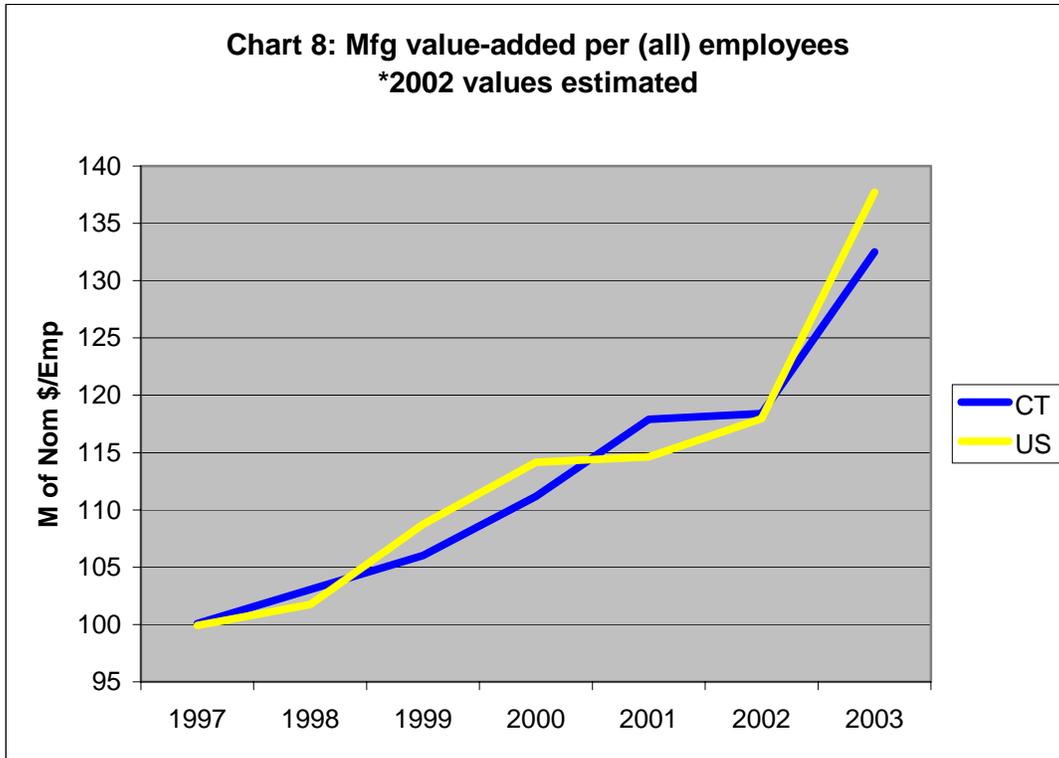
Source: U.S. Department of Commerce, 2003 Annual Survey of Manufacturers

Whereas Chart 6 shows the rate of pay of manufacturing employees, Chart 7 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 over the years data is available.



Source: U.S. Department of Commerce, 2003 Annual Survey of Manufacturers

It was noted earlier that Connecticut manufacturing employees are compensated with a higher weekly wage than the U.S. 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. In fact, in the most recent years, it looks as though the U.S. may be moving towards surpassing Connecticut in the value-added of its workforce (See Chart 8).



Source: U.S. Department of Commerce, 2003 Annual Survey of Manufacturers

Gross State Product:

As mentioned in the previous section, gross product is the total value of final goods sold in a region. This is important as an economic indicator since it captures the end result of a long chain of conversions of raw materials with value added at each step until it's sold to the final user. Along with illustrating the productive capabilities of a region, it also marks the wealth associated with this process.

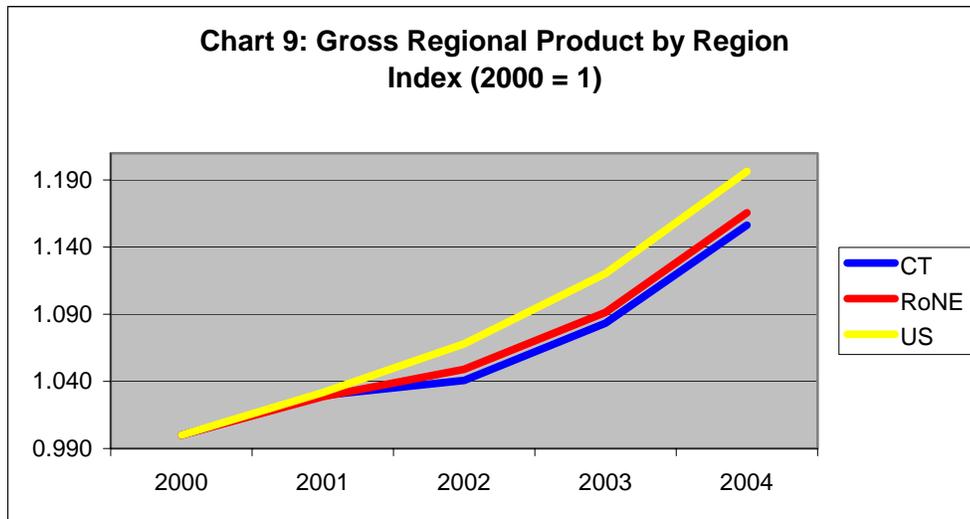
In Table 10 Gross Regional Product (GRP) is broken out by both region and industry. Further, the % of total GRP of each industry is computed to compare industry composition across regions. For example, Table 10 shows that Connecticut (and to a lesser extent, the rest of New England) has a strong finance and insurance industry base relative to the United States average. However, the three regions have a uniform presence of arts, entertainment, and recreation.

Table 10
Gross Regional Product 2004 (M of Nominal \$)

Industry	CT	% Of Tot	RoNE	% Of Tot	US	% Of Tot
Agriculture, forestry, fishing, and hunting	\$ 303	0.20%	\$ 2,227	0.30%	\$ 116,589	1.00%
Mining	\$ 54	0.00%	\$ 263	0.00%	\$ 147,502	1.30%
Utilities	\$ 3,570	1.90%	\$ 11,532	1.70%	\$ 241,236	2.10%
Construction	\$ 6,459	3.50%	\$ 30,713	4.60%	\$ 541,414	4.60%
Manufacturing	\$ 22,652	12.20%	\$ 76,171	11.50%	\$ 1,494,026	12.80%
Wholesale trade	\$ 9,842	5.30%	\$ 37,405	5.60%	\$ 688,096	5.90%
Retail trade	\$ 11,507	6.20%	\$ 42,582	6.40%	\$ 797,638	6.80%
Transportation and warehousing, excluding postal service	\$ 3,007	1.60%	\$ 11,319	1.70%	\$ 338,643	2.90%
Information	\$ 7,360	4.00%	\$ 27,674	4.20%	\$ 547,191	4.70%
Finance and insurance	\$ 30,916	16.60%	\$ 83,126	12.50%	\$ 972,393	8.30%
Real estate, rental, and leasing	\$ 24,370	13.10%	\$ 89,041	13.40%	\$ 1,451,288	12.40%
Professional and technical services	\$ 13,896	7.50%	\$ 54,128	8.20%	\$ 792,133	6.80%
Management of companies and enterprises	\$ 5,512	3.00%	\$ 14,215	2.10%	\$ 213,639	1.80%
Administrative and waste services	\$ 4,769	2.60%	\$ 16,848	2.50%	\$ 335,580	2.90%
Educational services	\$ 2,554	1.40%	\$ 12,343	1.90%	\$ 99,503	0.90%
Health care and social assistance	\$ 13,820	7.40%	\$ 54,745	8.30%	\$ 804,397	6.90%
Arts, entertainment, and recreation	\$ 1,705	0.90%	\$ 5,669	0.90%	\$ 111,758	1.00%
Accommodation and food services	\$ 3,328	1.80%	\$ 16,016	2.40%	\$ 308,058	2.60%
Other services, except government	\$ 3,830	2.10%	\$ 14,015	2.10%	\$ 275,491	2.40%
Government	\$ 16,348	8.80%	\$ 62,376	9.40%	\$ 1,389,018	11.90%
Total	\$185,802	100%	\$662,408	100%	\$11,665,593	100%

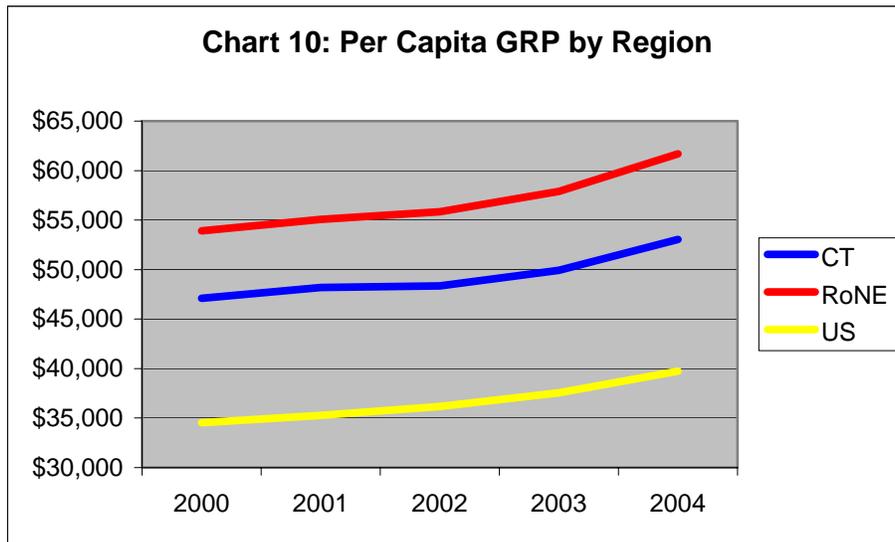
Source: Bureau of Economic Analysis

Chart 9 compares 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 U.S. growing at a slightly faster clip than the rest of New England, and Connecticut lagging slightly behind.



Source: Bureau of Economic Analysis

As GRP is often seen as an aggregate measure of productive capabilities in an economy, and as a sign of the overall wealth of an economy, per capita GRP can be useful as a means to compare the relative wealth creation of different size economies. Chart 10 illustrates the fact that Connecticut's per capita GRP compares quite favorably with the U.S. average, but still lags the rest of New England. The visual perhaps doesn't accurately emphasize the fact that the per capita GRP of the rest of New England is roughly 55% 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 and more important part of location decisions. One of the largest components of businesses' costs are taxes. In Table 11 the most significant types of state taxes are listed as well as how various states rank relative to each other. Connecticut is highlighted, and for comparison, averages of the rest of New England states and the U.S. are calculated at the bottom. Connecticut, long viewed as a high-cost state, does not compare favorably with the rest of the country or with its New England peers.

Table 11 State Tax Rates and Ranks									
	Personal Income		Corporate Income		Sales		Gasoline		
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank	
ALABAMA	3.50	16	6.50	20	4.00	7	18.00	12	
ALASKA	0.00	1	5.20	9	0.00	1	8.00	2	
ARIZONA	3.96	23	6.97	27	5.60	29	18.00	12	
ARKANSAS	4.00	23	3.75	2	6.00	31	21.50	29	
CALIFORNIA	5.15	41	8.84	38	7.25	51	18.00	12	
COLORADO	4.63	32	4.63	5	2.90	6	22.00	30	
CONNECTICUT	4.00	28	7.50	30	6.00	31	25.00	40	
DELAWARE	4.08	29	8.70	37	0.00	1	23.00	33	
DIST. OF COLUMBIA	7.00	48	9.98	45	5.75	30	22.50	32	

Table 11 Continued							
FLORIDA	0.00	1	5.50	11	6.00	31	14.50 4
GEORGIA	3.50	15	6.00	12	4.00	7	7.50 1
HAWAII	4.83	39	5.40	10	4.00	7	16.00 6
IDAHO	4.70	34	7.60	32	6.00	31	25.00 40
ILLINOIS	3.00	11	7.30	29	6.25	43	20.10 24
INDIANA	3.40	14	8.50	35	6.00	31	18.00 12
IOWA	4.67	34	9.00	39	5.00	18	20.50 25
KANSAS	4.98	40	4.00	3	5.30	27	24.00 37
KENTUCKY	4.00	23	6.13	16	6.00	31	17.40 10
LOUISIANA	4.00	23	6.00	12	4.00	7	20.00 20
MAINE	5.25	43	6.22	18	5.00	18	25.20 42
MARYLAND	3.38	13	7.00	28	5.00	18	23.50 36
MASSACHUSETTS	5.30	44	9.50	43	5.00	18	21.00 26
MICHIGAN	3.90	22		50	6.00	31	19.00 18
MINNESOTA	6.60	47	9.80	44	6.50	45	20.00 20
MISSISSIPPI	4.00	23	4.00	3	7.00	48	18.40 16
MISSOURI	3.75	18	6.25	19	4.23	13	17.03 9
MONTANA	4.45	31	6.75	24	0.00	1	27.00 46
NEBRASKA	4.70	36	6.70	23	5.50	28	26.30 44
NEVADA	0.00	1		47	6.50	45	23.00 33
NEW HAMPSHIRE	0.00	1	8.50	35	0.00	1	19.50 19
NEW JERSEY	5.19	42	9.00	39	6.00	31	14.50 4
NEW MEXICO	3.85	20	6.20	17	5.00	18	18.90 17
NEW YORK	5.85	46	7.50	30	4.25	14	23.20 35
NORTH CAROLINA	7.13	50	6.90	26	4.50	15	26.85 45
NORTH DAKOTA	3.82	19	4.80	6	5.00	18	21.00 26
OHIO	4.12	30	6.80	25	6.00	31	26.00 43
OKLAHOMA	3.58	17	6.00	12	4.50	15	17.00 8
OREGON	7.00	49	6.60	22	0.00	1	24.00 37
PENNSYLVANIA	3.07	12	9.99	46	6.00	31	30.00 50
RHODE ISLAND	0.00	1	9.00	39	7.00	48	31.00 51
SOUTH CAROLINA	4.75	36	5.00	7	5.00	18	16.00 6
SOUTH DAKOTA	0.00	1	0.00	1	4.00	7	22.00 30
TENNESSEE	0.00	1	6.50	20	7.00	48	21.40 28
TEXAS	0.00	1		48	6.25	43	20.00 20
UTAH	4.65	33	5.00	7	4.75	17	24.50 39
VERMONT	9.50	51	8.38	34	6.00	31	20.00 20
VIRGINIA	3.88	21	6.00	12	5.00	18	17.50 11
WASHINGTON	0.00	1		49	6.50	45	28.00 48
WEST VIRGINIA	4.75	38	9.00	39	6.00	31	27.00 46
WISCONSIN	5.68	45		51	5.00	18	29.10 49
WYOMING	0.00	1	7.90	33	4.00	7	14.00 3
REST OF NEW ENGLAND	2.86	20	8.37	34	3.29	17	22.24 28
UNITED STATES	3.75	25.5	6.80	25.5	4.87	25.5	21.00 25.5

Source: Federation of Tax Administrators

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 actual dollars earned by households. Wages and income are the actual monetary compensation for labor, and serve as better indicators of wealth generation at the household level.

In Table 12 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 12 Annual Wage by County and Industry									
County Total	\$ 67,234	\$ 49,892	\$ 36,765	\$ 45,234	\$ 43,007	\$ 41,443	\$ 35,152	\$ 35,039	
Industry	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham	
Agriculture, forestry, fishing and hunting	\$ 31,082	\$ 25,118	\$ 22,093	\$ 26,333	\$ 24,949	\$ 26,731	\$ 23,679	\$ 20,922	
Mining	\$ 47,342	\$ 53,295	\$ 62,127	*	*	\$ 46,028	\$ 45,121	\$ 49,972	
Utilities	\$ 152,349	\$ 80,323	\$ 87,994	\$ 93,798	\$ 79,941	*	*	\$ 82,606	
Construction	\$ 52,860	\$ 50,016	\$ 46,603	\$ 46,767	\$ 50,048	\$ 46,854	\$ 43,045	\$ 42,107	
Manufacturing	\$ 71,409	\$ 59,911	\$ 46,543	\$ 62,976	\$ 54,254	\$ 73,419	\$ 45,872	\$ 47,107	
Wholesale trade	\$ 82,510	\$ 55,853	\$ 53,453	\$ 49,880	\$ 58,441	\$ 49,958	\$ 56,380	\$ 43,628	
Retail trade	\$ 33,613	\$ 26,637	\$ 27,546	\$ 26,382	\$ 26,747	\$ 24,684	\$ 25,246	\$ 24,261	
Transportation and warehousing	\$ 52,428	\$ 36,476	\$ 30,032	\$ 33,544	\$ 34,998	\$ 31,401	\$ 23,132	\$ 29,256	
Information	\$ 71,706	\$ 60,034	\$ 40,513	\$ 45,924	\$ 55,047	\$ 40,661	\$ 56,027	\$ 43,822	
Finance and insurance	\$ 203,198	\$ 88,054	\$ 46,693	\$ 77,658	\$ 64,101	\$ 50,933	\$ 48,999	\$ 41,113	
Real estate and rental and leasing	\$ 62,317	\$ 40,811	\$ 35,104	\$ 28,537	\$ 36,743	\$ 30,403	\$ 30,989	\$ 23,460	
Professional and technical services	\$ 86,906	\$ 67,146	\$ 43,354	\$ 54,871	\$ 67,342	\$ 71,008	\$ 47,151	\$ 60,930	
Management of companies and enterprises	\$ 145,410	\$ 114,961	\$ 53,637	\$ 56,120	\$ 89,309	\$ 33,879	*	\$ 35,837	
Administrative and waste management	\$ 34,416	\$ 29,951	\$ 24,550	\$ 33,991	\$ 25,968	\$ 29,186	\$ 22,059	\$ 20,383	
Educational services	\$ 37,620	\$ 35,527	\$ 36,674	\$ 46,389	\$ 53,989	\$ 36,348	\$ 20,910	\$ 33,066	
Health care and social assistance	\$ 44,173	\$ 41,398	\$ 34,898	\$ 36,649	\$ 39,752	\$ 38,059	\$ 32,433	\$ 33,263	
Arts, entertainment, and recreation	\$ 31,849	\$ 17,609	\$ 27,500	\$ 26,358	\$ 17,700	\$ 22,220	\$ 16,768	\$ 13,558	
Accommodation and food services	\$ 19,860	\$ 15,889	\$ 14,300	\$ 15,963	\$ 14,810	\$ 15,582	\$ 13,521	\$ 13,349	
Other services, except public administration	\$ 28,865	\$ 28,612	\$ 23,536	\$ 23,785	\$ 25,258	\$ 22,128	\$ 25,553	\$ 21,278	
Total government	\$ 50,771	\$ 51,501	\$ 41,875	\$ 48,981	\$ 47,512	\$ 39,365	\$ 41,630	\$ 41,112	
Nonclassifiable establishments	\$ 48,435	\$ 46,527	\$ 81,590	*	*	*	*	\$ 18,771	

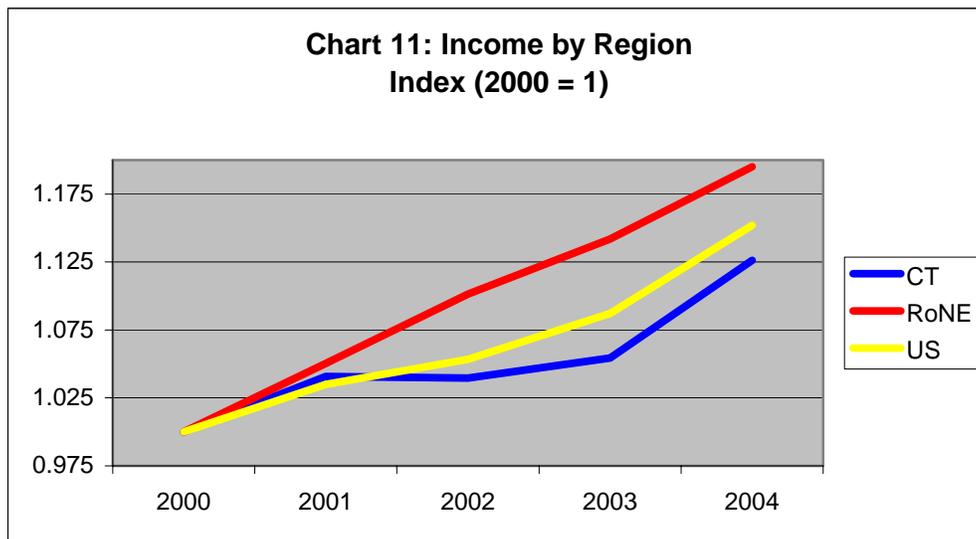
Source: Connecticut Department of Labor

In Table 13, basic income statistics are compared at a higher regional level in order to see how Connecticut stacks up to the rest of New England and the U.S. Connecticut ranks 2nd in the U.S. for median income and average income. Often times in income comparisons median values are used due to the extreme (high highs and low lows) nature of income values.

Table 13 Income Statistics by Region						
Rank	Region	Household Income			Median Age	Total Households
		Median	Average	Per Capita		
2	CT	\$58,438	\$91,303	\$35,624	38.30	1,357,133
20	RoNE	\$47,467	\$63,556	\$25,606	38.92	4,260,401
25.5	US	\$44,791	\$60,304	\$23,735	36.57	112,708,665

Source: CERC

However, when we look at indexed income at the aggregate level we see that the U.S. and especially the rest of New England are outpacing Connecticut in growth. As this is an absolute level, the population growth may be the reason for the U.S. having higher increases in the most recent years. However, since the rest of New England's population isn't growing at a significantly higher rate, the gap here is due to actual growth to income levels in the other New England states. (See Chart 11)

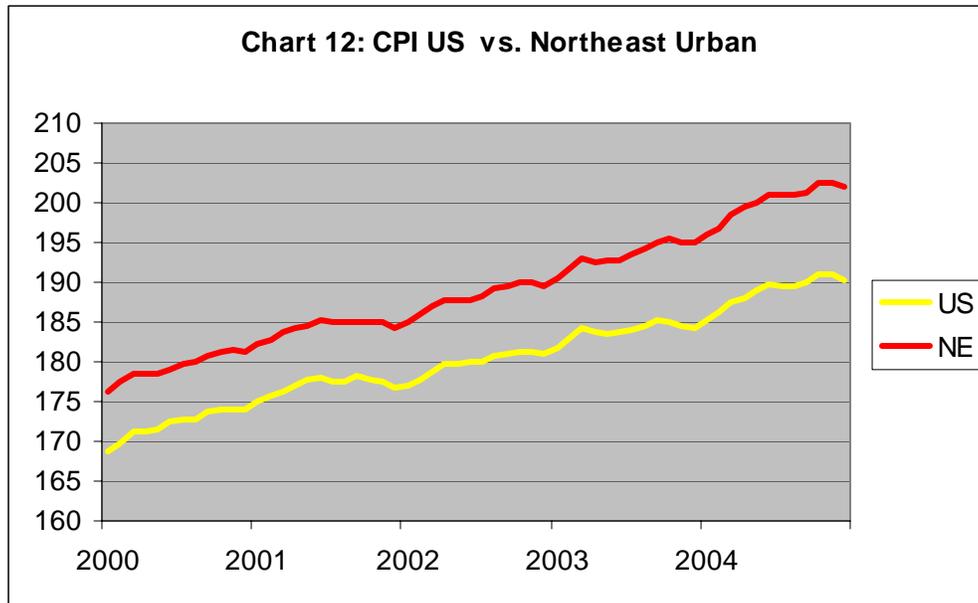


Source: Bureau of Economic Analysis

Price and Inflation:

Changes to the costs of goods affect both households and businesses. With regard to incomes and wages, growth in nominal wages may be offset by increased costs of everyday goods such as gas, food, or clothing. If wage growth doesn't grow at least as fast as prices, then households lose purchasing power and their standard of living decreases.

Chart 12 tracks the changes in the Consumer Price Index (CPI), one of the measures of price change, for the Northeast urban areas vs. the U.S. city average. There are small discrepancies, but largely the two regions' prices 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 Bureau of Labor Statistics has classified all expenditure items into more than 200 categories, arranged into eight major groups. Major groups and examples of categories in each are as follows:

- Food And Beverages (breakfast cereal, milk, coffee, chicken, wine, service meals and snacks)
- Housing (rent of primary residence, owners' equivalent rent, fuel oil, bedroom furniture)
- Apparel (men's shirts and sweaters, women's 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)
- 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 (See Chart 13). For example, if the price of raw steel increases on the world market, the PPI will reflect the increased cost to construction firms.



Source: Bureau of Labor Statistics

C. ECONOMIC DEVELOPMENT OVERVIEW:

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 department also develops and implements comprehensive long-term economic development strategies such as Connecticut’s *Next Generation Strategy*.

Economic Development:

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 any public economic development program, initiative, or effort 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: 1) providing business and development financing, 2) offering development services, 3) building and enhancing the development infrastructure and 4) reducing 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: 1) financing is only one of many tools used for economic development; and 2) 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 indicate that companies are deterred by the relative high cost of doing business in the state – a fact that clearly hampers economic development efforts at the state level.

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 that the success or failure of an economy is determined by the quality, vitality and strength of its underlying foundation. (Housing affordability and economic growth is discussed in greater detail in housing section of this report).

Economic Development and Business Assistance in Connecticut:

As the lead economic development agency for the state, 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. The Commissioner of DECD 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 practitioners and providers of economic development and business assistance in Connecticut include:

- Other State Agencies:
 - o Connecticut Commission on Culture and Tourism
 - o Department of Agriculture
 - o Department of Banking
 - o Department of Consumer Protection
 - o Department of Education
 - o Department of Environmental Protection

- o Department of Higher Education
- o Department of Insurance
- o Department of Labor
- o Department of Public Utilities Control
- o Department of Revenue Services
- o Department of Transportation
- o Office of Policy and Management
- o Office for Workforce Competitiveness
- Quasi-Public State Agencies
 - o Connecticut Development Authority
 - o Connecticut Innovations
- Federal Agencies:
 - o Department of Agriculture (USDA)
 - o Department of Commerce (DOC)
 - o Department of Housing and Urban Development (HUD)
 - o Environmental Protection Agency (EPA)
 - o Small Business Administration (SBA)
- 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
- Workforce Investment Boards

ECONOMIC DEVELOPMENT AND DECD'S MISSION:

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. Since there is no single solution or method to achieving sustainable growth and economic prosperity, the department 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: (1) Business Assistance & Economic Infrastructure Development and (2) 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 that the expansion of quality jobs and wealth will occur only where 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.

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 Business & Industry Development
- Office of Infrastructure & Real Estate
- Office of Municipal Development
- Office of Strategic Competitiveness
- Office of the Commissioner
 - o International Trade & Export Assistance
 - o Workforce Development Assistance
- Compliance Office and Planning/Program Support

DECD Economic Development and Business Assistance Tool Box:

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

- Economic Development and Manufacturing Assistance

- Enterprise Zone Program
- Export Assistance
- Industrial Parks Program
- Inner City Business Strategy Loan Guarantee Program
- Insurance Reinvestment 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 & Section 108 Programs
- Small Town Economic Assistance Program (STEAP)
- Special Contaminated Property Remediation and Insurance Fund (SCPRIF)
- Technical Business Assistance Programs
- Turnaround Management Assistance Program
- Urban Action Grant Program
- Urban and Industrial Site Investment Tax Credit Program
- Urban Sites Remedial Action Program
- Workforce Investment Act

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.

Programmatic Statutory Compliance and Meeting Legislative Intent:

To determine 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 covered by health insurance coverage).
- 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
- Productivity

Economic Impact Analysis (EIA):

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

- **Gain in Total State Output**

This dollar amount represents the contribution to final goods and services as a result of both state and private spending. It is the direct effect and the sum of state investment plus leveraged amounts.

- **New Personal Income**

This is the collective gain in the aggregate of all income received in total by state residents as a result of the initial spending. The amount is based on multiplier effects and 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 output.

- **New State Revenues**

This is an estimate of new state revenues based on the fiscal output of the REMI Policy Insight Econometric Model's fiscal module. Depending on the policy variables used in running an economic simulation, the fiscal module estimates the direct and/or indirect tax revenue to the state.

The model estimates the effects that the project will have on various governmental revenue 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*).

The model then aggregates the revenues to generate the New State Revenues and aggregates the expenditures to generate the New State Expenditures. The model outputs this data by year. The department then aggregates the multi-year data to generate the aggregate New State Revenues figure and aggregates the multi-year state expenditure data to generate the aggregate New State Expenditures figure. Any state concessions (State and local concessions include: *Financing, property tax abatements and other tax relief*) are then added to the New State Expenditures figure that is then subtracted from the Aggregate New State Revenues figure to generate the Aggregate Net New State Revenues figure.

Revenue and expenditure estimates by region are calculated 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 were obtained from the U.S. Census Bureau. State-specific average rates were then 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 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 and personal property expenditures, 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 in which 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 7.0) was used to estimate the impact DECD's investments will have on the Connecticut economy (See Economic Impact Analysis Methodology in the Appendix).

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.

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

Property Value gain is determined by aggregating construction and personal property expenditure components of DECD investment projects. These values are then allocated to the municipality in which they are to occur. A property tax estimate is then prepared by applying an assessment rate of 70% to the local 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 brownfield sites
- Urban renaissance and revitalization
- Creation and preservation of affordable housing

DECD is primarily a gap financier. The department, 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
- 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
- Threshold Projects Form
- High-Performance Workplace Form
- Project Description
- Source and Use Statement

Financial Statements - 3 consecutive years:

- Balance Sheets
- Income Statements
- Associated Schedules
- Notes to Financial Statements
- Annual Reports or 10K for a Publicly Traded Company

Projections - 3 to 5 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

Financial Analysis:

The Financial Analysis consists of three separate, but interrelated, steps including:

1. **Spreadsheet Analysis** – DECD utilizes FISCAL, a financial statement analysis software that provides:
 - Ratio Analysis
 - Trend Analysis
 - Cash Flow Analysis
 - Operational Analysis
 - Industry Comparison
2. **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.
3. **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 later in this document.) As the project develops, the 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.

DECD Due Diligence Includes:

Background Checks:

In some cases it may be necessary, as part of the department'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.

The Financial Write Up:

DECD projects receive a Financial Write Up Report based on the results of the department's due diligence 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 Sources. The Financial Write Up is used as part of the financial assistance decision-making process.

Economic Impact Analysis:

The primary goal of economic development policy must be to build stronger and better communities through sustained economic growth. Sound public policy begins with a firm understanding of the challenges and opportunities that exist within the geo-political-economic environment. Within that context, DECD has a fiduciary responsibility to the taxpayers of Connecticut to invest their tax dollars in an efficient and responsible manner, while also maximizing economic and social benefit.

It is important to realize that a principal reason for doing many economic and community development projects is to achieve public policy objectives other than job creation and retention – such as brownfield remediation and redevelopment, urban revitalization, infrastructure improvements, job training, cultural/quality of life improvements, promoting economic diversity, and maintaining and expanding the state and local tax base. While job creation and retention is certainly one of the more important goals of a government's economic development efforts, it is not the only goal. The 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 in which 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, the department prepares an economic impact analysis utilizing various econometric models and economic multiplier systems. Economic Impact Analysis (EIA) studies are used to determine the economic development need of a project and its return on investment and, ultimately, to justify public funding. These studies are an assessment of the likely impacts of proposed actions and/or possible events or the economic activity associated with past or current actions on the economy. Such studies are used in the assessment of 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, governments can develop a Fiscal Impact study that determines the cost/benefit ratio of an action or activity. A "fiscal impact" is an effect on government finances 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 study can assist decision makers in making informed decisions on the highest and best use of public funds.

Many 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 two of these tools, together and independently, in its formal EIA process: RIMS II and the REMI Policy Insight Econometric Model.

Economic Impact Analysis Using RIMS II Economic Multipliers:

The Bureau of Economic Analysis' Regional Input-Output Modelling System (RIMS) offers one 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 between 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 three categories: final demand, earnings and employment. Depending on the nature of the primary data, the multipliers can be used to yield the desired results. 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 effect. For more details on how RIMS II works, see the Appendix.

Economic Impact Analysis Utilizing 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 econometric model of Connecticut. This configuration of the REMI Policy Insight model can localize economic impacts to the county level (not, however, to the municipal level). Local level impacts must be calculated separately – off model or aggregated to the 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, which 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 is structured to rely on a solid grounding in 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 municipal services.

Marketing Efforts:

Between July 1, 2004 and June 30, 2005, DECD initiated a variety of marketing and outreach tactics many in collaboration with CERC. The department spent a total of \$170,098 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, the Community Economic Development Fund (CEDF), the Connecticut Minority Supplier Development Council (CMSDC) and the World Affairs Council. In addition, the first Governor's Manufacturing Symposium was hosted by DECD at the Legislative Office Building. And the department also supported the annual National Foundation for Teaching Entrepreneurship (NFTE) and *You Belong in Connecticut* Business Plan competitions.
- **Placed advertisements in publications** including the Connecticut Technology Council (CTC) Membership Directory, the Hispanic Yellow Pages, the Small Business Administration Resource Guide, the Spanish Small Business Resource Guide, the YWCA Dinner Program, the Manufacturers Alliance of Connecticut (MAC) Dinner Program, the New England Real Estate Journal, Business New Haven's Cookbook and SPG Media Limited (International).
- **Secured public relations services** from Cashman & Katz to promote DECD's cluster-based economic development efforts.
- **Upgraded state collateral pieces**, printed slipsheets, created posters for Shoreline East trains and reproduced tax guides.
- **Increased communication** through the *You Belong in Connecticut* website as well as launched the first issue of the Business and Industry Digest newsletter.

At the direction of Governor Rell, DECD, the Connecticut Development Authority (CDA) and Connecticut Innovations (CI) have begun working more closely together, both at the executive and staff levels, to better coordinate the delivery of services to customers. In a new, coordinated effort to attract and retain jobs and businesses in Connecticut, we are focusing on improved communication and collaboration between agencies as well as creating a more clear and consistent message to prospective business clients.

Ultimately, this "One Voice" approach will improve the collective economic development efforts of our three organizations. Plans to continue this approach include having a unified presence at trade shows, coordinating joint marketing and sponsorship opportunities and conducting interagency training.

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 – the DECD, the Connecticut Development Authority (CDA) and Connecticut Innovations (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.*

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, 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 compensation that the bank requires 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. A bank's 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 department is called upon to finance.

As a "gap" financier, 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 "gap," these projects may not go forward. DECD funding fills the gap and allows the projects to go forward. Economic development investments are meant to be financially sound, but they are also intended to implement public policy by benefiting the public good. It is, therefore, the responsibility of economic developers to balance financial risk and return with the fulfillment of public policy. Most government economic development programs seek to balance risk with public purpose. 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, which uses financial return on investment as the sole criterion for financing. At the other end is the public grant, which 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 comprehensive overall economic development strategy utilized by the state. Each of Connecticut's economic development agencies provides financing; the financial tools differ from agency to agency due to each agency's structure, specialization and overall mission objective.

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 department has a variety of finance programs complemented by services. In providing financing, DECD operates primarily as "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. Development 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, and 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 department 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 department'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 U.S. 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 entered into today is vastly different from one of 10 years ago. Reporting criteria to the legislature has also changed over the past decade. Unfortunately, the department's portfolio still contains deals from that earlier period. Older assistance agreements are not as sophisticated as today's agreements, 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. As new reporting requirements emerge, DECD adjusts its contracts to include those requirements, and that ensures that the required information, going forward, is reported on. It is, however, difficult for DECD to impose these requirements retroactively.

DECD does, at times, provide funding to companies in financial trouble. This is done in an attempt to save the companies and preserve Connecticut jobs. DECD has also provided funding to early stage companies in an effort to create jobs in urban areas and to renovate and remediate inner city properties. In all cases, DECD identified the risks associated with these investments. DECD does not go into these deals blindly. 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 normal 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 that 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 Section 32-701 of the Connecticut General Statutes and the department'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.

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 meeting this provision automatically requires the assistance recipient to immediately repay the financial assistance they received plus a minimum 5% penalty. DECD routinely requires that the recipients 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 in order to ensure that the taxpayers' dollars are adequately protected. Any renegotiating of DECD contracts is done with the goal of preserving jobs and taxpayer dollars.

In cases where a contractual job obligation is not met, DECD has, in accordance with the assistance agreement between DECD and the assistance 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 that we may work together to ensure the long-term viability of the company and to protect current jobs and the company's employees.

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 that occur in economic markets. We also understand 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 from companies not meeting their contractual obligations.

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 department 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 making any changes to the 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 10-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 PROGRAMS/SERVICES:

DECD administers numerous economic development and business assistance programs and provides several types of business assistance products and services.

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.

Enterprise Zone and Urban Jobs Program Benefits:

DECD administers the state's Enterprise Zone Program. The recipients of the Enterprise Zone and Urban Jobs Program benefits make up the agency's Enterprise Zone and Urban Jobs portfolio. The composition and performance of DECD's Enterprise Zone and Urban Jobs portfolio is reported in the Enterprise Zone and Urban Jobs portfolio section.

Tax Credits Administered:

DECD administers two tax credit programs, the Urban and Industrial Site Reinvestment Tax Credit Program and the Insurance Reinvestment 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 Site Reinvestment Tax Credit projects make up the agency's Urban and Industrial Site 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 Site 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: 1) access to turnaround management intervention; 2) facilitating state permitting processes with various regulatory agencies; 3) coordinating project development that may include major infrastructure improvements with the Department of Transportation; 4) access to a myriad of assistance programs that help companies modernize their facilities, including transfer technology and 5) linkage to workforce development, education and training resources and programs.

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 Sec. 32-5a of the statutes 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 on-going contractual obligations (e.g. loan payments) due to the state that go beyond the 10-year period and those are noted in the report. As such, the composition of this portfolio is dynamic – changing from year to year with new companies joining and older ones with completed obligations retiring.

The DECD Business Assistance Portfolio as of June 30, 2005 spanned the period from 1992 through June 2005. During that period, Connecticut and its economy experienced:

- A banking and credit crisis (early 90's)
- A collapse of Connecticut's real estate market (early 90's)
- A severe contraction in Connecticut's defense industry (early 90's)
- A protracted recession (Feb 1989- Dec 1992)
- A state budget crisis (early 90's)
- 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- Sept 2003)
- Another state budget crisis (2000-2004)
- Corporate scandals (Enron, Tyco, World Com)
- The Afghanistan and Iraq Wars
- Unprecedented national and global natural disasters with equally unprecedented insurance claims and payouts
- The rapid growth of the Chinese and Indian economies
- Rapidly accelerating technological change
- A sharp increase in energy prices
- Unprecedented gains in productivity

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.

Multiple Financing:

Some companies have more than one assistance agreement with DECD. This is primarily due to companies' expanding over time 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.

Job Audits:

Typically, DECD's financial assistance agreements with companies require them to create and/or retain jobs as of a specific date as a condition of financial assistance. Companies that have 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.

Business Assistance Portfolio Summary:

Detailed information regarding the DECD Business Assistance Portfolio is located in the report Appendix. What follows is an analysis of the DECD Business Assistance Portfolio as of June 30, 2005. As of that date the financial default rate for this portfolio was 2%.

Fiscal Year 2004-2005 Business Assistance Portfolio Activity:

In fiscal year 2004-2005 the DECD provided \$755,000 in financial business assistance to three Connecticut companies. DECD's investment leveraged \$2,375,000 in additional private investment. Additional information regarding these investments is located in the Appendix of this report. Also during fiscal year 2004-2005, the DECD recovered more than \$619,000 in funds related to companies that relocated outside of Connecticut.

Fiscal Year 2004-2005 High Performance Work Organizations:

DECD did not have any High Performance Work Organization projects during fiscal year 2004-2005.

ANALYSIS OF THE BUSINESS ASSISTANCE PORTFOLIO:

DECD Business Assistance Portfolio as of June 30, 2005:

Detailed information regarding the DECD Business Assistance Portfolio is located in the report Appendix. What follows is an analysis of the DECD Business Assistance Portfolio as of June 30, 2005.

Composition of the Business Assistance Portfolio:

Total Number of Projects	<u>133</u>	<u>100%</u>
Total Number of DECD Projects	113	85%
Total Number of DECD/CDA Seamless Projects	20	15%

Seamless Projects:

In order to encourage economic growth within Connecticut and in accordance with P.A. 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	79	59%
Projects Funded by Grant Only	43	32%
Projects Funded by Combination of Grant and Loan	10	8%
Non-Monetary Deals	1	1%

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

Total value of DECD Business Assistance Investments:

Total Portfolio Value	\$ 178,195,982	100%
Loans	\$ 116,983,199	66%
Grants	\$ 61,212,783	34%

It has been DECD's policy since FY 1996 that financial assistance to businesses is, primarily, in the form of a low-interest loan. Seventy percent of the grants included in the DECD Business Assistance portfolio made to businesses were made prior to FY 1997 (see Table 14).

Table 14			
Percent of Grants by year and amount:			
FY	\$ Value of Grants	% Of Total	Cuml %
1993	\$ 3,750,732	6%	6%
1994	\$ 14,664,200	24%	30%
1995	\$ 16,774,301	28%	57%
1996	\$ 8,023,550	13%	71%
1997	\$ 2,350,000	4%	74%
1998	\$ 3,100,000	5%	79%
1999	\$ 5,050,000	8%	88%
2000	\$ 5,000,000	8%	96%
2001	\$ -	0%	96%
2002	\$ -	0%	96%
2003	\$ -	0%	96%
2004	\$ 2,500,000*	4%	100%
2005	\$ -	0%	100%
Total	\$ 61,212,783	100%	

Source: DECD

*OPM Urban Action Grant administered by DECD

Table 14.1 provides the percentage distribution of grants in each of the portfolio years.

Table 14.1			
Percent of Grants by year:			
FY	# Of Grants	% Of Total	Cuml %
1993	2	4%	4%
1994	5	9%	13%
1995	14	26%	40%
1996	16	30%	70%
1997	7	13%	83%
1998	4	8%	91%
1999	3	6%	96%
2000	1	2%	98%
2001	0	0%	98%
2002	0	0%	98%
2003	0	0%	98%
2004	1	2%	100%
2005	0	0%	100%
Total	53	100%	

Source: DECD

Note the figures in tables 14 and 15 include the grant portion of 10 projects that received both a loan and a grant.

Project Funding Sources:

The Economic Development and Manufacturers Assistance (MAA) 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	\$ 163,495,982	91%
NVRLF	\$ 400,000	<1%
UA	\$ 14,300,000	9%

Source: DECD

Table 15.1 provides a break out of loans and grants for MAA. Seventy-one percent 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	\$ 163,495,982	100%
Loans	\$ 116,583,199	71%
Grants	\$ 46,912,783	29%

Source: DECD

Table 15.2 provides a break out of loans and grants for the Naugatuck Valley Revolving Loan (NVRLF). One hundred percent of the fund was used for business assistance projects provided in the form of loans. The NVRLF, being a revolving loan fund can only provide loans.

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

Source: DECD

Table 15.3 provides a break out of loans and grants for Urban Action Grant funds. One hundred percent of Urban Action Grant (UA) funds used for business assistance projects was provided in the form of grants. By statute UA funding must be in the form of a grant.

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

Source: DECD

Leveraging:

As a result of DECD's business assistance investments of \$178 million, an additional \$1.2 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 6.9 dollars was invested by private industry. (See Table 15.4)

Table 15.4 Leveraging		
Total Amount Invested in Projects	\$ 1,409,028,605	100%
Total Non-DECD Invested in Projects	\$ 1,231,131,891	87%
Total DECD Invested In Projects	\$ 178,195,982	13%
Leverage Ratio	6.9	

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. Fifty-four percent of DECD business assistance funding was invested in Connecticut manufacturers and thirty percent invested in businesses in the finance and insurance sector. Note: NAICS is the acronym for the North American Industry Classification System. NAICS was developed jointly by the U.S., Canada, and Mexico to provide new comparability in statistics about business activity across North America.

Table 16 Business Assistance Portfolio Industrial Composition		
NAICS	Total DECD Investment	%
22-23 Utilities/Construction	\$ 1,150,000	1%
31-33 Manufacturing	\$ 95,496,732	54%
42 Wholesale	\$ 8,015,000	4%
44-45 Retail Trade	\$ 2,500,000	1%
48-49 Transportation and Warehousing	\$ 4,625,000	3%
51 Information	\$ 4,500,000	3%
52 Finance and Insurance	\$ 53,692,250	30%
53 Real Estate and Rental and Leasing	\$ 3,200,000	2%
54 Professional, Scientific and Technical Services	\$ 3,567,000	2%
56 Administrative and Support Services	\$ 1,200,000	1%
61 Educational Services	\$ 250,000	0%
Total	\$178,195,982	100%

Source: DECD

Rate of DECD Participation:

DECD's average financial participation in the projects in its business assistance portfolio is 13%. Eighty-one percent of business assistance grant dollars went to Connecticut manufacturers while forty-five percent of business assistance loan dollars went to finance and insurance sector businesses. Thirty-nine percent 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 sixty-six percent 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 percent of DECD's business assistance investments occurred in the form of loans to finance and insurance industry sector businesses. Connecticut manufacturers invested fifty-three percent 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	3	\$ -	\$ 1,150,000	\$ 1,150,000	6%	\$ 20,160,508
31-33 Manufacturing	95	\$ 49,562,783	\$ 45,933,949	\$ 95,496,732	13%	\$ 752,131,024
42 Wholesale	10	\$ 1,450,000	\$ 6,565,000	\$ 8,015,000	9%	\$ 89,697,534
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	4	\$ 1,100,000	\$ 52,592,250	\$ 53,692,250	14%	\$ 374,510,000
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	6	\$ 2,000,000	\$ 1,567,000	\$ 3,567,000	11%	\$ 31,505,000
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	133	\$ 61,212,783	\$ 116,983,199	\$178,195,982	13%	\$1,409,028,605

Wage Analysis:

Table 18 Business Assistance Portfolio Wages	
Weighted Average	\$ 63,617
Straight Average	\$ 49,203
High	\$ 117,079
Low	\$ 16,640
Median	\$ 43,000
Mode	\$ 50,000

Table 18 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of \$63,617. The most recent data from US Department of Labor states that the average annual compensation in Connecticut for all industries is \$51,004. Note: the weighting factor used in this analysis was employment.

Table 19 provides the portfolio wage data, stratified over the portfolios industry mix. The highest average wage paid by companies in the DECD Business Assistance portfolio come from those businesses in the real estate industry followed by those in the finance and insurance industry. The lowest wages come from those businesses in the administrative and support services industry.

Table 19 Business Assistance Portfolio Wages By Industry						
2 Digit NAICS Code	NAICS Category	Weighted Average Wage	CT Average Wage*	High	Low	Median
22-23	Utilities/Construction	\$ 62,473	\$ 73,458	\$ 62,473	\$ 62,473	\$ 62,473
31-33	Manufacturing	\$ 56,338	\$ 61,070	\$ 106,468	\$ 16,640	\$ 42,300
42	Wholesale	\$ 32,710	\$ 68,969	\$ 59,310	\$ 19,968	\$ 35,515
44-45	Retail Trade	\$ 52,257	\$ 28,534	\$ 53,000	\$ 19,512	\$ 45,000
48-49	Transportation and Warehousing	\$ 35,052	\$ 38,827	\$ 45,022	\$ 23,400	\$ 35,275
51	Information	\$ 35,006	\$ 60,964	\$ 41,406	\$ 30,838	\$ 36,122
52	Finance and Insurance	\$ 83,653	\$ 118,506	\$ 106,000	\$ 70,374	\$ 87,604
53	Real Estate and Rental and Leasing	\$ 117,079	\$ 44,476	\$ 117,079	\$ 117,079	\$ 117,079
54	Professional, Scientific and Technical Services	\$ 88,615	\$ 73,206	\$ 96,612	\$ 40,352	\$ 72,950
56	Administrative and Support Services	\$ 26,276	\$ 31,334	\$ 37,880	\$ 22,880	\$ 30,380
61	Educational Services	\$ 69,950	\$ 44,444	\$ 69,950	\$ 69,950	\$ 69,950

Source: Bureau of Labor Statistics

Note: DECD's Active 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 Active Business Assistance Portfolio provide health benefits to their employees. Of 109 respondents to questions regarding healthcare benefits, 107(98%) state that they provide healthcare benefits to their full-time employees and 30 (28%) provide healthcare benefits to their part-time employees.

Employment Summary:

DECD's business assistance portfolio represents less than 12% of the total financial assistance covered in the department's economic, community and housing development 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 Economic Development and Manufacturers Assistance Act (MAA). 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. The department 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 the department'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 the department 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 businesses market or industry or in the general economy may preclude a recipient from meeting its contractual job levels. The 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 10-year obligation, additional capital investments, additional job commitments, or alternative penalties. Any contractual revisions are intended to preserve the business and the current workforce. When all other reasonable remedies are exhausted, 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 the 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, brownfield 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, 2005. 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 contracts, must be satisfied on or before June 30, 2005**. It is important to note that DECD’s Business Assistance Portfolio accounts for only 12% of DECD’s total investment portfolio (All DECD investments – Business Assistance, Economic Development, Community Development and Housing Development).

Table 20 Business Assistance Portfolio Job Audit Results as of June 30, 2005						
	# Of Companies	Contract			Actual Jobs Per Audit	% Of Contract Requirement Attained
		Jobs Retained	Jobs Created	Total		
Met Job Goal	55	12,010	4,340	16,350	21,087	129%
Did Not Meet Job Goal	43	12,131	3,125	15,256	12,682	83%
Total	98	24,141	7,465	31,606	33,769	107%

Source: DECD

As noted in Table 20, of the 55 companies that met their goal, their results actually exceeded their obligation by 29% (attained/retained more than the required number of jobs). Companies that did not meet their obligation had an 83% attainment rate.

Table 21 illustrates the fact that, in terms of job creation, the DECD Business Assistance portfolio in aggregate has produced 7% 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%	9	1,384	3,751
141-150%	2	2,660	3,901
131-140%	1	80	105
121-130%	7	1,668	2,104
111-120%	7	2,704	3,165
101-110%	13	4,763	4,968
100%	16	3,091	3,091
99-90%	5	9,414	8,770
89-80%	9	1,726	1,437
79-70%	8	1,711	1,294
69-60%	7	600	385
59-50%	5	1,081	591
<50%	9	724	205

Source: DECD

Fifty-six percent of the companies that have undergone their contractually obligated job audit met or exceeded their job goals. Seventy-nine percent met seventy percent or more of their contractually bound jobs commitment. As of June 30, 2005, overall contractual employment targets have been exceeded by 7%. 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 \$5.5 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	\$ 28,125,000	\$ 83,067,750	\$111,192,750	21,087	\$ 5,273
Did not Meet Job Goal	\$ 16,247,000	\$ 17,586,044	\$ 33,833,044	12,682	\$ 2,668
Total	\$ 44,372,000	\$ 100,653,794	\$145,025,794	33,769	\$ 4,295

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 33,769 jobs noted in Table 22 earned the median* portfolio wage of \$43,000 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately \$43 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in a little over three years (and a little over two 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 average portfolio wage is \$63,617. 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 active business portfolio recipients 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; survey data is reviewed and included in this report per statutory requirements. 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 Econometric model the DECD estimated the impact of its Business Assistance Investments. The following table illustrates the significant impact DECD's investments have had on the state's economy.

Table 23 Business Assistance Portfolio Economic Impact		
	PORTFOLIO AGGREGATE	FISCAL YEAR 2005
Gross Regional Product	\$ 1,373,678,834	\$ 111,712,050
Income	\$ 1,120,109,800	\$ 92,470,000
State Net Rev.	\$ 76,074,982	\$ 2,155,237
Local Net Rev.	\$ 11,334,744	\$ 2,039,178

Source: DECD

Note: The impact expressed in this section is based solely on the investment of capital that resulted from DECD's business assistance. It does not take into consideration the impact that has resulted from the direct job creation that has occurred as a result of DECD's investments. It is therefore a conservative estimate.

Employment Impact:

Using the Business Assistance Portfolio data, discussed on pages 69 through 80, and the REMI Policy Insight econometric model, DECD estimates that the business assistance investments have created and retained approximately 56,000 direct and indirect jobs in Connecticut's economy. Table 24 provides a breakout of these jobs in terms of created, retained and construction related.

Table 24 Business Assistance Portfolio Direct and Indirect Job Impact	
Created	16,029
Retained	32,408
Construction Jobs	7,639

Source: DECD

DECD used the REMI Policy Insight Model to estimate the direct and indirect employment generated by DECD's Business Assistance projects and the indirect employment generated by the direct jobs created and retained by DECD assistance agreements.

It is also important to note that this analysis does not take into consideration all of the DECD investments that are no longer in the agency's Business Assistance portfolio. Projects are removed from the portfolio once businesses' contractual obligations have been met.

Productivity Contribution:

In the last fourteen years, DECD has used this program on 104 occasions to assist firms across thirty-five different industries. Over this span, marginal productivity has increased by 24% for new employment associated with these investments.

In order to identify the "productivity of recipients of financial assistance as a result of the department's investment occurring in the preceding state fiscal year" DECD has

employed the REMI model, and used the same data resulting from the EIA of the Economic Development portfolio.

Productivity, or more specifically, marginal productivity, is defined as the change in output per employee for new employment created by DECD investments. These changes are tracked by industry, and over time, with summaries for both categories given in the results. Since these changes are results of the REMI EIA, they refer to changes to these parameters relative to the baseline (no change) economic forecast, and therefore, reflect productivity changes to new employees, and do not describe the existing employment base.

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

Table 25 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made.

Table 25 Business Assistance Portfolio Property Value Impact*	
FY 2004-2005 Projects	\$ 1,137,500
Portfolio Impact	\$ 730,519,210
* Represents Estimated Assessed Value: 70% of Investment Made In Real and Personal Property	

Source: DECD

Table 26 provides the estimated property taxes generated by DECD’s business assistance investments.

Table 26 Business Assistance Portfolio Property Tax Impact	
FY 2004-2005 Projects	\$ 66,184
Portfolio Aggregate Annual Impact	\$ 22,123,475
Portfolio Cumulative Impact (FY 1992 -FY 2005)	\$ 156,037,906

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 the department has noted to be of interest to Connecticut businesses and/or have been discussed in the media or in the legislature. Table 27 provides a breakdown of the responses received.

Table 27 Competitiveness Concerns			
Companies were asked to indicate their level of concern regarding the several specific competitive issues.			
Property Taxes		State Regulations	
Very Concerned	49%	Very Concerned	43%
Somewhat Concerned	43%	Somewhat Concerned	44%
Not Very Concerned	8%	Not Very Concerned	12%
Not Concerned	0%	Not Concerned	1%
Finding Skilled Workers		Healthcare Costs	
Very Concerned	40%	Very Concerned	88%
Somewhat Concerned	53%	Somewhat Concerned	11%
Not Very Concerned	6%	Not Very Concerned	1%
Not Concerned	1%	Not Concerned	0%
State Business Taxes		Transportation/Highway Congestion	
Very Concerned	51%	Very Concerned	30%
Somewhat Concerned	41%	Somewhat Concerned	44%
Not Very Concerned	7%	Not Very Concerned	23%
Not Concerned	1%	Not Concerned	3%
Workers Compensation Costs		Energy Prices	
Very Concerned	63%	Very Concerned	80%
Somewhat Concerned	35%	Somewhat Concerned	17%
Not Very Concerned	1%	Not Very Concerned	2%
Not Concerned	1%	Not Concerned	0%

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

In an expansion of last year's pilot Business/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. Staff of the Office of Business and Industry Development (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: 1) high cost of insurance (health, worker's and unemployment compensation); 2) cost of living; 3) increasing taxes (both business and personal property); 4) aging and shrinking workforce in the manufacturing industry and lack of a large labor pool to draw from; 5) the congestion of Connecticut's highway system; 6) high utility rates; 7) lack of mass transit; 8) cumbersome process for compliance with state regulations; 9) lack of private funding for small businesses, particularly for working capital and 10) outsourcing.

Based on those findings, OBID prioritized the issues by identifying solutions that are quicker to implement. As a result of that, the agency 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 DECD resources to fund businesses that need assistance with their training needs through the Department of Labor.

Additional "plus factors" of the outreach program implemented by OBID are the opportunities for 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. Staff will continue to research additional assistance programs that can be used to meet some of the problems identified above.

Small Businesses and Minority Business Enterprises Analysis:

The OBID is the agency's statewide marketing and investment arm and its central advocate for business and economic development. Housed within OBID is the **Office of Small Business** (OSB) established under CGS 32-9n. Responsibilities of OBID and OSB 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 of OBID are small businesses, and businesses owned by women and/or minorities. During 2004-2005, the department created the Office of Small Business to enhance DECD outreach efforts to small and mid-size businesses. In addition, the department 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. Staff from OBID attends Chamber business networking events on a regular basis as a way of building partnerships with Connecticut businesses.

OBID also assisted minority business enterprises in a number of ways during 2004-2005 including: 1) attending events of the Connecticut Minority Suppliers Development Council (CMSDC); 2) funding the Woman/Minority Businesses Loan Guarantee Program at the Community Economic Development Fund (CEDF) and 3) funding a loan program to the Spanish-American Merchants Association (SAMA) in Hartford.

OBID participated in numerous outreach events to encourage business and industry development in Connecticut: 1) the Connecticut Department of Labor Manufacturers event, with 75 attendees; 2) the Small Manufacturers Association dinner, with 100 attendees; 3) the Town of Windham Developers Day, with 40 attendees; 4) the Governor's Manufacturing Day, with 200 attendees; 5) a presentation given for the Cheshire Economic Development Commission, with 12 attendees; 6) a panel presentation at the Small Manufacturers Association annual meeting, with 120 attendees; 7) the Northwest Chamber of Commerce Manufacturers Coalition, with 25 attendees; 8) the same group, with another 25 attendees and 9) the Connecticut

Business Expo, with 5,000 attendees. Small businesses and minority business enterprises also participated in these events.

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 (CGS 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 the DECD is the Inner City Business Strategy Guarantee Program. DECD committed \$300,000 in the form of an Economic Development and Manufacturing Assistance (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 Connecticut 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 28 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 percent fall into the small business category (as defined as having fewer than 100 employees).

Table 28	
Business Assistance Portfolio Small Businesses	
# Of Small Businesses (less than 100 jobs and based on Respondents)	64
# Of Small Businesses (less than 50 jobs and based on Respondents)	40

E. BUSINESS RECRUITMENT

Business Expansion, Recruitment and Retention:

During 2004-2005, the Office of Industry Clusters Initiative and Business Recruitment was responsible for all out-of-state business expansion, recruitment and retention activities. This office is now known as the Office of Strategic Competitiveness (OSC). As of August 2005, the functions of business expansion, recruitment and retention are the responsibility of the Office of Business and Industry Development (OBID). However, information presented in this 2004-2005 agency annual report comes from the activity of OSC.

DECD staff responsible for out-of-state business expansion, recruitment and retention bring together all available resources to provide client-driven, customized packages of benefits and assistance to businesses that are considering relocating their out of state operations to Connecticut or expanding their existing, in-state operations.

Responsibilities include:

- Recruiting businesses to locate, expand or remain in Connecticut through the use of prospect identification/targeting and state incentives
- Client intake, client assessment, project feasibility review, assistance identification and packaging, product and service delivery (including real estate and site location assistance)
- Collecting and maintaining performance data on the business and economic development projects executed by staff
- Leveraging DECD assistance funds
- Linkage to workforce development, education and training resources and programs
- Out of state marketing
- Business development and outreach
- Deal negotiations and structuring
- Project monitoring and pipeline reports

During fiscal year 2004-2005, the number of Business Response Center referrals answered was 106 and the number of businesses visited was 25.

Table 29 illustrates additional business recruitment activity during that period:

Table 29				
2004-2005 Business Recruitment Activity				
Letters of Interest	# Issued	Value	Capital Investment	Jobs Retained/Created
	6	\$83,000,000	\$388,000,000	1,555/1,333
Business Proposals	# Issued	Value	Capital Investment	Jobs Retained/Created
	4	\$36,000,000	\$164,000,000	917/1,019
Business Agreements	# Executed	Value	Capital Investment	Jobs Retained/Created
	3	\$32,000,000	\$142,000,000	366/840

Highlights in Business Expansion/Recruitment/Retention for 2004-2005:

The following information details specific accomplishments during the fiscal year:

- Awarded \$5 million in Urban Reinvestment Tax Credits to Eppendorf Manufacturing, Inc. to establish a new manufacturing operation in Enfield. The company occupied

and refurbished a 190,000 square-foot vacant facility. The capital investment made by Eppendorf exceeded \$23.1 million and will create 115 new jobs within five years.

- Awarded \$20 million in Urban Reinvestment Tax Credits to the Lowe's Co. to build a new distribution center in Plainfield. The capital investment the company made in Connecticut exceeded \$80 million, and Lowe's is committed to creating 525 new jobs for the state.
- Awarded \$7 million in Urban Reinvestment Tax Credits to Factset Research Systems, Inc. for a retention and expansion project in Norwalk. The company's capital investment exceeded \$36 million while retaining 356 jobs and committing to create an additional 200 jobs.
- Retained Synapse Group, Inc., the leading independent provider of customer service and management services for publishers of consumer magazines in the United States. This company consolidated its corporate headquarters in Stamford instead of Westchester, N.Y. The project consisted of 80,000 square feet, with costs around \$12 million. Some 295 jobs were retained and 45 new jobs will be created. Although offered a \$500,000 loan, Synapse did not accept any state assistance.

2004-2005 Business Relocation Efforts:

- Based on (preliminary) information from the Connecticut Economic Resource Center (CERC), over 23 companies relocated to Connecticut in calendar year 2004 creating over 277 new Connecticut jobs, and over 21 companies in calendar year 2005 creating over 218 new Connecticut jobs.
- The top three places in Connecticut where companies relocated to in calendar year 2004 were Greenwich, Stamford and Milford, respectively. The top places in Connecticut where companies relocated to in calendar year 2005 were Danbury, Stamford and Norwalk.
- The top three places where relocated companies came from in calendar year 2004 were New York, Massachusetts, Rhode Island and Vermont respectively. The top three places where relocated companies came from in calendar year 2005 were New York, Massachusetts and Florida.
- The 23 companies that relocated to Connecticut in calendar year 2004 located in the following municipalities: Avon, Bristol, Clinton, Danbury, East Hartford, Farmington, Greenwich, Milford, New Haven, Norwalk, Oxford, Plainfield, Redding, Roxbury, Stamford, Waterbury, Windham.
- The 21 companies that relocated to Connecticut in calendar year 2005 located in the following municipalities: Bridgeport, Cheshire, Clinton, Danbury, East Granby, Greenwich, Guilford, New Canaan, New Milford, Norwalk, Putnam, Stamford, Stonington, Suffield, West Hartford, Westport, Wilton, Windsor.

F. INTERNATIONAL TRADE AND FOREIGN DIRECT INVESTMENT

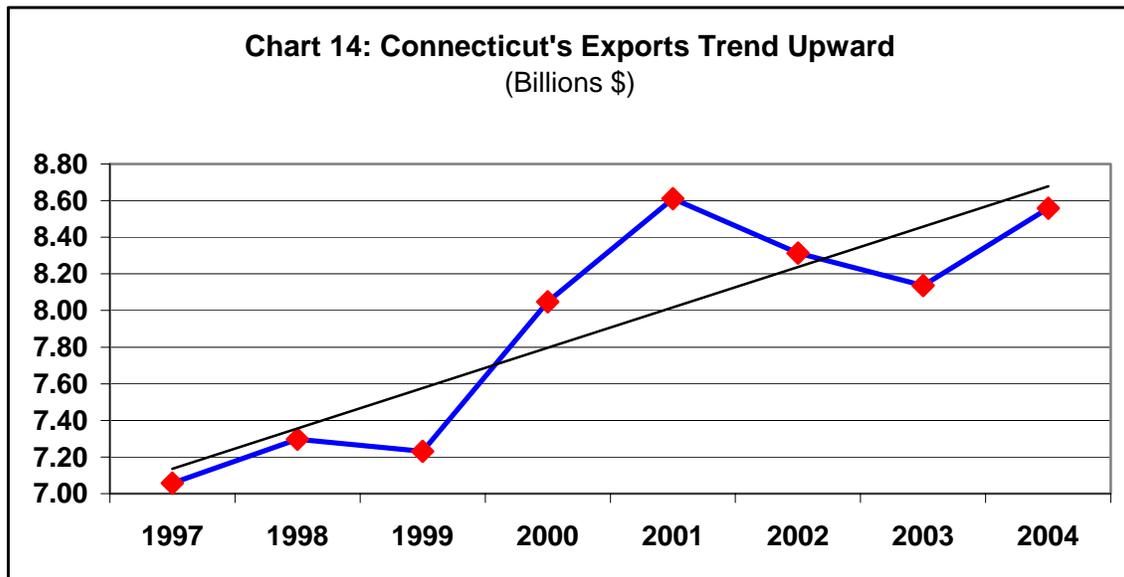
Overview of Connecticut Exports for Fiscal Year 2004-2005:

Exports increase a state's GSP and lead to job creation. In 2004, Connecticut registered \$8.56 billion in exports, up from \$8.14 billion in 2003. Year-to-date third quarter 2005 figures from the World Institute for Strategic Economic Research (WISER), the most recent available data, indicate that Connecticut exports are up 11.54% over the same time last year. Top export sectors continue and are projected to be transportation equipment and optical and medical instruments. As in the past, Canada continues to be

Connecticut's top export destination. Growing Connecticut export markets to watch include Belgium, Brazil, China, Malaysia and the Netherlands.

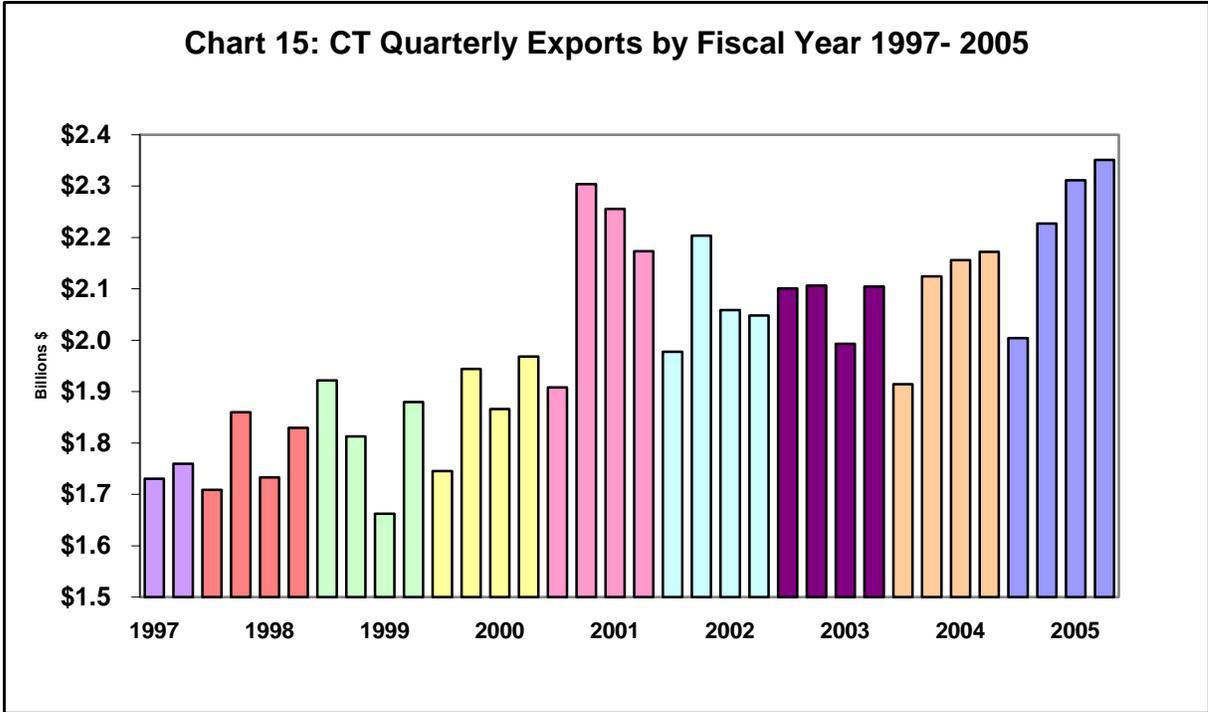
Although Connecticut is a small state geographically, the state's export sector is sizable, and outperforms national export figures. According to a recent report prepared for the Eastern Trade Council, Connecticut's trade value in dollars increased 40% between 1996-2004, while the U.S. figure increased 31% over the same time. Connecticut's continued growth in exports is a positive for the state's economy.

The growth in Connecticut's exports is a double-edged sword, however, in that it makes Connecticut's economy more susceptible to international pressures. A volatile global market place could easily translate into increased volatility in Connecticut's economy.



Source: *Wiser*

Chart 14 puts Connecticut's exports in perspective. From 1997 to 2005, exports are on a long-term upward trend. As reported by the World Institute for Social and Economic Research (WISER), and measured by the North American Industry Classification System (NAICS) – used since 1997 – Connecticut exports increased from \$7.06 billion in 1997 to \$8.56 billion in 2004, a 21 percent increase. In FY 2004-2005, Connecticut's exports reached an all-time quarterly high. In Q2 2005 (the last quarter of FY 2004-2005), Connecticut's exports of \$2.35 billion alone have exceeded the previous quarterly peak of \$2.31.

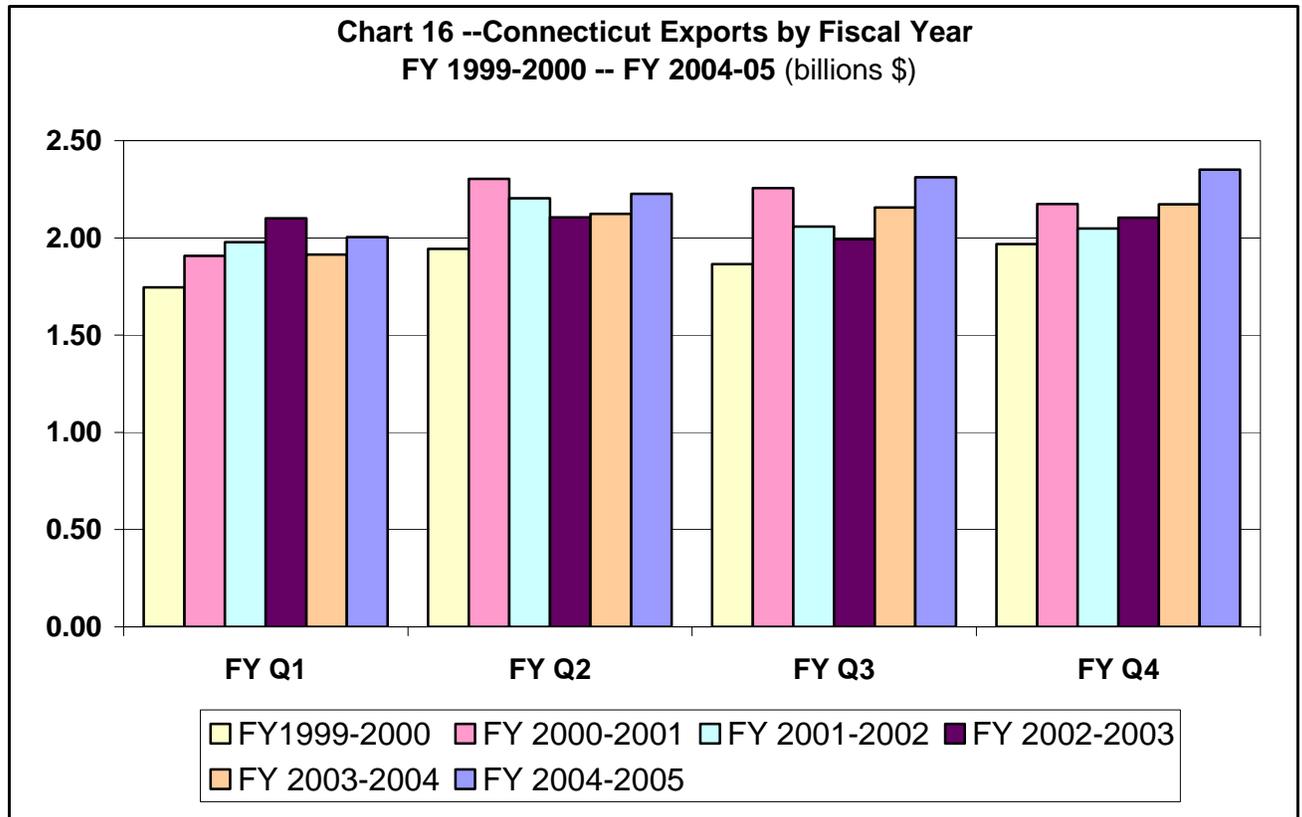


Source: Wiser

New England exports from 1997 to 2005 increased 25 percent, while U.S. exports increased 19 percent. Through the second quarter of 2005, second quarter (Q12005 + Q2 2005), Connecticut's exports totaled \$4.66 billion. Should this trend continue in the second half, 2005 will post a new all-time high as well.

Chart 15 plots Connecticut's quarterly export totals by fiscal year. As noted, FY 2004-2005 shows very strong export growth. From FY 1996-1997 through the first quarter of FY 2000-2001, the upward trend is barely noticeable and very uneven. However, from the second quarter of FY 2000-2001, a steep decline occurs through Q3 and Q4 that continues into FY 2002-2003 until the fourth quarter when a turn-around begins. This coincides with the national economic recession that occurred from mid-2000 through early 2003, as well as the events of September 11 and its economic impact on the airline industry. Through FY 2002-2003, export volume is relatively flat. However, this decline and unsteady trend is reversed beginning in FY 2003-2004. The upward trend is clearly evident and steady in both FY 2003-2004 and more so in 2004-2005.

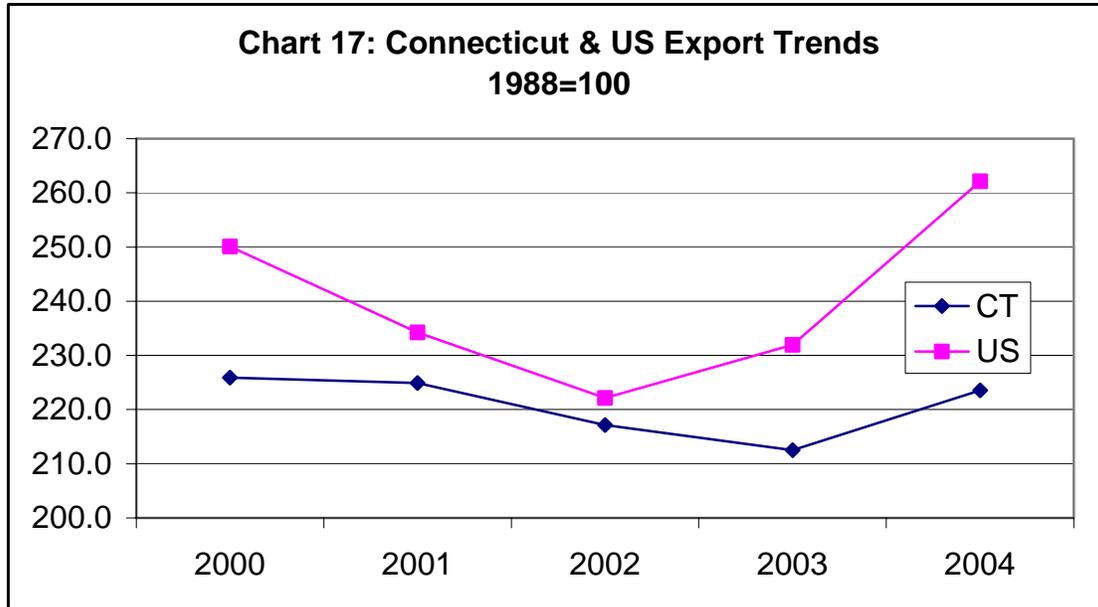
Chart 16 compares export volume by fiscal year quarters. It demonstrates how in FY 2004-2005 (blue bars) the state's exports rise steadily and above any other single quarter. Thus, it can be concluded that the national recovery and the increased business and consumer confidence that ensued, along with improving world demand, have helped drive Connecticut's export performance to a new level.



Source: Wisser

In an increasingly global economy, Connecticut's exports, since exceeding defense spending in 1990, significantly increased their role in the state's economy. In 2004, annual exports grew 5.2 percent - from \$8.14 billion to \$8.56 billion. The export share of Gross State Product (GSP) was also sustained at an estimated 5.0 percent of GSP in 2004, up from 4.4 percent of GSP in 2003.

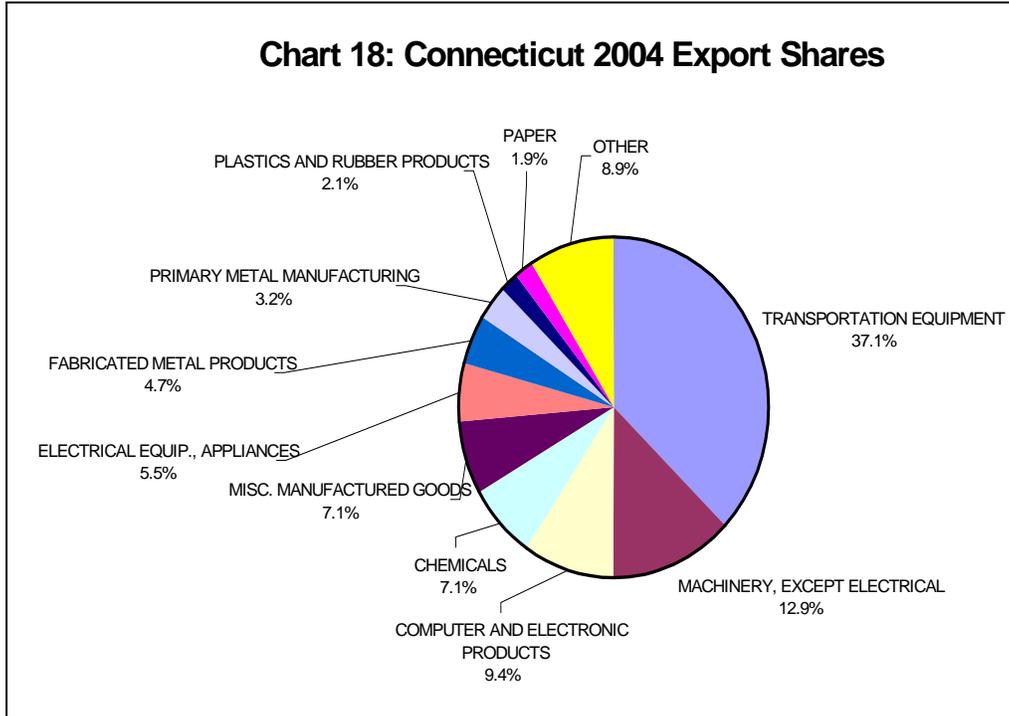
Based on historic trends, the New England states' export growth levels are projected in order to bring the time series from the actual most recently reported year (2002) to the present. It is important to remember that these are trend-based estimates only for lack of more current data. Connecticut is only second to Massachusetts in its volume of total merchandise exports among the New England states. The relative strength of FY 2004-2005 exports bodes well for both the current and future growth of the Connecticut economy. (See Chart 17).



Source: *Wiser*

Connecticut's export composition has remained remarkably stable (Chart 18). In 2004, transportation equipment, machinery, computer and electronic products, chemicals, and other miscellaneous manufactured commodities ranked as Connecticut's top five exporting industries. Electrical equipment, fabricated and primary metals, plastics and paper products round out the top ten. Transportation equipment's dominating share still ranked first in 2004 at 37.1 percent. Industrial machinery and computers remained Connecticut's second largest export at 12.9 percent in 2004.

The mix of Connecticut's international trading partners has also exhibited consistency over the years. In 2004, Canada was the number one destination for Connecticut exports, however this share has eroded as more and more developing economies enter the global market place. The balance of the top ten export destinations are France, Germany, Mexico, United Kingdom, Japan, Singapore, Netherlands, Belgium, and Switzerland.



Source: *Wiser*

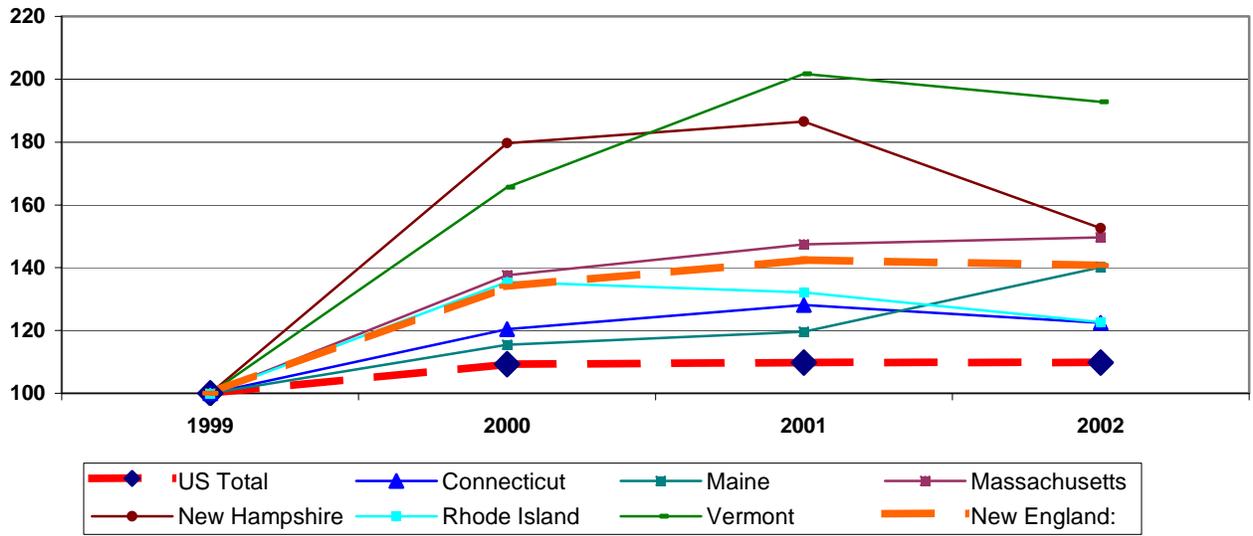
Overview of Foreign Direct Investment In Connecticut:

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. For example, Japanese automobile plants in the Midwest sparked American companies to adopt more advanced manufacturing technologies.

According to the Organization for International Investment, U.S. subsidiaries of Connecticut now employ 104,900 Connecticut workers, an increase of 17% over 5 years. U.S. subsidiaries provide the livelihood of 7% of Connecticut's private sector workforce. OII data shows that Connecticut ranks 4th in the country in the share of its workforce supported by U.S. subsidiaries.

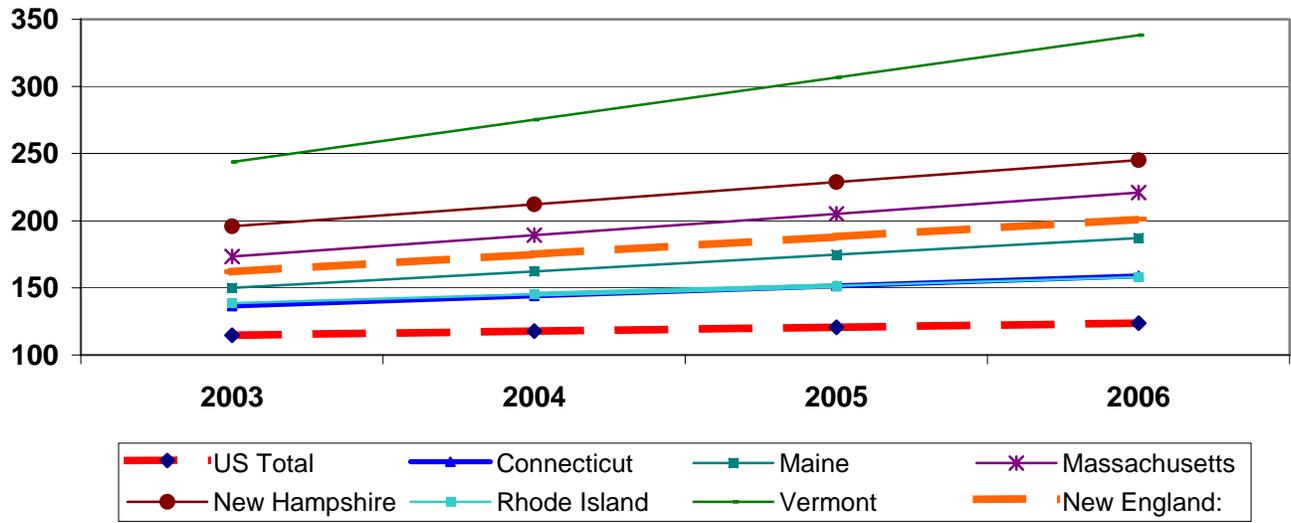
Foreign direct investment has increased in the United States and around the world since the 1970s. In the United States, incoming FDI has grown from \$134 billion for all of the 1970s to \$1,181 billion in 2002. A large share of FDI in Connecticut comes from Canada and Europe, but South America, Japan, and Asia have also made significant investments. Charts 20 and 21 show the actual and projected growth rates of foreign investment by state compared with New England and the U.S. Connecticut is in the "middle of the pack," slightly above the U.S. growth pattern, but below New England as a whole. Vermont leads all New England states perhaps because of the well-publicized IBM border trade with Canada. New Hampshire and Massachusetts -- in part because of their major port cities -- are also doing well.

**Chart 19: Growth Index of Foreign Property, Plant, & Equip
by State vs NE & US (1999=100)**

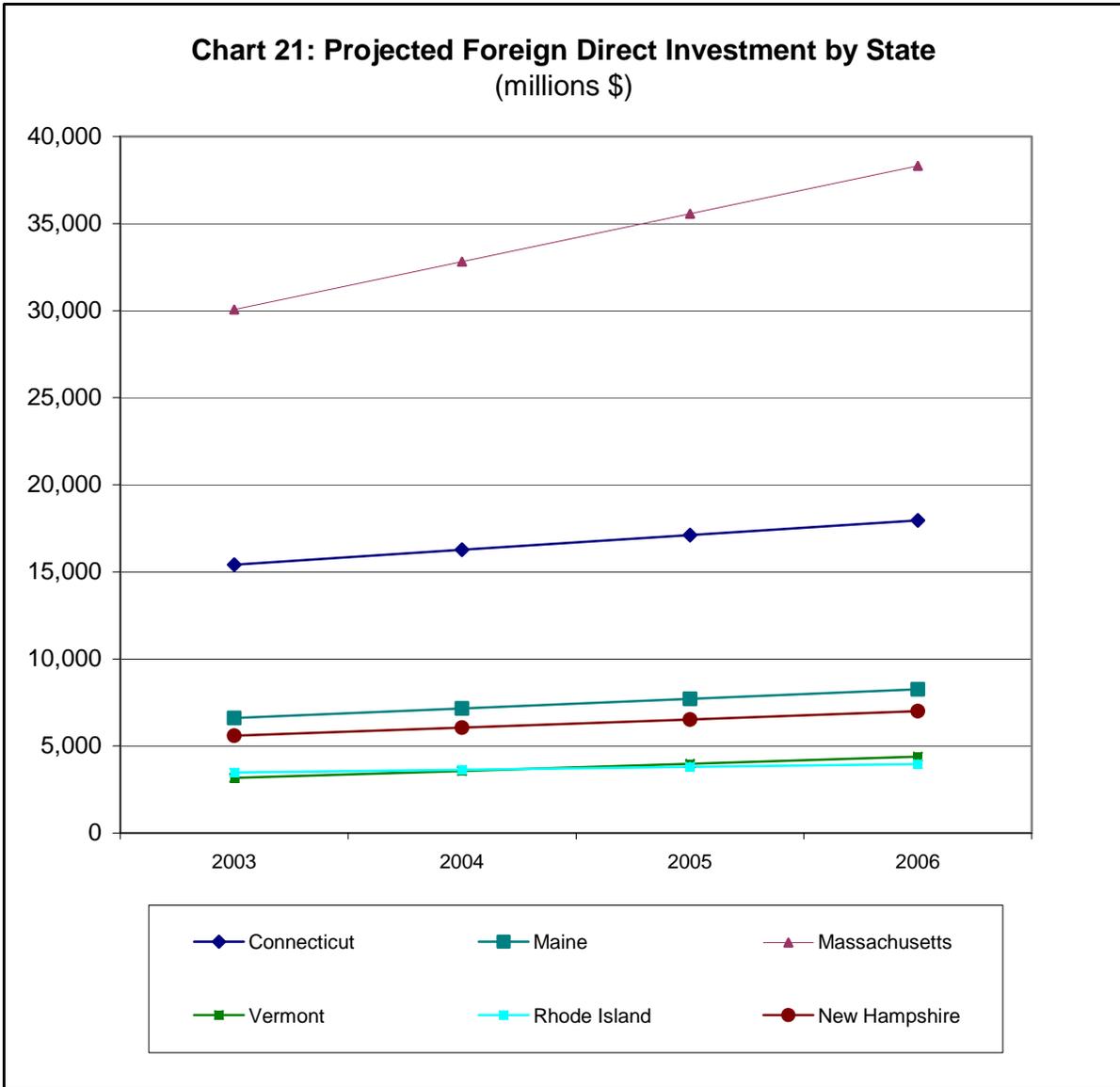


Source: Organization for International Investment

**Chart 20: Growth Index Forecast Based on Trend
(2003 = 100)**



Source: Organization for International Investment



Source: Organization for International Investment

To provide some indication of the actual magnitude of FDI in Connecticut and New England, projections are made (Chart 22) – again based on historic trends only – to update them to the present.

Summary of DECD’s International Efforts:

The role of the International Trade and Export Assistance Unit within the Office of the Commissioner is to facilitate all international activity in the State of Connecticut.

Responsibilities are:

- 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
- Serve as the protocol liaison for ambassadors, consul generals and foreign delegations visiting Connecticut.

Foreign Direct Investment/Business Assistance Projects:

During 2004-2005, the International Trade and Export Assistance Unit issued three letters of interest valued at a total of \$5 million. No actual business proposals and/or agreements issued or executed were accepted.

A key highlight in foreign direct investment and business assistance during 2004-2005 involves Eppendorf, a German high-tech, biotechnology company. This company made a \$23.1 million capital investment in Connecticut and will manufacture its products in an approximately 190,000 square foot facility in Enfield. The company has an agreement with the Town of Enfield to double the facility's size in the next 10 years and will employ 115- 135 individuals. Pending qualifications, Eppendorf could receive up to \$5 million in URA tax credits through the Office of Business and Industry Development after the third year of operation.

Expansion and Relocation Projects:

The following eight foreign-owned companies, listed in Table 30, established a presence in Connecticut in 2004-2005:

Table 30 Foreign Owned Companies Establishing a Presence in Connecticut in Fiscal Year 2004-2005				
Company	Town	Country of Origin	Industry	Type of Assistance
Sintec Keramik USA Inc.	Bridgeport	Germany	High-Tech Ceramics	Technical
Westfalia Inc.	Bristol	Germany	Flexible Tubing Manufacturing	Technical
Mabanaft Inc.	Darien	Germany	Services	Technical
Bielomatik-Jagenberg	South Windsor	Germany	Manufacturing/Machinery Maintenance	Technical
FM Industries LLC (USA)	South Windsor	Germany	Services/Distributor	Technical
ITC Secure LLC	Stamford	United Kingdom	IT/Software	Technical
Fibrelite Corp.	Stonington	United Kingdom	Manufacturing	Technical
Kampf Machinery Corp.	Windsor	Germany	Manufacturing/Machinery Maintenance	Technical

Source: DECD

Once fully established, these companies will create 150-250 jobs and invest \$12-14 million in Connecticut.

International staff continued to organize the quarterly roundtable meetings of Connecticut's German companies during 2004-2005 and approximately 60 German

companies attended each meeting. These meetings have provided many business leads and referrals.

International Trade Delegations:

During 2004-2005, International staff scheduled, hosted, met and secured arrangements for nine delegations from the following countries: China (3), the Dominican Republic (1), India (1), Korea (1), Nigeria (1), Puerto Rico (1) and Vietnam (1).

These visiting delegations learned about economic development and business practices in Connecticut as well as bilateral trade relations between Connecticut and their respective countries. Areas of cooperation, including trade leads, were also frequent topics of discussion. Delegation membership varied widely, ranging from small business owners to provincial government officials. The Ambassador of Vietnam met with DECD Commissioners to talk about Connecticut's business climate. DECD enlisted the support of the State Department of Education, Central Connecticut State University, the Connecticut World Trade Association and the World Affairs Council for specific programmatic assistance.

China's multiple 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.

Trade Missions:

During the past fiscal year, Connecticut planned and coordinated trade missions to Krakow and Warsaw, Poland and to China. Both missions were organized through the Eastern Trade Council (ETC), an organization of 10 Northeastern states whose mission is 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. Chair membership rotates, and Connecticut currently is chair of the organization.

Of the two missions planned, only the October 2004 trade mission to Poland was conducted. The China trade mission was postponed due to scheduling difficulties. A new mission, with a redesigned agribusiness focus, is planned for the future.

Poland's admission to the European Union in May 2004 presented new customers and business opportunities. The ETC sent 12 companies from 10 member states to Poland, including two companies from Connecticut. The focus of the industries participating cut across various sectors. Connecticut sent companies whose products are applicable to the automotive, medical and safety/security industries. In addition to business matchmaking appointments in both cities, participants received country and market briefings and met with the U.S. Ambassador to Poland.

Technical Assistance and Outreach:

DECD's International staff provided approximately 2,375 hours of technical assistance during 2004-2005. Staff fielded more than 1,900 commercial inquiries, ranging from referrals to providing technical advice, direct marketing assistance, export financing and grant requests.

Outreach in 2004-2005 included responses to 38 referrals from the CERC Business Response Center and site visits to 54 Connecticut businesses. Additional outreach was implemented through seminars, trade reports, videoconferences, workshops and other events. One integral piece of the department's international outreach continues to be the Export Assistance Program.

Export Assistance Program:

DECD works with the U.S. Department of Commerce (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 2004-2005, the Export Assistance Program provided \$5,475 in reimbursements to 11 companies in 15 programs. Companies often participated in more than one program.

FY 2004-2005 Export Assistance Program Participation:

Companies used the Export Assistance Program in a host of countries, including Brazil, Canada, France, Germany, Japan, Mexico and Spain. This program aided companies in the location of agents, distributors, representatives and joint ventures in order to achieve lasting business relationships, not merely one-time sales to an end-user. Connecticut companies gain trade leads and information about key trade shows from participation in the program as well as 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 department does not maintain paid staff offices in foreign countries and, through the Export Assistance Program, has achieved direct access to the USDOC worldwide network of offices and contacts in approximately 90 countries.

Connecticut is the first state to have such a cooperative reimbursement program with USDOC and, in 2004-2005 several states studied our model for adoption in their respective states because it is an excellent way to leverage limited resources.

Table 31 provides a tabular illustration of activity for the Export Assistance program in fiscal year 2004-2005.

Table 31	
Export Assistance Program Participation Fiscal Year 2004-2005	
Program	Number of Program Participants
Gold Key Service	2
International Partner Search	5
Commercial News USA	7
Other (i.e., trade fair)	1
Total	15

Source: DECD

Videoconferences:

During 2004-2005, DECD organized and hosted two free videoconferences with USDOC Commercial Service Officers in Brasilia and Sao Paulo, Brazil. One focused on the aerospace industry, the other on medical devices. Fourteen companies and 17 attendees participated in the sessions. The videoconferences give Connecticut companies an opportunity to talk via video-link with market specialists to learn about a country's business opportunities. They can "get their feet wet" in a new market without incurring the travel and lodging expenses. Participants receive country and industry briefings, legal pointers, trade leads and trade event information. Following the conferences, one company in Connecticut, whose product is applicable to both the aerospace and medical device industries, successfully located a Brazilian distributor. Three to five videoconferences, with different market and industry focuses, are planned for the next fiscal year.

Workshops and Seminars:

DECD's International Trade staff co-sponsored three half-day export documentation seminars attended by a total of 42 companies and 60 individuals. These seminars focused on the logistics of exporting – paperwork, freight forwarding, regulations and licensing – and were a must for any company new to exporting. Two documentation seminars are scheduled for the upcoming fiscal year.

Staff also presented export and international material at three "new-to-export" workshops; total attendance was 45. The sessions were organized by the University of Connecticut's Center for Small Business Development and were held at the Middletown and Simsbury public libraries as well as at Oxford Airport. Companies who attended are experienced in domestic sales only. Through the sessions, they learned about international resources, marketing, cultural issues and export controls. DECD will work to schedule future workshops on these topics in the next fiscal year.

Other Outreach Events:

In addition to the outreach described above, DECD International staff co-sponsored and organized other events, such as business roundtable sessions, including a successful American Chamber of Commerce (AmCham) Korea event that focused on the South Korean aerospace market. Twenty-nine attendees from 23 companies attended this presentation on doing business in Korea. AmCham Korea's President and a top executive from Boeing led the presentation that included a segment by the Executive Director of Connecticut's Aerospace Components Manufacturers.

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

G. ENTERPRISE ZONE PROGRAM:

Enterprise Zones:

Enterprise Zone programs originated in Great Britain in the late 1970's and began appearing in American states in the early 1980's. Connecticut was the first state to enact an Enterprise Zone program in 1981. Currently, 39 states have Enterprise Zone programs, as shown in the table below. The mix of incentives associated with the many Enterprise Zone programs throughout the U.S. varies from state to state, but the programs all operate 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 targeted geographic areas. Table 32 provides a list of all of the states that have an enterprise zone program.

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

Table 32 Continued

Massachusetts	Economic Development Incentive Program	Wisconsin	Enterprise Development Zone
Michigan	Michigan Renaissance Zone Program		

Source: Office of Program Policy Analysis and Government Accountability, Florida State Legislature, Information Brief, March 2004, Report No. 04-24 and 2005 Area Development Online - State Incentives Guide

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.

Connecticut’s Enterprise Zone Program:

The Connecticut Enterprise Zone Program, along with various business-related incentive subprograms, is administered within the Office of Business and Industry Development (OBID). The Enterprise Zone Program is the core program on which many of these other incentive programs are based. Program 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 was the first state to establish Enterprise Zones, with the passage of P.A. 81-445 (Sec 32-70). In 1982, zones were designated in six communities. There are currently 17 Enterprise Zones in Connecticut.

Enterprise Zone Goals and Objectives and Performance Measures:

Current statement of goals for enterprise zones designated under Section 32-70

The goal of the enterprise zone 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 enterprise zones.

The enterprise zone program is a state funded tax incentive program used to encourage businesses to locate in urban areas. The program targets manufacturing companies as well as selected service sector businesses. The benefits include a five-year local property tax abatement on real and personal property and a 10-year corporate business tax credit. There are seventeen targeted investment communities with enterprise zones and two enterprise corridor zones located in the northeastern part of the state along I-395 and in the Naugatuck Valley along Route 8.

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 (EZ):

Connecticut General Statute 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. In order to be eligible to establish a traditional Enterprise Zone, 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
- At least 25% of the tract's population receives public assistance

Secondary census tracts must meet lower thresholds:

- A poverty rate of 15%
- An unemployment rate of at least 1.5 times the state average
- 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 (ECZ):

Enterprise Corridor Zones are located along Route 8 in the Naugatuck Valley and along Interstate 395 in Eastern Connecticut. The benefits available in an Enterprise Corridor Zone 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 JPTA-eligible and who live in the community where the project takes place.

Municipalities in the Enterprise Corridor Zones are not classified as Targeted Investment Communities, and are therefore not eligible to extend Urban Jobs Program benefits. Benefits for eligible projects in an Enterprise Corridor Zone are identical to those in an Enterprise Zone.

Enterprise Corridor Zone Communities:

The communities located in the Enterprise Corridor Zones are:

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

Note: As a result of P. A. 05-194, Torrington and Winsted were authorized to act as Enterprise Corridor Zone Communities.

Urban Jobs Program (UJ):

The Urban Jobs Program provides benefits to eligible companies with suitably induced projects that are located in a Targeted Investment Community but outside the Enterprise Zone. These companies are not impacted by any of the newly designated Enterprise Zone level benefit areas described above. Urban Jobs benefits are lower than Enterprise Zone 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 Enterprise Zone level benefits. Such designations include:

- Contiguous Municipality Zone (CMZ) (Sec 32-70b CGS)
- Defense Plant Zone (DPZ) (Sec 32-56 CGS)
- Entertainment District (ED) (Sec 32-76 CGS)
- Manufacturing Plant Zone (Sec 32-75c CGS)
- Qualified Manufacturing Plant (QMP) (Sec 32-75c CGS)
- Railroad Depot Zone (RDZ) (Sec 32-75a CGS)

Benefits - Enterprise Zone 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 enterprise zone 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 first full assessment

year following the issuance of a "Certificate of Eligibility." Statutory reference to these benefits can be found in CGS '32-9p, '32-9r, '32-9s, '12-81(59) and '12-81(60).

- A 10-year, 25% credit on that portion of the state's corporation business tax that is directly attributable to a business expansion or renovation project as determined by the Connecticut Department of Revenue Services. The corporation tax credit is available for a full 10-year period and takes effect with the start of the first full fiscal year of the business following the issuance of a "Certificate of Eligibility." The corporate tax credit increases to 50% if a minimum of 30% of the new full time positions is filled either by zone residents or by residents of the municipality who are JTPA eligible. The statutory reference for this benefit is Section 12-217(e) of the CGS.

As of January 1, 1997, newly formed corporations located in a zone 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 the Job Training Partnership Act, 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.

Under P.A. 96-264 (Sec 32-229 CGS), any businesses engaged in biotechnology, pharmaceutical, or photonics research, development or production, with not more than 300 employees, are eligible for Enterprise Zone benefits if they are located anywhere in a municipality with (1) a major research university with programs in biotechnology, pharmaceuticals, or photonics and (2) an Enterprise Zone. Benefits are subject to the same conditions as those for businesses located in an Enterprise Zone.

The maximum amount the Connecticut Development Authority can lend to an Enterprise Zone 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 Enterprise Zone, are provided at the discretion of the Commissioner of Economic and Community Development, and are:

- A five-year, 80% property tax abatement
- A 10-year, 25% corporation business tax credit to qualified manufacturing businesses.
- Property tax benefits for real estate and/or equipment are provided for qualifying service facilities, located outside of an Enterprise Zone 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 facility that has been newly constructed, substantially renovated or expanded.
- Corporate business tax credits are provided for qualifying service facilities, located outside of an Enterprise Zone in a Targeted Investment Community, on a sliding scale based on new full time jobs created. The minimum tax credit of 15% is allowed for service companies creating 300 or more but fewer than 599 new jobs. The

benefit increases to 50% for such companies creating 2,000 or more new jobs at the eligible facility. The eligibility period for this tax credit is 10 years.

A business may not initiate a project that could qualify for incentives without first requesting and obtaining the approval of the Commissioner of the Department of Economic and Community Development. 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 1) that the incentives are an inducement and 2) that the business has an economic need that the incentives will alleviate or that the project will represent a net economic benefit to the state and/or municipality. (Sec 32-9r CGS.)

Connecticut Enterprise Zone Performance During SFY 2004-2005:

During the 2004 Enterprise Zone program year (October 2, 2003 to October 1, 2004), DECD certified 66 companies for Enterprise Zone-related incentive benefits. This represents a 4.8% increase in certification activity from the 2003 level for companies in designated zone municipalities. Another 40 pre-applications were received and reviewed in anticipation of certifications in 2005. The gross floor space of all the projects certified in 2004 was 1,355,064 square feet. In addition, 2,530 jobs were retained and 1,074 new positions were projected by certified businesses.

Tables 33 and 34 provide details on Connecticut's EZ Program Activity during 2004-2005:

Table 33 2004 Statistical Summary: Total Building Square Footage, Existing Jobs and Newly Created Jobs				
	Area	Existing Jobs	Projected Jobs	Total Jobs
Total Construction	215,718	563	136	699
Total Leased Property	825,289	1,519	794	2,296
Total Purchased Property	220,000	213	39	252
Total Renovated Property	61,887	150	39	189
Total Expansion Property	32,170	85	66	150
Grand Total	1,355,064	2,530	1,074	3,586

Source: DECD Office of Business and Industry Development

Table 34 2004 Certifications by Municipality and by Program						
Location	EZ	UJ	ECZ	RDZ	MPZ	ED
Ansonia			3			
Beacon Falls			1			
Bloomfield						
Bridgeport	8	2				1
Bristol		1				
Derby						
East Hartford						

Connecticut Department of Economic and Community Development
Annual Report for Fiscal Year 2004-2005

Table 34 Continued						
Griswold						
Groton	1					
Hamden	1					
Hartford	1	1				
Killingly			2			
Lisbon						
Meriden						
Middletown						
Naugatuck						
New Britain						
New Haven	1	1				
New London						
Norwalk	5	2				
Norwich						
Plainfield						
Plainville						
Putnam			3			
Seymour						
Southington	4					
Sprague						
Stamford	10	1				
Sterling			1			
Thompson						
Waterbury	11	4				
Windham						
Total = 66	42	13	10			1

Source: DECD Office of Business and Industry Development

The most active municipalities for 2004 were the cities of Bridgeport, Stamford and Waterbury, with a total of 38 new certifications. These represent 761,519 square feet and 605 new jobs in these communities. There are an additional nine pre-applications for 2005 currently in the pipeline for these communities.

Property Tax Abatement:

For fiscal year 2004-2005, the state's portion of the total property taxes abated was \$7,454,831. This figure represents 40% of the total eligible property tax liability for companies within Connecticut's Enterprise Zones and zone 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 \$18,637,077. Under the program, 80% of this total was abated (\$14,909,662). Companies receiving the abatement paid 20% of their eligible property tax liability that amounted to \$3,727,415. The state reimbursed the enterprise zone communities 40% of the total amount abated (\$7,454,831). In total, enterprise zone communities forgo \$7,454,831 in property tax revenue. Table 35 details the amount paid to each participating municipality during the program year.

Table 35	
Distressed Municipality Exemption Program	
<i>Payments based on the 2003 Grand List as certified December 1, 2004</i>	
The total amount paid for 2004/2005	
	\$ 7,454,830.96
Payee Name	Total Payment With All Adjustments
Ansonia	\$ 36,050.18
Beacon Falls	\$ 31,362.06
Bloomfield	\$ 27,601.13
Bridgeport	\$ 128,729.05
Bristol	\$ 185,586.12
Derby	\$ 25,879.44
East Hartford	\$ 197,649.05
Griswold	\$ 29,620.88
Town of Groton	\$ 1,156,728.44
Groton-Sewer Dist.	\$ 67.16
Hamden	\$ 76,271.09
Hartford	\$ 58,186.79
Killingly	\$ 86,630.40
Meriden	\$ 68,090.03
Middletown	\$ 104,317.13
Naugatuck	\$ 80,419.29
New Britain	\$ 191,322.10
New Haven	\$ 369,002.07
New London	\$ 1,559,280.84
Norwalk	\$ 455,331.63
Norwich	\$ 128,339.40
Plainfield	\$ 9,291.76
Plainville	\$ 36,559.85
Putnam	\$ 21,880.53
Seymour	\$ 18,203.89
Stamford	\$ 1,639,408.87
Sterling	\$ 4,774.98
Thompson	\$ 404.32
Waterbury	\$ 384,473.22
Windham	\$ 82,830.96
Groton-PoqckBr. FD	\$ 149.81
Dayville FD	\$ 6,227.85
Dyer Manor FD	\$ 102.59
Central Village FD	\$ 160.61
Plainfield FD	\$ 379.19
Wauregan FD	\$ 116.92
Sterling FD	\$ 292.56
Old Mystic FD	\$ 177.00
City of Groton	\$ 250,390.42

Table 35 Continued	
Bor. of Jewett City	\$ 2,541.35
Total	\$ 7,454,830.96

Source: Connecticut Office of Policy and Management

Upcoming Legislative Initiatives:

As mentioned in the brief review of the performance of Enterprise Zones nationally, the data needed to adequately measure the performance of enterprise zones is generally not available or collected. This is also an issue for Connecticut and, as such, DECD currently has insufficient data to make any significant determination as to the actual performance or impact of this program.

To remedy this, DECD will be exploring future improvements to the program in the area of data collection so that the necessary information is being provided to the DECD to adequately assess the performance of each of the enterprise zone programs. DECD views this as a necessary next step in improving the accountability for this program.

H. TAX CREDIT PROGRAMS:

DECD directly administers two tax credit programs, the Urban and Industrial Site Investment Tax Credit program and the Insurance Reinvestment Tax Credit Program.

Urban and Industrial Site Investment Tax Credit Program:

As outlined under section 32-9t of the Connecticut General Statutes, the Urban and industrial Sites Investment program is designed to encourage development and redevelopment activities in eligible communities and to eliminate brownfields and encourage private investments in environmentally contaminated properties in urban areas.

Urban Site:

An eligible Urban Site Investment 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 that may participate in the Urban and Industrial Site Investment Tax Credit Program are those that have an enterprise zone, have been designated as a distressed municipality or have a population in excess of one hundred thousand.

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 where the minimum is \$2.5 million. There is no minimum investment amount for indirect investments made by certified Fund Managers.

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 10 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 \$100,000,000.

Credit Timing and Revenue Neutrality:

The tax credits are performance based and distributed over a ten-year time frame, which gives the state the time value of money advantage. 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 they do not get the credits (which includes tax revenue generation as well as job creation and retention targets). The bulk of any tax credits the company may be eligible for are in the final 3-years of this project.

Legislation Passed During SFY 2004-2005:

Public Act 05-276, An Act Concerning the Governor's Competitiveness Council Recommendations makes changes to the Urban and Industrial Sites Reinvestment Program and makes it easier for businesses to invest in small projects by lowering the existing investment threshold from \$20 million to \$5 million. P.A. 05-276 also further lowers the threshold to \$2 million for investments in projects that preserve and redevelop historic facilities for mixed use including housing units.

Urban and Industrial Site Tax Credit Program Portfolio:

The Urban and Industrial Site Tax Credit Program Portfolio is detailed in Tables 36, 37 and 38. Table 36 provides information on tax credit projects closed in fiscal year 2004-2005. Table 37 provides the same level of information for the entire portfolio (all program projects for which an assistance agreement has been executed). Table 38 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 "potential" amounts, as each credit must be earned in order for the taxpayer to claim it on his tax return. In order 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 individual assistance agreement.

**Table 36
Urban And Industrial Site Investment Tax Credits FY 2004-2005 Projects**

Projects Added to the Portfolio in FY 2004-2005

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
FactSet Research Systems, Inc.	518210 Norwalk	\$ 36,050,000	\$ 7,000,000	5.15	\$ -	2005	365	180	545
Lowe's Home Centers, Inc.	493190 Plainfield	\$ 80,000,000	\$ 20,000,000	4.00	\$ -	2005		525	525
Total		\$ 116,050,000	\$ 27,000,000		\$ -		365	705	1,070

Source: DECD

**Table 37
Urban And Industrial Site Investment Tax Credits Portfolio**

As Of June 30, 2005

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	2.68	\$ -	2004	700	300	1,000
FactSet Research Systems, Inc.	518210 Norwalk	\$ 36,050,000	\$ 7,000,000	5.15	\$ -	2005	365	180	545
Lowe's Home Centers, Inc.	493190 Plainfield	\$ 80,000,000	\$ 20,000,000	4.00	\$ -	2005		525	525
Portfolio Total		\$ 223,150,000	\$ 67,000,000		\$ -		1,065	1,005	2,070

Source: DECD

**Table 38
Urban And Industrial Site Investment Tax Credits Portfolio**

Estimated Credit Distribution Schedule as of June 30, 2005

Company	Total Auth. Tax Credit	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Diageo North America, Inc.	\$ 40,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	
FactSet Research Systems, Inc.	\$ 7,000,000		\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000
Lowe's Home Centers, Inc.	\$ 20,000,000		\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
	\$ 67,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 6,700,000	\$ 6,700,000	\$ 6,700,000	\$ 10,700,000	\$ 13,400,000	\$ 13,400,000	\$ 5,400,000

Source: DECD

Economic Impact of the Urban and Industrial Site Investment Tax Credit Program Portfolio:

The economic impact of the Urban and Industrial Site Tax Credit Program portfolio is outlined in Table 39. From this table it can be seen that the state will derive significant economic benefit from the application of this economic development tool.

Table 39 Estimated Economic Impact of the DECD Urban and Industrial Site Investment Tax Credits Portfolio:				
Impact Summary (total for three projects)				
<i>Gross State Product</i>	\$1,826,782,228			
<i>NPV of Disposable Personal Income</i>	\$1,177,075,257			
	<u>Diageo</u>	<u>Factset</u>	<u>Lowes</u>	<u>Total</u>
FISCAL IMPACTS:				
<i>State:</i>	10 Year	10 Year	10 Year	10 Year
<i>Aggregate Net New State Revenue</i>	\$ 56,228,101	\$ 20,781,711	\$ 35,401,329	\$ 112,411,141
<i>NPV Net New State Revenue</i>	\$ 45,044,614	\$ 15,291,048	\$ 27,385,102	\$ 87,720,764
<i>Average per year Net New State Revenue</i>	\$ 5,622,810	\$ 2,078,171	\$ 3,540,133	\$ 11,241,114
<i>Local (Regional):</i>	10 Year	10 Year	10 Year	10 Year
<i>Aggregate Net New Local Revenue</i>	\$ 1,346,557	\$ 2,551,757	\$ 1,084,866	\$ 4,983,180
<i>NPV Net New Local Revenue</i>	\$ 1,346,220	\$ 2,111,644	\$ 838,305	\$ 4,296,170
<i>Average per year Net New Local Revenue</i>	\$ 134,656	\$ 255,176	\$ 108,487	\$ 498,318
ECONOMIC IMPACTS:				
<i>Gross Regional Product:</i>	10 Year	10 Year	10 Year	10 Year
<i>Aggregate</i>	\$662,719,727	\$443,069,459	\$720,993,042	\$1,826,782,228
<i>NPV</i>	\$510,542,078	\$335,222,106	\$537,620,079	\$1,383,384,264
<i>Per Year Average</i>	\$ 66,271,973	\$ 44,306,946	\$ 72,099,304	\$ 182,678,223
<i>Disposable Personal Income:</i>	10 Year	10 Year	10 Year	10 Year
<i>Aggregate</i>	\$683,258,058	\$548,385,618	\$332,138,062	\$1,563,781,738
<i>NPV</i>	\$520,310,904	\$409,656,910	\$247,107,443	\$1,177,075,257
<i>Per Year Average</i>	\$ 68,325,806	\$ 54,838,562	\$ 33,213,806	\$ 156,378,174
<i>Employment:</i>	10 Year	10 Year	10 Year	10 Year
<i>Per Year Average</i>	782	526	710	2,017

Source: DECD

Insurance Reinvestment Tax Credit Program:

The Insurance Reinvestment Tax Credit Program (CGS 38a-88a) was established under P.A. 94-214 and the intent of the program was 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.

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 program flaw by the DECD.

The program was originally administered by the Connecticut Insurance Department. Under P.A. 97-292, CGS 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 the Department of Economic and Community Development.

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 are eligible for the tax credit.

Under this program there are six approved fund managers:

- Conning & Company
- Dowling & Partners
- Northington Partners
- Prospector Partners, LLC
- Schupp & Grochmal, LLC
- 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
- Surplus line tax

The taxpayer may assign the tax credit to another person and any unused credit balance may be carried forward for the 5 immediately succeeding income years until the entire credit is taken. No carryback 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 Fiscal Year 2004-2005 Activity:

One new investment was made in fiscal year 2004-2005. The investment of \$1,570,000 was made by Fund Manager Schupp & Grochmal, LLC in Noble View, LLC. The Company had zero employees at application. The fund manager has stated that the company will create 90 new Connecticut jobs. Per statute the company must only create one new Connecticut job for the

*Connecticut Department of Economic and Community Development
Annual Report for Fiscal Year 2004-2005*

fund investors to be able to claim tax credits awarded under this program. The investment of \$1,570,000 potentially represents an equal amount of tax credits disbursed over the ten-year period following the date of investment.

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 insurance related businesses. As of June 30, 2005 the aggregate amount of capital available to be invested under this program was \$788,104,090. Approved investments as of that date totaled approximately \$290 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 under this program as of June 30, 2005. The tax credits are referred to as “potential” as 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 (Sec 38a-88a CGS), including increasing employment by 25%. As with all job creation programs, there is a risk that a company receiving an investment under this program may not meet the job creation requirements and therefore render the tax credits associated with that investment unavailable to the investors. The DECD, however, views this possibility as remote due to the fact that many of the companies receiving investments under this program are either new entities or are relocating to Connecticut from out of state and as such, under the statute, need only create and maintain one new Connecticut job in order 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 \$172 thousand (based on the number of jobs that fund managers state the investments will create) to \$1.1 million based on the number of jobs the investments must create per statute.

Additional information regarding the Insurance Reinvestment Tax Credit Program Portfolio appears in the Appendix of this report.

DECD 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 under 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 state that they 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 under the statute.
- 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 vs. 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 Site Investment Tax Credit Program vs. Insurance Reinvestment Tax Credit Program).

- The 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. AGENCY 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.

Department funding supports four economic development organizations: the Community Economic Development Fund (CEDF), the Connecticut State Technical Extension Program (CONNSTEP), the Procurement Technical Assistance Program (PTAP) and the Entrepreneurial Centers in Bridgeport and Hartford.

A short description of each of these organizations follows, and includes an overview of DECD assistance to the organization during SFY 2004-2005:

- **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 SFY 2004-2005**, DECD provided 15 loan guarantees to CEDF that enabled micro-loans totaling \$469,000 to be awarded to four woman-owned, two minority-owned and nine woman/minority-owned small businesses. DECD exposure for the total loan amount was \$140,700 (total guarantee amount).
- **The Entrepreneurial Center Program** was established in 1985 and has a mission 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 a team of 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 and includes the SBA Women's Business Center. The other is at the Greater Bridgeport Occupational Industrial Center.
 - **During SFY 2004-2005**, DECD funding of \$150,000 assisted these Entrepreneurial Centers to provide training and technical assistance to 198 individuals to create 106 new jobs through 43 new businesses developed by program graduates during this fiscal year.

- **The Connecticut Procurement Technical Assistance Program (CT PTAP)** 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 e-mail and Internet access to become a CT PTAP client. The five CT Procurement Technical Assistance Programs are located in Bridgeport, Hartford, New Britain, New London and Waterbury.
 - **During SFY 2004-2005**, DECD funding support enabled the CT PTAP to help primarily women and minority-owned small businesses secure \$206 million in government contracts that resulted in the creation and/or retention of 5,801 jobs and generated approximately \$11.9 million in tax revenue for Connecticut.
- **The Connecticut State Technical Extension Program (CONNSTEP)** was established in 1994 and operates as Connecticut's Manufacturing Extension Center under the USDOC National Institute of Standards and Technology (NIST) Manufacturing Extension Partnership Program. The mission of CONNSTEP is to help small- and mid-sized Connecticut manufacturers improve their businesses by applying advanced manufacturing and management techniques to become more competitive. Field engineers from CONNSTEP provide on-site technical assistance, conduct detailed assessments, outline potential solutions and identify, review and manage external service providers. They also coordinate opportunities to defray client costs.
 - **During SFY 2004-2005**, DECD funding support enabled CONNSTEP to visit 214 companies, which resulted in 305 projects that created and/or retained 824 jobs and generated approximately \$2.5 million in tax revenue for Connecticut.

Economic Impact Of Manufacturing Extension Programs:

The DECD Research Unit collaborated with six other states that employ the Regional Economic Models, Inc. (REMI) Policy Insight model in a joint effort to measure the economic impacts of the each state's various "Manufacturing Extension Programs" (MEPs). The Connecticut State Technology Extension Program (CONNSTEP) is Connecticut's MEP. The project was initiated by ACCRA (formerly American Chambers of Commerce Association) and the Office of Applied Economics at the National Institute of Standards and Technology (NIST). The study of state-level economic impacts of assistance given by CONNSTEP was done to quantify the contribution it makes -- particularly to Connecticut's smaller manufacturers. The study was based on a survey of client firms participating in 597 assistance projects completed by CONNSTEP over four years between Q1 1999 and Q1 2003. The surveys were conducted between Q1 2000 and Q1 2004, and covered direct business performance changes of client firms as a result of extension services. The reporting period—the interval between project completion and survey date—was one year. The performance measures covered in the survey included (1) new and retained sales, (2) cost savings, and (3) new and retained employment generated by the CONNSTEP assistance. Table 40 outlines the impacts of the program as reported to DECD by CONNSTEP.

Table 40	
Reported Client Impacts of Assistance Projects	
Completed between Q1 1999 and Q1 2003	
Performance Measure	Total
New and retained sales	\$317.9 million
Cost savings	\$24.5 million
New and retained employment	2,430

Source: MEP surveys

Table 40 shows, by performance measure, the totals of the impacts reported by client firms over the whole analysis time period. The survey data indicate that CONNSTEP has helped its clients create or retain \$317.9 million in sales, save \$24.5 million in costs, and create or retain 2,430 jobs.

The REMI macroeconomic model of Connecticut was used to estimate the total effect of these assistances on the Connecticut state economy. The impacts are assumed to start at project completion and last until two years after the survey date. The individual survey responses are grouped by the two-digit SIC industry classification of the client firm and then simulated in REMI as changes in the performance of entire industries. The Appendix offers details on how the REMI model was applied to these data.

Table 41								
Seven-Year State Impacts Resulting from Assistance Projects								
Completed Between Q1 1999 and Q1 2003								
	1999	2000	2001	2002	2003	2004	2005	Total
Gross State Product (\$ millions -1996 dollars)	\$ 12.50	\$ 74.40	\$ 127.20	\$ 223.60	\$ 313.10	\$ 284.20	\$ 174.00	\$ 1,209.00
Employment	\$ 187.00	\$ 960.00	\$ 1,622.00	\$2,980.00	\$4,115.00	\$ 3,595.00	\$1,924.00	N/A
Manufacturing	\$ 78.00	\$ 385.00	\$ 684.00	\$1,309.00	\$1,869.00	\$ 1,684.00	\$ 974.00	N/A
Durables	\$ 71.00	\$ 352.00	\$ 596.00	\$1,142.00	\$1,589.00	\$ 1,396.00	\$ 777.00	N/A
Non-durables	\$ 7.00	\$ 33.00	\$ 87.00	\$ 167.00	\$ 280.00	\$ 288.00	\$ 196.00	N/A
Non-manufacturing	\$ 109.00	\$ 575.00	\$ 939.00	\$1,671.00	\$2,246.00	\$ 1,911.00	\$ 951.00	N/A
Personal Income (\$ millions)	\$ 8.10	\$ 45.20	\$ 81.30	\$ 150.70	\$ 215.90	\$ 206.60	\$ 134.30	\$ 842.20

Source: DECD

Note: Dollar values are in constant 1996 dollars rounded.

Table 41 shows the results of the REMI simulation displaying the estimated seven-year economic impacts on the Connecticut state economy of CONNSTEP's assistance, between 1999 and 2005, in constant 1996 dollars. It is based on initial simulations of the Connecticut economy applying the REMI model to the reported performance measure data of Table 1. Gross State Product (GSP) increases by a total of \$1.2 billion. Personal income increases by \$842 million. These results are likely conservative and may even understate the actual economic impact for several reasons. First, projects completed prior to Q1 1999 or after Q1 2003 are not included in the analysis. The earlier projects would be expected to generate benefits in the 1999-2001-analysis period, and the later projects would be expected to generate benefits in the 2003-2005-analysis period. Secondly, of the 597 projects that reported sales, cost savings, or employment impacts on the survey, many did not provide usable quantities; and further, most but not all of those usable answers were from firms in the manufacturing sector, a requirement for this analysis. Last, the study assumes that client benefits persist for a total of three years; they often last much longer. For example, new investment in capital equipment can result in employment and sales impacts that last for 10 to 20 years.

CONNSTEP's contribution has been positive, and its impact on the overall economy is quantifiable by the \$1.2 billion in added GSP over the seven-year analysis period. Likewise, personal income increases to state residents by \$941 million.

Technical Notes/Modeling Approach:

Each reported client impact is for a one-year period. The one-year period is assumed to start from the end of the quarter in which the assistance project was completed. The impact is allowed to persist for an additional two years. How each type of impact was handled is described below.

To avoid double counting, when a record contains both sales and employment impacts, only the sales impacts are used. For records with a change in employment but no sales impacts, the employment impacts are used. Reported cost savings are always included in the analysis, regardless of other impacts.

Sales:

Reported changes in sales (new sales plus retained sales) for each two-digit-SIC industry are adjusted to 1996 dollars, using the price index for the year in which the survey was taken. The impact is assumed to occur evenly over the entire one-year survey period. Because the change in sales typically spans calendar years, the impact is adjusted based on the length of time it existed in each calendar year.

For example, a survey is taken in the third quarter of 2003 and reports \$100 in sales (after adjusting to 1996 dollars). The survey period is one year, so the survey period lasted from the end of the third quarter in 2002 to the end of the third quarter in 2003. Therefore, 25 percent of the impact (\$25) occurred in 2002, and 75 percent (\$75) in 2003. This impact is repeated twice, so that, in the second year of the impact, \$25 is entered in 2003, and \$75 in 2004. The third year has \$25 in 2004, and \$75 in 2005. To summarize, the total impacts in each year are \$25 in 2002, \$100 in 2003, \$100 in 2004, and \$75 in 2005.

Employment:

Reported changes in employment (new employment plus retained employment) are assumed to occur evenly over the entire one-year survey period, as were sales changes. Similarly, the impact is adjusted based on the length of time it existed in each calendar year.

Cost Savings:

Reported cost savings were adjusted for inflation, and modeled as changes in industry production costs.

Finally, the individual MEP-survey responses are grouped by the two-digit SIC industry classification of the client firm and then simulated in REMI. In the REMI model, sales changes were simulated using the "firm sales" policy variable, and employment changes were simulated using the "firm employment" policy variable. These two policy variables "assume that the firm entering or leaving the home area (or expanding or contracting in the home area) will change the share for home area by augmenting or diminishing that region's share by an amount that accounts for the displacement or augmentation of the sales of other firms competing with the firm in question in the home or multi-regional markets in the model" (REMI Policy Insight 5.5 Help). Therefore, only the net increase in sales or employment is used.

DECD Sponsored Revolving Loan Funds:

Section 32-7 of the CGS grants DECD the approval to promote and fund regional economic development programs. It further states that 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.

The 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 that are working on planning and implementing programs that would 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
- Labor force development

Funding can also be used for economic development projects as set forth in Sec 7-136 and 7-137 CGS 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:

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

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

Approval:

Gives approval to the Commissioner of DECD 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
- 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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
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
			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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
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
			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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
Spanish Americans Merchants Association (SAMA):	95 Park Street Hartford, CT 06106	Julio Mendoza, Executive Director	Business /Community Loan Fund and Technical Assistance	2005	This program 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. The program provides a loan pool partnership with SAMA and DECD, in conjunction with HEDCo, and provides loan administration, servicing and reporting services. The program also provides technical assistance.	Hartford, Meriden and New Britain
Waterbury Development Corporation (WDC) (Formally 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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
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 Capital Region (Metro Fund) and to make grants available to municipalities for infrastructure and real estate related projects (CT Capital Region Infrastructure Development Fund). This fund is operated by the Greater Hartford Business Development Center, d/b/a HEDCo and the Metro Hartford Growth Council. HEDCo is responsible for loan due diligence while Metro Hartford 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.
			Metro Hartford Growth Fund Revolving Loan Fund	1997	The Metro Hartford 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 Metro Hartford 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.

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
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, Mansfield, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Willington, Windham and Woodstock.
			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
South East 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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
			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
			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

Table 42 Continued

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
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.
Community Economic Development Fund (CEDF)	430 New Park Avenue West Hartford, CT 06110	Dimple Desai, Program Manager	Connecticut Brownfield Revolving Loan Fund	2004	The Remediation of hazardous waste	Hartford

Source: DECD

*Additional funds provided by DECD in 2004

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. ECONOMIC CLUSTERS

In August 2005, DECD realigned some of its business and economic development functions and created the **Office of Strategic Competitiveness (OSC)**. This office of the DECD continues to work towards creating a “high performing” economy through Connecticut’s *Next Generation Competitiveness Strategy*. This new strategy supports Connecticut’s nine industry clusters:

- Aerospace Components Manufacturers (activated in 1999)
- Agriculture (activated in 2002)
- Bioscience (activated in 1990)
- Insurance and Financial Services (activated in 2002)
- Maritime (activated in 2000)
- Metal Manufacturing (activated in 2002)
- Plastic Manufacturing (activated in 2001)
- Software/Information Technology (activated in 1999)
- Tourism

The staff of OSC works to broaden Connecticut’s economic base and strengthen our competitiveness in the global economy by supporting key industries within Industry Clusters. The focus is on improving businesses within these industries, thereby boosting Connecticut’s economy.

Responsibilities include:

- Staff support to Governor’s Competitiveness Council
- Cluster identification and activation
- Cluster development and administrative support
- Cluster initiative marketing, communication and education
- Inner cities initiative
- Workforce development initiatives
- Contract management of support activities
- Project monitoring and pipeline reports

DECD’s *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. In an effort to improve Connecticut’s competitiveness among leading technology-driven states, the Governor’s Competitiveness Council created the Technology Transfer and Commercialization Advisory Board. DECD and the board developed a plan to strengthen Connecticut’s performance based on study of best practices from around the world in the areas of technology transfer and commercialization. Their recommendations formed the basis of new, DECD-sponsored legislation that eventually became law (Public Act 05-165).

To encourage the growth of economic clusters, the department took the following measures over the last year:

- Administered a 2-year, \$2 million Aerospace and Defense Supplier Initiative to make Connecticut’s small and medium-sized aerospace and defense companies more competitive through lean manufacturing techniques. These techniques improve manufacturers’ efficiency by studying the flow of information and materials on the shop floor. This particular 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.

- Received \$600,000 in federal aid from the Economic Development Administration, in conjunction with the Connecticut Economic Resource Center (CERC), to provide technical assistance to 54 Connecticut manufacturers. These companies are actively engaged in significant progressive manufacturing projects and, after the technical assistance, reported productivity improvements of 25% and more.
- Began to lay the groundwork for the creation, in the next fiscal year, of an Office of Insurance and Financial Services (IFS) that will form public policy, mobilize resources, employ state and local leaders, and devise a strategy to retain, create and attract insurance and financial services jobs in Connecticut.
- Created a project team with the Community College system to plan cluster-based, economic development strategies, including the creation of cluster resource centers.
- Worked to catalyze the clusters by conducting intensive work sessions with six of the nine cluster organizations through 16 individual sessions over a five-week period, with 100 companies participating, and through 60 hours of dedicated DECD staff time.
- Funded the National Foundation for Teaching Entrepreneurship (NFTE) *Youth Entrepreneurship Program* to teach at-risk, inner-city youth 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). NFTE programs are located in Bridgeport, Bristol, Danbury, Hartford, Meriden, Middletown, New Britain, New Haven, Norwalk, Stamford and Waterbury.
- Experienced progress through NFTE when the NFTE student first place winner of Connecticut's fifth annual BizPlan Competition went on to win first place in the New England competition; and through linking NFTE to Capitol Community College through an articulation agreement to create college credit for NFTE graduates. Subsequently, 91% of students tested were awarded college credit.
- Worked with 17 schools offering entrepreneurship programs in 24 classrooms training 529 students with 30 teachers trained to teach the programs. Three community organizations have entrepreneurship programs. Twelve classroom business plan competitions were held and two city/statewide business plan competitions were held for 250 attendees.
- Recommended improved agreements with the Office for Workforce Development, the Connecticut Technical High School System and the Community College System to facilitate the matriculation of high school students to post-secondary education.

Key tasks for the future include:

- Continue to support and invest in the state's industry clusters through Connecticut's *Next Generation Competitiveness Strategy*.
- Assess, benchmark and monitor the state's cluster portfolio in order to ensure that Connecticut cultivates a diverse economy.
- Provide leadership, facilitation and investment in the area of technology transfer and commercialization through Connecticut's Innovation Network. The state's technology transfer and commercialization effort is 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. DECD will support Connecticut's Innovation Networks to implement these strategies through state policy, programming and investments.
- Assist small manufacturing enterprises (SME) in the areas of continued expansion of the use of progressive manufacturing techniques and advanced technologies, business

development and identification of new markets and workforce development. OSC will work in conjunction with the Progressive Manufacturing Advisory Board of the Governor's Competitiveness Council on this effort.

- Pilot a NFTE Summer BizCamp for up to 20 high school students that will link entrepreneurial classroom training and paid internships. This will be done in conjunction with Capitol Community College and Capitol Workforce Partners (the Workforce Investment Board for North Central Connecticut).
- Develop an alumni program for NFTE graduates that harnesses the entrepreneurial momentum students and teachers have built with the NFTE program by providing access to a network of peer mentors, business and community leaders and experiential education opportunities.
- Work with the Aerospace Components Manufacturers Cluster to develop a Connecticut Mech-Tech Apprenticeship Program for high school students and graduates and offer a rotational process for practical training in precision machining, CNC manufacturing and engineering/design.

Legislation Passed During SFY 2004-2005:

The following legislation, passed in 2005 affected the *Next Generation Competitiveness Strategy* including Industry Clusters: **P.A. 05-165, An Act Concerning Establishment of an Innovation Network for Economic Development** requires the state's economic development agencies, in consultation with higher education institutions such as the University of Connecticut (UConn) and the Connecticut State University System (CSU), to recommend a plan and a budget for promoting technology transfer in Connecticut. As part of the plan, several of the agencies and UConn may use up to \$10 million of their existing resources to try to stimulate at least \$40 million in additional private resources.

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 which 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:

- Cultural arts and entertainment, recreation venues and activities and aesthetic improvements that enrich the quality of life for all members of the community.
- Integration of large-scale developments into the fabric of a community, including infrastructure improvements that stabilize neighborhoods and encourage safe environments.

As mentioned in the economic development section of this report, economic and community development requires a comprehensive and holistic approach. Community development activities often form the nexus between business and industry assistance and 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.

Over-Arching 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:

- Economic Development and Manufacturing Assistance
- Industrial Parks Program
- Industrial Site Investment Tax Credit Program
- Main Street Program
- Small Cities Community Development Block Grant Program
- Special Contaminated Property Remediation and Insurance Fund
- Small Town Economic Assistance Program (STEAP)
- Urban Action Grant Program
- Urban Site Investment Tax Credit Program
- Urban Sites Remedial Action Program

Functional Components:

The department's community development goals are supported by long-term 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 various constituencies within a community. This strategy is executed on a project-by-project basis and may be initiated in conjunction with an economic development project, a housing development project, 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)
- Office of Infrastructure & Real Estate (OIRE)

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
- 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
- New state revenues

Marketing Efforts:

Accomplishments in community development outreach by the Office of Municipal Development during fiscal year 2004-2005 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 environmental issues, fair housing, HUD-required performance measures for CDBG and various other topics identified by municipalities participating in the Small Cities Program;
 - Technical issues the department wishes to communicate, for example, requirements for project signs at Small Cities construction sites, groundbreaking ceremonies, spending thresholds, program monitoring schedule and the like.
- **Conducted forums** specific in title to meet the needs of Community Development grantees and to share information on how to better conduct the programs, for example, residential rehabilitation
 - Future sessions will include financial management information, including program income and other topics identified by grantees for information sharing and additional training
- **Conducted trainings** under Small Cities topics specifically related to state and/or federal HUD requirements under this program

C. COMMUNITY DEVELOPMENT PORTFOLIO ANALYSIS:

Two offices of DECD provide services in the area of community development: the Office of Municipal Development (OMD) and the Office of Infrastructure and Real Estate (OIRE).

OMD provides municipalities and non-profits with financial and technical assistance for community development activities.

OMD also supports the following special community development activities:

- **The Energy Conservation Loan (ECL) Program** provides state funds for energy conservation measures through a contract with the Community Housing Investment Fund, Inc. (CHIF) for low-interest loans to homebuyers and owners of one-to-four unit residential buildings. Loans are limited to borrowers with incomes at or below 150 percent of the area median.
- **The Connecticut Main Street Program** provides technical support through the Connecticut Main Street Center to help communities revitalize their downtowns or neighborhood commercial districts.

Table 44 describes the activity of the OMD during fiscal year 2004-2005:

Table 44 OMD Activities Fiscal Year 2004-2005					
	Issued	Value		Executed	Value
Assistance Proposals	35	\$15,551,290	Agreements (State & Federal)	42	\$22,091,790
	Received	Approved		Received	Approved
Small Cities Applications	34	20	STEAP Applications	19	6
	Received	Approved ²		Received	Approved
Urban Act Applications	7	N/A	Main Street Applications¹	1	2
	Received	Approved	Organizations Visited	17	
Special Act Applications	1	1	Municipalities Visited	120	

Source: DECD Office of Municipal Development

Note: 1. Main Street Application was received late in fiscal year 2003-2004 and approved during 2004-2005. 1 application was received and approved in fiscal year 2004-2005.

2. Urban Action Projects are approved by OPM.

During 2004-2005, OMD also provided federal Small Cities Community Development Block Grant (CDBG) training sessions on environmental training (51 participants), grants management (55 participants) and fair housing training (57 participants).

Key tasks for OMD in the future include:

- Small Cities Technical Assistance Outreach Program that will include informational forums and training sessions for eligible municipalities. An educational forum on economic development will be presented with an updated manual for use by staff and grantees.
- Continue the *Small Cities Quarterly* newsletter to provide program updates and improve communication with DECD community development clients.
- Workshop on HUD performance measures to assist grantees in becoming more familiar with requirements around this and to review upcoming changes to application documents.
- Technical assistance to non-profits to help them with their ongoing operational needs so construction projects funded by DECD have a long-term positive impact.
- Outreach to communities to improve program knowledge and help them envision how their immediate projects can enhance their overall community and organizational goals, including taking a more comprehensive approach to downtown revitalization.

OIRE provides municipalities and the state's business community with financial and technical assistance to realize their economic and community development objectives. OIRE provides financial and technical assistance for 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 9/11/02.
- 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 loans and loan guarantees to businesses for job retention or expansion including funding of tax credits for new machinery or equipment, 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 industrial parks.
- The Special Contaminated Property Remediation and Insurance Fund (SCPRIF) provides assistance with investigating the environmental conditions of a site so that redevelopment beneficial to the community can take place.
- The Urban and Industrial Site 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.

A special review function conducted by OIRE includes:

- 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.
- A CEPA/NEPA review does not apply to: 1) emergency measures undertaken in response to an immediate threat to public health or safety and 2) activities in which state agency participation is administrative in nature and involves no exercise of discretion.

Table 45 shows activity during fiscal year 2004-2005 by OIRE:

Table 45					
OIRE Activities Fiscal Year 2004-2005					
Letters of Interest	Issued	Value	Assistance Agreements	Executed	Value
	5	\$13,651,800		17	\$29,951,147
Assistance Proposals	Issued	Value	Other Activity		
	34	\$39,717,000	Businesses Visited	20	

Source: DECD Office of Infrastructure and Real Estate

Presentation of the Portfolio:

The DECD Community Development Investment portfolio contains DECD's investments in a diverse set of community development projects, organizations and programs. This portfolio contains DECD's investments in 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 \$972,015,751. In fiscal year 2004-2005 the DECD invested \$63 million in community development projects across Connecticut.

Table 46 outlines the department's community development investment activity during fiscal year 2004-2005. Table 46.1 provides project type definitions used in this section of the report.

Table 46				
Community Development Portfolio Fiscal Year 2004-2005				
Project Category	Total Number of Projects	Total DECD Investment	Total Development Cost	Leverage Ratio
Total	60	\$ 63,621,152	\$163,250,061	2.57
AC&E	6	\$ 2,655,000	\$ 9,151,939	3.45
BF	10	\$ 600,000	\$ 1,142,550	1.90
TPS	3	\$ 1,950,000	\$ 5,120,000	2.63
RLF	1	\$ 3,000,000	\$ 6,700,000	2.23
INF	30	\$ 38,923,152	\$ 13,836,072	2.92
LIB	1	\$ 4,500,000	\$ 8,500,000	1.89
MU	9	\$ 11,993,000	\$ 18,799,500	1.57

Source: DECD

Table 46.1 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:

DECD Community Development Investment Portfolio as of June 30, 2005. Detailed information regarding the DECD Community Development Investment Portfolio is located in the report Appendix. What follows is an analysis of the DECD Economic and Community Development Investment Portfolio as of June 30, 2005.

Table 47 Composition of the Community Development Investment Portfolio	
Total Number of Loans	16
Total Number of Grants	550
Total Number of Grant and Loan Combination	2
Total Number Loan Guarantees	2
Total Number of Projects	570

Source: DECD

Table 47 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 47.1 provides the percentage break out of the financial instruments used in the portfolio. Table 47.2 provides the break out of loans and grants within the portfolio.

Table 47.1 Percentage of Financial Instrument Used		
Loan Only	16	3%
Grant Only	550	96%
Combination of Grant and Loan	2	>1%
Loan Guarantee	2	>1%
Projects	570	100%

Table 47.2		
Total value of DECD Economic and Community Development Investments		
Loans	\$ 10,069,426	1%
Grants	\$ 961,346,325	99%
Loan Guarantee	\$ 600,000	>1%
Total Portfolio Value	\$ 972,015,751	100%

Funding Break Out:

DECD 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 46.1 also apply to this section of the report.

DECD invested \$972 million in Community Development Projects including \$961 million in the form of community development grants and \$10 million in the form of community development loans. Table 48 outlines the breakout of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 48			
Community Development Portfolio Investments by Project Type			
Project Type	Total DECD Investment	Total Non-DECD Investment	Total Project Investment
AC&E	\$ 81,735,859	\$100,752,257	\$ 182,488,116
BF	\$ 8,814,260	\$ 2,773,762	\$ 11,488,022
TPS	\$ 44,055,198	\$ 49,105,256	\$ 93,160,454
RLF	\$ 26,021,500	\$ 13,586,639	\$ 39,608,139
EDU	\$ 5,412,000	\$ 297,037	\$ 5,709,037
INF	\$666,104,230	\$510,255,301	\$1,176,359,531
LIB	\$ 4,600,000	\$ 4,122,000	\$ 8,722,000
MDP	\$ 75,000	\$ 77,178	\$ 152,178
MU	\$ 72,800,904	\$113,491,166	\$ 183,317,070
PL	\$ 7,766,800	\$ 3,003,754	\$ 10,770,554
SPF	\$ 54,630,000	\$ 31,699,917	\$ 86,329,917
	\$972,015,751	\$829,164,267	\$1,798,105,018

Source: DECD

Table 49 provides the distribution of community development investments by funding source and investment instrument. Thirty-five percent of projects in the DECD Community Development portfolio were funded via the UA program. Twenty-six percent of the projects in the DECD Community Development portfolio were funded via MAA. Forty-seven percent of DECD's Community Development investments were funded via the UA program. Sixteen percent were funded via Special Act Legislation and fifteen percent via MAA.

Funding Source	# Projects	Grants	Loans	Loan Guarantees	Total DECD Investment
CBRLF	1	\$ -	\$ 160,000	\$ -	\$ 160,000
CCEDA	3	\$ 42,963,750	\$ -	\$ -	\$ 42,963,750
Dry Cleaning	35	\$ 3,534,260	\$ -	\$ -	\$ 3,534,260
HA	7	\$ 461,000	\$ -	\$ -	\$ 461,000
ICC	3	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000
MAA	147	\$140,357,514	\$ 9,136,206	\$ 600,000	\$150,093,720
PA 00-167	1	\$ 46,284,000	\$ -	\$ -	\$ 46,284,000
REG	78	\$ 96,978,500	\$ -	\$ -	\$ 96,978,500
RPA	16	\$ 1,030,500	\$ -	\$ -	\$ 1,030,500
SA	40	\$150,710,879	\$ -	\$ -	\$150,710,879
SCPRIF	9	\$ 40,000	\$ 773,220	\$ -	\$ 813,220
STEAP	32	\$ 12,585,300	\$ -	\$ -	\$ 12,585,300
UA	198	\$460,400,622	\$ -	\$ -	\$460,400,622
	570	\$961,346,325	\$ 10,069,426	\$ 600,000	\$972,015,751

Source: DECD

Types of Community Development Projects Funded:

Table 50 provides the percentage distribution of community development investments by project type. Out of the 570 community development projects funded by DECD, 245 were community development infrastructure projects.

Project Type	# Project	% Projects
AC&E	74	13%
BF	42	7%
TPS	52	9%
RLF	15	3%
EDU	4	1%
INF	245	43%
LIB	2	0%
MDP	2	0%
MU	63	11%
PL	60	11%
SPF	11	2%
	570	100%

Source: DECD

Table 51 provides the distribution of community development investments by type of project and investment instrument. Of the \$972 million DECD invested in community development projects, \$657 million was invested in community development infrastructure projects.

Project Type	Grants	Loans	Loan Guarantees	Total DECD Investment
AC&E	\$ 80,831,653	\$ 904,206	\$ -	\$ 81,735,859
BF	\$ 8,814,260	\$ -	\$ -	\$ 8,814,260
TPS	\$ 44,055,198	\$ -	\$ -	\$ 44,055,198
RLF	\$ 25,421,500	\$ -	\$600,000	\$ 26,021,500
EDU	\$ 5,412,000	\$ -	\$ -	\$ 5,412,000
INF	\$ 656,939,010	\$ 9,165,220	\$ -	\$666,104,230
LIB	\$ 4,600,000	\$ -	\$ -	\$ 4,600,000
MDP	\$ 75,000	\$ -	\$ -	\$ 75,000
MU	\$ 72,800,904	\$ -	\$ -	\$ 72,800,904
PL	\$ 7,766,800	\$ -	\$ -	\$ 7,766,800
SPF	\$ 54,630,000	\$ -	\$ -	\$ 54,630,000
	\$ 961,346,325	\$10,069,426	\$600,000	\$972,015,751

Source: DECD

Sixty-eight percent of all community development grants and ninety-one percent 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 52 outlines DECD's project participation rates. The average rate of DECD participation in the funding of economic and community development projects fifty-four percent. Brownfield and planning projects typically require the largest percent of DECD participation whereas projects on arts, culture and entertainment and museum projects require the least.

Project Type	Grants	Loans	Loan Guarantees	Total DECD Investment
AC&E	44%	0.5%	0%	45%
BF	77%	0.0%	0%	77%
TPS	47%	0.0%	0%	47%
RLF	64%	0.0%	2%	66%
EDU	95%	0.0%	0%	95%
INF	56%	0.8%	0%	57%
LIB	53%	0.0%	0%	53%
MDP	49%	0.0%	0%	49%
MU	40%	0.0%	0%	40%
PL	72%	0.0%	0%	72%
SPF	63%	0.0%	0%	63%
	53%	0.6%	0%	54%

Source: DECD

Leveraging:

As a result of DECD's economic and community development investment of \$972 million, an additional \$829 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 0.85 dollars was invested by non-DECD entities.

DECD Participation and Leverage Ratios:

Table 53 provides participation and leveraging ratios for the different types of community development projects funded by the DECD.

Table 53 Community Development Portfolio Investment Leveraging			
Project Type	Total DECD Investment	Project Type	Leverage Ratios
AC&E	45%	AC&E	1.23
BF	77%	BF	0.31
TPS	47%	ED PROG	1.11
RLF	66%	ED RLF	0.52
EDU	95%	EDU	0.05
INF	57%	INF	0.77
LIB	53%	LIB	0.90
MDP	49%	MDP	1.03
MU	40%	MU	1.56
PL	72%	PL	0.39
SPF	63%	SPF	0.58
Total	54%	Total	0.85

Source: DECD

Tables 54 and 55 provide a geographic perspective on DECD's community development investments.

COUNTY	Number of Projects	Grant Amount	Other			Total Project Cost	
			Loan Guarantee	Loan Amount	Total Assistance		
FAIRFIELD	104	\$177,736,875	\$ -	\$ 174,400	\$177,911,275	\$139,958,557	\$ 317,869,832
HARTFORD	169	\$265,742,709	\$600,000	\$ 985,326	\$267,328,035	\$325,134,191	\$ 589,462,226
LITCHFIELD	30	\$ 14,727,940	\$ -	\$ -	\$ 14,727,940	\$ 22,905,407	\$ 37,633,347
MIDDLESEX	30	\$ 19,310,965	\$ -	\$ 357,000	\$ 19,667,965	\$ 9,639,132	\$ 29,307,097
NEW HAVEN	130	\$264,788,532	\$ -	\$ 365,000	\$265,153,532	\$138,686,783	\$ 403,790,315
NEW LONDON	74	\$181,041,905	\$ -	\$ 435,000	\$181,476,905	\$145,608,270	\$ 327,085,175
TOLLAND	13	\$ 19,254,835	\$ -	\$ 55,700	\$ 19,310,535	\$ 30,469,657	\$ 49,780,192
WINDHAM	20	\$ 18,742,564	\$ -	\$ 7,697,000	\$ 26,439,564	\$ 16,737,270	\$ 43,176,834
TOTAL	570	\$961,346,325	\$600,000	\$10,069,426	\$972,015,751	\$829,139,267	\$1,798,105,018

Source: DECD

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	\$ 24,599,169	\$ 21,865,413	\$ 6,856,000	\$ 3,967,000	\$ 6,041,777	\$ 15,706,500	\$ -	\$ 2,700,000
BF	\$ 3,100,000	\$ 1,180,000	\$ 300,000	\$ 50,000	\$ 3,534,260	\$ 650,000	\$ -	\$ -
TPS	\$ 89,448	\$ 26,875,750	\$ -	\$ 110,000	\$ 4,550,000	\$ 6,430,000	\$ 6,000,000	\$ -
RLF	\$ 1,000,000	\$ 17,550,000	\$ -	\$ 637,500	\$ 3,500,000	\$ 3,334,000	\$ -	\$ -
EDU	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 2,162,000	\$ 250,000	\$ -	\$ -
INF	\$ 99,636,658	\$ 170,108,578	\$ 7,167,440	\$ 12,530,465	\$ 230,842,495	\$ 110,362,795	\$ 12,710,535	\$ 22,745,264
LIB	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 4,500,000	\$ -	\$ -
MDP	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
MU	\$ 8,801,000	\$ 20,206,294	\$ -	\$ 2,188,000	\$ 7,022,000	\$ 34,043,610	\$ 100,000	\$ 440,000
PL	\$ 2,685,000	\$ 842,000	\$ 304,500	\$ 110,000	\$ 2,571,000	\$ 200,000	\$ 500,000	\$ 554,300
SPF	\$ 35,000,000	\$ 8,700,000	\$ 100,000	\$ -	\$ 4,830,000	\$ 6,000,000	\$ -	\$ -
Total	\$ 177,911,275	\$ 267,328,035	\$ 14,727,940	\$ 19,667,965	\$ 265,153,532	\$ 181,476,905	\$ 19,310,535	\$ 26,439,564

Source: DECD

Economic Impact Analysis:

Using the REMI Policy Insight Econometric model, the DECD estimated the impact of its Community Development investments. The following table illustrates the significant impact DECD's investments have had on the state's economy. Table 56 outlines the economic benefits derived from DECD's community development investments. It is important to note that this analysis does not quantify or reflect the socio-economic benefits that community development projects generate.

Table 56 Community Development Portfolio Economic Impact		
	PORTFOLIO AGGREGATE	FISCAL YEAR 2005
Employment	7,987	1,041
Gross Regional Product	\$1,338,938,455	\$136,645,831
Income	\$1,437,540,000	\$164,000,000
State Net Rev.	\$ 56,846,583	\$ 2,158,292

Source: DECD

Note: The impact expressed in this section is based solely on the investment of capital that resulted from DECD's community development assistance. It does not take into consideration the impact that has resulted from the direct job creation that has occurred as a result of DECD's investments. It is therefore a conservative estimate.

Small Cities Community Development Block Grant (CDBG) Program Portfolio:

The Small Cities Community Development Block Grant (CDBG) is administered by OMD. The DECD is designated, by the United States Department of Housing and Urban Development (HUD), as the principal state agency for the allocation and administration of this block grant within the State of Connecticut.

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.

2004-2005 CDBG Activities:

Table 57 outlines the DECD's CDBG program activity for fiscal year 2004-2005.

Table 57 CDBG Projects Awarded During Fiscal Year 2004-2005		
Municipality	Project Description	Investment
Andover	Town Hall ADA Improvements	\$ 500,000
Ashford	Town Wide Housing Rehabilitation	\$ 400,000
Branford	Housing Rehab - Parkside Village-Elderly	\$ 600,000
Brooklyn	Rehab And Expansion Of Senior Center	\$ 750,000
Coventry	Housing Rehabilitation Program	\$ 400,000
Durham	Town Hall ADA Improvements	\$ 520,000
East Hampton	Rehab Of 2 Elderly Housing Projects	\$ 500,000
East Haven	Town Wide Housing Rehabilitation	\$ 200,000
Ellington	Re-Capitalization Of Housing Rehab	\$ 500,000
Franklin	Construction Of Senior Center	\$ 500,000
Griswold	Drainage, Street & Sidewalk -Carely Ave	\$ 550,000
Harwinton	Senior Center Renovation	\$ 500,000
Jewett City	Waste Water Treatment Upgrades	\$ 510,000
Kent	Rehabilitation Of Templeton Farms	\$ 600,000
New Milford	Railroad St Reconstruction Phase Ii	\$ 550,000
North Branford	Elderly Housing Rehabilitation	\$ 700,000
North Canaan	Downtown Revitalization-Area Site Improvements	\$ 500,000
Old Saybrook	Regional Senior Center Addition	\$ 700,000
Plymouth	Housing Rehabilitation	\$ 300,000
Prospect	Addition To The Senior Center	\$ 700,000
Sprague	Baltic Heights Road Reconstruction	\$ 600,000
Suffield	Reconstruction-Drainage Improvements	\$ 650,000
Torrington	Health & Wellness Center Service	\$ 200,000

Table 57 Continued		
Vernon	Reconstruction Of Village Street	\$ 650,000
Westbrook	ADA Improvements. To Town Library	\$ 525,000
Windham	ADA Improvements. Police Station, Town Hall & Park	\$ 496,000
Total		\$13,601,000

Source: DECD Office of Municipal Development

CDBG Funding History:

The state began administering CDBG funds circa 1983. Since that time the state (acting through DECD and its predecessor agencies) has invested approximately \$228,724,103 in community, housing and economic development projects throughout Connecticut. As of June 30, 2005, DECD had 175 Small Cities projects with a total investment value of \$67,565,342.

D. 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.

The Office of Infrastructure and Real Estate (OIRE) is helping communities and businesses take advantage of our highly successful and nationally recognized brownfield 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:

- Technical assistance to internal and external customers, including environmental engineering and architectural services and construction oversight
- Client intake, client assessment, infrastructure 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 and housing development and business and economic development projects executed by OIRE staff
- Brownfield and environmental remediation assistance
- Deal negotiations and structuring
- Project monitoring and pipeline reports
- Business development and outreach

Funding for these programs originates from a variety of sources, including state bond funds, tax revenue and U.S. Department of Environmental Protection Agency grants. The department offers flexible tools to deal with all brownfield issues. Financial assistance is available for investigation, remediation and redevelopment. In addition, projects may also qualify for tax credits. Brownfield redevelopments are often complex and require multiple private and public funding sources over a period of several years. Table 58 details DECD brownfield projects during 2004-2005:

Table 58 2004-2005 Brownfield Projects						
Project Name	Developer	Project Location	Municipality	Acres	DECD \$	Other \$
Super Stop & Shop	City of Bridgeport	Fairfield Avenue	Bridgeport	7	\$ 2,500,000	
Triangle Wire & Cable Co.	Town of Griswold	Route 201	Griswold	17	\$ 195,000	\$ 500,000
Colt Gateway	Colt Gateway, LLC	149 Huyshope Ave.	Hartford	18	\$ 4,500,000	\$60,500,000
Total: 3 projects					\$ 7,195,000	\$61,000,000

Source: DECD Office of Infrastructure and Real Estate

A description of the projects DECD funded in this area during 2004-2005 follows:

- **Super Stop & Shop:** A \$2,500,000 Urban Act grant was provided to Bridgeport for the environmental cleanup and demolition of the former Evergreen Manor Apartments, a HUD-owned, low-income-housing project. The grant also includes site improvements in preparation for the private construction of a new 60,000 square foot supermarket. The community will benefit from the transformation of the block from blight, local jobs and taxes will be created, and area residents will have the convenience of a supermarket in their neighborhood.
- **Colt Gateway:** One of Connecticut's most recognizable and significant properties, over \$60,500,000 of private and federal funds will be needed for the development of housing, industrial and mixed use. The asbestos was removed and state funds will be used for façade improvement.
- **Triangle Wire:** The Plastic Wire & Cable Company Property (aka Triangle PWC) is a 300,000 square-foot abandoned factory complex on 17 acres with frontage on Ashland Pond. The buildings were continually added to the mill complex from its beginnings in the late 19th and early 20th centuries; it was abandoned in the late 1990's. The Town of Griswold secured a \$200,000 grant from the U.S. Environmental Protection Agency (EPA) for environmental investigation. DECD will provide a \$195,000 grant to prepare a Municipal Development Plan (MDP) that will include supplemental environmental investigation, market analysis, land use planning and preliminary engineering. The property is a significant tract of industrial property that the Town of Griswold would like to see reactivated.

Connecticut Brownfield Revolving Loan Fund Program (CBRLF):

In May 2004, DECD was awarded a \$432,000 grant for the U.S. Environmental Protection Agency (EPA) to operate a revolving loan fund for the remediation of hazardous waste. Since the funds were originally awarded to the City of Hartford, only Hartford projects are eligible. By April 2005, this complex program was set up and a \$160,000 check 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. Due to DECD's success with this program, the EPA has requested a proposal to operate a revolving loan fund that was originally awarded to the Town of Berlin. The Berlin-only funds (under \$450,000) will

be available in 2006. In 2005, DECD requested, but was not awarded, funds for statewide use. The department plans on reapplying for funding from EPA in 2006.

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

- **Main & Pavilion:** Public Housing Residents Going Places, Inc. is a non-profit organization formed to benefit residents of Mary Shepard Place who took title to the property from the City of Hartford for \$1. The CBRLF funds were 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 100% pre-leased to a tenant mix that includes a 14,000 square foot supermarket, a significant community benefit.
- **Colt Gateway:** \$400,000 is targeted toward remediation of this complex site. These EPA funds will be available in 2006.

Table 59 details 2004-2005 CBRLF projects with funding from the EPA:

Table 59 2004-2005 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 Huysshoppe Avenue	Hartford	\$400,000
Total: 2 projects				\$560,000

Source: DECD Office of Infrastructure and Real Estate

Special Contaminated Property Remediation and Insurance Fund:

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

OIRE provides financial assistance through low-interest loans (with a five-year term) to any person, corporation, municipality or business who is either the current owner of the site or a prospective owner or developer of the site, or the municipality in which the site is located. This assistance, through DECD, is for environmental investigation. A recent legislative (P.A. 05-176) change also allows some remediation costs. Applicants must demonstrate that they have the financial and technical expertise and resources necessary to successfully undertake the site investigation, remediation and redevelopment project. Municipalities are not required to have the owner's consent if the site is abandoned or tax delinquent. The program allows the applicant to conduct investigations and demolition.

The recipient of SCPRIF loan funds will repay the state upon sale or lease of the property, or upon approval of a final remedial action report, in accordance with the terms of the program. In the event the assessment determines that this redevelopment of the site is not feasible due to

the cost of remediation, loans made under the program may be forgiven under certain conditions. Table 60 shows activity under SCPRIF during fiscal year 2004-2005:

Table 60 2004-2005 Activity under the Special Contaminated Property Remediation and Insurance Fund				
Name of Applicant	Location	Municipality	Time Between Application/Decision	Status
305 Knowlton Street LLC	1057 Broad Street	Bridgeport	2 weeks/approved	Not closed yet
65 Burritt Street LLC	65 Burritt Street	New Britain	2 months/approved	Not closed yet
323 Clark Street LLC	323 Clark Street	Southington	2 weeks/approved	Closed; add funds
# Applications	# Loans	Amount	Applications Approved/Denied	
3	1	\$50,000	3 approved/zero (0) denied	

Source: DECD Office of Infrastructure and Real Estate

Descriptions of the projects are:

- **65 Burritt Street, LLC:** a loan for \$160,000 for environmental investigation and a remediation plan will be provided to Atlas Concrete Products, the new owner of this site formerly owned by the Stanley Works in New Britain. The 11-acre site includes four vacant buildings and a wooden shed (250,000 square feet) that will house Atlas Concrete Products.
- **323 Clark Street:** a \$40,000 loan was increased to \$50,000 for the additional environmental studies required by DEP. The site, in Southington, was remediated and the building was renovated and fully leased to a small manufacturing tenant that will take title.
- **305 Knowlton Street:** Knowlton Street LLC hopes to purchase the former home of Armstrong Manufacturing Company in Bridgeport, consisting of 1.75 acres and five buildings totaling 70,000 square feet for lease to an auto manufacturer. After purchase, Knowlton Street LLC will close on a SCPRIF loan of \$100,000 for Phase II and Phase III environmental studies and the remediation plan.

Legislation Passed During SFY 2004-2005:

P.A. 05-285, An Act Concerning the Special Contaminated Property Remediation and Insurance Fund and Open Space and Economic Development in the City of Shelton, expands the purposes for which SCPRIF loans can be used. The following are provisions of the new act:

- It allows the applicant to use loans to remediate the contaminated property
- The commissioner of DECD may extend the periods for repaying these loans
- It eliminates the SCPRIF Advisory Board's authority to approve loans, making the board advisory only
- It includes other technical changes to make SCPRIF more flexible to applicants' needs and to lower administrative costs to run the program

E. DRY CLEANING:

Dry Cleaning Establishment Remediation Fund:

Different brownfield programs and incentives are offered by the state and federal governments for different businesses – except for dry cleaning. Most dry cleaning establishments are family-run businesses and therefore do not have adequate capital to fund a remediation project. They need state assistance to fill the gap in funding required for remediation.

The Dry Cleaning Establishment Remediation Fund is a unique program that provides grants to dry cleaners and their landlords who find that the property they lease or own is contaminated by the solvent used in their business. The program helps dry cleaning business owners and landlords to ease the burden of spending private money for site investigation and remediation and allows an applicant to sustain his/her business, once he or she finds that there is a site contamination. Based on the track record, the program covers almost 50% to 90% of the remediation cost for most applicants.

Some dry cleaning businesses are located in sensitive groundwater areas, designated GA. This designation signifies that 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 in order 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.

A dry cleaning business is, by DEP definition, an establishment. 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 the Office of Infrastructure and Real Estate (OIRE), can provide grants to eligible dry cleaning establishments for the 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 have been required to pay a 1% surcharge on the gross receipts at retail for any dry cleaning services performed. The money is deposited into a non-lapsing "Dry Cleaning Establishment Remediation Account." The state, through DECD, uses this account to provide the grants to dry cleaning establishments as long as the establishments meet the eligibility criteria set forth by DECD.

Applicants for this program must:

- Be the current operator of the establishment, or the landlord.
- Be current in filing any state or federal taxes and the dry cleaning establishment surcharge returns imposed by Sec 12-263m CGS.
- Demonstrate that the affected establishment is using 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 that there are no outstanding litigations involving the applicant and/or his representatives.
- Identify the responsible party to complete the site remediation and the funding source to complete the project for costs over and above approved state funding.

Grant applications are evaluated based on the following: 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. The department has established procedures for distribution of grants and has adopted criteria to carry out the provisions of CGS 12-263m. Applications are invited twice a year on the last Friday of March and of August of every year by noon.

DECD received 39 applications under this program for 2004-2005 and made 34 grants totaling \$1,700,000. For a more complete chart, including the town and street addresses of dry cleaning grantees, see the Appendix.

DECD received \$753,379.61 during fiscal year 2004-2005 and a total of \$8,329,355.03 since inception of the Dry Cleaning program. The department paid out \$274,434.60 in grants during 2004-2005 and \$3,037,549.08 since the beginning. Administrative costs for 2004-2005 totaled \$547,745 and \$1,410,433.47 total time. The Dry Cleaning Remediation Fund account balance for fiscal year 2004-2005 as of June 30, 2005 is \$3,844,206.38.

Legislation Passed During SFY 2004-2005:

P.A. 05-176, An Act Concerning the Dry Cleaning Establishment Remediation Account makes several technical changes to enhance this remediation program to stimulate the cleanup of dry cleaning establishments. Some of the changes included in this act are:

- Expands those eligible for grants to include owners of property where there are eligible dry cleaning businesses
- Increases the maximum grant per year from \$50,000 to \$300,000 for each applicant
- Allows environmental site assessments to be funded through this account

Recommendations on Continuation of 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. Thus, DECD recommends that both the surcharge and the grant program established under Section 12-263m be continued. This will provide the necessary funding to dry cleaners, enabling them to stay in business. The department will be submitting legislative proposal in 2006 to further enhance the program and distribution of funds.

V. Housing Development Performance

A. HOUSING DEVELOPMENT INTRODUCTION:

This section begins with an overview of the Connecticut's housing environment for 2004-2005 and includes a housing market analysis and needs assessment statewide. It reviews DECD's mission and strategic direction in terms of housing development and describes the programs used by the department to create affordable housing for Connecticut residents. This includes a discussion of affordable housing 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 2004-2005:

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.

HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT:

New Housing Permits:

In May 2005, the U.S. Bureau of Census released its final 2004 new housing permit data. In 2004, Connecticut's cities and towns authorized 11,837 new housing units, the highest level since 1998 and second highest in 15 years. This level of production represented an increase of 13.4 percent from 2003 and 21.6 percent from 2002. (See Table 61)

New Haven County authorized the most new housing units with 2,495, followed by Fairfield County with 2,389, Hartford County with 2,389, and New London County with 1,348. These four counties combined accounted for 74 percent of the new housing market in 2004. More than 78 percent of new permit applications were for single-family homes (six percentage points below the average of 84 percent for the previous ten-year period). Among all counties, Litchfield County had the largest share of single-family homes with 98.6 percent of its total new permits for single-family homes. Windham County ranked second with 95.6 percent. By comparison, New Haven County had the smallest share with 69 percent.

Table 61 2004 New Housing Units									
State/County	1998	1999	2000	2001	2002	2003	2004	2003-2004	2002-2004
Connecticut	11,863	10,637	9,376	9,290	9,731	10,435	11,837	13.4%	21.6%
Fairfield	2,978	2,343	2,278	2,220	1,879	1,964	2,495	27.0%	32.8%
Hartford	2,790	2,182	1,705	2,026	2,284	2,585	2,389	-7.6%	4.6%
Litchfield	774	846	725	764	807	732	810	10.7%	0.4%
Middlesex	899	869	867	799	820	821	963	17.3%	17.4%
New Haven	2,301	2,334	1,918	1,586	1,701	1,826	2,534	38.8%	49.0%
New London	972	879	814	782	956	1,222	1,348	10.3%	41.0%
Tolland	714	792	693	679	742	731	706	-3.4%	-4.9%
Windham	435	392	376	434	542	554	592	6.9%	9.2%

Source: U.S. Census

Demolitions and Permits:

Demolition data is an essential component to determining the net gain to the housing inventory and is defined as existing units (as counted by the 2000 U.S. Census), plus new production, minus demolitions. To obtain this data the DECD surveyed Connecticut's municipalities. This survey identified 1,729 demolition permits (residential) from cities and towns were issued in 2004. The net gain to the state was 10,108 units. This brought Connecticut's housing inventory to an estimated 1,421,070 units in 2004. Of these, 918,190 are single-family houses and 502,880 are multi-family dwellings such as apartments or condominium units. The data suggests that the state's housing stock split between single and multi-family units is 65/35 percent.

In many Connecticut communities, stringent zoning regulations and limited available buildable land contribute to a tighter housing market. In Fairfield County, more than the rest of the state, the demolition data suggests that homeowners and developers tear down existing houses and replace them with bigger homes with many more amenities. Almost half of the units demolished in Connecticut were in Fairfield County, more than a quarter were in New Haven County, and Hartford County registered 12 percent of the total units demolished. Table 62 shows that seven of the top ten municipalities, as measured by number of demolitions, are located in Fairfield County.

Table 62 2004 Demolitions by Ranking (Top 10)							
State		1,729	1,095	118	64	452	
Towns	County	Total	1 Unit	2 Unit	3/4 Unit	5+ Unit	Rank
New Haven	New Haven	284	16	18	19	231	1
Stamford	Fairfield	203	42	16	0	145	2
Greenwich	Fairfield	160	153	4	3	0	3
Westport	Fairfield	112	112	0	0	0	4
New Canaan	Fairfield	81	81	0	0	0	5
New Britain	Hartford	69	3	18	6	42	6
Fairfield	Fairfield	63	61	2	0	0	7
Darien	Fairfield	43	43	0	0	0	8

Table 62 Continued							
Norwalk	Fairfield	35	35	0	0	0	9
Waterbury	New Haven	32	5	12	15	0	10

Source: DECD

Housing Supply:

Connecticut's housing inventory has grown little in recent years. At the end of 2004, Connecticut had an estimated housing unit inventory of 1,421,070 compared to 1,399,819 units 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 U.S. Census. Tables 63 and 64 provide detail on the state's housing unit inventory.

Table 63 Connecticut Unit Inventory				
	2003	2004	Net Gain	Growth Rate
One Unit	910,022	918,190	8,168	0.9%
Two Units	119,713	119,793	80	0.1%
Three and Four units	126,809	126,924	115	0.1%
Five or more Units	242,224	243,969	1,745	0.7%
Other Units	12,194	12,194	0	0.0%
Demolitions	1,275	1,729	454	NA
Total Inventory	1,410,962	1,421,070	10,108	0.7%

Source: DECD

Note: Housing units range in size with the median number of rooms at 5.6.

Table 64 Size of Housing Units	
Rooms	Percent
1-3 rooms	14%
4-5 rooms	34%
6-7 rooms	32%
8 rooms or more	20%

Source: U.S. Census

As Table 65 indicates, Fairfield, Hartford, and New Haven counties have the most housing units.

Table 65 Population and Housing Units by County in 2004		
County	Population	Housing Units
Fairfield	903,291	340,821
Hartford	875,602	357,285
Litchfield	189,246	80,876
Middlesex	162,295	67,905

Table 65 Continued		
County	Population	Housing Units
New Haven	845,694	344,652
New London	266,466	112,333
Tolland	146,667	51,954
Windham	114,343	43,993
State Total	3,503,604	1,399,918

Source: U.S. Census

Table 66 shows the communities with the fastest growing housing stock. Note that six of the ten communities are in the Windham County area, and all but two are in the eastern half of the state. Conversely, Table 67 shows the ten communities with the fastest shrinking housing stock over this same period.

Table 66			
State of Connecticut			
10 Towns/Cities Fastest Growing Housing Stock, 1994-2004			
	1994	2004	Percent Change
Total State	1,335,478	1,385,975	5.12
Sterling	965	1,330	37.82
Salem	1,338	1,770	32.29
Oxford	3,107	3,978	28.03
Hampton	625	782	25.12
Scotland	499	619	24.05
Goshen	1,338	1,658	23.92
Ellington	4,719	5,832	23.59
Tolland	4,081	5,035	23.38
Durham	2,098	2,542	21.16
Woodstock	2,749	3,328	21.06

Source: U.S. Census

The communities with the fastest shrinkage of housing stock include Bridgeport and Hartford, the largest population centers in the state.

Table 67			
State of Connecticut			
10 Towns/Cities Fastest Shrinking Housing Stock, 1994-2004			
	1994	2004	Percent Change
Hartford	56,034	50,800	-9.34
Washington	1,917	1,793	-6.47
Bridgeport	56,516	54,325	-3.88
New Britain	32,282	31,061	-3.78
Norfolk	914	884	-3.28
New Haven	54,251	52,711	-2.84
Salisbury	2,524	2,458	-2.61
Winchester	5,142	5,022	-2.33

Table 67 Continued			
West Haven	22,768	22,249	-2.28
New London	11,945	11,692	-2.12

Source: U.S. Census

Vacancy Rates:

Overall, vacancy rates are low. Fully 94% of housing units are occupied which leaves a vacancy rate of 5.6%; the nationwide vacancy rate is 9.3%. Among those occupied units, about two-thirds (67%) are owner-occupied and a third (33%) are renter-occupied. (See Table 68)

Table 68 Vacancy Rates (2004)		
Occupancy	Number	Percent
Occupied Housing Units	1,329,950	94
Vacant Housing Units	84,483	6
Owner Occupied	927,575	67
Renter Occupied	402,375	33
Vacancy Status		
For rent	25,575	30
For sale only	9,305	11
Rented or sold, not occupied	6,320	8
Seasonal, Recreational, etc	23,379	28
For migratory workers	138	*
Other vacant	19,588	23

Source: U.S. Census

*Indicates less than 0.5%. Note: A rental vacancy rate of less than 5% has an adverse affect on affordable housing.

Vacancy rates vary substantially among cities and towns. At 10.4%, Brooklyn's rate is the state's highest. Scotland's rate is lowest at zero. (See Table 69).

Table 69 Connecticut Cities and Towns with the Highest Vacancy Rates	
Town	Rental Vacancy Rate
Brooklyn	10.4%
New London	9.8%
Hartford	9.2%
East Windsor	8.9%
Ridgefield	8.7%
Avon	8.4%
Canaan	8.4%
New Fairfield	8.4%
Burlington	8.2%
Bridgewater	7.9%

Source: U.S. Census

Table 70 shows the communities with the lowest percentage of the housing stock (rental or ownership) that is occupied.

Table 70 Connecticut Cities and Towns with the Lowest Rental Vacancy Rates	
Town	Rental Vacancy Rate
Scotland	0%
Willington	0.6%
Lisbon	1.1%
Norfolk	1.1%
Voluntown	1.1%
Canterbury	1.2%
Oxford	1.3%
Bethany	1.4%
Brookfield	1.4%
North Branford	1.5%

Source: U.S. Census

The communities with high percentages of occupied units are in the Hartford or New Haven areas, and in Fairfield County. These communities also tend to have the highest percentage of renters. Not surprisingly, this list contains the state's largest communities by population. Hartford has the highest population of renters, followed closely by New Haven. Bridgeport, New London, Waterbury, and Windham also have a high percentage of renters compared to the state average.

Housing Stock Conditions:

Connecticut has a large inventory of older housing (See Tables 71, 72 and 73). Overall, almost six of ten homes (58%) are 45 years old or older. Almost one quarter of all homes (24%) are at least 74 years old. Another 24% is relatively new having been built between 1980 and 2000.

Table 71 Year Structure Built	
Year	Percent
1930 or earlier	24%
1940-1959	25%
1960-1979	27%
1980-2000	24%
Total	100%

Source: U.S. Census

Table 72 Towns with the Highest Percentage of Housing Built Before 1939	
State	22%
Town	Percent
Norfolk	57%
New London	48%
Sprague	46%
Norwich	45%
Cornwall	44%
Putnam	43%
Winchester	42%
Salisbury	42%
Sharon	40%
Washington	40%

Source: U.S. Census

Table 73 Towns with Lowest Percentage of Housing Built Before 1939	
State	22%
Town	Percent
Avon	5%
Monroe	6%
North Branford	6%
Burlington	6%
South Windsor	6%
Tolland	7%
East Granby	7%
Prospect	7%
Bloomfield	7%
New Fairfield	8%

Source: U.S. Census

Housing Costs:

Housing prices continue to rise. Nationally, average home prices increased 12.5 percent from the first quarter of 2004 through the first quarter of 2005, the largest four-quarter increase in over 25 years, according to the Office of Federal Housing Enterprise Oversight. In Connecticut, according to the U.S. Census, the median price of a home increased to \$236,559, a 33% increase from \$178,063 in 2000 and a 7% increase from \$221,288 in 2003. (See Table 74) The total authorized construction activity was an estimated \$2.03 billion during 2004. The average construction value (the cost of construction as recorded on the building permit) increased from \$162,845 in 2000 to \$171,665 in 2004.

Table 74					
Median Housing Prices in Connecticut					
Historical Trend					
(In thousands \$)					
	2000	2001	2002	2003	2004
State Total	178,063	181,563	195,838	221,288	236,559

Source: U.S. Census

Table 75 shows a percentage distribution of sales 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 2004-2005 by quarter.

Table 75					
Unit Volume					
Existing Single-Family Home Sales by Number of Bedrooms					
Connecticut Percent Distribution					
FY 2004-05	2 or less	3 Bedrooms	4 or more	Median Price	Mean Price
2004.Q3	11.0	50.9	38.2	297,000	342,400
2004.Q4	13.4	50.2	36.4	292,100	337,400
2005.Q1	11.8	52.4	40.6	297,500	358,400
(p) 2005.Q2	10.8	50.1	39.1	328,800	366,300

Source: National Association of Realtors; CT: Home Sales Report

(p) = Preliminary

Table 76 shows median sales price of existing (resale) single-family homes (not including condominiums and co-ops) for Fiscal Year 2004-2005. The data has not been adjusted for seasonal differences ("Not seasonally adjusted" (NSA)).

Table 77 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 2004-2005.

Table 76									
Median Sales Price (thousands)									
Single-Family Home Sales Connecticut and Counties									
FY 2004-05	CT	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2004.Q3	297.6	477.4	260.5	235.4	333.4	227.2	238.4	238.9	177.3
2004.Q4	292.1	463.1	264.6	235.6	315.1	246.5	233.1	242.5	197.1
2005.Q1	297.5	480.4	255.6	243.0	323.8	236.2	236.9	261.0	181.1
(p)2005.Q2	328.8	549.6	177.7	253.4	333.6	245.9	248.5	249.2	190.9

Source: National Association of Realtors; CT: Home Sales Report

(p) = Preliminary

Table 77 Price of Existing Single-Family Home Sales Connecticut and Counties									
MEDIAN	CT	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2005 Q2	\$ 328,800	\$ 549,600	\$ 177,700	\$ 253,400	\$ 333,600	\$ 245,900	\$ 248,500	\$ 249,200	\$ 190,900
2004 Q3	\$ 297,600	\$ 477,400	\$ 260,500	\$ 235,400	\$ 333,400	\$ 227,200	\$ 238,400	\$ 238,900	\$ 177,300
MEAN	CT	Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham
2002 Q2	\$ 366,300	\$ 483,300	\$ 483,300	\$ 282,300	\$ 364,300	\$ 292,100	\$ 284,600	\$ 274,700	\$ 203,600
2004 Q3	\$ 342,400	\$ 452,900	\$ 288,800	\$ 263,700	\$ 362,000	\$ 267,500	\$ 274,100	\$ 263,600	\$ 204,500

Source: National Association of Realtors; CT: Home Sales Report, Third Quarter 2004 & Second Quarter 2005

Table 78 shows the changes in median home prices for Connecticut broken out by number of bedrooms from the beginning quarter to the last quarter of FY 2004-05. The 3-bedroom class showed the least increase at 7%, compared with 11% for 2 or less and 13% in the 4-bedroom category.

Table 78 Unit Volume Median Sales Price of Existing Single-Family Home Sales Connecticut by Number of Bedrooms			
	2 or less	3 Bedrooms	4 or more
2005 Q2	\$212,900	\$282,600	\$487,300
2004 Q3	\$191,200	\$264,800	\$430,400

Source: National Association of Realtors; CT: Home Sales Report

Table 79 shows a comparison of the housing affordability between the U.S. and Connecticut. There are 6 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, 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 79 Homebuyer Affordability Index United States vs. Connecticut							
UNITED STATES	Median Priced Home	Mortgage Rate	Monthly P&I Payment	Payment as a % of Income	Median Family Income	Qualifying Income	Composite Affordability Index
2005 Q2	\$208,500	5.83	\$ 982	20.7	\$56,917	\$47,136	120.8
2004 Q3	\$188,200	5.827	\$ 885	19.4	\$54,761	\$42,480	128.9
CT	Median Priced Home	Mortgage Rate	Monthly P&I Payment	Payment as a % of Income	Median Family Income	Qualifying Income	Composite Affordability Index
2005 Q2	\$328,800	5.79	\$ 1,542	25.3	\$73,080	\$74,016	98.7
2004 Q3	\$297,600	5.83	\$ 1,401	23.4	\$71,796	\$67,248	106.8

Source: National Association of Realtors; CT: Home Sales Report

Median and Mean Prices:

As used in this section, the median is the midpoint – half the homes sell for less, while 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. (See Tables 80 and 80.1) 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 over the next three months before experiencing a seasonal upturn. Sales prices are not seasonally adjusted.

Table 80 Top 10 Median Housing Sales Prices in 1998-2002				
Median Housing Sales Price	1988	1997	1998	2002
New Canaan	\$535,000	\$599,000	\$641,000	\$900,000
Greenwich	460,750	545,000	592,000	795,000
Weston	470,000	515,000	680,000	751,000
Darien	403,250	485,000	539,000	735,000
Westport	425,000	461,250	505,000	742,500
Wilton	377,000	400,000	445,000	623,500
Easton	370,000	365,000	413,000	585,000

Table 80 Continued				
Redding	361,500	340,000	389,000	499,000
Ridgefield	312,500	338,750	342,000	532,000
Roxbury	340,000	300,000	312,000	370,000
State	150,000	140,000	145,000	165,000

Source: U.S. Census

Table 80.1 Top 10 Mean Housing Sales Prices in 1998-2002				
Mean Housing Sales Price	1988	1997	1998	2002
Greenwich	N/A	\$900,625	\$1,032,636	N/A
New Canaan	N/A	727,144	800,340	N/A
Weston	N/A	617,547	694,313	N/A
Darien	N/A	647,551	691,720	N/A
Westport	N/A	559,298	623,216	N/A
Wilton	N/A	461,472	499,277	N/A
Easton	N/A	413,824	440,222	N/A
Redding	N/A	379,582	432,855	N/A
Ridgefield	N/A	376,188	395,337	N/A
Washington	N/A	375,076	395,123	N/A
State		\$204,229	\$215,173	

Source: U.S. Census

N/A – Not Available

The communities with the highest housing sales prices are overwhelmingly located in the southwestern part of the state, specifically in Fairfield County. This is true regardless of whether the median or mean is the metric used. Indeed, the mean sales price in Greenwich topped \$1 million in 1998. (See Table 81)

Table 81 State of Connecticut 10 Fastest Growing Median Housing Sales Price, 1988-2000			
Median House Sales Price	1998	2000	Growth %
Stamford	\$220,000	\$362,300	64.7%
Bridgeport	\$77,000	\$117,500	52.6%
Southbury	\$140,000	\$209,100	49.4%
Greenwich	\$525,000	\$781,500	48.9%
Norwalk	\$185,000	\$270,100	46.0%
Darien	\$490,000	\$711,000	45.1%
Burlington	\$138,096	\$199,900	44.8%
Branford	\$127,500	\$184,400	44.6%
New Canaan	\$575,250	\$831,000	44.5%
North Canaan	\$90,000	\$127,700	41.9%

Source: U.S. Census

Rental rates also vary significantly among regions of the state, but the statewide median rent in 2000 was \$681, down 11% from the 1990 Census inflation-adjusted figure of \$764. Median rents were lowest in Putnam and the highest in Easton. (See Tables 82 and 83)

Table 82 Ten Cities and Towns with the Lowest Median Gross Rent in 2000	
City/Town	Median Gross Rent
Putnam	\$ 482
Thompson	\$ 507
Brooklyn	\$ 513
Sterling	\$ 521
Canterbury	\$ 522
Windham	\$ 534
Andover	\$ 544
Killingly	\$ 544
Hampton	\$ 552
Hartford	\$ 560

Source: U.S. Census

Table 83 Ten Cities and Towns with the Highest Median Gross Rent in 2000	
City/Town	Median Gross Rent
Easton	\$1,828
New Canaan	\$1,379
Redding	\$1,375
Greenwich	\$1,322
Westport	\$1,302
Darien	\$1,281
Killingworth	\$1,273
Wilton	\$1,241
Trumbull	\$1,164
Weston	\$1,151

Source: U.S. Census

Is There A Housing Bubble In Connecticut's Future?

There are many strange things about the choppy recovery we're in, but among the most curious is that largely consumer spending is fueling it. Why consumers should continue to spend, and why they've done it throughout the recession, is not immediately obvious. Why have consumers been spending so much?

We're in the midst of a huge housing bubble, on a scale only seen once before since the Depression. Worse, the inflated housing market is now in a historically unique position, as the motor of the rest of the economy. Within the next year or two, that bubble is likely to burst, and when it does, it very well may take the American economy down with it. "The collapse of the housing bubble will throw the economy into a recession, and quite likely a severe recession," warned a report by the Center for Economic and Policy Research.

Lehman Brothers estimates that one-third of the past year's economic growth was a consequence of the housing boom. Housing construction is equal to 5 percent of the national economy.

Goldman Sachs Group Inc. predicts a downturn in housing could mean more than 1.3 million lost jobs, bumping up the national unemployment rate by 1 percentage point. The numbers don't include likely job cuts in housing-dependent businesses, such as banking, furniture and building materials.

The Center for Economic and Policy Research predicts worse, saying a bubble burst would mean the loss of 5 million to 6.3 million jobs. The housing run-up has financed consumer spending, creating more than \$5 trillion in bubble wealth, the Center estimates. Consumers have used "cash-out" mortgages to pay for everything from new kitchens to college tuition. The Center predicts that a federal bailout of the mortgage market is likely if housing crashes. So, if corporate pension funds continue to falter and this dire prediction does come true, the feds could conceivably end up holding your mortgage and your pension.

Rents provide more evidence of an imbalance between supply and demand. Since World War II ended, sale prices for homes have generally kept pace with the overall rate of inflation, and rents moved at the same pace. That hasn't been the case for the past eight years, according to the Center for Economic and Policy Research. Such a gap suggests, that people are now buying houses for speculation rather than merely for shelter, evidence that he called a "compelling case" for a housing bubble

Economists have advanced two main reasons. One is that Americans have so lost their moorings that they've had few qualms about going deep into debt. That's certainly true. But there's another reason, too: Americans have been using their homes as ATM machines, refinancing their mortgages in order to fund their spending. This, of course, makes sense. The one sector of the economy that has consistently swelled has been housing prices.

Because of these rising prices, people have felt that despite all the ups and downs in stocks and salaries that their overall situation was okay. Homes are the biggest asset most families own, and their value has been rising nicely. With home prices rising and the Fed keeping rates low, a mortgage refinancing industry that barely existed 15 years ago exploded into one of the fastest growing sectors of the financial services industry.

When housing bubbles burst, it can hurt more than its sector of the economy. Studies have shown that they exercise twice the effect on consumer spending as comparable declines in stock prices. So, a 20 percent drop in housing prices would have the same, shriveling effect on the economy as a 40 percent crash in the stock market. When investors lose value in their houses, many of them pull money out of other investments, like stocks. Then, too, jobs in construction, real estate, and other fields that depend on new home sales die off.

Getting a home loan used to be a particularly nerve-wracking and unpleasant process. A stern loan officer behind a big mahogany desk would pore over your income and credit, suspiciously probing your portfolio for weaknesses. And sensibly enough: The bank that lent you the money would have to collect on the mortgage for the next 30 years and had to make sure you were really good for it. It hired independent appraisers to make sure the price was in line. This

process was a little stingy, and meant some people on the low end of the income scale couldn't buy a home and many others got less home than they might have wanted, but the system usually kept prices in check.

Fannie Mae and Freddie Mac have profoundly undermined the discipline that once kept housing prices in check. Once banks knew they could automatically hand off the mortgages they wrote to Fannie and Freddie with basically no risk, the old incentive system dissolved. Banks and other mortgage lenders are not watching home prices carefully because they rarely hold onto the mortgage paper they create--they just sell it upstream to mortgage investors.

It's not just the discipline of banks that keeps people from buying more than they can afford, but also the buyers' own fear and guilt. But in an environment where home prices continue to spiral up, fear and guilt are replaced by a sense that you're a fool not to buy the most house you can possibly get away with.

Affordability:

There is a lack of quality affordable housing because of the high costs. Many Connecticut residents spend a large percentage of their income on housing whether they rent or own. Connecticut's combined non-metropolitan areas experienced the third highest rise in housing costs in the nation. (See Tables 84, 85 and 86)

Table 84 Gross Rent as Percentage of Household Income 1999	
Percentage of Income	Percent
Less than 20 percent	33
20-29 percent	24
30-34 percent	8
35 percent or more	29
Other	6

Source: U.S. Census

Table 85 Towns with Highest Percentage of Households that Own Homes with Selected Costs 35% of Monthly Household Income or Higher	
Town	Percent
Stamford	30%
Bridgeport	25%
Greenwich	25%
Redding	25%
Hartford	24%
Kent	24%
East Haven	23%
West Haven	23%
Derby	23%
Washington	23%

Source: U.S. Census

Table 86 Towns with the Highest Percentage of Renting Households with Selected Costs 35% of Monthly Household Income or Higher	
Town	%
Mansfield	46%
Orange	42%
Woodbridge	41%
Willington	41%
New Haven	38%
Southbury	37%
Hartford	37%
Bridgeport	36%
Redding	35%
North Branford	34%

Source: U.S. Census

Household Composition:

Tables 87-90 highlight facts about the household population in Connecticut:

- The state had a 2001 population of 3,425,074 according to the U.S. Census. The population increased 3.6% from 1990 to 2000 compared to 13.1% nationwide.
- The number of households in the state in 2000 was 1,301,670 with 2.53 persons per household.
- Median family income in 2004 was \$71,796.

Table 87 Household Size		
Size of household	Number	%
1-person	344,224	26%
2-person	424,186	33%
3-person	215,349	17%
4-person	194,395	15%
5-person	83,585	6%
6-person	26,564	2%
7 or more persons	13,367	1%
Total	1,301,670	100%

Source: U.S. Census

Table 88 Household Types		
Type	Number	%
Married couple families	676,467	52%
Female householder only	157,411	12%
Living alone	344,224	26%
Individuals under age 18	451,411	35%
Individuals age 65 and over	326,743	25%

Source: U.S. Census

Note: Average household size: 2.53

Average household size of owner-occupied units: 2.67

Average household size of renter-occupied units: 2.25

Table 89 Race of Householders	
Race	%
White	85
African American	8
Asian	2
Other	3
Two or more races	2
Total	100

Source: U.S. Census

Table 90 Age of Householders	
Age	%
Under 35	19
35-44	24
45-54	21
55-64	14
65-74	11
75 and over	11
Total	100

Source: U.S. Census

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, 16,545 people used homeless shelters in the state between October 2001 and September 2002 including 1,559 families with 2,947 children.

There are 51 homeless shelters in Connecticut. They range in size from having the capacity to house 119 homeless persons to providing shelter for three households. Shelters either accommodate men, women, families, or a combination. The shelters report that they turned people away due to lack of space 27,114 times in 2002, a 141% increase since 2000. The number of available beds for selected towns can be seen in Table 91.

Table 91 Number of Beds in Shelters in Cities and Towns	
Town	Number of Beds
Bridgeport	237
Bristol	25
Danbury	45
Danielson	60
Derby	36
East Hartford	30
Fairfield	35
Hartford	324
Manchester	40
Meriden	70
Middletown	72
Milford	25
New Britain	67
New Haven	296
New London	35
Norwich	45
Norwalk	91
Stamford	173
Torrington	25
Vernon	15
Wallingford	15
Waterbury	157

Table 91 Continued	
Westport	29
Willimantic	28
Total	1,975

Source: U.S. Census

SPECIAL NEED FACILITY AND SERVICES:

Elderly and Frail Elderly:

As Connecticut's elderly population continues to grow, there will be a need for increased attention to the special housing circumstances and needs of the elderly. 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 that they cannot keep pace with the escalating rental rates. This results in an increasing cost burden, which reduces disposable income that could be targeted towards 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 10% of America's households with an elderly member, the senior has moved in with a caregiver or a caregiver has moved in with him or her. Friends or family, who already live in the home, or visit to provide help, support another 20%. Only about 7% get assistance from outside organizations or unrelated individuals. Regardless of the setting, though, the proportion receiving care increases with the age of the senior.

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, over 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 to them. Providing assistance in place of residence enables these persons 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.

Persons with Disabilities:

Persons with disabilities are in the midst of an increasingly acute affordable housing crisis. In Connecticut, not one city/town 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 the state of 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 majority of persons with disabilities in Connecticut has very little hope of obtaining quality affordable housing in their communities, and face the very real prospect of becoming homeless.

Persons with Mental Illness:

Persons with mental illness are among the populations in the midst of an increasingly acute affordable housing crisis. Statewide, Connecticut has 612,767 adults age 18 and older with some form of mental illness. According to the Department of Mental Health and Addiction Services, there were an estimated 138,449 adults with serious mental illness and 66,661 adults with severe and persistent mental illness as of 1992. For incidence of mental illness for each town in Connecticut see Appendix B of the State of Connecticut's *2005-2009 Consolidated Plan for Housing and Community Development*.

Persons 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 that will support their goal 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.

Persons with HIV/AIDS:

Persons 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 persons with active substance abuse problems and may require that the person be currently 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, there remains a significant gap between demand and available resources. 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 the state Department of Social Services.

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 persons in the later stages of AIDS, new approaches that incorporate housing need economic, social, vocational, and medical support for persons 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 persons living with HIV/AIDS. As persons 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 that many of the persons 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 persons living with HIV/AIDS 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.

De-incarcerated Persons:

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 March 29, 2004) funds 825 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.

Formerly incarcerated persons 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 formerly incarcerated persons 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 formerly incarcerated persons.

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 single-family home affordable in 2005, a household would have to have an income of approximately \$54,000 which is approximately 70% of the median household income for the state. This figure does not take into account P&I payments, insurance costs or local property taxes that would also need to be paid. *(The above figures are based on the following: the median cost of a single family home in Connecticut - \$236,559 [2004 ACS], 2005 State Median Income - \$77,100 [HUD], a 30 year fixed rate mortgage of 5.6% 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 to own a home in many parts of Connecticut.

In some parts of the state, especially lower Fairfield County, there is an acute need for market rate housing stock, which, if not addressed, could constrain economic development.

Costs and affordability are an even bigger issue for those seeking rental housing. According to the 1998 National Housing Coalition, the median rent for 1 and 2 bedroom units in Connecticut was \$691. The median rent figure includes the monthly contract rent plus the estimated average monthly costs of utilities and fuel, normally paid by the renters. This figure increased 15.6% from the 1990 gross rent cost of \$598. *(Note this issue is explored in more detail in the "Affordable Housing and Economic Growth" sections beginning on page 179).*

The demand for subsidized housing is large. According to the Partnership for Strong Communities, when the Department of Social Services rent subsidy wait list was opened for 10 days at the end of 2001, 34,000 persons applied for only 1,200 rental subsidies.

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 costs that were 30% or more of their household income stood at 40.5% in 1990. In 1998, the percentage was 35% for 1-bedroom units, and 43% for 2 bedroom units. *(Note: This was the most recent data available at the time of publication of this report).*

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.

A study conducted by the National Housing Coalition, entitled *Out of Reach*, underscores the need for more affordable housing. The findings include the following:

- The cost of renting a typical one-bedroom apartment is beyond the reach of 35% of all renter households in Connecticut. A two-bedroom apartment is unaffordable to 43% of the state's renter households.
- A Connecticut worker with a full-time job would have to earn \$11.82 per hour to afford a typical one-bedroom apartment and not pay more than 30% of his/her income on housing. A two-bedroom unit would require earnings of \$14.74 per hour.

- 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 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 or town 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:

The population of Connecticut is growing, although at a relatively 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 percent.

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. The number of people from age 5 to 24 grew only 2.4 % from 1990 to 2000, while there was a net outflow in the 25 to 44 category, which fell 5.7%. The aging of the baby boomers can be seen in the strong growth of the 45 to 59 category, up 35%. Net outflow, particularly retirees and early retirees, can be seen in the 60-74 category, whose population fell 9.6 percent.

The Connecticut population increased from 2000 to 2004 by 2.7%, however, the number of housing units during this timeframe increased at a rate of 1.5%, almost half the rate of the increase in population.

In terms of race, Connecticut's population is changing. The Census-defined "white" population decreased by 4.2% from 1990 to 2000. The biggest increase in actual numbers occurred among the Hispanic population, which increased by over 50% with a gain of 107,207 persons. Black, American Indian, and the "some other race" category also saw growth. Still, more than 78% of Connecticut residents define their race as white.

Income:

When analyzing income and the demand for housing and housing programs in Connecticut, current and relative income is more important than change over time. 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.

Personal income increased at a slower pace in Connecticut than in the rest of the country from 2002 to 2003. The personal income in the U.S. increased 3.2% during the period, while the personal income in Connecticut increased 1.9%. However, Connecticut is still a wealthy state: the per capita income (PCI) in Connecticut remained nearly \$12,500 higher than that of the PCI for the United States (\$45,506 for CT vs. \$33,041 for U.S.).

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 individuals' ability to afford quality housing.

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 4.9%, compared with 5.5% for the entire United States. But unemployment is not evenly distributed across Connecticut, and some cities and towns have unemployment rates above the 2004 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.

Approximately 33% of homeless men are veterans, although veterans comprise only 23% of the general adult male population. Minorities are over-represented among homeless veterans, just as they are among the homeless population in general.

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 the Connecticut Coalition to End Homelessness, between October 2001 and September 2002, 16,545 people used shelters in Connecticut.

POPULATIONS WITH SPECIAL NEEDS OTHER THAN HOMELESSNESS:

Mental Illness:

According to the National Mental Health Information Center, in 2000 there were an estimated 138,121 persons with serious mental illness, age 18 and older, living in Connecticut. This number does not include persons who are homeless or are institutionalized.

Mental Retardation:

Recent studies indicate that approximately 1% of the general population has mental retardation. Over 16,000 people from across all age categories receive support and services from the Connecticut Department of Mental Retardation.

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:

The Department of Housing and Urban Development (HUD) provided Connecticut with \$2,839,000 in formula grants under the Housing Opportunities for Persons with AIDS (HOPWA) program in 2002. HOPWA provides housing assistance and related supportive services for low-income persons 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 10% is provided on a competitive basis to projects that are of potential national significance.

The Frail Elderly:

The 2004 data from the U.S. Bureau of Census shows that persons age 65 and over totaled 473,693 or 13.5% of the state's population. Connecticut's elderly population (those 65+) grew slightly (0.7%) from the 2000 Census, while the total population in Connecticut (3,405,565 in

2000) expanded 2.9% to 3,503,604 in 2004. In 2000, Connecticut's municipalities, Stamford, Waterbury, Bridgeport, New Haven, and West Hartford were home to the largest numbers of elderly persons. As Connecticut's elderly population continues to grow, there will be a need for increased attention to the special housing circumstances and needs of the elderly.

Released from Prison:

During calendar year 2005, the Department of Correction released 15,106 sentenced offenders. Of those released, 1,662 were released on parole; 1,843 were released to halfway houses; 2,219 were released on transitional supervision; and 6,662 were released directly from facilities. Note: the balance of 2,720 released offenders were released on special parole or through other mechanisms. Detail concerning these releases was not available at the time of publication of this report.

Affordability:

According to year 2004 data from CERC Town Profiles, the price of the median home in Connecticut's towns ranged from a low of \$110,000 in Waterbury, to a high of \$1,190,000 in New Canaan. Worlds away in price, the two towns are only minutes away by car and both are in the state's Southwest region.

State median home sales prices experienced an increase of more than 70 percent from 1998 (\$128,500) to 2004 (\$219,900). [*Note: $(\$219,900 - \$128,500)/\$128,500 = \text{the rate of change (71\%)}$]. Fairfield County had the highest median home sales prices of \$383,000 in 2004, followed by the Middlesex County of \$225,000. The median home prices for the other six counties were below the state average.*

Historical data show that median sales prices in Connecticut's 169 towns increased every year from 1998 to 2004. Among counties, the Middlesex County showed the largest increase of 86%, Windham County with 77.8%, New London with 77.4% and Fairfield County with 77.3%. Though many unique location factors likely explain much of the median sales price differential among towns in the 1990s, population changes and income growth clearly played a role in the relative rates of change.

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 3rd and 4th place respectively, while wealthy Westport moved from 3rd to 20th.

In Hartford County, East Hartford and New Britain ranked near the bottom of its list of 29 towns, but now rank 2nd and 4th, 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 1st and 2nd out of 27, while suburban Madison and Guilford dropped from the top 10 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) over the several years, as measured by the UCONN Real Estate Center's constant-quality house price index. Over the past year, the price of a typical house in Connecticut has increased between 10.5% and 12.5%.

AFFORDABLE HOUSING AND ECONOMIC GROWTH:

Affordable Housing, the Economy and DECD:

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

- 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.
- 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 that 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 in the state. For example, DECD's 2005-2009 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 C&D 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.

The Governor's Affordable Housing Working Group, chaired by OPM and DECD, 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, accompanied by recommendations for improving and streamlining programs and eliminating 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** - a charge that the DECD, among all state and quasi-public agencies, is uniquely positioned to address as it is the state's lead agency for economic, community and housing development.

As part of the Governor's Working Group, the UConn Department of Public Policy's Center for Research and Analysis surveyed government, business, and other leaders to determine if they felt that housing affordability was a problem. More than 70% of the government and business leaders indicated that the state of affordable homeownership and rental housing in the state was fair to poor. The survey indicated that more than 95% believed that housing affordability is either a major or contributing factor to a healthy economy.

Affordable Housing and Wages:

One issue that is 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. The current demand for housing far exceeds the current supply – driving up the cost of housing across the board. To address the issue of the affordability of housing in the state, some have called for the institution of a standard wage equivalent to the level of compensation needed to ensure that people in the state 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" as 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 (aka 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 CGS 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-schooler 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 families expenses are. The state of Connecticut and the federal government provide significant subsidies to low and moderate-income families, which lower the wage required to meet the family's economic needs. The

bottom line is that promulgating a “one-size fits all” 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 that there is a critical lack of quality affordable housing in Connecticut. Equally, it cannot be disputed that this lack of quality affordable housing has a negative effect on the state’s economy and is constraining job creation. It is the 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 2005-2009 Consolidated Plan for Housing and Community Development and 2005-2009 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 Connecticut General Assembly created the Affordable Housing Land Use Appeals Procedure in 1989. This law establishes a series of procedures that developers, municipalities and courts must follow when a developer appeals a decision by a local board or commission related to a proposed affordable housing development.

Any developer of housing has a right to appeal to the superior court when a municipality, through its local 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 percent 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 (1) (A) the decision was necessary to protect substantial public interests in health, safety, or other matters which 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 (2) (A) 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 subsection (a) of Section 8-30g. If the municipality does not satisfy its burden under 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.

Section 8-30g mandates that 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 U.S. 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 Section 8-30g.

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

- **Assisted housing units** or housing that is currently receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing which 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 that is currently financed by the Connecticut Housing Finance Authority and/or the United States Department of Agriculture;
- **Deed restricted properties** or properties where deeds containing covenants or restrictions require that such dwelling unit(s) be sold or rented at or below prices which will preserve the unit(s) as affordable housing as defined in CGS 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 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 the 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 municipality to municipality.

The 2004 Affordable Housing Appeals Procedure List is the current list until the 2005 list is published in early April 2006. The DECD has historically counted and reported on affordable housing units during a reporting period of October 1 of a given year through the following September. The current 2004 list reported on units available during the period October 1, 2003 through September 30, 2004. The upcoming 2005 list, to be published in April, will count units from October 1, 2004 through September 30, 2005. However, the DECD is in the process of changing the reporting period to meet the annual deadline of February 1 for this legislatively mandated, consolidated annual report. Table 92 shows the reporting periods to be used over the next few years to move the DECD to the state fiscal year as the required reporting period. This information was sent to every Connecticut municipality when the request for information for the upcoming 2005 list was mailed in mid-August of 2005.

Table 92 Deadlines to Implement New Change in Affordable 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
2005	8/15/05	10/1/04-9/30/05	As of 9/30/05	11/1/05	4/1/06
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

Table 92 continued					
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 its Compliance Office and Planning Program Support (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 the 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 10% threshold are caused by several factors including: 1) the relocation of households using RAP (state) or Section 8 (federal) certificates; 2) the expiration of deed restrictions or refinancing of mortgages; and 3) the demolition of buildings and/or the addition of units completed or under construction during the particular reporting period.

Connecticut Towns Currently Exempt Under Sec 8-30g CGS:

Based on the 2004 list, 30 Connecticut communities are exempt from the Affordable Housing Land Use Appeals Procedure under Sec 8-30g CGS. Mansfield was added to the list (moving from 7.50% for 2003 to 12.37% for 2004) and joined the following 29 communities also exempt under the 2004 list are outlined in Table 93.

Table 93 Connecticut Towns Exempt Under 8-30g for the 2004 Appeals List		
Town	% For 2004	% For 2003
Hartford	36.32	37.61
New Haven	29.99	31.02
Windham	24.89	27.78
Groton	21.95	22.27
New London	21.14	20.23
Waterbury	20.71	22.62
Norwich	18.75	19.42
Bridgeport	18.14	18.26
Vernon	17.90	18.64
New Britain	17.14	18.88
Middletown	16.41	19.24
East Windsor	15.68	14.60
Meriden	14.79	16.97
Ansonia	14.73	15.11
Plainfield	14.64	16.84
Putnam	14.61	15.40
Manchester	14.35	14.11
East Hartford	14.25	15.08
Brooklyn	13.81	16.10
Bristol	12.98	13.52
West Haven	12.46	13.11

Table 93 Continued		
Enfield	12.39	13.08
Mansfield	12.37	7.50
Bloomfield	11.78	13.54
Norwalk	11.77	10.81
Torrington	11.46	11.97
Killingly	11.23	13.74
Stamford	11.06	11.78
Danbury	10.51	10.14
Winchester	10.42	15.10

Source: DECD

An analysis of the entire 2004 Affordable Housing Appeals Procedure List (in Appendix of this report) shows the following:

- No municipality fell from 10% to below 10%; all municipalities exempt in 2003 maintained that exemption in 2004.
- One municipality, Mansfield, went from below 10% to above 10% and gained exemption.
- On the whole, the percentages in Connecticut's municipalities changed slightly in the following way:
 - 113 municipalities % went down slightly
 - 41 municipalities % went up slightly
 - 15 municipalities % stayed the same
 - A few municipalities experienced a somewhat larger change (either up or down) but their position wasn't changed enough in terms of losing or reaching the 10% threshold (except for Mansfield).

Legislation Passed During Fiscal Year 2004-2005:

P.A. 05-05, An Act Increasing Certain Bond Authorizations for Capital Improvements, Concerning the Collection of Costs by the Probate Court and Concerning a Housing Trust Fund, was passed during the last legislative session. P.A. 05-05 establishes DECD as the lead state housing agency for Connecticut and as the lead developer and administrator for the Housing Trust Fund Program. This program will be used to encourage the development, creation and promotion of more affordable housing opportunities throughout the state while leveraging federal and state dollars administered by DECD. The program will make available \$20 million per year for the next five years (Fiscal Years 2005-2006 through 2009-2010).

C. 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 2004-2005 is followed by a brief overview of housing development in Connecticut and DECD's housing development criteria are defined. The section culminates with an analysis of the performance of DECD's housing programs.

DECD is the lead 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 and affordable housing. 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. At the same time, the department helps to build a strong tax base, encourage safe streets and empower neighborhoods and communities to stabilize and flourish.

Housing Development Mission:

DECD's housing development mission is to develop, rehabilitate and assist in the marketing and financing of affordable housing in Connecticut.

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 department 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 (FLEX)
- Community Housing Development Corporations Program
- Congregate Elderly Housing Program
- Elderly Housing Program
- Energy Conservation Loan Program

- Hazardous Materials Abatement Program
- HOME Investment Partnership Program
- Homeowners' Emergency Repair Assistance for Seniors Program
- Lead Abatement Programs
- Project-based Section 8 Rental Assistance Program
- Small Cities Community Development Block Grant Program
- Surplus Property Program
- Urban Action Grant Program

DECD also provides technical and financial assistance to non-profit and for-profit 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, the DECD leverages private sector 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 insures quality management and fiscal oversight of publicly assisted housing assets. The 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. The DECD's long-term housing strategies are governed by the long-term 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 term 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)
- Compliance Office and Planning/Program Support (COPS)

DECD works to ensure that every citizen of the state has the opportunity to live in decent, safe and affordable housing. The Office of Housing Finance (OHF) is responsible for project management of DECD-funded housing development projects. OHF is also the principal point of contact for Connecticut housing developers seeking assistance from the state.

OHF works with nonprofit organizations, neighborhood groups, housing authorities, for-profit developers, financial institutions, quasi-public organizations, municipalities, and faith-based

organizations to create safe, attractive, affordable housing for the elderly and for families and individuals.

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
- Project monitoring and pipeline reports

OHF administers and/or works in conjunction with other DECD offices on the following programs:

- **Flexible Housing Program (FLEX)** provides financial assistance for a large variety of housing development activities and allows the state to do partial or "gap" financing. Eligible uses include construction, rehabilitation, repair and maintenance of residential amenities related to affordable housing, for example, a community room, laundry, day care space, playground and other residential amenities.
- **HOME Investment Partnership Program** provides financial assistance to create affordable housing for low and very-low income households. HUD income limits for HOME are based on HUD estimates of median family income adjusted to family size. Communities, often in partnership with local non-profits, for-profit developers, housing authorities and individuals, use funds to address abandoned, substandard and unaffordable housing problems. They build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income households.
 - o **The American Dream Downpayment Initiative (ADDI)** is a new program for Connecticut under HOME. On April 19, 2005, Governor Rell announced that the state would make \$2.36 million in state and federal grants available to assist first-time homebuyers with down payments and closing costs associated with the purchase of a home. \$1.36 million of federal HOME program funding is part of President Bush's American Dream Downpayment Initiative (ADDI). The remaining \$1 million, from the Flexible Housing Program (FLEX), will be used to supplement the existing federal funds to provide deeper subsidies where needed or to create additional homeownership opportunities for households not served by more conventional mortgage products.
- **Urban Action Grant Program** provides funds to improve and expand state activities that promote community conservation and development and improve the quality of life for urban residents.
- **The Housing Trust Fund** was created at the beginning of fiscal year 2005-2006. It will be administered by DECD. Implementation of this new program will begin in fiscal year 2005-2006. 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 thirty percent 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
- **Encourage the development** of housing that aids the revitalization of communities.
- **Home Solutions** is a consumer loan program to assist individual families. DECD contracts with the Community Renewal Team, Inc. (CRT) in Middletown to administer this statewide program and provided \$867,850 to fund lead-based paint removal during FY 2004-2005. CRT also provides funds to families authorized through the Removal of Hazardous Materials from Residential Structures Program (CGS 8-219e); Senior Citizen Emergency Repair Program (CGS 8-219a); the Septic System Emergency Repair Program (CGS 8-415 to 423) and the Energy Conservation Loan Program (CGS 16a-40a and 32-317). Note: DECD's OMD and not OHF administer this program. It is included here because it is one of the DECD's housing programs.

Accomplishments of OHF during SFY 2004-2005 included the investment of \$38.9 million in 15 projects. Table 94 describes the activity during fiscal year 2004-2005:

Table 94 2004-2005 OHF Activities:	
# FLEX Applications Received	15
# FLEX Applications Approved	2
# HOME Applications Received	20
# HOME Applications Approved	5
# Assistance Agreements Executed	15
Value of Assistance Agreements Executed	\$38,855,217
# Staff Training Hours	500
External Training	
	Attendees
OHF Process Training	15
CT Nonprofit Developers Outreach	30
Nursing Home Transitional Housing Committee	6
CT Regional Planning Agency Regional Directors	13
City of Middletown	6
OHF Staff Responses	
	Number
Website hits	200
Phone calls	750
Walk-ins requesting info on affordable housing	50

Source: DECD Office of Housing Finance

Note: The number of applications received and the number of applications approved are somewhat independent of each other as applications received during fiscal year 2004-2005 may not be processed and approved/denied until sometime in fiscal year 2005-2006.

Key tasks for OHF in the future include:

- **Handle primary responsibility for the administration of the Housing Trust Fund.** As outlined in the enabling legislation, DECD will work with the Secretary of OPM and the State Treasurer's office to establish the Housing Trust Fund Advisory Committee. In consultation with these partners, DECD will establish regulations and criteria for rating funding proposals and will then accept applications for financial assistance from eligible applicants.
- **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.
- **Initiate \$2.6 million in state and federal grants to assist first time homebuyers under HUD's American Dream Down-payment Initiative (ADDI).** DECD will enter into assistance agreements with four statewide entities to administer this program to provide downpayment and closing costs associated with the purchase of buying a home.

Legislation Passed During SFY 2004-2005:

P.A. 05-132, An Act Extending the Demonstration Program for Energy-Efficient and Environmentally Safe Housing extends the end date for a DECD window replacement matching grant demonstration program to June 30, 2008. The program was previously scheduled to terminate June 30, 2005.

HOUSING DEVELOPMENT GOALS, OBJECTIVES AND MEASURES:

The state's Consolidated Plan for Housing and Community Development (2005-2009) is a five-year plan that addresses Connecticut's housing and community development needs. This plan is required by the U.S. Department of Housing and Urban Development. It 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, which 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 2005-2009 Consolidated Plan and this document. The Performance Outcome Measurement System associated with the 2005-09 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 of the aforementioned programs 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 four federal programs, governed by the plan, are meeting the plan's stated goals and objectives. As stated in Section IX "Strategic Plan" of the Consolidated Plan, there are twelve 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 "Strategic Plan" of the Consolidated Plan for detail on the plan's overarching goals, goals and objectives. The State's 2005-2009 Consolidated Plan for Housing and Community Development is available online in the publications section of DECD's website – www.decd.org.

Therefore, if the majority of a goal's stated objectives are achieved then that goal will be considered accomplished, or 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, or as the three overarching goals of Connecticut's Consolidated Plan 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, which 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 whether or not that 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 their 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 four programs. A graphic illustration of the objective and goal linkages, and outcome measures and indicators is located in Section XI "Performance Measurements", Goals & Objectives Matrix of the Consolidated Plan.

Development Of Specific Objectives And Proposed Accomplishments:

The specific objectives and proposed accomplishments described in Section IX "Strategic Plan" of the Consolidated Plan 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 that 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 the state's efforts.

Only those issues deemed to be a high priority to the state have been identified in this plan. All other issues are, by default, deemed to be a lower priority in terms of funding attention.

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 persons 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** - Empower 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
 - Persons with Disabilities
 - Persons with HIV/Aids And Their Families
 - Persons with Substance Abuse Issues
 - Persons Recently De-Incarcerated
- 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 (objectives 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 that will gauge the performance of the state in meeting the objectives and ultimately the goal to which they relate.

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 state's 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 the Departments of Economic and Community Development and Social Services. Issues chosen to be assigned high priority funding status within this plan were selected based on three overarching factors: (1) the issue's relative demonstrated need (as identified in the needs assessment), (2) the availability of other funds to address the need and (3) 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. All other issues are, by default, deemed to be a lower priority in terms of federal funding attention.

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 over 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 governed by this plan.

A proposed project that addresses a high priority need is not guaranteed funding based solely on the fact that it will address a high priority need. 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.

2005-2009 STATE LONG-RANGE HOUSING PLAN (SLRHP)

Goals, Objectives and Funding Priorities:

The State Long-Range Housing Plan is prepared in accordance with section 8-37t of the Connecticut General Statutes. It is a five-year strategic plan that addresses Connecticut's housing needs and outlines the state's goals, objectives and measures related to housing.

Goals (Goals appear 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.
- **Supportive Housing** – Develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing.

2005-2009 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, which 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

2005-2009 State Long-Range Housing Plan Objectives Continued		Goal Category
19	Provide a range of services to disabled residents to ensure successful independent living including support services, transportation, employment training, etc.	Special Needs
12	Target investment to address the "affordability" of existing housing stock for renters and homeowners with disabilities;	Special Needs
13	Continue using CHFA's mortgage programs for the promotion of homeownership opportunities in targeted areas where homeownership rates lag far behind.	Home Ownership
14	CHFA/DECD programs will support local efforts to develop appropriate urban infill housing to make better use of limited urban land.	Home Ownership
15	Maintain the registry of accessible housing units.	Special Needs
16	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 this issue of supportive housing in an efficient and effective manner.	Supportive Housing
17	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
18	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

INVESTMENT STANDARDS –HOUSING DEVELOPMENT:

Underwriting Guidelines:

These Standards apply to State Bond funded and HOME funded projects including homeownership projects. When CHFA, HUD or the Rural Development Agency have a financial investment greater than that of DECD, their underwriting standards shall take precedence over DECD's. However, this does not preclude DECD from performing a layering analysis for the project. For all other projects where DECD has a financial interest, DECD'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 eighty (80%) percent of the lesser of the appraised market value or total replacement cost. This ratio may be increased to ninety (90%) percent 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 two (2%) percent of total development cost for no less than ten (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:
 - 25% of the fee shall be paid at construction contract; and
 - 75% of the fee shall be paid upon completion of initial rent-up in accordance with projections.
 - If actual total project costs exceed the budgeted total development costs then the developer's fee must be used to defray the additional costs.
- Mortgage Insurance - Mortgage insurance or a form of credit enhancement 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 a 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 (approximately 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.
- 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.
 - 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's 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 which 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 the 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 the Office of Housing Finance during SFY 2004-2005, included the design and publication of a new brochure on funding and programs offered through OHF, including new slip-sheets to reach housing development partners and customers.

D. HOUSING DEVELOPMENT PORTFOLIO ANALYSIS

State Funded Housing Development:

In fiscal year 2004-2005 the DECD invested approximately \$34 million in state funds in affordable housing projects across the state. Table 95 outlines DECD's state housing development investment activity during the fiscal year.

Table 95 State Funded Housing Development Fiscal Year 2004-2005					
State Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2004-2005 Total	10	341	\$ 94,257,078	\$ 33,780,121	2.79
Rental	7	341	\$ 76,407,078	\$ 16,228,121	4.71
Home Ownership	2	TBD	\$ 13,348,000	\$ 13,050,000	1.02
Program Funding	1	N/A	\$ 4,502,000	\$ 4,502,000	1.00
DECD's Per Unit Cost - Rental	\$ 47,590				
DECD's Per Unit Cost - Home Ownership	TBD				

Source: DECD

TBD – Funds are part of the Six Pillars project in Hartford. Funds will be used for citywide neighborhood revitalization.

About the DECD State Funded Housing Portfolio:

In May 2002, in a special session of the Connecticut General Assembly, the Legislature authorized the transfer of housing assets from DECD to the Connecticut Housing Finance Authority (CHFA) in return for \$85,000,000 (P.A. 02-5 MSS). These funds were used to reduce the budget shortfall for the state.

In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU) to carry out the transfer of housing assets. Under the agreement, on July 1, 2003, all servicing, administration and income from the housing assets belonged to CHFA. However, the Commissioner must still approve any property dispositions.

Between fiscal years 1978-1979 and 2004-2005 the State of Connecticut, acting through DECD and its predecessor agencies, has invested approximately \$1,124,290,574 in state funds in housing projects throughout Connecticut and leveraged an additional \$102,640,797 in HOME Investment Act (federal) funds in housing projects throughout the state. The DECD, during that same period, has also invested approximately \$626,820,192 in other housing subsidy and support activities.

Federally Funded Housing Development:

In fiscal year 2004-2005 the DECD invested approximately \$6 million in federal funds in affordable housing projects across the state. Table 96 outlines DECD's federal housing development investment activity during the fiscal year.

Table 96 Federally Funded Housing Development Fiscal Year 2004-2005					
Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
FY 2004-2005 Total	10	112	\$ 23,503,611	\$ 5,711,839	4.11
Rental	4	82	\$ 14,693,111	\$ 3,536,839	4.15
Home Ownership	2	30	\$ 8,810,500	\$ 2,175,000	4.05
<hr/>					
DECD's Per Unit Cost - Rental	\$ 43,132				
DECD's Per Unit Cost - Home Ownership	\$ 72,500				

Source: DECD

HOUSING PORTFOLIO:

DECD Housing Development Portfolio as of June 30, 2005:

As of June 30, 2005 DECD's Housing Development Portfolio had a total value of approximately \$256 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 103 outlines the distribution of projects within the portfolio by funding source.

Table 97 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	111	33	21	47	6	4
Federal	92	63	-	29	0	0
Combination	7	5	-	2	0	0
Total	210	101	21	78	6	4

Source: DECD

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

Table 98 provides the percentage of projects for each funding source and project. Fifty-three percent of the projects contained within the DECD Housing Development Portfolio were funded with state funds.

Table 98 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%	53%	30%	33%	19%	100%	42%	60%
Federal	100%	44%	68%	62%	0%	0%	32%	37%
Combination	100%	3%	71%	5%	0%	0%	29%	3%
Total	100%	100%	48%	100%	10%	100%	37%	100%

Source: DECD

NR - New Rental Unit

RU - Rehabbed Rental Unit

HO - Homeownership Unit

Table 99 outlines the level and distribution of funding for each project type within the portfolio.

Table 99 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	\$156,604,775	\$ 75,876,376	\$14,832,802	\$ 58,388,496	\$ 1,142,100	\$ 6,365,001
Federal	\$ 88,239,354	\$ 62,102,090	\$ -	\$ 26,137,264	\$ -	\$ -
Combination	\$ 11,342,148	\$ 9,934,708	\$ -	\$ 1,407,440	\$ -	\$ -
Total	\$256,186,277	\$ 147,913,174	\$14,832,802	\$ 85,933,200	\$ 1,142,100	\$ 6,365,001

Source: DECD

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

Table 100 provides the percentage of dollars invested in each type of project for each funding source. Sixty-one percent of the funds invested in the DECD Housing Development portfolio are state dollars.

Table 100 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%	62%	48%	51%	9%	100%	37%	68%
Federal	100%	34%	70%	42%	0%	0%	30%	30%
Combination	100%	4%	88%	7%	0%	0%	12%	2%

Source: DECD

NR - New Rental Unit

RU - Rehabbed Rental Unit

HO – Homeownership Unit

Created and Rehabbed Housing Units:

Table 101 provides the number of affordable housing units created and rehabbed by DECD's housing development investments. Thirty-three percent of all state funded units are new rental units, whereas eighty percent of all federally funded units are new rental units.

Table 101 Total Created and Rehabbed Units		
Funding Source	Total New Units	Total Rehabbed Units
State	2,487	1,866
Federal	2,350	-
Combination	209	-
Total	5,046	1,866

Source: DECD

Table 102 outlines the distribution of DECD created and rehabbed affordable housing units by type of unit and funding source. One hundred percent of preserved units were funded with state dollars.

Table 102 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	1,425	41%	1,866	100%	1,062	67%
Federal	1,876	54%	-	0%	474	30%
Combination	170	5%	-	0%	39	2%
Total	3,471	100%	1,866	100%	1,575	100%

Source: DECD

Table 103 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

Table 103 Per Unit Cost			
All Funding Sources	DECD Investment	Units	DECD \$ Per Unit Cost
Total Portfolio	\$248,679,176	6,912	\$ 35,978
By Unit Type			
New Rental	\$147,913,174	3,471	\$ 42,614
Rental Preservation	\$ 14,832,802	1,866	\$ 7,949
Home Ownership	\$ 85,933,200	1,575	\$ 54,561

Source: DECD

Portfolio Leveraging:

Table 104 outlines DECD's average rate of participation in its housing development projects. In an era of "doing more with less," the 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 104 Housing Development Portfolio Leveraging			
All Funding Sources	Leverage Ratio	Total Development Cost	DECD Investment
Total Portfolio	2.24	\$ 556,307,514	\$248,679,176
By Unit Type			
New Rental	2.92	\$ 431,401,603	\$147,913,174
Rehabbed Rental	1.00	\$ 14,832,802	\$ 14,832,802
Home Ownership	1.28	\$ 110,073,109	\$ 85,933,200

Source: DECD

Geographic Analysis by County:

Table 105 provides a geographical perspective on DECD's housing development investments.

Table 105 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	36	1,800	698	303	799	\$ 94,926,672	\$ 42,229,310
Hartford	65	2,301	1,359	446	496	\$ 224,940,502	\$ 92,377,159
Litchfield	16	370	203	127	40	\$ 26,820,404	\$ 12,781,626
Middlesex	6	87	20	31	36	\$ 3,164,895	\$ 3,164,895
New Haven	44	1,432	960	356	116	\$ 102,880,551	\$ 56,121,026
New London	21	507	147	54	306	\$ 12,971,975	\$ 12,746,645
Statewide	11	227	72	155	-	\$ 116,265,089	\$ 31,319,089
Tolland	6	80	5	75	-	\$ 5,113,225	\$ 3,715,225
Windham	5	108	7	28	73	\$ 1,731,302	\$ 1,731,302
TOTAL	210	6,912	3,471	1,575	1,866	\$ 588,814,615	\$ 256,186,277

Source: DECD

DECD Housing Development Portfolio Economic Impact:

Using the REMI Policy Insight Econometric model, the DECD estimated the impact of its affordable housing development investments. The following table illustrates the significant impact DECD's investments have had on the state's economy. It is important to note that this analysis is based solely on the portfolio's capital investment and does not quantify or reflect the socio-economic benefits that affordable housing development projects generate nor does it estimate the impact the availability of affordable housing has on the growth of the state's workforce and retention of jobs. The economic impacts associated with the DECD's affordable housing development investments are outlined in Table 106.

Table 106 Economic Impact Of DECD Combined Housing Development Portfolio		
	Portfolio Aggregate	Fiscal Year 2005
Employment	1,205	708
GRP	\$ 393,190,099	\$ 86,521,309
Income	\$ 439,978,150	\$100,610,000

Source: DECD

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

Table 107 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 associated with family housing exceed any increase in property tax revenues.

Table 107 Combined Housing Development Portfolio Property Value Impact		
FY 2005 Projects	\$	79,281,082
Portfolio Aggregate Annual Impact	\$	329,297,922
* Represents Estimated Assessed Value: 70% of Investment Made In Real Property		

Source: DECD

Table 108 provides the estimated property taxes generated by DECD's business assistance investments.

Table 108 Combined Housing Development Portfolio Property Tax Impact		
FY 2005 Projects	\$	3,666,656
Portfolio Aggregate Annual Impact	\$	11,110,130
Portfolio Cumulative Impact (FY 1991 -FY 2005)	\$	49,090,474

Source: DECD

E. 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 meet the need for housing and services for chemically dependent and mentally ill persons in Connecticut. The partners in this effort are the DECD, the Department of Mental Health and Addiction Services (DMHAS), the Department of Social Services, the Office of Policy and Management, the Connecticut Housing Finance Authority 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 community-supervised by either the executive or the judicial branch.

As noted, DECD, through its Office of Housing Finance, 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 other DECD funds (probably under the HOME or Flexible Housing Programs). 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 eighteen 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 \$75 million.

DECD Activity During FY 2004-2005:

Between July 1, 2004 and June 30, 2005, 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 109 Proposed Supportive Housing PILOTS Projects					
Location	Project	Housing Type	# Units	# PILOTS Clients	
Ansonia/Derby	Valley Supportive Housing	Permanent	20	5	
Bridgeport	CASA	Permanent	26	20	
Danbury	Old Ridgebury Road	Transitional	8	8	
Danbury	Samuels Court	Permanent	36	11	
Groton/New London/Norwich	CIL / First Step	Permanent	13	13	
Groton/New London/Norwich	Groton PILOTS	Permanent	6	6	
Hartford	President's Corner	Permanent	38	8	
Hartford	Soromundi Commons	Permanent	48	16	
Middletown	Middlesex PILOTS	Permanent	24	10	
New Haven	CIL / Leeway	Permanent	5	5	
New Haven	Ferry Street	Permanent	24	6	
New Haven	HOME, Inc.	Permanent	38	10	
New London/Norwich	CIL / Women's Center	Permanent	6	6	
Norwalk	Homes at Fair Glen	Permanent	40	15	
Norwich	Reliance House	Permanent	4	4	
Torrington	Main Street	Permanent	13	5	
Torrington/Winsted	McCall Foundation	Transitional	7	7	
Westport	Hales Court	Permanent	36	8	
Total = 18 projects			392	163	

Source: DECD

DECD is a member of the Interagency Council on Supportive Housing and Homelessness that was established in April 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 of 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,

- Create 1,000 units of affordable, service-supported rental housing over the next three years (FY 2006-2008), and
- Other recommendations regarding the management of rental payment subsidies to those in correctional facilities and mental health facilities; and issues around data collection.

The 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 Supportive Housing Programs:

The Housing and Program Support Section of the Compliance Office and Planning/Program Support (COPS) is responsible for monitoring the long-term compliance obligations of housing development projects funded by the department, and administers housing grant programs used to support other affordable housing projects.

Responsibilities include:

- 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
- 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 who own/operate state-financed congregate rental housing for the elderly. Core services include one main meal a day, housekeeping services and a 24-hour emergency service. The program also provides rental assistance for those tenants so they can pay no more than 30% of their income towards 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 Public Housing Authorities (PHAs) who provide rental subsidies in accordance with an approved contract.
- **Elderly Rental Registry and Counselors Program** (also known as Resident Services Coordinator 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.
- **Housing Assistance and Counseling Program/Assisted Living in Federal Facilities (ALFF)** is a joint demonstration program with Connecticut's Department of Social Services (DSS) and the Office of Policy and Management (OPM) that brings assisted living services to residents of four HUD-funded facilities. Residents who are eligible for the basic Connecticut Home Care Program for Elders (CHCPE) can receive assisted living services

through DSS. Those residents who need services, but cannot qualify for the DSS program, can receive up to \$500 per month from DECD to offset some of the costs of receiving the assisted living services.

- **HUD Contract Administrator for Section 8** to ensure that HUD-subsidized properties are serving eligible families at the correct level of assistance. DECD also provides asset management functions to ensure the physical and financial health of the HUD Section 8 projects in Connecticut.
- **Payment in Lieu of Taxes (PILOT) Program** allows the Commissioner to enter into a contract with a municipality and its housing authority to make payments in lieu of taxes to the municipality on land and improvement owned or leased by the housing authority. *This program is currently not open to new applicants.*
- **Tax Abatement Program** is designed to insure 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 2004-2005:

- 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. With the exception of one sponsor, the remaining 35 participants were found to be operating the program without any significant findings. The single sponsor in noncompliance has had the program assigned to a new management company and this new entity will be monitored during the current fiscal year (2005-2006).
- Monitored all 23 participants in the Congregate Operating Subsidy Program and found that all were operating without any significant findings.
- The fourth and final participant in Assisted Living in Federal Facilities (ALFF) is Welles Country Village in Mansfield. The project has completed its certification process and is currently providing services to eligible participants.

Tables 110 provides an overview of the COPS financial activity during fiscal year 2004-2005:

Table 110	
2004-2005 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	\$ 617,654
Housing Assistance & Counseling/Assisted Living in Federal Facilities	\$ 588,903
HUD Section 8 NC/SR	\$ 11,700,000
Payment in Lieu of Taxes	\$ 2,755,000
Tax Abatement	\$ 2,131,112
	Total = \$ 24,573,824

Source: DECD

Key tasks during the next fiscal year include:

- Web Based Housing Registry – A web-based and interactive “Housing Registry” product that will have at its core a database of all affordable housing units in Connecticut.
- A comprehensive analysis and study of the Elderly Rental Assistance Program, looking at the current and future needs for subsidy of this program. This effort will be coordinated with efforts of the Connecticut Housing Finance Authority (CHFA) related to the long-term capital needs of these facilities. The goal is to get a better estimate of overall funding needed for this program.
- Occupancy of the newest Congregate Housing for the Elderly Project in Bridgeport before the end of the fiscal year. This 122-unit project will be the first of its kind, because the congregate units will be part of a larger complex which houses a continuum of rental housing options for the elderly. Thirty-five (35) of the units will be receiving congregate services.
- Photo cataloguing of the DECD housing portfolio has started, and the department expects to complete this process before the end of the fiscal year. Approximately 120 existing projects will be catalogued and we will establish a process to update the catalogue as projects come on-line.

Legislation Passed During SFY 2004-2005:

- **P.A. 05-185, An Act Concerning the Disposition of Property under the Limited Equity Cooperative Program (LEC)** allows the Commissioner of DECD to take certain steps when a nonprofit organization can no longer manage a state-funded limited equity cooperative, due to financial or other management related circumstances. By doing so, P.A. 05-185 authorizes the Commissioner to temporarily remove the restrictions on the LEC property in order to reassign the property to an entity to manage its operation and thereby maintain the affordability of the housing.
- **P.A. 05-186, An Act Concerning the Land Bank and Land Trust Program (LBLT)** provides the Commissioner of DECD with the ability to transfer property under the Land Bank and Land Trust Program in cases where a nonprofit entity can no longer maintain or manage a property. The Commissioner may transfer that property to another nonprofit organization eligible for funds under the LBLT program and thereby maintain the affordability of the property.

F. 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 the Compliance Office and Planning Program Support (COPS) of the DECD under CGS 8-37r, 8-37u and 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, the U.S. Department of Housing and Urban Development (HUD) provides financial assistance to public housing authorities (PHAs) 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 that HUD-subsidized properties are serving eligible families at the correct level of assistance. The department 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 \$11,171,454 for the period of October 1, 2004 through September 30, 2005. DECD expended \$11,084,285 during that time 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 department served 1,753 units (or apartments) under contract in the 35 projects in Connecticut.

The population served through this federal rental assistance is low and very low-income persons 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 that eligible applicants are selected for occupancy, that tenants receive the proper level of assistance and that tenants are treated fairly and consistently.

DECD’s HUD Section 8 Projects:

Table 111 details information on DECD’s HUD Section 8 Projects across the state:

Table 111 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

Table 111 Continued			
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

G. 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 the State of Connecticut through the Department of Economic and Community Development's Office of Municipal Development. 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. The program is administered with funding from DECD. 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 (10) 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
- 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 the Energy Conservation Loan Program:

Application Intake:

Clients receive applications in several ways, including: 1) they call CHIF and the application is mailed immediately; 2) they pick up an application at CHIF; 3) contractors take a supply of applications to give to customers and/or 4) they can also get applications from CHIF's 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, 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 selection of contractors/suppliers and signing contracts. The program administrator also reviews the applicant's ability to borrow, and determines the amount the applicant is eligible to borrow. Loan procedures, savings and payback periods are also discussed. Once the applicant's ability to repay the loan is determined, the amount of the loan is based on contractor bids and supply estimates provided by the applicant. The loan may not exceed \$15,000 or be less than \$400. The monthly payment is calculated using a term up to 10 years.

Rejects/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 \$13.00 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 \$13.00 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 sent to DECD for permanent storage. CHIF will mail out a check for the loan amount within three business days after the clients right to rescind the transaction has expired without the client electing to so rescind.

Table 112 shows the ECL/MEL activity during fiscal year 2004-2005:

Table 112		
Activity Under the Energy Conservation Loan Program		
Fiscal Year 2004-2005		
# ECL Loans	# MEL Loans	# Deferred Loans
164	1	27
\$ Total ECL	\$ Total MEL	\$ Total Deferred Loans
\$1,506,328.87	\$38,000	\$220,934.87
\$ Administration		
\$162,000.00		
\$ Loan Servicing		
\$46,683.75		
\$ Recovered Late Fees		
\$8,967.05		
Total Admin Costs	\$217,650.80	

Source: DECD

H. TAX SUBSIDY PROGRAMS

The DECD, through the Compliance Office and Planning/Program Support (COPS), administers two tax subsidy programs related to housing including the Payment-in-Lieu-of-Taxes (PILOT) Program and the Tax Abatement (TA) Program. It is important to note that these two programs are no longer meeting legislative intent due to reductions in funding.

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 Part II of Chapter 128 of the Connecticut General Statutes.

DECD is authorized to use general fund appropriations to provide funds to those municipalities annually in an amount equal to the taxes that would 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 is scheduled to be phased out. Table 113 details the PILOT projects and funding during 2004-2005.

Table 113 2004-2005 Funding under PILOT			
Municipality	Project Name(s)	Total # Units	Total \$
Bristol	Dutton Heights & Zbikowski Park	174	\$ 104,006
Danbury	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	290	\$ 217,752
Darien	Allen O'Neill Homes	53	\$ 88,573
East Hartford	King Court	80	\$ 61,058
Enfield	Green Valley Village & Laurel Park	174	\$ 166,382
Greenwich	Adams Garden Apts., Armstrong Court & Manor at Byram I	245	\$ 94,710
Hartford	Bowles Park & Westbrook Village	770	\$ 304,793
Mansfield	Holinko Estates	35	\$ 18,581
Meriden	Johnson Farms & Yale Acres	215	\$ 151,346
Middletown	Rockwood Acres, Santangelo Circle & Sunset Ridge	198	\$ 152,023
New Britain	Corbin Heights, Pinnacle Heights & Extension	844	\$ 287,542
New Canaan	Millport	16	\$ 11,874
New London	Bates Woods & Briarcliff	302	\$ 128,851
Norwich	Hillside Terrace, JFKennedy Heights, Melrose Park & Sunset Park	286	\$ 181,179
Ridgefield	Prospect Ridge	14	\$ 22,959
Seymour	Castle Heights, Hoffman Heights, Smith Acres & Extension	81	\$ 82,947
Sharon	Sharon Ridge	20	\$ 9,613
Stamford	Lawn Hill Terrace, Oak Park & Vidal Court	590	\$ 469,450
Stratford	Meadowview Manor	100	\$ 75,409
Westport	Hales Court	40	\$ 28,165
Wethersfield	Highvue Terrace	28	\$ 19,575
Windham	Eastman Curran Terrace & Terry Court	146	\$ 78,212
	Total =	4,701	\$ 2,755,000

Source: DECD COPS

The Tax Abatement (TA) 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 is scheduled to be phased out. Table 114 details the Tax Abatement projects and funding during 2004-2005.

Table 114 2004-2005 Funding Under Tax Abatement			
Municipality	Project Name(s)	Total # Units	Total \$
Ansonia	Liberty Park	30	\$ 11,918
Bethel	Augustana Homes	101	\$ 40,124
Bloomfield (2)	Interfaith Homes & Wintonbury II	130	\$ 51,644
Bridgeport (6)	Cedar Park, Marionville, Seaview Gardens/Union Village, Sycamore Place, Unity Heights & Washington Heights	368	\$ 146,193
Danbury	Beaver Street Apartments	70	\$ 20,532
Granby	Stony Hill Village	30	\$ 11,477
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	\$ 584,907
Kent	Templeton Farms	19	\$ 5,459
Middletown (3)	Newfield Towers, Stoneycrest Towers & Wadsworth Grove	245	\$ 79,673
New Britain	Interfaith Housing	84	\$ 33,370
New Haven (11)	Bella Vista I, Bella Vista II, Bella Vista III, Canterbury Gardens, Dwight Cooperative, Ethan Gardens, Fairbank, Friendship Homes, Jewish Elderly/Tower I, Seabury Housing, University Row	1,734	\$ 442,635
Norwalk (4)	King's Daughters, Leonard Street, St. Paul's & Towne House Garden	314	\$ 92,893
Stamford (7)	Bayview Towers, Coleman Towers, Friendship House, Ludlow Town House, Martin Luther King Apts., Pilgrim Towers & St. John's Towers	971	\$ 380,670
Waterbury (5)	Frost Homestead, Lambda Rho Apts., Prospect Towers, Robin Ridge Apts. & Savings Towers	578	\$ 229,617
Total =		6,296	\$ 2,131,112

Source: DECD COPS

I. FAIR HOUSING CHOICE AND RACIAL AND ECONOMIC INTEGRATION

Staff of the Housing and Program Support Section of the Compliance Office and Planning/Program Support is responsible for administering the Fair Housing Program. In compliance with state and federal laws promulgated to ensure that its funded 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.
- 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.
- 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.
- 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.
- 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 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 Connecticut State Agencies, Sections 8-37ee-300 through 8-37ee-314 and the Affirmative Fair Housing Marketing and Selection Procedures Manual, under Section 8-37ee-1 through 8-37ee-17.
- Connecticut General Statutes (CGS) Sections 8-37t, 8-37-bb and 8-37dd promoting racial and economic integration.
- CGS Section 46a-64b on discriminatory housing practices.
- CGS 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 to DECD for review and approval a Fair Housing Action Plan. The plan submitted must be consistent with the Department'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:

The DECD has recently contracted with a consultant to complete an update to the Statewide Analysis of Impediment to Fair Housing Choice and provide training in fair housing and civil rights requirements. And in accordance with 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 entitled "Tenant Demographic Survey on State Administered Housing Developments." This survey was mailed to a total of 59 housing developers and housing authorities that have used federal and state funds. Telephone follow-ups and technical assistance were provided to many respondents who requested such assistance. DECD received a total of 36 responses that yielded a 61 percent response rate, the highest since 2000.

A total of 1,229 units were reported as being occupied for the fiscal year 2004-2005. Percentages presented in this section may not equal 100 percent in some categories as survey responses were, in some cases, incomplete.

Responses indicated that 67 percent of state and federal assisted housing units was occupied by families and 33 percent by elderly residents. More than 90 percent of the households surveyed were low-income households with incomes between 1 and 80 percent 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 36 projects indicated that 1,229 housing units utilized both the HOME and FLEX programs during FY 2004-2005. Federal money funded 32 projects with 1,095 housing units. Three projects were assisted with state FLEX program funds, and the Sterling Apartments (61 units) in Bridgeport received assistance under both programs (See Table 115).

Table 115			
Total Projects and Units by Programs			
Programs	# Projects	# Units	% Of Total
HOME	32	1,095	89.1%
FLEX	3	73	5.9%
HOME/FLEX	1	61	5.0%
Total	36	1,229	

Source: DECD

Survey results showed that almost 70 percent of units are located in urban communities and the remainder is located in non-urban settings. The data from Table 116 also suggests that "family" households in urban settings accounted for almost half of the units, compared to almost 20 percent of "elderly" housing in non-urban areas.

Table 116 Number of Households by Type and Urban						
	Family	% Family	Elderly	% Elderly	Total	% Total
Urban	575	49.7%	230	19.9%	805	69.6%
Non-Urban	199	17.2%	153	13.2%	352	30.4%
Total	774	66.9%	383	33.1%	1,157	

Source: DECD

Programs served more family households than elderly with a 2-1 ratio. Under the HOME program, 58 percent of family households and 30.2 percent of elderly households received assistance. The combined HOME/FLEX program served five percent of family housing units (See Table 117).

Table 117 Number of Households by Type and Program					
	Family	% Family	Elderly	% Elderly	Total
HOME	713	58.0%	371	30.2%	1,095
FLEX	0	0.0%	12	1.0%	73
HOME/FLEX	61	5.0%	0	0.0%	61
Total	774	63.0%	383	31.2%	1229

Source: DECD

Characteristics of Households:

The two main areas of interest in our survey are Area Median Income (AMI) and ethnicity.

Area Median Income:

Table 118 shows that 473 (39 percent) households, occupying units assisted through federal and state funded programs, earned 25 percent or less of AMI for the area in which the units are located. In contrast, 369 (30.4 percent) households reported their earned income between 26-50 percent of the AMI. Almost a quarter (23.4 percent) of households earned income between 51-80 percent of the AMI. In total, 92.8 percent of residents being served earned a household income of less than 80 percent of AMI.

Table 118 Number of Households by AMI and Program						
	0-25%	26-50%	51-80%	81-100%	100%+	Total
HOME	437	341	256	48	12	1,094
FLEX	19	12	0	24	4	59
HOME/FLEX	17	16	28	0	0	61
Total	473	369	284	72	16	1,214

Percent of Households by AMI and Program					
	0-25%	26-50%	51-80%	81-100%	100%+
HOME	36.0%	28.1%	21.1%	4.0%	1.0%
FLEX	1.6%	1.0%	0.0%	2.0%	0.3%
HOME/FLEX	1.4%	1.3%	2.3%	0.0%	0.0%
Total	39.0%	30.4%	23.4%	5.9%	1.3%

Source: DECD

More than one-third (36 percent) or 437 of the total residents served through DECD's housing programs fall under the HOME program and have earned income of less than 25 percent of the AMI. However, 28.1 percent of residents reported their household income between 26-50 percent of AMI.

Ethnicity and Race:

Table 119 displays the ethnic and racial distribution of current residents by various programs administered by DECD between July 1, 2004 and June 30, 2005. Of those responding, more than two-thirds of residents are White non-Hispanic (WNH) and Hispanic. Black tenants account for 29 percent. The vast majority of WNH residents (91 percent) were assisted by the HOME program, while the remaining residents received assistance from FLEX or a combination of the HOME/FLEX programs. The distribution of Black and Hispanic residents mirrored that of the WNH.

Table 119						
Number of Households by Ethnicity and Program						
	WNH	Black	Hispanic	Asian	Other	Total
HOME	356	285	326	1	9	977
FLEX	35	20	3	0	1	59
HOME/FLEX	29	24	5	1	1	60
Total	391	305	329	1	10	1,036
	WNH	Black	Hispanic	Asian	Other	
HOME	34.4%	27.5%	31.5%	0.1%	0.9%	
FLEX	3.4%	1.9%	0.3%	0.0%	0.1%	
HOME/FLEX	2.8%	2.3%	0.5%	0.1%	0.1%	
Total	37.7%	29.4%	31.8%	0.1%	1.0%	

Source: DECD

Note: Columns may not add exactly to the figure reflected in the total due to computer rounding.

The majority of Hispanic and Black residents, 28.9 percent and 24.8 percent respectively, occupied family housing. 21.2 percent of WNH residents lived in elderly housing (See Table 120).

Table 120						
Number of Households by Ethnicity and Type						
	WNH	Black	Hispanic	Asian	Other	Total
Elderly	232	57	17	0	0	306
Families	188	272	317	2	11	790
Total	420	329	334	2	11	1,096
	WNH	Black	Hispanic	Asian	Other	
Elderly	21.2%	5.2%	1.6%	0.0%	0.0%	
Families	17.2%	24.8%	28.9%	0.2%	1.0%	
Total	38.3%	30.0%	30.5%	0.2%	1.0%	

Source: DECD

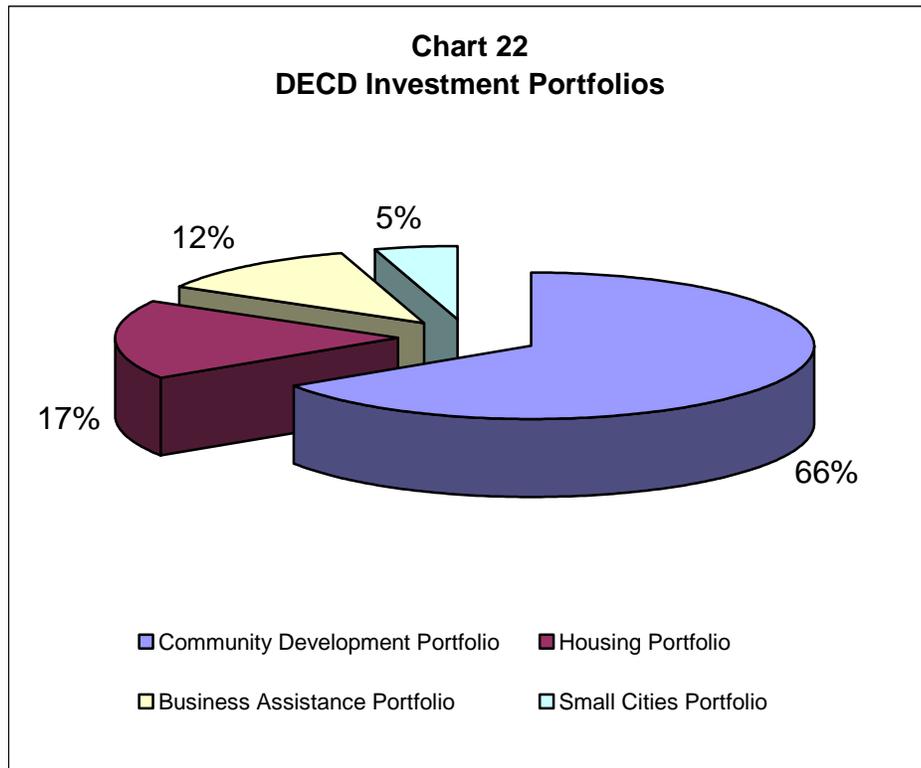
Note: Columns may not add exactly to the figure reflected in the total due to computer rounding.

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.

The DECD's current active investments in community, housing and economic development projects total approximately \$1.5 billion. With this investment, the DECD leveraged over \$2 billion in non-state funds. It is notable that business assistance financing makes up only 12% of DECD's total active investments.



Making community, housing and economic development investments is only one part of DECD's story. The DECD also provides countless hours of technical assistance to businesses, entrepreneurs, for-profit and not-for-profit housing developers, municipalities, non-governmental agencies and other state agencies. The DECD is small compared to most state agencies, but this report demonstrates it has risen to meet the challenge of its multiple responsibilities.

VII. Appendix

Appendix

A - 1

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-Archiving 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

Appendix

A - 1

- Purchasing
- Office of Infrastructure & Real Estate
 - 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

Appendix

A - 1

- 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

Appendix

A - 1

- plan on DECD goals, strategies and outcomes in all agency activities related to housing.
- Policy development
 - Performance measurement, review and reporting that includes:
 - **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

Appendix

A - 1

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:

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

Financial Analysis and Compliance:

The Compliance 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

Appendix

A - 1

Audit and Asset Management:

The Audit and Accounting Services Section of the Compliance Office and Planning/Program Support (COPS) is responsible for compliance monitoring to assure adherence to statutes, regulations and assistance agreements for community, housing and economic development activities funded by DECD.

Responsibilities include:

- **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

The following chart provides an overview of activity during SFY 2004-2005:

Activity	Hours
Audits Conducted	2
Audits Reviewed	441
Audits with Significant Findings	46
Certificates/Approved Program Cost Issued	201
Work-Outs	0
Restructurings	0
Job Reviews Conducted	19
Hours/Internal Technical Assistance	50
Hours/External Technical Assistance	118
Reich & Tang Accounts Closed	75
Staff Training Hours	32
	Dollars
Other \$ Recovered/Reich & Tang	\$527,481
Other \$ Recovered/Certificates of APC	\$780,798

Appendix

A - 2

Department of Economic and Community Development
 Business Assistance Portfolio As of June 30, 2005
 Employment

PROJECTS FOR WHICH A JOB AUDIT HAS NOT YET OCCURRED OR ARE PENDING RECEIPT/REVIEW

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS		
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT
Ahlstrom Windsor Locks, LLC	9/30/2002	4/11/2006	495	15	510
Asper, Inc. d/b/a Futuristics Components, LLC	6/14/2005	12/31/2005	29	5	34
Atlantic Steel & Processing, LLC	4/26/2000	8/30/2005	0	35	35
Bauer Howden, Inc. ****	12/12/2002	12/31/2005	48	2	50
Carla's Pasta ****	10/5/2001	12/31/2005	75	36	111
Elite Precision Manufacturing, Inc.	1/9/2002	10/31/2003	11	0	11
Genomas, Inc.	3/30/2005	9/14/2007	4	21	25
Halox Technologies, Inc.	4/30/1998	7/31/2006	2	98	100
Latex Foam International, LLC	6/19/2002	6/18/2006	54	199	253
MBI, Inc.	1/14/2003	1/14/06-12/31/11	525	100	625
Porcelen Limited Connecticut, LLC ****	4/12/2002	6/30/2006	68	100	168
Que Fashions	7/1/1999	6/30/2003	55	30	85
Total Pending Review			1,366	641	2,007

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan

Appendix
A - 2

Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Employment

PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE BEEN MET BASED ON LAST JOB AUDIT CONDUCTED.

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS			JOB AUDIT RESULTS	STATUS % Dif. Between Contract/Actual
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT		
Advanced Technology Materials, Inc	5/16/1996	7/1/2001	80	0	80	105	131%
Al's Holdings, Inc. ****	11/21/2000	9/30/2003	35	25	60	61	102%
American Modular Corporation	3/29/1999	1/1/2003	0	40	40	40	100%
Apex Machine Tool Company, Inc	5/3/1995	5/3/1998	153	14	167	167	100%
Apollo Packaging, Inc	4/4/1997	12/31/1998	20	25	45	58	129%
APS Technology, Inc. ****	6/1/1998	9/30/2002	0	30	30	32	107%
Arnold Foods Company, Inc	9/9/1996	12/31/1995	450	47	497	497	100%
Bayer Pharmaceutical Corporation	12/11/1995	6/30/1995	0	250	250	1,482	593%
Becton Dickinson ****	12/4/2001	12/31/2003	563	0	563	567	101%
Beta Shim Company	11/13/1995	2/7/2000	35	15	50	50	100%
BHS, Inc./LM Gill Welding & Manufacturing	7/29/1994	7/29/1995	100	0	100	100	100%
BI Services Center, Inc.	5/14/1998	12/31/1998	8	52	60	60	100%
BIC Corporation	7/21/1994	2/28/2002	900	0	900	928	103%
Bob's Discount Furniture, Inc. ****	12/30/1997	2/1/2001	60	118	178	552	310%
Bozzuto's, Inc.	5/15/1997	11/31/99-12/31/06	692	52	744	888	119%
Cadco, Ltd.	3/2/2000	9/23/2001	0	25	25	39	156%
Carlton Industries Corp.	12/12/1996	12/31/1998	19	12	31	31	100%
Casco Products Corporation	5/3/1994	12/31/1998	280	100	380	427	112%
Chaves Bakery II, Inc	10/1/1998	9/30/2002	25	75	100	100	100%
Chromium Process Company	6/9/1999	6/9/2002	50	8	58	64	110%
Clairol, Incorporatec	3/4/1998	3/31/1996	0	130	130	130	100%
Connecticut General Life Insurance Company	4/7/1995	9/30/99-9/30/04	650	0	650	781	120%
Cuno, Inc.	9/17/2001	10/26/05-10/26/12	750	0	750	788	105%
Derector Shipyards	3/25/2003	3/31/2004	92	33	125	156	125%
Duracell International Inc	6/14/1995	9/30/1997	628	132	760	768	101%
Engineering Services & Products Company	3/10/1997	3/31/1999	41	24	65	68	105%
Fortune Plastics, Inc.	5/14/1996	5/14/1997	120	0	120	123	103%
Gartner, Inc.	1/18/1995	12/31/2000	540	600	1,140	1142	100%
GE Capital Corporation	12/22/2000	8/1/2004	340	0	340	549	161%
Genaissance Pharmaceuticals, Inc	4/8/1998	1/1/2001	13	19	32	165	516%
Hilltop Investments, LLC/Daticon, Inc	2/24/2003	7/1/2005	150	100	250	315	126%

Appendix
A - 2

Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Employment

PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE BEEN MET BASED ON LAST JOB AUDIT CONDUCTED.

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS			JOB AUDIT RESULTS	STATUS % Dif. Between Contract/Actual
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT		
Hygrade Precision Technologies, Inc	11/16/1995	11/15/1996	47	16	63	63	100%
Lesro Industries, Inc.	6/21/1996	3/31/1997	40	20	60	62	103%
Lincoln National Corporation	5/19/2000	5/29/2000	550	50	600	782	130%
Martin Brower Co. ****	9/28/2001	12/31/2003	99	59	158	184	116%
Noujaim Tool Co., Inc	12/30/2004	12/31/2004	22	0	22	24	109%
Olympic Steel, Inc	7/20/1995	12/31/1995	75	0	75	77	103%
Oxford Industries of Connecticut, Inc	6/9/1998	1/30/2000	16	15	31	35	113%
Pfizer Central Research	12/23/1999	12/31/2001	0	1,300	1,300	1,406	108%
Producto Machine Company	10/9/1997	3/31/1996	115	185	300	300	100%
Purdue Pharma	5/4/2001	2/28/2002	420	240	660	934	142%
S & S Worldwide, Inc.	1/13/1995	6/30/1996	213	65	278	340	122%
Sempra Energy Trading Corp. ****	6/14/1999	6/30/2001	104	50	154	251	163%
Sixmil Corporation/Rosco Laboratories, Inc	7/31/1998	10/31/2001	55	8	63	63	100%
Superior Plastic Extrusion Co., Inc	1/26/1998	10/31/2000	0	36	36	36	100%
Theis Precision Steel Corporation	9/21/1995	9/30/96-9/30/05	100	0	100	206	206%
TI Group Automotive Systems (Walbro Automotive Corp./Whitehead Engineering Prod.)	2/17/1995	12/31/99-12/31/04	353	147	500	575	115%
Trans-Lux Corporation	12/7/1995	6/30/1998	160	60	220	348	158%
Trumpf Inc.	7/31/1996	10/31/1996	199	42	241	275	114%
UBS Investment Bank	1/4/2001	12/31/00-12/31/09	2,000	0	2,000	2,967	148%
Underwater Construction Corporation	7/21/1998	1/1/2001	70	5	75	75	100%
United Steel, Inc. f/k/a East Hartford Welding	2/5/1997	12/31/2000	55	30	85	159	187%
Virgin Atlantic Airways, Ltd	3/19/1997	1/31/1999	239	0	239	239	100%
Ward Leonard Electric Co. ****	7/11/2000	3/31/2002	49	41	90	113	126%
Yarde Metals, Inc. ****	3/13/2001	6/30/2003	235	45	280	340	121%
Total - Met Job Goal			12,010	4,340	16,350	21,087	

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan.

Appendix
A - 2

Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Employment

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
DNE Technologies, Inc.	8/25/1994	-	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
Floyd Manufacturing Co., Inc.	8/4/1995	-	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
Spongex Corporation	12/7/1995	-	0	0	0
US Repeating Arms	9/29/1993	-	0	0	0
Total			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 loan.

Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Employment

PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE NOT BEEN FULLFILLED BASED ON LAST JOB AUDIT CONDUCTED

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS			JOB AUDIT RESULTS	STATUS % Dif. Between Contract/Actual
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT		
Alto Products Corp. d/b/a Plainville Special Tool	2/26/2002	12/31/03-12/31/12	50	15	65	35	54%
A. B. Massa Paper Corporation	2/22/1995	6/1/1998	15	50	65	55	85%
AAR Engine Component Services ****	2/24/1999	12/31/2002	175	100	275	67	24%
Adom Foods Corporation	9/9/1996	5/6/2000	0	5	5	1	20%
American Unibrass Tube Co., LLC ****	2/9/2000	3/31/2002	33	12	45	40	89%
Arburg, Inc.	4/5/1995	4/5/1997	32	93	125	38	30%
Atticus Bakery ****	5/18/2001	9/30/2004	55	35	90	87	97%
Bicon Electronics Company	3/19/1996	11/29/1999	147	21	168	112	67%
Cannondale Corporation	10/31/1997	12/31/2001	87	14	101	92	91%
Coastline Terminals of Connecticut, Inc.	10/8/1998	12/31/2003	50	20	70	41	59%
Colonial Bronze Company	8/18/1997	5/6/2002	55	24	79	50	63%
Composition Materials Co., Inc.	4/4/2000	9/24/2001	0	17	17	15	88%
Cougar Electronics II Corporation	4/11/2000	1/31/2001	0	20	20	9	45%
Crompton Corporation/Witco	6/10/1994	12/31/95-12/31/04	0	800	800	615	77%
Cytec Industries, Inc.	7/26/1995	6/30/96-6/30/05	500	0	500	434	87%
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	11/1/1999	11/1/2002	290	125	415	335	81%
Edwards Systems Technology f/k/a GS Building Systems Corp.	2/2/1996	12/31/1997	225	0	225	177	79%
FoodTech International, Inc.	7/10/1997	6/30/2003	2	45	47	20	43%
Hartford-West Indian Bakery Co., Inc.	11/5/1997	8/31/2002	47	20	67	41	61%
Industrial Heater Corporation	1/12/1998	7/31/2002	75	15	90	63	70%
Innovative Arc Tubes Corporation	6/8/2000	12/31/2002	0	75	75	4	5%
International Paper	7/24/2002	8/28/01-8/28/10	550	0	550	445	81%
K-Tech International, Inc.	4/21/1997	12/31/1997	18	10	28	23	82%
Leipold, Inc. ****	3/1/1999	3/1/2002	4	21	25	19	76%
Microwave Tower Service, Inc.	7/31/2001	7/31/2003	0	150	150	93	62%
MTU Aero Engines North America, Inc.	10/2/2001	10/1/2004	0	45	45	33	73%
Neumade Products Corporation	1/9/1998	1/1/2002	8	41	49	33	67%
Olin Corporation	8/18/1995	12/31/2004	40	22	62	40	65%
Pelican Industries, Inc.	3/21/1994	12/31/1998	56	25	81	60	74%
Precision Speed Manufacturing, Co.	4/15/1997	4/1/2001	49	12	61	53	87%
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	2/7/1997	12/31/2000	250	75	325	239	74%
Rex Lumber Company	9/30/1996	12/31/1999	95	40	135	126	93%
Simoniz USA/Syndet Products, Inc.	6/22/1995	12/31/1998	61	59	120	88	73%
SNET Diversified Group, Inc. /SBC	8/11/2000	6/30/2003	9,000	0	9,000	8,386	93%

Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Employment

PROJECTS FOR WHICH CONTRACTUAL JOBS REQUIREMENTS HAVE NOT BEEN FULLFILLED BASED ON LAST JOB AUDIT CONDUCTED

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS			JOB AUDIT RESULTS	STATUS % Dif. Between Contract/Actual
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT		
Space Craft Manufacturing, Inc.	12/22/1998	12/31/2000	30	15	45	37	82%
Survival Systems Training USA, Inc. ****	7/9/1999	6/30/2000	7	26	33	10	30%
Tele Tech Financial Services Management, Inc. ****	6/29/1999	9/30/2002	0	550	550	305	55%
Tenergy Christ Water, LLC	6/21/1999	6/22/2004	4	100	104	46	44%
United Parcel Service, Inc.	1/18/1995	12/31/1997	0	346	346	184	53%
USI, Inc.	12/5/1996	1/1/2002	63	25	88	79	90%
Valerio Albarello, Inc.	9/8/1998	1/1/2001	20	5	25	16	64%
Vertrax, Inc.	6/18/2002	12/31/2004	10	30	40	10	25%
Vespoli USA Inc.	10/16/1995	12/31/1997	28	22	50	26	52%
Total - Did Not Meet Job Goal			12,131	3,125	15,256	12,682	

**** - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan.

Appendix

A - 3

**Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005**

Summary of Surveys

Number of companies surveyed:	130
Number of surveys returned:	96
Number of participating companies:	96
Number of companies that did not respond:	14
 <u>DECD/CDA Seamless Deals</u>	
Number of companies surveyed:	20
Number of surveys returned:	13
Number of participating companies:	13
Number of companies that did not respond:	7
Total number of participating companies:	109
Total number of companies that did not respond:	21

Note: the survey included the three companies in DECD's Urban and Industrial Site Reinvestment Tax Credit Program Portfolio

Appendix
A - 3

Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL	PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
								OR WOMEN OWNED				TOTAL ASSISTANCE			
FY 91-92															
Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	CT	06450	Manufacturing	2836	325414	no	5/5/1992	\$0	\$2,099,074	\$2,099,074	\$3,260,000	\$1,160,926	MAA
FY 92-93															
U.S. Repeating Arms Company, Inc.	275 Winchester Avenue	New Haven	CT	06511	Manufacturing	3484	332994	no	7/31/1992	\$4,719,700	\$0	\$4,719,700	***	***	MAA
Allied Controls, Inc.	150 East Aurora Street	Waterbury	CT	06708	Manufacturing	3679	334418	no	10/15/1992	\$0	\$250,000	\$250,000	\$500,000	\$250,000	MAA
Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	CT	06002	Manufacturing	3721	336411	no	11/19/1992	\$3,000,000	\$0	\$3,000,000	\$6,000,000	\$3,000,000	MAA
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company	60 Security Drive	Avon	CT	06001-4238	Manufacturing	2752	323110	yes	2/9/1993	\$0	\$1,600,000	\$1,600,000	\$3,185,000	\$1,585,000	MAA
FY 93-94															
U.S. Repeating Arms Company, Inc.	275 Winchester Avenue	New Haven	CT	06511	Manufacturing	3484	332994	no	9/29/1993	\$750,732	\$0	\$750,732	\$6,320,432	\$5,569,700	MAA
Apparel Manufacturing Corporation	29 Industrial Park Road	Sterling	CT	06377	Manufacturing	2381	315212	yes	10/28/1993	\$62,500	\$55,000	\$117,500	\$347,000	\$229,500	MAA
Casco Products Corporation	One Waterview Drive	Shelton	CT	06484-7367	Manufacturing	3714	336211	no	5/3/1994	\$1,500,000	\$0	\$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	6/10/1994	\$8,000,000	\$0	\$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	7/21/1994	\$4,600,000	\$4,500,000	\$9,100,000	\$86,447,000	\$77,347,000	MAA
BHS, Inc./LM Gill Welding & Manufacturing	1422 Tolland Turnpike	Manchester	CT	06040	Manufacturing	3549	333518	no	7/29/1994	\$50,000	\$150,000	\$200,000	\$2,000,000	\$1,800,000	MAA
DNE Technologies, Inc.	50 Barnes Park North	Wallingford	CT	06492	Manufacturing	3661	334418	no	8/25/1994	\$600,000	\$0	\$600,000	\$14,450,000	\$13,850,000	MAA
Gartner, Inc.	56 Top Gallant Road	Stamford	CT	06904	Service	8731	541910	no	1/18/1995	\$2,000,000	\$0	\$2,000,000	\$15,000,000	\$13,000,000	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	1/26/1995	\$1,549,301	\$0	\$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	2/17/1995	\$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	2/22/1995	\$200,000	\$0	\$200,000	\$4,539,500	\$4,339,500	MAA
Arburg, Inc.	125 Rockwell Road	Newington	CT	06111	Wholesale	5084	423830	no	4/5/1995	\$500,000	\$0	\$500,000	\$1,503,034	\$1,003,034	MAA
Connecticut General Life Insurance Company	900 Cottage Grove Road	Hartford	CT	06152	Service	6321	524113	no	4/7/1995	\$1,100,000	\$500,000	\$1,600,000	\$5,710,000	\$4,110,000	MAA
Apex Machine Tool Company, Inc.	1806 New Britain Avenue	Farmington	CT	06032	Manufacturing	3490	332710	no	5/3/1995	\$200,000	\$0	\$200,000	\$850,000	\$650,000	MAA
Duracell International Inc.	Berkshire Corporate Park	Bethel	CT	06801	Manufacturing	3692	335912	no	6/14/1995	\$2,500,000	\$0	\$2,500,000	\$72,394,000	\$69,894,000	MAA
Simon USA/Syndet Products, Inc.	201 Boston Turnpike	Bolton	CT	06043	Manufacturing	2840	325612	no	6/22/1995	\$25,000	\$225,000	\$250,000	\$895,000	\$645,000	MAA
FY 95-96															
Incubator Associates, LP/Group 10 Development Corporation	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no	3/30/1993	\$0	\$500,000	\$500,000	\$2,000,000	\$1,500,000	MAA
Olympic Steel, Inc.	1 Eastern Steel Road	Milford	CT	06460	Wholesale	5051	423510	no	7/20/1995	\$100,000	\$0	\$100,000	\$400,000	\$300,000	MAA
Cytec Industries, Inc.	South Cherry Street	Wallingford	CT	06492	Manufacturing	2834	325412	no	7/26/1995	\$2,000,000	\$0	\$2,000,000	\$20,000,000	\$18,000,000	MAA
Floyd Manufacturing Co., Inc.	105 Clark Drive	East Berlin	CT	06023	Manufacturing	3599	332710	yes	8/4/1995	\$108,550	\$0	\$108,550	\$1,671,550	\$1,563,000	MAA
Olin Corporation	215 Piedmont Street	Waterbury	CT	06706	Manufacturing	3341	331314	no	8/18/1995	\$260,000	\$0	\$260,000	\$490,479	\$230,479	MAA
Theis Precision Steel Corporation	300 Broad Street	Bristol	CT	06010	Manufacturing	3316	331221	yes	9/21/1995	\$500,000	\$250,000	\$750,000	\$3,899,000	\$3,149,000	MAA

Appendix
A - 3

Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY		CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL			FUNDING
								OR WOMEN OWNED					TOTAL ASSISTANCE	PROJECT COST	AMOUNT LEVERAGED	
Vespoli USA Inc.	385 Clinton Avenue	Fair Haven	CT	06513	Manufacturing	3732	336612	no		10/16/1995	\$150,000	\$0	\$150,000	\$947,835	\$797,835	MAA
Beta Shim Company	11 Progress Drive	Huntington	CT	06484	Manufacturing	3469	332439	no		11/13/1995	\$250,000	\$0	\$250,000	\$466,401	\$216,401	MAA
Hygrade Precision Technologies, Inc.	329 Cooke Street	Plainville	CT	06062	Manufacturing	3541	333512	no		11/16/1995	\$100,000	\$0	\$100,000	\$1,376,000	\$1,276,000	MAA
Spongex Corporation	6 Bridge Street	Shelton	CT	06484	Manufacturing	3086	326150	no		12/7/1995	\$100,000	\$0	\$100,000	\$200,000	\$100,000	MAA
Trans-Lux Corporation	110 Richards Avenue	Norwalk	CT	06854	Manufacturing	3993	323113	no		12/7/1995	\$350,000	\$0	\$350,000	\$2,107,815	\$1,757,815	MAA
Bayer Pharmaceutical Corporation	400 Morgan Lane	West Haven	CT	06516	Manufacturing	2834	325412	no		12/11/1995	\$3,000,000	\$0	\$3,000,000	\$53,700,000	\$50,700,000	MAA
Classic Coil Company, Inc.	205 Century Drive	Bristol	CT	06010	Manufacturing	3661	334418	no		2/22/1996	\$50,000	\$50,000	\$100,000	\$316,090	\$216,090	MAA
Bicon Electronics Company	50 Barlow Street	Canaan	CT	06018	Manufacturing	3670	334416	no		3/19/1996	\$130,000	\$0	\$130,000	\$2,000,000	\$1,870,000	MAA
Fortune Plastics, Inc.	Williams Lane	Old Saybrook	CT	06475	Manufacturing	3261	326111	no		5/14/1996	\$125,000	\$0	\$125,000	\$494,324	\$369,324	MAA
Advanced Technology Materials, Inc.	7 Commerce Drive	Danbury	CT	06810	Manufacturing	3674	334413	no		5/16/1996	\$0	\$500,000	\$500,000	\$3,000,000	\$2,500,000	MAA
Lesro Industries, Inc.	55 Peters Road	Bloomfield	CT	06002	Manufacturing	2512	337121	no		6/21/1996	\$0	\$300,000	\$300,000	\$719,000	\$419,000	MAA
FY 96-97																
Trumpf Inc.	111 Hyde Park Road	Farmington	CT	06032	Manufacturing	3351	331421	no		7/31/1996	\$200,000	\$0	\$200,000	\$6,200,000	\$6,000,000	MAA
Rex Lumber Company	489 Sullivan Avenue	South Windsor	CT	06074	Manufacturing	2421	321999	no		9/30/1996	\$100,000	\$0	\$100,000	\$4,100,000	\$4,000,000	MAA
USI, Inc.	98 Fort Path Road	Madison	CT	06443	Service	5961	453210	yes		12/5/1996	\$0	\$500,000	\$500,000	\$3,061,000	\$2,561,000	MAA
Carlton Industries Corp.	5 Marne Street	Hamden	CT	06514	Manufacturing	3679	334418	no		12/12/1996	\$0	\$100,000	\$100,000	\$472,500	\$372,500	MAA
Rand Whitney Group, LLC	Route 163	Montville	CT	06353	Manufacturing	2631	322130	no		1/10/1997	\$1,250,000	\$0	\$1,250,000	\$3,800,000	\$2,550,000	MAA
United Steel, Inc. f/k/a East Hartford Welding R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	164 School Street 350 Ruby Road	East Hartford Willington	CT	06108 06279	Manufacturing Transportation	3441 4215	332312 492210	no		2/5/1997 2/7/1997	\$0 \$150,000	\$321,000 \$0	\$321,000 \$150,000	\$2,606,470 \$31,350,000	\$2,285,470 \$31,200,000	MAA
Engineering Services & Products Company	1395 John Fitch Blvd.	South Windsor	CT	06074	Service	5961	561439	no		3/10/1997	\$200,000	\$0	\$200,000	\$988,400	\$788,400	MAA
Virgin Atlantic Airways, Ltd.	747 Belden Avenue	Norwalk	CT	06850	Transportation	4512	481111	no		3/19/1997	\$400,000	\$0	\$400,000	\$9,598,374	\$9,198,374	MAA
Precision Speed Manufacturing, Co.	100 Skitchewang Street	Windsor	CT	06095	Manufacturing	3724	336412	no		4/15/1997	\$0	\$200,000	\$200,000	\$400,000	\$200,000	MAA
K-Tech International, Inc.	56 Ella Grasso Ave.	Torrington	CT	06790	Manufacturing	3534	333921	no		4/21/1997	\$50,000	\$0	\$50,000	\$926,000	\$876,000	MAA
Bozzuto's, Inc.	275 Schoolhouse Road	Cheshire	CT	06410	Wholesale	5141	424410	no		5/15/1997	\$0	\$525,000	\$525,000	\$27,150,000	\$26,625,000	MAA
Colonial Bronze Company	511 Winsted Road	Torrington	CT	06790	Manufacturing	3429	332510	no		8/18/1997	\$0	\$398,544	\$398,544	\$1,731,880	\$1,133,336	MAA
FY 97-98																
FoodTech International, Inc.	26 Kendall Street	New Haven	CT	06501	Manufacturing	2099	311423	no		7/10/1997	\$0	\$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		7/29/1997	\$0	\$200,000	\$200,000	***	***	NVRLF
Producto Machine Company	800 Union Avenue	Bridgeport	CT	06607	Manufacturing	3541	333512	no		10/9/1997	\$500,000	\$0	\$500,000	\$2,200,000	\$1,700,000	MAA
Cannondale Corporation	16 Trowbridge Drive	Bethel	CT	06801	Manufacturing	3751	336991	no		10/31/1997	\$0	\$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		11/5/1997	\$0	\$195,000	\$195,000	\$996,000	\$801,000	MAA
Neumade Products Corporation	30 Pecks Lane	Newtown	CT	06470	Manufacturing	3861	325992	no		1/9/1998	\$0	\$500,000	\$500,000	\$3,740,000	\$3,240,000	MAA

Appendix
A - 3

Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY		CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL			FUNDING SOURCE
								OR WOMEN OWNED					TOTAL ASSISTANCE	PROJECT COST	AMOUNT LEVERAGED	
Industrial Heater Corporation	30 Knottor Drive	Cheshire	CT	06410	Manufacturing	3567	333994	no		1/12/1998	\$0	\$200,000	\$200,000	\$406,000	\$206,000	MAA
Superior Plastic Extrusion Co., Inc.	5 Highland Drive	Putnam	CT	06260	Manufacturing	3081	326113	no		1/26/1998	\$0	\$300,000	\$300,000	\$2,228,000	\$1,928,000	MAA
Genaissance Pharmaceuticals, Inc.	5 Science Park	New Haven	CT	06501	Service	8731	541710	no		4/8/1998	\$0	\$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		4/21/1998	\$200,000	\$0	\$200,000	\$220,000	\$20,000	MAA
Halox Technologies, Inc.	304 Bishop Avenue	Bridgeport	CT	06610	Manufacturing	3561	333298	no		4/30/1998	\$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		5/14/1998	\$0	\$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		6/9/1998	\$0	\$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		7/21/1998	\$0	\$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		7/31/1998	\$200,000	\$0	\$200,000	\$200,000	\$0	UA-OPM
Sixmil Corporation/Rosco Laboratories, Inc.	52 Harborview Avenue	Stamford	CT	06902	Manufacturing	3648	335129	no		7/31/1998	\$0	\$750,000	\$750,000	\$2,859,510	\$2,109,510	MAA
Chaves Bakery II, Inc.	1365 State Street	Bridgeport	CT	6605	Manufacturing	2051	311812	yes		10/1/1998	\$0	\$3,000,000	\$3,000,000	\$8,400,000	\$5,400,000	MAA
Coastline Terminals of Connecticut, Inc.	100 Waterfront Street	New Haven	CT	06512	Service	4783	488991	no		10/8/1998	\$2,850,000	\$0	\$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		11/13/1998	\$2,000,000	\$0	\$2,000,000	***	***	UA-OPM
Space Craft Manufacturing, Inc.	300 East Street	New Haven	CT	06501	Manufacturing	3724	336412	yes		12/22/1998	\$0	\$200,000	\$200,000	\$1,250,100	\$1,050,100	MAA
American Modular Corporation	370 Main Street	Terryville	CT	06786	Manufacturing	2452	321992	no		3/29/1999	\$0	\$300,000	\$300,000	\$850,000	\$550,000	MAA
Chromium Process Company	113 West Canal Street	Shelton	CT	06484	Manufacturing	3471	332813	no		6/9/1999	\$0	\$487,500	\$487,500	\$975,000	\$487,500	MAA
Tenergy Christ Water, LLC	255 Myrtle Street	New Britain	CT	06053	Manufacturing	3589	333319	no		6/21/1999	\$0	\$3,175,000	\$3,175,000	\$4,175,000	\$1,000,000	MAA
FY 99-00																
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	Ellington Road	South Windsor	CT	06074	Manufacturing	2752	323110	no		11/1/1999	\$0	\$0	\$0	\$0	\$0	N/A
Cadco, Ltd.	145 Colebrook River Road	Winsted	CT	06098	Manufacturing	3634	333414	no		3/2/2000	\$0	\$200,000	\$200,000	\$470,000	\$270,000	MAA
Composition Materials Co., Inc.	125 Old Gate Lane	Milford	CT	06460	Manufacturing	2499	321999	no		4/4/2000	\$0	\$300,000	\$300,000	\$965,000	\$665,000	MAA
Cougar Electronics II Corporation	10-12 Lyman Street	New Haven	CT	06511	Manufacturing	3674	334413	no		4/11/2000	\$0	\$200,000	\$200,000	\$555,000	\$355,000	MAA
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no		4/26/2000	\$0	\$350,000	\$350,000	\$1,950,000	\$1,600,000	MAA
Lincoln National Corporation	350 Church Street	Hartford	CT	06103	Financial Services	6311	524113	no		5/19/2000	\$0	\$1,800,000	\$1,800,000	\$16,700,000	\$14,900,000	MAA
Innovative Arc Tubes Corporation	1240 Central Avenue	Bridgeport	CT	06604	Manufacturing	3646	335122	no		6/8/2000	\$0	\$1,500,000	\$1,500,000	\$3,198,000	\$1,698,000	MAA
FY 00-01																
SNET Diversified Group, Inc. /SBC	530 Preston Avenue – First Flr Meriden		CT	06450	Service	7389	514310	no		8/11/2000	\$0	\$3,000,000	\$3,000,000	\$21,000,000	\$18,000,000	MAA
GE Capital Corporation	10 Riverview Drive	Danbury	CT	06810	Financial Services	6159	522298	no		12/22/2000	\$0	\$4,292,250	\$4,292,250	\$42,100,000	\$37,807,750	MAA
UBS Warburg	677 Washington Blvd.	Stamford	CT	06901	Financial Services	6289	523999	no		1/4/2001	\$0	\$46,000,000	\$46,000,000	\$310,000,000	\$264,000,000	MAA
Purdue Pharma	201 Tresser Blvd.	Stamford	CT	06904	Manufacturing	2834	325412	no		5/4/2001	\$0	\$3,000,000	\$3,000,000	\$155,712,757	\$152,712,757	MAA
FY 01-02																

**Appendix
A - 3**

**Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005**

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY		CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL			FUNDING
								OR WOMEN OWNED					TOTAL ASSISTANCE	PROJECT COST	AMOUNT LEVERAGED	
Cuno, Inc.	400 Research Parkway	Meriden	CT	06450	Manufacturing	3399	333319	no		9/17/2001	\$0	\$100,000	\$100,000	\$300,000	\$200,000	MAA
MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	CT	06067	Manufacturing	3728	336411	no		10/2/2001	\$0	\$200,000	\$200,000	\$2,300,000	\$2,100,000	MAA
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no		5/30/2002	\$0	\$200,000	\$200,000	\$940,000	\$740,000	NVRLF
Vertrax, Inc.	205 Orange Street - 4th Floor	New Haven	CT	06498	Service	7373	541512	no		6/18/2002	\$0	\$200,000	\$200,000	\$2,450,000	\$2,250,000	MAA
Latex Foam International, LLC	510 River Road	Shelton	CT	06484	Manufacturing	3069	326299	no		6/19/2002	\$0	\$3,000,000	\$3,000,000	\$19,400,000	\$16,400,000	MAA
FY 02-03																
Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Street (r	Plainville	CT	06062	Manufacturing	3469	334290	no		2/26/2002	\$0	\$600,000	\$600,000	\$1,523,256	\$923,256	MAA
Ahlstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	CT	06096	Manufacturing	2297	313230	no		9/30/2002	\$0	\$550,000	\$550,000	\$49,921,925	\$49,371,925	MAA
MBI, Inc.	47 Richards Avenue	Norwalk	CT	06850	Manufacturing	4541	454113	no		1/14/2003	\$0	\$2,000,000	\$2,000,000	\$10,000,000	\$8,000,000	MAA
Hilltop Investments, LLC/Daticon, Inc.	209 West Town Street	Norwich	CT	06360	Service	7374	818210	no		2/24/2003	\$0	\$1,500,000	\$1,500,000	\$11,800,000	\$10,300,000	MAA
Derector Shipyards	837 Seaview Avenue	Bridgeport	CT	06607	Manufacturing	3732	336612	no		3/25/2003	\$0	\$1,200,000	\$1,200,000	\$3,200,000	\$2,000,000	MAA
FY 03-04																
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	CT	06607	Service	6511	531120	no		1/6/2004	\$2,500,000	\$0	\$2,500,000	\$3,400,000	\$900,000	UA-OPM
FY 04-05																
Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	CT	06701	Manufacturing	3499	332999	yes		12/30/2004	\$0	\$175,000	\$175,000	\$1,075,000	\$900,000	MAA
Genomas, Inc.	67 Jefferson Street	Hartford	CT	06106	Service	8731	541710	yes		3/30/2005	\$0	\$200,000	\$200,000	\$1,000,000	\$800,000	MAA
Asper, Inc. d/b/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3145	332721	no		6/14/2005	\$0	\$400,000	\$400,000	\$1,075,000	\$675,000	MAA
DECD/CDA Participation Companies****																
FY 97-98																
Bozzuto's Inc. ****	275 Schoolhouse Road	Cheshire	CT	06410	Wholesale	5141	424410	no		10/31/1997	\$0	\$1,000,000	\$1,000,000	\$17,650,000	\$16,650,000	MAA
APS Technology, Inc. ****	800 Corporate Row	Cromwell	CT	06416	Service	5413	541330	no		6/1/1998	\$0	\$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		3/1/1999	\$0	\$200,000	\$200,000	\$1,250,000	\$1,050,000	MAA
Tele Tech Financial Services Management, Inc. ****	1 Vision Drive	Enfield	CT	06082	Service	7389	561439	no		6/29/1999	\$0	\$1,000,000	\$1,000,000	\$5,100,000	\$4,100,000	MAA
FY 99-00																
Survival Systems Training USA, Inc. ****	144 Tower Avenue	Groton	CT	06340	Service	8299	611699	no		7/9/1999	\$0	\$250,000	\$250,000	\$1,304,000	\$1,054,000	MAA
FY 00-01																
CUNO, Inc. ****	400 Research Parkway	Meriden	CT	06450	Manufacturing	3998	333319	no		10/26/2000	\$0	\$437,500	\$437,500	\$5,825,000	\$5,387,500	MAA
Al's Holdings, Inc. ****	1-3 Revay Road	East Windsor	CT	06088	Manufacturing	2086	312111	no		11/21/2000	\$0	\$450,000	\$450,000	\$2,400,000	\$1,950,000	MAA
Yarde Metals, Inc. ****	45 Newell Street	Southington	CT	06487	Wholesale	5051	423510	no		3/13/2001	\$0	\$2,000,000	\$2,000,000	\$16,200,000	\$14,200,000	MAA
Atticus Bakery ****	360 James Street	New Haven	CT	06511	Manufacturing	3118	424420	no		5/18/2001	\$0	\$540,000	\$540,000	\$3,130,000	\$2,590,000	MAA

Appendix
A - 3

Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL	TOTAL	PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
								OR WOMEN OWNED				ASSISTANCE	AMOUNT			
FY 01-02																
Martin Brower Co. ****	191 Moody Road	Enfield	CT	06082	Wholesale	5199	424420	no	9/28/2001	\$0	\$1,500,000	\$1,500,000	\$11,700,000	\$10,200,000	MAA	
Carla's Pasta ****	50 Talbot Lane	South Windsor	CT	06074	Manufacturing	2038	311412	no	10/5/2001	\$0	\$197,831	\$197,831	\$8,574,754	\$8,376,923	MAA	
Porcelen Limited Connecticut, LLC ****	129 Leader Hill Road	Hamden	CT	06517	Manufacturing	2851	325510	no	4/12/2002	\$0	\$1,040,000	\$1,040,000	\$2,325,000	\$1,285,000	MAA	
FY 02-03																
Bauer Howden, Inc. ****	175 Century Drive	Bristol	CT	06010	Manufacturing	3728	334519	no	12/12/2002	\$0	\$220,000	\$220,000	\$4,000,000	\$3,780,000	MAA	
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING COMPANIES											LOAN AMOUNT					
FY 93-94																
Pelican Industries, Inc.	315 John Downey Drive	New Britain	CT	06050	Manufacturing	3469	332116	no	3/21/1994	\$382,000	\$267,000	\$649,000	\$1,178,000	\$529,000	MAA	
FY 94-95																
S & S Worldwide, Inc.	75 Mill Street	Colchester	CT	06415	Wholesale	6415	423920	no	1/13/1995	\$650,000	\$0	\$650,000	\$1,300,000	\$650,000	MAA	
United Parcel Service, Inc.	Bradley Airport	Windsor Locks	CT	06096	Transportation	4512	481112	no	1/18/1995	\$800,000	\$0	\$800,000	\$30,322,765	\$29,522,765	MAA	
FY 95-96																
Edwards Systems Technology f/k/a GS Building Systems Corp.	90 Field Stone Court	Cheshire	CT	06410	Manufacturing	3546	335999	no	2/2/1996	\$650,000	\$0	\$650,000	\$10,086,632	\$9,436,632	MAA	
Arnold Foods Company, Inc.	10 Hamilton Street	Byram	CT	06830	Manufacturing	2051	311812	no	3/8/1996	\$150,000	\$0	\$150,000	\$3,200,000	\$3,050,000	MAA	
FY 96-97																
Adom Foods Corporation	26 Tobey Road	Bloomfield	CT	06002	Manufacturing	2038	311412	yes	9/9/1996	\$0	\$130,000	\$130,000	\$430,022	\$300,022	MAA	
Apollo Packaging, Inc.	30 Moffitt Street	Stratford	CT	06607	Manufacturing	3089	326199	no	4/4/1997	\$0	\$400,000	\$400,000	\$556,000	\$156,000	MAA	
FY 97-98																
Clairol, Incorporated	1 Blachley Road	Stamford	CT	06922	Manufacturing	2844	325620	no	3/4/1998	\$650,000	\$0	\$650,000	\$5,250,000	\$4,600,000	MAA	
FY 98-99																
Valerio Albarello, Inc.	735 Hanover Road	Meriden	CT	06451	Manufacturing	3914	332999	no	9/8/1998	\$0	\$150,000	\$150,000	\$363,000	\$213,000	MAA	
FY 99-00																
Que Fashions	71 Bartholomew Avenue	Hartford	CT	06106	Manufacturing	2553	315299	no	7/1/1999	\$0	\$50,000	\$50,000	\$500,000	\$450,000	MAA	
Pfizer Central Research	Eastern Point Road	Groton	CT	06340	Manufacturing	2833	325411	no	12/23/1999	\$5,000,000	\$0	\$5,000,000	\$5,000,000	\$0	UA-OPM	
FY 01-02																
Microwave Tower Service, Inc./American Tower Corp.	562 Captain Neville Drive	Waterbury	CT	06701	Manufacturing	3469	237130	no	7/31/2001	\$0	\$150,000	\$150,000	\$5,220,508	\$5,070,508	MAA	
Elite Precision Manufacturing, Inc.	120 Gracey Avenue	Meriden	CT	06451	Manufacturing	3599	332710	no	1/9/2002	\$0	\$80,000	\$80,000	\$88,890	\$8,890	MAA	
FY 02-03																
International Paper	400 Atlantic Street	Stamford	CT	06921	Manufacturing	3221	322122	no	7/24/2002	\$0	\$1,000,000	\$1,000,000	\$3,150,000	\$2,150,000	MAA	

Appendix
A - 3

Department of Economic and Community Development
Business Assistance Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY		CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL		AMOUNT LEVERAGED	FUNDING SOURCE
								OR WOMEN OWNED					TOTAL ASSISTANCE	PROJECT COST		
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES																
FY 97-98																
Bob's Discount Furniture, Inc. ****	428 Tolland Turnpike	Manchester	CT	06040	Service	4212	423210	no		12/30/1997	\$0	\$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		6/29/1998	\$0	\$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		2/24/1999	\$0	\$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		6/14/1999	\$0	\$500,000	\$500,000	\$10,000,000	\$9,500,000	MAA
FY 99-00																
American Unibrass Tube Co., LLC ****	235 E. Main Street	Thomaston	CT	06787	Manufacturing	3351	331421	no		2/9/2000	\$0	\$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		7/11/2000	\$0	\$300,000	\$300,000	\$6,500,000	\$6,200,000	MAA
FY 01-02																
Becton Dickinson ****	Route 7 & Graceway	Canaan	CT	06018	Manufacturing	3841	339113	no		12/4/2001	\$0	\$1,000,000	\$1,000,000	\$29,590,000	\$28,590,000	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 DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.

**Appendix
A - 3**

**Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005**

Survey Results - Employment

Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

COMPANY	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED
A. B. Massa Paper Corporation	15	50	44	15	29	15	50	0	0	0	0	0
Advanced Technology Materials, Inc.	80	120	154	80	74	80	0	0	0	0	0	0
Ahlstrom Windsor Locks, LLC	495	15	498	495	3	495	15	0	0	8	0	8
Allied Controls, Inc.	104	496	11	11	0	0	0	0	0	0	0	0
Al's Holdings, Inc. ****	34	26	49	34	15	35	25	0	0	2	0	2
Alto Products Corp. d/b/a Plainville Special Tool	50	15	28	28	0	50	15	0	0	0	0	0
American Modular Corporation	40	60	43	40	3	0	40	0	10	0	0	0
Apex Machine Tool Company, Inc.	153	30	192	153	39	153	14	8	1	3	3	0
Apparel Manufacturing Corporation	45	155	20	20	0	0	0	5	0	0	0	0
APS Technology, Inc. ****	0	30	43	0	43	0	30	0	0	2	0	2
Arburg, Inc.	32	93	31	31	0	32	93	1	24	2	1	1
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	27	27	0	29	5	1	0	1	1	0
Atlantic Steel & Processing, LLC	10	25	15	10	5	0	35	0	0	0	0	0
Atticus Bakery ****	55	35	88	55	33	55	35	0	0	1	0	1
Bauer Howden, Inc. ****	48	0	46	46	0	0	0	0	0	2	0	2
Bayer Pharmaceutical Corporation	0	0	718	0	718	0	250	0	0	20	0	20
Beta Shim Company	36	24	61	36	25	35	15	0	0	6	0	6
BHS, Inc./LM Gill Welding & Manufacturing	98	62	15	15	0	100	0	2	0	2	2	0
BI Services Center, Inc.	8	67	76	8	68	8	52	0	0	6	0	6
BIC Corporation	900	0	589	589	0	900	0	0	0	1	0	1
Bicron Electronics Company	147	33	84	84	0	147	21	0	0	3	0	3
Bozzuto's Inc.	545	41	933	545	388	692	52	0	0	55	0	55
Cadco, Ltd.	41	1	28	28	0	0	25	1	0	1	1	0
Cannondale Corporation	97	4	70	70	0	87	14	0	0	0	0	0
Carla's Pasta ****	75	36	70	70	0	75	36	0	0	3	0	3
Carlton Industries Corp.	19	41	68	19	49	19	12	3	0	1	1	0
Casco Products Corporation	275	88	45	45	0	40	0	0	0	0	0	0
Chaves Bakery II, Inc.	25	75	99	25	74	25	75	0	0	12	0	12

Appendix

A - 3

Department of Economic and Community Development

Business Assistance Portfolio As of June 30, 2005

Survey Results - Employment

Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

COMPANY	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
	CT	JOBS	EMPLOYMENT	JOBS	JOBS	JOBS	JOBS	CT	JOBS	EMPLOYMENT	JOBS	JOBS
	JOBS AT	TO BE						JOBS AT	TO BE			
APPLICATION	CREATED	AT 6/30/05	RETAINED	CREATED	RETAINED	CREATED	APPLICATION	CREATED	AT 6/30/05	RETAINED	CREATED	
Chemtura Corporation f/k/a Witco Corporation/Crompton Corporation	605	0	635	605	30	0	800	0	0	2	0	2
Chromium Process Company	50	8	34	34	0	50	8	2	0	2	2	0
Classic Coil Company, Inc.	73	0	75	73	2	0	0	17	0	5	5	0
Coastline Terminals of Connecticut, Inc.	0	0	145	0	145	50	20	0	0	166	0	166
Colonial Bronze Company	58	24	51	51	0	55	24	0	0	1	0	1
Composition Materials Co., Inc.	15	3	10	10	0	0	17	1	1	0	0	0
Connecticut General Life Insurance Company	600	100	753	600	153	650	0	160	0	120	120	0
Cougar Electronics II Corporation	1	19	11	1	10	0	20	0	0	0	0	0
Cuno, Inc.	728	22	931	728	203	750	0	0	0	0	0	0
Cytec Industries, Inc.	585	0	211	211	0	500	0	0	0	0	0	0
Director Shipyards	92	20	129	92	37	92	33	0	0	0	0	0
DNE Technologies, Inc.	170	0	124	124	0	0	0	0	0	2	0	2
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	0	0	582	0	582	290	125	0	0	11	0	11
Duracell International Inc.	628	132	349	349	0	628	132	0	0	11	0	11
Eastern Color Acquisition Company f/k/a Eastern Color Printing Company	95	35	91	91	0	0	0	10	15	3	3	0
Engineering Services & Products Company	41	24	84	41	43	41	24	7	0	12	7	5
Floyd Manufacturing Co., Inc.	86	2	25	25	0	0	0	0	0	0	0	0
FoodTech International, Inc.	2	45	73	2	71	2	45	0	0	0	0	0
Fortune Plastics, Inc.	132	8	129	129	0	120	0	0	0	0	0	0
Gartner, Inc.	540	600	794	540	254	540	600	0	0	7	0	7
GE Capital Corporation	340	410	418	340	78	340	410	0	0	6	0	6
Genaissance Pharmaceuticals, Inc.	13	19	80	13	67	13	19	3	0	3	3	0
Genomas, Inc.	4	17	5	4	1	4	21	1	0	0	0	0
Goodrich Pump & Engine Control Systems, Inc. f/k/a Coltec/Chandler Evans Control	381	189	408	381	27	0	0	0	0	1	0	1
Halox Technologies, Inc.	2	148	16	2	14	2	98	0	0	0	0	0
Hartford-West Indian Bakery Co., Inc.	42	15	38	38	0	47	20	3	2	6	3	3
Hilltop Investments, LLC/Daticon, Inc.	200	50	183	183	0	150	100	40	10	0	0	0

**Appendix
A - 3**

**Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005**

Survey Results - Employment

Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

COMPANY	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED
Howland Hughes Company	0	0	3	0	3	0	0	0	0	3	0	3
Hygrade Precision Technologies, Inc.	47	16	42	42	0	47	16	2	0	2	2	0
Incubator Associates, LP	0	0	6	0	6	0	0	0	0	1	0	1
Industrial Heater Corporation	70	15	36	36	0	75	15	0	0	1	0	1
Innovative Arc Tubes Corporation	0	75	15	0	15	0	75	0	0	5	0	5
Kaman Aerospace Corporation	1,349	71	418	418	0	0	0	0	0	4	0	4
K-Tech International, Inc.	18	10	19	18	1	18	10	0	0	3	0	3
Latex Foam International, LLC	54	199	215	54	161	54	199	0	0	1	0	1
Leipold, Inc. ****	0	25	22	0	22	4	21	0	0	0	0	0
Lesro Industries, Inc.	40	20	79	40	39	40	20	0	0	17	0	17
Lincoln National Corporation	546	354	765	546	219	550	50	0	0	35	0	35
Martin Brower Co. ****	99	59	204	99	105	99	59	0	0	1	0	1
MBI, Inc.	515	100	669	515	154	525	100	50	0	38	38	0
MTU Aero Engines North America, Inc.	0	45	33	0	33	0	45	0	5	1	0	1
Neumade Products Corporation	8	41	27	8	19	8	41	1	0	1	1	0
Noujaim Tool Co., Inc.	14	18	27	14	13	22	7	3	4	3	3	0
Olin Corporation	40	17	8	8	0	40	22	0	0	0	0	0
Olympic Steel, Inc.	75	8	66	66	0	75	0	0	0	0	0	0
Oxford Industries of Connecticut, Inc.	16	15	22	16	6	16	15	0	0	2	0	2
Porcelen Limited Connecticut, LLC ****	68	100	133	68	65	68	100	0	0	0	0	0
Precision Speed Manufacturing, Co.	49	12	40	40	0	49	12	2	0	1	1	0
Producto Machine Company	115	185	46	46	0	115	185	0	0	0	0	0
Protein Sciences Corporation/MEDCO	0	0	37	0	37	0	0	0	0	0	0	0
Purdue Pharma	420	240	678	420	258	420	240	0	0	16	0	16
R.P.S., Inc./FedEx Ground f/k/a Roadway Package System, Inc.	33	84	243	33	210	250	75	225	93	410	225	185
Rand Whitney Group, LLC	0	100	70	0	70	0	0	0	0	2	0	2
Rex Lumber Company	95	40	131	95	36	95	40	0	0	5	0	5
Simoniz USA/Syndet Products, Inc.	60	25	85	60	25	61	59	0	0	0	0	0

Appendix

A - 3

Department of Economic and Community Development

Business Assistance Portfolio As of June 30, 2005

Survey Results - Employment

Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

COMPANY	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED	JOBS TO BE RETAINED	JOBS TO BE CREATED	CT JOBS AT APPLICATION	JOBS TO BE CREATED	EMPLOYMENT AT 6/30/05	JOBS RETAINED	JOBS CREATED
Sixmil Corporation/Rosco Laboratories, Inc.	61	2	64	61	3	55	8	4	1	1	1	0
SNET Diversified Group, Inc. /SBC	0	400	281	0	281	0	400	0	0	6	0	6
Space Craft Manufacturing, Inc.	30	8	44	30	14	30	15	0	0	0	0	0
Spongex Corporation	49	25	57	49	8	0	0	2	0	0	0	0
Superior Plastic Extrusion Co., Inc.	12	36	55	12	43	0	36	0	0	0	0	0
Survival Systems Training USA, Inc. ****	0	26	13	0	13	7	26	0	0	1	0	1
Tele Tech Financial Services Management, Inc. ****	181	550	287	181	106	0	550	0	0	37	0	37
Tenergy Christ Water, LLC	2	100	63	2	61	51	24	0	0	0	0	0
Theis Precision Steel Corporation	205	10	180	180	0	100	0	4	0	2	2	0
TI Group Automotive Systems (Walbro Automotive Corp./Whitehead Engineering Prod.)	353	547	577	353	224	353	147	0	0	0	0	0
Trans-Lux Corporation	164	56	110	110	0	160	60	8	0	15	8	7
Trumpf Inc.	261	93	446	261	185	199	42	1	0	5	1	4
UBS Warburg	2,000	3,000	2,741	2,000	741	2,000	0	0	0	21	0	21
U.S. Repeating Arms Company, Inc.	536	46	216	216	0	0	0	25	0	2	2	0
Underwater Construction Corporation	70	5	77	70	7	70	5	0	0	27	0	27
United Steel, Inc. f/k/a East Hartford Welding	55	6	136	55	81	55	30	1	0	4	1	3
USI, Inc.	63	25	55	55	0	63	25	8	4	4	4	0
Vertrax, Inc.	10	30	7	7	0	10	30	0	0	0	0	0
Vespoli USA Inc.	28	22	46	28	18	28	22	8	0	0	0	0
Virgin Atlantic Airways, Ltd.	195	44	190	190	0	239	0	9	2	29	9	20
Yarde Metals, Inc. ****	235	20	418	235	183	235	45	0	0	4	0	4

**** Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the buyer and DECD buys a participation in the loan transaction.

Appendix

A - 3

**Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Survey Results: Wages - Full-Time Employment**

Full-Time Jobs to be Retained:		Full-Time Jobs to be Created:	
<u>Average Annual Salaries at Application</u>	<u>Number of Companies</u>	<u>Average Annual Salaries at Application</u>	<u>Number of Companies</u>
Not applicable	19	Not applicable	20
Information not provided	21	Information not provided	21
0 - \$ 10,000	0	0 - \$ 10,000	0
\$10,001 - \$ 20,000	13	\$10,001 - \$ 20,000	13
\$20,001 - \$ 30,000	25	\$20,001 - \$ 30,000	26
\$30,001 - \$ 40,000	25	\$30,001 - \$ 40,000	23
\$40,001 - \$ 50,000	11	\$40,001 - \$ 50,000	12
\$50,001 and over	<u>16</u>	\$50,001 and over	<u>15</u>
Total	<u><u>130</u></u>	Total	<u><u>130</u></u>

Full-Time Jobs Retained:		Full-Time Jobs Created:	
<u>Average Annual Salaries at June 30, 2005</u>	<u>Number of Companies</u>	<u>Average Annual Salaries at June 30, 2005</u>	<u>Number of Companies</u>
Not applicable	0	Not applicable	35
Information not provided	25	Information not provided	25
0 - \$ 10,000	0	0 - \$ 10,000	0
\$10,001 - \$ 20,000	14	\$10,001 - \$ 20,000	9
\$20,001 - \$ 30,000	22	\$20,001 - \$ 30,000	14
\$30,001 - \$ 40,000	28	\$30,001 - \$ 40,000	18
\$40,001 - \$ 50,000	15	\$40,001 - \$ 50,000	10
\$50,001 and over	<u>26</u>	\$50,001 and over	<u>19</u>
Total	<u><u>130</u></u>	Total	<u><u>130</u></u>

Appendix

A - 3

Department of Economic and Community Development Business Assistance Portfolio As of June 30, 2005 Survey Results: Wages - Part-Time Employment

Part-Time Jobs to be Retained:

<u>Average Annual Salaries at Application</u>	<u>Number of Companies</u>
Information not provided	26
No part-time employees	83
0 - \$ 10,000	8
\$10,001 - \$ 20,000	12
\$20,001 - \$ 30,000	0
\$30,001 - \$ 40,000	1
\$40,001 - \$ 50,000	0
\$50,001 and over	<u>0</u>
Total	<u><u>130</u></u>

Part-Time Jobs to be Created:

<u>Average Annual Salaries at Application</u>	<u>Number of Companies</u>
Information not provided	38
No part-time employees	83
0 - \$ 10,000	4
\$10,001 - \$ 20,000	5
\$20,001 - \$ 30,000	0
\$30,001 - \$ 40,000	0
\$40,001 - \$ 50,000	0
\$50,001 and over	<u>0</u>
Total	<u><u>130</u></u>

Part-Time Jobs Retained:

<u>Average Annual Salaries at June 30, 2005</u>	<u>Number of Companies</u>
Information not applicable	0
Information not provided	24
No part-time employees	33
0 - \$ 10,000	12
\$10,001 - \$ 20,000	21
\$20,001 - \$ 30,000	14
\$30,001 - \$ 40,000	11
\$40,001 - \$ 50,000	5
\$50,001 and over	<u>10</u>
Total	<u><u>130</u></u>

Part-Time Jobs Created:

<u>Average Annual Salaries at June 30, 2005</u>	<u>Number of Companies</u>
Information not applicable	22
Information not provided	24
No part-time employees	33
0 - \$ 10,000	9
\$10,001 - \$ 20,000	12
\$20,001 - \$ 30,000	10
\$30,001 - \$ 40,000	10
\$40,001 - \$ 50,000	2
\$50,001 and over	<u>8</u>
Total	<u><u>130</u></u>

Appendix

A - 3

**Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Survey Results: Gross Revenues**

Gross Revenues For Latest Fiscal Year End			Number of Companies
Company generates no revenues			1
Information not provided			27
0	-	\$ 1,000,000	9
\$1,000,001	-	\$ 5,000,000	21
\$5,000,001	-	\$ 10,000,000	17
\$10,000,001	-	\$ 20,000,000	10
\$20,000,001	-	\$ 50,000,000	15
\$50,000,001	-	\$ 100,000,000	6
\$100,000,001		and over	<u>24</u>
Total			<u><u>130</u></u>

Appendix

A - 3

**Department of Economic and Community Development
Business Assistance Portfolio As of June 30, 2005
Survey Results: Benefits**

Company Benefit Information:

<u>Health Insurance Coverage Provided</u>	<u>Full-Time</u>	<u>Part-Time</u>
Yes	107	30
No	2	79
Information not available at time of report	21	21
	<u>130</u>	<u>130</u>
Total Number of Companies	<u>130</u>	<u>130</u>

Appendix
A - 4

Department of Economic and Community Development
Urban and Industrial Site Reinvestment Tax Credit Program Portfolio
As of June 30, 2005

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL	PROJECT COST	AMOUNT LEVERAGED	FUNDING SOURCE
								OR WOMEN OWNED				TOTAL ASSISTANCE			
FY 03-04															
Diageo North America, Inc.	25 Glover Avenue	Norwalk	CT	06851	Manufacturing	2080	311213	no	6/29/2004		\$40,000,000		\$107,100,000	\$107,100,000	URA
FY 04-05															
Lowe's Home Centers, Inc.	Millbrook Road	Plainfield	CT	06374	Service	5211	444110	no	7/12/2004		\$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		\$36,050,000	\$36,050,000	URA

**Appendix
A - 4**

**Department of Economic and Community Development
Urban and Industrial Site Reinvestment Tax Credit Program Portfolio As of June 30, 2005
Survey Results - Employment**

Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

COMPANY	FULL-TIME							PART TIME				
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS		PER APPLICATION		ACTUAL		
	CT	JOB	EMPLOYMENT	JOB	JOB	JOB	JOB	CT	JOB	EMPLOYMENT	JOB	JOB
	JOB	TO						JOB	JOB			
AT	BE	AT	RETAINED	CREATED	RETAINED	CREATED	AT	BE	AT	RETAINED	CREATED	
APPLICATION	CREATED	6/30/05					APPLICATION	CREATED	6/30/05			
Diageo North America, Inc.	700	300	715	700	15	700	300	0	0	4	0	4
Lowe's Home Centers, Inc.	0	525	1,626	0	1,626	0	525	0	0	229	0	229
FactSet Research Systems, Inc.	356	180	395	356	39	356	180	0	0	4	0	4

**Appendix
A - 5**

Insurance Reinvestment Tax Credit Portfolio

Insurance Reinvestment Tax Credit Program Investments made in FY 2004-2005								
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
Schupp & Grochmal, LLC	Noble View, LLC	3/2/2004	Yes	11/30/2004	0	90	1	\$1,570,000
Total					0	90	1	\$1,570,000

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	⁴Capital 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	7	\$ 70,750,000	3	\$ 13,070,000	\$ 286,930,000
Total		\$ 788,104,090	32	\$ 289,616,119	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

Appendix A - 5

Insurance Reinvestment Tax Credit Portfolio

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	142	16	\$ 59,175,000	\$416,725	\$ 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	1,066	166	\$184,059,466	\$172,664	\$ 1,112,142

Note: Additional portfolio details are available in the appendix of this report

Appendix

A - 5

Department of Economic and Community Development Insurance Reinvestment Tax Credit Program Portfolio As of June 30, 2005

Fund Manager: Conning & Company

<u>Investment</u>	<u>Investment Approval Date</u>	<u>Actual Investment Date</u>	<u>CT_Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Core Insurance Holdings	2/5/1996	1/19/1996	0	25	1	\$2,999,986
Connecticut Surety	6/28/1996	6/28/1996	46	12	12	\$1,691,132
MedSpan Inc.	6/13/1996	6/24/1996	90	30	23	\$5,133,333
Home Financial Network	4/16/1997	5/12/1997	34	20	9	\$5,000,000
Merallis Company	3/16/1999	5/13/1999	56	14	14	\$7,930,019
Arrow Corporation	5/11/1999	5/14/1999	215	85	54	\$6,209,996
Sagemaker	11/29/1999	11/3/1999	53	22	13	\$5,750,000
Total			494	208	125	\$34,714,466

Fund Manager: Dowling & Partners Securities, LLC

<u>Investment</u>	<u>Investment Approval Date</u>	<u>Actual Investment Date</u>	<u>CT_Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Guilford Specialty Group*	4/27/1998	7/31/1998	1	34	1	\$30,000,000
Berkeley Administrators of CT, Inc.	7/2/1998	12/31/1998	39	40	10	\$8,000,000
Progressive Capital Management Corp.	7/2/1998	12/29/1999	0	12	1	\$6,000,000
Saturn Holdings, Inc.	7/2/1998	8/11/1998	0	3	1	\$125,000
Cardium Health Services	5/28/1999	7/2/1999	6	24	2	\$50,000
Folksamerica Specialty Underwriters, Inc.	6/20/2000	12/31/2001	0	10	1	\$7,000,000
OneBeacon Professional Partners, LLC	3/22/2002	12/30/2002	0	19	1	\$8,000,000
Total			46	142	16	\$59,175,000

* = Dowling anticipates investing \$30MM in this project but only \$15MM would be eligible

Fund Manager: Northington Partners, Inc.

<u>Investment</u>	<u>Investment Approval Date</u>	<u>Actual Investment Date</u>	<u>CT_Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Target Capital Partners, Inc.	4/27/1998	12/10/1998	0	200	1	\$25,000,000
C.M. Holdings, Inc.* nka Manhattan Insurance	7/27/1998	11/11/1999	0	100	1	\$50,000,000
Total			0	300	2	\$75,000,000

* = Co. committed to a \$50MM investment as they were certified as Fund Managers prior to the stat. change which now allows for a maximum investment of \$15MM

Appendix

A - 5

Department of Economic and Community Development Insurance Reinvestment Tax Credit Program Portfolio As of June 30, 2005

Fund Manager: Prospector Partners
--

<u>Investment</u>	<u>Investment Approval Date</u>	<u>Actual Investment Date</u>	<u>CT_Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Insurance News Network, LLC	8/15/2000	8/18/2000	25	75	6	\$1,000,000
Arbor Benefit Group, LP	8/15/2000	9/7/2000	0	24	1	\$1,100,000
Total			25	99	7	\$2,100,000

Fund Manager: Schupp & Grochmal, LLC

<u>Investment</u>	<u>Investment Approval Date</u>	<u>Actual Investment Date</u>	<u>CT_Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Health Management Online, Inc.	3/13/2002	1/8/2003	13	137	3	\$1,500,000
Metaserver, Inc.	6/21/2002	10/24/2002	45	90	11	\$10,000,000
Noble View, LLC	3/2/2004	11/30/2004	0	90	1	\$1,570,000
Total			58	317	16	\$13,070,000

<u>SUMMARY DATA OF ACTUAL INVESTMENTS</u>	<u>Number of Actual Investments</u>	<u>CT Employees at Application</u>	<u>Proposed Created CT Employees</u>	<u>Required Under the Act (25% rule)</u>	<u>Total Actual Investments</u>
Conning & Company	7	494	208	125	\$34,714,466
Dowling & Partners Securities, LLC	7	46	142	16	\$59,175,000
Northington Partners, Inc.	2	0	300	2	\$75,000,000
Prospector Partners	2	25	99	7	\$2,100,000
Schupp & Grochmal, LLC	3	58	317	16	\$13,070,000
Total	21	623	1,066	166	\$184,059,466

Appendix

A - 6

National Enterprise Zone Performance Bibliography of Documents Reviewed

Statistical Methods To Evaluate Geographically-Targeted Economic Development Programs, Daniele Bondonio, John Heinz Iii School Of Public Policy And Management, April 15, 2000.

The Impact Of State Enterprise Zones On Urban Housing Markets, John Engberg, Robert Greenbaum, Heinz School Of Public Policy And Management, March 1999

Enterprise Zones And Local Employment: Evidence From The States' Programs, Daniele Bondonio, John Engberg, Heinz School Of Public Policy And Management, June 1999

A Preliminary Assessment Of The Effectiveness Of The Alabama Enterprise Zone Program, 1986-2001, Changhoon Jung, Auburn University, *Journal Of The Alabama Academy Of Science*, Vol 74, No. 1, January 2003.

An Evaluation Of State Enterprise Zone Policies, Robert Green Baum, School Of Public Ploicy And Management, Ohio State Univeristy, John Engberg, Heinz School Of Public Policy And Management, Carnegie Mellon University, *Policy Studies Review*, Summer/Autumn 2000 17:2/3.

Rhetoric Versus Reality: A Review Of Studies On State Enterprise Zone Programs, Margaret G. Wilder, Barry M. Rubin, *Journal Of The American Planning Association*, Vol. 62, No. 4, Autumn 1996

State Enterprise Zone Programs: Have They Worked?, Alan H. Peters And Peter S. Fisher, University Of Iowa, *W.E. Upjohn Institute For Employment Research*, 2002

The Failures Of Economic Development Incentives. (Commentary) Alan Peters; Peter R. Fisher, *Journal Of The American Planning Association*, Winter 2004 V70 I1 P27(11)

Policy Brief Enterprise Zones: A Review Of The Economic Theory And Empirical Evidence, Don Hirasuna, Legislative Analyst, Joel Michael, Legislative Analyst, Minnesota House Of Representatives, Research Department, January 2005

Benefits And Costs Of Regional Development: Evidence From Ohio's Enterprise Zone Program, Kala Seetharam Sridhar, *Journal Of Regional Analysis And Policy*, 2001, 31:2

Do State-Designated Enterprise Zones Work?, Frank D. Beck, Illinois State University, Department Of Sociology-Anthropology, 1994

Do Tax Incentives Affect Local Economic Growth? What Mean Impacts Miss In The Analysis Of Enterprise Zone Policies, Daniele Bondonio, Department Of Public Policy And Public Choice, Università Del Piemonte Orientale, *Ces 03-17 September, 2003*

Appendix

A - 6

The Impact Of Enterprise Zones On Job Creation In Mississippi, Jim F. Couch, Keith E Atkinson, Lewis H Smith, *Contemporary Economic Policy*, (Issn 1074-3529), Vol. 23, No. 2. April 2005

In-Depth Policy Analysis: Tax-Free Zone Initiatives, Rachel Walker, Policy Research Assistant, League Of Minnesota Cities, 2003

Assessing The Empire Zones Program: Reforms Needed To Improve Program Evaluation And Effectiveness, New York State Office Of The State Comptroller, April 2004, Report 3-2005

Florida's Enterprise Zone Program Is Similar To Those Of Other States: Information Brief, Report No. 04-24, Office Of Program Policy Analysis And Government Accountability, Florida Legislature, March 2004

Cost-Benefit Analysis Of California's Enterprise Zone Program, Ted K. Bradshaw, Applied Development Economics (For California Association Of Enterprise Zones), June 5, 2003

An Evaluation of Colorado's Enterprise Zone Program: Measuring the Impact on Establishment-Level, Employment and Earnings per Worker, Working Paper No. 04-15, Devon Lynch, Jeffrey Zax, *Discussion Papers In Economics*, Center for Economic Analysis, Department of Economics, University of Colorado at Boulder, October 2004

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Other Project		Total Project Source	
											Funds	Cost Fund	Funds	Cost Fund
Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	06074	Environmental Assessment & Remediation	6/29/2005	05	\$50,000			\$50,000	\$31,650	\$81,650	Dry Cleaning	
Bethel, Town of	1 School Street	Bethel	06801	Phase II Sidewalk Improvements	6/27/2005	05	\$250,000			\$250,000	\$0	\$250,000	STEAP	
East Lyme, Town of	P.O. Box 519	Niantic	06357	Hole in the Wall Environmentally Friendly Parking Lot	6/23/2005	05	\$500,000			\$500,000	\$0	\$500,000	STEAP	
East Haven, City of	250 East Main St	East Haven	06512	First Phase Enhancement to Central Business District Project	6/15/2005	05	\$550,000			\$550,000	\$525,000	\$1,075,000	UA-OPM	
Hartford Economic Development Corp. (HEDCO)	15 Lewis Street	Hartford	06106	SAMA - Replenish Neighborhood Economic Development Fund	6/9/2005	05	\$3,000,000			\$3,000,000	\$3,700,000	\$6,700,000	UA-OPM	
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Silas Deane Highway Revitalization Project	6/9/2005	05	\$3,000,000			\$500,000	\$1,000,000	\$600,000	STEAP	
Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	06088	Connecticut Trolley Museum	6/2/2005	05	\$150,000			\$150,000	\$37,500	\$187,500	UA-OPM	
Lyman Allyn Art Museum	625 Williams Street	New London	06320	Museum Renovations	6/2/2005	05	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-OPM	
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	Neighborhood Music School	6/2/2005	05	\$1,000,000			\$1,000,000	\$2,400,000	\$3,400,000	UA-OPM	
Sedgwick Cleaners, Inc.	17 Sedgwick Road	West Hartford	06107	Environmental Assessment & Remediation	5/27/2005	05	\$50,000			\$50,000	\$141,000	\$191,000	Dry Cleaning	
Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	06604	Emergency Repair Project	5/25/2005	05	\$118,000			\$118,000	\$0	\$118,000	UA-OPM	
Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	06604	Capital Improvements	5/25/2005	05	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-OPM	
New Milford, Town of	10 Main Street	New Milford	06776	Railroad Street Improvements	5/25/2005	05	\$420,700			\$420,700	\$550,000	\$970,700	STEAP	
Portland, Town of	265 Main Street	Portland	06480	Sidewalks on Main Street	5/25/2005	05	\$150,000			\$150,000	\$0	\$150,000	UA-OPM	
Hamden, Town of	30 Field Park Drive	Hamden	06518	Whitneyville Center Improvements	5/18/2005	05	\$100,000			\$100,000	\$4,000	\$104,000	UA-OPM	
Griswold, Town of	Town Hall, 28 Main Street	Griswold	06351	Triangle Wire & Cable Company Redevelopment Planning	5/12/2005	05	\$195,000			\$195,000	\$500,000	\$695,000	MAA	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Connecticut Main Street Project #5	5/10/2005	05	\$200,000			\$200,000	\$446,600	\$646,600	MAA	
Orange, Town of	486 Oxford Road	Orange	06477	Boston Post Road Lighting Program	5/6/2005	05	\$150,000			\$150,000	\$0	\$150,000	STEAP	
Today Cleaners, Inc.	425 Washington Avenue	North Haven	06473	Environmental Assessment & Remediation	4/12/2005	05	\$50,000			\$50,000	\$41,000	\$91,000	Dry Cleaning	
Unique Cleaners, Inc.	15 Boston Street	Guilford	06437	Environmental Assessment & Remediation	4/11/2005	05	\$150,000			\$150,000	\$8,900	\$158,900	Dry Cleaning	
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	06101	The Hartford Partnership Plan	4/5/2005	05	\$150,000			\$150,000	\$150,000	\$300,000	MAA	
Public Housing Residence Going Places, Inc.	15 Pavilion Drive	Hartford	06109	Main and Pavilion Shopping Center	4/5/2005	05	\$0	\$160,000		\$160,000	\$40,000	\$200,000	CBRLF	
Sea Research Foundation, Inc.	55 Cogan Blvd.	Mystic	06355	Debt Restructure Project	3/31/2005	05	\$4,500,000			\$4,500,000	\$0	\$4,500,000	UA-OPM	
New Way Cleaners, Inc.	449 Enfield Street	Enfield	06083	Environmental Assessment & Remediation	3/30/2005	05	\$50,000			\$50,000	***	***	Dry Cleaning	
Thomaston, Town of	155 Main Street	Thomaston	06787	Improvements to the Thomaston Opera House	3/16/2005	05	\$180,000			\$180,000	\$28,000	\$208,000	UA-OPM	
Branford Cleaners	275 Main Street	Branford	06405	Environmental Assessment & Remediation	3/10/2005	05	\$50,000			\$50,000	\$110,000	\$160,000	Dry Cleaning	
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	06101	CT Historical Society/ Old State House Reorganization	2/25/2005	05	\$3,000,000			\$3,000,000	\$5,448,910	\$8,448,910	STEAP	
Essex, Town of	29 West Avenue	Essex	06426	Essex Town Center Improvements	2/25/2005	05	\$486,090			\$486,090	\$0	\$486,090	STEAP	
Litchfield Hills Council of Elected Officials	42 North Street	Goshen	06756	Litchfield Hills Façade Improvement UA Rural	2/25/2005	05	\$1,000,000			\$1,000,000	\$955,000	\$1,955,000	UA-OPM	
Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	06424	New Museum Construction Project	2/16/2005	05	\$25,000			\$25,000	\$20,000	\$45,000	UA-OPM	
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	06355	H.B. DuPont Preservation Shipyard Improvements	2/10/2005	05	\$2,000,000			\$2,000,000	\$2,500,000	\$4,500,000	UA-OPM	
Plainville, Town of	1 Central Square	Plainville	06062	Neal Court Road Improvements	2/10/2005	05	\$250,000			\$250,000	\$15,500	\$265,500	UA-OPM	
Southington, Town of	75 Main Street	Southington	06489	D'Angelo Parking Lot Project	2/2/2005	05	\$75,000			\$75,000	\$100,000	\$175,000	UA-OPM	
Newington, Town of	131 Cedar Street	Newington	06111	Town Center Streetscape Improvements - Phase 2	1/28/2005	05	\$250,000			\$250,000	\$0	\$250,000	STEAP	
Earthplace. The Nature discovery Center, Inc.	10 Woodside Circle	Westport	06880	Renovation of Exhibit Hall Project	1/21/2005	05	\$25,000			\$25,000	\$25,000	\$50,000	UA-OPM	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Stop & Shop Project	1/20/2005	05	\$2,500,000			\$2,500,000	\$0	\$2,500,000	UA-OPM	
Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	06248	Village Green District	1/20/2005	05	\$500,000			\$500,000	\$0	\$500,000	STEAP	
Derby, City of	One Elizabeth Street	Derby	06418	Sterling Opera House Restoration	1/13/2005	05	\$1,000,000			\$1,000,000	\$4,000,000	\$5,000,000	UA-OPM	
Marlborough Arts Center & Museum, Inc.	231 North Main Street	Marlborough	06447	Regional Arts Center	1/13/2005	05	\$100,000			\$100,000	\$25,000	\$125,000	UA-OPM	
Norwalk, City of	125 East Avenue	Norwalk	06850	Reed Putnam - Year II Funding Second Request	12/29/2004	05	\$5,878,162			\$5,878,162	\$0	\$5,878,162	SA	
Village Cleaners	Routes 37 & 39	New Fairfield	06812	Environmental Assessment & Remediation	12/21/2004	05	\$50,000			\$50,000	\$100,000	\$150,000	Dry Cleaning	
Otis Library	261 Main Street	Norwich	06360	Renovation and Expansion Project	12/14/2004	05	\$4,500,000			\$4,500,000	\$4,000,000	\$8,500,000	UA-OPM	
Madison, Town of	8 Campus Drive	Madison	06443	Madison Center Project	11/8/2004	05	\$500,000			\$500,000	\$131,400	\$631,400	STEAP	
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Procurement Technical Assistance Program	11/8/2004	05	\$300,000			\$300,000	\$415,000	\$715,000	MAA	
Brothers Dry Cleaners & Dyers, Inc.	234 North Street	New Britain	06051	Environmental Assessment & Remediation	10/28/2004	05	\$50,000			\$50,000	\$110,000	\$160,000	Dry Cleaning	
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	Eugene O'Neill Theater Repairs-White House	10/27/2004	05	\$150,000			\$150,000	\$43,939	\$193,939	UA-OPM	
Hamden, Town of	30 Field Park Drive	Hamden	06518	State Street MDP Implementation	10/20/2004	05	\$1,350,000			\$1,350,000	\$1,350,000	\$2,700,000	MAA	
Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	06877	Renovation and Expansion Project	9/17/2004	05	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-OPM	
Milford, City of	70 West River Street	Milford	06460	Devon Center Revitalization II	9/17/2004	05	\$1,600,000			\$1,600,000	\$0	\$1,600,000	UA-OPM	
Hartford, City of	550 Main Street	Hartford	06103	CCEDA Demolition/Redevelopment Project Phase 2	8/27/2004	05	\$13,000,000			\$13,000,000	\$0	\$13,000,000	SA	
Colt Gateway, LLC/Homes for America Holdings, Inc.	140 Huyshope Ave., Suite 200	Hartford	06106	Coltsville Army Site Project	8/25/2004	05	\$4,500,000			\$4,500,000	\$60,500,000	\$65,000,000	UA-OPM	
CONNSTEP, Inc.	1090 Elm St, Suite 202	Rocky Hill	06067	Manufacturing Assistance Program	8/12/2004	05	\$1,500,000			\$1,500,000	\$2,605,000	\$4,105,000	MAA	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Intermodal Transportation Center Phase V	8/9/2004	05	\$2,000,000			\$2,000,000	\$9,176,120	\$11,176,120	UA-OPM	
Battiston's of Windsor, Inc.	395 Cottage Grove Rd.	Bloomfield	06002	Environmental Assessment & Remediation	7/29/2004	05	\$50,000			\$50,000	\$100,000	\$150,000	Dry Cleaning	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Connecticut Main Street Project #4	7/22/2004	05	\$183,200			\$183,200	\$189,300	\$372,500	MAA	
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	06002	Captain Oliver Filley House Renovation	7/16/2004	05	\$200,000			\$200,000	\$1,314,000	\$1,514,000	UA-OPM	
Haddam, Town of	30 Field Park Drive	Haddam	06438	Higganum Center Infrastructure Project	7/16/2004	05	\$500,000			\$500,000	\$30,000	\$530,000	STEAP	
Hellenic Society "Paideia", Inc.	P.O. Box 1399	Bristol	06010	Bristol Culture & Arts Center Project	7/16/2004	05	\$225,000			\$225,000	\$0	\$225,000	UA-OPM	
Professional Dry Cleaners, Inc.	672 Foxon Road	East Haven	06512	Environmental Assessment & Remediation	7/15/2004	05	\$50,000			\$50,000	***	***	Dry Cleaning	
Chappell Garden, Inc.	369A Barbour Street	Hartford	06120	Ludella Williams Community Center Project	7/12/2004	05	\$150,000			\$150,000	\$475,000	\$625,000	UA-OPM	
Total	60						\$63,461,152	\$0	\$160,000	\$63,621,152	\$102,242,819	\$163,250,061		
Bristol Culture & Arts Center	95 Riverside Avenue	Bristol	06010	Bristol Culture & Arts Centers-Dev. Museum (Hellenic)	6/25/2004	04	\$225,000			\$225,000	\$0	\$225,000	UA-OPM	
Brookfield Craft Center	286 Whisconier Road	Brookfield	06804	Acquisition & Renovation of Train Station Project	6/24/2004	04	\$134,400			\$134,400	\$250,100	\$384,500	UA-OPM	
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06103	Adriaens Landing Technology Center (CTSE Planning)	6/24/2004	04	\$1,963,750			\$1,963,750	\$1,963,750	\$3,927,500	CCEDA	
Connecticut Development Authority/CCEDA	99 West Street	Rocky Hill	06067	Northland Two Pillars, LLC	6/23/2004	04	\$35,000,000			\$35,000,000	\$0	\$35,000,000	CCEDA	
Coventry, Town of	1712 Main Street	Coventry	06238	Coventry Village Economic Development Project	6/22/2004	04	\$500,000			\$500,000	\$125,000	\$625,000	STEAP	
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	06239	Ledyard Center Improvement	6/22/2004	04	\$490,000			\$490,000	\$988,750	\$1,478,750	STEAP	
New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	06050	Museum Expansion Project	6/16/2004	04	\$5,000,000			\$5,000,000	\$11,013,670	\$16,013,670	UA-OPM	
Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	06880	Theatre Renovation and Expansion Project	6/15/2004	04	\$5,000,000			\$5,000,000	\$11,969,291	\$16,969,291	SA	
Connecticut Housing Investment Fund, Inc.	121 Tremont Street	Hartford	06105	Morton/Putnam Heights Project - Phase 2	5/11/2004	04	\$872,000			\$872,000	\$3,679,500	\$4,551,500	UA-OPM	
New Haven, City of	165 Church Street	New Haven	06510	Mid Block Parking Garage	4/2/2004	04	\$4,000,000			\$4,000,000	\$16,389,250	\$20,389,250	SA	
Norwalk, City of	125 East Avenue	Norwalk	06850	Reed Putnam - Year I	3/18/2004	04	\$2,309,985			\$2,309,985	\$11,750,000	\$14,059,985	SA	
Windham, Town of	970 Main Street	Williamantic	06226	Windham Textile & History Museum	3/10/2004	04	\$40,000			\$40,000	\$0	\$40,000	UA-OPM	
CONNSTEP, Inc.	1090 Elm St, Suite 202	Rocky Hill	06067	Manufacturing Assistance Program	2/20/2004	04	\$500,000			\$500,000	\$3,667,306	\$3,567,306	MAA	
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320											

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Other Project		Total Project Source	
											Funds	Cost Fund	Funds	Cost Fund
Connecticut Housing Finance Authority	999 West Street	Rocky Hill	06067	Urban Rehabilitation Homeownership Program	12/3/2003	04	\$2,500,000			\$2,500,000	\$0	\$2,500,000	SA 01-2	
Newington, Town of	131 Cedar Street	Newington	06111	Town Center Improvement Project	11/19/2003	04	\$400,000		\$400,000	\$153,880	\$153,880	\$553,880	STEAP	
Southington Remediation Services, LLC	38 Colton Street	Farmington	06032	Clark Street Rehabilitation Project	11/18/2003	04	\$40,000		\$40,000	\$360,000	\$360,000	\$400,000	SCRPRF	
Greenwich, Town of	101 Field Point	Greenwich	06831	Bruce Museum of Arts Sciences	11/14/2003	04	\$175,000		\$175,000	\$4,687	\$4,687	\$179,687	UA-OPM	
Orange, Town of	486 Oxford Road	Orange	06477	Edison Road Expansion	10/24/2003	04	\$500,000		\$500,000	\$0	\$0	\$500,000	STEAP	
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Waterbury Tech. Center	10/16/2003	04	\$2,000,000		\$2,000,000	\$0	\$0	\$2,000,000	UA-OPM	
Berlin, Town of	230 Kensington Road	Berlin	06037	Downtown Green Development	10/6/2003	04	\$500,000		\$500,000	\$450,000	\$450,000	\$950,000	STEAP	
Hill-Stead Museum	32 Mountain Road	Farmington	06032	Exterior Renovation and Public Access Project	10/6/2003	04	\$1,250,000		\$1,250,000	\$1,250,000	\$1,250,000	\$2,500,000	UA-OPM	
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Warner Theatre Restoration Project Phases 1, 2, 3	10/6/2003	04	\$6,066,000		\$6,066,000	\$647,300	\$647,300	\$6,713,300	UA-OPM	
Bristol Historical Society, Inc.	98 Summer Street	Bristol	06010	Bristol Historical Society Building Renovation	9/26/2003	04	\$200,000		\$200,000	\$150,000	\$150,000	\$350,000	UA-OPM	
Groton DPUC, City of	295 Meridian Street	Groton	06340	Infrastructure Road & Utility Improvement	9/26/2003	04	\$1,675,000		\$1,675,000	\$12,800,000	\$12,800,000	\$14,475,000	UA-OPM	
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Downtown Development Project - Phase II	9/3/2003	04	\$109,508,000		\$109,508,000	\$0	\$0	\$109,508,000	UA-OPM/PA	
Oxford, Town of	486 Oxford Road	Oxford	06478	Oxford Business Incubator	9/2/2003	04	\$144,000		\$144,000	\$81,000	\$81,000	\$225,000	STEAP	
Ellington, Town of	55 Main Street	Ellington	06029	Nellie McKnight House Restoration	8/8/2003	04	\$100,000		\$100,000	\$15,000	\$15,000	\$115,000	STEAP	
Bozrah, Town of	1 River Road	Bozrah	06334	Electric Utilities Extension	7/30/2003	04	\$250,000		\$250,000	\$1,069,065	\$1,069,065	\$1,319,065	STEAP	
New Haven, City of	165 Church Street	New Haven	06510	Ninth Square Phase II	7/30/2003	04	\$13,166,154		\$13,166,154	\$26,706,641	\$26,706,641	\$39,872,795	SA	
New Milford, Town of	10 Main Street	New Milford	06776	Century Enterprise Center	7/30/2003	04	\$500,000		\$500,000	\$4,832,000	\$4,832,000	\$5,332,000	STEAP	
Windsor, Town of	275 Broad Street	Windsor	06006	Summer Winds Plaza Theater	7/30/2003	04	\$500,000		\$500,000	\$1,936,330	\$1,936,330	\$2,436,330	STEAP	
Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	06108	State Games of America - Connecticut 2003	7/29/2003	04	\$500,000		\$500,000	\$766,500	\$766,500	\$1,266,500	MAA	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Connecticut Main Street Project #3	7/15/2003	04	\$150,000		\$150,000	\$251,400	\$251,400	\$401,400	MAA	
Total	39						\$198,107,089	\$0	\$0	\$198,107,089	\$112,845,420	\$310,952,509		
Cromwell, Town of	41 West Street	Cromwell	06416	Cromwell Industrial Park	6/30/2003	03	\$445,000		\$445,000	\$0	\$0	\$445,000	STEAP	
East Haddam, Town of	Town Office Building	East Haddam	06423	Walkable Moodus Center	6/19/2003	03	\$421,875		\$421,875	\$40,000	\$40,000	\$461,875	STEAP	
Ellington, Town of	55 Main Street	Ellington	06029	Snipsic Village Renovations	6/19/2003	03	\$319,835		\$319,835	\$0	\$0	\$319,835	STEAP	
Southington, Town of	75 Main Street	Southington	06489	Industrial Park Study	6/12/2003	03	\$100,000		\$100,000	\$100,000	\$100,000	\$200,000	MAA	
Mansfield, Town of	4 South Eagleville Road	Mansfield	06268	Feasibility Study	6/5/2003	03	\$500,000		\$500,000	\$0	\$0	\$500,000	STEAP	
Salisbury, Town of	Town Hall	Salisbury	06068	Business Area Enhancement	6/5/2003	03	\$300,000		\$300,000	\$5,000	\$5,000	\$305,000	STEAP	
Suffield, Town of	83 Mountain Road	Suffield	06078	Suffield Town Center	6/5/2003	03	\$500,000		\$500,000	\$333,000	\$333,000	\$833,000	STEAP	
Naugatuck, Borough of	236 Church Street	Naugatuck	06770	Naugatuck Downtown Redevelopment - Parcel 'C'	6/2/2003	03	\$500,000		\$500,000	\$0	\$0	\$500,000	UA-OPM	
Litchfield Hills Council of Elected Officials	42 North Street	Goshen	06756	Facade Improvements	5/9/2003	03	\$1,000,000		\$1,000,000	\$975,000	\$975,000	\$1,975,000	UA-OPM	
Connecticut Housing Finance Authority	999 West Street	Rocky Hill	06067	Urban Rehabilitation Homeownership Program	5/2/2003	03	\$1,700,000		\$1,700,000	\$0	\$0	\$1,700,000	SA 01-2	
Pope Park Zion, LLC	400 Washington Street	Hartford	06106	Cityscape Homes Initiative Expansion Phase II	5/2/2003	03	\$500,000		\$500,000	\$4,755,164	\$4,755,164	\$5,255,164	UA-OPM	
Deluxe Cleaners, Inc.	543 Hope Street	Stamford	06907	Dry Cleaning Site Remediation Project	4/30/2003	03	\$150,000		\$150,000	\$180,000	\$180,000	\$330,000	Dry Cleaning	
Village Cleaners	1 Brush Hill Road	New Fairfield	06812	Dry Cleaning Site Remediation Project	4/30/2003	03	\$100,000		\$100,000	\$60,000	\$60,000	\$160,000	Dry Cleaning	
Newtown, Town of	45 Main Street	Newtown	06470	Streetscape Improv. In Sandy Hook Bus. Section	4/24/2003	03	\$475,000		\$475,000	\$775,000	\$775,000	\$1,250,000	STEAP	
Redding, Town of	100 Hill Road	Redding	06875	Street Enhancements Plan	4/24/2003	03	\$500,000		\$500,000	\$727,953	\$727,953	\$1,227,953	STEAP	
Torrington, City of	140 Main Street	Torrington	06790	Master Planning Downtown	4/24/2003	03	\$50,000		\$50,000	\$50,000	\$50,000	\$100,000	UA-OPM	
The Clothes Clinic	61 Riverside Street	Oakville	06779	Dry Cleaning Site Remediation Project	4/14/2003	03	\$150,000		\$150,000	\$10,000	\$10,000	\$160,000	Dry Cleaning	
Mark Twain Memorial	351 Farmington Avenue	Hartford	06105	Expansion and Enhancement Project	4/7/2003	03	\$4,000,000		\$4,000,000	\$12,671,584	\$12,671,584	\$16,671,584	UA-OPM	
New Haven, City of	166 Church Street	New Haven	06510	Livable City Initiative/Citywide Revitalization	4/7/2003	03	\$7,000,000		\$7,000,000	\$28,820,000	\$28,820,000	\$35,820,000	SA	
Tolland, Town of	21 Town Green	Tolland	06084	Business Park Improvements	4/7/2003	03	\$485,000		\$485,000	\$155,000	\$155,000	\$640,000	STEAP	
Waterbury Partnership For Growth	83 Bank Street	Waterbury	06702	Waterbury Economic Resource Center	3/28/2003	03	\$100,000		\$100,000	\$250,000	\$250,000	\$350,000	MAA	
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	06403	Downtown Redevelopment Project	3/25/2003	03	\$200,000		\$200,000	\$28,248	\$28,248	\$228,248	UA-OPM	
Norwich Public Utilities	16 South Golden Street	Norwich	06360	Computer Sciences Project	3/25/2003	03	\$140,000		\$140,000	\$155,556	\$155,556	\$295,556	MAA	
Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	06340	Dry Cleaning Site Remediation Project	3/12/2003	03	\$150,000		\$150,000	\$10,000	\$10,000	\$160,000	Dry Cleaning	
Hollywood Cleaners	705 Shippan Avenue	Stamford	06907	Dry Cleaning Site Remediation Project	3/12/2003	03	\$100,000		\$100,000	\$61,199	\$61,199	\$161,199	Dry Cleaning	
Connecticut Housing Finance Authority	999 West Street	Rocky Hill	06067	Trumbull on the Park Project	2/28/2003	03	\$6,000,000		\$6,000,000	\$33,522,000	\$33,522,000	\$39,522,000	CCEDA	
Windham Mills Development Corporation	322 Main Street	Willimantic	06226	Phase Ivc	2/26/2003	03	\$300,000		\$300,000	\$180,000	\$180,000	\$480,000	MAA	
Norwalk, City of	125 East Avenue	Norwalk	06850	Reed Putnam Urban Renewal Project	2/6/2003	03	\$6,500,000		\$6,500,000	\$0	\$0	\$6,500,000	SA	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	CT-Procurement Technical Assistance Program	1/23/2003	03	\$300,000		\$300,000	\$300,000	\$300,000	\$600,000	MAA	
Strafford, Town of	2725 Main Street	Strafford	06497	Strafford Center Improvements	1/15/2003	03	\$350,000		\$350,000	\$33,300	\$33,300	\$383,300	UA-OPM	
Tolland, Town of	21 Town Green	Tolland	06084	Dan Farms Expansion	12/27/2002	03	\$850,000		\$850,000	\$7,817,500	\$7,817,500	\$8,667,500	MAA	
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06106	Hartford Image Project	12/23/2002	03	\$50,000		\$50,000	\$2,281,000	\$2,281,000	\$2,331,000	MAA	
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Riverside Front Recapture Park Improvements	11/20/2002	03	\$3,900,000		\$3,900,000	\$1,830,369	\$1,830,369	\$5,730,369	SA	
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Original Theater Improvements	11/8/2002	03	\$1,800,000		\$1,800,000	\$0	\$0	\$1,800,000	UA-OPM	
MJ Connecticut Corp. (Darien Cleaners)	351 Post Road	Darien	06820	Dry Cleaning Site Remediation Project	11/7/2002	03	\$50,000		\$50,000	\$141,700	\$141,700	\$191,700	Dry Cleaning	
New Way Cleaners, Inc.	449 Enfield Street	Enfield	06083	Dry Cleaning Site Remediation Project	10/21/2002	03	\$50,000		\$50,000	\$171,163	\$171,163	\$221,163	Dry Cleaning	
Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	06010	Dry Cleaning Site Remediation Project	10/20/2002	03	\$150,000		\$150,000	\$10,657	\$10,657	\$160,657	Dry Cleaning	
KidCity, Inc.	119 Washington Street	Middletown	06457	Museum Expansion Project	10/18/2002	03	\$2,000,000		\$2,000,000	\$1,197,610	\$1,197,610	\$3,197,610	UA-OPM	
Tri-State Center For The Arts, Inc.	49 Amenia Road	Sharon	06069	Renovation Of The Sharon Playhouse	10/18/2002	03	\$300,000		\$300,000	\$495,710	\$495,710	\$795,710	SA	
Stevens Cleaners	47 Stevens Street	Norwalk	06850	Dry Cleaning Site Remediation Project	10/9/2002	03	\$50,000		\$50,000	\$110,000	\$110,000	\$160,000	Dry Cleaning	
Norwalk, City of	125 East Avenue	Norwalk	06850	Reed Putnam Urban Renewal Project - Phase 2	10/4/2002	03	\$3,500,000		\$3,500,000	\$0	\$0	\$3,500,000	SA	
Killingly, Town of	172 Main Street, P.O. Box 6000	Danielson	06239	Anchor Glass & Rock Avenue Redevelopment	9/30/2002	03	\$197,065		\$197,065	\$197,065	\$197,065	\$394,130	MAA	
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Theater Improvement Project - Final Phase	9/26/2002	03	\$2,500,000		\$2,500,000	\$6,500,000	\$6,500,000	\$9,000,000	UA-OPM	
Plymouth, Town of	80 Main Street	Plymouth	06786	Plymouth Industrial Park - Phase 3 Expansion	9/23/2002	03	\$1,825,000		\$1,825,000	\$3,650,000	\$3,650,000	\$5,475,000	MAA	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Intermodal Transportation Center - Phase IV	9/20/2002	03	\$480,000		\$480,000	\$2,051,740	\$2,051,740	\$2,531,740	UA-OPM	
Hartford Stage Company, Inc.	50 Church Street	Hartford	06101	Leasehold Improvement and Equipment Project	9/20/2002	03	\$669,000		\$669,000	\$0	\$0	\$669,000	UA-OPM	
Norwich Community Development Corporation	77 Main Street	Norwich	06360	Mercantile Exchange Office Blding & Parking	9/4/2002	03	\$6,150,000		\$6,150,000	\$12,833,079	\$12,833,079	\$18,983,079	UA-OPM	
Hartford, City of	550 Main Street	Hartford	06103	Capital Region Jobs Corp. Center	8/30/2002	03	\$3,000,000		\$3,000,000	\$17,000,000	\$17,000,000	\$20,000,000	UA-OPM	
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Boat Launch & Other Improvements	8/30/2002	03	\$196,000		\$196,000	\$0	\$0	\$196,000	SA	
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	Downtown Rehabilitation & Redevelopment Project	8/15/2002	03	\$1,300,000		\$1,300,000	\$204,500	\$204,500	\$1,504,500	UA-OPM	
Ansonia, City of	253 Main Street	Ansonia	06401	Grove St. Blight Removal	7/29/2002	03	\$0							

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Funds	Cost Fund	Other Project	Total Project Source
Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	06110	Inner City Business Strategy Loan Guarantee	6/14/2002	02	\$0	\$200,000		\$200,000	\$600,000	\$800,000	\$600,000	\$800,000 MAA
West Haven, City of	355 Main Street	West Haven	06516	Savin Rock Museum	6/8/2002	02	\$200,000			\$200,000	\$220,381	\$220,381	\$200,000	\$220,381 UA-OPM
Windham Mills Development Corporation	322 Main Street	Willimantic	06226	State Heritage Park Phase IV/b	5/22/2002	02	\$499,950			\$499,950	\$572,572	\$1,072,522	\$499,950	\$1,072,522 MAA
Norwich Community Development Corporation	77 Main Street	Norwich	06360	Discovery Ctr., Booth Parking Lot	5/17/2002	02	\$2,666,795			\$2,666,795	\$1,240,000	\$3,906,795	\$2,666,795	\$3,906,795 UA-OPM
Windham, Town of	979 Main Street	Willimantic	06226	Artspace Windham - Predevelopment Feasibility Study	5/1/2002	02	\$199,300			\$199,300	\$50,000	\$249,300	\$199,300	\$249,300 UA-DECD
Joseph N. Goff House, Inc.	2 Barton Hill Rd Box 337	East Hampton	06424	Goff House Reconstruction & Rehab	4/23/2002	02	\$113,000			\$113,000	\$49,000	\$162,000	\$113,000	\$162,000 UA-OPM
Milford, City of	70 West River Street	Milford	06460	Devon Center Revitalization Phase 1 - A1 Project	4/23/2002	02	\$600,000			\$600,000	\$0	\$600,000	\$600,000	\$600,000 UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Downtown Incentive/Information Technology Zone Incentive	4/23/2002	02	\$1,500,000			\$1,500,000	\$0	\$1,500,000	\$1,500,000	\$1,500,000 UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	West Main/Willow St. Initiative - Phase I Improvements	4/23/2002	02	\$4,700,000			\$4,700,000	\$280,560	\$4,980,560	\$4,700,000	\$4,980,560 UA-OPM
Woodbury, Town of	281 Main Street South	Woodbury	06798	Pedestrian Bridge Project	4/23/2002	02	\$250,000			\$250,000	\$65,000	\$315,000	\$250,000	\$315,000 STEAP
Guilford Handicrafts Center, Inc.	411 Church Street	Guilford	06437	Center Renovations and Upgrades	4/5/2002	02	\$250,000			\$250,000	\$282,000	\$532,000	\$250,000	\$532,000 UA-OPM
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	Facilities Upgrade Project	4/1/2002	02	\$787,000			\$787,000	\$0	\$787,000	\$787,000	\$787,000 UA-OPM
Norwich Public Utilities	19 South Golden Street	Norwich	06360	Norwich Industrial Park Improvements	3/15/2002	02	\$0		\$200,000	\$200,000	\$254,067	\$454,067	\$200,000	\$454,067 MAA
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Riverwalk Downtown	2/21/2002	02	\$1,780,000			\$1,780,000	\$0	\$1,780,000	\$1,780,000	\$1,780,000 SA
Connecticut District Export Council	213 Court Street - Suite 903	Middletown	06457	Export Promotion Program	2/15/2002	02	\$10,000			\$10,000	\$0	\$10,000	\$10,000	\$10,000 MAA
Norwalk, City of	125 East Avenue	Norwalk	06856	Reed Putnam Urban Renewal Project - Phase I Reed Street Ext.	2/6/2002	02	\$6,500,000			\$6,500,000	\$1,400,000	\$7,900,000	\$6,500,000	\$7,900,000 SA
East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	06088	Restoration of the East Windsor Academy	1/31/2002	02	\$125,000			\$125,000	\$25,000	\$150,000	\$125,000	\$150,000 UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Thomaston Avenue/Jackson Street Connector Study	1/24/2002	02	\$500,000			\$500,000	\$0	\$500,000	\$500,000	\$500,000 UA-OPM
Seven Angels Theatre, Inc.	Plank Road Box 358	Waterbury	06705	Theatre Production Building & Cast House Project	1/9/2002	02	\$500,000			\$500,000	\$0	\$500,000	\$500,000	\$500,000 UA-OPM
Wampus Millford Associates, LLC	80 Wampus Lane	Milford	06460	Former Burnby Site Project	1/8/2002	02	\$0		\$335,000	\$335,000	\$0	\$335,000	\$335,000	\$335,000 SCPRIF
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Connecticut Main Street Project #2	1/7/2002	02	\$200,000			\$200,000	\$220,400	\$420,400	\$200,000	\$420,400 MAA
Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	06604	Seaview Industrial Park	12/20/2001	02	\$4,416,075			\$4,416,075	\$2,393,355	\$6,809,430	\$4,416,075	\$6,809,430 MAA/UA-OPM
Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	06103	Canon Gtr. Hartford Open - 50th Anniv.	12/10/2001	02	\$200,000			\$200,000	\$471,936	\$671,936	\$200,000	\$671,936 MAA
Harold Laver Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	06708	Cancer Center Project	12/7/2001	02	\$3,000,000			\$3,000,000	\$10,900,000	\$13,900,000	\$3,000,000	\$13,900,000 UA-OPM
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	06811	Master Planning	11/23/2001	02	\$100,000			\$100,000	\$0	\$100,000	\$100,000	\$100,000 UA-OPM
New Britain, City of	27 West Main Street	New Britain	06051	Gates Building Rehabilitation Phase III	10/29/2001	02	\$2,000,000			\$2,000,000	\$0	\$2,000,000	\$2,000,000	\$2,000,000 UA-OPM
Aerospace Components Manufacturers, Inc.	731 Hebron Avenue	Glastonbury	06033	Cluster Activation Phase One And Two	10/22/2001	02	\$314,000			\$314,000	\$64,700	\$378,700	\$314,000	\$378,700 MAA
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	06710	WOW Learning Center	10/22/2001	02	\$962,000			\$962,000	\$0	\$962,000	\$962,000	\$962,000 UA-OPM
Cleaner Images, Inc.	47 Highridge Road	Stamford	06907	Dry Cleaning Site Remediation Project	10/4/2001	02	\$50,000			\$50,000	\$33,000	\$83,000	\$50,000	\$83,000 Dry Cleaning
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	CI Procurement Technical Assistance Program	9/27/2001	02	\$300,000			\$300,000	\$300,000	\$600,000	\$300,000	\$600,000 MAA
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	East End Public Facility	9/12/2001	02	\$2,400,000			\$2,400,000	\$0	\$2,400,000	\$2,400,000	\$2,400,000 UA-OPM
Southington, Town of	75 Main Street	Southington	06489	Former Beaton & Corbin Site	9/6/2001	02	\$0		\$82,920	\$82,920	\$0	\$82,920	\$82,920	\$82,920 SCPRIF
Scott and Daniels, Inc.	264 Freestone Avenue	Portland	06480	Scott and Daniels Expansion	9/4/2001	02	\$262,000			\$262,000	\$537,000	\$799,000	\$262,000	\$799,000 MAA
Old Greenwich Tailors and Cleaners, Inc	280 Sound Beach Avenue	Old Greenwich	06870	Dry Cleaning Site Remediation Project	8/15/2001	02	\$150,000			\$150,000	\$255,655	\$405,655	\$150,000	\$405,655 Dry Cleaning
Board of Trustees Of Community-Technical Colleges	61 Woodland Street	Hartford	06105	Precision Manufacturing Institute -Phase II Of Mtp Program	7/25/2001	02	\$1,000,000			\$1,000,000	\$3,865,400	\$4,865,400	\$1,000,000	\$4,865,400 MAA
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	06492	Restoration of Johnson Mansion (Silver City Museum)	7/25/2001	02	\$500,000			\$500,000	\$200,000	\$700,000	\$500,000	\$700,000 UA-OPM
Mattatuck Historical Society, Inc.	144 West Main Street	Waterbury	06710	Mattatuck Historical Society	7/1/2001	02	\$500,000			\$500,000	\$32,548	\$532,548	\$500,000	\$532,548 UA-OPM
Total	37						\$37,535,120	\$200,000	\$617,920	\$38,353,040	\$24,688,574	\$63,041,614		
New London Development Corporation	165 State Street, Suite 313	New London	06320	Fort Trumbull MDP Implementation #1,2,3,4	6/26/2001	01	\$46,284,000			\$46,284,000	\$5,816,279	\$52,100,279	\$46,284,000	\$52,100,279 PA 00-167
Wadsworth Athenaeum	600 Main Street	Hartford	06103	Exterior Building Renovations and Upgrades	6/14/2001	01	\$2,500,000			\$2,500,000	\$0	\$2,500,000	\$2,500,000	\$2,500,000 UA-OPM
CONNSTEP, Inc.	1090 Elm St, Suite 202	Rocky Hill	06067	Connstep Manufacturing Resource Center	6/7/2001	01	\$2,000,000			\$2,000,000	\$3,350,000	\$5,350,000	\$2,000,000	\$5,350,000 MAA
Manchester, Town of	41 Center Street Box 191	Manchester	06045	Manchester Historic Firehouse Restoration	6/6/2001	01	\$100,000			\$100,000	\$70,000	\$170,000	\$100,000	\$170,000 UA-OPM
New Britain, City of	27 West Main Street	New Britain	06051	New Britain Machine Industrial Park	6/6/2001	01	\$1,700,000			\$1,700,000	\$1,700,000	\$3,400,000	\$1,700,000	\$3,400,000 UA-OPM
Bristol, City of	111 North Main Street	Bristol	06010	Southeast Mini-Industrial Park	6/1/2001	01	\$750,000			\$750,000	\$1,173,585	\$1,923,585	\$750,000	\$1,923,585 MAA
Prospect, Town of	36 Center Street	Prospect	06712	Scott Road Industrial Park	5/14/2001	01	\$175,000			\$175,000	\$350,000	\$525,000	\$175,000	\$525,000 MAA
Middletown, City of	245 DeKoven Drive	Middletown	06457	Former Remington Rand Facility-Improvements	5/7/2001	01	\$756,500			\$756,500	\$756,500	\$1,513,000	\$756,500	\$1,513,000 MAA
East Haven, Town of	250 East Main St	East Haven	06512	Revitalization of Central Business District	4/27/2001	01	\$100,000			\$100,000	\$23,046	\$123,046	\$100,000	\$123,046 UA-OPM
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	06810	Renovation of the Rider House	4/5/2001	01	\$250,000			\$250,000	\$50,000	\$300,000	\$250,000	\$300,000 UA-OPM
Connecticut Housing Investment Funds, Inc.	121 Tremont Street	Hartford	06105	Neighborhood Rebuilder Program	3/12/2001	01	\$500,000			\$500,000	\$415,000	\$915,000	\$500,000	\$915,000 UA-DECD
New Britain, City of	27 West Main Street	New Britain	06051	Arch Walkway	3/12/2001	01	\$3,500,000			\$3,500,000	\$519,855	\$4,019,855	\$3,500,000	\$4,019,855 UA-OPM
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	06512	Dry Cleaning Site Remediation Project	2/27/2001	01	\$50,000			\$50,000	\$68,741	\$118,741	\$50,000	\$118,741 Dry Cleaning
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Intermodal Transportation Center - Phase III	2/22/2001	01	\$2,500,000			\$2,500,000	\$0	\$2,500,000	\$2,500,000	\$2,500,000 UA-OPM
Jewett City, Borough of	32 School Street	Griswold	06351	Wastewater Treatment Plant Upgrade	1/26/2001	01	\$3,000,000			\$3,000,000	\$14,987,000	\$17,987,000	\$3,000,000	\$17,987,000 MAA/UA-OPM
Connecticut Aerospace Hall of Fame & Museum, Inc.	Sniffens Lane	Stratford	06855	Aerospace Hall of Fame And Museum	1/8/2001	01	\$200,000			\$200,000	\$350,988	\$550,988	\$200,000	\$550,988 MAA
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	06371	Phase Iv Expansion Project	1/5/2001	01	\$332,000			\$332,000	\$110,667	\$442,667	\$332,000	\$442,667 REG
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Derecktor Shipyard Predevelopment Proj. - 2nd Phase	1/2/2001	01	\$6,400,000			\$6,400,000	\$6,400,000	\$12,800,000	\$6,400,000	\$12,800,000 UA-OPM
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	06423	Expansion Project - Phase One	1/2/2001	01	\$2,000,000			\$2,000,000	\$4,750,064	\$6,750,064	\$2,000,000	\$6,750,064 SA
South Central Ct Reg. Econ. Develop. Corp. (aka Reg. Grow	900 Chapel Street	New Haven	06510	South Central Regional Site Remediation Prog.	12/29/2000	01	\$750,000			\$750,000	\$64,000	\$814,000	\$750,000	\$814,000 MAA
East Hartford, Town of	740 Main Street	East Hartford	06108	Strategic Econ. Dev. And Land Use Plan Review	12/8/2000	01	\$40,000			\$40,000	\$0	\$40,000	\$40,000	\$40,000 MAA
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	CI Procurement Technical Assist. Ctr. Program	12/8/2000	01	\$300,000			\$300,000	\$300,000	\$600,000	\$300,000	\$600,000 MAA
Fairport Valet	1711-1718 Post Road East	Westport	06880	Dry Cleaning Site Remediation Project	12/1/2000	01	\$150,000			\$150,000	\$65,635	\$215,635	\$150,000	\$215,635 Dry Cleaning
Three J's Laundromat	623 Straits Tumpike	Watertown	06795	Dry Cleaning Site Remediation Project	12/1/2000	01	\$150,000			\$150,000	\$85,422	\$235,422	\$150,000	\$235,422 Dry Cleaning
Oxford, Town of	486 Oxford Road	Oxford	06478	Oxford Industrial Park	11/29/2000	01	\$150,000			\$150,000	\$150,000	\$300,000	\$150,000	\$300,000 MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Derecktor Shipyard Predevelopment Project	11/6/2000	01	\$50,000			\$50,000	\$6,000	\$56,000	\$50,000	\$56,000 MAA
Middletown, City of	245 DeKoven Drive	Middletown	06457	River Road Sewer Project	11/6/2000	01	\$52,000			\$52,000	\$10,000	\$62,000	\$52,000	\$62,000 MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Arena at Harbor Yard - Multiple Phases	10/30/2000	01	\$35,000,000			\$35,000,000	\$17,126,481	\$52,126,481	\$35,000,000	\$52,126,481 UA-OPM
Battistoni's of Silas Deane, LLC	610 Silas Deane Highway	Wethersfield	06109	Dry Cleaning Site Remediation Project	10/25/2000	01	\$100,000			\$100,000	\$328,602	\$428,602	\$100,000	\$428,602 Dry Cleaning
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Connecticut Main Street Program	10/13/2000	01	\$106,							

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Funds	Cost Fund	Other Project	Total Project Source
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	06360	Technology Deployment Center	6/30/2000	00	\$1,000,000			\$1,000,000	\$493,000	\$1,493,000		UA-OPM
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Replenishment Of Middlesex Revolving Loan Fund	6/29/2000	00	\$137,500			\$137,500	\$13,750	\$151,250		MAA
New Britain, City of	27 West Main Street	New Britain	06050	Oak Street Neighborhood Spot Demolition	6/27/2000	00	\$500,000			\$500,000	\$0	\$500,000		UA-OPM
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Klein Memorial Auditorium Renovation	6/8/2000	00	\$2,502,019			\$2,502,019	\$225,000	\$2,727,019		UA-OPM
New London Development Corporation	165 State Street, Suite 313	New London	06320	Fort Trumbull Acquisition, Demo. & Remediation	6/7/2000	00	\$3,716,000			\$3,716,000	\$412,890	\$4,128,890		MAA
Amistad America, Inc.	749 Chapel Street	New Haven	06507	Development Project	5/25/2000	00	\$325,000			\$325,000	\$66,900	\$391,900		MAA/SA
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	06239	Newsprint Recycling Plant Feasibility Study	5/16/2000	00	\$75,000			\$75,000	\$75,000	\$150,000		MAA
Community Economic Development Fund	430 New Park Avenue - 2nd Floor	West Hartford	06110	Micro-Loan Guarantee Program For Women And Minority Businesses	5/12/2000	00	\$0	\$400,000		\$400,000	\$1,200,000	\$1,600,000		MAA
Hamden, Town of	30 Field Park Drive	Hamden	06518	State Street Revitalization Project	5/12/2000	00	\$500,000			\$500,000	\$25,000	\$525,000		UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Waterbury Sports Study	5/12/2000	00	\$100,000			\$100,000	\$0	\$100,000		UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Downtown Development Project - Phase I	5/12/2000	00	\$11,300,000			\$11,300,000	\$0	\$11,300,000		UA-OPM
Hartford, City of	550 Main Street	Hartford	06103	Veeder Place Completion	4/27/2000	00	\$5,664,800			\$5,664,800	\$0	\$5,664,800		UA-OPM
Hartford, City of	550 Main Street	Hartford	06103	CCEDA Demolition/Redevelopment Project	4/20/2000	00	\$12,000,000			\$12,000,000	\$0	\$12,000,000		SA
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Freight Street Redevelopment Project	4/20/2000	00	\$2,000,000			\$2,000,000	\$0	\$2,000,000		UA-OPM
New London Development Corporation	165 State Street, Suite 313	New London	06320	Site Preparation And Remediation Project	4/20/2000	00	\$500,000			\$500,000	\$0	\$500,000		UA-DECD
New London, City of	165 State Street	New London	06320	Wastewater Treatment Plant	4/20/2000	00	\$4,800,000			\$4,800,000	\$3,335,823	\$8,135,823		UA-DECD/MAA
Norwalk, City of	125 East Avenue	Norwalk	06850	Norwalk Dept. of Police Services Facility	4/18/2000	00	\$1,500,000			\$1,500,000	\$23,315,000	\$24,815,000		UA-OPM
Hartford Parking Authority	44 Capital Avenue, Suite 301	Hartford	06103	Morgan Street Garage/CEEDA Parking Pillar Project	4/27/2000	00	\$4,000,000			\$4,000,000	\$24,000,000	\$28,000,000		SA
Science Park Development Corporation	5 Science Park	New Haven	06511	Building 25 Capital Improvements	4/10/2000	00	\$70,000			\$70,000	\$7,778	\$77,778		MAA
M & R Realty	120 Allen Street	Stratford	06497	Kimberly Heights Industrial Park	4/4/2000	00	\$0		\$129,400	\$129,400	\$0	\$129,400		SCRIF
Coltsville Heritage Park, Inc.	140 Hushope Avenue	Hartford	06106	Coltsville Heritage Park	3/24/2000	00	\$500,000			\$500,000	\$0	\$500,000		UA-OPM
Hartford, City of	550 Main Street	Hartford	06103	Neighborhood Revitalization Project - Phase II	3/24/2000	00	\$4,000,000			\$4,000,000	\$0	\$4,000,000		UA-OPM
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Rogers Spoon Factory Site Investigation&Clean Up	3/24/2000	00	\$1,000,000			\$1,000,000	\$0	\$1,000,000		UA-OPM
New London Development Corporation	165 State Street, Suite 313	New London	06320	Fort Trumbull Road Improvements	3/20/2000	00	\$6,000,000			\$6,000,000	\$670,000	\$6,670,000		MAA
New London Development Corporation	165 State Street, Suite 313	New London	06320	State Pier II	3/20/2000	00	\$810,000			\$810,000	\$90,000	\$900,000		MAA
Hamden, Town of	30 Field Park Drive	Hamden	06518	State Street Corridor Planning Area	3/15/2000	00	\$111,000			\$111,000	\$111,000	\$222,000		MAA
Windham Mills Development Corporation	322 Main Street	Willimantic	06226	Windham Mills & State Heritage Park - Phase IVa	2/22/2000	00	\$199,982			\$199,982	\$23,687	\$223,669		MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Intermodal Transportation Center - Phase II	2/18/2000	00	\$1,432,862			\$1,432,862	\$5,731,448	\$7,164,310		UA-OPM
Newtown, Town of	45 Main Street	Newtown	06470	Former Batchelder Site	2/16/2000	00	\$0		\$45,000	\$45,000	\$0	\$45,000		SCRIF
Middletown, City of	245 DeKoven Drive	Middletown	06457	Sanitary Sewer Extension & Consolidation	2/10/2000	00	\$8,800,000			\$8,800,000	\$65,300	\$8,865,300		UA-OPM
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London Acton Sheet Metal Project	1/27/2000	00	\$1,500			\$1,500	\$35,000	\$36,500		MAA
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Palace Theater Improvement Project	1/27/2000	00	\$1,500,000			\$1,500,000	\$2,850,000	\$4,350,000		UA-OPM
Coventry, Town of	11212 Main Street	Coventry	06238	Kenyon Mill Redevelopment	1/14/2000	00	\$0		\$55,700	\$55,700	\$0	\$55,700		SCRIF
Urban League of Greater of Hartford, Inc., The	140 Woodland Street	Hartford	06132	Connecticut Construction Development Center	12/28/1999	00	\$30,000			\$30,000	\$5,000	\$35,000		MAA
Norwalk, City of	125 East Avenue	Norwalk	06850	Economic Development Assistance	12/23/1999	00	\$2,400,000			\$2,400,000	\$0	\$2,400,000		UA-DECD
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	Ct Procurement Technical Assist. Ctr. Program	12/22/1999	00	\$300,000			\$300,000	\$300,000	\$600,000		MAA
As-U-Like-It Cleaners of Meriden	518 West Main Street	Meriden	06451	Dry Cleaning Site Remediation Project	12/21/1999	00	\$134,260			\$134,260	\$10,000	\$144,260		Dry Cleaning
New Britain, City of	27 West Main Street	New Britain	06051	New Britain Nuisance Abatement Project	12/21/1999	00	\$250,000			\$250,000	\$0	\$250,000		UA-OPM
Suffield-Longmeadow Cleaners, Inc.	134 Mountain Road	Suffield	06078	Dry Cleaning Site Remediation Project	12/21/1999	00	\$150,000			\$150,000	\$40,000	\$190,000		Dry Cleaning
Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	06856	Stepping Stones Museum for Children	12/14/1999	00	\$500,000			\$500,000	\$10,300,000	\$10,800,000		MAA
Plainfield, Town of	8 Community Avenue	Plainfield	06374	Infrastructure Improvement Project	12/13/1999	00	\$0		\$197,500	\$197,500	\$207,965	\$405,465		MAA
Best Cleaners, Inc	1 Lovely Street	Canton	06019	Dry Cleaning Site Remediation Project	12/2/1999	00	\$150,000			\$150,000	\$10,000	\$160,000		Dry Cleaning
Broadway Cleaners	83 Quinipiac Avenue	Norwalk	06473	Dry Cleaning Site Remediation Project	11/24/1999	00	\$150,000			\$150,000	\$21,200	\$171,200		Dry Cleaning
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Stratford Avenue Streetscapes/East End Improvement	11/19/1999	00	\$3,500,000			\$3,500,000	\$0	\$3,500,000		UA-OPM
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Ct State Technology Exten. Prog. - Conn/Step	11/19/1999	00	\$2,000,000			\$2,000,000	\$2,426,306	\$4,426,306		MAA
New Britain, City of	27 West Main Street	New Britain	06051	Urban Oaks Organic Farm	11/19/1999	00	\$500,000			\$500,000	\$440,000	\$940,000		UA-OPM
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	06511	Black Expo '99	11/8/1999	00	\$35,000			\$35,000	\$25,000	\$60,000		MAA
Redevelopment Agency Town of Manchester	41 Center Street	Manchester	06040	Morland Valve Site Redevelopment	11/3/1999	00	\$0		\$62,700	\$62,700	\$0	\$62,700		SCRIF
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Theater Expansion Project	11/1/1999	00	\$9,700,000			\$9,700,000	\$28,234,747	\$37,934,747		UA-OPM
Hartford Economic Development Corp. (HEDCO)	15 Lewis Street	Hartford	06106	SAMA Neighborhood Economic Development Fund	10/27/1999	00	\$1,000,000			\$1,000,000	\$0	\$1,000,000		UA-OPM
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	06105	Farmington Avenue Redevelopment Project	10/22/1999	00	\$5,000,000			\$5,000,000	\$0	\$5,000,000		UA-OPM
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	06106	Hartford Riverwalk (Bulkeley Bridge Walkabout)	10/5/1999	00	\$700,000			\$700,000	\$2,790,000	\$3,490,000		UA-OPM/DECD
Bristol, City of	111 North Main Street	Bristol	06010	Restoring Bristol Neighborhoods	9/27/1999	00	\$300,000			\$300,000	\$15,685	\$315,685		UA-OPM
Norwalk, City of	125 East Avenue	Norwalk	06850	Norwalk Center Development Planning Project	9/27/1999	00	\$1,500,000			\$1,500,000	\$0	\$1,500,000		UA-OPM
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Steel Point	9/15/1999	00	\$20,000,000			\$20,000,000	\$0	\$20,000,000		UA-OPM
Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	06010	Downtown Feasibility Study	8/30/1999	00	\$75,000			\$75,000	\$35,294	\$110,294		UA-DECD
New London Development Corporation	165 State Street, Suite 313	New London	06320	State Pier I	8/6/1999	00	\$1,935,000			\$1,935,000	\$215,000	\$2,150,000		MAA
Frederick T. Clark	490 Wolcott Hill Road	Wethersfield	06109	Shelco Filters Company Site Plan	7/30/1999	00	\$0		\$32,500	\$32,500	\$13,000	\$45,500		SCRIF
New Britain, City of	27 West Main Street	New Britain	06051	Alamo-Tenergy Business Assistance	7/30/1999	00	\$2,125,000			\$2,125,000	\$0	\$2,125,000		SA
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06106	Convention Center	7/28/1999	00	\$3,000,000			\$3,000,000	\$0	\$3,000,000		SA
Hartford Economic Development Corp. (HEDCO)	15 Lewis Street	Hartford	06106	HEDCO/Nuisance Abatement	7/14/1999	00	\$250,000			\$250,000	\$0	\$250,000		UA-OPM
Seven Angels Theatre, Inc.	Plank Road Box 358	Waterbury	06705	Interior Theatre Renovation	7/14/1999	00	\$295,777			\$295,777	\$0	\$295,777		UA-OPM
Simsbury Historical Society, Inc.	800 Hogmeadow Street	Simsbury	06070	Old Probate Court Restoration	7/14/1999	00	\$150,000			\$150,000	\$150,000	\$300,000		HA
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	06810	Marion Anderson Studio	7/13/1999	00	\$190,000			\$190,000	\$76,000	\$266,000		UA-OPM
Total	64						\$131,365,700	\$400,000	\$557,800	\$132,323,500	\$108,286,773	\$240,610,273		
New Britain, City of	27 West Main Street	New Britain	06051	Gates Building Rehabilitation Phase II	6/29/1999	99	\$905,578			\$905,578	\$0	\$905,578		SA
New Britain, City of	27 West Main Street	New Britain	06051	Gates Building Rehabilitation Phase I	6/29/1999	99	\$1,075,000			\$1,075,000	\$0	\$1,075,000		UA-OPM
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Intermodal Transportation Center Project	6/3/1999	99	\$248,125			\$248,125	\$992,500	\$1,240,625		UA-OPM
Greater Southington C of C/Town of Southington	51 North Main Street	Southington	06489	Southington Renaissance Phase 1	5/27/1999	99	\$500,000			\$500,000	\$488,000	\$988,000		UA-OPM
Enfield, Town of	820 Enfield Street	Enfield	05062	Purple Heart Museum	5/14/1999	99	\$181,294			\$181,294	\$0	\$181,294		UA-OPM
New Haven Development Corporation	100 Crown Street	New Haven	06510	Comprehensive Arts Facility Project	5/14/1999	99	\$450,000			\$450,000	\$60,000	\$510,000		UA-OPM
Real Art Ways, Inc.	56 Arbor Street	Hartford	06105	Arts & Culture Center Project	5/14/1999	99	\$500,000			\$500,000	\$1,118,465	\$1,618,465		UA-OPM
Submarine Force Library & Museum Association	Naval Sub Base/New London	Groton	06340	Submarine Force Library & Museum Expansion Project	5/14/1999	99	\$2,000,000			\$2,000,000	\$2,000,000	\$4,000,000		UA-OPM
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	06702	Joseph L. Jaynes Computer Tech. & Info. Tmg. Ctr.	5/12/1999	99	\$100,000			\$100,000	\$25,000	\$125,000		MAA
Meriden, City of	142 East Main Street	Meriden	06450	Jordan Brook Relocation	5/7/1999	99	\$378,500			\$378,500				

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Other Project		Total Project Source	
											Funds	Cost Fund	Funds	Cost Fund
West Haven, City of	355 Main Street	West Haven	06516	Ward-Heitman House Restoration & Preservation Project	4/16/1999	99	\$200,000			\$200,000	\$125,000	\$325,000	UA-OPM	
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	06710	WOW NRZ - Learning Center Streetscape Planning	4/9/1999	99	\$68,000			\$68,000	\$613,000	\$681,000	UA-OPM	
Neighborhood Housing Services of New Britain, Inc.	223 Broad Street	New Britain	06053	New Britain Flags and Streetscape Fund Project	4/6/1999	99	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-OPM	
Connecticut United Research for Excellence, Inc.	300 George St., Suite 561	New Haven	06511	Connecticut's BioScience Cluster Activation Proj.	3/22/1999	99	\$150,000			\$150,000	\$360,000	\$510,000	UA-OPM	
New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	06010	Cultural Center for Central Connecticut	3/22/1999	99	\$250,000			\$250,000	\$100,000	\$350,000	UA-OPM	
Hartford, City of	551 Main Street	Hartford	06103	Tri-Neighborhood Revitalization/Veeder Place Project	3/10/1999	99	\$5,785,500			\$5,785,500	\$1,052,000	\$6,837,500	UA-OPM	
Asnuntuck Community Technical College	170 Elm Street	Enfield	06082	Machine Technology Training Program	3/8/1999	99	\$500,000			\$500,000	\$1,360,000	\$1,860,000	MAA	
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Waterbury/Naugatuck Commerce Park	3/8/1999	99	\$309,855			\$309,855	\$34,900	\$344,755	MAA	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	Ct-Procurement Technical Assistance Program	2/26/1999	99	\$300,000			\$300,000	\$300,000	\$600,000	MAA	
Milford, City of	70 West River Street	Milford	06460	Devon Revitalization Feasibility Study Phase I	2/5/1999	99	\$25,000			\$25,000	\$25,000	\$50,000	MAA	
Hygienic Art, Inc.	79 Bank Street	New London	06320	Building Renovation Project	1/27/1999	99	\$100,000			\$100,000	\$579,000	\$679,000	MAA	
Connecticut Eastern Chpt., National Railway Hist. Soc.	Columbia Junction Freight Yard	Willimantic	06226	Connecticut Eastern Railroad Musuem	1/19/1999	99	\$400,000			\$400,000	\$0	\$400,000	UA-OPM	
Torrington, City of	140 Main Street	Torrington	06790	Fuessenich Park Renovations - Phase III	1/14/1999	99	\$100,000			\$100,000	\$75,000	\$175,000	MAA	
Connecticut Historical Society, Inc.	60 Broadway	Norwich	06360	Interactive Exhibits on the History of Connecticut	1/6/1999	99	\$200,000			\$200,000	\$401,776	\$601,776	UA-OPM	
Norwich Arts Council, Inc.	60 Broadway	Norwich	06360	Building Restoration Project	12/14/1998	99	\$287,500			\$287,500	\$287,500	\$575,000	UA-OPM	
Norwalk, City of	125 East Avenue	Norwalk	06856	Economic Development Assist. Project	12/10/1998	99	\$1,200,000			\$1,200,000	\$0	\$1,200,000	UA-DECD	
Norwich, City of	17 Meadow Lane	Norwich	06360	Artspace Predevelopment Feasibility	12/10/1998	99	\$225,000			\$225,000	\$0	\$225,000	UA-OPM	
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	06103	Machinist Training Program	12/3/1998	99	\$100,000			\$100,000	\$400,000	\$500,000	MAA	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Chase Bank Retention Project	11/13/1998	99	\$1,000,000			\$1,000,000	\$2,672,702	\$3,672,702	UA-OPM	
Windham Mills Development Corporation	322 Main Street	Willimantic	06226	Phase 4	11/9/1998	99	\$7,542,017			\$7,542,017	\$5,900,000	\$13,442,017	MAA	
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	06511	Black Expo '98	11/6/1998	99	\$100,000			\$100,000	\$10,000	\$110,000	MAA	
West Haven, City of	355 Main Street	West Haven	06516	Planning Stage Of West River Crossing	11/5/1998	99	\$125,000			\$125,000	\$125,000	\$250,000	MAA	
Bradley Health Care, Inc.	45 Meriden Avenue	Scouttington	06489	New Britain Assisted Living Feasibility Study	10/27/1998	99	\$27,000			\$27,000	\$25,000	\$52,000	UA-OPM	
Battison's of Avon, Inc.	710-720 Drake Hill Mall	Simsbury	06070	Dry Cleaning Site Remediation Project	10/14/1998	99	\$150,000			\$150,000	\$76,536	\$226,536	Dry Cleaning	
Golden Hanger Cleaners	398 Mill Plain Road	Danbury	06811	Dry Cleaning Site Remediation Project	10/14/1998	99	\$100,000			\$100,000	\$100,650	\$200,650	Dry Cleaning	
Garde Arts Center, Inc.	325 State Street	New London	06320	Garde Arts Renovation - Phase I	10/13/1998	99	\$6,500,000			\$6,500,000	\$4,500,000	\$11,000,000	UA-OPM/ICC	
Ted's Cleaners	1957 Whitney Avenue	North Haven	06478	Dry Cleaning Site Remediation Project	10/10/1998	99	\$150,000			\$150,000	\$41,093	\$191,093	Dry Cleaning	
Hartford, City of	550 Main Street	Hartford	06103	Neighborhood Revitalization Project - Phase I	10/2/1998	99	\$7,000,000			\$7,000,000	\$0	\$7,000,000	UA-OPM	
Greater Dwight Development Corporation	48 Howe Street	New Haven	06511	Community Supermarket Project	9/28/1998	99	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-OPM	
Connecticut Housing Finance Authority	998 West Street	Rocky Hill	06067	Neighborhood Revitalization Project	9/21/1998	99	\$4,300,000			\$4,300,000	\$0	\$4,300,000	UA-OPM	
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Ct State Technology Exten. Prog. - Conn/Step	9/18/1998	99	\$1,500,000			\$1,500,000	\$1,871,691	\$3,371,691	MAA	
Lebanon, Town of/Lebanon Historical Society, Inc.	579 Exeter Road	Lebanon	06249	Museum And Visitor Center Project	9/15/1998	99	\$200,000			\$200,000	\$1,003,320	\$1,203,320	MAA	
West Haven, City of	355 Main Street	West Haven	06516	Center Green Improvements	9/8/1998	99	\$25,000			\$25,000	\$217,750	\$242,750	UA-OPM	
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Timespy Museum	8/4/1998	99	\$500,000			\$500,000	\$1,000,000	\$1,500,000	MAA	
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	06385	Facilities Renovation Project	8/25/1998	99	\$0	\$200,000		\$200,000	\$938,935	\$1,138,935	MAA	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Captain's Cove Demolition Project	8/18/1998	99	\$875,000			\$875,000	\$60,500	\$935,500	UA-OPM	
Meriden, City of	142 East Main Street	Meriden	06450	Economic Development Infrastructure & Visibility Project	8/13/1998	99	\$450,000			\$450,000	\$107,150	\$557,150	UA-OPM	
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06702	Downtown Development Planning Project	8/1/1998	99	\$1,645,000			\$1,645,000	\$0	\$1,645,000	UA-OPM	
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London Comprehensive Waterfront Improv. & Devel.	7/28/1998	99	\$23,167,000			\$23,167,000	\$2,018,750	\$25,185,750	MAA/UA-OPM	
Hartford Stage Company, Inc.	50 Church Street	Hartford	06101	Richardson Building Renovation Project	7/14/1998	99	\$752,000			\$752,000	\$31,024	\$783,024	UA-OPM	
Total	53						\$84,072,369	\$0	\$200,000	\$84,272,369	\$35,077,742	\$119,350,111		
New Hartford, Town of	530 Main Street	New Hartford	06057	Reconstruction Of Radium Road	6/17/1998	98	\$113,190			\$113,190	\$133,380	\$246,570	MAA	
Stratford, Town of	2725 Main Street	Stratford	06497	Aerospace Interactive Feasibility Study	6/10/1998	98	\$10,000			\$10,000	\$10,000	\$20,000	MAA	
Valley Railroad Company	152 River Street	Deep River	06417	Essex Steam Train Bridge Repair & Maintenance	5/29/1998	98	\$1,145,000			\$1,145,000	\$126,000	\$1,271,000	UA-OPM	
Amistad America, Inc.	749 Chapel Street	New Haven	06507	Schooner Amistad Construction Phase II	5/14/1998	98	\$2,500,000			\$2,500,000	\$625,590	\$3,125,590	MAA	
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Warner Theatre Feasibility Studies	4/30/1998	98	\$60,000			\$60,000	\$0	\$60,000	UA-OPM	
Bristol, City of	111 North Main Street	Bristol	06010	ESPN Expansion	4/21/1998	98	\$347,207		\$347,206	\$694,413	\$77,157	\$771,570	MAA	
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	06105	Feasibility Study	4/21/1998	98	\$50,000			\$50,000	\$100,000	\$150,000	UA-OPM	
New Britain, City of	27 West Main Street	New Britain	06051	Government Center Parking Garage	4/21/1998	98	\$7,500,000			\$7,500,000	\$8,915,000	\$16,415,000	SA	
Polka Dot Playhouse, Inc.	167-177 State Street	Bridgeport	06601	Polka Dot Playhouse Construction	4/15/1998	98	\$2,000,000			\$2,000,000	\$2,265,624	\$4,265,624	UA-OPM	
Shelton, Town of	54 Hill Street	Shelton	06484	Financial Assistance Project	4/15/1998	98	\$100,000			\$100,000	\$100,000	\$200,000	MAA	
Science Center of Connecticut, Inc.	950 Trout Brook Drive	West Hartford	06119	Planning & Construction	4/3/1998	98	\$4,000,000			\$4,000,000	\$30,955,000	\$34,955,000	SA	
Connecticut Marine Trades Association	20 Plains Road	Essex	06426	Strictly Sail New England Boat Show	3/6/1998	98	\$55,000			\$55,000	\$297,714	\$352,714	MAA	
Image Cleaners, Inc.	281 Main Street	Portland	06480	Dry Cleaning Site Remediation Project	2/25/1998	98	\$50,000			\$50,000	\$52,000	\$102,000	Dry Cleaning	
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	06239	Killingly Industrial Park	2/23/1998	98	\$109,250			\$109,250	\$109,250	\$218,500	MAA	
Norwalk, City of	125 East Avenue	Norwalk	06850	Reed Putnam Heritage Park	2/2/1998	98	\$2,275,000			\$2,275,000	\$0	\$2,275,000	UA-DECD	
Norwalk, City of	125 East Avenue	Norwalk	06856	Maritime Center Debt Reduction II	1/28/1998	98	\$1,206,000			\$1,206,000	\$1,246,950	\$2,452,950	UA-DECD	
Norwich Department Of Public Utilities	16 South Golden Street	Norwich	06360	Atlantic Packaging Bridge Expansion	1/22/1998	98	\$180,000			\$180,000	\$20,000	\$200,000	UA-DECD	
815 Lafayette Centre, LLC	929 Kings Highway Ext.	Fairfield	06430	815 Lafayette Center Project	1/21/1998	98	\$1,000,000			\$1,000,000	\$3,087,462	\$4,087,462	UA-OPM	
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	Railroad Station Renovation Project	1/9/1998	98	\$250,000			\$250,000	\$500,000	\$750,000	UA-OPM	
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Ct-Procurement Tech. Assist. Prog. - Year V	1/9/1998	98	\$300,000			\$300,000	\$300,000	\$600,000	MAA	
Horace Bushnell Memorial Hall Corporation	165 Capitol Avenue	Hartford	06106	Bushnell Expansion Project Phase I	11/20/1997	98	\$300,000			\$300,000	\$600,000	\$900,000	UA-OPM	
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	06103	Metro Hartford Growth Fund Business Development Project	10/31/1997	98	\$2,000,000			\$2,000,000	\$225,000	\$2,225,000	MAA	
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Ct State Technology Extension Program	10/9/1997	98	\$1,000,000			\$1,000,000	\$2,371,691	\$3,371,691	MAA	
Torrington, City of	140 Main Street	Torrington	06790	Industrial Park Business Development Project	10/7/1997	98	\$108,250			\$108,250	\$108,250	\$216,500	MAA	
Watertown, Town of	424 Main Street	Watertown	06795	Turkey Brook Drainage Improvement	10/7/1997	98	\$400,000			\$400,000	\$2,875,000	\$3,275,000	MAA	
New Britain, City of	27 West Main Street	New Britain	06051	Fafnr-Booth Street Redevelopment	9/19/1997	98	\$3,518,380			\$3,518,380	\$2,525,000	\$6,043,380	MAA	
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	06484	Shelton Enterprise And Commerce Park	9/11/1997	98	\$2,634,950			\$2,634,950	\$3,202,574	\$5,837,524	MAA	
Plainville, Town of	1 Central Square	Plainville	06062	Sanitary Sewer & Pump Station	9/10/1997	98	\$250,000			\$250,000	\$500,000	\$750,000	MAA	
Lyme Historical Society, Inc.	96 Old Lyme Street	Old Lyme	06371	Florence Griswold Museum Restoration Proj.	8/28/1997	98	\$2,050,000			\$2,050,000	\$2,189,528	\$4,239,528	MAA	
Windham Mills Development Corporation	322 Main Street	Windham	06226	Windham Mills & State Heritage Park - Phase III	8/28/1997	98	\$0	\$7,300,000		\$7,300,000	\$815,000	\$8,115,000	MAA	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	West End Brownfields Reclamation	8/25/1997	98	\$2,000,000			\$2,000,000	\$0	\$2,000,000	Dry-OPM	
Military Museum of Southern New England	125 Park Avenue	Danbury	06810	Display Building Renovation Project	8/14/1997	98	\$100,000			\$100,000	\$250,668	\$350,668	UA-DECD	
Stonington, Town of	152 Elm Street	Stonington	06378	Waste Treatment Plant Improvements	8/1/1997	98	\$500,000			\$500,000				

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Other Project		Total
											Funds	Cost Fund	Source
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Grow Bridgeport Fund	6/25/1997	97	\$1,000,000			\$1,000,000	\$4,950,000	\$5,950,000	UA-OPM
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Southeast Region Develop. Fund	6/25/1997	97	\$3,000,000			\$3,000,000	\$335,000	\$3,335,000	MAA
Sea Research Foundation, Inc.	55 Poggan Blvd.	Mystic	06355	Mystic Marinelle Aquarium	6/11/1997	97	\$15,000,000		\$15,000,000		\$30,000,000	\$45,113,000	REG
South Hartford Initiative, Inc.	99 Pratt Street	Hartford	06103	South Hartford Initiative	6/5/1997	97	\$6,000,000			\$6,000,000	\$670,000	\$6,670,000	REG
Bradley Development League	275 Broad Street	Windsor	06095	Commercial Plan For Development	6/3/1997	97	\$50,000			\$50,000	\$40,000	\$90,000	MAA
Enfield, Town of	820 Enfield Street	Enfield	06082	Old Town Hall Museum Repairs Proj.	5/16/1997	97	\$25,000			\$25,000	\$25,091	\$50,091	MAA
Torrington, City of	141 Main Street	Torrington	06790	East Main Street Sewer	5/16/1997	97	\$427,000			\$427,000	\$98,000	\$525,000	UA-DECD
Northeast CT Economic Alliance, Inc.	83 Windham Street, Beckert Hall	Windham	06226	Northeast Tech. Enterprise @ Windham Mills	5/12/1997	97	\$700,000			\$700,000	\$1,782,025	\$2,482,025	MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	East Side Planning	4/30/1997	97	\$285,000			\$285,000	\$0	\$285,000	UA-OPM
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Harbor Implement Study	4/30/1997	97	\$190,000			\$190,000	\$560,000	\$750,000	UA-OPM
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	06360	Technology Deployment Center	4/17/1997	97	\$2,000,000			\$2,000,000	\$222,300	\$2,222,300	MAA
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Palace Theatre Stagehouse Expansion	4/1/1997	97	\$1,300,000			\$1,300,000	\$2,326,850	\$3,626,850	ICC
Stamford, City of	888 Washington Boulevard	Stamford	06904	Palace Theater Renovations	4/1/1997	97	\$1,500,000			\$1,500,000	\$650,000	\$2,150,000	REG
Seven Angels Theatre, Inc.	Plank Road Box 358	Waterbury	06705	Seven Angel Theatre Project	3/14/1997	97	\$98,500			\$98,500	\$0	\$98,500	UA-OPM
Artist Collective, Inc.	35 Clark Street	Hartford	06120	Construction Multi-Arts Cultural Center	2/20/1997	97	\$1,200,000			\$1,200,000	\$1,200,000	\$2,400,000	SA
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Ct-Procurement Tech. Assist. Prog. - Year IV	2/20/1997	97	\$300,000			\$300,000	\$300,000	\$600,000	MAA
Norwich, City of	17 Meadow Lane	Norwich	06360	Communication & Tech. Learning Ctr.	2/5/1997	97	\$250,000			\$250,000	\$50,000	\$300,000	UA-DECD
National Theater of The Deaf	5 West Main Street	Chester	06412	Theater Project - Phase 1	1/27/1997	97	\$60,000			\$60,000	\$60,000	\$120,000	MAA
New Haven, City of	165 Church Street	New Haven	06510	Shubert Improvement Project	11/22/1996	97	\$700,000			\$700,000	\$2,422,270	\$3,122,270	UA-DECD
Old State House Association, Inc.	800 Main Street	Hartford	06103	Old State House Restoration	10/29/1996	97	\$1,000,000			\$1,000,000	\$1,000,000	\$2,000,000	SA
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Ct State Technology Exten. Prog. - Conn/Step	9/11/1996	97	\$1,000,000			\$1,000,000	\$2,254,991	\$3,254,991	MAA
CCCSU/Institute For Indust. & Eng. Tech	185 Main Street	New Britain	06053	Flexible Manuf. Network Ctr.	8/30/1996	97	\$268,000			\$268,000	\$33,684	\$301,684	MAA
Central Connecticut State University	185 Main Street	New Britain	06051	Manufacturing Application Center	8/30/1996	97	\$50,000			\$50,000	\$292,425	\$342,425	MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Beardsley Zoological Gardens Acquis.	5/20/1997	97	\$4,508,750			\$4,508,750	\$4,482,750	\$8,991,500	UA-DECD
Norwalk, City of	125 East Avenue	Norwalk	06856	Maritime Center Debt Reduction	3/10/1997	97	\$1,206,000			\$1,206,000	\$437,898	\$1,643,898	UA-DECD
New Haven, City of	165 Church Street	New Haven	06510	Downtown Improvements Project	11/1/1996	97	\$1,304,000			\$1,304,000	\$1,544,000	\$2,848,000	UA-DECD
Hartford, City of	550 Main Street	Hartford	06103	Artspace Predevelopment Project	10/9/1996	97	\$150,000			\$150,000	\$0	\$150,000	UA-DECD
Mark Twain Memorial	351 Farmington Avenue	Hartford	06105	Mark Twain House Expan/Enhancement Project	7/31/1996	97	\$1,500,000			\$1,500,000	\$1,952,158	\$3,452,158	REG
New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	06010	Project Expansion Phase I	7/31/1996	97	\$100,000			\$100,000	\$111,000	\$211,000	UA-DECD
Total	29						\$45,622,250	\$0	\$0	\$45,622,250	\$55,099,442	\$100,721,692	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Pleasure Beach Carousel Museum	5/16/1996	96	\$66,000			\$66,000	\$899,940	\$965,940	HA
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Economic Development Program Implementation	4/23/1996	96	\$75,000			\$75,000	\$23,650	\$98,650	REG
New London, City of	165 State Street	New London	06320	State Pier Reconstruction	3/28/1996	96	\$2,750,000		\$2,750,000		\$4,000,000	\$6,800,000	MAA
New Britain, City of	27 West Main Street	New Britain	06051	War & Historic Memorials & Park	3/25/1996	96	\$300,000			\$300,000	\$0	\$300,000	SA
Southwestern Regional Planning Agency	888 Washington Boulevard, 3rd Floor	Stamford	06901	Implementation - Phase 3	3/20/1996	96	\$75,000			\$75,000	\$175,000	\$250,000	RPA
Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	06461	Lacey Manufacturing Retention/Expansion	3/18/1996	96	\$2,553,463			\$2,553,463	\$759,140	\$3,312,603	MAA
Middletown, City of	245 Dekoven Drive	Middletown	06457	Northend Industrial Project	3/1/1996	96	\$582,000			\$582,000	\$273,556	\$855,556	MAA
Northwestern Hills Partnership For Progress Inc	17 Sackett Hill Road	Warren	06754	Development Project	3/1/1996	96	\$42,500			\$42,500	\$20,200	\$62,700	REG
Norwalk, City of	125 East Avenue	Norwalk	06850	Norwalk Concert Hall	3/1/1996	96	\$500,000			\$500,000	\$20,000	\$520,000	SA
Northwest Connecticut Council of Government	17 Sackett Hill Road	Warren	06754	Regional Economic Development Planning	3/1/1996	96	\$42,000			\$42,000	\$10,400	\$52,400	RPA
Housatonic Valley Council of Elected Officials	Old Town Hall, Route 25	Brookfield	06804	Planning & Implementation	2/26/1996	96	\$75,000			\$75,000	\$13,500	\$88,500	RPA
Waterbury Development Corporation f/k/a Naugatuck Valley De	225 West Main Street	Waterbury	06702	Business Development Project	2/26/1996	96	\$75,000			\$75,000	\$8,334	\$83,334	MAA
Central Connecticut Regional Planning Agency	225 North Main Street	Bristol	06011	Phase IV Planning & Coordination Program	2/9/1996	96	\$75,000			\$75,000	\$13,500	\$88,500	REG
Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	06604	Reg. Econ. Dev. Planning And Coord.-Ph. 4	2/9/1996	96	\$50,000			\$50,000	\$13,000	\$63,000	REG
South Central Regional Council of Government	900 Chapel Street	New Haven	06515	Planning & Coord. - Phase 4	2/9/1996	96	\$50,000			\$50,000	\$6,000	\$56,000	RPA
Valley Regional Planning Agency	12 Main Street	Derby	06418	Planning, Coordinating, Implementation - Ph. 4	2/9/1996	96	\$40,000			\$40,000	\$84,200	\$124,200	RPA
Council of Governments of Cen. Naugatuck Valley	60 North Main Street	Waterbury	06702	Planning & Coordination & Program Implementation	2/1/1996	96	\$75,000			\$75,000	\$0	\$75,000	REG
University of Connecticut	343 Mansfield Road - U-151	Mansfield	06269	CONN/STEP 1995	1/26/1996	96	\$1,000,000		\$1,000,000		\$2,510,248	\$3,510,248	MAA
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	06103	Planning & Implementation	1/24/1996	96	\$100,000			\$100,000	\$360,000	\$460,000	RPA
Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	06320	Program Implementation	1/4/1996	96	\$100,000			\$100,000	\$22,163	\$122,163	REG
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	06226	Reg. Econ. Dev. Planning And Coord.	1/4/1996	96	\$80,000			\$80,000	\$20,000	\$100,000	MAA
Litchfield Hills Council of Elected Officials	44 N. Street/P.O. Box 187	Goshen	06756	Economic Development Planning & Coord.	12/28/1995	96	\$42,500			\$42,500	\$6,850	\$49,350	RPA
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Ct-Procurement Tech. Assist. Prog. - Year III	12/13/1995	96	\$300,000			\$300,000	\$315,767	\$615,767	MAA
Garde Arts Center, Inc.	325 State Street	New London	06320	Renovation Project	12/7/1995	96	\$4,500,000			\$4,500,000	\$4,500,000	\$9,000,000	ICC
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	West End Industrial Park	11/3/1995	96	\$1,275,000			\$1,275,000	\$1,416,667	\$2,691,667	REG
Fairfield, Town of	611 Old Post Road	Fairfield	06430	Commerce Drive Area Revitalization	10/16/1995	96	\$500,000			\$500,000	\$2,725,000	\$3,225,000	REG
Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	06604	Allied Signal Stratford Base Closure Proj.	10/6/1995	96	\$41,136			\$41,136	\$58,864	\$100,000	MAA
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	06355	Visitor Experience Enhancement	9/28/1995	96	\$5,000,000			\$5,000,000	\$1,700,000	\$6,700,000	REG
Norwalk, City of	125 East Avenue	Norwalk	06856	Norwalk Trafalgar Industrial Development	9/22/1995	96	\$2,000,000			\$2,000,000	\$225,000	\$2,225,000	REG
Connecticut Economic Resource Center	795 Brook Street - Bldg. 5	Rocky Hill	06067	Business Development Project	7/26/1995	96	\$500,000			\$500,000	\$1,000,000	\$1,500,000	MAA
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	06226	Killingly/Putnam Smart Parks	7/19/1995	96	\$2,500,000			\$2,500,000	\$4,936,883	\$7,436,883	REG
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Windham	06226	Windham Mills & Heritage State Park Project	7/7/1995	96	\$2,700,000			\$2,700,000	\$3,469,823	\$5,169,823	REG
University of Connecticut	343 Mansfield Road - U-151	Storrs	06269	Advanced Technology Center	7/5/1995	96	\$2,000,000			\$2,000,000	\$3,641,706	\$5,641,706	MAA
Total	33						\$30,064,599	\$0	\$0	\$30,064,599	\$29,009,391	\$59,073,990	
Central Connecticut State University	185 Main Street	New Britain	06051	Manufacturing Application Center	6/30/1995	95	\$1,000,000			\$1,000,000	\$120,000	\$1,120,000	MAA
Meriden Manufacturing Assist. Assoc.	142 East Main Street	Meriden	06450	North Colony Street Industrial Park	6/28/1995	95	\$4,493,236			\$4,493,236	\$500,000	\$4,993,236	MAA
Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	06010	GMC Facility Feasibility Study Project	6/23/1995	95	\$50,000			\$50,000	\$50,000	\$100,000	MAA
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Polka Dot Theatre	6/22/1995	95	\$342,000			\$342,000	\$38,000	\$380,000	REG
New Britain, City of	27 West Main Street	New Britain	06051	Beehive Field Reconstruction Project	6/12/1995	95	\$8,000,000			\$8,000,000	\$1,200,000	\$9,200,000	REG
Area Cooperative Educational Services	205 Skiff Street	Hamden	06517	Knowledge +	5/24/1995	95	\$1,200,000			\$1,200,000	\$247,037	\$1,447,037	REG
Real Art Ways, Inc.	56 Arbor Street	Hartford	06105	Development Of Multi-purpose Art Center	5/10/1995	95	\$400,000			\$400,000	\$374,905	\$774,905	UA-OPM
Hartford, City of	550 Main Street	Hartford	06103	Veeder Root	5/2/1995	95	\$3,500,000			\$3,500,000	\$10,345,000	\$13,845,000	REG
UCONN Educational Properties, Inc. (UCEPI)	P.O. Box 574	Storrs	06268	Research Park	4/28/1995	95	\$10,000,000		\$10,000,000		\$10,400,000	\$20,400,000	SA
Milford, City of	100 River Street	Milford	06460	Head Of Harbor	4/26/1995	95	\$750,000			\$750,000	\$750,000	\$1,500,000	REG
Hartford, City of	550 Main Street	Hartford	06103	Minority Contractors Building Program	4/15/1995	95	\$1,000,000			\$1,000,000	\$0	\$1,000,000	UA-DECD
Norwich Museum Trust, Inc.	80 Main Street	Norwich	06360	Three Rivers Heritage Center	4/12/1995	95	\$2,000,000			\$2,000,000	\$440,000	\$2,440,000	UA-OPM/ICC
Fairfield University	1073 North Benson Road	Fairfield	06430	Global Competiveness Center	4/11/1995	95	\$39,448			\$39,448	\$118,552	\$158,000	MAA

**Appendix
A - 7**

**Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005**

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Total	
											Funds	Cost Fund
Mystic Fire District	35 Broadway	Mystic	06355	Cottrell Park Tourism Development Project	4/7/1995	95	\$200,000			\$200,000	\$586,000	\$786,000 REG
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	06103	Capitol Regional Infrastructure Develop. Fund	3/22/1995	95	\$3,000,000		\$3,000,000	\$3,000,000	\$350,000	\$3,350,000 REG
Stonington Historical Society	P.O. Box 103	Stonington	06378	Captain Nathaniel Brown Palmer Historic Site	3/3/1995	95	\$125,000		\$125,000	\$125,000	\$910,500	\$935,500 REG
Norwich, City of	17 Meadow Lane	Norwich	06360	Downtown Revitalization Project	2/28/1995	95	\$1,000,000		\$1,000,000	\$1,000,000	\$2,730,000	\$3,730,000 UA-OPM
Bethany, Town of	512 Amity Road	Bethany	06524	Renovation & Restoration Of Stanley Downs Bldg.	2/22/1995	95	\$100,000		\$100,000	\$100,000	\$50,000	\$150,000 REG
C.W. Group, Inc.	200 Myrtle Street	New Britain	06053	Myrtle St. Incubator Project	2/22/1995	95	\$1,264,000		\$1,264,000	\$1,264,000	\$141,000	\$1,405,000 REG
New London, City of	165 State Street	New London	06320	Revoling Loan Fund Project	2/22/1995	95	\$300,000		\$300,000	\$300,000	\$33,000	\$333,000 UA-OPM
Central Naugatuck Valley Council of Government	20 East Main Street	Waterbury	06072	Planning & Coord. - Phase 3	2/16/1995	95	\$45,000		\$45,000	\$45,000	\$4,500	\$49,500 REG
Southwestern Regional Planning Agency	888 Washington Boulevard, 3rd Floor	Stamford	06901	Business Formation Network	2/16/1995	95	\$50,000		\$50,000	\$50,000	\$35,614	\$85,614 REG
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	06032	Business Development Project	2/15/1995	95	\$100,000		\$100,000	\$100,000	\$110,000	\$210,000 MAA
Valley Regional Planning Agency	12 Main Street	Derby	06418	Program Implementation Phase 3	1/30/1995	95	\$36,000		\$36,000	\$36,000	\$31,600	\$67,600 REG
Hamden, Town of	30 Field Park Drive	Hamden	06518	South Central Site Remediation	1/26/1995	95	\$500,000		\$500,000	\$500,000	\$3,820	\$503,820 UA-OPM
Hartford, City of	550 Main Street	Hartford	06103	Hedco/ Neighborhood Economic Develop. Fund	1/26/1995	95	\$4,950,000		\$4,950,000	\$4,950,000	\$550,000	\$5,500,000 REG
New Haven, City of	165 Church Street	New Haven	06510	Tweed-New Haven Airport Terminal Area Improve.	1/26/1995	95	\$1,000,000		\$1,000,000	\$1,000,000	\$110,000	\$1,110,000 REG
New Haven, City of	165 Church Street	New Haven	06510	Downtown Infrastructure Improvements	1/26/1995	95	\$2,300,000		\$2,300,000	\$2,300,000	\$250,000	\$2,550,000 UA-DECD
Science Park Development Corporation	5 Science Park	New Haven	06511	Rte. 34 Biomedical Park	1/26/1995	95	\$5,000,000		\$5,000,000	\$5,000,000	\$556,000	\$5,556,000 REG
Connecticut Baseball Foundation	45 Yale Avenue	New Haven	06515	Yale Field Clubhouse & Improvements	1/23/1995	95	\$1,250,000		\$1,250,000	\$1,250,000	\$140,000	\$1,390,000 REG
Hamden, Town of	30 Field Park Drive	Hamden	06518	Eli Whitney Museum Purchase & Renovation	1/23/1995	95	\$247,000		\$247,000	\$247,000	\$63,800	\$310,800 REG
South Central Council of Governments	127 Washington Avenue	New Haven	06473	Regional Emergency Medical Communications Sys.	1/23/1995	95	\$360,000		\$360,000	\$360,000	\$69,000	\$429,000 REG
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Klein Theatre Parking Lot Construction	1/18/1995	95	\$1,700,000		\$1,700,000	\$1,700,000	\$200,000	\$1,900,000 REG
C.W. Group, Inc.	200 Myrtle Street	New Britain	06053	Myrtle St. Incubator Project	1/18/1995	95	\$990,000		\$990,000	\$990,000	\$110,000	\$1,100,000 MAA
Derby, City of	One Elizabeth Street	Derby	06418	Facade Improvement Program	1/18/1995	95	\$500,000		\$500,000	\$500,000	\$170,500	\$670,500 REG
Ergonomic Technology Center (Ltc)	P.O. Box 1288	Middletown	06457	Ulc. Study Report On Ergonomic Tech. Ctr.	1/18/1995	95	\$100,000		\$100,000	\$100,000	\$100,000	\$200,000 MAA
Waterbury Development Corporation f/k/a Naugatuck Valley Development Corporation	156 West Main Street	Waterbury	06702	Revoling Loan Fund Project	1/18/1995	95	\$3,500,000		\$3,500,000	\$3,500,000	\$388,889	\$3,888,889 REG
Theatre Works, Inc.	1 Gold Street	Hartford	06103	Purchase & Renovation of Art Deco Building	1/18/1995	95	\$250,000		\$250,000	\$250,000	\$0	\$250,000 UA-OPM
CTAN - Yale University	96 Wall Street	New Haven	06520	Neuroengineering & Neuroscience Center	1/11/1995	95	\$2,000,000		\$2,000,000	\$2,000,000	\$1,344,953	\$3,344,953 MAA
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	06103	Central Connecticut Revolving Loan Fund	1/11/1995	95	\$1,000,000		\$1,000,000	\$1,000,000	\$150,000	\$1,150,000 REG
Maritime Center of Norwalk	10 N. Water Street	Norwalk	06854	Maritime Center Development Project	1/11/1995	95	\$3,200,000		\$3,200,000	\$3,200,000	\$356,000	\$3,556,000 REG
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Downtown Cabaret Theatre Renovations	1/10/1995	95	\$900,000		\$900,000	\$900,000	\$160,850	\$1,060,850 REG
Litchfield Hills Council of Elected Officials	42 N. Street/P.O. Box 187	Goshen	06756	Litchfield Hills Downtown Revitalization	1/10/1995	95	\$500,000		\$500,000	\$500,000	\$2,477,895	\$2,977,895 REG
Mattatuck Historical Society, Inc.	144 W. Main Street	Waterbury	06702	Mattatuck Historical Place Development	1/10/1995	95	\$1,700,000		\$1,700,000	\$1,700,000	\$369,000	\$2,069,000 REG
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Middlesex Revolving Loan Fund	1/10/1995	95	\$500,000		\$500,000	\$500,000	\$475,000	\$975,000 REG
New Haven, City of	165 Church Street	New Haven	06510	West Chapel & Blvd. Public Improvements	1/10/1995	95	\$2,000,000		\$2,000,000	\$2,000,000	\$350,000	\$2,350,000 SA
New London, City of	165 State Street	New London	06320	Maritime Heritage Park	1/10/1995	95	\$1,900,000		\$1,900,000	\$1,900,000	\$300,000	\$2,200,000 REG
Norwich Community Development Corporation	77 Main Street	Norwich	06360	Norwich Baseball Stadium Second Proj.	1/10/1995	95	\$1,000,000		\$1,000,000	\$1,000,000	\$8,300,000	\$9,300,000 UA-DECD
East Hartford, Town of	740 Main Street	East Hartford	06108	Downtown Improvements Project	1/6/1995	95	\$550,000		\$550,000	\$550,000	\$103,946	\$653,946 SA
Ansonia, City of	253 Main Street	Ansonia	06401	Palmer Building	1/4/1995	95	\$500,000		\$500,000	\$500,000	\$475,000	\$975,000 REG
Veterans Memorial Coliseum Authority	275 South Orange Street	New Haven	06570	Coliseum Capital Project	3/5/1995	95	\$200,000		\$200,000	\$200,000	\$0	\$200,000 UA-DECD
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06610	West End Industrial Park	1/4/1995	95	\$3,950,000		\$3,950,000	\$3,950,000	\$438,890	\$4,388,890 MAA
Woodbridge, Town of	11 Meetinghouse Lane	Woodbridge	06525	Woodbridge Library	1/4/1995	95	\$100,000		\$100,000	\$100,000	\$122,000	\$222,000 REG
Seymour, Town of	1 First Street	Seymour	06483	Strand Theater	1/3/1995	95	\$37,500		\$37,500	\$37,500	\$95,932	\$133,432 REG
Southwestern Regional Planning Agency	888 Washington Boulevard, 3rd Floor	Stamford	06901	Telecommunication Enhancement	1/3/1995	95	\$50,000		\$50,000	\$50,000	\$37,857	\$87,857 REG
Valley Railroad Company	152 River Street	Deep River	06417	Great Republican Restoration	1/3/1995	95	\$50,000		\$50,000	\$50,000	\$52,810	\$102,810 HA
Norwich Community Development Corporation	77 Main Street	Norwich	06360	Norwich Minor League Baseball Stadium	12/30/1994	95	\$5,000,000		\$5,000,000	\$5,000,000	\$3,300,000	\$8,300,000 REG
New London, City of	165 State Street	New London	06320	New London Mills Acquisition And Improvements	12/29/1994	95	\$3,617,500		\$3,617,500	\$3,617,500	\$462,500	\$4,080,000 REG
Shelton Economic Development Corporation	468 Howe Avenue	Shelton	06484	Shelton Enterprise And Commerce Park - Supplemental	12/21/1994	95	\$65,000		\$65,000	\$65,000	\$65,000	\$130,000 MAA
Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	06320	Subase Realignment Phase II	12/19/1994	95	\$170,000		\$170,000	\$170,000	\$610,000	\$780,000 MAA
New Haven Development Corporation	100 Crown Street	New Haven	06510	Park Plaza Renovation	12/14/1994	95	\$9,900,000		\$9,900,000	\$9,900,000	\$15,326,848	\$25,226,848 UA-OPM/DECD/REG
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	06103	Planning & Implementation	11/28/1994	95	\$25,000		\$25,000	\$25,000	\$6,000	\$31,000 RPA
Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	06320	Program Planning	11/28/1994	95	\$50,000		\$50,000	\$50,000	\$5,147	\$55,147 REG
Franklin Avenue & Southend Merchants Assoc., Inc.	427 Franklin Avenue Barry Sq	Hartford	06114	Franklin Ave. & Southend Merchants Assoc. Project	11/28/1994	95	\$60,000		\$60,000	\$60,000	\$0	\$60,000 UA-OPM
Housatonic Valley Council Of Elected Officials	Old Town Hall, Route 25	Brookfield	06804	Planning	11/28/1994	95	\$50,000		\$50,000	\$50,000	\$5,000	\$55,000 RPA
Northeast CT Economic Alliance, Inc.	93 Windham Street - Beckett Hall	Windham	06226	Reg. Econ. Dev. Planning And Coord.	11/28/1994	95	\$25,000		\$25,000	\$25,000	\$2,500	\$27,500 REG
Northwest Connecticut Council of Government	17 Sackett Hill Road	Warren	06754	Regional Economic Development Program	11/28/1994	95	\$45,000		\$45,000	\$45,000	\$0	\$45,000 REG
South Central Regional Council Of Government	900 Chapel Street	New Haven	06511	Implementation - Phase 3	11/22/1994	95	\$131,000		\$131,000	\$131,000	\$13,100	\$144,100 RPA
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	06371	Renovations & Improvements Lyme Academy	11/4/1994	95	\$625,000		\$625,000	\$625,000	\$737,560	\$1,362,560 REG
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	West End Industrial Park	11/1/1994	95	\$2,725,000		\$2,725,000	\$2,725,000	\$303,000	\$3,030,000 REG
Central Connecticut State University	185 Main Street	New Britain	06051	Center for Flexible Manufacturing Network	11/1/1994	95	\$1,000,000		\$1,000,000	\$1,000,000	\$0	\$1,000,000 MAA
New Haven, City of	165 Church Street	New Haven	06510	Special Olympics Athletic Facilities	10/27/1994	95	\$480,000		\$480,000	\$480,000	\$20,000	\$500,000 UA-OPM
New Haven, City of	165 Church Street	New Haven	06510	New Haven Harbor	10/27/1994	95	\$1,350,000		\$1,350,000	\$1,350,000	\$150,000	\$1,500,000 REG
Northwest Connecticut Council of Government	17 Sackett Hill Road	Warren	06754	Reg. Econ. Dev. Planning And Coord.	10/25/1994	95	\$45,000		\$45,000	\$45,000	\$9,000	\$54,000 RPA
Charter Oak Temple Restoration Association, Inc.	21 Charter Oak Avenue	Hartford	06106	Restoration of the Bimah	10/24/1994	95	\$25,000		\$25,000	\$25,000	\$0	\$25,000 HA
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	Small Business Loan Program	10/24/1994	95	\$34,000		\$34,000	\$34,000	\$966,000	\$1,000,000 MAA
Broad Park Development Corporation	617 Park Street	Hartford	06106	Economic Development Feasibility Study	10/21/1994	95	\$75,000		\$75,000	\$75,000	\$0	\$75,000 UA-OPM
Charter Oak Temple Restoration Association, Inc.	21 Charter Oak Avenue	Hartford	06106	Charter Oak Center Restoration	10/20/1994	95	\$200,000		\$200,000	\$200,000	\$5,500	\$205,500 ICC
Lockwood-Mathews Mansion Museum of Norwalk, Inc.	295 West Avenue	Norwalk	06850	Landscape Improvements	10/14/1994	95	\$90,000		\$90,000	\$90,000	\$59,633	\$149,633 HA
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Stonington	06355	The Amistad Planning	10/7/1994	95	\$168,610		\$168,610	\$168,610	\$19,050	\$187,660 MAA
Silvermine Guild of Artists, Inc.	1037 Silvermine Road	New Canaan	06840	Silvermine Guild Arts Center	10/6/1994	95	\$200,000		\$200,000	\$200,000	\$900,000	\$1,100,000 SA
Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	06320	CRED Implementation	10/5/1994	95	\$130,000		\$130,000	\$130,000	\$20,000	\$150,000 RPA
Seymour, Town of	1 First Street	Seymour	06483	Downtown Infrastructure	10/5/1994	95	\$450,000		\$450,000	\$450,000	\$293,012	\$743,012 REG
Southeast Area Reg. Econ. Devel. Corp. nka Sector	5 Shaw's Cove, Suite 100	New London	06320	CT-Procurement Tech. Assist. Prog.	10/5/1994	95	\$300,000		\$300,000	\$300,000	\$307,135	\$607,135 MAA
Central Naugatuck Valley Council Of Government	20 East Main Street	Waterbury	06072	Reg. Econ. Dev. Planning And Coord.	10/4/1994	95	\$50,000		\$50,000	\$50,000	\$5,000	\$55,000 RPA
Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	06604	Reg. Econ. Dev. Planning And Coord.-Ph. 2&3	10/4/1994	95	\$50,000		\$50,000	\$50,000	\$15,000	\$65,000 REG
Litchfield Hills Council Of Elected Officials	43 N. Street/P.O. Box 187	Goshen	06756	Economic Development Implementation Prog. - Ph. 3	10/4/1994	95	\$45,000		\$45,000	\$45,000	\$5,000	\$50,000 RPA
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Economic Development Program Implementation	10/4/1994	95	\$60,000		\$60,000	\$60,000	\$6,000	\$66,000 REG
South Central Regional Council Of Government	900 Chapel Street	New Haven	06511	Planning & Coord. - Phase 3	10/4/1994	95	\$50,000		\$50,000	\$50,000	\$5,000	\$55,000 RPA
Derby, City of	One Elizabeth Street	Derby	06418	Veteran's Memorial	9/9/1994	95	\$200,000		\$200,000	\$20		

Appendix
A - 7

Department of Economic and Community Development
Community Development Portfolio
As of June 30, 2005

Applicant	Address	Municipality	Zip Code	Project	Date	FY	Amount	Guarantee	Amount	Assistance	Other Project		Total Project Source	
											Funds	Cost Fund		
Connecticut Sports Museum & Hall Of Fame	1 Civic Center Plaza	Hartford	06103	Feasibility Study	7/13/1994	95	\$50,000			\$50,000	\$0		\$50,000	UA-DECD
University of Connecticut	343 Mansfield Road - U-151	Storrs	06269	CT State Technology Extension Program	7/11/1994	95	\$1,000,000			\$1,000,000	\$1,554,000		\$2,554,000	MAA
Total	96						\$114,872,794	\$0	\$0	\$114,872,794	\$73,653,335		\$188,526,129	
Ansonia, City of	253 Main Street	Ansonia	06401	Fountain Lake	6/30/1994	94	\$123,750			\$123,750	\$41,250		\$165,000	MAA
Waterbury Development Corporation f/k/a Naugatuck Valley De	156 West Main Street	Waterbury	06706	Brass Mill Center Project	6/29/1994	94	\$11,900,000			\$11,900,000	\$11,000,000		\$22,900,000	UA-DECD
Science Park Development Corporation	5 Science Park	New Haven	06511	Building 4 Fit-Up	6/29/1994	94	\$3,450,000			\$3,450,000	\$383,333		\$3,833,333	REG
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Stage Annex	6/28/1994	94	\$600,000			\$600,000	\$2,810,000		\$3,410,000	UA-DECD
Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	06604	Cafeteria Construction	6/22/1994	94	\$500,000			\$500,000	\$194,670		\$694,670	UA-OPM
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckett Hall	Windham	06226	Windham Mills Development	6/15/1994	94	\$3,000,000			\$3,000,000	\$300,000		\$3,300,000	REG
University of Connecticut	343 Mansfield Road - U-151	Storrs	06269	Advanced Technology Center	6/6/1994	94	\$2,000,000			\$2,000,000	\$4,251,203		\$6,251,203	MAA
Connecticut Development Authority	999 West Street	Rocky Hill	06067	Environmental Assistance Revolving Fund	6/2/1994	94	\$5,000,000			\$5,000,000	\$0		\$5,000,000	MAA
Connecticut Development Authority	999 West Street	Rocky Hill	06067	Connecticut Job Training Finance Program	6/2/1994	94	\$3,000,000			\$3,000,000	\$0		\$3,000,000	MAA
Tennis Foundation of CT., Inc.	45 Yale Avenue	New Haven	06515	Tennis Center Improvements	6/2/1994	94	\$3,000,000			\$3,000,000	\$300,000		\$3,300,000	REG
East Hampton, Town of	20 East High Street	East Hampton	06424	Municipal Development Planning Project	6/1/1994	94	\$50,000			\$50,000	\$50,178		\$100,178	MAA
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	06423	Opera House	5/13/1994	94	\$350,000			\$350,000	\$175,000		\$525,000	REG
Haddam, Town of	30 Field Park Drive	Haddam	06438	Municipal Plan For Economic Development	5/12/1994	94	\$25,000			\$25,000	\$27,000		\$52,000	MAA
Norwich, City of	17 Meadow Lane	Norwich	06360	Yantic Falls Powerhouse Improvements	4/29/1994	94	\$30,000			\$30,000	\$0		\$30,000	HA
Central Naugatuck Valley Council of Government	20 East Main Street	Waterbury	06072	Reg. Econ. Dev. Planning and Coord.	4/28/1994	94	\$45,000			\$45,000	\$4,500		\$49,500	REG
Newington, Town of	131 Cedar Street	Newington	06111	Municipality/Fafnir Prop.	4/28/1994	94	\$30,000			\$30,000	\$30,000		\$60,000	MAA
Middlesex County Revitalization Commission	393 Main Street	Middletown	06457	Reg. Econ. Dev. Planning and Coord.	4/7/1994	94	\$50,000			\$50,000	\$7,000		\$57,000	REG
New Haven, City of	165 Church Street	New Haven	06510	Farmington Canal Line	3/18/1994	94	\$500,000			\$500,000	\$26,000		\$526,000	SA
Ridgefield, Town of	400 Main Street	Ridgefield	06877	Downtown Development	3/18/1994	94	\$250,000			\$250,000	\$0		\$250,000	SA
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckett Hall	Windham	06226	Regional Program Implementation	2/15/1994	94	\$175,000			\$175,000	\$35,000		\$210,000	REG
Northwest Connecticut Council of Government	17 Sackett Hill Road	Warren	06754	Reg. Econ. Dev. Planning and Coord.	2/10/1994	94	\$40,000			\$40,000	\$4,000		\$44,000	REG
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	06103	Regional Econ. Dev. Assist. Prog. Planning & Coord.	1/24/1994	94	\$125,000			\$125,000	\$0		\$125,000	REG
Greater Bridgeport Regional Planning Agency	525 Water Street	Bridgeport	06604	Reg. Econ. Dev. Planning And Coord.	1/24/1994	94	\$150,000			\$150,000	\$40,000		\$190,000	REG
Housatonic Valley Council of Elected Officials	Old Town Hall, Route 25	Brookfield	06804	Reg. Econ. Dev. Planning - Implementation Ph. II	1/24/1994	94	\$100,000			\$100,000	\$75,000		\$175,000	REG
Central Connecticut Regional Planning Agency	225 North Main Street	Bristol	06011	Reg. Econ. Dev. Planning and Coord.	1/20/1994	94	\$50,000			\$50,000	\$60,000		\$110,000	REG
Corporation For Regional Economic Development	5 Shaw's Cove, Suite 100	New London	06320	Reg. Econ. Dev. Planning and Coord.	1/20/1994	94	\$50,000			\$50,000	\$10,000		\$60,000	REG
Litchfield Hills Council of Elected Officials	42 N. Street/P.O. Box 187	Goshen	06756	Reg. Econ. Dev. Planning and Coord. - Ph 2	1/20/1994	94	\$40,000			\$40,000	\$4,000		\$44,000	REG
South Central Regional Council of Governments	900 Chapel Street	New Haven	06510	Implementation Grant	1/20/1994	94	\$50,000			\$50,000	\$6,000		\$56,000	REG
Southwestern Regional Planning Agency	888 Washington Boulevard, 3rd Floor	Stamford	06901	Reg. Econ. Dev. Planning and Coord.	1/20/1994	94	\$50,000			\$50,000	\$5,000		\$55,000	REG
Valley Regional Planning Agency	12 Main Street	Derby	06418	Reg. Econ. Dev. Planning and Coord.	1/20/1994	94	\$25,000			\$25,000	\$2,500		\$27,500	REG
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Housatonic Community College	1/12/1994	94	\$3,000,000			\$3,000,000	\$0		\$3,000,000	SA
Total	31						\$37,758,750	\$0	\$0	\$37,758,750	\$19,841,634		\$57,600,384	
Total	570						\$961,346,325	\$600,000	\$10,069,426	\$972,015,751	\$828,703,177		\$1,798,105,018	

*** = data identified elsewhere in the report

Appendix

A - 8

DRY CLEANING									
Payment Activity for 2004 and 2005 Applicants									
Applicants	Municipality	Street Address	time/decision	Application	Eligibility Date	Grant	Amount dispersed for FY		
				Status		Amount	2004-05	2005-06	
Best Cleaners, Inc. (Berlin)	Berlin	138 Mill Street	8 months	Eligible		\$50,000.00			
Beautiful Cleaners, Inc. (2004)	Bloomfield	812 Park Street	8 months	Approved	09-Dec-04	\$50,000.00	\$50,000.00		
Beautiful Cleaners, Inc. (2005)	Bloomfield	812 Park Street	7 months	Approved	07-Oct-05	\$50,000.00		\$50,000.00	
A-1 Cleaners (Bright, Inc. d/b/a)	Branford	2 Commercial Parkway	7 months	Eligible	07-Oct-05	\$50,000.00			
Best Cleaners, Inc. (Bristol)	Bristol	100 North Street	8 months	Eligible		\$50,000.00			
Deep River Cleaners	Deep River	191 Main Street	8 months	Approved	16-May-05	\$50,000.00	\$50,000.00	\$16,842.57	
Professional Dry Cleaners, Inc.	East Haven	672 Foxon Road	8 months	Eligible		\$50,000.00			
New Way Cleaners, Inc. (2004)	Enfield	449 Enfield Street	8 months	Approved	09-Oct-04	\$50,000.00	\$49,622.35		
New Way Cleaners, Inc. (2005)	Enfield	449 Enfield Street	7 months	Eligible	07-Oct-05	\$50,000.00			
Best Cleaners, Inc. (Glastonbury)	Glastonbury	2759 Main Street	8 months	Eligible		\$50,000.00			
Neet Cleaners (2004)	Glastonbury	2703 Main Street	8 months	Eligible	09-Dec-04	\$50,000.00			
Neet Cleaners (2005)	Glastonbury	2703 Main Street	7 months	Eligible		\$50,000.00			
Unique Cleaners, Inc.	Guilford	15 Boston Street	7 months	Eligible	07-Oct-05	\$50,000.00			
Best Cleaners, Inc.	Middletown	188 Newfield Street	8 months	Eligible	05-May-05	\$50,000.00			
Best Cleaners, Inc. (S. Main St.)	Middletown	522 South Main Street	8 months	Eligible	05-May-05	\$50,000.00			
Brothers Dry Cleaners & Dyers, Inc.	New Britain	234 North Street	8 months	Eligible	16-May-05	\$50,000.00			
One Stop Cleaners, Inc. (2004)	New Haven	284 Blake Street	8 months	Eligible	09-Oct-04	\$50,000.00			
One Stop Cleaners, Inc. (2005)	New Haven	284 Blake Street	7 months	Eligible	03-Oct-05	\$50,000.00			
Today Cleaners (2004)	North Haven	425 Washington Avenue	8 months	Approved	09-Dec-04	\$50,000.00		\$50,000.00	
Today Cleaners (2005)	North Haven	425 Washington Avenue	7 months	Eligible	07-Oct-05	\$50,000.00			
Bentley Cleaners, Inc.	Norwalk	607 Main Street	8 months	Eligible	16-May-05	\$50,000.00			
Midway Cleaners, LLC	Norwalk	160 Rowayton Avenue	8 months	Eligible	09-Dec-04	\$50,000.00			
State of the Art Cleaners	Norwalk	120 New Canaan Avenue	8 months	Eligible	16-May-05	\$50,000.00			
Stevens Cleaners (2004)	Norwalk	47 Stevens Street	8 months	Approved	16-May-05	\$50,000.00	\$31,299.36		
Stevens Cleaners (2005)	Norwalk	47 Stevens Street	7 months	Eligible	07-Oct-05	\$50,000.00			
Best Cleaners, Inc. (Plainville)	Plainville	69 East Street	8 months	Eligible		\$50,000.00			
Best Cleaners, Inc. (Rocky Hill)	Rocky Hill	2359 Main Street	7 months	Eligible	07-Oct-05	\$50,000.00			
Buckland Cleaners & Tailors LTD	South Windsor	465 Buckland Road	7 months	Eligible	07-Oct-05	\$50,000.00			
Regal Cleaners	Southbury	220 South Main Street	8 months	Eligible	10-Dec-04	\$50,000.00			
Shippan Professional Cleaners	Stamford	195 Shippan Avenue	8 months	Eligible	16-May-05	\$50,000.00			
Best Cleaners, Inc. (Unionville)	Unionville	1684 Farmington Avenue	8 months	Eligible		\$50,000.00			
Sedgwick Cleaners, Inc. (2004)	West Hartford	17 Sedgwick Road	8 months	Approved	09-Oct-04	\$50,000.00		\$22,261.54	
Sedgwick Cleaners, Inc. (2005)	West Hartford	17 Sedgwick Road	7 months	Eligible	07-Oct-05	\$50,000.00			
Best Cleaners, Inc. (Windsor)	Windsor	292 Poquonock Avenue	8 months	Eligible		\$50,000.00			
Cho's McKlean Cleaners, LLC	Bethel	182 Hawleyville Road	8 Months	On Hold	16-May-05				
Keystone Cleaners Inc.	Moosup	P.O. Box 876, 275 Main Street	8 Months	On Hold	09-Dec-04				
Prospect MVP Cleaners	Stamford	87 Prospect Street	8 months	Cleaners Closed	24-Sep-97				
Best Cleaners, Inc. (Canton)	Canton	1 Lovely Street	7 months	Denied					
Celebrity Cleaners	Greenwich	280 Railroad Avenue	8 months	Denied	09-Dec-04				
Total Number of Applicants	39	Total Number of Grants	34			\$1,700,000.00	\$180,921.71	\$139,104.11	

KEY

Eligible	Applicant is deemed eligible, however, DECD is going through further due-diligence on project
Approved	Funds have been disbursed based on invoices received from the applicant, remaining eligible funds to be disbursed upon receipt of future invoices submitted by the app
On Hold	Applicant needs to provide additional information in order to meet the eligibility criteria/conditions and therefore, decision has is not finalized regarding application approv
Grant Amount	This is the amount that has been approved or will be approved for that particular year for the applicant
Denied	Applicant did not meet the requirement of the Statute/dept. policy

Appendix

A - 9

Department of Economic and Community Development Housing Development Portfolio As of June 30, 2005

TOWN	APPLICANT	PROJECT	TOTAL	DECD	DECD	DECD	Total		State Funds	State Funds	Federal Funds	Federal	FY		
			DECD	Rental	Owner	Preserved	Development	Total DECD						Grant	Loan
			UNITS	UNITS	UNITS	UNITS	Type1	PROGRAM(S)	Cost	Investment					
Ansonia	MHA of SCC	Valley Mutual	9	9				R HOME	\$ 1,591,743	\$ 636,743			\$ 636,743	2005	
Ansonia	Macedonia CLT	Macedonia	17	17				R 002-LBLT-1	\$ 340,000	\$ 340,000	\$ 340,000		\$ -	1995	
Berlin/Rocky Hill	Orchard Ridge LLC	Orchard Ridge Elderly	11	11	0	0		R HOME	\$ 13,259,703	\$ 800,000	\$ -	\$ -	\$ 800,000	2001	
Bridgeport	City of Bridgeport	Urban Block 1	25	25	0	0		R HOME	\$ 800,442	\$ 800,442	\$ -	\$ -	\$ 800,442	1997	
Bridgeport	City of Bridgeport	Urban Block 2	102	102	0	0		R HOME	\$ 1,536,210	\$ 1,536,210	\$ -	\$ -	\$ 1,536,210	1997	
Bridgeport	Shore Area CDC	Cent. CT Coast YMCA	10	10	0	0		R HOME	\$ 200,000	\$ 200,000			\$ 200,000	2002	
Bridgeport	Augustana Homes E. Bridgeport	Bishop Curtis Homes	48	48				R HOME	\$ 4,722,000	\$ 202,842			\$ 202,842	2005	
Bridgeport	Artspace Bpt. LP	Sterling Apartments (Artspace/Read's B	16	16	0	0		R HOME/FLEX	\$ 15,058,016	\$ 1,200,000	\$ -	\$ 500,000	\$ -	\$ 700,000	2004
Bridgeport	Condo Ownership	Sound House	38		38			O 015-LBLT-1	\$ 1,277,405	\$ 1,277,405	\$ 1,277,405		\$ -	1996	
Bridgeport	Hall Neighborhood House	Hall Commons East Main	41	41	N/A	N/A		R OPM (UA)	\$ 5,867,557	\$ 1,705,500	\$ 1,705,500		\$ -	2005	
Bristol	Living In Safe Alternatives	Boardman Street	7	7				R 1993-017-011-000-000028	\$ 221,446	\$ 221,446	\$ 221,446		\$ -	1993	
Brooklyn	Single Family	Erin Drive	14		14			O 019-LBLT-1-A-1	\$ 501,750	\$ 501,750	\$ 501,750		\$ -	1995	
Burlington	Town of Burlington	Senior Housing	24	24	0	0		R HOME	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ 800,000	2001	
Canaan	Geer Mem. Hosp., Inc.	Geer Village	24	24	0	0		R HOME	\$ 970,158	\$ 970,158			\$ 970,158	2001	
Canton	Boulder Ridge, LLC	Boulder Ridge Elderly	11	11	0	0		R HOME	\$ 12,109,144	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000	2003
Cheshire	Cheshire Interfaith Hsg.	Plank Road	1	0	1	0		O HOME	\$ 100,000	\$ 100,000			\$ 100,000	1999	
Cheshire	Cheshire Interfaith Hsg.	Byam Road	2	0	2	0		O HOME	\$ 150,000	\$ 150,000			\$ 150,000	2003	
Cheshire	Condo Ownership	Watch Factory	26		26			O 1993-025-011-000-000016	\$ 394,317	\$ 394,317	\$ 394,317		\$ -	1993	
Colchester	Vision Housing Corp.	Breed's Tavern	22	22	0	0		R HOME	\$ 2,490,872	\$ 2,490,872			\$ 2,490,872	1995	
Colchester	Nutmeg Housing Development Corp.	Arnston Road Pre-Dev	N/A	N/A	N/A	N/A		PD FLEX	\$ 235,100	\$ 235,100	\$ -	\$ 235,100	\$ -	2004	
Colchester	Arnston Road Land	Colchester		N/A	N/A	N/A		R LB/LT	\$ 1	\$ 1	\$ 1		\$ -	2005	
Cornwall	Cornwall Housing	Kugeman Village	18	18				R 031-LBLT-1A1	\$ 179,550	\$ 179,550	\$ 179,550		\$ -	1996	
Coventry	Single Family	Willow Glen	21		21			O 1993-032-011-000-000004	\$ 865,000	\$ 865,000	\$ 865,000		\$ -	1993	
Cromwell	Marion Housing Corp.	The Rook	20	20	0	0		R HOME	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	2000	
East Hartford	1-36 Jaidee Drive	Easton Place	7	7	0	0		R HOME	\$ 500,000	\$ 500,000			\$ 500,000	1998	
East Hartford	East Hartford Hsg. Auth.	King Court MR-23	230		0	230		PU MRR	\$ 2,258,100	\$ 2,258,100	\$ 2,258,100		\$ -	1999	
East Lyme	Eastern Shore Enterp.	Faylor's Apts	36		0	36		PU MRR	\$ 312,000	\$ 312,000	\$ 312,000		\$ -	2001	
East Lyme	Shoreline Afford. Enterp.	Ryefield Manor	39		0	39		PU MRR	\$ 75,000	\$ 75,000	\$ 75,000		\$ -	2003	
East Windsor	Creative Housing	Essex Windsor Military	16		16			O 047-LBLT-1	\$ 459,533	\$ 459,533	\$ 459,533		\$ -	1997	
Enfield	Enfield Hsg. Auth.	Windsor Court	80		0	80		PU MRR	\$ 2,646,600	\$ 2,646,600	\$ 2,646,600		\$ -	2000	
Essex	Essex Housing Authority	Essex Court Eld	36	0	0	36		PU MRR	\$ 214,500	\$ 214,500	\$ 214,500	\$ -	\$ -	2004	
Farmington	Co-op Initiatives, Inc.	Winthrop Drive Co-op	12	12	0	0		R HOME	\$ 1,326,927	\$ 783,118	\$ -	\$ -	\$ 678,118	2000	
Glastonbury	Co-op Initiatives, Inc.	Carter Court	20	20	0	0		R HOME	\$ 2,029,947	\$ 2,029,947			\$ 2,029,947	2002	
Greenwich	Pathways, Inc.	Brookside Drive	14	14				R 057-LBLT-1A1	\$ 587,320	\$ 587,320	\$ 587,320		\$ -	1995	
Groton	Town of Groton	Groton Homeowner	7	0	7	0		O HOME	\$ 221,681	\$ 221,681			\$ 221,681	1998	
Guilford	MHA South Central	Hubbard Woods	13	13	0	0		R HOME	\$ 532,000	\$ 532,000			\$ 532,000	1997	
Guilford	Guilford Interfaith Hsg.	Wild Rose	10	10	0	0		R HOME	\$ 673,851	\$ 673,851			\$ 673,851	2000	
Hamden	River Ridge LP	River Ridge	10	10	0	0		R HOME	\$ 822,276	\$ 822,276			\$ 822,276	2002	
Hartford	City of Hartford	Urban Block	137	137	0	0		R HOME	\$ 1,784,746	\$ 1,784,746			\$ 1,784,746	1997	
Hartford	Seymour Assoc. LP	Hudson Park	44	44	0	0		R HOME	\$ 3,229,453	\$ 3,229,453			\$ 3,229,453	1998	
Hartford	Sheldon Oak Central	Sheldon Oak II Ren.	72	72	0	0		R HOME	\$ 850,000	\$ 850,000			\$ 850,000	1999	
Hartford	Pope Park Zion LLC	Cityscape I (96)	4	4	0	0		R HOME	\$ 368,000	\$ 368,000			\$ 368,000	2000	
Hartford	CAC	Urban/Suburban Affordables	30	0	30	0		O HOME	\$ 750,000	\$ 750,000			\$ 750,000	2001	
Hartford	Pope Park Zion LLC	Cityscape 2 (98)	10	0	10	0		O HOME	\$ 947,285	\$ 947,285			\$ 947,285	2001	
Hartford	3236 So. LP	Weth. Commons	11	11	0	0		R HOME	\$ 735,000	\$ 735,000			\$ 735,000	2001	
Hartford	MHA of Greater Hartford	Park Terrace II	68	68	0	0		R HOME	\$ 2,748,416	\$ 2,748,416			\$ 2,748,416	2002	
Hartford	Washington Developers LLC	Washington Court	63	63	0	0		R HOME	\$ 1,845,000	\$ 1,245,000	\$ -	\$ -	\$ 1,245,000	2002	
Hartford	DECD	Rice Heights	54	0	54	0		O HOME	\$ 5,217,651	\$ 5,217,651	\$ -	\$ -	\$ 5,217,651	2003	
Hartford	Pope Park Zion LLC	Cityscape 3	40	0	40	0		O HOME	\$ 5,255,164	\$ 2,172,280	\$ -	\$ -	\$ 2,172,280	2003	
Hartford	Sheldon Oak Central	Northeast Hartford Aff Hsg	11	11	0	0		R HOME	\$ 7,033,259	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000	2003
Hartford	Sheldon Oak Central	Ida B Wells	40	40	0	0		R HOME	\$ 4,484,200	\$ 685,000	\$ -	\$ -	\$ -	\$ 685,000	2004
Hartford	Sheldon Oak Central	SANA	256	256	0	0		R HOME	\$ 32,074,807	\$ 4,912,089	\$ -	\$ -	\$ -	\$ 4,912,089	2004
Hartford	City of Hartford	St. Monica's Phase 2	28	0	28	0		O HOME and LBLT	\$ 3,629,496	\$ 1,132,540	\$ -	\$ -	\$ 1,132,540	2002	
Hartford	ONE/CHANE	Clev./Barbour St. LEC	11	0	11	0		O HOME/LEC	\$ 1,622,180	\$ 274,900	\$ -	\$ -	\$ 274,900	2002	
Hartford	MLK Cooperative	MLK Cooperative	64	64	0	0		R HOME/LEC	\$ 1,822,446	\$ 1,822,446	\$ 1,000,000		\$ 822,446	1998	
Hartford	Park Squire Assoc.	Park Squire	25	25	0	0		R HOME/LEC/MR	\$ 4,222,262	\$ 3,276,762	\$ 2,827,542	\$ -	\$ 449,220	2002	
Hartford	Christian Activities Council	Scattered Site Homeownership	55		55			O 1993-064-011-000-000001	\$ 1,014,124	\$ 1,014,124	\$ 1,014,124		\$ -	1993	
Hartford	One-Chane	Barbour Street LEC	18		18			O 064-LBLT-4A1	\$ 155,310	\$ 155,310	\$ 155,310		\$ -	1995	
Hartford	Mansion House	Mansion House SRO	34	34				R 064-LBLT-5	\$ 214,367	\$ 214,367	\$ 214,367		\$ -	1995	
Hartford	St. Monica's	St. Monica's	64	64				R 064-LBLT-7	\$ 722,000	\$ 722,000	\$ 722,000		\$ -	1995	
Hartford	South Hartford Initiative	Southeast Hsg Revolving L/G Fund	N/A	N/A	N/A	N/A		O CHDC	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	1997	
Hartford	City of Hartford	Nghbrhd. Revit. Init. II	N/A	N/A	N/A	N/A		O UA(OPM)	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	2000	
Hartford	CHIF	Neighbrhd Rebldr-Mort/Putnm I	24	0	24	0		O UA(DECD)	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	2001	
Hartford	CHFA/Kinney Dev	Trumbull on the Park	100	100	0	0		R CCEDA	\$ 31,550,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	2003	
Hartford	CHIF	Neighbrhd Rebldr-Mort/Putnm II	24	0	24	0		O UA(OPM)	\$ 915,000	\$ 872,000	\$ 872,000	\$ -	\$ -	2004	
Hartford	West Hartford Hsg. Authority	Elmgrove Elderly Apts.	40		0	40		PU MRR	\$ 371,000	\$ 371,000	\$ 371,000		\$ -	2004	

Appendix

A - 9

Department of Economic and Community Development Housing Development Portfolio As of June 30, 2005

TOWN	APPLICANT	PROJECT	TOTAL	DECD	DECD	DECD	Type1	PROGRAM(S)	Total						FY	
			DECD UNITS	Rental UNITS	Owner UNITS	Preserved UNITS			Development Cost	Total DECD Investment	State Funds Grant	State Funds Loan	Federal Funds Grant	Federal Funds Loan		
Hartford	NINA	47 Sigourney St.	N/A	N/A	N/A	N/A		O UA(OPM)	\$ 348,000	\$ 50,000	\$ 50,000					2005
Hartford	City of Hartford	CCEDA	N/A	N/A	N/A	N/A		O SA	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000					2005
Hartford	CHFA	Temple Street Development	78	78	0	N/A		R CCEDA	\$ 40,000,000	\$ 4,680,000	\$ 4,680,000					2005
Kent	The Community Builders	Kent South Common	24	24	0	0		R HOME	\$ 3,942,022	\$ 1,262,000	\$ -	\$ -	\$ -	\$ 1,262,000		2003
Kent	Kent Village Housing	Templeton Farms Apartments	5	5	0	0		R CT26-H037-018	\$ -	\$ -	\$ -					N/A
Killingly	Single Family	Huntley Road	14		14			O 069-LBLT-1	\$ 500,410	\$ 500,410	\$ 500,410					1996
Killingly	Killingly Hsg. Auth.	Birchwood Terr. Exp.	30		0	30		PU MRR	\$ 470,000	\$ 470,000	\$ 470,000					2002
Killingly	Killingly Hsg. Auth.	Maple Courts II Cong.	43		0	43		PU MRR	\$ 212,142	\$ 212,142	\$ 212,142					2003
Litchfield	Single Family	Scattered Site Homeownership			10			O 1994-074-011-000-000032	\$ 443,500	\$ 443,500	\$ 443,500					1994
Manchester	City of Manchester	Acq.& Rehab. Prog.	11	0	11	0		O HOME	\$ 400,000	\$ 400,000			\$ 400,000			2001
Manchester	Birch Meadow LLC	Birch Meadow	15	15	0	0		R HOME	\$ 1,000,000	\$ 1,000,000				\$ 1,000,000		2002
Manchester	Common Thread Coop	Common Thread	16		16			O 077-LBLT-1	\$ 297,012	\$ 297,012	\$ 297,012					1994
Manchester	Condo Ownership	Military Housing	32		32			O 077-LBLT-2	\$ 816,011	\$ 816,011	\$ 816,011					1997
Manchester	Manchester Hsg.Auth.	Spencer Village	80		0	80		PU MRR	\$ 282,000	\$ 282,000	\$ 282,000					2001
Manchester	Manchester Hsg.Auth.	Common Thread Coop.	16		0	16		PU MRR	\$ 236,000	\$ 236,000	\$ 236,000					2003
Manchester	March Inc.	March Inc.	4	4	0	0		R CT26-H045-031	\$ -	\$ -	\$ -					N/A
Mansfield	Mansfield Housing Auth	Holinko Estates Predev	N/A	N/A	N/A	N/A		PD Pre Dev	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -		2002
Meriden	YMCA of Meriden	Center Street YMCA	10	10				R 080-LBLT-2	\$ 564,950	\$ 564,950	\$ 564,950					1996
Middletown	The Connection Fund	Silver St./Berlin St.	2	0	2	0		O HOME	\$ 43,916	\$ 43,916			\$ 43,916			2000
Middletown	Alderhouse Res. Comm.	No Main Street Artist Hsg	9	0	9	0		O HOME	\$ 822,000	\$ 822,000			\$ 822,000			2003
Middletown	Ferry Street Coop	Ferry Street	4		4			O 083-LBLT-1	\$ 100,882	\$ 100,882	\$ 100,882					1993
Middletown	Single Family	Military Housing	16		16			O 083-LBLT-2	\$ 483,597	\$ 483,597	\$ 483,597					1995
Millford	Village Associates	Forest Glen	57		57			O 1993-084-011-000-000012	\$ 2,330,000	\$ 2,330,000	\$ 2,330,000					1993
New Britain	City of New Britain	Spring Street Phase 1	100	100	0	0		R HOME	\$ 544,653	\$ 441,653	\$ -	\$ -	\$ 441,653	\$ -		1997
New Britain	NHS of New Britain	Lawlor St.Homeowner	2	2	0	0		R HOME	\$ 124,100	\$ 124,100			\$ 124,100			2001
New Britain	City of New Britain	South High Street HOME	16	0	16	0		O HOME	\$ 2,381,000	\$ 1,168,000	\$ -	\$ -	\$ 1,168,000	\$ -		2002
New Britain	NHS of New Britain	Skretny Block	5	5	0	0		R HOME	\$ 470,388	\$ 470,388			\$ 470,388			2003
New Britain	Friendship Center	Arch Street Homeless Shelter	20	20				R 089-LBLT-2	\$ 196,330	\$ 196,330	\$ 196,330					1993
New Britain	Single Family	Military Housing	16		16			O 089-LBLT-5	\$ 411,087	\$ 411,087	\$ 411,087					1996
New Britain	New Britain Hsg. Auth.	Washington School Proj.-Family	50		0	50		PU MRR	\$ 200,000	\$ 200,000	\$ 200,000					2002
New Britain	Arch St LP	Hart Gardens	8	8	0	0		R HOME	\$ 395,000	\$ 395,000			\$ 395,000			1998
New Britain	Alderhouse Res. Comm.	New Britain Artists Housing Cooperative	11	11	0	0		R HOME	\$ 2,099,109	\$ 1,243,219	\$ -	\$ -	\$ -	\$ 1,243,219		2004
New Britain	City of New Britain	North/Oak Sts DECD (LB/LT) Site	N/A	N/A	N/A	N/A		PG Surplus	\$ 1	\$ 1	\$ 1		\$ -	\$ -		1996
New Hartford	Canterbury Village, LLC	Canterbury Village Elderly	10	10	0	0		R HOME	\$ 1,625,000	\$ 727,500	\$ -	\$ -	\$ 152,750	\$ 574,750		2001
New Haven	MHA of South Central CT	730 George Street	58	58	0	0		R HOME	\$ 1,401,878	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -		1997
New Haven	City of New Haven	Urban Block	89	89	0	0		R HOME	\$ 1,448,140	\$ 1,448,140	\$ -	\$ -	\$ 1,448,140	\$ -		1997
New Haven	RHRI	HRI Scattered Sites	13	0	13	0		O HOME	\$ 974,135	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -		1998
New Haven	Beulah Land Dev. Corp.	Orchard St. Townhomes	20	0	20	0		O HOME	\$ 836,300	\$ 836,300	\$ -	\$ -	\$ 836,300	\$ -		2000
New Haven	RHRI	HRI Hsg. Support Circle	17	17	0	0		R HOME	\$ 796,917	\$ 448,000	\$ -	\$ -	\$ 448,000	\$ -		2000
New Haven	MHA of South Central CT	Gilbert Avenue Project	10	10	0	0		R HOME	\$ 1,048,425	\$ 1,048,425			\$ 1,048,425			2000
New Haven	Fair Haven Hsg. Init., Inc.	Richard St. Hsg. Co-op.	20	20	0	0		R HOME	\$ 138,000	\$ 138,000			\$ 138,000			2001
New Haven	130 Howe Street, Inc	130 Howe Street	12	12	0	0		R HOME	\$ 1,095,886	\$ 803,296			\$ 803,296			2003
New Haven	Hill Development Corporation	Hill Homeownership Initiative	11	0	11	0		O HOME	\$ 3,634,850	\$ 1,200,000		\$ -	\$ 1,200,000	\$ -		2005
New Haven	Homeless	West Street/Davenport Avenue	10	10				R 093-LBLT-1A1	\$ 131,880	\$ 131,880	\$ 131,880					1995
New Haven	City of New Haven, (Beulah Dev Co	Orchard St Twnhs	0	0	0	0		O HCD	\$ 3,704,365	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	2000
New Haven	New Haven Housing Authority	East View Terr-Vac Reduction	N/A	N/A	N/A	N/A		PU MRR	\$ 500,000	\$ 500,000	\$ 500,000		\$ -	\$ -		2002
New Haven	City of New Haven	Liveable City Initiative (LCI)	330	330	0	0		R UA(OPM)	\$ 35,820,000	\$ 7,000,000	\$ 7,000,000		\$ -	\$ -		2003
New Haven	Beulah Land Dev. Corp.	Ormont Court Elderly	12	12	0	0		R FLEX	\$ 1,791,466	\$ 225,000	\$ 225,000		\$ -	\$ -		2004
New Haven	210 State St. LP	Safe Haven	33	33	0	0		R FLEX	\$ 6,898,500	\$ 2,960,500	\$ -	\$ 2,960,500	\$ -	\$ -		2004
New Haven	City of New Haven	Lamberton Square/Ninth Square Phase	231	231	0	0		R UA(OPM)	\$ 13,166,154	\$ 13,166,154	\$ 13,166,154		\$ -	\$ -		2004
New Haven	The Connection Fund Realty, Inc.	Legion Woods Apts	20	20	N/A	N/A		R FLEX	\$ 2,880,035	\$ 807,500	\$ 807,500					2005
New London	Alderhouse Res. Comm.	Huntington St. Co-op.	7	7	0	0		R HOME	\$ 25,000	\$ 25,000			\$ 25,000			1998
New London	City of N.L. CD Off.	NL Neigh. Revital.	8	0	8	0		O HOME	\$ 618,821	\$ 618,821	\$ -	\$ -	\$ 618,821	\$ -		2000
New London	ECHO	Scattered Site Homeownership	2		2			O 1993-095-011-000-000040	\$ 700,000	\$ 700,000	\$ 700,000					1993
New London	Amber Washington Assoc LLC	73 Washington Rehab	28	28	0	0		R FLEX	\$ 750,000	\$ 750,000		\$ 750,000				2003
New London	New London Hsg. Auth.	Briarcliff&Bates	160		0	160		PU MRR	\$ 305,000	\$ 305,000	\$ 305,000					2003
Newtown	Newtown Housing for the Elderly	Nunnawauk Meadows Elderly	6	6	N/A	N/A		R HOME	\$ 1,415,110	\$ 563,410			\$ 563,410			2005
North Canaan	Geer Memorial Hospital	Geer Village	24	24	0	0		R HOME	\$ 3,363,000	\$ 970,158	\$ -	\$ -	\$ -	\$ 970,158		2002
North Haven	NHOAH	NHOAH Homeownership	20	0	20	0		O HOME	\$ 4,298,789	\$ 2,448,000	\$ -	\$ -	\$ 2,448,000	\$ -		2003
North Haven	Horizon Housing Developers	Parnell Brook Predev	N/A	N/A	N/A	N/A		PD Pre Dev	\$ 245,000	\$ 245,000	\$ -	\$ 245,000	\$ -	\$ -		2003
Norwalk	Fairfield Mutual Housing	Woodward Avenue	6	6				R 103-LBLT-1	\$ 213,160	\$ 213,160	\$ 213,160					1992
Norwalk	Condo Ownership	Woodfield Commons	53		53			O 1993-103-011-000-000013	\$ 1,095,886	\$ 1,095,886	\$ 1,095,886					1993
Norwalk	City of Norwalk	New City Hotel	42	42				R 1993-103-011-000-000002	\$ 755,648	\$ 755,648	\$ 755,648					1993
Norwalk	Single Family	Ely Avenue	2		2			O 103-LBLT-3	\$ 125,375	\$ 125,375	\$ 125,375					1993
Norwalk	Crestwood Cooperative	Crestwood Cooperative	19		19			O 103-LBLT-4	\$ 670,761	\$ 670,761	\$ 670,761					1995
Norwalk	Condo Ownership	San Vincenzo Place	57		57			O 103-LBLT-5	\$ 2,334,130	\$ 2,334,130	\$ 2,334,130					1995

Appendix

A - 9

Department of Economic and Community Development
Housing Development Portfolio
As of June 30, 2005

TOWN	APPLICANT	PROJECT	TOTAL	DECD	DECD	DECD	Type1	PROGRAM(S)	Total						FY
			DECD UNITS	Rental UNITS	Owner UNITS	Preserved UNITS			Development Cost	Total DECD Investment	State Funds Grant	State Funds Loan	Federal Funds Grant	Federal Funds Loan	
Norwalk	Norwalk Housing Authority	Colonial Village	0	0	0	0	0	PD Pre Dev	\$ 238,000	\$ 238,000	\$ -	\$ 238,000	\$ -	\$ -	2003
Norwich	Artspace NorwichLTD	Artspace	9	9	0	0	0	R HOME	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	2000
Norwich	Salem Turnpike Housing Corp	Trading Cove Commons	35	0	35	0	0	O 104-LBLT-4	\$ 1,030,000	\$ 1,030,000	\$ 1,030,000	\$ -	\$ -	\$ -	1991
Norwich	Rose City CLT	Scattered Site	2		2			O 93-104-11-0-17	\$ 168,000	\$ 168,000	\$ 168,000	\$ -	\$ -	\$ -	1993
Norwich	Rose City CLT	Miriam Street	1	1				R 104-LBLT-1	\$ 61,650	\$ 61,650	\$ 61,650	\$ -	\$ -	\$ -	1995
Norwich	Single Family	Talman Street	1	1				R 104-LBLT-2	\$ 16,025	\$ 16,025	\$ 16,025	\$ -	\$ -	\$ -	1995
Norwich	City of Norwich	New London Turnpike	2	2				R 104-LBLT-3	\$ 90,775	\$ 90,775	\$ 90,775	\$ -	\$ -	\$ -	1995
Norwich	Norwich Hsg. Auth.	Melrose Park	51		0	51		PU MRR	\$ 470,000	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	2003
Norwich	CHFA	Wauregan Hsg/Comm. Rehab	71	71	N/A	N/A		R PRIME	\$ 3,650,000	\$ 3,650,000	\$ 3,650,000	\$ -	\$ -	\$ -	2005
Norwich	Bethsaida Community	Flora O'Neill	6	6	N/A	N/A		R FLEX	\$ 910,450	\$ 685,120	\$ -	\$ 685,120	\$ -	\$ -	2005
Plainville	Single Family	Military Housing	13		13			O 110-LBLT-1	\$ 630,927	\$ 630,927	\$ 630,927	\$ -	\$ -	\$ -	1994
Plymouth	Quail Hollow Village, LLC	Quail Hollow Village II Elderly	9	9	0	0	0	R HOME	\$ 2,973,000	\$ 560,000	\$ -	\$ -	\$ -	\$ 560,000	1999
Plymouth	Tim Bobroske	Quail Hollow Village 1	6	6	0	0	0	R HOME	\$ 333,000	\$ 333,000	\$ -	\$ -	\$ -	\$ 333,000	2000
Plymouth	Nutmeg Housing	Wildewood Condominiums	55		55			O 1993-111-011-000-000014	\$ 1,109,392	\$ 1,109,392	\$ 1,109,392	\$ -	\$ -	\$ -	1993
Seymour	Town of Seymour	Hsg. Rehab. Loan Prog.	10	0	10	0	0	O HOME	\$ 129,192	\$ 129,192	\$ -	\$ -	\$ 129,192	\$ -	2000
Seymour	Seymour Housing Authority	Smith Street Assisted Living	N/A	N/A	N/A	N/A		PD Pre Dev	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	2003
Seymour	Seymour HA	Norman Ray House	40	0	0	40		PU MRR	\$ 254,800	\$ 254,800	\$ 254,800	\$ -	\$ -	\$ -	2004
Shelton	New Samaritan Corp.	423 Howe Avenue	36	36	0	0	0	R HOME	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ -	2000
South Windsor	Watson Farms Inc	Watson Farms	10	10	0	0	0	R HOME	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ -	2002
Sprague	Sprague Hsg. Auth.	Shetucket Village	20		0	20		PU MRR	\$ 91,600	\$ 91,600	\$ 91,600	\$ -	\$ -	\$ -	2002
Stamford	Stamford Hsg. Auth.	L-B Paint Abatement	31	31	0	0	0	R HOME	\$ 1,114,354	\$ 1,114,354	\$ -	\$ -	\$ 1,114,354	\$ -	1994
Stamford	NNI Revitalization Corp.	Stillwater Heights	3	3	0	0	0	R HOME	\$ 67,400	\$ 67,400	\$ -	\$ -	\$ 67,400	\$ -	1997
Stamford	NHS of Stamford, Inc.	Haynes House	7	7	0	0	0	R HOME	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	1998
Stamford	Shelter for Homeless Inc.	17 Berkeley Place	3	3	0	0	0	R HOME	\$ 387,217	\$ 387,217	\$ -	\$ -	\$ 387,217	\$ -	1999
Stamford	Metcalf House	Metcalf House	10	10	0	0	0	R HOME	\$ 544,746	\$ 238,000	\$ -	\$ -	\$ 238,000	\$ -	1999
Stamford	MHA Of Southwestern CT	Spruce Street I	19		19	N/A		O HOME	\$ 5,175,650	\$ 975,000	\$ -	\$ -	\$ 975,000	\$ -	2005
Stamford	Stamford HA	Asbestos/Lead Abatement	374	0	0	374		PU MRR	\$ 2,733,000	\$ 2,733,000	\$ 2,733,000	\$ -	\$ -	\$ -	1994
Stamford	Condo Ownership	River Vista Condominiums	12		12			O 135-LBLT-1	\$ 553,500	\$ 553,500	\$ 553,500	\$ -	\$ -	\$ -	1995
Stamford	Condo Ownership	Spruce Street Condominiums	15		15			O 135-LBLT-2	\$ 870,850	\$ 870,850	\$ 870,850	\$ -	\$ -	\$ -	1995
Stamford	CTE (CHFA) foreclosure	Henry Street	32	32				R 135-LBLT-3A1	\$ 504,500	\$ 504,500	\$ 504,500	\$ -	\$ -	\$ -	1995
Stamford	Condo Ownership	Waterside Green Condominiums	75		75			O 135-LBLT-4	\$ 2,070,000	\$ 2,070,000	\$ 2,070,000	\$ -	\$ -	\$ -	1995
Stamford	Stamford HA	Stamford Housing Authority - Vidal Cou	384	0	0	384		PU MRR	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ -	\$ -	\$ -	2001
Stamford	CHFA	Southwood 3rd Phase	56	56	0	0	0	R UA(OPM)	\$ 4,700,000	\$ 4,700,000	\$ 4,700,000	\$ -	\$ -	\$ -	2002
Stamford	Stamford HA	Margot Wormser Congregate	41	0	0	41		PU MRR	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	2002
Stamford	Southwood Sq. LLP	Southwood Sq Phase III/Hope VI	125	125	N/A	N/A		R UA(OPM)	\$ 23,099,035	\$ 4,700,000	\$ 4,700,000	\$ -	\$ -	\$ -	2005
Statewide	DECD	DPA	44	0	44	0	0	O HOME	\$ 700,100	\$ 700,100	\$ -	\$ -	\$ -	\$ 700,100	1994
Statewide	CAFCA	CAFCA L-B Paint	72	72	0	0	0	R HOME	\$ 1,424,489	\$ 1,424,489	\$ -	\$ -	\$ 1,424,489	\$ -	1995
Statewide	CIL	Loans & Grants for Accessibility	13	0	13	0	0	O HOME	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	1997
Statewide	CHIF	Neigh. Rebuilder II	9	0	9	0	0	O HOME	\$ 1,031,000	\$ 130,000	\$ -	\$ -	\$ 130,000	\$ -	1998
Statewide	CHIF	Neighb. Rebuilder I	25	0	25	0	0	O HOME	\$ 155,000	\$ 155,000	\$ -	\$ -	\$ 155,000	\$ -	1998
Statewide	Co-op Initiatives, Inc.	Home of Your Own	9	0	9	0	0	O HOME	\$ 1,595,000	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	1999
Statewide	CIL	Loans & Grants for Accessibility	40	0	40	0	0	O HOME	\$ 1,600,000	\$ 1,600,000	\$ -	\$ -	\$ 1,600,000	\$ -	1999
Statewide	CHFA	Supportive Housing Project	N/A	N/A	N/A	N/A		R HABF	\$ 78,000,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ -	2001
Statewide	CIL	Loans & Grants for Accessibility	15	0	15	0	0	O FLEX	\$ 507,500	\$ 507,500	\$ -	\$ 507,500	\$ -	\$ -	2004
Statewide	CT CDFI Alliance, Inc.	CT CDFI Alliance Loan Fund	N/A	N/A	N/A	N/A		PG CHDC	\$ 26,500,000	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ -	2004
Statewide	Community Renewal Team	Home Solutions	N/A	N/A	N/A	N/A		PG HazMat	\$ 4,502,000	\$ 4,502,000	\$ 4,502,000	\$ -	\$ -	\$ -	2005
Thomaston	Thomaston Valley Village LP	Thomaston Valley Village	22	22	0	0	0	R Elderly/HOME	\$ 2,492,500	\$ 1,667,500	\$ -	\$ 1,156,300	\$ 170,400	\$ 340,800	2003
Tolland	Town of Tolland	Housing Rehab Loan Fund	10	0	10	0	0	O HOME	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	2001
Tolland	Tolland Senior Hsg Inc	Winding River	5	5	0	0	0	R HOME	\$ 385,000	\$ 385,000	\$ -	\$ -	\$ 385,000	\$ -	2003
Tolland	Single Family	Rolling Meadows	21		21			O 1993-142-011-000-000016	\$ 651,225	\$ 651,225	\$ 651,225	\$ -	\$ -	\$ -	1993
Torrington	NW CT YMCA, Inc	Y House	42	42	0	0	0	R HOME	\$ 495,000	\$ 495,000	\$ -	\$ -	\$ 495,000	\$ -	2000
Torrington	Single Family	Milici Village	37		37			O 143-LBLT-2A1	\$ 1,029,278	\$ 1,029,278	\$ 1,029,278	\$ -	\$ -	\$ -	1992
Torrington	Single Family	Scattered Site Homeownership	25		25			O 1993-143-011-000-000007	\$ 544,746	\$ 544,746	\$ 544,746	\$ -	\$ -	\$ -	1993
Trumbull	MHA of Southwestern CT	Trumbull Townhomes	42	42	0	0	0	R HOME	\$ 8,800,000	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 2,400,000	2002
Vernon	Vernon N-P HDC	Village St Revit.	23	0	23	0	0	O FLEX	\$ 2,712,000	\$ 1,314,000	\$ 1,314,000	\$ -	\$ -	\$ -	2004
Wallingford	Condo Ownership	Wallace Row Condominiums	6		6			O 1994-148-011-000-000047	\$ 101,250	\$ 101,250	\$ 101,250	\$ -	\$ -	\$ -	1994
Wallingford	Wallingford Housing Authority	Simpson School Eld Dev	N/A	N/A	N/A	N/A		PD Pre Dev	\$ 74,000	\$ 74,000	\$ -	\$ 74,000	\$ -	\$ -	2002
Waterbury	City of Waterbury	Grace Elderly (HOME Block Grant)	N/A	N/A	0	0	0	R HOME	\$ 716,804	\$ 716,804	\$ -	\$ -	\$ 716,804	\$ -	1997
Waterbury	Tinman Realty,LLC	Capital Estates	13	0	13	0	0	O HOME	\$ 1,026,266	\$ 1,026,266	\$ -	\$ -	\$ 1,026,266	\$ -	2000
Waterbury	Jose Francisco	Francisco Place	6	0	6	0	0	O HOME	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -	2000
Waterbury	NHS of Waterbury, Inc.	WOW Revitalization	11	0	11	0	0	O HOME	\$ 1,220,772	\$ 1,220,772	\$ -	\$ -	\$ 1,010,386	\$ 210,386	2001
Waterbury	Woodglen EnterprisesLLC	Woodhaven Estates	11	0	11	0	0	O HOME	\$ 605,000	\$ 605,000	\$ -	\$ -	\$ 605,000	\$ -	2001
Waterbury	Louis Stepanaitis	Hope House	9	9	0	0	0	R HOME	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ -	2002
Waterbury	Grace Baptist Dev. Corp.	Grace Elderly (DECD Direct)	40	40	0	0	0	R HOME	\$ 345,000	\$ 345,000	\$ -	\$ -	\$ 345,000	\$ -	2004
Waterbury	Single Family	Old Farms Ridge/Lake Point	31		31			O 151-LBLT-1	\$ 3,852,550	\$ 3,852,550	\$ 3,852,550	\$ -	\$ -	\$ -	1995
Waterbury	Waterbury Hsg. Auth.	W.Begg Elderly Apts.	76		0	76		PU MRR	\$ 445,060	\$ 445,060	\$ 445,060	\$ -	\$ -	\$ -	2001

Appendix

A - 9

Department of Economic and Community Development
 Housing Development Portfolio
 As of June 30, 2005

TOWN	APPLICANT	PROJECT	TOTAL DECD UNITS	DECD Rental UNITS	DECD Owner UNITS	DECD Preserved UNITS	Type1	PROGRAM(S)	Total Development Cost	Total DECD Investment	State Funds Grant	State Funds Loan	Federal Funds Grant	Federal Funds Loan	FY
West Hartford	So. Quaker Lane Cooperative	South Quaker Lane	3		3			O 1994-155-011-000-000006	\$ 89,763	\$ 89,763	\$ 89,763				1994
West Hartford	Single Family	Scattered Site Homeownership	15		15			O 1994-155-011-000-000018	\$ 505,000	\$ 505,000	\$ 505,000				1994
West Hartford	Brace Dale Cooperative	Brace-Dale Cooperative	4		4			O 155-LBLT1A1	\$ 175,525	\$ 175,525	\$ 175,525				1995
West Hartford	Condo Ownership	Pinewood Condominiums	10		10			O 155-LBLT-2	\$ 808,500	\$ 808,500	\$ 808,500				1995
Westport	Westport Hsg. Authority	Hidden Brook	43	43	0	0		R HOME/FLEX	\$ 1,968,000	\$ 1,968,000	\$ 363,000			\$ 1,605,000	2004
Westport	Single Family	Military Housing	13		13			O 158-LBLT-1	\$ 1,678,400	\$ 1,678,400	\$ 1,678,400				1995
Westport	1665 Post Rd Assoc.	Hiddenbrook	N/A	N/A	N/A	N/A		PG FLEX	\$ 363,000	\$ 363,000	\$ -	\$ 363,000	\$ -	\$ -	2004
Winchester	Winchester Housing Authority	Laurel Commons Eld Hsg Dev	19	19	N/A	N/A		R HOME	\$ 6,964,258	\$ 2,133,844			\$ 2,133,844		2005
Winchester	Winchester Hsg. Auth.	Greenwoods Garden Elderly Apts.	40		0	40		PU MRR	\$ 356,000	\$ 356,000	\$ 356,000				2002
Wind. Locks	MHA of Greater Hartford	Grove Street	21	21	0	0		R HOME	\$ 2,057,530	\$ 2,057,530			\$ 2,057,530		1994
Windham	Institute for Community Econ.	36 Windham Street	7	7				R 1993-163-011-000-000003	\$ 47,000	\$ 47,000	\$ 47,000				1993
Wolcott	Single Family	Wolcott Hills	118		118			O 166-LBLT-1	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000				1997

Appendix

A - 10

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.

Appendix A - 10

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

Appendix

A - 10

units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized.

The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Connecticut		11,837	9,263	198	179	2,197	1,729	10,108	
Andover	Tolland	23	23	0	0	0	1	22	119
Ansonia	New Haven	13	13	0	0	0		13	135
Ashford	Windham	28	28	0	0	0	1	27	106
Avon	Hartford	95	93	2	0	0	3	92	32
Barkhamsted	Litchfield	17	17	0	0	0	0	17	130
Beacon Falls	New Haven	30	30	0	0	0	1	29	103
Berlin	Hartford	76	76	0	0	0		76	48
Bethany	New Haven	30	30	0	0	0	0	30	99
Bethel	Fairfield	28	26	2	0	0	3	25	107
Bethlehem	Litchfield	7	7	0	0	0	0	7	154
Bloomfield	Hartford	96	96	0	0	0	3	93	30
Bolton	Tolland	15	15	0	0	0	3	12	138
Bozrah	New London	11	11	0	0	0	0	11	144
Branford	New Haven	46	46	0	0	0	8	38	87
Bridgeport	Fairfield	134	65	8	0	61		134	18
Bridgewater	Litchfield	7	7	0	0	0	1	6	157
Bristol	Hartford	263	121	0	3	139	30	233	6
Brookfield	Fairfield	89	57	0	4	28	10	79	44
Brooklyn	Windham	53	49	4	0	0	0	53	70
Burlington	Hartford	54	54	0	0	0	1	53	71
Canaan	Litchfield	3	3	0	0	0	1	2	164
Canterbury	Windham	19	19	0	0	0	3	16	131
Canton	Hartford	147	147	0	0	0	4	143	15
Chaplin	Windham	23	23	0	0	0	0	23	114
Cheshire	New Haven	55	55	0	0	0	6	49	75
Chester	Middlesex	12	12	0	0	0		12	139
Clinton	Middlesex	46	46	0	0	0		46	77

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Colchester	New London	83	74	0	9	0	3	80	42
Colebrook	Litchfield	9	9	0	0	0	0	9	152
Columbia	Tolland	32	32	0	0	0	9	23	115
Cornwall	Litchfield	12	12	0	0	0		12	140
Coventry	Tolland	50	50	0	0	0	4	46	78
Cromwell	Middlesex	57	57	0	0	0	0	57	62
Danbury	Fairfield	435	435	0	0	0	31	404	1
Darien	Fairfield	46	46	0	0	0	43	3	162
Deep River	Middlesex	14	14	0	0	0	3	11	145
Derby	New Haven	14	14	0	0	0	3	11	146
Durham	Middlesex	46	46	0	0	0		46	79
East Granby	Hartford	20	15	0	0	5	0	20	125
East Haddam	Middlesex	49	49	0	0	0	1	48	76
East Hampton	Middlesex	158	158	0	0	0		158	13
East Hartford	Hartford	18	18	0	0	0		18	127
East Haven	New Haven	46	46	0	0	0	16	30	100
East Lyme	New London	90	88	2	0	0	10	80	43
East Windsor	Hartford	96	86	0	0	10	3	93	31
Eastford	Windham	16	16	0	0	0		16	132
Easton	Fairfield	17	17	0	0	0	3	14	133
Ellington	Tolland	74	74	0	0	0	0	74	49
Enfield	Hartford	57	57	0	0	0		57	63
Essex	Middlesex	18	18	0	0	0	0	18	128
Fairfield	Fairfield	170	88	6	6	70	63	107	24
Farmington	Hartford	126	100	22	4	0	10	116	22
Franklin	New London	4	4	0	0	0	0	4	159
Glastonbury	Hartford	113	113	0	0	0	8	105	25
Goshen	Litchfield	54	54	0	0	0		54	66
Granby	Hartford	43	43	0	0	0		43	81

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Greenwich	Fairfield	214	176	2	0	36	160	54	67
Griswold	New London	74	64	10	0	0	2	72	50
Groton	New London	265	59	10	12	184	15	250	5
Guilford	New Haven	72	52	0	0	20	11	61	58
Haddam	Middlesex	70	70	0	0	0	3	67	54
Hamden	New Haven	28	28	0	0	0	4	24	110
Hampton	Windham	28	28	0	0	0		28	105
Hartford	Hartford	78	33	36	0	9		78	46
Hartland	Hartford	4	4	0	0	0		4	160
Harwinton	Litchfield	30	30	0	0	0		30	101
Hebron	Tolland	60	60	0	0	0		60	59
Kent	Litchfield	16	16	0	0	0	3	13	136
Killingly	Windham	90	84	2	4	0	7	83	41
Killingworth	Middlesex	23	23	0	0	0	1	22	120
Lebanon	New London	78	78	0	0	0	1	77	47
Ledyard	New London	68	64	0	4	0	0	68	52
Lisbon	New London	19	19	0	0	0		19	126
Litchfield	Litchfield	55	55	0	0	0	0	55	64
Lyme	New London	6	6	0	0	0	0	6	158
Madison	New Haven	51	51	0	0	0	15	36	91
Manchester	Hartford	128	122	6	0	0	12	116	23
Mansfield	Tolland	55	55	0	0	0	1	54	68
Marlborough	Hartford	33	33	0	0	0	2	31	96
Meriden	New Haven	323	133	0	0	190	17	306	2
Middlebury	New Haven	70	70	0	0	0	5	65	56
Middlefield	Middlesex	9	9	0	0	0	0	9	153
Middletown	Middlesex	229	89	0	0	140	4	225	7
Milford	New Haven	286	65	0	0	221	24	262	3
Monroe	Fairfield	29	29	0	0	0	6	23	116

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Montville	New London	69	69	0	0	0	0	69	51
Morris	Litchfield	7	7	0	0	0	0	7	155
Naugatuck	New Haven	99	97	2	0	0	7	92	33
New Britain	Hartford	30	22	8	0	0	69	-39	169
New Canaan	Fairfield	65	65	0	0	0	81	-16	167
New Fairfield	Fairfield	42	38	0	4	0		42	83
New Hartford	Litchfield	46	46	0	0	0	9	37	89
New Haven	New Haven	255	159	24	0	72	284	-29	168
New London	New London	84	84	0	0	0	5	79	45
New Milford	Litchfield	116	116	0	0	0	16	100	27
Newington	Hartford	40	40	0	0	0	6	34	93
Newtown	Fairfield	137	113	0	0	24	4	133	19
Norfolk	Litchfield	3	3	0	0	0	1	2	165
North Branford	New Haven	64	64	0	0	0	10	54	69
North Canaan	Litchfield	11	11	0	0	0	1	10	147
North Haven	New Haven	131	131	0	0	0	8	123	21
North Stonington	New London	32	32	0	0	0	0	32	95
Norwalk	Fairfield	294	70	2	7	215	35	259	4
Norwich	New London	223	93	0	7	123		223	9
Old Lyme	New London	32	32	0	0	0	2	30	102
Old Saybrook	Middlesex	59	59	0	0	0		59	60
Orange	New Haven	178	10	0	0	168		178	11
Oxford	New Haven	229	229	0	0	0	5	224	8
Plainfield	Windham	49	37	0	12	0	4	45	80
Plainville	Hartford	37	31	6	0	0	12	25	108
Plymouth	Litchfield	59	48	4	0	7	9	50	74
Pomfret	Windham	25	25	0	0	0	0	25	109
Portland	Middlesex	136	76	0	0	60	1	135	17
Preston	New London	32	32	0	0	0	1	31	97

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Prospect	New Haven	37	37	0	0	0		37	90
Putnam	Windham	42	42	0	0	0	21	21	122
Redding	Fairfield	21	21	0	0	0	11	10	148
Ridgefield	Fairfield	46	46	0	0	0	23	23	117
Rocky Hill	Hartford	86	86	0	0	0		86	35
Roxbury	Litchfield	14	14	0	0	0	2	12	141
Salem	New London	34	34	0	0	0	0	34	94
Salisbury	Litchfield	14	14	0	0	0	1	13	137
Scotland	Windham	13	13	0	0	0	1	12	142
Seymour	New Haven	39	39	0	0	0	1	38	88
Sharon	Litchfield	20	20	0	0	0	2	18	129
Shelton	Fairfield	126	126	0	0	0	0	126	20
Sherman	Fairfield	23	23	0	0	0		23	118
Simsbury	Hartford	85	19	0	0	66	1	84	39
Somers	Tolland	24	24	0	0	0	0	24	111
South Windsor	Hartford	163	160	0	3	0	20	143	16
Southbury	New Haven	109	94	0	0	15	5	104	26
Southington	Hartford	180	147	4	0	29	20	160	12
Sprague	New London	10	10	0	0	0	0	10	149
Stafford	Tolland	65	65	0	0	0		65	57
Stamford	Fairfield	290	126	12	60	92	203	87	34
Sterling	Windham	53	49	4	0	0	0	53	72
Stonington	New London	89	89	0	0	0	3	86	36
Stratford	Fairfield	44	28	10	0	6	4	40	84
Suffield	Hartford	70	70	0	0	0	2	68	53
Thomaston	Litchfield	36	36	0	0	0	0	36	92
Thompson	Windham	44	44	0	0	0	5	39	85
Tolland	Tolland	87	87	0	0	0	1	86	37
Torrington	Litchfield	110	110	0	0	0	12	98	29

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
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	Rank by Net Gain
Trumbull	Fairfield	67	67	0	0	0	14	53	73
Union	Tolland	3	3	0	0	0		3	163
Vernon	Tolland	192	63	4	0	125		192	10
Voluntown	New London	12	12	0	0	0		12	143
Wallingford	New Haven	158	102	4	40	12	6	152	14
Warren	Litchfield	14	14	0	0	0	0	14	134
Washington	Litchfield	10	10	0	0	0	0	10	150
Waterbury	New Haven	71	57	2	0	12	32	39	86
Waterford	New London	33	33	0	0	0	11	22	121
Watertown	Litchfield	68	68	0	0	0	2	66	55
West Hartford	Hartford	100	42	0	0	58		100	28
West Haven	New Haven	24	24	0	0	0		24	112
Westbrook	Middlesex	37	37	0	0	0	6	31	98
Weston	Fairfield	27	27	0	0	0	6	21	123
Westport	Fairfield	114	114	0	0	0	112	2	166
Wethersfield	Hartford	6	6	0	0	0	2	4	161
Willington	Tolland	26	26	0	0	0	2	24	113
Wilton	Fairfield	37	37	0	0	0	30	7	156
Winchester	Litchfield	29	29	0	0	0		29	104
Windham	Windham	25	25	0	0	0	4	21	124
Windsor	Hartford	86	86	0	0	0	0	86	38
Windsor Locks	Hartford	59	59	0	0	0	1	58	61
Wolcott	New Haven	65	65	0	0	0	10	55	65
Woodbridge	New Haven	11	11	0	0	0	1	10	151
Woodbury	Litchfield	43	43	0	0	0		43	82
Woodstock	Windham	84	84	0	0	0	0	84	40

*: Blank entries represent no responses

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain	
Connecticut		11,837	9,263	198	179	2,197	1,729	10,108		
Danbury	Fairfield	435	435	0	0	0	31	404	1	
Meriden	New Haven	323	133	0	0	190	17	306	2	
Milford	New Haven	286	65	0	0	221	24	262	3	
Norwalk	Fairfield	294	70	2	7	215	35	259	4	
Groton	New London	265	59	10	12	184	15	250	5	
Bristol	Hartford	263	121	0	3	139	30	233	6	
Middletown	Middlesex	229	89	0	0	140	4	225	7	
Oxford	New Haven	229	229	0	0	0	5	224	8	
Norwich	New London	223	93	0	7	123		223	9	
Vernon	Tolland	192	63	4	0	125		192	10	
Orange	New Haven	178	10	0	0	168		178	11	
Southington	Hartford	180	147	4	0	29	20	160	12	
East Hampton	Middlesex	158	158	0	0	0		158	13	
Wallingford	New Haven	158	102	4	40	12	6	152	14	
Canton	Hartford	147	147	0	0	0	4	143	15	
South Windsor	Hartford	163	160	0	3	0	20	143	16	
Portland	Middlesex	136	76	0	0	60	1	135	17	
Bridgeport	Fairfield	134	65	8	0	61		134	18	
Newtown	Fairfield	137	113	0	0	24	4	133	19	
Shelton	Fairfield	126	126	0	0	0	0	126	20	
North Haven	New Haven	131	131	0	0	0	8	123	21	
Farmington	Hartford	126	100	22	4	0	10	116	22	
Manchester	Hartford	128	122	6	0	0	12	116	23	
Fairfield	Fairfield	170	88	6	6	70	63	107	24	
Glastonbury	Hartford	113	113	0	0	0	8	105	25	
Southbury	New Haven	109	94	0	0	15	5	104	26	
New Milford	Litchfield	116	116	0	0	0	16	100	27	

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain
West Hartford	Hartford	100	42	0	0	58		100	28
Torrington	Litchfield	110	110	0	0	0	12	98	29
Bloomfield	Hartford	96	96	0	0	0	3	93	30
East Windsor	Hartford	96	86	0	0	10	3	93	31
Avon	Hartford	95	93	2	0	0	3	92	32
Naugatuck	New Haven	99	97	2	0	0	7	92	33
Stamford	Fairfield	290	126	12	60	92	203	87	34
Rocky Hill	Hartford	86	86	0	0	0		86	35
Stonington	New London	89	89	0	0	0	3	86	36
Tolland	Tolland	87	87	0	0	0	1	86	37
Windsor	Hartford	86	86	0	0	0	0	86	38
Simsbury	Hartford	85	19	0	0	66	1	84	39
Woodstock	Windham	84	84	0	0	0	0	84	40
Killingly	Windham	90	84	2	4	0	7	83	41
Colchester	New London	83	74	0	9	0	3	80	42
East Lyme	New London	90	88	2	0	0	10	80	43
Brookfield	Fairfield	89	57	0	4	28	10	79	44
New London	New London	84	84	0	0	0	5	79	45
Hartford	Hartford	78	33	36	0	9		78	46
Lebanon	New London	78	78	0	0	0	1	77	47
Berlin	Hartford	76	76	0	0	0		76	48
Ellington	Tolland	74	74	0	0	0	0	74	49
Griswold	New London	74	64	10	0	0	2	72	50
Montville	New London	69	69	0	0	0	0	69	51
Ledyard	New London	68	64	0	4	0	0	68	52
Suffield	Hartford	70	70	0	0	0	2	68	53
Haddam	Middlesex	70	70	0	0	0	3	67	54
Watertown	Litchfield	68	68	0	0	0	2	66	55
Middlebury	New Haven	70	70	0	0	0	5	65	56

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain
Stafford	Tolland	65	65	0	0	0		65	57
Guilford	New Haven	72	52	0	0	20	11	61	58
Hebron	Tolland	60	60	0	0	0		60	59
Old Saybrook	Middlesex	59	59	0	0	0		59	60
Windsor Locks	Hartford	59	59	0	0	0	1	58	61
Cromwell	Middlesex	57	57	0	0	0	0	57	62
Enfield	Hartford	57	57	0	0	0		57	63
Litchfield	Litchfield	55	55	0	0	0	0	55	64
Wolcott	New Haven	65	65	0	0	0	10	55	65
Goshen	Litchfield	54	54	0	0	0		54	66
Greenwich	Fairfield	214	176	2	0	36	160	54	67
Mansfield	Tolland	55	55	0	0	0	1	54	68
North Branford	New Haven	64	64	0	0	0	10	54	69
Brooklyn	Windham	53	49	4	0	0	0	53	70
Burlington	Hartford	54	54	0	0	0	1	53	71
Sterling	Windham	53	49	4	0	0	0	53	72
Trumbull	Fairfield	67	67	0	0	0	14	53	73
Plymouth	Litchfield	59	48	4	0	7	9	50	74
Cheshire	New Haven	55	55	0	0	0	6	49	75
East Haddam	Middlesex	49	49	0	0	0	1	48	76
Clinton	Middlesex	46	46	0	0	0		46	77
Coventry	Tolland	50	50	0	0	0	4	46	78
Durham	Middlesex	46	46	0	0	0		46	79
Plainfield	Windham	49	37	0	12	0	4	45	80
Granby	Hartford	43	43	0	0	0		43	81
Woodbury	Litchfield	43	43	0	0	0		43	82
New Fairfield	Fairfield	42	38	0	4	0		42	83
Stratford	Fairfield	44	28	10	0	6	4	40	84
Thompson	Windham	44	44	0	0	0	5	39	85

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain
Waterbury	New Haven	71	57	2	0	12	32	39	86
Branford	New Haven	46	46	0	0	0	8	38	87
Seymour	New Haven	39	39	0	0	0	1	38	88
New Hartford	Litchfield	46	46	0	0	0	9	37	89
Prospect	New Haven	37	37	0	0	0		37	90
Madison	New Haven	51	51	0	0	0	15	36	91
Thomaston	Litchfield	36	36	0	0	0	0	36	92
Newington	Hartford	40	40	0	0	0	6	34	93
Salem	New London	34	34	0	0	0	0	34	94
North Stonington	New London	32	32	0	0	0	0	32	95
Marlborough	Hartford	33	33	0	0	0	2	31	96
Preston	New London	32	32	0	0	0	1	31	97
Westbrook	Middlesex	37	37	0	0	0	6	31	98
Bethany	New Haven	30	30	0	0	0	0	30	99
East Haven	New Haven	46	46	0	0	0	16	30	100
Harwinton	Litchfield	30	30	0	0	0		30	101
Old Lyme	New London	32	32	0	0	0	2	30	102
Beacon Falls	New Haven	30	30	0	0	0	1	29	103
Winchester	Litchfield	29	29	0	0	0		29	104
Hampton	Windham	28	28	0	0	0		28	105
Ashford	Windham	28	28	0	0	0	1	27	106
Bethel	Fairfield	28	26	2	0	0	3	25	107
Plainville	Hartford	37	31	6	0	0	12	25	108
Pomfret	Windham	25	25	0	0	0	0	25	109
Hamden	New Haven	28	28	0	0	0	4	24	110
Somers	Tolland	24	24	0	0	0	0	24	111
West Haven	New Haven	24	24	0	0	0		24	112
Willington	Tolland	26	26	0	0	0	2	24	113
Chaplin	Windham	23	23	0	0	0	0	23	114

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain
Columbia	Tolland	32	32	0	0	0	9	23	115
Monroe	Fairfield	29	29	0	0	0	6	23	116
Ridgefield	Fairfield	46	46	0	0	0	23	23	117
Sherman	Fairfield	23	23	0	0	0		23	118
Andover	Tolland	23	23	0	0	0	1	22	119
Killingworth	Middlesex	23	23	0	0	0	1	22	120
Waterford	New London	33	33	0	0	0	11	22	121
Putnam	Windham	42	42	0	0	0	21	21	122
Weston	Fairfield	27	27	0	0	0	6	21	123
Windham	Windham	25	25	0	0	0	4	21	124
East Granby	Hartford	20	15	0	0	5	0	20	125
Lisbon	New London	19	19	0	0	0		19	126
East Hartford	Hartford	18	18	0	0	0		18	127
Essex	Middlesex	18	18	0	0	0	0	18	128
Sharon	Litchfield	20	20	0	0	0	2	18	129
Barkhamsted	Litchfield	17	17	0	0	0	0	17	130
Canterbury	Windham	19	19	0	0	0	3	16	131
Eastford	Windham	16	16	0	0	0		16	132
Easton	Fairfield	17	17	0	0	0	3	14	133
Warren	Litchfield	14	14	0	0	0	0	14	134
Ansonia	New Haven	13	13	0	0	0		13	135
Kent	Litchfield	16	16	0	0	0	3	13	136
Salisbury	Litchfield	14	14	0	0	0	1	13	137
Bolton	Tolland	15	15	0	0	0	3	12	138
Chester	Middlesex	12	12	0	0	0		12	139
Cornwall	Litchfield	12	12	0	0	0		12	140
Roxbury	Litchfield	14	14	0	0	0	2	12	141
Scotland	Windham	13	13	0	0	0	1	12	142
Voluntown	New London	12	12	0	0	0		12	143

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
In Net Gain 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 Net Gain
Bozrah	New London	11	11	0	0	0	0	11	144
Deep River	Middlesex	14	14	0	0	0	3	11	145
Derby	New Haven	14	14	0	0	0	3	11	146
North Canaan	Litchfield	11	11	0	0	0	1	10	147
Redding	Fairfield	21	21	0	0	0	11	10	148
Sprague	New London	10	10	0	0	0	0	10	149
Washington	Litchfield	10	10	0	0	0	0	10	150
Woodbridge	New Haven	11	11	0	0	0	1	10	151
Colebrook	Litchfield	9	9	0	0	0	0	9	152
Middlefield	Middlesex	9	9	0	0	0	0	9	153
Bethlehem	Litchfield	7	7	0	0	0	0	7	154
Morris	Litchfield	7	7	0	0	0	0	7	155
Wilton	Fairfield	37	37	0	0	0	30	7	156
Bridgewater	Litchfield	7	7	0	0	0	1	6	157
Lyme	New London	6	6	0	0	0	0	6	158
Franklin	New London	4	4	0	0	0	0	4	159
Hartland	Hartford	4	4	0	0	0	0	4	160
Wethersfield	Hartford	6	6	0	0	0	2	4	161
Darien	Fairfield	46	46	0	0	0	43	3	162
Union	Tolland	3	3	0	0	0	0	3	163
Canaan	Litchfield	3	3	0	0	0	1	2	164
Norfolk	Litchfield	3	3	0	0	0	1	2	165
Westport	Fairfield	114	114	0	0	0	112	2	166
New Canaan	Fairfield	65	65	0	0	0	81	-16	167
New Haven	New Haven	255	159	24	0	72	284	-29	168
New Britain	Hartford	30	22	8	0	0	69	-39	169

*: Blank entries represent no responses

**Appendix
A - 10**

**Connecticut New Housing Authorizations in 2004
By State and Counties**

Permit-issuing Places	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Total 2003 Demolitions	Net Gain
Connecticut	11,837	9,263	198	179	2,197	1,729	10,108
Fairfield	2,495	1,840	42	81	532	842	1,653
Hartford	2,389	1,979	84	10	316	209	2,180
Litchfield	810	799	4	0	7	60	750
Middlesex	963	763	0	0	200	19	944
New Haven	2,534	1,752	32	40	710	479	2,055
New London	1,348	987	22	32	307	53	1,295
Tolland	706	577	4	0	125	21	685
Windham	592	566	10	16	0	46	546

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Connecticut	9,263	1,850,095,622	199,730	11,837	2,031,996,458	171,665
Andover	23	4,696,500	204,196	23	4,696,500	204,196
Ansonia	13	1,403,000	107,923	13	1,403,000	107,923
Ashford	28	3,996,898	142,746	28	3,996,898	142,746
Avon	93	18,090,370	194,520	95	18,364,370	193,309
Barkhamsted	17	2,559,368	150,551	17	2,559,368	150,551
Beacon Falls	30	2,540,000	84,667	30	2,540,000	84,667
Berlin	76	9,049,676	119,075	76	9,049,676	119,075
Bethany	30	8,850,000	295,000	30	8,850,000	295,000
Bethel	26	6,119,562	235,368	28	6,344,312	226,583
Bethlehem	7	1,468,000	209,714	7	1,468,000	209,714
Bloomfield	96	10,024,067	104,417	96	10,024,067	104,417
Bolton	15	3,126,560	208,437	15	3,126,560	208,437
Bozrah	11	1,829,900	166,355	11	1,829,900	166,355
Branford	46	12,221,894	265,693	46	12,221,894	265,693
Bridgeport	65	5,333,730	82,057	134	7,990,730	59,632
Bridgewater	7	1,320,000	188,571	7	1,320,000	188,571
Bristol	121	17,167,000	141,876	263	25,467,000	96,833
Brookfield	57	11,199,335	196,480	89	13,651,335	153,386
Brooklyn	49	5,994,000	122,327	53	6,268,000	118,264
Burlington	54	12,218,570	226,270	54	12,218,570	226,270
Canaan	3	440,000	146,667	3	440,000	146,667
Canterbury	19	2,863,000	150,684	19	2,863,000	150,684
Canton	147	35,793,476	243,493	147	35,793,476	243,493
Chaplin	23	1,246,577	54,199	23	1,246,577	54,199
Cheshire	55	10,261,717	186,577	55	10,261,717	186,577
Chester	12	3,393,646	282,804	12	3,393,646	282,804

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Clinton	46	9,513,085	206,806	46	9,513,085	206,806
Colchester	74	12,977,800	175,376	83	13,991,390	168,571
Colebrook	9	1,248,255	138,695	9	1,248,255	138,695
Columbia	32	6,119,816	191,244	32	6,119,816	191,244
Cornwall	12	1,867,470	155,623	12	1,867,470	155,623
Coventry	50	7,852,782	157,056	50	7,852,782	157,056
Cromwell	57	10,908,051	191,369	57	10,908,051	191,369
Danbury	435	56,831,758	130,648	435	56,831,758	130,648
Darien	46	51,060,000	1,110,000	46	51,060,000	1,110,000
Deep River	14	3,571,668	255,119	14	3,571,668	255,119
Derby	14	1,857,455	132,675	14	1,857,455	132,675
Durham	46	7,392,937	160,716	46	7,392,937	160,716
East Granby	15	3,358,550	223,903	20	4,158,550	207,928
East Haddam	49	9,999,440	204,070	49	9,999,440	204,070
East Hampton	158	17,569,146	111,197	158	17,569,146	111,197
East Hartford	18	1,865,631	103,646	18	1,865,631	103,646
East Haven	46	5,036,900	109,498	46	5,036,900	109,498
East Lyme	88	20,518,582	233,166	90	20,736,682	230,408
East Windsor	86	9,907,268	115,201	96	10,719,612	111,663
Eastford	16	1,442,126	90,133	16	1,442,126	90,133
Easton	17	7,038,221	414,013	17	7,038,221	414,013
Ellington	74	19,098,502	258,088	74	19,098,502	258,088
Enfield	57	6,964,585	122,186	57	6,964,585	122,186
Essex	18	4,889,278	271,627	18	4,889,278	271,627
Fairfield	88	26,226,355	298,027	170	37,627,355	221,337
Farmington	100	15,984,787	159,848	126	17,630,787	139,927
Franklin	4	627,000	156,750	4	627,000	156,750
Glastonbury	113	25,096,232	222,091	113	25,096,232	222,091

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Goshen	54	8,830,474	163,527	54	8,830,474	163,527
Granby	43	6,854,520	159,407	43	6,854,520	159,407
Greenwich	176	119,833,697	680,873	214	123,138,697	575,414
Griswold	64	8,260,935	129,077	74	8,864,615	119,792
Groton	59	10,385,830	176,031	265	17,352,581	65,481
Guilford	52	22,007,591	423,223	72	23,007,591	319,550
Haddam	70	8,976,370	128,234	70	8,976,370	128,234
Hamden	28	4,132,095	147,575	28	4,132,095	147,575
Hampton	28	2,886,771	103,099	28	2,886,771	103,099
Hartford	33	2,100,000	63,636	78	4,255,000	54,551
Hartland	4	631,280	157,820	4	631,280	157,820
Harwinton	30	5,976,600	199,220	30	5,976,600	199,220
Hebron	60	10,944,678	182,411	60	10,944,678	182,411
Kent	16	2,815,616	175,976	16	2,815,616	175,976
Killingly	84	8,495,500	101,137	90	9,010,500	100,117
Killingworth	23	6,510,000	283,043	23	6,510,000	283,043
Lebanon	78	10,828,774	138,830	78	10,828,774	138,830
Ledyard	64	9,235,730	144,308	68	9,535,730	140,231
Lisbon	19	1,641,315	86,385	19	1,641,315	86,385
Litchfield	55	12,406,852	225,579	55	12,406,852	225,579
Lyme	6	2,915,199	485,867	6	2,915,199	485,867
Madison	51	20,251,636	397,091	51	20,251,636	397,091
Manchester	122	17,900,960	146,729	128	18,374,560	143,551
Mansfield	55	11,303,880	205,525	55	11,303,880	205,525
Marlborough	33	7,520,065	227,881	33	7,520,065	227,881
Meriden	133	9,416,689	70,802	323	20,123,689	62,302
Middlebury	70	15,802,847	225,755	70	15,802,847	225,755
Middlefield	9	1,819,000	202,111	9	1,819,000	202,111

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Middletown	89	5,807,121	65,249	229	7,620,576	33,278
Milford	65	10,563,247	162,511	286	23,912,961	83,612
Monroe	29	7,396,000	255,034	29	7,396,000	255,034
Montville	69	14,130,631	204,792	69	14,130,631	204,792
Morris	7	1,199,000	171,286	7	1,199,000	171,286
Naugatuck	97	12,625,021	130,155	99	12,842,056	129,718
New Britain	22	1,620,784	73,672	30	2,021,004	67,367
New Canaan	65	59,784,000	919,754	65	59,784,000	919,754
New Fairfield	38	6,196,631	163,069	42	6,537,751	155,661
New Hartford	46	7,089,050	154,110	46	7,089,050	154,110
New Haven	159	14,436,161	90,793	255	22,264,315	87,311
New London	84	14,115,000	168,036	84	14,115,000	168,036
New Milford	116	24,419,770	210,515	116	24,419,770	210,515
Newington	40	4,428,522	110,713	40	4,428,522	110,713
Newtown	113	29,131,636	257,802	137	31,987,876	233,488
Norfolk	3	559,000	186,333	3	559,000	186,333
North Branford	64	9,579,936	149,687	64	9,579,936	149,687
North Canaan	11	2,428,000	220,727	11	2,428,000	220,727
North Haven	131	13,108,604	100,066	131	13,608,604	103,882
North Stonington	32	4,224,705	132,022	32	4,224,705	132,022
Norwalk	70	18,898,000	269,971	294	40,163,000	136,609
Norwich	93	8,217,145	88,356	223	16,338,845	73,268
Old Lyme	32	9,066,843	283,339	32	9,066,843	283,339
Old Saybrook	59	13,682,388	231,905	59	13,682,388	231,905
Orange	10	2,190,495	219,050	178	14,099,495	79,211
Oxford	229	33,486,310	146,228	229	33,486,310	146,228
Plainfield	37	5,484,000	148,216	49	6,214,000	126,816
Plainville	31	3,003,950	96,902	37	3,696,350	99,901

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Plymouth	48	9,499,000	197,896	59	10,299,000	174,559
Pomfret	25	3,576,263	143,051	25	3,576,263	143,051
Portland	76	11,908,188	156,687	136	13,708,188	100,796
Preston	32	6,797,713	212,429	32	6,797,713	212,429
Prospect	37	6,755,000	182,568	37	6,755,000	182,568
Putnam	42	4,631,449	110,273	42	4,631,449	110,273
Redding	21	12,314,939	586,426	21	12,314,939	586,426
Ridgefield	46	27,784,452	604,010	46	27,784,452	604,010
Rocky Hill	86	12,971,719	150,834	86	12,971,719	150,834
Roxbury	14	3,931,000	280,786	14	3,931,000	280,786
Salem	34	8,424,089	247,767	34	8,424,089	247,767
Salisbury	14	6,917,000	494,071	14	6,917,000	494,071
Scotland	13	1,525,800	117,369	13	1,525,800	117,369
Seymour	39	5,616,500	144,013	39	5,616,500	144,013
Sharon	20	6,419,000	320,950	20	6,419,000	320,950
Shelton	126	17,826,641	141,481	126	17,826,641	141,481
Sherman	23	6,050,050	263,046	23	6,050,050	263,046
Simsbury	19	3,986,335	209,807	85	9,056,483	106,547
Somers	24	3,923,050	163,460	24	3,923,050	163,460
South Windsor	160	10,040,666	62,754	163	10,453,166	64,130
Southbury	94	13,230,688	140,752	109	14,864,268	136,369
Southington	147	13,336,535	90,725	180	14,199,535	78,886
Sprague	10	1,219,225	121,923	10	1,219,225	121,923
Stafford	65	9,512,459	146,346	65	9,512,459	146,346
Stamford	126	56,117,699	445,379	290	83,932,488	289,422
Sterling	49	5,745,095	117,247	53	5,943,047	112,133
Stonington	89	21,150,264	237,643	89	21,150,264	237,643
Stratford	28	3,236,615	115,593	44	4,240,615	96,378

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Suffield	70	14,130,578	201,865	70	14,130,578	201,865
Thomaston	36	4,426,000	122,944	36	4,426,000	122,944
Thompson	44	7,149,922	162,498	44	7,149,922	162,498
Tolland	87	15,554,190	178,784	87	15,554,190	178,784
Torrington	110	11,569,110	105,174	110	11,569,110	105,174
Trumbull	67	17,266,220	257,705	67	17,266,220	257,705
Union	3	497,000	165,667	3	497,000	165,667
Vernon	63	4,944,865	78,490	192	11,568,899	60,255
Voluntown	12	1,412,400	117,700	12	1,412,400	117,700
Wallingford	102	14,360,023	140,785	158	18,089,003	114,487
Warren	14	3,045,760	217,554	14	3,045,760	217,554
Washington	10	2,167,370	216,737	10	2,167,370	216,737
Waterbury	57	3,658,600	64,186	71	4,122,600	58,065
Waterford	33	7,117,652	215,686	33	7,117,652	215,686
Watertown	68	11,251,233	165,459	68	11,251,233	165,459
West Hartford	42	7,974,204	189,862	100	13,339,204	133,392
West Haven	24	1,452,497	60,521	24	1,452,497	60,521
Westbrook	37	8,404,712	227,154	37	8,404,712	227,154
Weston	27	19,590,120	725,560	27	19,590,120	725,560
Westport	114	79,124,754	694,077	114	79,124,754	694,077
Wethersfield	6	847,000	141,167	6	847,000	141,167
Willington	26	4,818,890	185,342	26	4,818,890	185,342
Wilton	37	21,437,423	579,390	37	21,437,423	579,390
Winchester	29	5,207,859	179,581	29	5,207,859	179,581
Windham	25	2,190,408	87,616	25	2,190,408	87,616
Windsor	86	12,504,250	145,398	86	12,504,250	145,398
Windsor Locks	59	6,163,900	104,473	59	6,163,900	104,473
Wolcott	65	8,070,134	124,156	65	8,070,134	124,156

**Appendix
A - 10**

**Housing Units and Residential Construction Activity Authorized in 2004
In Alphabetical Order
Valuations of Residential Construction**

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Woodbridge	11	3,276,000	297,818	11	3,276,000	297,818
Woodbury	43	12,996,302	302,240	43	12,996,302	302,240
Woodstock	84	15,451,432	183,946	84	15,451,432	183,946

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 Estimates
In Alphabetical Order**

State/Towns Connecticut	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
		1,421,070	918,190	119,793	126,924	243,969	11,580	614
Andover	Tolland	1,249	1,178	11	4	53	3	-
Ansonia	New Haven	7,993	3,860	2,212	1,056	858	7	-
Ashford	Windham	1,795	1,364	113	54	227	37	-
Avon	Hartford	6,957	5,731	162	486	571	-	7
Barkhamsted	Litchfield	1,513	1,381	47	30	55	-	-
Beacon Falls	New Haven	2,188	1,583	104	105	239	157	-
Berlin	Hartford	7,426	6,395	488	94	404	45	-
Bethany	New Haven	1,914	1,820	47	5	-	42	-
Bethel	Fairfield	6,900	5,251	730	336	576	7	-
Bethlehem	Litchfield	1,441	1,325	63	25	13	15	-
Bloomfield	Hartford	8,686	6,405	220	261	1,791	9	-
Bolton	Tolland	2,012	1,822	27	44	106	13	-
Bozrah	New London	961	877	40	18	26	-	-
Branford	New Haven	13,473	8,770	1,029	957	2,476	241	-
Bridgeport	Fairfield	54,325	18,275	9,606	11,098	15,301	45	-
Bridgewater	Litchfield	804	778	15	-	9	2	-
Bristol	Hartford	26,657	15,207	2,799	3,177	5,253	204	17
Brookfield	Fairfield	6,003	5,271	123	172	429	8	-
Brooklyn	Windham	2,903	2,227	134	120	369	53	-
Burlington	Hartford	3,158	2,993	37	42	53	33	-
Canaan	Litchfield	619	596	11	7	-	3	2
Canterbury	Windham	1,859	1,704	14	39	56	46	-
Canton	Hartford	4,046	3,199	237	204	406	-	-
Chaplin	Windham	967	808	13	61	28	57	-
Cheshire	New Haven	9,792	8,289	189	313	983	18	-
Chester	Middlesex	1,659	1,331	70	75	169	14	-
Clinton	Middlesex	5,999	4,827	273	326	340	213	20
Colchester	New London	5,730	4,434	268	267	642	119	-
Colebrook	Litchfield	682	660	18	4	-	-	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 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	2,107	2,037	40	30	-	-	-
Cornwall	Litchfield	911	869	25	10	5	-	2
Coventry	Tolland	4,694	4,303	109	142	134	6	-
Cromwell	Middlesex	5,608	4,080	274	260	976	18	-
Danbury	Fairfield	29,608	15,855	3,465	3,423	6,423	422	20
Darien	Fairfield	7,004	6,416	120	57	405	6	-
Deep River	Middlesex	1,954	1,576	83	104	179	12	-
Derby	New Haven	5,623	2,665	1,291	680	987	-	-
Durham	Middlesex	2,542	2,419	61	31	31	-	-
East Granby	Hartford	2,005	1,636	81	74	214	-	-
East Haddam	Middlesex	4,232	3,836	124	98	158	16	-
East Hampton	Middlesex	4,884	4,025	213	215	345	86	-
East Hartford	Hartford	21,286	11,834	2,190	2,098	4,657	500	7
East Haven	New Haven	11,879	8,193	672	584	2,408	22	-
East Lyme	New London	7,729	6,658	290	169	604	8	-
East Windsor	Hartford	4,608	2,787	312	320	996	193	-
Eastford	Windham	758	632	21	26	26	47	6
Easton	Fairfield	2,556	2,543	6	-	7	-	-
Ellington	Tolland	5,832	4,059	191	310	1,255	17	-
Enfield	Hartford	17,215	12,759	1,159	1,321	1,956	20	-
Essex	Middlesex	3,102	2,519	66	138	370	9	-
Fairfield	Fairfield	21,237	17,780	1,596	781	1,036	44	-
Farmington	Hartford	10,327	7,580	471	873	1,393	10	-
Franklin	New London	748	698	17	6	-	27	-
Glastonbury	Hartford	13,008	10,761	595	582	1,070	-	-
Goshen	Litchfield	1,658	1,551	15	20	18	45	9
Granby	Hartford	4,118	3,788	48	105	163	14	-
Greenwich	Fairfield	24,795	17,197	2,566	1,453	3,564	9	6
Griswold	New London	4,727	3,210	540	311	437	229	-
Groton	New London	17,358	10,333	1,176	1,407	3,844	584	14
Guilford	New Haven	8,957	7,899	257	263	519	19	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 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	3,011	2,873	54	38	38	8	-
Hamden	New Haven	23,722	14,858	1,343	1,735	5,751	18	17
Hampton	Windham	782	717	17	12	-	36	-
Hartford	Hartford	50,800	9,856	6,196	12,235	22,463	32	18
Hartland	Hartford	781	769	10	-	2	-	-
Harwinton	Litchfield	2,118	2,035	31	19	12	21	-
Hebron	Tolland	3,288	3,054	54	97	74	9	-
Kent	Litchfield	1,509	1,292	77	100	30	10	-
Killingly	Windham	7,187	4,554	951	531	844	291	16
Killingworth	Middlesex	2,403	2,147	18	-	-	238	-
Lebanon	New London	3,012	2,787	76	72	28	49	-
Ledyard	New London	5,729	4,986	42	306	197	198	-
Lisbon	New London	1,636	1,389	86	31	12	118	-
Litchfield	Litchfield	3,777	3,070	267	126	213	76	25
Lyme	New London	1,038	1,026	12	-	-	-	-
Madison	New Haven	7,566	7,058	169	159	167	13	-
Manchester	Hartford	24,768	13,502	2,749	2,092	6,409	16	-
Mansfield	Tolland	5,720	3,618	283	788	766	256	9
Marlborough	Hartford	2,231	2,089	30	36	52	24	-
Meriden	New Haven	25,018	13,592	3,437	2,900	4,947	142	-
Middlebury	New Haven	2,696	2,517	43	20	116	-	-
Middlefield	Middlesex	1,782	1,626	74	46	36	-	-
Middletown	Middlesex	20,463	10,060	1,725	1,394	7,248	36	-
Milford	New Haven	22,771	16,876	1,098	1,400	3,152	239	6
Monroe	Fairfield	6,719	6,305	55	119	240	-	-
Montville	New London	7,077	5,475	290	427	393	492	-
Morris	Litchfield	1,213	1,099	35	37	27	10	5
Naugatuck	New Haven	12,600	7,562	1,517	1,191	1,980	350	-
New Britain	Hartford	31,061	10,712	5,398	6,118	8,826	7	-
New Canaan	Fairfield	7,146	5,928	494	285	423	16	-
New Fairfield	Fairfield	5,272	5,157	85	11	6	13	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 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	2,568	2,267	63	86	132	-	20
New Haven	New Haven	52,711	13,301	8,790	12,917	17,602	95	6
New London	New London	11,692	4,368	2,304	1,474	3,511	35	-
New Milford	Litchfield	11,210	8,660	462	482	1,459	147	-
Newington	Hartford	12,444	9,738	296	606	1,804	-	-
Newtown	Fairfield	9,226	8,745	130	140	110	101	-
Norfolk	Litchfield	884	792	34	18	40	-	-
North Branford	New Haven	5,396	4,475	94	136	656	35	-
North Canaan	Litchfield	1,468	1,081	119	83	185	-	-
North Haven	New Haven	9,006	8,095	226	86	599	-	-
North Stoningto	New London	2,166	2,013	27	13	6	107	-
Norwalk	Fairfield	34,483	18,777	4,153	2,784	8,664	86	19
Norwich	New London	17,210	7,683	2,947	1,894	4,098	581	7
Old Lyme	New London	4,699	4,391	108	116	76	8	-
Old Saybrook	Middlesex	5,466	5,122	92	78	163	-	11
Orange	New Haven	5,138	4,718	38	38	322	22	-
Oxford	New Haven	3,978	3,740	128	58	42	10	-
Plainfield	Windham	5,884	3,945	755	447	562	170	5
Plainville	Hartford	7,814	5,038	748	525	1,414	89	-
Plymouth	Litchfield	4,804	3,614	380	350	386	74	-
Pomfret	Windham	1,608	1,229	116	46	125	92	-
Portland	Middlesex	3,857	3,062	344	245	206	-	-
Preston	New London	1,990	1,859	44	48	22	17	-
Prospect	New Haven	3,218	2,993	56	22	17	130	-
Putnam	Windham	4,053	2,249	579	773	452	-	-
Redding	Fairfield	3,178	3,086	47	10	17	13	5
Ridgefield	Fairfield	9,022	7,656	270	395	701	-	-
Rocky Hill	Hartford	8,312	4,988	197	749	2,378	-	-
Roxbury	Litchfield	1,086	1,074	9	3	-	-	-
Salem	New London	1,770	1,389	41	24	67	16	233
Salisbury	Litchfield	2,458	2,221	66	86	66	7	12

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 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	619	560	24	2	-	33	-
Seymour	New Haven	6,601	4,669	511	300	1,109	12	-
Sharon	Litchfield	1,661	1,528	56	22	55	-	-
Shelton	Fairfield	15,157	11,895	939	922	1,078	315	8
Sherman	Fairfield	1,715	1,708	4	-	3	-	-
Simsbury	Hartford	8,901	7,552	190	336	804	14	5
Somers	Tolland	3,173	2,896	127	91	59	-	-
South Windsor	Hartford	9,604	8,023	145	200	1,106	130	-
Southbury	New Haven	8,191	6,640	439	624	459	29	-
Southington	Hartford	16,277	12,562	1,126	556	1,573	460	-
Sprague	New London	1,200	745	335	49	56	15	-
Stafford	Tolland	4,821	3,592	382	339	441	67	-
Stamford	Fairfield	48,021	22,218	3,837	4,811	17,128	27	-
Sterling	Windham	1,330	1,069	90	56	15	100	-
Stonington	New London	8,912	6,402	929	687	625	269	-
Stratford	Fairfield	20,790	15,652	2,092	1,074	1,945	13	14
Suffield	Hartford	5,149	4,369	247	212	314	-	7
Thomaston	Litchfield	3,147	2,277	204	194	444	28	-
Thompson	Windham	3,858	3,003	297	270	155	133	-
Tolland	Tolland	5,035	4,793	46	67	129	-	-
Torrington	Litchfield	16,514	9,696	2,970	1,547	2,244	57	-
Trumbull	Fairfield	12,543	11,586	106	233	618	-	-
Union	Tolland	361	352	2	-	2	5	-
Vernon	Tolland	13,553	6,910	728	1,560	4,031	324	-
Voluntown	New London	1,138	1,059	37	18	16	8	-
Wallingford	New Haven	17,847	12,210	1,516	1,512	2,340	263	6
Warren	Litchfield	699	679	8	5	7	-	-
Washington	Litchfield	1,793	1,657	54	45	37	-	-
Waterbury	New Haven	47,027	19,100	5,255	10,160	12,453	33	26
Waterford	New London	8,187	7,229	270	129	475	71	13
Watertown	Litchfield	8,529	6,813	681	553	469	13	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2004 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	25,610	17,977	1,789	1,550	4,277	17	-
West Haven	New Haven	22,249	11,622	2,553	2,291	5,738	45	-
Westbrook	Middlesex	3,594	2,940	77	197	116	253	11
Weston	Fairfield	3,581	3,574	7	-	-	-	-
Westport	Fairfield	10,118	9,206	334	196	301	81	-
Wethersfield	Hartford	11,520	9,005	441	640	1,428	6	-
Willington	Tolland	2,526	1,725	78	73	589	61	-
Wilton	Fairfield	6,143	5,675	16	90	362	-	-
Winchester	Litchfield	5,022	3,155	676	486	690	15	-
Windham	Windham	8,990	4,209	1,208	1,331	1,914	328	-
Windsor	Hartford	11,131	9,228	540	587	769	7	-
Windsor Locks	Hartford	5,250	4,067	386	131	661	5	-
Wolcott	New Haven	5,842	5,233	157	92	352	8	-
Woodbridge	New Haven	3,271	3,034	115	17	99	6	-
Woodbury	Litchfield	4,066	3,257	130	260	419	-	-
Woodstock	Windham	3,328	3,022	86	81	117	22	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
By County**

State/County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Fairfield	345,542	225,756	30,781	28,390	59,337	1,206	72
Hartford	361,150	220,550	29,287	36,210	73,207	1,835	61
Litchfield	82,154	63,427	6,516	4,598	7,015	523	75
Middlesex	70,556	52,443	3,548	3,245	10,375	903	42
New Haven	346,667	205,372	33,286	39,621	66,371	1,956	61
New London	114,709	79,011	9,879	7,466	15,135	2,951	267
Tolland	54,371	40,339	2,078	3,545	7,639	761	9
Windham	45,921	31,292	4,418	3,849	4,890	1,445	27

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Fairfield County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Fairfield County	345,542	225,756	30,781	28,390	59,337	1,206	72
Bethel	6,900	5,251	730	336	576	7	-
Bridgeport	54,325	18,275	9,606	11,098	15,301	45	-
Brookfield	6,003	5,271	123	172	429	8	-
Danbury	29,608	15,855	3,465	3,423	6,423	422	20
Darien	7,004	6,416	120	57	405	6	-
Easton	2,556	2,543	6	-	7	-	-
Fairfield	21,237	17,780	1,596	781	1,036	44	-
Greenwich	24,795	17,197	2,566	1,453	3,564	9	6
Monroe	6,719	6,305	55	119	240	-	-
New Canaan	7,146	5,928	494	285	423	16	-
New Fairfield	5,272	5,157	85	11	6	13	-
Newtown	9,226	8,745	130	140	110	101	-
Norwalk	34,483	18,777	4,153	2,784	8,664	86	19
Redding	3,178	3,086	47	10	17	13	5
Ridgefield	9,022	7,656	270	395	701	-	-
Shelton	15,157	11,895	939	922	1,078	315	8
Sherman	1,715	1,708	4	-	3	-	-
Stamford	48,021	22,218	3,837	4,811	17,128	27	-
Stratford	20,790	15,652	2,092	1,074	1,945	13	14
Trumbull	12,543	11,586	106	233	618	-	-
Weston	3,581	3,574	7	-	-	-	-
Westport	10,118	9,206	334	196	301	81	-
Wilton	6,143	5,675	16	90	362	-	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Hartford County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Hartford County	361,150	220,550	29,287	36,210	73,207	1,835	61
Avon	6,957	5,731	162	486	571	-	7
Berlin	7,426	6,395	488	94	404	45	-
Bloomfield	8,686	6,405	220	261	1,791	9	-
Bristol	26,657	15,207	2,799	3,177	5,253	204	17
Burlington	3,158	2,993	37	42	53	33	-
Canton	4,046	3,199	237	204	406	-	-
East Granby	2,005	1,636	81	74	214	-	-
East Hartford	21,286	11,834	2,190	2,098	4,657	500	7
East Windsor	4,608	2,787	312	320	996	193	-
Enfield	17,215	12,759	1,159	1,321	1,956	20	-
Farmington	10,327	7,580	471	873	1,393	10	-
Glastonbury	13,008	10,761	595	582	1,070	-	-
Granby	4,118	3,788	48	105	163	14	-
Hartford	50,800	9,856	6,196	12,235	22,463	32	18
Hartland	781	769	10	-	2	-	-
Manchester	24,768	13,502	2,749	2,092	6,409	16	-
Marlborough	2,231	2,089	30	36	52	24	-
New Britain	31,061	10,712	5,398	6,118	8,826	7	-
Newington	12,444	9,738	296	606	1,804	-	-
Plainville	7,814	5,038	748	525	1,414	89	-
Rocky Hill	8,312	4,988	197	749	2,378	-	-
Simsbury	8,901	7,552	190	336	804	14	5
South Windsor	9,604	8,023	145	200	1,106	130	-
Southington	16,277	12,562	1,126	556	1,573	460	-
Suffield	5,149	4,369	247	212	314	-	7
West Hartford	25,610	17,977	1,789	1,550	4,277	17	-
Wethersfield	11,520	9,005	441	640	1,428	6	-
Windsor	11,131	9,228	540	587	769	7	-
Windsor Locks	5,250	4,067	386	131	661	5	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Litchfield County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Litchfield County	82,154	63,427	6,516	4,598	7,015	523	75
Barkhamsted	1,513	1,381	47	30	55	-	-
Bethlehem	1,441	1,325	63	25	13	15	-
Bridgewater	804	778	15	-	9	2	-
Canaan	619	596	11	7	-	3	2
Colebrook	682	660	18	4	-	-	-
Cornwall	911	869	25	10	5	-	2
Goshen	1,658	1,551	15	20	18	45	9
Harwinton	2,118	2,035	31	19	12	21	-
Kent	1,509	1,292	77	100	30	10	-
Litchfield	3,777	3,070	267	126	213	76	25
Morris	1,213	1,099	35	37	27	10	5
New Hartford	2,568	2,267	63	86	132	-	20
New Milford	11,210	8,660	462	482	1,459	147	-
Norfolk	884	792	34	18	40	-	-
North Canaan	1,468	1,081	119	83	185	-	-
Plymouth	4,804	3,614	380	350	386	74	-
Roxbury	1,086	1,074	9	3	-	-	-
Salisbury	2,458	2,221	66	86	66	7	12
Sharon	1,661	1,528	56	22	55	-	-
Thomaston	3,147	2,277	204	194	444	28	-
Torrington	16,514	9,696	2,970	1,547	2,244	57	-
Warren	699	679	8	5	7	-	-
Washington	1,793	1,657	54	45	37	-	-
Watertown	8,529	6,813	681	553	469	13	-
Winchester	5,022	3,155	676	486	690	15	-
Woodbury	4,066	3,257	130	260	419	-	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Middlesex County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Middlesex County	70,556	52,443	3,548	3,245	10,375	903	42
Chester	1,659	1,331	70	75	169	14	-
Clinton	5,999	4,827	273	326	340	213	20
Cromwell	5,608	4,080	274	260	976	18	-
Deep River	1,954	1,576	83	104	179	12	-
Durham	2,542	2,419	61	31	31	-	-
East Haddam	4,232	3,836	124	98	158	16	-
East Hampton	4,884	4,025	213	215	345	86	-
Essex	3,102	2,519	66	138	370	9	-
Haddam	3,011	2,873	54	38	38	8	-
Killingworth	2,403	2,147	18	-	-	238	-
Middlefield	1,782	1,626	74	46	36	-	-
Middletown	20,463	10,060	1,725	1,394	7,248	36	-
Old Saybrook	5,466	5,122	92	78	163	-	11
Portland	3,857	3,062	344	245	206	-	-
Westbrook	3,594	2,940	77	197	116	253	11

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In New Haven County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
New Haven County	346,667	205,372	33,286	39,621	66,371	1,956	61
Ansonia	7,993	3,860	2,212	1,056	858	7	-
Beacon Falls	2,188	1,583	104	105	239	157	-
Bethany	1,914	1,820	47	5	-	42	-
Branford	13,473	8,770	1,029	957	2,476	241	-
Cheshire	9,792	8,289	189	313	983	18	-
Derby	5,623	2,665	1,291	680	987	-	-
East Haven	11,879	8,193	672	584	2,408	22	-
Guilford	8,957	7,899	257	263	519	19	-
Hamden	23,722	14,858	1,343	1,735	5,751	18	17
Madison	7,566	7,058	169	159	167	13	-
Meriden	25,018	13,592	3,437	2,900	4,947	142	-
Middlebury	2,696	2,517	43	20	116	-	-
Milford	22,771	16,876	1,098	1,400	3,152	239	6
Naugatuck	12,600	7,562	1,517	1,191	1,980	350	-
New Haven	52,711	13,301	8,790	12,917	17,602	95	6
North Branford	5,396	4,475	94	136	656	35	-
North Haven	9,006	8,095	226	86	599	-	-
Orange	5,138	4,718	38	38	322	22	-
Oxford	3,978	3,740	128	58	42	10	-
Prospect	3,218	2,993	56	22	17	130	-
Seymour	6,601	4,669	511	300	1,109	12	-
Southbury	8,191	6,640	439	624	459	29	-
Wallingford	17,847	12,210	1,516	1,512	2,340	263	6
Waterbury	47,027	19,100	5,255	10,160	12,453	33	26
West Haven	22,249	11,622	2,553	2,291	5,738	45	-
Wolcott	5,842	5,233	157	92	352	8	-
Woodbridge	3,271	3,034	115	17	99	6	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In New London County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
New London County	114,709	79,011	9,879	7,466	15,135	2,951	267
Bozrah	961	877	40	18	26	-	-
Colchester	5,730	4,434	268	267	642	119	-
East Lyme	7,729	6,658	290	169	604	8	-
Franklin	748	698	17	6	-	27	-
Griswold	4,727	3,210	540	311	437	229	-
Groton	17,358	10,333	1,176	1,407	3,844	584	14
Lebanon	3,012	2,787	76	72	28	49	-
Ledyard	5,729	4,986	42	306	197	198	-
Lisbon	1,636	1,389	86	31	12	118	-
Lyme	1,038	1,026	12	-	-	-	-
Montville	7,077	5,475	290	427	393	492	-
New London	11,692	4,368	2,304	1,474	3,511	35	-
North Stonington	2,166	2,013	27	13	6	107	-
Norwich	17,210	7,683	2,947	1,894	4,098	581	7
Old Lyme	4,699	4,391	108	116	76	8	-
Preston	1,990	1,859	44	48	22	17	-
Salem	1,770	1,389	41	24	67	16	233
Sprague	1,200	745	335	49	56	15	-
Stonington	8,912	6,402	929	687	625	269	-
Voluntown	1,138	1,059	37	18	16	8	-
Waterford	8,187	7,229	270	129	475	71	13

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Tolland County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Tolland County	54,371	40,339	2,078	3,545	7,639	761	9
Andover	1,249	1,178	11	4	53	3	-
Bolton	2,012	1,822	27	44	106	13	-
Columbia	2,107	2,037	40	30	-	-	-
Coventry	4,694	4,303	109	142	134	6	-
Ellington	5,832	4,059	191	310	1,255	17	-
Hebron	3,288	3,054	54	97	74	9	-
Mansfield	5,720	3,618	283	788	766	256	9
Somers	3,173	2,896	127	91	59	-	-
Stafford	4,821	3,592	382	339	441	67	-
Tolland	5,035	4,793	46	67	129	-	-
Union	361	352	2	-	2	5	-
Vernon	13,553	6,910	728	1,560	4,031	324	-
Willington	2,526	1,725	78	73	589	61	-

**Appendix
A - 10**

**Connecticut Housing Inventory
Housing Units Estimates: End of December 2004
In Windham County**

Places	All units	1-unit	2-unit	3/4 units	5+ units	Mobile home	Boat, RV, van, etc
Connecticut	1,421,070	918,190	119,793	126,924	243,969	11,580	614
Windham County	45,921	31,292	4,418	3,849	4,890	1,445	27
Ashford	1,795	1,364	113	54	227	37	-
Brooklyn	2,903	2,227	134	120	369	53	-
Canterbury	1,859	1,704	14	39	56	46	-
Chaplin	967	808	13	61	28	57	-
Eastford	758	632	21	26	26	47	6
Hampton	782	717	17	12	-	36	-
Killingly	7,187	4,554	951	531	844	291	16
Plainfield	5,884	3,945	755	447	562	170	5
Pomfret	1,608	1,229	116	46	125	92	-
Putnam	4,053	2,249	579	773	452	-	-
Scotland	619	560	24	2	-	33	-
Sterling	1,330	1,069	90	56	15	100	-
Thompson	3,858	3,003	297	270	155	133	-
Windham	8,990	4,209	1,208	1,331	1,914	328	-
Woodstock	3,328	3,022	86	81	117	22	-

Appendix A - 11

MUNICIPALITY	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA/FmHA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
Towns which are exempt under Section 8-30g CGS						
Ansonia	7,937	1,053	116		1,169	14.73%
Bloomfield	8,195	675	290		965	11.78%
Bridgeport	54,367	8,657	1,179	26	9,862	18.14%
Bristol	26,125	2,419	965	6	3,390	12.98%
Brooklyn	2,708	292	82		374	13.81%
Danbury	28,519	2,513	365	118	2,996	10.51%
East Hartford	21,273	2,093	939		3,032	14.25%
East Windsor	4,356	591	78	14	683	15.68%
Enfield	17,043	1,554	551	7	2,112	12.39%
Groton	16,817	3,398	284	10	3,692	21.95%
Hartford	50,644	16,748	1,644		18,392	36.32%
Killingly	6,909	575	201		776	11.23%
Manchester	24,256	2,717	764		3,481	14.35%
Mansfield	5,481	568	66	44	678	12.37%
Meriden	24,631	2,513	1,127	4	3,644	14.79%
Middletown	19,697	2,740	492		3,232	16.41%
New Britain	31,164	4,140	1,198	3	5,341	17.14%
New Haven	52,941	14,366	1,193	319	15,878	29.99%
New London	11,560	2,006	431	7	2,444	21.14%
Norwalk	33,753	3,228	258	486	3,972	11.77%
Norwich	16,600	2,577	535		3,112	18.75%
Plainfield	5,676	551	280		831	14.64%
Putnam	3,955	433	145		578	14.61%
Stamford	47,317	4,925	205	104	5,234	11.06%
Torrington	16,147	1,224	627		1,851	11.46%
Vernon	12,867	1,979	299	25	2,303	17.90%
Waterbury	46,827	7,143	2,553		9,696	20.71%
West Haven	22,336	2,342	440		2,782	12.46%
Winchester	4,922	493	20		513	10.42%
Windham	8,926	2,089	133		2,222	24.89%
Towns which are not exempt under Section 8-30g CGS						
Andover	1,198	24	14		38	3.17%
Ashford	1,699	37	44		81	4.77%
Avon	6,480	141	14		155	2.39%
Barkhamsted	1,436	1	9		10	0.70%
Beacon Falls	2,104	6	25		31	1.47%
Berlin	6,955	210	28	21	259	3.72%
Bethany	1,792		2		2	0.11%
Bethel	6,653	214	61	46	321	4.82%
Bethlehem	1,388	24	2		26	1.87%
Bolton	1,969	2	15		17	0.86%
Bozrah	917	4	21		25	2.73%
Branford	13,342	257	121		378	2.83%
Bridgewater	779		0		0	0.00%
Brookfield	5,781	37	38	10	85	1.47%
Burlington	2,901	27	23		50	1.72%
Canaan	610	1	6	1	8	1.31%

Appendix A - 11

MUNICIPALITY	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA/FmHA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
Canterbury	1,762	76	40		116	6.58%
Canton	3,616	229	34	29	292	8.08%
Chaplin	897	4	19		23	2.56%
Cheshire	9,588	182	58	43	283	2.95%
Chester	1,613	27	6		33	2.05%
Clinton	5,757	87	33		120	2.08%
Colchester	5,409	354	80		434	8.02%
Colebrook	656	1	2		3	0.46%
Columbia	1,988	28	28		56	2.82%
Cornwall	873	18	1		19	2.18%
Coventry	4,486	111	120	20	251	5.60%
Cromwell	5,365	212	160		372	6.93%
Darien	6,792	90	1	32	123	1.81%
Deep River	1,910	31	11		42	2.20%
Derby	5,568	402	67		469	8.42%
Durham	2,349	35	6		41	1.75%
East Granby	1,903	74	21		95	4.99%
East Haddam	4,015	74	18		92	2.29%
East Hampton	4,412	75	52		127	2.88%
East Haven	11,698	502	274		776	6.63%
East Lyme	7,459	245	41		286	3.83%
Eastford	705		16		16	2.27%
Easton	2,511	1	0	10	11	0.44%
Ellington	5,417	262	79		341	6.29%
Essex	2,977	37	4		41	1.38%
Fairfield	21,029	398	23	113	534	2.54%
Farmington	9,854	529	83	85	697	7.07%
Franklin	711		6		6	0.84%
Glastonbury	12,614	614	72	35	721	5.72%
Goshen	1,482	2	6		8	0.54%
Granby	3,887	85	18	5	108	2.78%
Greenwich	24,511	1,101	0	13	1,114	4.54%
Griswold	4,530	171	114		285	6.29%
Guilford	8,724	133	27		160	1.83%
Haddam	2,822	22	2		24	0.85%
Hamden	23,464	1,271	381	4	1,656	7.06%
Hampton	695	1	16		17	2.45%
Hartland	759	2	1		3	0.40%
Harwinton	2,022	23	8		31	1.53%
Hebron	3,110	59	18		77	2.48%
Kent	1,463	25	2	24	51	3.49%
Killingworth	2,283		4		4	0.18%
Lebanon	2,820	32	42		74	2.62%
Ledyard	5,486	35	109		144	2.62%
Lisbon	1,563	4	49		53	3.39%
Litchfield	3,629	143	9	25	177	4.88%
Lyme	989		0	6	6	0.61%
Madison	7,386	91	3	19	113	1.53%
Marlborough	2,057	24	10		34	1.65%
Middlebury	2,494	76	9		85	3.41%

Appendix A - 11

MUNICIPALITY	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA/FmHA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
Middlefield	1,740	30	8		38	2.18%
Milford	21,962	1,094	180	107	1,381	6.29%
Monroe	6,601	30	7		37	0.56%
Montville	6,805	99	102		201	2.95%
Morris	1,181	20	1		21	1.78%
Naugatuck	12,341	757	305		1,062	8.61%
New Canaan	7,141	144	1	31	176	2.46%
New Fairfield	5,148	1	27	4	32	0.62%
New Hartford	2,369	23	29		52	2.20%
New Milford	10,710	148	125		273	2.55%
Newington	12,264	375	300	36	711	5.80%
Newtown	8,601	123	12	15	150	1.74%
Norfolk	871	29	3		32	3.67%
North Branford	5,246	64	34		98	1.87%
North Canaan	1,444	102	5		107	7.41%
North Haven	8,773	369	62		431	4.91%
North Stonington	2,052	3	12		15	0.73%
Old Lyme	4,570	63	6	3	72	1.58%
Old Saybrook	5,357	52	14		66	1.23%
Orange	4,870	45	6		51	1.05%
Oxford	3,420	34	7		41	1.20%
Plainville	7,707	238	294	32	564	7.32%
Plymouth	4,646	184	80		264	5.68%
Pomfret	1,503	33	13		46	3.06%
Portland	3,528	208	29		237	6.72%
Preston	1,901	41	20		61	3.21%
Prospect	3,094	1	17		18	0.58%
Redding	3,086		1		1	0.03%
Ridgefield	8,877	152	11		163	1.84%
Rocky Hill	7,962	238	133		371	4.66%
Roxbury	1,018	18	0		18	1.77%
Salem	1,655	1	13		14	0.85%
Salisbury	2,410	17	2		19	0.79%
Scotland	577	1	10		11	1.91%
Seymour	6,356	276	78		354	5.57%
Sharon	1,617	20	5		25	1.55%
Shelton	14,707	318	45	82	445	3.03%
Sherman	1,606		1		1	0.06%
Simsbury	8,739	261	39		300	3.43%
Somers	3,012	57	12		69	2.29%
South Windsor	9,071	284	138		422	4.65%
Southbury	7,799	85	11		96	1.23%
Southington	15,557	662	208	11	881	5.66%
Sprague	1,164	29	12		41	3.52%
Stafford	4,616	187	82		269	5.83%
Sterling	1,193	2	51		53	4.44%
Stonington	8,591	315	25		340	3.96%
Stratford	20,596	827	231	15	1,073	5.21%
Suffield	4,853	136	27	15	178	3.67%
Thomaston	3,014	97	101		198	6.57%

Appendix A - 11

MUNICIPALITY	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA/FmHA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
Thompson	3,710	202	60		262	7.06%
Tolland	4,665	94	56		150	3.22%
Trumbull	12,160	266	23	90	379	3.12%
Union	332	1	3		4	1.20%
Voluntown	1,091	53	38		91	8.34%
Wallingford	17,306	657	293	22	972	5.62%
Warren	650		1		1	0.15%
Washington	1,764	14	4	12	30	1.70%
Waterford	7,986	129	153		282	3.53%
Watertown	8,298	228	66		294	3.54%
West Hartford	25,332	1,197	264	162	1,623	6.41%
Westbrook	3,460	144	12	24	180	5.20%
Weston	3,532	1	0		1	0.03%
Westport	10,065	216	9		225	2.24%
Wethersfield	11,454	649	156		805	7.03%
Willington	2,429	132	29		161	6.63%
Wilton	6,113	89	1	69	159	2.60%
Windsor	10,900	361	308		669	6.14%
Windsor Locks	5,101	268	158		426	8.35%
Wolcott	5,544	310	111		421	7.59%
Woodbridge	3,189	34	3		37	1.16%
Woodbury	3,869	62	16		78	2.02%
Woodstock	3,044	30	39		69	2.27%
	1,385,978	119,015	24,804	2,444	146,263	10.55%

Appendix A - 12

Tenant Demographic Data

Municipality	Project Name	Program	Management	Total # of Units	Family	Elderly
Ansonia	Valley Mutual	HOME	Mutual Housing Assoc. South Central CT	9	9	0
Berlin	Orchard Ridge Elderly	HOME	Housing Management, LLC	11	11	0
Bridgeport	Central Coast CT YMCA	HOME	Harrison Apartments	10		
Bridgeport	Sterling apartments (Artspace/Read's Bldg)	HOME/FLEX	Milleniuium Real Estate Services	61	61	0
Canton	Boulder Ridge	HOME	Housing Management, LLC	9	0	9
Cromwell	Theresa A. Rook	HOME	Rook Retirement Community	64	0	64
East Hartford	Easton Place	HOME	Easton Place Apartments	50	50	0
Glastonbury	Carter Court	HOME	Broad Park Development Corp.	20	20	0
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
Hamden	River Ridge	HOME	River Ridge Apartments	62	14	48
Hartford	Sand Apartments (SANA)	HOME	Carabetta Management Company	256	256	0
Hartford	Park Terrace II	HOME	Mutual Housing of Greater Hartford	68	68	0
Hartford	Wethersfield Commons	HOME	Meadows Real Estate Dev. Corp.	12	12	0
Manchester	Birch Meadow	HOME	Birch Meadows Apartments	100	0	100
New Britain	Hart Street Gardens	HOME	Housing Management, LLC	10	10	0
New Britain	Skretny Block	HOME	NHS of New Britain	5	5	0
New Hartford	Canterbury Village	HOME	Tim Bobroske Company Inc.	10	0	10
New Haven	Safe Haven	FLEX	210 State Street Limited Partnership	33		
New Haven	Ormont Ridge Elderly	FLEX	Ormont Court Inc.	12	0	12
New Haven	730 George Street (aka King George)	HOME	Mutual Housing Association South Central CT,	58	58	0
New Haven	Gilbert Avenue Project	HOME	Mutual Housing Assoc. South Central CT	10	10	0
New Haven	HRI/Housing Support Circle	HOME	Housing Rehab Institute	16	13	3
New London	Amber-Washington Apartments	FLEX	Amber-Washington Associates LLC	28	0	0
North Canaan	Beckley House (f/k/a Geer Village)	HOME	Elderly Housing Management, Inc.	24	0	24
Norwich	Artspace Norwich	HOME	Artspace Norwich	58	58	0
Plymouth	Quail Hollow Village I	HOME	Tim Bobroske Company Inc.	6	6	0
Plymouth	Quail Hollow Village II	HOME	Tim Bobroske Company Inc.	9	9	0
Shelton	The Ripton	HOME	Elderly Housing Management, Inc.	35	0	35
South Windsor	Watson Farm	HOME	Housing Management, LLC	11	0	11
Stamford	Stillwater Heights	HOME	New Neighborhoods Inc.	15	15	0
Stamford	The Atlantic	HOME	New Neighborhoods Inc.	28	0	28
Stamford	17 Berkeley Place	HOME	Shelter for the Homeless Inc.	3	3	0
Torrington	Y House	HOME	Northwestern CT YMCA	42	42	0
Waterbury	Grace House (Grace Development)	HOME	Elderly Housing Management, Inc.	40	0	39
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's)	HOME	Grove Street Mutual Hsg LP	21	21	0
Total				1,229	774	383

Appendix A - 12

Tenant Demographic Data

All Households Currently in the Program During FY 2004-05

Municipality	Project Name	Program	Total # of units	Percent of Area of Median Income					Persons per Household				Ethnicity/Race					# SF hshld w/children
				0-25% # hshld	26-50% # hshld	51-80% # hshld	81-100% # hshld	100%+ # hshld	1-2 # hshld	3-4 # hshld	5 # hshld	6+ # hshld	WNH # hshld	Black # hshld	Hispanic # hshld	Asian # hshld	Other # hshld	
Ansonia	Valley Mutual	HOME	9	1	7	1	0	0	3	5	1	0	2	5	2	0	0	7
Berlin	Orchard Ridge Elderly	HOME	11	3	8	0	0	0	11	0	0	0	11	0	0	0	0	na
Bridgeport	Central Coast CT YMCA	HOME	10	10	0	0	0	0	10	0	0	0	1	4	2	0	3	0
Bridgeport	Sterling apartments (Artspace/Read's Bldg)	HOME/FLEX	61	17	16	28	0	0	53	8	0	0	29	24	5	1	1	3
Canton	Boulder Ridge	HOME	9	0	9	0	0	0	9	0	0	0	8	0	1	0	0	0
Cromwell	Theresa A. Rook	HOME	64	4	6	16	33	5	64	0	0	0		2			0	
East Hartford	Easton Place	HOME	50	0	13	37			23	26	1		0	31	19		23	
Glastonbury	Carter Court	HOME	20	4	4	3	3	6	13	6	1		7	6	7			
Guilford	Hubbard Woods	HOME	13	2	6	5	0	0	6	6	1	0	8	2	2	0	1	7
Guilford	Wild Rose	HOME	10	3	3	3	0	1	6	4	0	0	8	0	1	0	1	5
Hamden	River Ridge	HOME	62	4	7	51	0	0	54	6	2						6	
Hartford	Sand Apartments (SANA)	HOME	256	224	31	1	0	0	168	67	13	8	11	78	167	0	0	253
Hartford	Park Terrace II	HOME	68	5	53	10	0	0	42	20	6	0	0	20	48	0	0	56
Hartford	Wethersfield Commons	HOME	12	6	6	0	0	0	1	10	1		2	10			6	
Manchester	Birch Meadow	HOME	100	5	16	79	0	0	100	0	0	0	93	7	0	0	0	0
New Britain	Hart Street Gardens	HOME	10	0	10	0	0	0	7	3	0	0	1	0	9	0	0	6
New Britain	Skretny Block	HOME	5	0	5	0	0	0	0	5	0	0	1	0	3	0	1	1
New Hartford	Canterbury Village	HOME	10	8	2				10				18				na	
New Haven	Safe Haven	FLEX	33	19					19				11	6			1	7
New Haven	Ormont Ridge Elderly	FLEX	12		12				12					11	1		na	
New Haven	730 George Street (aka King George)	HOME	58	11	36	11	0	0	30	19	5	4	3	42	13	0	0	22
New Haven	Gilbert Avenue Project	HOME	10	5	5	1	0	0	2	4	2	2	0	8	2	0	0	5
New Haven	HRI/Housing Support Circle	HOME	16	10	3	3	0	0	6	7	3	0	1	9	6	0	0	6
New London	Amber-Washington Apartments	FLEX	28				24	4	28				24	3	1		0	
North Canaan	Beckley House (f/k/a Geer Village)	HOME	24	18	6				24				23		1		0	
Norwich	Artspace Norwich	HOME	58	5	9	29	12		40	13	2	0	40	7	4	1	3	8
Plymouth	Quail Hollow Village I	HOME	6	3	3				6				6				na	
Plymouth	Quail Hollow Village II	HOME	9	7	2				9				9				na	
Shelton	The Ripton	HOME	35	26	9				35				34		1			
South Windsor	Watson Farm	HOME	11	3	8	0	0	0	11	0	0	0	9	2	0	0	0	0
Stamford	Stillwater Heights	HOME	15	2	11	2	0	0	2	9	3	1	0	15	0	0	0	12
Stamford	The Atlantic	HOME	28	25	3	0	0	0	28	0	0	0	15	10	3	0	0	0
Stamford	17 Berkeley Place	HOME	3	8					8				3	4	1	0	0	0
Torrington	Y House	HOME	42	11	28				39				31	4	4	0	0	
Waterbury	Grace House (Grace Development)	HOME	40	20	19				39				8	22	9	0	0	0
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's Sq)	HOME	21	4	13	4	0	0	4	16	1	0	5	5	11	0	0	20
Total			1,229	473	369	284	72	16	922	234	42	15	420	329	334	2	11	453

Appendix A - 13

Connecticut Corporation Business Tax Credits Income Year 2003		
Credit	Number of Credits	Amount of Credit Claimed
Air Pollution Credit	3	\$ 19,195
Alternative Fuels Credit	8	\$ 75,516
Apprenticeship Training Credit	9	\$ 1,198,667
Child Day Care Credit	1	\$ 7,865
Computer Donation Credit	-	\$ -
Displaced Electric Worker Credit	1	\$ 93
Donation Of Land Credit	90	\$ 184,732
Electronic Data Processing Credit	2,454	\$ 19,890,918
Employer Asst Housing Credit	3	\$ 16,329
Financial Institutions Credit	15	\$ 100,735
Fixed Cap Investment Credit	3,793	\$ 48,901,832
Grants To Higher Ed Credit	1	\$ 2,041
Hiring Incentive Credit	6	\$ 3,940
Historic Homes Rehab Credit	4	\$ 541,626
Housing Program Contribution Credit	26	\$ 3,761,032
Human Cap Investment Credit	180	\$ 1,323,076
Insurance Reinvestment Credit	4	\$ 333,950
Machinery And Equip Credit	265	\$ 1,529,415
Mfg Facility Credit	50	\$ 400,137
Neighborhood Asst Credit	94	\$ 1,395,504
Research Development Credit	122	\$ 3,429,812
Research Experimental Credit	126	\$ 9,808,862
SBA Guaranty Fee Credit	6	\$ 3,100
Traffic Reduction Credit	5	\$ 142,719
Total	7,266	\$ 93,071,095

Source: CT DRS – Note –Income Year 2003 is the most recent data available as of the printing of this report.

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.

Appendix

A - 14

- **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)

Appendix

A - 14

- **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.

Appendix

A - 14

- **“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.
- **"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.

Appendix

A - 14

- **“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.
- **"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.