ANNUAL REPORT
FOR
FISCAL YEAR 2008-2009

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

FEBRUARY 1, 2010

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Joan McDonald
Commissioner

DECD
State of Connecticut
Department of Economic and
Community Development

February 1, 2010

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

In accordance with section 32-1m of the Connecticut General Statutes, the Department of Economic and Community Development (DECD) submits this comprehensive annual report on the department's economic, community and housing development activities for the period of July 1, 2008, through June 30, 2009.

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

The state's budget and economic health will be the dominant issues facing government in the months ahead. These are not abstract matters; they are far-reaching challenges, affecting other policy questions and impacting Connecticut's businesses and citizens in tangible ways. Government must be proactive. In the coming year, I look forward to collaborating with policymakers on important economic development initiatives that will position Connecticut to grow and prosper in the new economy.

If you have any questions concerning this report, please contact Joseph Oros, Chief of Staff for DECD at (860) 270-8186.

Sincerely,

Joan McDonald
Commissioner

Enclosure

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EXECUTIVE SUMMARY

In accordance with Connecticut General Statutes (C.G.S.) Section 32-1m, the Department of Economic and Community Development ("DECD" or "the department" or "the agency") must submit its annual report to the Governor and the legislature by February 1st beginning in 2007. Within 30 days after submission, DECD must post the report on its Web site.

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

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

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

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

Section IV provides an overview of the department's community development goals and objectives, activities and initiatives that occurred during the reporting period. This section also provides a review and analysis of the department's community development portfolio, as well as a review and analysis of its brownfield programs and activities.

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

DECD's current active investments in economic, community and housing development are approximately $1.5 billion. With these investments, DECD has leveraged over $3.1 billion in non-DECD funds.

I. OVERVIEW OF THE AGENCY

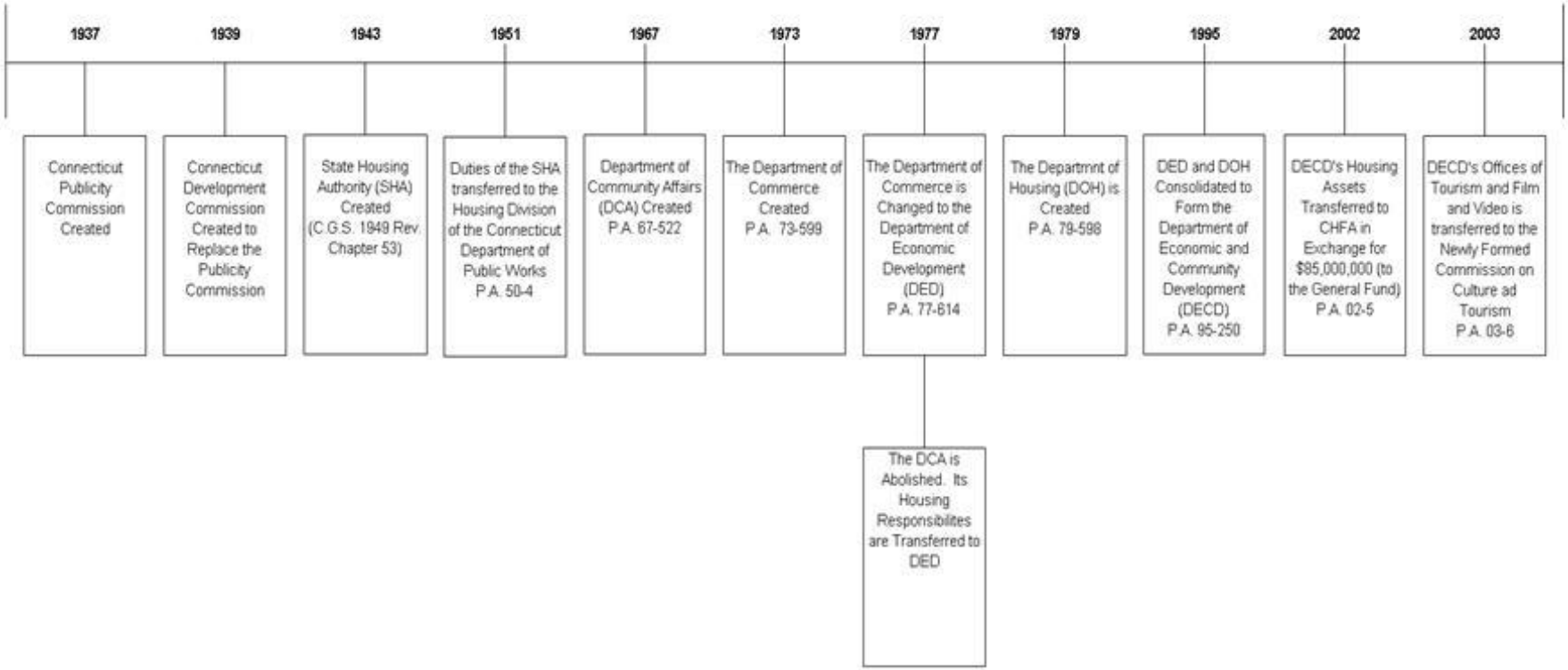
A. History of the Department of Economic and Community Development

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

Community Development (DECD) and became the lead agency for all economic, community and housing development matters (P.A. 95-250).

- In May 2002, during a special session, the General Assembly authorized the transfer of state-financed housing loans from DECD to the Connecticut Housing Finance Authority (CHFA) in return for $85 million (P.A. 02-5). These funds were used to reduce the state budget shortfall.
- In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU). Under the MOU, on July 1, 2003, all loan proceeds from the state-financed housing developments belonged to CHFA. Additionally, CHFA acts as an agent for DECD and provides administrative and budgeting oversight for much of the state-financed housing portfolio. The commissioner of DECD retains all statutory and regulatory power including but not limited to approval or rejection of any sale, lease, or transfer of any state-financed housing development.

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



Source: DECD

B. Mission

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

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

C. Structure/Organization

The agency employed 132 people in state fiscal year (SFY) 2008-09 with a total administrative budget of $15,348,290 for that period. DECD offices fall into two categories: line and administrative. Administrative offices (the Office of the Commissioner and the Financial Review Division) support the activities of the line offices. DECD line offices, the Office of Strategy and Policy, the Office of Housing Development and Finance, the Office of Business and Industry Development, the Office of Municipal Development, the Office of Responsible Development and the Office of Brownfield Remediation and Development, deliver the department's programs and services.

1. Office of the Commissioner

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

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

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

c. **Legal Services** – Legal Services is responsible for providing legal services to the Commissioner and the other offices. Staff also oversee the department's responsibilities under the Freedom of Information Act, function in the role of Ethics Liaison Officer, designated under P. A. 05-287, Sec. 35(b), and provide a point of contact for the Office of the Attorney General.

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

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

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

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

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

2. **Office of Strategy and Policy (OSP)**

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

The Office of Insurance and Financial Services, within OSP, assists firms within the insurance and financial services sectors. This specialty office provides a visible center where strategies and programs are developed and implemented to work together in attracting and retaining companies and jobs in Connecticut.

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

3. **Office of Responsible Development (ORD)**

ORD is responsible for managing the agency's responsible growth policies, advising the Commissioner on responsible growth policies and strategies and their effects on agency programs. The office manages assistance programs and implements projects that promote sustainable communities, brownfield reuse and revitalization of the state's urban and rural community centers. ORD coordinates with other state agencies, such as the Department of Transportation (CT DOT), the Department of Environmental Protection (DEP) and the Department of Agriculture (DOAG), to integrate land use and infrastructure planning, and streamline the regulatory process. ORD's engineering and technical staff assists other DECD offices with project feasibility assessments, environmental remediation, permit coordination and construction monitoring. All department environmental regulatory obligations, such as the Connecticut Environmental Policy Act (CEPA), the National Environmental Policy Act (NEPA), and the State Plan of Conservation and Development compliance, are managed through ORD.

4. **Office of Brownfield Remediation and Development (OBRD)**

   OBRD is the state's "one stop" resource for information on the programs and services available for brownfield redevelopment in Connecticut. OBRD staff is comprised of environmental and real estate development professionals who have significant experience in brownfield project management, real estate development and construction management. In collaboration with the Connecticut DEP and the Connecticut Brownfields Redevelopment Authority, OBRD manages the state's financing and technical services to focus on returning brownfields to productive uses for their community.

5. **Office of Municipal Development (OMD)**

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

6. **Office of Housing Development and Finance (OHDF)**

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

7. **Office of Business and Industry Development (OBID)**

   OBID is the department's marketing and business investment arm and it is the central advocate for business and industry development. OBID is the principal

point of contact for Connecticut companies as well as for out-of-state businesses seeking assistance from the state. OBID is charged with business recruitment, and brings together all available resources to provide client-driven, customized packages of benefits and assistance to businesses that are considering relocating their operations to Connecticut or expanding their existing operations within the state. This office is responsible for project management of DECD-funded business and economic development projects and for the delivery of DECD business and economic development support services. In addition to the efforts outlined above, OBID houses one specialty office: the Office of Small Business Affairs, which aids and encourages small business enterprises, particularly those owned and operated by minorities and other socially or economically disadvantaged individuals in Connecticut.

8. International and Domestic Affairs

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

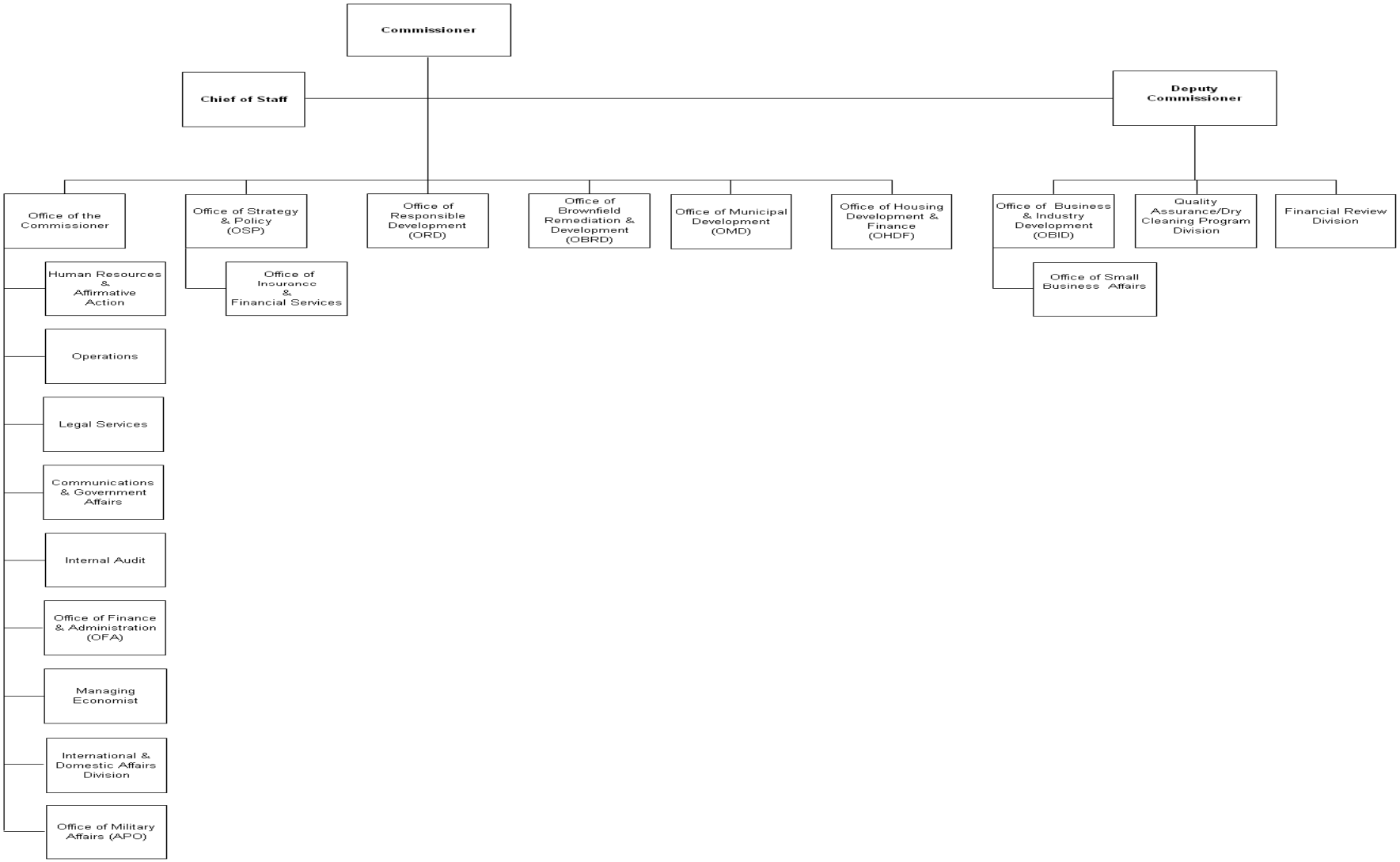
9. Quality Assurance / Dry Cleaning Program

The Quality Assurance/Dry Cleaning Program Division is responsible for administering grants to eligible dry cleaning business owners, operators and landlords for the assessment, clean-up, containment, or mitigation of pollution resulting from releases of tetrachloroethylene, Stoddard solvent, or other chemicals used for dry cleaning. The grants may also be used for measures undertaken to prevent such pollution and for providing potable drinking water when necessary.

10. Financial Review

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

Chart 2: AGENCY ORGANIZATIONAL CHART (as of June 30, 2009)



D. DECD Budget State Fiscal Year (SFY) 2008-09

What follows are DECD's operating and capital budgets for state fiscal year (SFY) 2008-09. Figures within Tables 1 and 2 below constitute actual expenditures or fund balances as of June 30, 2009.

Table 1: Economic and Community Development Operations Fund	
Expenditures by Program:	**Actual SFY 09**
General Fund	
Personal Services	$7,177,742
Other Expenses	$574,355
Other Current Expenses	$10,267,290
Grant Payments-Other Than Towns	$11,775,989
Grant Payments-To Towns	$3,908,890
Agency Total – General Fund	**$33,704,265**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$122,867,805
Private Contributions	$2,136,075
Agency Total - Additional Funds Available	**$125,003,881**
Agency Total – Federal Contributions	**$39,852,169**
AGENCY GRAND TOTAL	**$198,560,315**
Budget by Program	
Economic Development-72001	
Personal Services	$673,721
Other Expenses	$164,385
Total – General Fund	**$838,106**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$43,583,697
Private Contributions	$1,903,298
Total Additional Funds Available	**$45,486,995**
Federal Contributions	
Comm.Dev.Block Admin	$126
Total – Federal Contributions	**$126**
Total- All Funds 72001	**$46,325,227**
Strategy & Policy-71009	
General Fund	
Personal Services	$955,369
Other Expenses	$14,802
CT Research Institute now State Strategic Economic Dev. Plan	$325,450
Small Business Incubator Program	$700,000
Biodiesel/Biofuel	$3,180,000
Energy Application Research	$213,750
Hydrogen Fuel Cell Economy	$237,500
Southeast CT Incubator	$250,000
Entrepreneurial Center	$135,375

Table 1 (continued): Economic and Community Development Operations Fund	
Expenditures by Program:	**Actual SFY 09**
General Fund	
CONNSTEP	$950,000
Development Research and Economic Assistance	$233,310
SAMA Bus	$285,000
Total – General Fund	**$7,480,555**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$441,500
Private Contributions	$76,329
Total – Additional Available Funds	**$517,829**
Federal Contributions	
Comm.Dev.Block Admin	$(2,513)
HOME Admin	$34,989
Comm.Dev.Block Admin – TA	$2,513
Total – Federal Contributions	**$34,989**
Total- All Funds 71009	**$8,033,373**
Responsible Development-74002	
General Fund	
Personal Services	$953,775
Other Expenses	$29,362
Total – General Fund	**$983,137**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$25,642,652
Private Contributions	$39,580
Total-Additional Funds Available	**$25,682,232**
Federal Contributions	
Section 8 Reserve Admin	$138,521
Lower-Income Hsg Sec 8 New Const Subs Rehab- Admin	$28,938
HOME Admin	$53,923
EPA - Fed. Brownfield Admin	$340
Total – Federal Contributions	**$221,721**
Total- All Funds 74002	**$26,887,090**
Community Development-74001	
General Fund	
Personal Services	$866,761
Other Expenses	$8,786
Main St. Initiatives	$76,000
Total – General Fund	**$951,547**
Federal Contributions	
Comm.Dev.Block Grant	$20,258,533
Comm.Dev.Block Admin	$483,684
Comm.Dev.Block Admin – TA	$288,491
HOME Admin	$18,356
NSP	$925,732
NSP Admin	$21,914
Total – Federal Contributions	**$21,996,709**

Table 1 (continued): Economic and Community Development Operations Fund	
Expenditures by Program:	**Actual SFY 09**
General Fund	
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$10,914,377
Private Contributions	$59,314
Total-Additional Funds Available	**$10,973,691**
Total – All Funds 74001	**$33,921,947**
Housing Development-51005	
General Fund	
Personal Services	$945,898
Other Expenses	$31,626
Elderly Rental Registry and Counselor	$568,359
Housing Sustainability (Public Housing Deferred Maintenance)	$3,591,110
Fair Housing	$332,500
Residential Service Coordinators	$707,576
Grant Payments- Other Than Towns	
Subsidized Assisted Living Demonstration	$2,068,000
Congregate Facilities Operation Costs	$6,076,724
Housing Assistance & Counseling	$383,500
Elderly Congregate Rent Subsidy	$1,644,080
Grant Payments- To Towns	
Tax Abatement	$1,704,890
Payment in Lieu of Taxes	$2,204,000
Total – General Fund	**$20,258,262**
Federal Contributions	
Lower-Income Hsg Sec 8 New Const Subs Rehab- Admin	$473,524
Lower-Income Hsg Sec 8 New Const Subs Rehab	$4,603,912
Section 8 Reserve Admin	$(2,658)
HOME	$10,930,462
HOME Administrative Exp	$1,285,874
Shelter Plus Care Admin	$128
Comm.Dev.Block Admin	$ (20,377)
Comm.Dev.Block Admin – TA	$29,766
NSP Admin	$65,929
Total – Federal Contributions	**$17,366,560**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$42,223,741
Total-Additional Funds Available	**$42,223,741**
Total – All Funds 51005	**$79,848,564**
Administration-14000	
General Fund	
Personal Services	$2,782,218
Other Expenses	$325,395
Office of Military Affairs	$85,045
Total- General Fund	**$3,192,658**

Table 1 (continued): Economic and Community Development Operations Fund as of June 30, 2009	
Expenditures by Program:	**Actual SFY 09**
General Fund	
Federal Contributions	
HOME ADMINISTRATIVE EXP	$89,131
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	$(126,011)
SECTION 8 RESERVE	$98,190
COMM.DEV.BLOCK ADMIN - TA	$78,345
COMM.DEV.BLOCK ADMIN	$90,828
EPA - Fed. Brownfield Admin	$1,581
Total - Federal Contributions	**$232,064**
Additional Funds Available	
Bond funds/Special Non Appropriated funds	$61,838
Private Contributions	$57,554
Total-Additional Funds Available	**$119,392**
Total - All Funds 14000	**$3,544,114**
AGENCY GRAND TOTAL	**$198,560,315**

Note: Numbers may not total due to rounding.
Source: DECD

Table 2: Capital Funds Status Report						
	FUND BALANCE 7/1/08 ($)		SFY 08-09 ACTIVITY + / (-) ($)	BALANCE AVAILABLE ($)	COMMITMENTS SFY 08-09 BC APPROVAL RLF (USE/RETURN) BC CAP ($)	NET AVAILABLE BALANCE @ 6/30/09 ($)
BOND FUNDS:						
MANUFACTURING ACT (MAA)						
AUTHORIZATIONS:						
SFY 07-08	6,900,000.00		0.00	6,900,000.00	6,900,000.00	0.00
SFY 08-09	24,000,000.00		0.00	24,000,000.00	3,175,000.00	20,825,000.00
TOTAL	**30,900,000.00**		**0.00**	**30,900,000.00**	**10,075,000.00**	**20,825,000.00**
REVOLVING FUND (MAA)						
PRINCIPAL & INTEREST						
TOTAL	**27,511,764.00**		**5,258,125.00**	**32,769,889.00**	**8,013,229.00**	**24,756,660.00**
EARMARKED FUNDS - MAA						
BC CAPITALIZATION (BC 3/30/07) INDUSTRY CLUSTERS	396,756.00		0.00	396,756.00	129,249.00	267,507.00
BC CAPITALIZATION (BC 10/31/03) MAA	62,503.00		0.00	62,503.00	62,503.00	0.00
BC CAPITALIZATION (BC 6/29/07) MAA	37,552.00		0.00	37,552.00	37,497.00	55.00
BC CAPITALIZATION (BC 4/24/09 MAA	0.00		2,000,000.00	2,000,000.00	0.00	2,000,000.00
SMALL MANUFACTURERS COMP. FUND (BC 3/24/05, 3/31/06, 1/30/09)	696,000.00		2,100,000.00	2,796,000.00	575,000.00	2,221,000.00
DAIRY FARM LOAN PROGRAM (BC 3/30/07)	215,000.00		0.00	215,000.00	0.00	215,000.00
CDA SEAMLESS DEALS (BC 9/28/01)	2,470,050.00		0.00	2,470,050.00	2,375,000.00	95,050.00
RESERVES - DECOMMITTED (GRANT)	2,538,798.00	*	129,972.00	2,668,770.00	0.00	2,668,770.00
RESERVES - DECOMMITTED (LOAN)	299,081.00	*	3,009,717.00	3,308,798.00	3,000,000.00	308,798.00
RESERVES - DECOMMITTED - BC CAP GRANT	74,350.00	*	1,000.00	75,350.00	0.00	75,350.00

Table 2 (continued): Capital Funds Status Report					
	FUND BALANCE 7/1/08 ($)	SFY 08-09 ACTIVITY + / (-) ($)	BALANCE AVAILABLE ($)	COMMITMENTS SFY 08-09 BC APPROVAL RLF (USE/RETURN) BC CAP ($)	NET AVAILABLE BALANCE @ 6/30/09 ($)
RESERVES - DECOMMITTED - BC CAP LOAN	722,563.00 *	435,000.00	1,157,563.00	870,000.00	287,563.00
RESERVES – DECOMMITTED DEFENSE DIVERSIFICATION	0.00 *	151,118.00	151,118.00	0.00	151,118.00
TOTAL	**7,512,653.00**	**7,826,807.00**	**15,339,460.00**	**7,049,249.00**	**8,290,211.00**
MAA - NAVY PREV. AUTH.	20,000,000.00	0.00	20,000,000.00	7,650,000.00	12,350,000.00
SFY 08-09	20,000,000.00	0.00	20,000,000.00	0.00	20,000,000.00
TOTAL	**40,000,000.00**	**0.00**	**40,000,000.00**	**7,650,000.00**	**32,350,000.00**
MAA - UBS					
TOTAL	**14,000,000.00**	**0.00**	**14,000,000.00**	**0.00**	**14,000,000.00**
MAA - CCAT PREV. AUTH.	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00
SFY 08-09	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00
TOTAL	**2,000,000.00**	**0.00**	**2,000,000.00**	**0.00**	**2,000,000.00**
ENERGY CONSERVATION LOANS					
PRINCIPAL (Receipts from DOH-issued loans)	5,648.00	(4,893.00)	755.00	0.00	755.00
PRINCIPAL (Receipts from DED-issued loans)	2,859,435.00	1,463,143.00	4,322,578.00	2,757,350.00	1,565,228.00
PA 05-2, OSS; Sec.6 (Energy Conservation Loans)	5,000,000.00	0.00	5,000,000.00	2,000,000.00	3,000,000.00
PA 07-242, Sec. 2 (Energy Conservation Loans) – add'l $5m ea FY (06-07 thru 08-09)	15,000,000.00	0.00	15,000,000.00	5,000,000.00	10,000,000.00
TOTAL	**22,865,083.00**	**1,458,250.00**	**24,323,333.00**	**9,757,350.00**	**14,565,983.00**

Table 2 (continued): Capital Funds Status Report						
	FUND BALANCE 7/1/08 ($)		SFY 08-09 ACTIVITY + / (-) ($)	BALANCE AVAILABLE ($)	COMMITMENTS SFY 08-09 BC APPROVAL RLF (USE/RETURN) BC CAP ($)	NET AVAILABLE BALANCE @ 6/30/09 ($)
URBAN ACTION						
AUTHORIZATIONS:						
SFY 08-09 OPM	0.00		10,495,000.00	10,495,000.00	10,495,000.00	0.00
SFY 08-09 OPM – ADMIN	0.00		0.00	0.00	0.00	0.00
RESERVES (OPM)	7,972,636.00	*	600,000.00	8,572,636.00	0.00	8,572,636.00
RESERVES (DECD)	1,268,294.00	*	0.00	1,268,294.00	0.00	1,268,294.00
TOTAL	**9,240,930.00**		**11,095,000.00**	**20,335,930.00**	**10,495,000.00**	**9,840,930.00**
NAUGATUCK VALLEY REV. FUND PRINCIPAL & INTEREST						
TOTAL	**1,368,294.00**		**39,864.00**	**1,408,158.00**	**0.00**	**1,408,158.00**
DRY CLEANING						
TOTAL	**2,301,814.00**		**603,208.00**	**2,905,022.00**	**1,631,490.00**	**1,273,532.00**
REGIONAL IMPLEMENTATION PROG. FUND – Avail. Reserves TOTAL						
TOTAL	**5,100,477.00**		**0.00**	**5,100,477.00**	**0.00**	**5,100,477.00**
HOUSING TRUST FUND PA 05-5, JSS, SEC 20 PRIOR AUTHORIZATIONS	20,000,000.00		0.00	20,000,000.00	0.00	20,000,000.00
SFY 08-09	30,000,000.00		0.00	30,000,000.00	0.00	30,000,000.00
TOTAL	**50,000,000.00**		**0.00**	**50,000,000.00**	**0.00**	**50,000,000.00**

Table 2 (continued): Capital Funds Status Report					
	FUND BALANCE 7/1/08 ($)	SFY 08-09 ACTIVITY + / (-) ($)	BALANCE AVAILABLE ($)	COMMITMENTS SFY 08-09 BC APPROVAL RLF (USE/RETURN) BC CAP ($)	NET AVAILABLE BALANCE @ 6/30/09 ($)
HOUSING ASSISTANCE BOND FUND (HABF)					
AUTHORIZATIONS:					
SFY '00-01 PA 99-242, SEC 28	159,200.00	0.00	159,200.00	0.00	159,200.00
SFY '02-03 SA 01-2, JSS, SEC. 23-26	100,000.00	0.00	100,000.00	0.00	100,000.00
SFY '04-05 SA 04-2, SEC 9(a)	1,027,075.00	0.00	1,027,075.00	0.00	1,027,075.00
SFY '04-05 SA 04-2, MSS, SEC 9(a)&106, WTBY. CONG.	2,500,000.00	0.00	2,500,000.00	0.00	2,500,000.00
SFY '04-05 SA 04-2, MSS, SEC 9(a)&106,SUPP HSG MED COM CHILD	3,000,000.00	0.00	3,000,000.00	0.00	3,000,000.00
SFY 05-06 SA 05-1, JSS, SEC 9 & 28	15,787,543.00	0.00	15,787,543.00	0.00	15,787,543.00
SFY '06-07 SA 05-1, SEC 28	15,000,000.00	0.00	15,000,000.00	0.00	15,000,000.00
SFY '07-08 PA 07-7 JSS, SEC. 8-11	10,000,000.00	0.00	10,000,000.00	0.00	10,000,000.00
SFY '07-08 PA 07-7 JSS, SEC. 27-30 – LEAD ABATEMENT	1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.00
SFY '08-09 PA 07-7, JSS, SEC 28	9,000,000.00	0.00	9,000,000.00	0.00	9,000,000.00
FY '08-09 PA 07-7, JSS, SEC 28 – DISCRETIONARY	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00
RESERVES (12064/12065, old 1801/1802)	8,254,541.00	2,500,000.00	10,754,541.00	0.00	10,754,541.00
TOTAL	**66,828,359.00**	**2,500,000.00**	**69,328,359.00**	**1,000,000.00**	**68,328,359.00**

Table 2 (continued): Capital Funds Status Report					
	FUND BALANCE 7/1/08 ($)	SFY 08-09 ACTIVITY + / (-) ($)	BALANCE AVAILABLE ($)	COMMITMENTS SFY 08-09 BC APPROVAL RLF (USE/RETURN) BC CAP ($)	NET AVAILABLE BALANCE @ 6/30/09 ($)
HOUSING REPAYMENT & REVOLVING LOAN FUND (HRRLF)					
PRINCIPAL & INTEREST	**7,174,365.00**	350,106.00	7,524,471.00	2,688,345.00	4,836,126.00
RESERVES [From BF Consol. Projects] (12039-40233, old 1601-090)	**124,510.00**	0.00	124,510.00	0.00	124,510.00
BF CONSOLIDATION [12040-40001, old 1602-050,060] (R&T Int.)	**2,686,572.00**	0.00	2,686,572.00	0.00	2,686,572.00
TOTAL	**9,985,447.00**	**350,106.00**	**10,335,553.00**	**2,688,345.00**	**7,647,208.00**
OTHER HOUSING RESERVES					
TOTAL	**551,263.00**	**0.00**	**551,263.00**	**0.00**	**551,263.00**

Source: DECD

E. Programs and Services Inventory

Under the provisions of C.G.S. Sections 8-37r and 32-1b, DECD is designated the lead agency responsible for economic, community and housing development. DECD is responsible for the preparation of the U.S. Department of Housing and Urban Development (HUD) *Consolidated Plan* (*Consolidated Plan*). The *Consolidated Plan* provides the state access to approximately $27.8 million per year in federal funds.

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

1. Business Programs and Services

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

Purification Systems (OPS) of Shelton which will received up to $500,000. The fluid cleaning technology developed by OPS, including the company's OPS-1 onboard fluid cleaning system, removes solid and liquid contaminants from engine oil, virtually eliminating the need for routine oil changes. The company has 11 employees in Connecticut, 17 in total, and is expected to create an additional seven positions in the state over the next three years as a result of the state's investment.

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

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

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

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

Municipal Development Program provides planning and development funding assistance statewide to renovate or demolish vacant industrial and

commercial buildings, and to assist municipalities in developing industrial and business parks and remediating/renovating brownfield and commercial sites. Municipalities also use this program to plan urban revitalization activities.

IFS Center for Educational Excellence is a partnership between the U.S. Department of Labor (USDOL), DECD, Capital Community College, Norwalk Community College, The Workplace, Inc. and the Insurance and Financial Services Cluster. With a $2.7 million grant from USDOL, DECD created the IFS Center for Educational Excellence. The center has trained 1137 incumbent workers and 201 displaced workers; a total of 419 certificates of successful completion have been issued. The IFS Center also helped to create a program leading to an Associate of Science degree in Insurance and Financial Services, the first to be offered statewide and one of the first in the country.

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

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

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

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

Minority Bonding Guaranty Program is a pilot program for eligible minority contractors seeking to work on capital construction projects in Hartford, and covers the losses for payment bonds issued by a licensed surety company

in support of participating minority contractors. The bonding guaranty program enables prequalified minority-owned contracting firms to secure payment bonds in greater numbers than in years past, thus broadening the base and expanding the opportunities of minority firms seeking to participate in the bidding process and succeed in obtaining contract work on capital projects.

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

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

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

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

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

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

Urban Action Grant Program (UA) provides funds to improve and expand state activities that promote community conservation and development and improve the quality of life for urban residents of the state. The large scale development initiatives by the state are funded through the Office of Policy and Management (OPM) program.

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

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

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

2. Housing Programs and Services

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

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

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

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

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

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

affordable housing.

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

Housing Trust Fund provides financing annually on a competitive basis to eligible developers for the development and/or preservation of safe, quality housing for low- and moderate-income families and persons at affordable prices. This program is funded from the proceeds of the sale of the state's general obligation bonds. The funds are awarded as loans and/or grants to eligible sponsors of affordable housing.

Housing Sustainability Fund provides grants, loans, deferred loans, no interest and low interest loans, loan guarantees, and interest subsidies to eligible housing developments pursuant to C.G.S. Section 8-37uu. "Closed to new applicants."

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

Moderate Rental Payment In Lieu Of Taxes (PILOT) Program provides grants to municipalities in which state-financed moderate rental housing developments are operated by local housing authorities. This program was not open to new applicants in SFY 2008-09.

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

Pre-Development Loan Program provides funds to eligible applicants for pre-development costs associated with constructing, rehabilitating or renovating

affordable housing for low- and moderate-income households.

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

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

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

State-Assisted Housing Sustainability Fund (SHSF), created under P.A. 07-04 and 07-05 (June Special Session), may provide financial assistance in the form of grants, loans and deferred loans at below market-rates to the owners of eligible housing for the maintenance, repair, rehabilitation and modernization of eligible housing, and for other activities consistent with the preservation of "eligible housing" pursuant to CGS Sec. 8-37uu.

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

Tax Abatement Program is designed to assist privately owned nonprofit and limited dividend low and moderate-income housing projects by providing reimbursement for taxes abated up to $450 per unit per year for as long as a tax abatement agreement is in place and active. Abatement of taxes enables owners to maintain rents at an affordable level for tenants. This program was not open to new applicants in SFY 2008-09.

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

3. Community Development Programs and Services

The Brownfield Municipal Pilot Program is a new program to identify and fund projects that are complicated by brownfields but will upon completion make a significant economic impact.

Connecticut Brownfield Revolving Loan Fund and the **Statewide Brownfield Revolving Loan Fund** are Environmental Protection Agency (EPA)-funded programs that provide funds for the environmental clean-up of brownfields located in Hartford and throughout Connecticut.

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

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

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

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

II. CONNECTICUT'S ECONOMIC AND HOUSING ENVIRONMENT

A. Connecticut's Economy During State Fiscal Year 2008-09

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

1. Demographics and Labor

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

Table 3 shows population in each of the counties of Connecticut and compares the state's population with the rest of New England and the United States in the last five years. Connecticut's population is concentrated in its three most urban counties: Fairfield, Hartford and New Haven. Despite recent fluctuations in Fairfield and New London, Connecticut has experienced overall population growth since 2004, except for Litchfield.

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

	2004	2005	2006	2007	2008
Fairfield County	892,946	891,838	890,512	890,595	895,030
Hartford County	868,418	870,496	872,945	875,075	877,312
Litchfield County	187,615	187,648	188,081	187,815	187,745
Middlesex County	161,299	161,930	163,128	163,827	164,794
New Haven County	838,814	840,117	841,881	844,358	846,101
New London County	266,672	265,204	267,877	263,770	264,519
Tolland County	145,714	146,384	147,212	147,583	148,406
Windham County	113,873	115,097	116,260	116,845	117,345
Connecticut	3,475,351	3,478,714	3,487,896	3,489,868	3,501,252
Rest of New England	10,726,909	10,729,638	10,744,790	10,769,453	10,802,290
United States	292,892,127	295,560,549	298,362,973	301,290,332	304,059,724

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

Table 4 tracks the population change in major age cohorts: 0 to 17 years (school-age), 18 to 64 years (working-age) and 65+ years (retirement-age) by county over the last five years. Looking at the cohorts as percent of county population, there was little shift in the composition of population distribution from 2004 to 2008, except a small transfer from the school-age cohort to the working-age cohort.

Table 4: Population by County by Age Cohort

Fairfield County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	229,518	25.62%	228,144	25.49%	226,464	25.33%	224,717	25.11%	223,180	24.94%
18-64 years	549,612	61.35%	550,576	61.51%	551,082	61.64%	553,368	61.83%	553,731	61.87%
65+ years	116,668	13.02%	116,449	13.01%	116,441	13.02%	116,930	13.06%	118,119	13.20%

Hartford County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	208,727	24.00%	207,026	23.73%	205,501	23.50%	204,235	23.29%	201,868	23.01%
18-64 years	536,988	61.73%	541,432	62.07%	545,514	62.38%	548,687	62.58%	550,287	62.72%
65+ years	124,153	14.27%	123,784	14.19%	123,555	14.13%	123,902	14.13%	125,157	14.27%

Litchfield County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	43,693	23.27%	42,934	22.85%	42,242	22.43%	41,366	21.97%	40,206	21.42%
18-64 years	117,249	62.43%	118,015	62.82%	119,092	63.23%	119,658	63.56%	119,869	63.85%
65+ years	26,852	14.30%	26,912	14.33%	27,026	14.35%	27,249	14.47%	27,670	14.74%

Middlesex County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	36,657	22.70%	36,536	22.54%	36,408	22.29%	36,110	22.00%	35,836	21.75%
18-64 years	102,715	63.62%	103,190	63.65%	104,243	63.81%	104,876	63.89%	105,145	63.80%
65+ years	22,083	13.68%	22,397	13.81%	22,721	13.91%	23,164	14.11%	23,813	14.45%

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

New Haven County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	200,888	23.91%	199,429	23.69%	198,142	23.49%	196,968	23.30%	195,441	23.10%
18-64 years	522,665	62.21%	526,281	62.52%	529,563	62.79%	532,652	63.00%	533,854	63.10%
65+ years	116,638	13.88%	116,069	13.79%	115,736	13.72%	115,874	13.70%	116,806	13.81%

New London County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	63,108	23.64%	62,439	23.52%	61,610	22.97%	60,766	22.73%	60,434	22.85%
18-64 years	169,263	63.41%	168,481	63.46%	171,843	64.07%	171,572	64.17%	168,557	63.72%
65+ years	34,547	12.94%	34,584	13.03%	34,753	12.96%	35,038	13.10%	35,528	13.43%

Tolland County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	31,215	21.40%	30,712	20.95%	30,270	20.53%	29,866	20.16%	29,404	19.81%
18-64 years	99,392	68.13%	100,425	68.51%	101,470	68.81%	102,259	69.03%	102,561	69.11%
65+ years	15,272	10.47%	15,440	10.53%	15,714	10.66%	16,014	10.81%	16,441	11.08%

Windham County

	2004	%	2005	%	2006	%	2007	%	2008	%
0-17 years	26,833	23.54%	26,583	23.07%	26,432	22.72%	26,188	22.38%	25,844	22.02%
18-64 years	73,632	64.60%	74,977	65.06%	76,060	65.36%	76,737	65.57%	77,028	65.64%
65+ years	13,522	11.86%	13,675	11.87%	13,871	11.92%	14,113	12.06%	14,473	12.33%

Source: U.S. Census Bureau, Population Division

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

Table 5: Connecticut Educational Attainment

	CT	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
Population Age 25 Years and Over	**2,359,568**	**596,640**	**594,121**	**64,424**	**113,537**	**567,591**	**181,845**	**93,843**	**78,690**
Less than 9th Grade	4.6%	4.9%	5.3%	3.6%	3.0%	5.0%	3.6%	1.6%	5.2%
Grades 9-12	7.4%	7.0%	8.2%	5.1%	5.3%	7.9%	7.2%	4.8%	10.4%
High School or more	**88.2%**	**88.0%**	**86.5%**	**91.4%**	**91.8%**	**87.1%**	**89.3%**	**93.6%**	**84.5%**
High School Graduate	29.5%	24.9%	29.1%	31.7%	30.1%	31.7%	33.5%	27.5%	38.6%
Some College, No Degree	16.5%	14.4%	15.8%	18.5%	17.7%	17.4%	18.8%	17.7%	17.5%
Associate Degree	7.5%	6.0%	8.1%	8.6%	8.1%	7.4%	7.9%	9.8%	7.5%
Bachelor's Degree or more	**34.7%**	**42.7%**	**33.5%**	**32.6%**	**35.9%**	**30.6%**	**29.1%**	**38.6%**	**20.9%**
Bachelor's Degree	19.3%	24.1%	19.2%	20.2%	19.0%	16.2%	15.2%	20.9%	12.1%
Graduate or Prof. Degree	15.4%	18.6%	14.3%	12.4%	16.9%	14.4%	13.9%	17.7%	8.8%

Source: U.S. Census Bureau, 2007 American Community Survey (ACS)

While the range of attainment for high school education is relatively uniform, with all counties coming within 4.5 percentage points of the 89% mark, population frequency for attainment of college degrees varies more widely with Fairfield County's populace attaining these types of degrees at two times the rate of that in Windham County.

Chart 3 compares 2007 educational attainment levels on a larger regional scale, evaluating Connecticut (CT), New England (NE) and the United States (U.S.). The level of educational attainment in Connecticut and all of New England is greater than the national average. Relative to the United States as a whole, Connecticut and New England have larger percentages of their populations holding bachelor level or higher degrees.

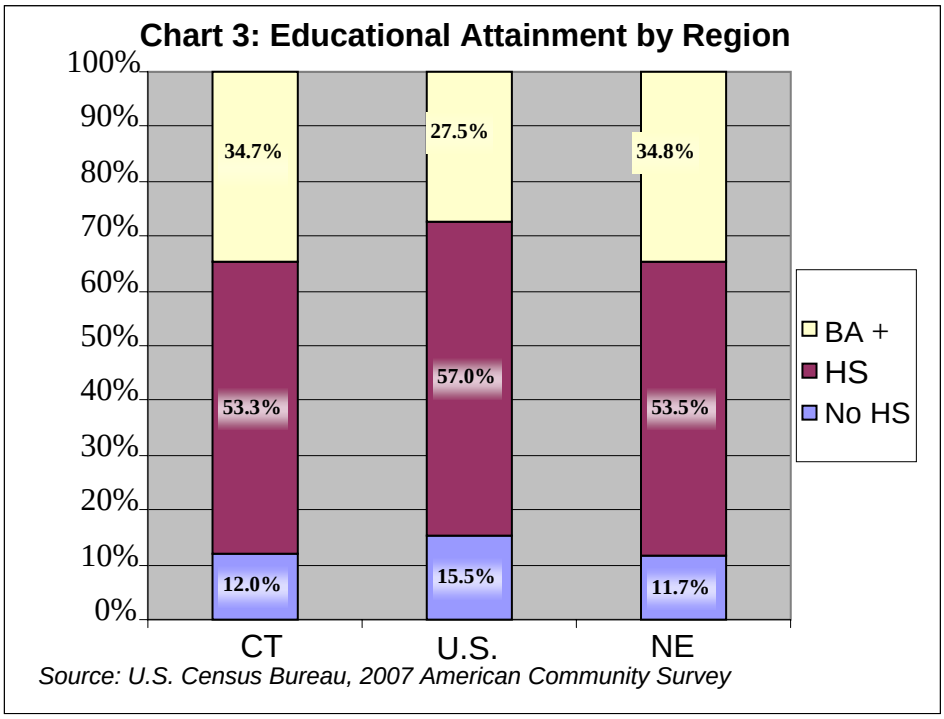
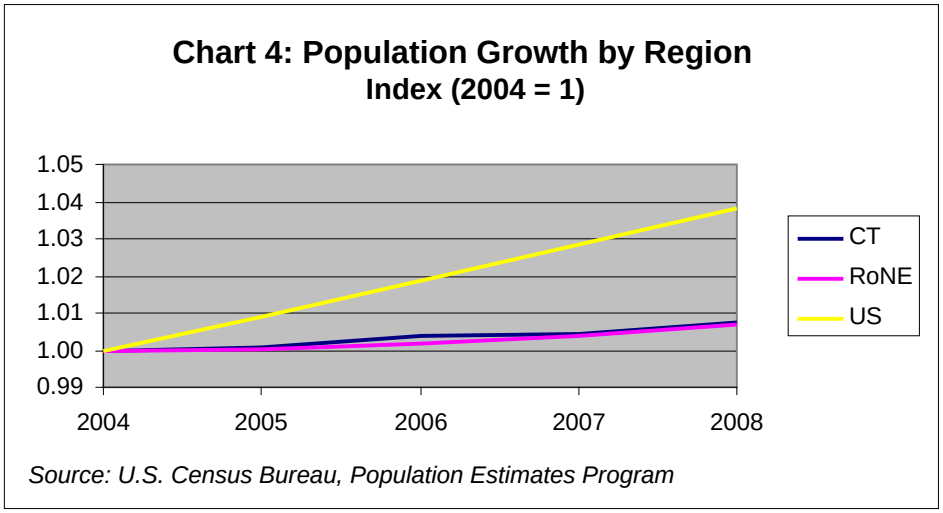


Chart 4 examines population changes over time, comparing Connecticut to the larger geographic regions of the rest of New England (RoNE) and the United States, which will continue to be the regional grouping throughout this portion of the report. Since the absolute levels of population are different by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



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

Table 6 delineates the basic parameters of labor markets. The relative health of an economy can be judged in some respects by the willingness of its population to enter the workforce. Comparing the labor force (those actively seeking employment) to the population level gives the labor participation rate. This can be thought of as a supply concept. From the other side, the number of jobs demanded, the number of people employed in an economy compared to the labor force gives the employment rate. The inverse of this number is the unemployment rate, a common measure of economic health. In 2008, Connecticut's unemployment rate was lower than that of the nation. While the highest unemployment rates occurred in Windham, New Haven and Hartford counties respectively, the actual number of unemployment claims were highest in New Haven, Hartford and Fairfield counties.

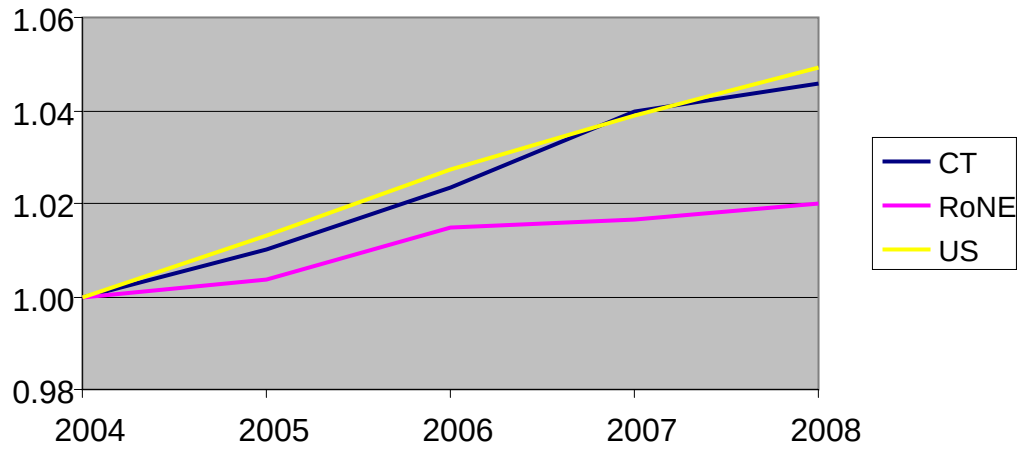
Table 6: Labor Market Data by County						
	Population Level	Participation Rate	Labor Force	Employed	Unemployment	
					Level	Rate
Fairfield County	895,030	52.5%	470,196	445,974	24,222	5.2%
Hartford County	877,312	52.4%	459,354	431,504	27,850	6.1%
Litchfield County	187,745	56.3%	105,723	100,121	5,602	5.3%
Middlesex County	164,794	57.0%	93,980	89,438	4,542	4.8%
New Haven County	846,101	53.0%	448,046	419,931	28,115	6.3%
New London County	264,519	56.5%	149,507	141,294	8,213	5.5%
Tolland County	148,406	57.3%	84,986	80,906	4,080	4.8%
Windham County	117,345	54.8%	64,335	60,055	4,280	6.7%
Connecticut	**3,501,252**	**53.6%**	**1,876,125**	**1,769,223**	**106,902**	**5.7%**
United States	**304,059,724**	**50.8%**	**154,648,000**	**144,046,000**	**10,602,000**	**6.6%**

* Numbers reported in thousands; figures rounded.

Sources: Bureau of Labor Statistics; U.S. Census Bureau, data for 2008

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

Chart 5: Labor Force by Region, Index (2004=1)



Source: Bureau of Labor Statistics

Chart 6 tracks employment changes at the regional level. Often employment change can be a leading indicator of labor force movement. This is due to the fact that increased demand for employment can induce people to become more optimistic about employment opportunity and to be more willing to re-

enter the labor force. The data in Chart 6 reflects recovery from the most recent cycle of recession in the United States (2000-04), and illustrates the common trend of Connecticut to respond to adverse economic conditions more severely and for a longer period than the rest of the country.

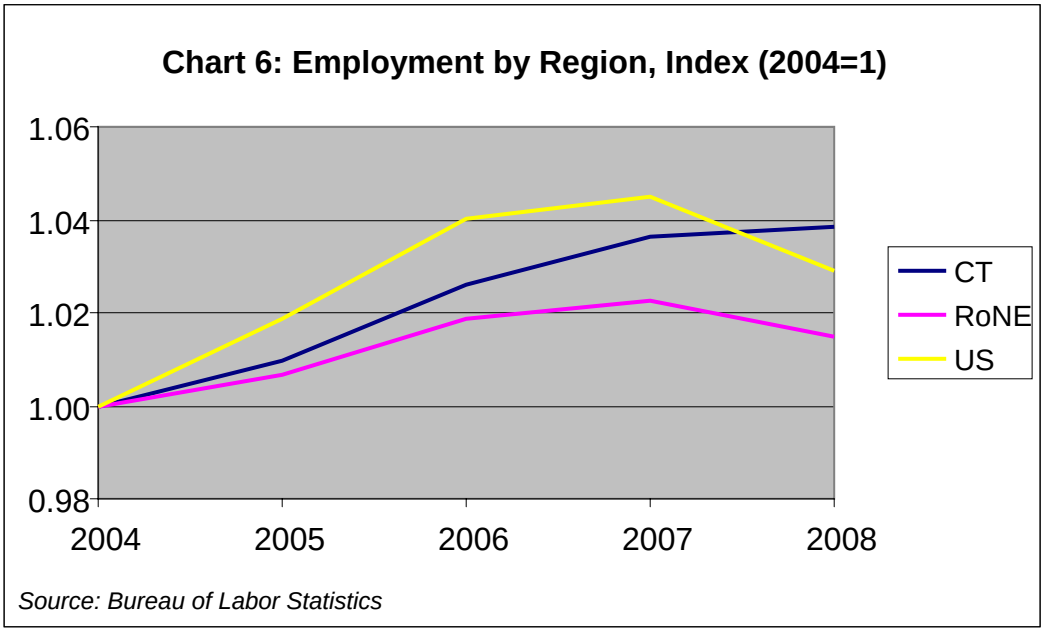


Table 7 provides a breakdown of Connecticut employment by industry at the two-digit North American Industry Classification System (NAICS) level. Three of the state's largest sectors – manufacturing, health care and retail trade—have experienced declines in employment over the last year. In 2008, those areas accounted for over 36% of the state's total employment. The largest sector, total government, displayed employment growth in recent years, comprising almost 15% of the state's total employment in 2008.

Table 7: Connecticut Employment by Industry

NAICS Code	Industry	Annual Average Employment	% of Total
---	**Statewide Total**	**1,676,493**	
11	Agriculture, forestry, fishing and hunting	4,850	0.3%
21	Mining	701	0.0%
22	Utilities	6,761	0.4%
23	Construction	65,402	3.9%
31-33	Manufacturing	186,522	11.1%
42	Wholesale trade	69,196	4.1%
44-45	Retail trade	188,364	11.2%
48-49	Transportation and warehousing	41,775	2.5%
51	Information	37,675	2.2%
52	Finance and insurance	118,072	7.0%

Table 7 (continued): Connecticut Employment by Industry			
NAICS Code	**Industry**	**Annual Average Employment**	**% of Total**
---	**Statewide Total**	**1,676,493**	
53	Real estate and rental and leasing	14,481	0.9%
54	Professional and technical services	92,624	5.5%
55	Management of companies and enterprises	28,540	1.7%
56	Administrative and waste management	85,772	5.1%
61	Educational services	51,350	3.1%
62	Health care and social assistance	238,037	14.2%
71	Arts, entertainment and recreation	24,425	1.5%
72	Accommodation and food services	113,185	6.8%
81	Other services, except public administration	58,166	3.5%
---	Total government	250,520	14.9%
99	Nonclassifiable establishments	75	0.0%

Source: Connecticut Department of Labor, Office of Research, data for 2008

Business Characteristics – In addition to looking at populations and labor markets in aggregate, it is important to assess the composition of firms within the economy. The 2002 Survey of Business Owners (most recent year available) reports that Connecticut is home to thousands of firms of various sizes and characteristics (see Table 8).

Table 8: Business Characteristics Overview*	
Firms by gender of ownership	**# of firms**
Female	11,053
Male	49,871
Equally male-/female-owned	7,238
Firms by race of ownership	**# of firms**
White	64,802
Black	734
American Indian and Alaska Native	139
Asian	2,455
Native Hawaiian and Other Pacific Islander	Not available
Hispanic/Non-Hispanic ownership	**# of firms**
Hispanic	1,281
Non-Hispanic	66,881

* = Only includes firms with paid employees.

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

It is interesting to note that in 2002 (the most recent year of available data), the overwhelming majority of firms in Connecticut were small firms with fewer than 100 employees. Not only were a large majority of Connecticut firms fewer than 100 employees in size, but in fact, over half employed fewer than

five people. Cultivating a dynamic culture for small businesses and entrepreneurs is important to the overall health of the economy. Table 9 provides a more granular breakout of the sizes of Connecticut firms.

Table 9: Connecticut Firms by Size

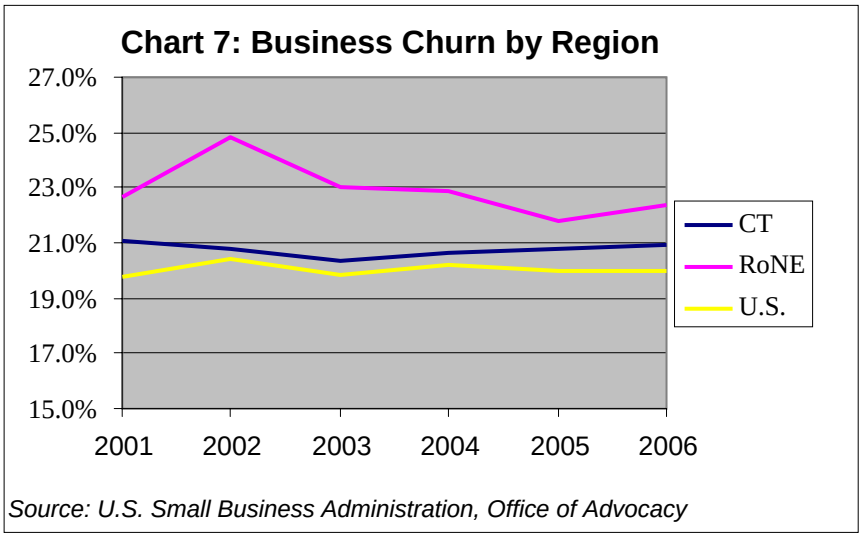
Employment size of enterprise	Firms
All firms	**77,637**
Firms with 0 to 4 employees	43,563
Firms with 5 to 9 employees	14.064
Firms with 10 to 19 employees	8,687
Firms with 20 to 99 employees	7,421
Firms with 100 to 499 employees	1,891
Firms with 500 employees or more	2,011

Source: U.S. Census Bureau, Statistics of U.S. Businesses, data for 2006

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

(firm birth + firm death) / total firms

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



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

Manufacturing Analysis – The manufacturing sectors of an economy are tracked with particular interest due to two characteristics of these types of industries. First, manufacturing jobs traditionally have been associated with high value added and, therefore, high standard of living. Second, manufacturing sectors incorporate more parts of the supply chain meaning

that they have a high degree of interrelation with other sectors in the local economy. Both of these factors have become less and less substantial due to the globalization of markets and the stretching of the supply chain.

Table 10 shows levels of employment and 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. This data was obtained from the 2006 Annual Survey of Manufacturers, the most recent survey data available as of this writing.

Table 10: Manufacturing Statistics by Region

	Connecticut	Rest of New England	U.S.
Manufacturing Emp. (1,000)	175.2	500	12990.3
Total Payroll ($M)	$9,396	$25,209	$592,342
Production Mfg. Emp. (1,000)	106.8	314.8	9179.1
Total wages ($M)	$4,528	$12,037	$344,285
Value Added ($M)	$32,159	$78,430	$2,305,589
Cost of Materials ($M)	$20,613	$63,769	$2,737,565
Value of Shipments ($M)	$51,871	$141,329	$5,019,963

Source: 2006 Annual Survey of Manufacturers

Looking at the individual manufacturing sectors in more detail, Table 11 lists the manufacturing industries at the three-digit NAICS level. The Connecticut employment levels (CT Emp.) are compared against those of the United States (U.S. Emp.) and the relative frequency of the industry within manufacturing (Rel % of Mfg) as a whole is also compared.

Table 11: Manufacturing Employment by Sector CT vs. U.S.

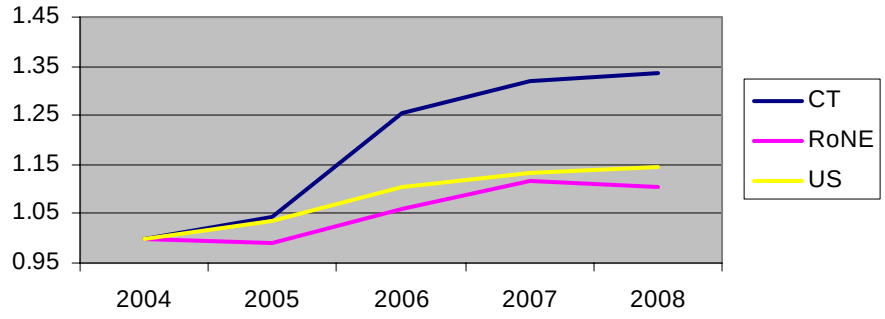
3-Digit NAICS Sector		CT Emp.	Rel % of Mfg		U.S. Emp.
			CT	U.S.	
311	Food	6,826	4%	11%	1,417,274
312	Beverage and tobacco	----	0%	1%	144,514
313	Textile mills	1,223	1%	1%	173,741
314	Textile product mills	1,106	1%	1%	145,243
315	Apparel	----	0%	2%	202,064
316	Leather and allied products	----	0%	0%	36,564
321	Wood products	1,840	1%	4%	536,094
322	Paper	4,474	3%	3%	414,049
323	Printing and support activities	8,578	5%	5%	620,287
324	Petroleum and coal products	----	0%	1%	101,380

Table 11 (continued): Manufacturing Employment by Sector CT vs. U.S.					
3-Digit NAICS Sector		CT Emp.	Rel % of Mfg		U.S. Emp.
			CT	U.S.	
325	Chemical	7,245	4%	6%	747,134
326	Plastics and rubber products	6,862	4%	7%	868,075
327	Nonmetallic mineral products	4,100	2%	4%	473,900
331	Primary metal	3,321	2%	3%	422,224
332	Fabricated metal products	32,127	18%	12%	1,492,611
333	Machinery	17,490	10%	8%	1,070,543
334	Computer and electronics	14,883	9%	8%	1,001,265
335	Electrical equipment	9,489	5%	3%	411,647
336	Transportation equipment	39,682	23%	12%	1,525,067
337	Furniture and related products	3,221	2%	4%	520,129
339	Miscellaneous manufacturing	11,582	7%	5%	666,539
Source: 2006 Annual Survey of Manufacturers					

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

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

Chart 8: Manufacturing Gross Regional Product, Index (2004=1)

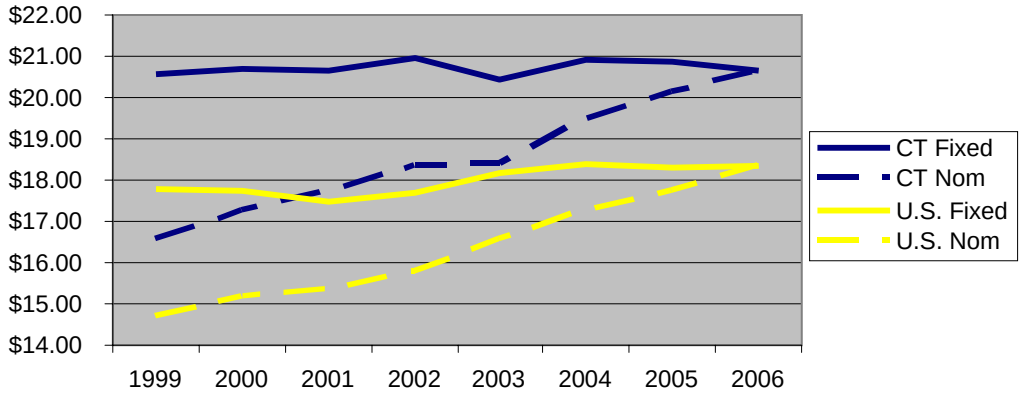


Source: Bureau of Economic Anaylsis

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

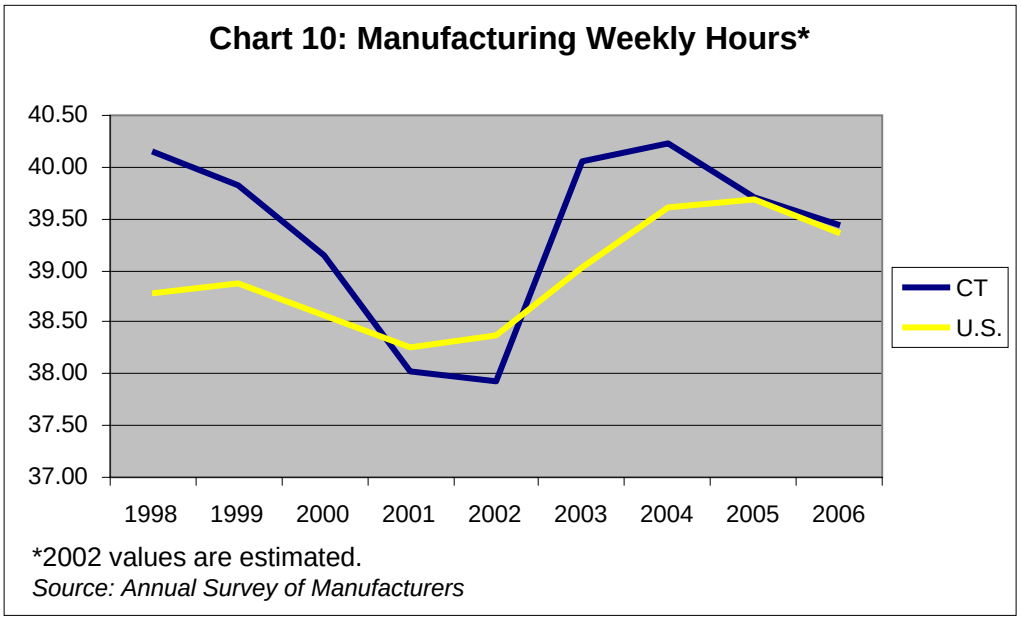
Average hourly wages are an important measure of the manufacturing sector, as they show the level of compensation of labor in the manufacturing process. It follows that higher hourly wages signify a more productive labor force. Chart 9 compares both fixed and nominal manufacturing wages for Connecticut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

Chart 9: Manufacturing Average Hourly Wage*

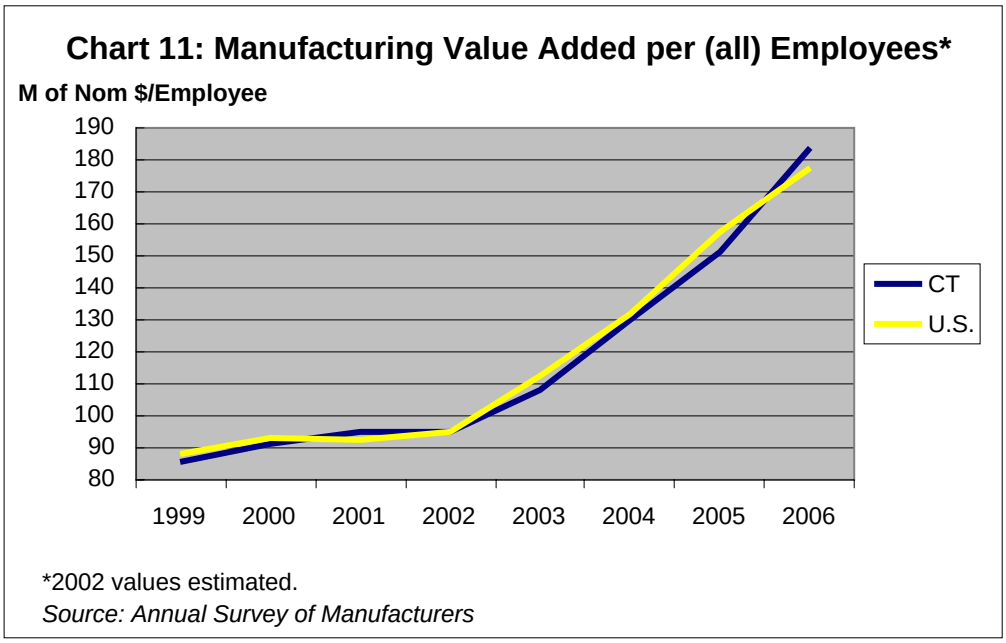


*For production workers - 2002 values are estimated.
Source: Annual Survey of Manufacturers

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



We noted earlier that Connecticut manufacturing employees are compensated with a weekly wage that is higher 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. Chart 11 shows that in 2006, Connecticut narrowly surpassed the United States in the value added of its workforce.



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

In Table 12, GRP is broken out by both region and industry. Further, the percent of total GRP of each industry is computed to compare industry composition across regions. For example, this table shows that Connecticut (and to a lesser extent, the rest of New England) has a strong finance and insurance industry base relative to the U.S. average. However, all three have a uniform presence of arts, entertainment and recreation.

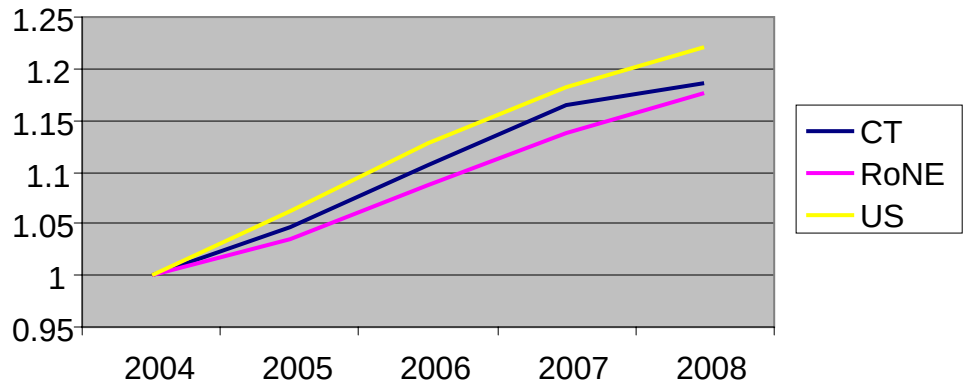
Table 12: Gross Regional Product (millions of current $)

Industry	CT	% of Total	Rest of NE	% of Total	U.S.	% of Total
Agriculture, forestry, fishing and hunting	$ 371	0.2%	$ 2,723	0.4%	$ 157,695	1.1%
Mining	$ 104	0.0%	$ 593	0.1%	$ 325,343	2.3%
Utilities	$ 4,256	2.0%	$ 14,832	1.9%	$ 306,024	2.2%
Construction	$ 5,793	2.7%	$ 26,635	3.5%	$ 581,537	4.1%
Manufacturing	$ 28,864	13.4%	$ 83,234	10.9%	$ 1,637,671	11.6%
Wholesale Trade	$ 11,293	5.2%	$ 41,778	5.5%	$ 818,787	5.8%
Retail Trade	$ 11,876	5.5%	$ 43,536	5.7%	$ 885,486	6.3%
Transportation and warehousing, excluding Postal Service	$ 3,666	1.7%	$ 13,076	1.7%	$ 414,858	2.9%
Information	$ 8,213	3.8%	$ 31,986	4.2%	$ 621,986	4.4%
Finance and Insurance	$ 33,652	15.6%	$ 83,966	11.0%	$ 1,064,895	7.5%
Real estate, rental and leasing	$ 27,371	12.7%	$ 104,987	13.7%	$ 1,783,514	12.6%
Professional and technical services	$ 16,893	7.8%	$ 72,717	9.5%	$ 1,095,570	7.7%
Management of companies and enterprises	$ 6,438	3.0%	$ 17,303	2.3%	$ 283,750	2.0%
Administrative and waste services	$ 5,951	2.8%	$ 21,333	2.8%	$ 426,451	3.0%
Educational services	$ 3,480	1.6%	$ 16,193	2.1%	$ 138,254	1.0%
Health care and social assistance	$ 17,024	7.9%	$ 69,820	9.1%	$ 1,019,662	7.2%
Arts, entertainment and recreation	$ 2,071	1.0%	$ 7,119	0.9%	$ 140,134	1.0%
Accommodation and food services	$ 4,126	1.9%	$ 19,626	2.6%	$ 396,212	2.8%
Other services, except government	$ 4,285	2.0%	$ 16,163	2.1%	$ 326,796	2.3%
Government	$ 20,448	9.5%	$ 76,062	10.0%	$ 1,740,939	12.3%
Total	**$216,175**	**100%**	**$ 763,682**	**100%**	**$14,165,564**	**100%**

Source: Bureau of Economic Analysis, data for 2008

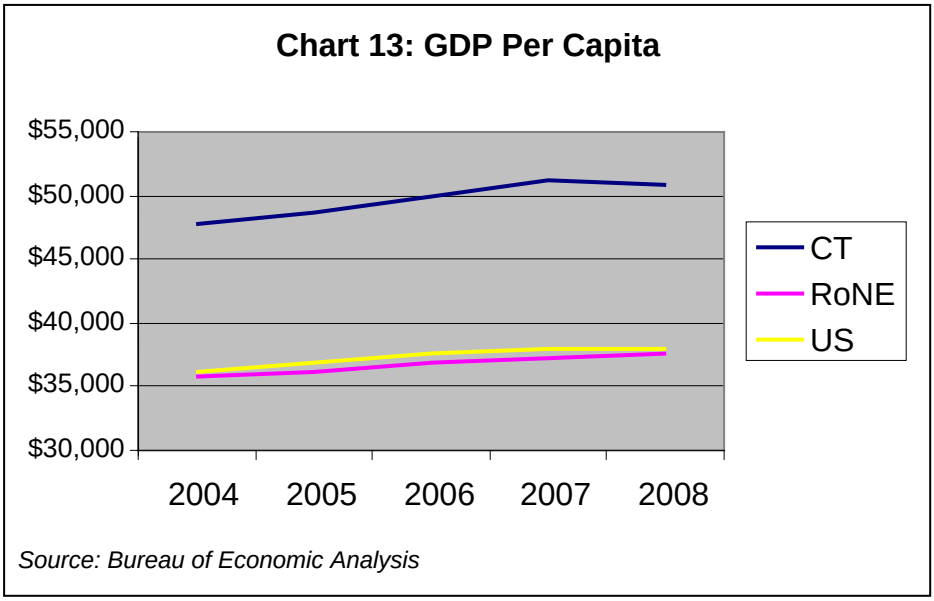
Chart 12 compares indexed levels of GRP to assess the relative change to levels across regions. Changes to GRP are almost identical for Connecticut and the United States, while the rest of New England trails behind.

Chart 12: Gross Domestic Product by Region, (Index 2004=1)



Source: Bureau of Economic Analysis

As GRP is often seen as an aggregate measure of productive capabilities in an economy and as a sign of the overall wealth of an economy, per capita GRP can be useful as a means to compare the relative wealth creation of different size economies. Chart 13 shows that Connecticut's per capita GRP greatly surpasses the U.S. average and that of the rest of New England. It should be noted that the per capita GRP of Connecticut is roughly 35% greater than the U.S. average.



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

Table 13: State Tax Rates and Ranks

	Personal Income		Corporate Income		Sales		Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
ALABAMA	3.50%	16	6.50%	25	4.00%	7	18.00%	10
ALASKA	0.00%	1	5.20%	14	0.00%	1	8.00%	1
ARIZONA	3.57%	20	6.97%	32	5.60%	28	18.00%	10
ARKANSAS	4.00%	26	3.75%	6	6.00%	30	21.50%	29
CALIFORNIA	5.15%	41	8.84%	44	7.25%	51	18.00%	10
COLORADO	4.63%	33	4.63%	10	2.90%	6	22.00%	30
CONNECTICUT	**4.00%**	**26**	**7.50%**	**35**	**6.00%**	**30**	**25.00%**	**41**
DELAWARE	4.08%	31	8.70%	43	0.00%	1	23.00%	32
DIST. OF COLUMBIA	6.25%	47	9.98%	50	5.75%	29	20.00%	19
FLORIDA	0.00%	1	5.50%	16	6.00%	30	15.60%	4
GEORGIA	3.50%	16	6.00%	18	4.00%	7	18.50%	15
HAWAII	4.83%	38	5.40%	15	4.00%	7	17.00%	6
IDAHO	4.70%	35	7.60%	37	6.00%	30	26.00%	42
ILLINOIS	3.00%	11	7.30%	34	6.25%	42	20.10%	24
INDIANA	3.40%	14	8.50%	40	6.00%	30	18.00%	10
IOWA	4.67%	34	9.00%	45	5.00%	18	20.70%	25
KANSAS	4.98%	39	4.00%	7	5.30%	25	24.00%	36
KENTUCKY	4.00%	26	5.50%	16	6.00%	30	21.00%	26

Table 13 (continued): State Tax Rates and Ranks								
	Personal Income		Corporate Income		Sales		Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
LOUISIANA	4.00%	26	6.00%	18	4.00%	7	20.00%	19
MAINE	5.25%	43	6.22%	23	5.00%	18	27.60%	44
MARYLAND	3.75%	21	8.30%	39	6.00%	30	23.50%	34
MASSACHUSETTS	5.30%	44	9.50%	48	5.00%	18	21.00%	26
MICHIGAN	4.35%	32	4.95%	11	6.00%	30	19.00%	17
MINNESOTA	6.60%	48	9.80%	49	6.50%	44	20.00%	19
MISSISSIPPI	4.00%	26	4.00%	7	7.00%	47	18.40%	14
MISSOURI	3.75%	21	6.25%	24	4.23%	14	17.55%	9
MONTANA	3.95%	25	6.75%	29	0.00%	1	27.00%	43
NEBRASKA	4.70%	35	6.70%	28	5.50%	26	23.90%	35
NEVADA	0.00%	1	0.00%	1	6.50%	44	24.06%	38
NEW HAMPSHIRE	0.00%	1	8.50%	40	0.00%	1	19.63%	18
NEW JERSEY	5.19%	42	9.00%	45	7.00%	47	14.50%	3
NEW MEXICO	3.50%	16	6.20%	22	5.00%	18	18.88%	16
NEW YORK	5.43%	45	7.50%	35	4.00%	7	24.40%	39
NORTH CAROLINA	6.88%	49	6.90%	31	4.25%	15	30.15%	46
NORTH DAKOTA	3.82%	23	4.55%	9	5.00%	18	23.00%	32
OHIO	3.43%	15	6.80%	30	5.50%	26	28.00%	45
OKLAHOMA	3.00%	11	6.00%	18	4.50%	16	17.00%	6
OREGON	7.00%	50	6.60%	27	0.00%	1	24.00%	36
PENNSYLVANIA	3.07%	13	9.99%	51	6.00%	30	31.20%	48
RHODE ISLAND	0.00%	1	9.00%	45	7.00%	47	31.00%	47
SOUTH CAROLINA	3.50%	16	5.00%	12	6.00%	30	16.00%	5
SOUTH DAKOTA	0.00%	1	0.00%	1	4.00%	7	22.00%	30
TENNESSEE	0.00%	1	6.50%	25	7.00%	47	21.40%	28
TEXAS	0.00%	1	1.00%	5	6.25%	42	20.00%	19
UTAH	5.00%	40	5.00%	12	4.65%	17	24.50%	40
VERMONT	9.50%	51	7.25%	33	6.00%	30	20.00%	19
VIRGINIA	3.88%	24	6.00%	18	5.00%	18	17.50%	8
WASHINGTON	0.00%	1	0.00%	1	6.50%	44	36.00%*	51
WEST VIRGINIA	4.75%	37	8.50%	40	6.00%	30	32.20%	49
WISCONSIN	5.68%	46	7.90%	38	5.00%	18	32.90%	50
WYOMING	0.00%	1	0.00%	1	4.00%	7	14.00%	2

*Scheduled to increase to 37.50% on July 1, 2008.

Source: Federation of Tax Administrators, data for tax year 2008

Wages and Income – Though GRP is sometimes used as a measure of economic wealth in a region, it still represents final goods sold by firms (and government product) and does not represent the dollars earned by households. Wages and income are the monetary compensation for labor and serve as better indicators of wealth generation at the household level.

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

Table 14: Annual Average Wage by County and Industry

Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
11	Agriculture, forestry, fish, & hunt	$38,046	$ 27,475	$25,513	*	$26,763	$29,711	$30,238	$23,351
21	Mining	$72,739	$ 56,527	*	*	*	$50,296	$48,342	*
22	Utilities	$121,683	$ 98,448	$102,432	$ 98,071	$92,607	*	*	$98,481
23	Construction	$59,704	$ 60,005	$54,122	$ 52,084	$58,453	$55,175	$51,120	$45,792
31-33	Manufacturing	$87,800	$ 70,002	$49,954	$ 67,996	$61,520	$80,313	$50,048	$50,257
42	Wholesale trade	$99,548	$ 64,069	$57,263	$ 57,374	$68,799	$72,061	$70,647	$54,144
44-45	Retail trade	$36,129	$ 28,049	$29,167	$ 27,774	$27,492	$26,193	$26,625	$25,630
48-49	Transportation & warehousing	$70,661	$ 39,242	$30,087	$ 37,437	$40,516	$42,994	$22,053	$36,238
51	Information	$77,850	$ 72,294	$48,924	$ 52,840	$63,962	$47,879	$60,085	$44,949
52	Finance & insurance	$245,438	$ 97,728	$51,960	$ 78,018	$70,608	$56,049	$51,636	$44,379
53	Real estate & rental and leasing	$76,402	$ 46,953	$39,849	$ 37,114	$40,971	$38,912	$33,145	$25,768
54	Professional & technical services	$99,749	$ 77,901	$48,465	$ 66,992	$79,347	$88,800	$58,929	$53,736
55	Management of companies & enterprises	$178,321	$103,917	$43,777	$ 78,174	$106,812	$41,716	*	$42,414
56	Administrative & waste management	$47,106	$ 36,805	$26,824	$ 35,127	$30,255	$33,793	$32,422	$26,938
61	Educational services	$43,226	$ 40,420	$41,403	$ 56,980	$61,031	$39,266	$21,979	$39,157
62	Health care & social assistance	$50,523	$ 47,059	$40,398	$ 43,791	$45,465	$42,794	$37,146	$36,759
71	Arts, entertainment & recreation	$40,101	$ 20,582	$30,321	$ 28,928	$19,674	$24,988	$16,150	$12,571
72	Accommodation & food services	$21,677	$ 16,882	$16,401	$ 17,917	$16,027	$17,352	$14,903	$15,015
81	Other services, except pub administration	$31,787	$ 32,271	$25,054	$ 26,370	$27,893	$25,431	$28,353	$22,201
	Total government	$55,046	$ 57,964	$45,821	$ 56,318	$52,176	$43,858	$52,801	$41,034
99	Nonclassifiable establishments	$60,652	$ 44,129	*	*	*	*	*	*
	County Average	$76,866	$ 54,225	$42,512	$ 51,073	$52,125	$45,136	$39,257	$38,885

Source: Connecticut Department of Labor

In Table 15, personal income is compared by county and at a higher regional level in order to see how Connecticut stacks up to the rest of New England and the United States. In 2008, Connecticut's three most populous counties (Fairfield, Hartford and New Haven) accounted for 78% of the state's total personal income.

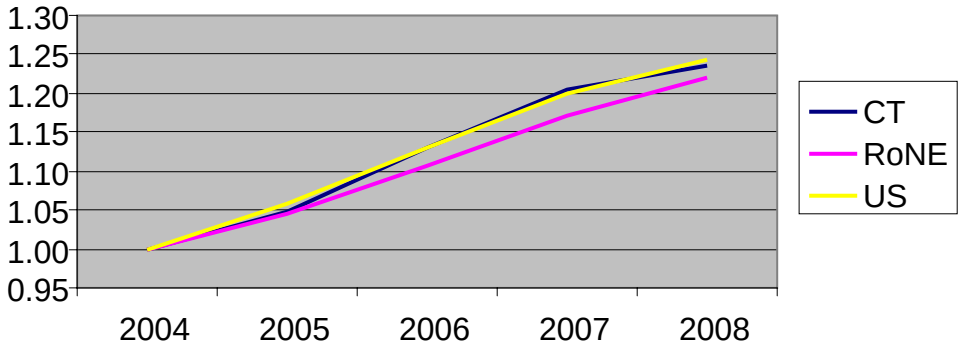
Table 15: Personal Income by Region for Connecticut, Rest of New England and U.S.

	2004	2005	2006	2007	2008
Fairfield	$58,119,055	$61,623,090	$66,406,595	$72,650,910	$72,650,910
Hartford	36,172,052	37,995,767	40,065,065	43,276,330	43,276,330
Litchfield	7,582,708	7,913,674	8,402,969	9,069,272	9,069,272
Middlesex	6,780,864	7,053,297	7,375,613	7,907,165	7,907,165
New Haven	31,944,059	33,127,209	34,963,668	37,423,773	37,423,773
New London	10,120,744	10,402,742	10,808,642	11,477,500	11,477,500
Tolland	5,202,934	5,474,347	5,706,015	6,159,544	6,159,544
Windham	3,414,699	3,561,492	3,724,428	3,912,585	3,912,585
Connecticut	**159,337,115**	**167,090,129**	**179,974,214**	**191,877,079**	**196,938,929**
Rest of NE	**409,907,084**	**428,681,017**	**453,739,158**	**480,135,028**	**499,853,032**
United States	**$9,711,363,000**	**$10,284,356,000**	**$10,968,393,000**	**$11,645,882,098**	**$12,086,533,576**

Source: Bureau of Economic Analysis

Chart 14 displays indexed income at the aggregate level, and shows that Connecticut and the United States have been outpacing the rest of New England in growth. As this is an absolute level, slower population growth may be the reason for the rest of New England having lower income increases in the most recent years.

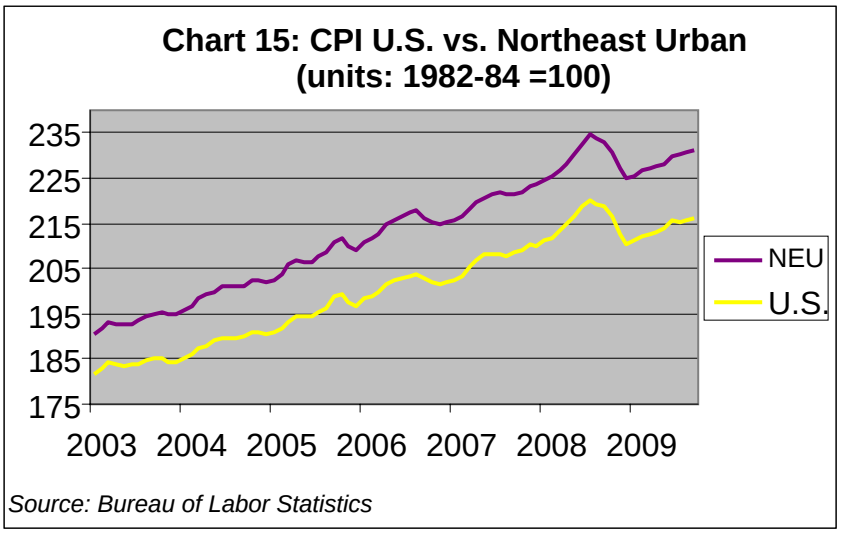
Chart 14: Indexed Personal Income by Region (2004=1)



Source: Bureau of Economic Analysis

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

Chart 15 tracks the changes in the Consumer Price Index (CPI), one of the measures of price change, for the Northeast Urban areas and the U.S. city average. There are small discrepancies, but largely the prices in the two regions follow a similar path. The aggregate level of prices in the Northeast urban areas is clearly higher than U.S. cities on average.



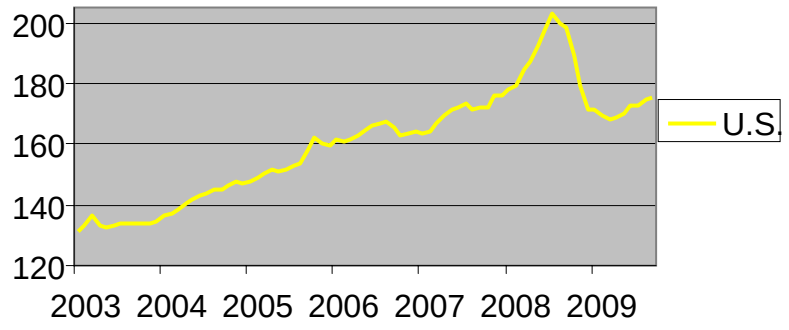
The CPI tracks prices for a "bundle of goods" that is developed from detailed expenditure information provided by families and individuals on what they actually bought. The CPI represents all goods and services purchased for consumption by the reference population and the Bureau of Labor Statistics has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

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

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

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

Chart 16: U.S. Intermediate Materials, Supplies, and Components Prices



Source: Bureau of Labor Statistics

2. Foreign Direct Investment and Exports

Overview of Foreign Direct Investment in Connecticut

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

According to the Bureau of Economic Analysis (BEA), U.S. subsidiaries of foreign companies now employ 104,900 Connecticut workers. The proportion of Connecticut jobs supported by U.S. subsidiaries is significant, as U.S. subsidiaries provide the livelihood of 7.1% of Connecticut's private sector workforce, compared to 7.9% five years ago. Connecticut is tied with South Carolina as first in the country in the share of its workforce supported by U.S. subsidiaries. Nationally, U.S. subsidiaries employ 5.3 million workers or 4.5% of the private sector workforce, which is a decrease from five years ago when U.S. subsidiaries employed 5.6 million workers or 4.9%.

Table 16 tracks FDI in Connecticut, the New England states and the United States from 2000 to 2006 (the most recent year of data available). The gross investment of property, plant and equipment (a major component of FDI) are used to approximate FDI figures. Although Connecticut experienced a 3.6% increase in FDI from 2005-06, the FDI growth was significantly lower than that of New England (6.9%) and the United States (7.15%).

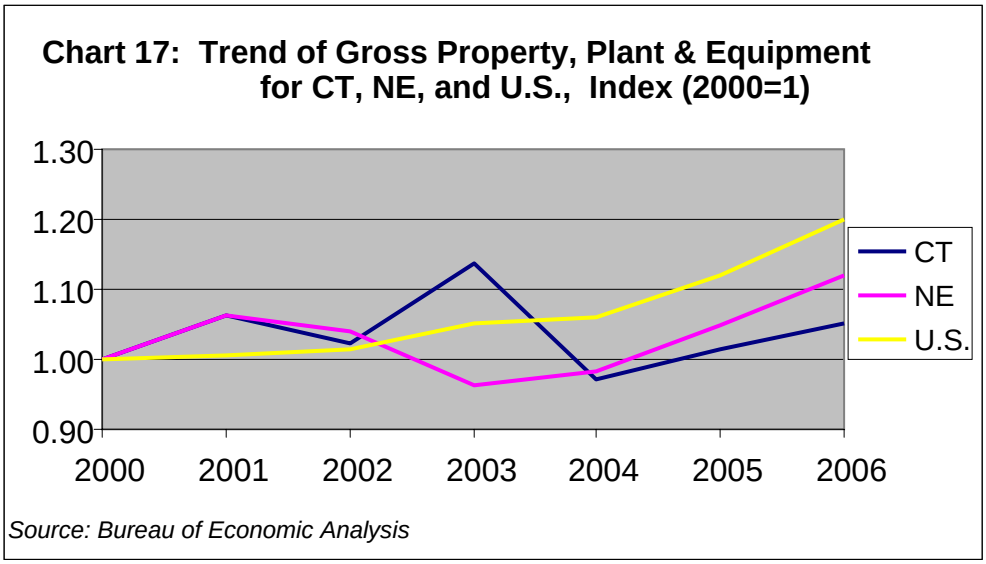
Table 16: Gross Property, Plant and Equipment of Nonbank U.S. Affiliates, by State

State Abbrev.	2000	2001	2002	2003	2004	2005	2006	% change '00-'06	% change '05-'06
CT	13,604	14,468	13,925	15,484	13,215	13,812	14,305	5.15%	3.57%
ME	5,087	5,266	5,820	6,028	6,128	5,472	5,757	13.17%	5.21%
MA	23,875	25,563	26,763	26,512	26,863	25,831	28,519	19.45%	10.41%
NH	5,124	5,321	4,536	(D)	4,694	5,168	5,266	2.77%	1.90%
RI	3,394	3,310	3,074	3,282	(D)	4,156	4,339	27.84%	4.40%
VT	2,146	2,614	1,315	(D)	1,430	1,404	1,501	-30.06%	6.91%
NE	**53,230**	**56,542**	**55,433**	**51,306**	**52,330**	**55,843**	**59,687**	**12.13%**	**6.88%**
U.S. Total	**1,175,628**	**1,181,091**	**1,192,710**	**1,234,671**	**1,246,338**	**1,317,254**	**1,411,417**	**20.06%**	**7.15%**

Note: (D) = Suppressed to avoid the disclosure of data of individual companies.

Source: Bureau of Economic Analysis

In recent years, growth in Connecticut has trailed that of New England and the nation. Chart 17 compares the changes to FDI over time on an indexed basis. This visual shows the slow, but steady growth of FDI in the United States, while growth in Connecticut and New England has been more volatile. Connecticut's FDI growth peaked in 2003, surpassing growth in New England and the nation, but dipped sharply in 2004 and is slowly rebounding.



Overview of Connecticut Exports

Foreign exports are an engine of growth and their importance as a contributor to the state's gross domestic product cannot be understated. Exports sustain and create jobs via their trickle-down effect on the economy. Given the current economic climate, exports' ability to positively impact job creation and the economy is significant.

According to the World Institute for Strategic Economic Research (WISER), Connecticut exports totaled $15.31 billion in 2008, based on Harmonized System ("HS") figures. This represents an almost 11% gain from the $13.79 billion in exports recorded in 2007. In 2008, Connecticut's top five export commodities were (1) industrial machinery, including computers; (2) aircraft, spacecraft, parts; (3) electric machinery, sound equipment, TV equipment, parts; (4) optic, photo, medical or surgical instruments; and (5) plastics. Industrial machinery, including computers, accounted for 41% of the total state export value in 2008. The top five commodities combined accounted for 73% of total export value in 2008.

As in the past, Canada continues to be Connecticut's top export destination. France, Germany, the United Kingdom and Mexico rounded out the state's top five export partners in 2008. The HS export values of the combined top five countries accounted for 45% of state total export value in 2008.

Although Connecticut is small geographically, the state's export sector is sizable. State export data collected across industry sectors from 2003 to the present indicates a steady, healthy upward trend. It is important to note, however, that this data paints a conservative picture of Connecticut's export story as it omits exported services, as the collection of such service data is inexact and tenuous. Connecticut is not alone in this particular service data gap—all U.S. states face this issue. With a significant concentration of financial and insurance services, Connecticut's commodity exports may significantly under-represent Connecticut's overall export products, volume and market.

The HS value of U.S. export commodities amounted to more than $1.30 trillion in 2008, a 12% increase over 2007. In 2008, Connecticut's commodity exports as a percentage of total U.S. commodity exports were 1.17%.

The unpredictability of global issues in the future will impact trade relations and exports. Issues to monitor include the impact of the recession and prolonged economic slump on Connecticut and U.S. exports, as well as the national trade deficit, currency valuation in particular regards to the Euro, the protection of intellectual property rights, trade agreement negotiations and volatile energy markets. Additionally, it remains to be seen how President Barack Obama's administration will impact trade, specifically in regard to the development of new free trade agreements.

For over a decade, exports have held a long-term upward trend. In 1998, Connecticut exports were $7.3 billion, based also on HS data. In 2008, Connecticut exports had more than doubled, increasing to $15.3 billion. Please see Table 17.

Table 17: CT vs. U.S. Exports				
	CT Export Values	% Change	U.S. Export Values	% Change
1997	$7,058,104,203	------	$687,597,998,554	------
1998	7,297,092,419	3.39%	680,474,247,508	-1.04%
1999	7,231,227,907	-0.90%	692,820,620,412	1.81%
2000	8,046,838,282	11.28%	780,418,627,647	12.64%
2001	8,610,434,400	7.00%	731,025,906,239	-6.33%
2002	8,313,390,369	-3.45%	693,257,299,708	-5.17%
2003	8,136,442,912	-2.13%	723,743,176,992	4.40%
2004	8,559,237,269	5.20%	817,935,848,814	13.01%
2005	9,687,291,825	13.78%	904,379,818,171	10.57%
2006	12,238,324,203	26.33%	1,037,142,972,794	14.68%
2007	13,719,049,174	12.11%	1,162,708,293,437	12.11%
2008	15,313,059,446	10.97%	1,300,135,649,517	11.84%

Source: World Institute for Strategic Economic Research (WISER)

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

In 2008, Connecticut exports were approximately 7% of the state economy as measured by the Gross State Product (GSP), up from 6.7% in 2007. Table 18 shows that from 1997-08, exports averaged 5.37% of Connecticut's economy, while they averaged 7.69% of the nations' economy. Connecticut is slowly increasing the portion of the economy that is directly attributed to exports; however, it needs to increase the values of these exports in order to keep pace with the share at the national level.

Table 18: CT vs. U.S. Export Share						
	CT			U.S.		
	Export Values*	GSP*	% Share	Export Values*	GDP*	% Share
1997	$7,058	$137,698	5.13%	$687,598	$8,237,994	8.35%
1998	7,297	145,373	5.02%	680,474	8,679,657	7.84%
1999	7,231	150,303	4.81%	692,821	9,201,138	7.53%
2000	8,047	160,436	5.02%	780,419	9,749,103	8.01%
2001	8,610	165,025	5.22%	731,026	10,058,168	7.27%
2002	8,313	166,073	5.01%	693,257	10,398,402	6.67%
2003	8,136	169,885	4.79%	723,743	10,886,172	6.65%
2004	8,559	182,112	4.70%	817,936	11,607,041	7.05%
2005	9,687	190,499	5.01%	904,380	12,339,002	7.33%
2006	12,238	201,635	6.07%	1,037,143	13,090,776	7.92%
2007	13,719	212,252	6.46%	1,162,708	13,715,741	8.48%
2008	15,313	216,174	7.08%	1,300,136	14,165,565	9.18%
Average			**5.37%**			**7.69%**

* = Values in millions of dollars.

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

In 2008, industrial machinery led in export values of $6.2 billion, a 7.9% increase from the $5.8 billion recorded in 2007. Commodities such as cereals; mineral fuels, mineral oils, bituminous substances and mineral waxes; and iron and steel experienced strong export growth in 2008 with increases of 296%, 102% and 65%, respectively. The cereals commodity group does not denote traditional "boxed" breakfast cereals/oatmeal, but, rather, agricultural commodities associated with corn, maize, wheat, meslin and rye. The top 10 exports accounted for approximately 83% of total export values in 2008.

Table 19: Connecticut Top 10 Exports by Commodity

Rank	Description	ANNUAL 2007 ($)	ANNUAL 2008 ($)	2007-2008 (%)
	TOTAL ALL COMMODITIES	**13,799,141,842**	**15,313,059,446**	**10.97**
1	Industrial Machinery, Including Computers	5,777,149,407	6,234,803,082	7.92
2	Aircraft, Spacecraft And Parts Thereof	1,330,409,486	1,591,073,731	19.59
3	Electric Machinery Etc.; Sound Equip; TV Equip; Pts	1,445,740,151	1,280,625,597	-11.42
4	Optic, Photo Etc, Medic Or Surgical Instruments Etc.	946,222,393	1,010,387,807	6.78
5	Plastics And Articles Thereof	951,197,759	1,010,333,281	6.22
6	Special Classification Provisions, Nesoi	305,534,745	385,445,268	26.15
7	Iron And Steel	212,796,386	350,569,912	64.74
8	Mineral Fuel, Oil Etc.; Bitumin Subst; Mineral Wax	143,890,003	290,853,098	102.1
9	Cereals	71,757,320	284,409,256	296.4
10	Organic Chemicals	198,461,950	231,590,560	16.69

Data Source: WISER

Table 20 shows the mix of Connecticut's international trading partners, a group that has exhibited consistency over the years. Despite the fact that Canada is the number one destination for Connecticut exports, the state's trade growth with Canada decreased slightly the past two years, by 3.3% in 2007 and by 2.4% in 2008. Canada's popularity continues due to North American Free Trade Agreement (NAFTA) duties' benefits, geographic proximity and the lack of a language barrier for trade dealings. In 2008, almost 12% of Connecticut's exports were destined for Canada. The

balance of Connecticut's top 10 export destinations were France, Germany, Mexico, the United Kingdom, China, Japan, Singapore, Belgium and Korea. The top 10 countries' export values account for 65% of the state's total export values in 2008. Among the state's top 10 partner countries, Connecticut's trade increased most substantially with Mexico, one of the NAFTA countries. State exports to Mexico increased 33.3% from $784.86 million to $1.05 billion.

Table 20: Connecticut Top 10 Export Destinations

Rank	Description	ANNUAL 2007 ($)	ANNUAL 2008 ($)	2007- 2008 (%)
	TOTAL ALL PARTNER COUNTRIES	**13,799,141,842**	**15,313,059,446**	**10.97**
1	Canada	1,879,094,466	1,834,279,061	-2.38
2	France	1,410,923,272	1,733,506,395	22.86
3	Germany	1,450,471,568	1,454,378,543	0.27
4	Mexico	784,863,676	1,045,972,436	33.27
5	United Kingdom	855,353,440	875,504,630	2.36
6	China (Mainland)	565,076,328	675,971,532	19.62
7	Japan	622,514,899	671,470,511	7.86
8	Singapore	748,472,827	657,102,624	-12.21
9	Belgium	450,589,554	523,096,421	16.09
10	Korea, Republic Of	555,494,888	489,141,906	-11.94

Data Source: WISER

B. Connecticut Housing Environment SFY 2008-09 (Market Analysis and Needs Assessment)

1. Demographics and Labor

a. Population Growth and Distribution

Table 21 presents historical population estimates and growth rates for Connecticut's eight counties. We report estimates for the year 1990 from Census and for 2000 and 2007 from the Connecticut Department of Public Health. The data shows that Hartford County grew at the slowest rate, while Tolland County grew at the fastest rate. Middlesex and Windham counties had relatively high growth rates as well. Windham County's relatively high population growth rate may be related to the growth of Native American Tribal operations in New London County that itself grew relatively slowly.

Table 21: Connecticut Population Estimates by County for 1990, 2000 and 2007					
County	**1990**	**2000**	**2007**	**Period-to-Period Avg. Growth Rate**	**Overall Growth Rate 1990-2007**
Fairfield	827,645	884,109	895,015	4.03%	8.14%
Hartford	851,783	858,026	876,824	1.46%	2.94%
Litchfield	174,092	182,388	188,273	4.00%	8.15%
Middlesex	143,196	155,224	164,150	7.08%	14.63%
New Haven	804,219	824,714	845,494	2.53%	5.13%
New London	254,957	259,326	267,376	2.41%	4.87%
Tolland	128,699	136,552	148,139	7.29%	15.11%
Windham	102,525	109,210	117,038	6.84%	14.16%

Source: 1990 US Census, 2000 and 2007 Connecticut Department of Public Health.

Table 22 displays historical population estimates for Connecticut's 169 towns. One observes that several municipalities have gained population while others both large and small have lost population (for example, Hartford, Bridgeport and Norfolk). This is likely a continuing consequence of the urban population's flight to suburbia as well as the aging and out-migration of young people. Retired persons who remain in the state may move to retirement communities as they downsize and economize on operational costs. Other retirees leave for warmer climates. Young people between the ages of 25 and 44 leave for many reasons but anecdotal evidence points to Connecticut's cost of living (housing, energy and taxes) and the availability of abundant job opportunities elsewhere.

Table 22: Connecticut Population Estimates by Town for 1990, 2000and 2007

Town	1990	2000	2007	Town	1990	2000	2007
Andover	2,540	3,036	3,181	Franklin	1,810	1,835	1,891
Ansonia	18,403	18,554	18,550	Glastonbury	27,901	31,876	33,169
Ashford	3,765	4,098	4,453	Goshen	2,329	2,697	3,168
Avon	13,937	15,832	17,333	Granby	9,369	10,347	11,215
Barkhamsted	3,369	3,494	3,665	Greenwich	58,441	61,101	61,871
Beacon Falls	5,083	5,246	5,770	Griswold	10,384	10,807	11,390
Berlin	16,787	18,215	20,254	Groton	45,144	39,907	42,324
Bethany	4,608	5,040	5,566	Guilford	19,848	21,398	22,373
Bethel	17,541	18,067	18,514	Haddam	6,769	7,157	7,800
Bethlehem	3,071	3,422	3,549	Hamden	52,434	56,913	57,698
Bloomfield	19,483	19,587	20,693	Hampton	1,578	1,758	2,118
Bolton	4,575	5,017	5,116	Hartford	139,739	121,578	124,563
Bozrah	2,297	2,357	2,444	Hartland	1,866	2,012	2,077
Branford	27,603	28,683	28,984	Harwinton	5,228	5,283	5,564
Bridgeport	141,686	139,529	136,695	Hebron	7,079	8,610	9,232
Bridgewater	1,654	1,824	1,884	Kent	2,918	2,858	2,952
Bristol	60,640	60,062	60,911	Killingly	15,889	16,472	17,710
Brookfield	14,113	15,664	16,413	Killingworth	4,814	6,018	6,443
Brooklyn	6,681	7,173	7,886	Lebanon	6,041	6,907	7,354
Burlington	7,026	8,190	9,143	Ledyard	14,913	14,687	15,097
Canaan	1,057	1,081	1,094	Lisbon	3,790	4,069	4,205
Canterbury	4,467	4,692	5,100	Litchfield	8,365	8,316	8,671
Canton	8,268	8,840	10,086	Lyme	1,949	2,016	2,076
Chaplin	2,048	2,250	2,528	Madison	15,485	17,858	18,793
Cheshire	25,684	28,543	28,833	Manchester	51,618	54,740	55,857
Chester	3,417	3,743	3,834	Mansfield	21,103	20,720	24,884
Clinton	12,767	13,094	13,578	Marlborough	5,535	5,709	6,351
Colchester	10,980	14,551	15,495	Meriden	59,479	58,244	59,225
Colebrook	1,365	1,471	1,529	Middlebury	6,145	6,451	7,252
Columbia	4,510	4,971	5,331	Middlefield	3,925	4,203	4,248
Cornwall	1,414	1,434	1,480	Middletown	42,762	43,167	47,778
Coventry	10,063	11,504	12,192	Milford	49,938	52,305	55,445
Cromwell	12,286	12,871	13,552	Monroe	16,896	19,247	19,402
Danbury	65,585	74,848	79,226	Montville	16,673	18,546	19,744
Darien	18,196	19,607	20,246	Morris	2,039	2,301	2,345
Deep River	4,332	4,610	4,673	Naugatuck	30,625	30,989	31,931
Derby	12,199	12,391	12,434	New Britain	75,491	71,538	70,664
Durham	5,732	6,627	7,397	New Canaan	17,864	19,395	19,890
East Granby	4,302	4,745	5,122	New Fairfield	12,911	13,953	14,100
East Haddam	6,676	8,333	8,852	New Hartford	5,769	6,088	6,736
East Hampton	10,428	13,352	12,548	New Haven	130,474	123,626	123,932
East Hartford	50,452	49,575	48,697	New London	28,540	25,671	25,923
East Haven	26,144	28,189	28,632	New Milford	23,629	27,121	28,439
East Lyme	15,340	18,118	18,690	Newington	29,208	29,306	29,619
East Windsor	10,081	9,818	10,617	Newtown	20,779	25,031	26,790
Eastford	1,314	1,618	1,789	Norfolk	2,060	1,660	1,652
Easton	6,303	7,272	7,366	North Branford	12,996	13,906	14,406
Ellington	11,197	12,921	14,426	North Canaan	3,284	3,350	3,352
Enfield	45,532	45,212	45,011	North Haven	22,247	23,035	24,002
Essex	5,904	6,505	6,753	North Stonington	4,884	4,991	5,212
Fairfield	53,418	57,340	57,548	Norwalk	78,331	82,951	83,456
Farmington	20,608	23,641	25,084	Norwich	37,391	36,117	36,432

Table 22 (continued): Connecticut Population Estimates by Town for 1990, 2000 and 2007							
Town	**1990**	**2000**	**2007**	**Town**	**1990**	**2000**	**2007**
Old Lyme	6,535	7,406	7,384	Stratford	49,389	49,976	49,015
Old Saybrook	9,552	10,367	10,539	Suffield	11,427	13,552	15,104
Orange	12,830	13,233	13,813	Thomaston	6,947	7,503	7,818
Oxford	8,685	9,821	12,527	Thompson	8,668	8,878	9,231
Plainfield	14,363	14,619	15,450	Tolland	11,001	13,146	14,631
Plainville	17,392	17,328	17,193	Torrington	33,687	35,202	35,451
Plymouth	11,822	11,634	12,011	Trumbull	32,016	34,243	34,752
Pomfret	3,102	3,798	4,165	Union	612	693	751
Portland	8,418	8,732	9,537	Vernon	29,841	28,063	29,620
Preston	5,006	4,688	4,902	Voluntown	2,113	2,528	2,612
Prospect	7,775	8,707	9,273	Wallingford	40,822	43,026	44,679
Putnam	9,031	9,002	9,292	Warren	1,226	1,254	1,384
Redding	7,927	8,270	8,840	Washington	3,905	3,596	3,671
Ridgefield	20,919	23,643	23,872	Waterbury	108,961	107,271	107,174
Rocky Hill	16,554	17,966	18,808	Waterford	17,930	19,152	18,775
Roxbury	1,825	2,136	2,319	Watertown	20,456	21,661	22,128
Salem	3,310	3,858	4,102	West Hartford	60,110	63,589	60,486
Salisbury	4,090	3,977	3,987	West Haven	54,021	52,360	52,676
Scotland	1,215	1,556	1,725	Westbrook	5,414	6,292	6,618
Seymour	14,288	15,454	16,240	Weston	8,648	10,037	10,200
Sharon	2,928	2,968	3,022	Westport	24,410	25,749	26,508
Shelton	35,418	38,101	40,011	Wethersfield	25,651	26,271	25,781
Sherman	2,809	3,827	4,110	Willington	5,979	5,959	6,139
Simsbury	22,023	23,234	23,659	Wilton	15,989	17,633	17,715
Somers	9,108	10,417	10,850	Winchester	11,524	10,664	10,748
South Windsor	22,090	24,412	25,940	Windham	22,039	22,857	23,678
Southbury	15,818	18,567	19,678	Windsor	27,817	28,237	28,754
Southington	38,518	39,728	42,142	Windsor Locks	12,358	12,043	12,491
Sprague	3,008	2,971	2,981	Wolcott	13,700	15,215	16,407
Stafford	11,091	11,307	11,786	Woodbridge	7,924	8,983	9,201
Stamford	108,056	117,083	118,475	Woodbury	8,131	9,198	9,654
Sterling	2,357	3,099	3,725	Woodstock	6,008	7,221	8,188
Stonington	16,919	17,906	18,343				

Source: 1990 and 2000 US Census, 2007 Connecticut Department of Public Health

b. Ethnic Composition

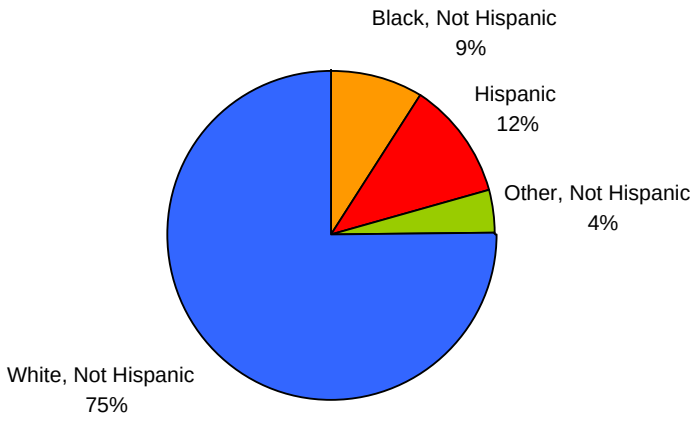
Table 23 shows the ethnic composition of each Connecticut county. Urban counties such as Fairfield, Hartford and New Haven contain a larger share of Connecticut's non-white population.

Table 23: Connecticut Population by County and Race/Ethnicity for 1990, 2000 and 2008				
		1990	**2000**	**2008**
Fairfield	Black, Not Hispanic	75,056	86,410	88,438
	Hispanic	69,465	100,154	137,562
	Other, Not Hispanic	18,693	38,924	42,020
	White, Not Hispanic	648,672	639,103	618,876
Hartford	Black, Not Hispanic	79,106	94,693	102,828
	Hispanic	69,613	93,156	121,964
	Other, Not Hispanic	14,947	28,809	36,170
	White, Not Hispanic	343,330	614,044	604,747
Litchfield	Black, Not Hispanic	1,486	1,565	2,186
	Hispanic	1,820	2,672	6,988
	Other, Not Hispanic	1,675	4,287	16,754
	White, Not Hispanic	166,663	171,167	172,847
Middlesex	Black, Not Hispanic	5,170	6,109	6,899
	Hispanic	2,598	3,232	6,846
	Other, Not Hispanic	1,612	3,822	4,620
	White, Not Hispanic	127,777	135,681	143,559
New Haven	Black, Not Hispanic	75,148	88,675	98,409
	Hispanic	49,161	77,067	112,838
	Other, Not Hispanic	11,497	26,228	32,691
	White, Not Hispanic	642,688	604,364	590,183
New London	Black, Not Hispanic	10,123	12,215	11,581
	Hispanic	7,633	10,328	17,847
	Other, Not Hispanic	4,424	10,152	10,981
	White, Not Hispanic	219,184	214,531	214,056
Tolland	Black, Not Hispanic	1,442	1,663	4,132
	Hispanic	1,688	1,931	5,605
	Other, Not Hispanic	2,138	4,007	4,756
	White, Not Hispanic	112,651	117,710	131,540
Windham	Black, Not Hispanic	826	1,282	1,990
	Hispanic	4,039	3,575	9,741
	Other, Not Hispanic	1,102	2,835	2,344
	White, Not Hispanic	93,631	94,606	101,269
Connecticut	**Total**	**2,865,058**	**3,294,997**	**3,448,711**
	Black, Not Hispanic	248,357	292,612	315,883
	Hispanic	206,017	292,115	419,391
	Other, Not Hispanic	56,088	119,064	136,360
	White, Not Hispanic	2,354,596	2,591,206	2,577,077

Source: 1990 and 2000 CT State Data Center, 2008 ACS

Chart 18 shows that in 2008, 75% of Connecticut's population was white, while 25% consisted of other races and ethnicities. The racial and ethnic categories in Table 3 are not exhaustive and, therefore, the county totals in Table 3 are smaller than those in Table 1.

Chart 18: 2008 Ethnic Composition of Connecticut



Source: 2008 ACS

c. Age Distribution

Tables 24, 25 and 26 show Connecticut's age distribution for 1990, 2000 and 2008 respectively. The baby boomers (people born between 1946 and 1964) account for a significant part of the population in these years, while 20-29 year olds are leaving the state, ostensibly to avoid the high cost of living and find jobs elsewhere. Part of the explanation of the increasing share of the population occupied by older people is that they are aging in place and are not being replaced by sufficient numbers of young people. This is because the fertility rate of white females is about 1.8 and that of African-Americans is about 2.0 (still less than replacement, which is 2.1 births per woman), while the fertility rate for Hispanics is 2.2 (source Connecticut State Data Center).

Table 24: 1990 Connecticut Age Distribution by County								
	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
Total Population	827,646	851,782	174,092	143,197	804,223	254,956	128,703	102,522
Age 0 - 4	6.9%	6.8%	6.9%	6.7%	7.0%	7.4%	6.8%	7.4%
Age 5 - 9	6.1%	6.3%	6.7%	6.1%	6.3%	6.7%	6.4%	7.5%
Age 10 - 14	5.9%	5.9%	6.1%	5.6%	5.9%	6.0%	5.8%	6.9%
Age 15 - 19	6.2%	6.4%	6.1%	6.5%	6.4%	6.6%	8.2%	7.0%
Age 20 - 24	7.0%	7.6%	6.2%	7.3%	7.8%	8.8%	11.6%	7.8%
Age 25 - 34	17.1%	17.9%	16.8%	18.3%	18.0%	19.3%	17.7%	17.6%
Age 35 - 44	15.7%	15.3%	17.1%	16.9%	15.1%	14.9%	16.6%	15.2%
Age 45 - 54	12.0%	10.6%	11.4%	11.1%	10.1%	9.9%	10.7%	10.2%
Age 55 - 64	9.8%	9.2%	8.7%	8.5%	8.7%	8.4%	7.3%	7.8%
Age 65 - 74	7.7%	8.1%	7.9%	7.3%	8.4%	7.0%	5.4%	7.0%
Age 75 - 84	4.2%	4.5%	4.7%	4.3%	4.8%	3.7%	2.8%	4.1%
Age 85+	1.4%	1.5%	1.5%	1.5%	1.6%	1.2%	0.8%	1.5%
Median Age	35.5	34.5	35.7	34.8	34.2	32.4	31.6	32.6

Source: Connecticut Economic Resource Center (CERC) Datafinder 1990 Census

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

Source: CERC Datafinder 2000 Census

Table 26: 2008 Connecticut Age Distribution by County								
	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
Age 0 - 4	6.3%	6.0%	5.0%	6.3%	5.9%	5.3%	5.4%	5.8%
Age 5 - 9	6.7%	5.9%	5.5%	5.5%	6.2%	6.0%	5.1%	5.4%
Age 10 - 14	7.2%	6.6%	6.3%	6.2%	6.5%	6.5%	5.7%	6.2%
Age 15 - 19	7.0%	6.9%	6.6%	6.5%	6.9%	6.8%	8.1%	7.5%
Age 20 - 24	6.1%	6.5%	5.8%	6.0%	6.9%	6.2%	10.5%	7.1%
Age 25 - 34	10.2%	11.7%	10.8%	11.2%	12.6%	12.6%	12.9%	14.3%
Age 35 - 44	14.9%	14.3%	14.1%	14.9%	14.3%	15.1%	13.6%	14.4%
Age 45 - 54	16.2%	15.6%	17.6%	16.7%	15.2%	16.6%	15.9%	15.7%
Age 55 - 64	12.0%	12.1%	13.6%	12.3%	11.6%	11.3%	11.5%	11.1%
Age 65 - 74	6.9%	6.9%	7.7%	7.6%	6.8%	6.8%	6.3%	6.6%
Age 75 - 84	4.4%	5.0%	4.3%	4.8%	4.8%	4.7%	3.6%	4.1%
Age 85+	2.2%	2.5%	2.7%	2.2%	2.5%	2.1%	1.5%	1.8%
Total Population	**903,586**	**881,904**	**192,380**	**162,398**	**857,312**	**269,732**	**154,406**	**119,053**
Median Age	39.82	39.76	42.61	41.07	38.77	39.79	36.99	37.9

Source: CERC Datafinder 2008

d. Income Distribution

Table 27 shows the income distribution of Connecticut for 2008 for its eight counties. Fairfield County residents have the highest average household income and Windham County residents have the lowest average household income.[1]

Table 27: 2008 Connecticut Income Distribution by County								
	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
Household Income								
$ 0 - $9,999	5.2%	6.5%	3.9%	3.4%	6.9%	5.1%	3.9%	6.3%
$ 10,000 - $19,999	6.0%	7.8%	6.8%	6.2%	8.5%	7.0%	5.8%	9.2%
$ 20,000 - $29,999	6.4%	8.2%	7.7%	7.0%	8.8%	8.6%	6.3%	10.0%
$ 30,000 - $39,999	6.8%	8.8%	7.9%	7.4%	8.6%	9.2%	7.4%	9.8%
$ 40,000 - $49,999	7.1%	8.7%	8.3%	8.1%	8.8%	9.4%	8.3%	9.5%
$ 50,000 - $59,999	6.5%	7.7%	7.6%	7.6%	7.9%	8.8%	8.1%	9.4%
$ 60,000 - $74,999	8.8%	10.2%	11.3%	11.0%	10.4%	11.6%	11.4%	12.1%
$ 75,000 - $99,999	12.1%	14.0%	15.8%	15.7%	13.8%	15.4%	16.1%	14.7%
$100,000 - $124,999	9.6%	10.0%	11.2%	12.1%	9.8%	9.9%	12.4%	8.9%
$125,000 - $149,999	7.1%	6.2%	7.2%	8.1%	6.0%	5.8%	8.1%	4.4%
$150,000 +	24.5%	11.9%	12.3%	13.4%	10.6%	9.2%	12.2%	5.7%
Total Households	**326,398**	**338,086**	**76,049**	**66,941**	**321,391**	**104,906**	**54,567**	**44,712**
Average Household Income	$130,074	$81,768	$89,157	$85,890	$76,041	$78,540	$87,686	$67,561
Median Household Income	$81,058	$63,239	$70,291	$74,132	$60,718	$62,230	$73,510	$54,859
Per Capita Income	$48,024	$32,340	$35,904	$36,468	$29,467	$32,209	$32,578	$26,380

Source: CERC Datafinder 2008

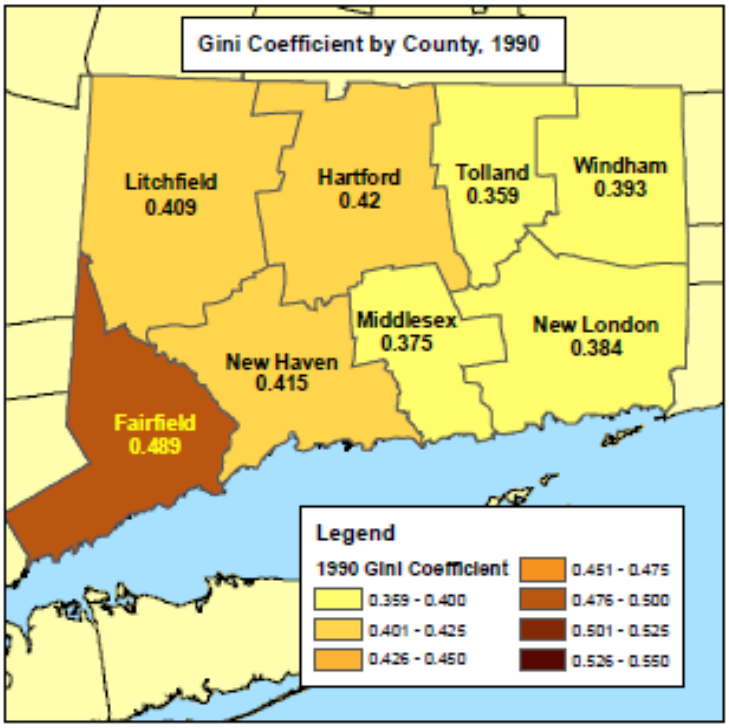
[1] Connecticut Voices for Children, http://www.ctkidslink.org

According to Hero (2009),[2] Connecticut has an income equality problem. In addition to having the second most unequal household income distribution in the country, Connecticut has had the greatest growth in household income inequality over the past several decades. Connecticut's highest-income households—the top 5%—received a quarter (24.9%) of all the income in the state. The poorest 20% of Connecticut's households received 3.3% of all income in the state.

One measure of inequality is the Gini Coefficient. The Gini Coefficient ranges from "0" to "1", where "0" indicates perfect equality (a proportional distribution of income) and "1" indicates perfect inequality (where one person has all the income and no one else has any). The Connecticut Gini Coefficient is 0.481, the only state with a higher Gini Coefficient is New York and the national Gini Coefficient is 0.464. The following maps show the Gini Coefficients for each Connecticut county in 1990 and 2000 (footnote 2). Unfortunately, the Gini Coefficients have been growing in seven of the eight counties. This is a problem, as research shows that income inequality negatively impacts health, economic opportunities and quality of life. Children who grow up in poverty have poorer health, higher rates of learning disabilities and developmental delays and poorer school achievement. They also are far more likely to be unemployed as adults than children who were not poor. This extends the income gap between Connecticut's high and low earners into future generations (footnote 2).

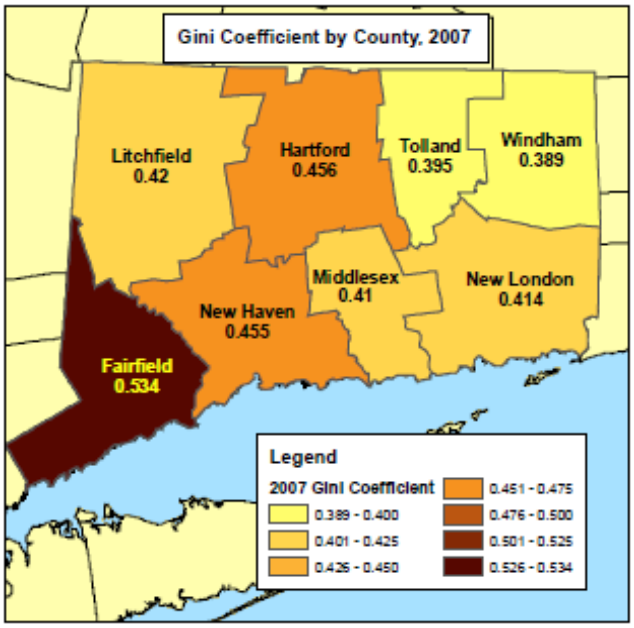
[2] Hero, Joachim (2009). "Connecticut Leads the Nation in Multiple Measure of Income Inequality: 2007" Connecticut Voices for Children, February.

Figure 1: Connecticut's Gini Coefficient by County, 1990



Source: Connecticut Voices for Children

Figure 2: Connecticut's Gini Coefficient by County, 2007



Source: Connecticut Voices for Children

e. Poverty

Connecticut has one of the lowest poverty rates in the nation. In 2007, the U.S. Census Current Population Survey ranked Connecticut 7th for states with the lowest poverty rates, with 8.9% of its population being poor defined by Census poverty thresholds. Table 28 shows the number of Connecticut families below the poverty threshold and accounts for the number of children under 18 in the family.

Table 28: Connecticut Families Living in Poverty

Families in poverty		Number of related children under 18 years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
Below poverty level										
One person	10,189	10,189	-	-	-	-	-	-	-	-
Under 65	7,971	7,971	-	-	-	-	-	-	-	-
65+	2,218	2,218	-	-	-	-	-	-	-	-
Two people	2,796	1,487	1,310	-	-	-	-	-	-	-
Householder under 65	2,267	1,005	1,263	-	-	-	-	-	-	-
Householder 65+	529	482	47	-	-	-	-	-	-	-
Three people	1,699	224	527	947	-	-	-	-	-	-
Four people	1,464	67	160	614	624	-	-	-	-	-
Five people	946	12	66	146	466	256	-	-	-	-
Six people	398	2	10	21	72	217	77	-	-	-
Seven people	187	1	4	5	30	44	74	28	-	-
Eight people	67	-	-	-	3	17	17	21	8	-
Nine or more people	65	-	-	-	2	7	12	15	19	10

Source: 2007 U.S. Census Current Population Survey (CPS)

f. Homelessness

HUD defines a "homeless" person as an individual who lacks a fixed, regular and adequate nighttime residence; an individual who has a primary nighttime residence that is supervised by a publicly- or privately-operated shelter designed to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or, a public or private place

not designed for, or ordinarily used as, regular sleeping accommodations for human beings. This definition of homelessness does not include individuals imprisoned or detained, pursuant to an act of Congress or state law.

In accordance with HUD guidelines, Connecticut conducted its first ever "point-in-time" count of the sheltered and unsheltered homeless populations on the night of January 28, 2009. (Due to hazardous weather conditions on January 28, 2009, some communities chose to conduct the Count on January 29, 2009. Those communities were: BOS-Hartford North, BOS-Litchfield County, BOS-Manchester, BOS-Tolland, BOS-Windham, Bridgeport/Stratford/Fairfield, Bristol, Greater Danbury and Waterbury.) In the final report Connecticut Counts 2009,[3] volunteers counted 3,320 homeless households. In accounting for the homeless sheltered population, Connecticut Counts 2009 does not incorporate into the results residents of transitional housing programs that are not specifically designated for homeless people. For example, residents of mental health, substance abuse and child welfare programs counted only if the program specifically serves homeless people.

Sponsors of the report, Connecticut Coalition to End Homelessness, Reaching Home Campaign – Partnership for Strong Communities and Corporation for Supportive Housing, have stated this 3rd Connecticut Count will paint a fuller picture of levels of homelessness, including but not limited to trends and characteristics of those who are homeless. Count years 2007 and 2008 established baseline measure which now affords advocates the opportunity to offer effective comparison over a period of years. In fact, the sponsors prefer to give the public a more holistic perspective. They estimate that in a given 12-month period, approximately 33,000 individuals (including 13,000 children) in Connecticut experience homelessness to varying degrees. This figure encompasses those who are struggling on the brink of losing their homes in addition to those that experience homelessness.

[3] See http://www.cceh.org/pdf/count/connecticut_counts_2009_abridged.pdf

The results indicate that just under two-thirds of sheltered adults in families were between ages 22 and 39, compared to the majority of sheltered single adults (59%) who were between 40 and 59 years old. Interestingly, 70% of sheltered single adults are male, whereas 90% of sheltered adults in families are female. This suggests that most homeless women belong to families as single mothers. Similar trends prevail in the unsheltered population, where 80% of single adults are male and 74% of adults in families are female.

To better trace the roots of homelessness, surveyors interviewed the homeless about the primary reason for leaving their last permanent residence. The results appear in Table 29.

The Department of Social Services has historically reported the leading causes of homelessness as alcohol/drug abuse, unemployment and insufficient income. Across all groups in the CT Counts 2009 survey, "rent problems" was the number one reason cited as the cause of homelessness. Although rather vague, the reason "rent problems" refers to a household's failure to make periodic housing payments. This failure could be attributed to a number of financial or housing problems such as a lack of affordable housing supply in Connecticut. In addition to forces in the housing market, rent problems could be caused by personal issues such as substance abuse or unemployment. Another popular choice for respondents was the "other" category, which could also be interpreted in a number of ways, not the least of which could be a problem with alcohol or other drug abuse. At the same time, chemical dependency may trigger several of the above scenarios—especially family/friend conflict, eviction or hospitalization. Among single adults, a striking 13% of sheltered and 14% of unsheltered persons left their place of permanent residence to go to jail and, once released, were forced into poverty and homelessness. It is common for de-incarcerated persons to have difficulty finding a job and an affordable housing unit after they are released; many eventually return to jail.

Table 29: Reason Left Last Residence								
	Sheltered				Unsheltered			
	Single Adults	%	Adults in Families	%	Single Adults	%	Adults in Families	%
Rent Problems	636	26	135	32	151	31	1	17
Evicted for a reason other than rent problems	167	7	31	7	47	10	0	0
Conflict with family or friends	416	17	78	18	101	21	2	33
Overcrowding	36	1	35	8	0	0	0	0
Domestic Violence	103	4	89	21	17	4	0	0
Went to prison or jail	237	10	8	2	43	9	1	17
Went into the hospital	93	4	2	0	26	5	0	0
Housing condemned	11	0	5	1	3	1	0	0
Fire	11	0	2	0	2	0	0	0
Other	551	23	77	18	94	19	0	0
Unknown	377	16	30	7	120	24	2	33

Source: CT Counts 2009

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

It should not be surprising that the sheltered population displayed a strong preference for either an emergency shelter or some type of transitional housing in the 30 days prior to the survey. Those unsheltered remained in the same condition or opted to stay with relatives or friends rather than enter into an emergency or transitional shelter. Difficulty arises when one attempts to analyze the precise fraction of households that resided in each of the above locations as seemingly over 100% of the sample population responded because each household could identify more than one location.

Table 30: Where Slept in Last 30 Days								
	Sheltered				Unsheltered			
	Single Adults	%	Adults in Families	%	Single Adults	%	Adults in Families	%
Non-housing*	2	1	0	0	208	85	2	100
Emergency Shelter	224	71	42	71	0	0	0	0
Transitional Housing for Homeless Persons	51	16	7	12	0	0	0	0
Psychiatric Facility	0	0	0	0	0	0	0	0
Substance Abuse Treatment Facility	1	0	0	0	0	0	0	0
Hospital	0	0	0	0	0	0	0	0
Jail/prison	0	0	0	0	0	0	0	0
Domestic Violence Situation	0	0	1	2	0	0	0	0
Living with Relative or Friend	6	2	2	4	0	0	0	0
Rental Housing, Own Apartment or House	1	0	0	0	0	0	0	0
Hotel or motel	0	0	0	0	0	0	0	0
Other	6	2	2	4	7	3	0	0
Unknown	25	8	5	8	29	12	0	0

*Non-housing includes street, park, car, bus, station, parking garage, campground, woods, abandoned building, etc.

Source: CT Counts 2009

A regularly reported measure of homelessness in Connecticut comes from the Department of Social Services' Annual Homeless Shelter Demographic Report. The latest report states that from October 2007 to September 2008, 13,642 people used available emergency shelters in the state. However, in the same period, these shelters had to turn away people 33,850 times. The three cities with the highest "turned

away" rates among reporting shelters were New Haven, Vernon and Hartford; all turn-aways number in the thousands annually.

Of the total number of homeless clients served by homeless shelters from 2007-2008, 10,029 (73.6%) were single. There were 3,613 (26.4%) families that stayed in homeless shelters, and those families included 2,209 (61.2%) homeless children.

An accurate record of the chronically homeless is difficult to realize even with the best survey methodologies. CT Counts 2009 surveyed those persons who had been without a permanent residence for various lengths of time, and if respondents indicated that this period was greater than three years then researchers categorized them as "chronically homeless."

The results convey that an alarming 55% of unsheltered single adults were chronically homeless. The second highest rate (34%) occurred with sheltered single adults. It is important to note that single homeless adults also reported a high incidence of disability—be it mental, physical or developmental. A high percentage, 40% of sheltered and 45% of unsheltered single adults, cited that they had some type of health condition that limits their ability to work, get around, care for themselves or otherwise care for their needs. Further, 41% of sheltered and 26% of unsheltered adults were in need of mental health services at the time of the count. If disabled persons are systematically prone to long periods of homelessness, it suggests that current services may be insufficient and that the public and private sectors should expand the supply of supportive services and living accommodations for them. Table 31 displays the distribution of sheltered and unsheltered subpopulations. The largest group of sheltered people is chronic substance abusers, while the second largest group is severely mentally ill.

Table 31: Homeless Populations and Subpopulations in Connecticut				
Household Type	**Sheltered**		**Un-Sheltered***	**Total**
	Emergency	**Traditional**		
Persons in Individual Households	1,503	682	588	2,773
Persons in Family Households with Children	906	929	19	1,854
Total Homeless Persons in Households	2,409	1,611	607	4,627
Subpopulation Type	**Sheltered**		**Un-sheltered***	**Total**
Chronically Homeless	578		297	1875
Severely Mentally Ill	864		197	1,061
Chronic Substance Abuse	1,327		358	1,685
Veterans	401		123	524
Persons with HIV or AIDS	164		39	203
Victims of Domestic Violence	260		34	294
Unaccompanied Youth less than 18 Years	11		0	11

*Provision of information on unsheltered homeless subpopulations was optional in the 2008 Continuum of Care application.
Source: Continuum of Care 2008

The Continuum of Care, a HUD-sponsored program, is a community-based, long-range plan that addresses the needs of homeless persons in order to help them reach maximum self-sufficiency. The plan, developed through collaboration with a broad cross section of the community, is based on a thorough assessment of homeless needs and resources. HUD recommends the Continuum of Care as a comprehensive and strategic approach to addressing homelessness. The application process for Continuum of Care funding includes an estimate of homeless populations and subpopulations for each state. One aspect of the Continuum of Care program is that it funds housing-related projects designed to serve the homeless population. Table 32 shows the funding awards received by Connecticut homeless housing programs in 2008.

Table 32: Continuum of Care Funding Awards by Program Component					
Program Component	**# of Projects**	**New Projects**	**Renewal Projects**	**Total**	**% of State Award**
Permanent Supportive Housing	88	$1,097,904	$18,548,275	$19,646,179	74%
Transitional Housing	23	$0	$5,361,633	$5,361,633	20%
Supportive Services Only	4	$0	$737,078	$737,078	3%
Homeless Management Information Systems (HMIS)	7	$30,902	$373,153	$404,055	1.5%
Safe Haven	2	$0	$405,625	$405,625	1.5%
Grand Total	**124**	**$1,128,806**	**$25,425,764**	**$26,554,570**	**100%**

Source: Continuum of Care 2008

From October 2007 to September 2008, DSS reports that about 36.5% of the clients served in Connecticut shelters were white. Black or African-American and Hispanic individuals were the second and third highest concentrations with 35.1% and 25.6% shares respectively. As a percentage of the total population within each race, African-Americans and Hispanics displayed disproportionately greater need. Whereas Connecticut Economic Resource Center (CERC) estimated the white population to be nearly 3 million in 2006, the black and Hispanic populations each fall under 450,000 persons. Relative to population size, 1.49% of African-Americans and 0.91% of Hispanics were homeless, while a much smaller percentage was whites. In sum, eight times as many African-Americans and five times as many Hispanics than whites experienced homelessness. Similar trends were uncovered in the point-in-time figures we display in Table 33.

Table 33: Homelessness by Race				
Race/Ethnicity of Head of Household	**Sheltered**		**Unsheltered**	
	Single Adults	**Adults in Families**	**Single Adults**	**Adults in Families**
Black or African American	46	22	12	0
White	59	3	9	0
Hispanic/Latino	26	12	9	2
Other or Unknown	37	25	24	0

Source: CT Counts 2009

As in other parts of the survey, respondents were able to check off any category in which they fit.

The Connecticut Counts 2009 final report as well as the DSS annual report reveals that the state mimics certain national demographic trends with regard to the homeless population: most are single adults, half of whom have a behavioral health disability and half of whom have been homeless for longer than one year. Singles are mostly male, and aging. Families are younger, have much lower levels of disability, and are homeless for shorter periods. Of those not yet homeless, at risk populations are families living below the federal poverty levels, individuals released from correctional institutions, women and children leaving domestic abuse shelters, people suffering from severe mental health or substance abuse problems, and young people no longer age-eligible for foster care or those leaving the juvenile justice system.

While shelters do not provide a solution to homelessness, they are crucial to a well-functioning society. Many of the homeless are in need of mental health services, substance abuse services, self-care assistance, HIV/AIDS treatment and range of other types of counseling. Increasing the number of facilities that cater to these needs while at the same time providing temporary, dependable residence is one major avenue to address the problem of homelessness.

g. Incarceration

The Connecticut Department of Correction's 2008 Annual Report states that there were 19,413 people incarcerated in the 18 Connecticut facilities. The number of admissions for the 2007-08 state fiscal year was 34,541 and the number of releases for the same period was 34,016. The average age for males is 33 and the average age for females is 34. Ten inmates are on death row, with the last execution being in 2005. Table 34 displays the demographic composition of the incarcerated population by gender, race/ethnicity and age in Connecticut for 2002, 2003 and 2004. The data show that the largest subpopulation is African-American and overwhelmingly male. Most inmates are between the ages of 19 and 45, usually the most productive years of one's life.

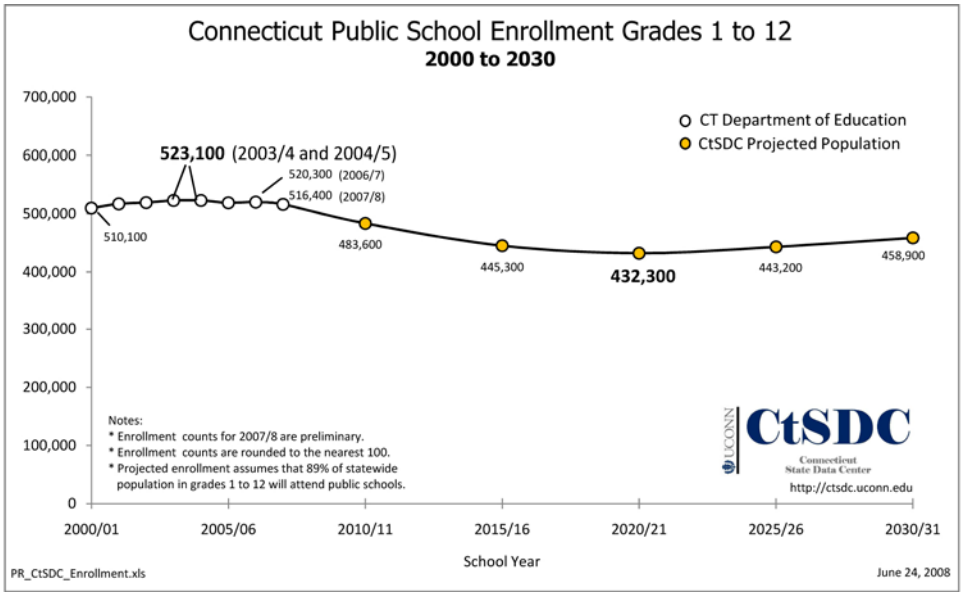
Table 34: Connecticut's Incarcerated Population				
		2007	2008	2009
Total		18,892	19,413	18,891
Gender	Male	17,484	18,074	17,652
	Female	1,408	1,339	1,239
Race/Ethnicity	Black	8,102	8,358	8,106
	White	5,581	5,715	5,683
	Hispanic	5,091	5,224	4,988
	Other	118	116	114
Age	Below 16	27	22	25
	16-18	887	814	680
	19-20	1,008	1,038	1,071
	21	629	614	623
	22-24	2,127	2,089	2,003
	25-27	2,202	2,265	2,103
	28-30	1,968	2,086	2,053
	31-35	2,665	2,712	2,758
	36-45	4,778	4,872	4,591
	46-60	2,383	2,637	2,698
	Above 60	218	264	286

Source: CT Department of Corrections 2009

h. Student Population

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

Chart 19: Connecticut School Enrollment Past, Present and Projected



Source: Connecticut State Data Center (CtSDC)

i. Educational Attainment

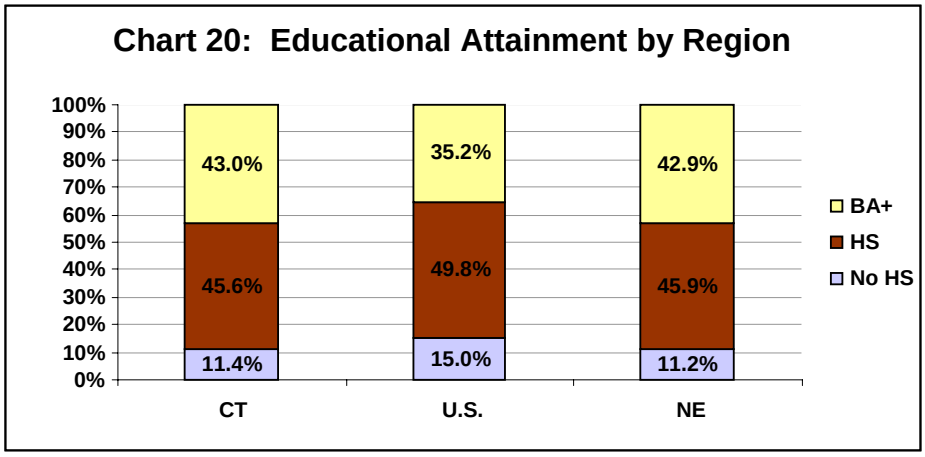
In addition to the age distribution of a region's population, educational attainment measures the quality of training of the underlying population, and speaks to the overall quality of the labor force and the likelihood that high value-added and technology-focused job opportunities will be attracted to the area. Table 35 displays educational attainment levels by county, grouped into three major categories: less than high school (grades K-12), high school or more (high school graduate and any form of college schooling) and bachelor's degree or higher.

Table 35: Connecticut Educational Attainment									
	Connecticut	**Fairfield**	**Hartford**	**Litchfield**	**Middlesex**	**New Haven**	**New London**	**Tolland**	**Windham**
Population Age 25 Years and Over	**2,364,317**	**597,212**	**595,865**	**132,160**	**115,187**	**568,429**	**180,901**	**94,628**	**79,935**
Less than 9th Grade	4.7%	5.9	5.6	2.4	2.6	4.6	2.5	1.9	6.1
Grades 9-12	6.6%	6.0	7.2	5.9	5.3	7.1	5.5	6.5	9.6
High School or more	***88.7%***	***88.1***	***87.2***	***91.7***	***87.0***	***88.3***	***92.0***	***91.6***	***84.3***
High School Graduate	28.0%	23.2	28.0	34.1	26.0	29.4	32.7	27.9	34.9
Some College, No Degree	17.6%	14.5	17.9	19.5	19.1	18.3	19.8	20.4	19.5
Associate Degree	7.5%	6.5	7.3	8.6	7.8	8.0	8.1	8.0	7.4
Bachelor's Degree or more	***35.6%***	***43.8***	***33.9***	***25.9***	***34.1***	***32.7***	***31.4***	***35.3***	***22.5***
Bachelor's Degree	20.4%	24.6	19.8	18.3	22.8	18.2	17.5	21.4	14.2
Graduate or Prof. Degree	15.2%	19.3	14.2	11.2	11.2	14.4	13.9	13.9	8.3

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

While the range of attainment for high school education is relatively uniform—all counties are within 4.5 percentage points of the 89% mark—the population share for attainment of college degrees varies more widely with Fairfield County's populace who attain postsecondary degrees at two times the rate of residents in Windham County.

Chart 20 compares 2008 educational attainment levels on a regional scale, evaluating Connecticut (CT), New England (NE) and the United States (U.S.). The level of educational attainment in Connecticut and New England exceeds the national average. Relative to the United States, Connecticut and New England have larger shares of their populations holding bachelor level or higher degrees.



Source: 2008 American Community Survey

j. HIV/AIDS

HIV/AIDS continues to be a major concern in Connecticut. The disease first appeared in the state during the early 1980s and the number of HIV/AIDS cases continues to rise despite a slowing rate of growth. As of 2008, the Connecticut Department of Public Health reported there were 10,860 persons living with HIV/AIDS (PLWHA). However, this number is almost certainly an underestimate of actual HIV/AIDS cases in the state because HIV reporting was not required prior to 2002 and some PLWHA are not aware of their infection. Table 36 shows the trend in HIV/AIDS cases in Connecticut over the last decade.

Table 36: Trends in HIV/AIDS Cases

Year	Reported AIDS	Reported HIV	Deaths	Prevalent HIV AIDS
1998	642	4	309	5,977
1999	580	3	315	6,378
2000	580	4	303	6,791
2001	553	3	288	7,164
2002	592	253	284	7,880
2003	688	253	270	8,497
2004	671	266	295	9,025
2005	569	732	253	9,478
2006	508	767	223	9,957
2007	418	772	219	10,426
2008	358	387	16	10,860

Source: CT Dept. Public Health 2008

The PLWHA population in Connecticut is concentrated in the three largest urban areas in the state: Hartford, New Haven and Bridgeport. These three cities contain 4,998 PLHWA, which is 46% of the total PLWHA population in Connecticut. Table 37 provides specific numbers of PLWHA in selected Connecticut cities.

Table 37: PLWHA in Selected Cities

Town of Residence	People Living with HIV/AIDS
Bloomfield	77
Bridgeport	1,343
Bristol	89
Danbury	225
East Hartford	205
East Haven	69
Greenwich	69
Hamden	125
Hartford	2,075
Manchester	93
Meriden	218
Middletown	153
Milford	64
New Britain	404
New Haven	1,580
New London	192
Norwalk	352
Norwich	145
Stamford	543
Stratford	98
Torrington	64
Wallingford	64
Waterbury	701
West Hartford	79
West Haven	197
Windham	120
Other Towns	1,516
Total (Statewide)	**10,860**

Source: CT Dept. of Public Health 2008

k. Trends and Projections

i. Aging Populations

As the state's population ages in place, young talent is not replenishing those retiring—the birth rate is below replacement and young adults continue to leave the state. Within thirty years (from 2000-2030), 374,534 more people (totaling 817,719) will be 65 years of age and older.[4] This is an increase of 75% from 2000. The troubling part is that this group will balloon from 14% of the overall state population in 2000, to 22% in 2030. There will be a larger number of people in the over 65 category, as well as a higher percentage of our population. In this same period—as the current 30 to 64 year olds move into the next age range—the 20 to 29 year olds are not staying in Connecticut to keep the relative shares constant.

The problem is twofold: 85% of businesses surveyed in 2007 said that they have no strategy in place to offset the impending retirement of the baby-boomer generation,[5] and there is a talent shortage already. With the loss of this generation of employees goes a deep-rooted institutional knowledge that will take years for new workers to replace. Some ways firms have tackled this problem is to offer flextime to retirement age workers in order to keep them until they find replacements, or keep them on a short-term basis to teach the new wave of workers.[6]

There are only two ways to reverse this trend: rely solely on immigrants coming into the state or focus on keeping recent high school and college graduates in Connecticut. The future of the state hinges on whether thousands of young people will launch their educations, their graduate studies and their careers in New England.[7] Moreover, it is

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[4] Connecticut State Data Center. *CtSDC: 2010 to 2030 Population Projections – State-Wide Stand-Alone.* <http://ctsdc.uconn.edu/Projections.html>

[5] Boston.com – HR Center. *Aging workforce a challenge for most firms in the regions, NEHRA survey says.* Boston.com, HR Center. <http://www.boston.com/jobs/nehra/072307.shtml>

[6] Business Wire, *The New England Council releases studies on Connecticut's aging workforce.* 29 March 2007. <http://www.businesswire.com/portal/site/google/?ndmViewId=news_view &newsId=20070329005770&newsLang=en>

[7] Coelen, Stephen and Joseph Berger. *New England 2020: A forecast of educational attainment and its implications for the workforce of New England state.* http://www.nmefdn.org/uploads/NE_2020_FR.pdf.

crucial to find entry-level jobs that offer sufficient pay and upward mobility to entice young Connecticut students to stay. Without a steady wage and the ability to earn higher pay, graduates and other young adults are leaving the state due to the high cost of living that includes housing, energy and taxes among others.[8] Policies to stimulate more entry-level, non-service jobs are imperative to stem the tide of the graying Connecticut workforce.

ii. Migration

As the demographics of Connecticut change, minorities will assume a larger role in the future workforce. By 2012, 40% of young workers in Connecticut will be minorities; while by 2020, 50% of young workers will be minorities (footnote 6). The growing role for minorities should allow more opportunity for jobs and prosperity in the near future. However, high school graduation rates among working age (25-64) Hispanics in Connecticut is 70.1%, compared to 85.6% for blacks and 94.6% of whites.[9]

This trend continues in post-secondary education as well. There is an 18% gap between whites and minorities in the percentage of 25- to 64-year-olds with a bachelor's degree or higher in Connecticut, which is one of the largest gaps in the United States. Among the same population, 13% of Hispanics and 16% of blacks, the largest minority populations in Connecticut, have a bachelor's degree or higher, compared with 41% of whites.[10] Moreover, 40% of the Hispanic population that began college completed it with a four-year degree compared to 56% of the white population (footnote 6).

This is a disturbing trend considering Connecticut's workforce will rely increasingly on minority groups to fill its ranks in the future. Educational policies need to reflect diversity in the workforce and embrace the changing demographics of our state. It is important to allow access to

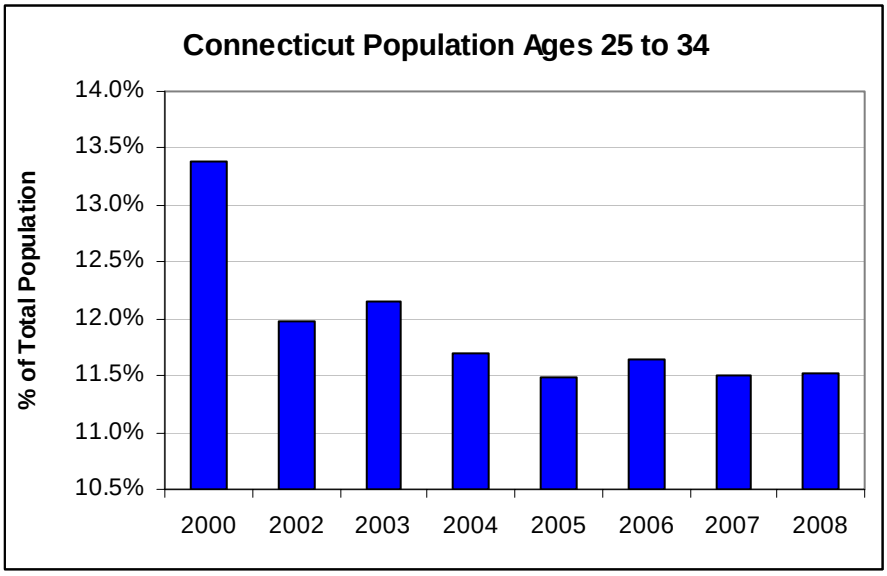
[8] The Connecticut Business and Industry Association surveys have documented this phenomenon.
[9] US Census Bureau. *American Community Survey Public Use Microdata Sample,* http://factfinder.census.gov/home/en/acs_pums_2007_3yr.html.
[10] The National Center for Public Policy and Higher Education. *Measuring Up 2008.* http://measuringup2008.highereducation.org/print/state_reports/long/CT.pdf.

all citizens looking for a proper education. Although Connecticut's most available jobs over the next ten years require just on-the-job training, high-paying, stable jobs are available to those with some post-high school education.

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

Since 2000, Connecticut has lost a higher percentage of its 25- to 34-year-old population than any other state in the nation. The state's population for that age cohort declined by 14% from 2000 to 2008 (Chart 21). The U.S. Census Bureau projects this lower percentage of working-age residents to continue through 2030.

Chart 21: The Brain Drain



Source: U.S. Census

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

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

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

Summary

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

2. Factors of Economic Growth

Housing Market and Housing Affordability
Housing and the Economy Overview

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

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

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

NAHB also estimates that "the one-year local impacts" of building 100 multifamily units in the "typical U.S. metropolitan area include, $7 million in local income, $710,000 in taxes and other revenue for local governments, and 133 local jobs" (one year impacts) (footnote 13). These same 100 units will also generate "$3.2 million in local income, $461,000 in taxes and other revenue for local governments, and 52 local jobs" (footnote 13).

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

Home building and housing services account for approximately 15.24% of Connecticut's gross domestic product[14] – about $31 billion annually.

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

Above all else, to operate, businesses need people. Even the most automated factories have workers, and workers need a place to live. This simple, but often overlooked relationship was not lost on Samuel Colt. Colt,

[13] "The Local Impact of Home Building in a Typical Metropolitan Area Income, Jobs, and Taxes Generated," National Association of Home Builders, October 2005.
[14] Housing's Contribution to Gross State Product: In-Depth Analysis, National Association of Home Builders September 6, 2005, Natalia Siniavskaia, Ph.D.

who understood that affordable, quality housing was an absolute necessity in attracting skilled workers "built a community surrounding the [Colt] factory that included housing, gardens, and a social hall and library."[15]

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

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

a. Housing as a Facilitator of Economic Growth

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

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

[15] Coltsville Special Resource Study, U.S. Department of the Interior, National Park Service, www.coltsvillestudy.org, September 20, 2005

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

b. Affordability and Employment Growth

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

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

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

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

The term "affordable housing" has most often been associated with "public" or "subsidized" housing for persons with incomes at or below 80% (low-income), 50% (very low-income) or 30% (extremely low-income) of a given area's median income (AMI)/median family income

(MFI)—housing the private sector (aka the "market") is unable or unwilling to produce without some form of subsidy.

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

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

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

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

In their paper entitled "Sustaining the Mass Economy: Housing Costs, Population Dynamics, and Employment,"[16] Bluestone, et al., show that there is a clear and significant statistical link between housing costs and net migration and employment growth. Based on this finding they conclude that "…to support employment growth and reduce out-migration, particularly of young workers, we need to find ways to increase the supply of housing so as to reduce the rate of price and rent appreciation" (footnote 4).

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

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

costs and limited mass transit options may make commuting difficult or even impossible and/or may erode any costs savings that could accrue from relocating.

In their paper entitled "The Effects of Housing Prices, Wages and Commuting Time on Joint Residential and Job Location Choices," Orazem and Otto (2001) show that "housing choices of where to live and work involve trade-offs between wages, commuting time and living costs" (footnote 4) and that the probability of choosing the commuting option is negatively related to the commuting distance [and commuting time], with the probability going to zero when the one-way commute approaches one hour " (footnote 4). Factors such as the childcare needs and the level of education of an individual serve to shorten the one-hour tolerance. Child care needs can make commuting more costly and onerous because "coordinating childcare and job responsibilities is complicated when they are located 30 minutes apart" (footnote 4) and the level of one's education is both correlated to the value one puts on the time spent commuting and is "positively related to the ease of obtaining information on job openings across labor markets" (footnote 4). This strongly suggests that the young, skilled workers which Connecticut is desperate to attract are highly discouraged from coming to Connecticut by long commutes.

Another aspect of workers relocating from higher cost to lower cost areas is that, as noted by the Washington State Housing Partnership, "the spillover of housing demand from high income, job-rich areas to more affordable areas," causes a ripple effect, "because those affordable areas are tied to their own job base, [and] the rising prices caused by spillover demand push workers in a previously affordable area out, and they, in turn spill over to the next most affordable area."[17]

Housing costs in Connecticut are high and have increased sharply over the past several years in great part because the supply of existing

[17] Jobs and Housing: "Can't Have One Without the . . .Other", The Housing Partnership in association with the Washington Association of Realtors, December, 2005

housing is constrained. As noted above, scarcity increases prices. High housing costs encourage out-migration and discourage in-migration. High housing costs lengthen commutation distances and commutation time, which in turn puts upward pressure on wages and further encourages out-migration. As Bluestone states "…if we are to support employment growth and reduce out-migration, particularly of young workers, we need to find ways to increase the supply of housing so as to reduce the rate of price and rent appreciation."[18] Increasing the supply of housing clearly appears to be a major part of the solving both Connecticut's housing cost and employment growth problems.

If the answer is simply building more housing units why aren't they being built? If the demand for more housing truly exists, wouldn't the market be reacting to fill the need? As stated earlier, the willingness of a producer to produce a good diminishes as the price the market is willing to pay for that good approaches the cost of producing and selling that good. The cost of producing a unit of housing in Connecticut is high. The largest fixed cost for a housing producer is the cost of land, which in Connecticut is very expensive. The same size building lot can accommodate numerous types and sizes of housing. Producers will naturally put their resources toward those endeavors that provide the greatest return. Therefore, after making a sizable investment in a plot of land, a market-driven producer of housing will seek to maximize their return by producing the size and type of housing that a) will have the highest profit margin and b) can be produced the fastest (because time is money). The Washington State Housing Partnership notes that homebuilders "still operate from the rule of thumb that the final price of a house should be between three and four times the price of the finished building lot."[19]

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

[19] Jobs and Housing: "Can't Have One Without the . . .Other", The Housing Partnership in association with the Washington Association of Realtors, December, 2005

c. Affordable Housing and Wages

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

Since 1999, the state has published a self-sufficiency standard known as a "living wage." A self-sufficiency standard varies by household composition and geographic location. Therefore, the amount of money a family needs to be economically self-sufficient depends on family size and composition, the age of family dependents and where the family lives. For example, according to the most recent OPM/OWC report, "The Self-Sufficiency Standard For Connecticut" (written pursuant to C.G.S. Section 4-66e)[20], a single adult in Hartford with no children needs to earn $7.00 per hour to meet basic needs whereas an adult with a pre-school child will need to earn $15 per hour. With two children, that single adult would need to earn $21 per hour. In a two-adult household with two children, each adult would need to earn $11.25 per hour. In Stamford, the hourly wages for the aforementioned households range from $10.91 per hour to $29 per hour for a single wage earner and $15.18 per hour for dual wage earners with two pre-school aged children. The calculation of a living wage does not end with determining

[20] http://www.wowonline.org/ourprograms/fess/state-resources/SSS/The%20Self-Sufficiency%20Standard%20for%20Connecticut%201999.pdf

what a family's expenses are. Connecticut and the federal government provide low- and moderate-income families with significant subsidies to lower the wage required to meet the family's economic needs. The bottom line is that promulgating a single wage standard can be misleading and the application of a policy such as this could exacerbate the problems it seeks to remedy.

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

There is no question a critical lack of quality affordable housing exists in Connecticut. Equally, it cannot be disputed that this lack of quality affordable housing has a negative effect on the state's economy and is constraining job creation. It is our contention, however, that the affordability problem is more one of critical disequilibria between supply and demand than the individual's economic ability to afford housing. The former directly influences/dictates the latter and as such the approach to remedying the affordability problem should be rooted in expanding the supply of quality affordable housing in Connecticut and not in overt manipulation of wage rates and/or the labor market. This "philosophy" is reflected in the state's *2005-2009 Consolidated Plan for Housing and Community Development* and *State of Connecticut Long-Range State Housing Plan 2005-2009*. As stated above, nurturing economic growth requires a comprehensive and holistic approach. The affordability of housing is but one of several interconnected factors that form the foundation from which economic growth can occur. Other factors include transportation and education systems, healthcare access, energy, and the preservation and support of the state's culture and arts assets.

3. General Characteristics of Connecticut's Housing Market

a. Housing Supply: Trends and Current Picture

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

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

i. Current Household Trends

The most basic way to capture the statewide demand for housing is to profile current homeowners in the state. Table 38 provides the total number of households in each Connecticut county and also gives a clear demographic picture of housing demand by family type.

Table 38: Household Types

State/ County	Total Households	Family - married couple	Family - male householder, no wife present	Family - female householder, no husband present	Householder living alone	Householder not living alone
Fairfield	501,264	227,232	13,389	36,888	82,570	14,185
Hartford	406,109	222,717	15,559	48,139	100,249	19,443
Litchfield	82,655	50,866	1,933	6,597	18,936	4,323
Middlesex	74,575	43,137	1,838	6,049	18,498	5,053
New Haven	380,021	208,827	12,617	44,968	93,935	19,674
New London	115,082	69,039	3,784	12,897	22,147	7,215
Tolland	60,868	37,476	2,021	5,257	11,657	4,457
Windham	5,0674	29,531	2,490	5,515	10,590	2,548
Connecticut	**1,329,214**	**668,884**	**53,631**	**166,310**	**363,491**	**76,898**

Source: ACS 2008

Differentiating between age cohorts is an important part of analyzing housing demand in Connecticut, a state which struggles to retain its young workforce population. Table 39 provides a percentage breakdown by age of householders in Connecticut.

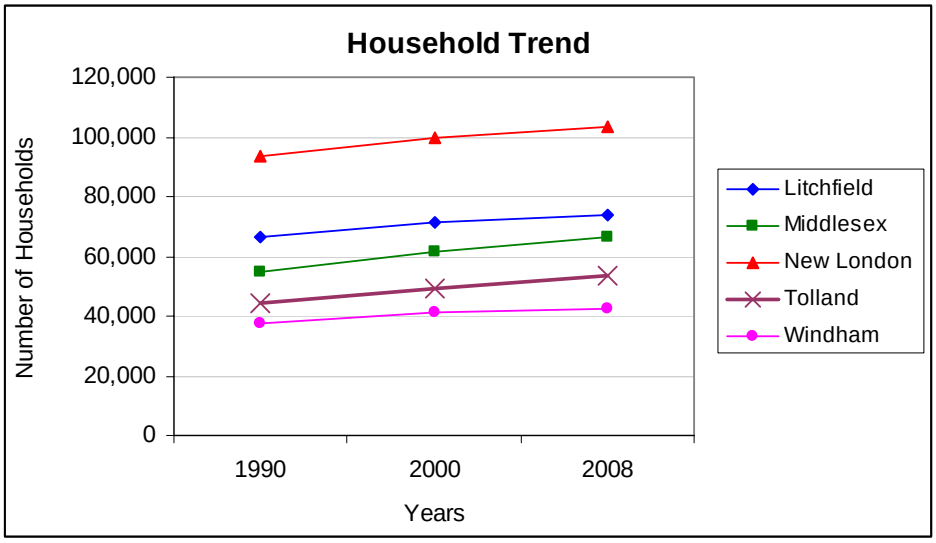
Table 39: Age of Householder

Age Group	Total	Owner	Renter
Under 35 years	16.7%	9.7%	32.2%
35 to 44 years	20.3%	20.1%	20.9%
45 to 54 years	23.6%	26.2%	18.0%
55 to 64 years	17.4%	20.2%	11.2%
65 to 74 years	10.8%	12.3%	7.3%
75 to 84 years	7.7%	8.4%	6.2%
85 years and over	3.4%	3.1%	4.2%

Source: ACS 2008

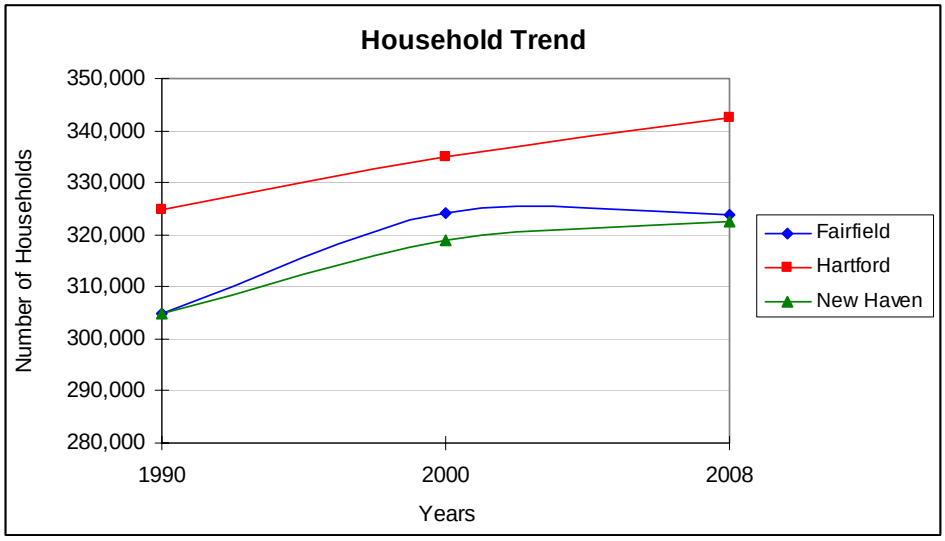
Charts 22 and 23 show household growth for each county from 1990 to 2008. Each county experienced positive growth over this period. The most significant growth occurred in the more urban counties of Connecticut: New Haven, Fairfield and Hartford. Note also, for these three counties, less drastic growth from 2000 on.

Chart 22: Household Trend by County (a)



Source: Census 1990 and 2000, ACS 2008

Chart 23: Household Trend by County (b)

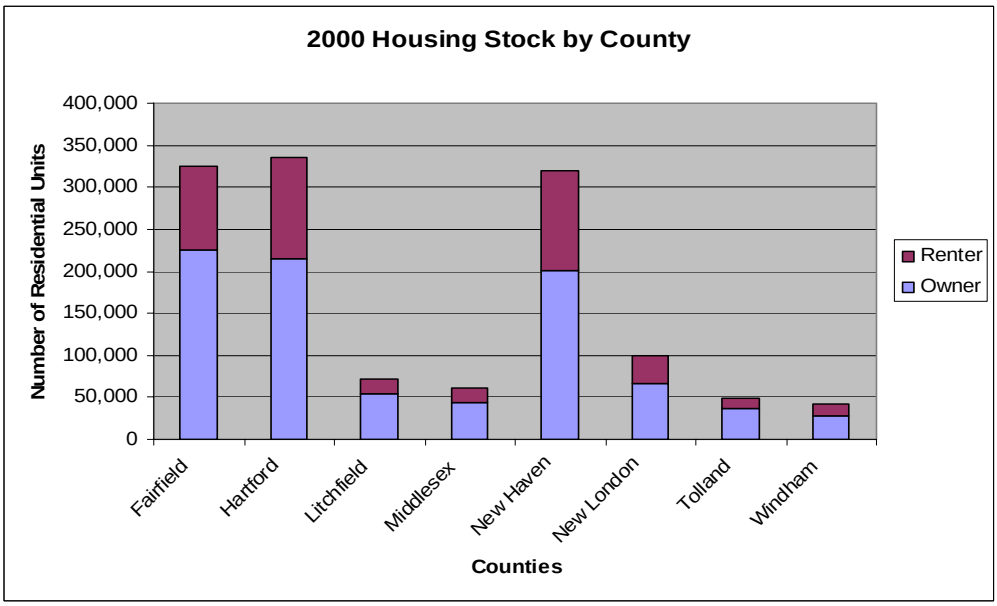


Source: Census 1990 and 2000, ACS 2008

ii. Current Housing Stock

At the county level, there is some differentiation in housing stock trends. Hartford, Fairfield and New Haven counties show decreasing growth in their overall stock relative to other counties in which growth remained constant. Chart 24 shows the ownership/rental breakdown for the 2000 baseline year. The bottom section of the bar denotes homeownership and the top section of the bar represents rentals.

Chart 24: 2000 County Housing Stock by Ownership and Rental



Source: U.S. Census 2000

Table 40 indicates that in 2008, Hartford, New Haven and Fairfield counties had the highest number of housing units as well as the largest populations.[21]

Table 40: Population and Housing Units by County in 2008		
State/County	**Population***	**Housing Units****
Fairfield	895,030	352,042
Hartford	877,312	364,700
Litchfield	187,745	83,415
Middlesex	164,794	75,580
New Haven	846,101	349,835
New London	264,519	117,035
Tolland	148,406	56,434
Windham	117,345	47,151
Connecticut	**3,501,252**	**1,443,192**

Sources:
** U.S. Census*
*** DECD*

Table 41 shows the communities with the fastest growing housing stock between 2002 and 2007. Oxford showed the largest increase, and was among the four of the ten towns with the fastest growing housing stock are in rural Windham County.

Table 41: Ten Towns/Cities Fastest Growing Housing Stock 2002 through 2007			
Place/Town	**2002**	**2007**	**Percent Change**
Oxford	3,612	4,392	21.6%
Sterling	1,238	1,441	16.4%
Hampton	734	842	14.7%
Goshen	1,560	1,769	13.4%
East Hampton	4,582	5,174	12.9%
Middlebury	2,589	2,880	11.2%
Canton	3,815	4,194	9.9%
Chaplin	927	1,017	9.7%
Brooklyn	2,806	3,066	9.3%
Ellington	5,639	6,158	9.2%
Connecticut	**1,401,802**	**1,445,682**	**3.1%**

Source: DECD

[21] 2007 is the most recent year of data available from the American Community Survey (ACS) at the time of this writing.

Conversely, Table 42 shows the ten communities with the slowest growing housing stock over this same period. New Britain was the sole city to experience a net loss of housing during this period.

Table 42: Ten Towns/Cities Slowest Growing Housing Stock 2002 through 2007			
Place/Town	**2002**	**2007**	**Percent Change**
Derby	5,603	5,634	0.6%
Hamden	23,675	23,797	0.5%
West Haven	22199	22302	0.5%
Westport	10,074	10,118	0.4%
Wethersfield	11,497	11,547	0.4%
Wilton	6,132	6,155	0.4%
East Hartford	21,265	21,331	0.3%
New Haven	52,849	52,903	0.1%
New Canaan	7,165	7,166	0.0%
New Britain	31,124	31,113	0.0%
Connecticut	**1,401,802**	**1,445,682**	**3.1%**

Source: DECD

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

Connecticut's housing inventory experienced modest growth in recent years. At the end of 2007, Connecticut had an estimated housing inventory of 1,445,682 units compared to 1,399,819 units in 2000, an increase of 3.3%. Among those units, 87% are in urban areas and 13% are in rural areas. The median size of Connecticut housing units is 5.7 rooms. Tables 43 and 44 provide detail on the state's housing inventory. This inventory includes both single and multi-family units.

Table 43: Connecticut Housing Inventory				
	2007	2008	Net Gain	Growth Rate
One Unit	936,376	938,746	2,370	0.3%
Two Units	120,285	120,328	43	0.0%
Three and Four Units	126,931	126,887	-44	0.0%
Five or more Units	249,924	251,319	1,395	0.6%
Other Units	12,166	12,160	-6	0.0%
Demolitions	1,285	1,462	177	13.8%
Total Inventory	**1,445,682**	**1,449,440**	**3,758**	**0.3%**

Source: DECD

Table 44: Size of Housing Units		
Rooms	**# of Units**	**Percent**
1-3 Rooms	202,514	14.0%
4-5 Rooms	469,752	32.5%
6-7 Rooms	444,116	30.8%
8 Rooms or more	326,810	22.6%
Total	**1,443,192**	**100.00%**
Median (# rooms)	5.7	---

Source: 2008 American Community Survey

The most recent housing permit data from the U.S. Census Bureau reveals a net gain of 3,758 units to the state's housing stock in 2008. Table 45 provides a breakdown of permit activity by county.

Table 45: 2008 Housing Permits by County and by Type							
Permit-issuing State/County	**Total Units**	**1 Unit**	**2 Unit**	**3 and 4 Units**	**5 Units or More**	**Demolitions**	**Net Gain**
Fairfield	1,814	713	40	10	1,051	640	1,174
Hartford	1,039	686	68	9	276	129	910
Litchfield	261	249	8	4	0	43	218
Middlesex	355	215	4	3	133	44	311
New Haven	920	615	8	12	285	314	606
New London	363	308	28	3	24	216	147
Tolland	297	197	4	0	96	54	243
Windham	171	156	10	0	5	22	149
Connecticut	**5,220**	**3,139**	**170**	**41**	**1,870**	**1,462**	**3,758**

Source: U.S. Census Bureau

Table 46 presents an analysis of statewide housing trends with specific classifications of availability. Availability of housing is a critical component of the housing stock's ability to satisfy current demand and support future growth in population. On an average annual basis, the number of vacant units declined for both rental and ownership units between 1990 and 2000. Homeownership units are defined as condominiums, mobile, manufactured, single- and multiple-household detached residences.

Table 46: Housing Vacancy

Connecticut	1990	2000	2008	Change 1990 to 2000	Change 2000 to 2008
Total Vacant Units	46,547	34,880	47,130	-11,667	12,250
Total Stock Occupied or Available	1,277,026	1,336,550	1,376,435	59,524	39,885
Vacancy Rate Total	3.6%	2.6%	3.4%		

Source: Census 1990 and 2000, ACS 2008

Table 47 shows vacant properties as classified by Census.

Table 47: Housing Stock Classifications

Classification	1990	2000	2008	Avg. Annual Change 1990 to 2000	Avg. Annual Change 2000 to 2008
Vacant for Sale Units	13,927	9,305	14,357	-462	632
Vacant for Rent Units	31,211	25,575	32,773	-564	900
Vacant-Rented/Sold & Awaiting Occupancy	8,620	6,320	8,940	-230	328
Vacant-Occasional Use, Seasonal, Migratory	20,475	23,517	24,993	304	185
Other Vacant Units	14,729	19,588	32,824	486	1,655
Total Vacant/Seasonal/Occasional Use Units	90,371	84,305	113,887	-607	3,698
Total Housing Units	**1,320,850**	**1,385,975**	**1,443,192**	**6,513**	**7,152**

Source: Census 1990 and 2000, ACS 2008

Table 48 shows the total housing stock for the state. Between 2000 and 2008, the number of ownership housing units increased and the number of rental housing units declined. During the 1990s, there was a net increase of 59,524 in total available units. Of this total, there was a net increase of 3,307 units in the rental-housing inventory. During 2000-2008, there was a decrease of 51,245 rental units. This loss is partially due to rental units being converted to owner-occupied units. This trend is the result of

more credit becoming available after 2001 for renters to purchase units. The decline in the number of rental units has lead to a total decline in housing units of 16,185 units.

Table 48: Total Housing Stock Statewide					
Housing Supply Available for Year-Round Occupancy	**1990**	**2000**	**2008**	**Change 1990 to 2000**	**Change 2000 to 2008**
Total Ownership Stock Except Sold but Not Occupied	822,817	879,034	914,094	56,217	35,060
Total Rental Units Except Rented but Not Occupied	454,209	457,516	406,271	3,307	-51,245
Total Stock Occupied or Available	1,277,026	1,336,550	1,320,365	59,524	-16,185

Source: Census 1990 and 2000, ACS 2008

Connecticut vacancy rates are low compared to the national level. More than 92% of Connecticut's housing units are occupied (of these by owners 70% and by renters 30%). This implies a vacancy rate of 7.9%, as seen in Table 49; the nationwide vacancy rate is 12.4%.

Table 49: Housing Occupancy 2008		
	Number	**Percent**
Total Housing Units	1,443,192	
Occupied Units	1,329,305	92.1%
Vacant Units	113,887	7.9%
Housing Tenure	1,329,305	
Owner Occupied	917,062	70.0%
Renter Occupied	412,243	30.0%

Source: ACS 2008

iii. Rental Housing

Table 50 shows the number of vacant units in relation to the total number of rental units available and the Census calculated vacancy rate. Vacancy rates increased from the previous period due to the increase in number of vacant units and the significant decline in the rental stock from 2000 to 2008.

Table 50: Number of Vacant Units in Relation to the Total Number of Rental Units					
Statewide Rental Units	**1990**	**2000**	**2008**	**Change 1990 to 2000**	**Change 2000 to 2008**
Vacant for Rent Units	31,211	25,575	32,773	-5,636	7,198
Total Rental Units Except Rented but Not Occupied	454,209	457,516	406,271	3,307	-51,245
Vacancy Rate – Rental	6.9%	5.6%	8.1%		

Source: Census 1990 and 2000, ACS 2008

iv. Owned Housing

Table 51 shows vacancy rates of housing stock for ownership units significantly declined from the period 1990 to 2000, but rebounded slightly from 2000 to 2008.

Table 51: Vacancy Rates of Housing Stock for Ownership Units					
Connecticut	**1990**	**2000**	**2008**	**Change 1990 to 2000**	**Change 2000 to 2008**
Vacant for Sale Units	15,336	9,305	14,357	-6,031	5,052
Total Ownership Stock Except Sold but Not Occupied	822,817	879,034	914,094	56,217	35,060
Vacancy Rate Ownership	1.9%	1.1%	1.6%		

Source: Census 1990 and 2000, ACS 2008

v. Categories of Persons Affected

(i) Elderly

Table 52 gives information on elderly Connecticut citizens (60 and older) who owned homes in 2008.

Table 52: Elderly Homeowners in Connecticut				
State/County	**Householder 60 to 64 years**	**Householder 65 to 74 years**	**Householder 75 to 84 years**	**Householder 85 years and over**
Fairfield	21,821	29,141	18,332	8,778
Hartford	20,860	28,483	21,269	7,415
Litchfield	6,106	6,883	4,615	1,642
Middlesex	5,715	6,419	4,279	739
New Haven	20,675	25,816	16,554	6,901
New London	6,879	7,979	7,175	1,385
Tolland	3,813	4,962	2,458	1,002
Windham	2,937	3,374	2,333	748
Connecticut	**88,806**	**113,057**	**77,015**	**28,610**

Source: ACS 2008

Table 53 provides the same information for elderly renters.

Table 53: Elderly Renters in Connecticut				
State/County	**Householder 60 to 64 years of age**	**Householder 65 to 74 years of age**	**Householder 75 to 84 years of age**	**Householder 85 years of age and over**
Fairfield	4,511	6,603	5,092	3,365
Hartford	6,729	9,292	7,993	3,661
Litchfield	1,088	1,619	1,583	653
Middlesex	739	595	1,356	972
New Haven	4,789	8,491	6,426	6,044
New London	1,454	2,308	2,064	1,124
Tolland	323	595	427	665
Windham	768	500	678	701
Connecticut	**20,401**	**30,003**	**25,619**	**17,185**

Source: ACS 2008

The elderly population faces many challenges; the greatest is living independently and on a fixed income after retirement. This demographic is typically income-constrained, yet is forced to absorb increases in taxes, housing prices and medical care costs. Demographic projections predict an astronomical increase in the elderly population in decades to come. The Connecticut State Data Center predicts a 72% increase in the population age 65 and older, compared to a 3% decline in the population ages 20-64 from 2005 to 2030, as shown in Table 54.

Table 54: Connecticut Population by Age, 2000 to 2030							
Age Group	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
0 to 19 years	925,558	926,612	878,168	834,008	823,779	838,039	852,449
20 to 39 years	925,291	870,281	879,774	935,526	975,026	964,563	922,308
40 to 59 years	954,478	1,052,055	1,058,910	1,005,474	921,528	873,358	886,622
60 to 64 years	132,517	171,042	211,032	227,381	255,203	253,727	223,302
65+ years	470,185	474,935	506,202	571,496	647,238	740,303	817,719
Total	**3,408,029**	**3,494,925**	**3,534,086**	**3,573,885**	**3,622,774**	**3,669,990**	**3,702,400**

Source: CT State Data Center

Some citizens in the elderly population have more serious housing concerns as a result of long-term health problems. In the Comprehensive Housing Affordability Strategy (CHAS) published by the U.S. Department of Housing and Urban Development

(HUD), elderly citizens who have mobility or self-care limitations are separated out from the rest of the elderly population. The CHAS tabulation defines households in this group as meeting one or both of the following criteria:

- One or more persons has a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting or carrying.
- One or more persons has a physical, mental or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing or getting around inside the home.

CHAS data also distinguishes between elderly households (one or more member is 62 to 74 years old) and extra elderly households (one or more member is 75 years or older). Table 55 provides CHAS data on elderly households with mobility or self-care limitations, separated by income level.

Table 55: Elderly Citizens with Mobility & Self-Care Limitations

Income Thresholds	Total Renters	Extra Elderly Renters	Elderly Renters	Total Owners	Extra Elderly Owners	Elderly Owners
Household Income <30% MFI	34,565	10,100	6,570	14,040	7,480	2,760
Household Income 30%-50% MFI	16,050	5,025	2,670	17,100	8,680	3,765
Household Income 50%-80% MFI	12,465	2,715	1,550	21,880	7,705	4,325
Household Income >80% MFI	15,270	2,520	1,525	68,465	11,435	10,560

Source: CHAS 2000

(ii) Persons with Disabilities

Persons with disabilities may be afflicted with several physical, mental and/or developmental conditions that constrain their possibilities for obtaining suitable housing. The disabled may require a single level home, special equipment to aid them in carrying out daily functions, or even a regular home nurse or

family member to care for them. The disabled population also has varying levels of financial independence: Tables 56, 57 and 58 present the most recent number of physically disabled persons or persons having a serious mental illness. These figures do not include persons who are homeless or institutionalized.

Table 56: Population with Any Disability by Age

Age	Male	Female	Total	Percent of Noninstitutionalized Population
5 to 17 years	18,391	9,172	27,563	0.85%
18 to 34 years	19,475	14,472	33,947	1.05%
35 to 64 years	67,834	77,939	145,773	4.51%
65 to 74 years	21,418	25,310	46,728	1.45%
75 years and older	36,075	65,926	102,001	3.16%
Total	**163,193**	**192,819**	**356,012**	**11.02%**

Source: ACS 2008

Table 57 displays statewide and county data for citizens with any physical disabilities.

Table 57: Persons with Physical Disabilities, 5 Years and Older

State/County	Male	Female	Total	Percent of Noninstitutionalized Population
Fairfield	19,997	26,671	46,668	1.36%
Hartford	26,619	36,774	63,393	1.84%
Litchfield	6,736	7,194	13,930	0.40%
Middlesex	4,947	5,141	10,088	0.29%
New Haven	23,392	32,064	55,456	1.61%
New London	8,737	9,224	17,961	0.52%
Tolland	2,821	4,687	7,508	0.22%
Windham	4,792	6,779	11,571	0.34%
Connecticut	**98,041**	**128,534**	**226,575**	**6.58%**

Source: ACS 2008

Table 58 displays statewide and county data for citizens with any mental disabilities.

Table 58: Persons with Mental Disabilities, 5 Years and Older				
State/County	**Male**	**Female**	**Total**	**Percent of Noninstitutionalized Population**
Fairfield	10,957	13,613	24,570	0.71%
Hartford	19,719	16,837	36,556	1.06%
Litchfield	2,262	2,801	5,063	0.15%
Middlesex	2,050	2,344	4,394	0.13%
New Haven	18,207	17,987	36,194	1.05%
New London	4,788	4,934	9,722	0.28%
Tolland	1,933	2,935	4,868	0.14%
Windham	5,236	2,834	8,070	0.23%
Connecticut	**65,152**	**64,285**	**129,437**	**3.76%**

Source: ACS 2008

One indicator of the large housing demand for persons with mental disabilities is the amount of temporary or mixed-use housing options available. The Department of Mental Health and Addiction Services (DMHAS) reports that there are 1,540 units of permanent, scattered site housing for persons with mental disabilities. In addition to permanent housing, DMHAS provides temporary housing and financial assistance to persons with mental disabilities. In the last 15 years, DMHAS in conjunction with other state agencies have created 679 units of permanent supportive housing throughout the state, with another 183 units in the pipeline.

DMHAS, in partnership with other state agencies (DSS, OPM, DECD and CHFA), has developed more than 400 units of supportive housing over the last two decades. Supportive housing is permanent, affordable housing linked to health, mental health, employment and other supportive services. Supportive housing is a proven, cost-effective way to end homelessness for people with low income, as it provides chronically homeless people with a way out of expensive emergency public services and back into their own homes and communities.

(iii) Persons with HIV/AIDS and Their Families

HIV/AIDS continues to be a concern in Connecticut. The disease was first reported in the state during the early 1980s, and the number of HIV/AIDS cases continues to rise, though at a slowing rate. As of 2008, the number of persons living with HIV/AIDS (PLWHA) was reported by the Connecticut Department of Public Health to be 10,860 people. However, this number is almost certainly an underestimate of actual HIV/AIDS cases in the state considering the fact that HIV reporting was not required prior to 2002, and that some PLWHA are not aware of their infection. Table 59 gives a sense of the trend in HIV/AIDS cases in Connecticut over the last decade.

Table 59: Trends in HIV/AIDS Cases

Year	Reported AIDS	Reported HIV	Deaths	Prevalent HIV AIDS
1998	642	4	309	5,977
1999	580	3	315	6,378
2000	580	4	303	6,791
2001	553	3	288	7,164
2002	592	253	284	7,880
2003	688	253	270	8,497
2004	671	266	295	9,025
2005	569	732	253	9,478
2006	508	767	223	9,957
2007	418	772	219	10,426
2008	358	387	16	10,860

Source: CT Dept. Public Health 2008

The PLWHA population in Connecticut is extremely concentrated in the state's three largest urban areas: Hartford, New Haven and Bridgeport. These three cities contain 4,998 citizens living with HIV/AIDS, which is 46% of the total PLWHA population in Connecticut. Table 60 provides specific numbers of PLWHA in selected Connecticut cities.

Table 60: PLWHA in Selected Cities	
Town of Residence	**People Living with HIV/AIDS**
Bloomfield	77
Bridgeport	1,343
Bristol	89
Danbury	225
East Hartford	205
East Haven	69
Greenwich	69
Hamden	125
Hartford	2,075
Manchester	93
Meriden	218
Middletown	153
Milford	64
New Britain	404
New Haven	1,580
New London	192
Norwalk	352
Norwich	145
Stamford	543
Stratford	98
Torrington	64
Wallingford	64
Waterbury	701
West Hartford	79
West Haven	197
Windham	120
Other Towns	1,516
Total (Statewide)	**10,860**

Source: CT Dept. of Public Health 2008

vi. Housing Conditions

Statewide

Table 61 shows that Connecticut has a large inventory of older housing (built prior to 1980). This can be problematic for statewide housing conditions; the oldest housing stock may not have the improvements and amenities expected in today's market. The older units may lack complete plumbing or kitchen facilities for example. In 2008, approximately half of Connecticut's homes (49.7%) were between 29 and 68 years old. Almost one quarter of Connecticut's homes (24.1%) were at least 68 years old. Another 26.3% of Connecticut's homes are relatively new, having been built between 1980 and 2008.

Table 61: Age of Housing Stock

Year	Number	Percentage
1939 and earlier	347,954	24.1%
1940-1959	322,683	22.4%
1960-1979	394,072	27.3%
1980-1999	294,004	20.4%
2000 or later	84,479	5.9%
State Total	**1,443,192**	

Source: 2008 ACS

Table 62, which shows the year housing units were built for each county, further reinforces the fact that a disproportionately large share of Connecticut's housing units were built in 1939 or earlier.2

Table 62: Year Structure Built

State/County	2005 or later	2000 - 2004	1990 - 1999	1980 - 1989	1970 - 1979	1960 - 1969	1950 - 1959	1940 - 1949	1939 or earlier
Fairfield	5,212	14,629	22,803	42,503	48,022	52,817	58,465	30,615	76,976
Hartford	5,645	12,489	25,955	43,549	48,592	53,755	61,151	29,880	83,684
Litchfield	1,194	3,997	7,761	12,344	10,355	8,740	9,113	5,899	24,012
Middlesex	1,506	3,639	6,401	10,577	11,773	8,190	11,405	2,746	16,343
New Haven	4,663	11,903	27,762	45,441	49,537	42,874	52,343	24,482	90,830
New London	3,555	6,289	7,936	17,487	16,686	13,929	14,604	5,188	31,361
Tolland	1,718	3,905	4,949	7,921	9,704	8,573	7,244	2,650	9,770
Windham	1,638	2,497	4,844	5,771	6,101	4,424	4,533	2,365	14,978
Connecticut	**25,131**	**59,348**	**108,411**	**185,593**	**200,770**	**193,302**	**218,858**	**103,825**	**347,954**

Source: 2008 ACS

vii. Housing Cost

Statewide and County Costs

The American Community Survey (ACS) data shows that in 2008, occupied housing units in Connecticut totaled 1,329,305; one half of them were owner-occupied with mortgages. Nineteen percent of the units carried no mortgages and the remaining units were renter-occupied. Of the homeowners with mortgages, 22.9% carried monthly mortgages between $1,500 and $1,999, while 54.4% of owners were burdened with mortgages of $2,000 or more per month (see Table 63). A household paying $2,000 per month for principal and interest payments would need an annual income of $80,000 to not exceed 30% of gross income.

Table 63: Mortgage Status and Selected Monthly Owner Costs

	# Units	% Share
Housing Units with a Mortgage	665,816	
Less than $499	4,060	0.6%
$500 to $999	37,786	5.7%
$1,000 to $1,499	109,597	16.5%
$1,500 to $1,999	152,502	22.9%
$2,000 or more	361,871	54.4%
Median Monthly Mortgage Cost	**$2,108**	

Source: 2008 ACS

Table 64 shows that 94.3% of homeowners without a mortgage have housing-related costs of $400 or more each month.

Table 64: No Mortgage and Selected Monthly Owner Costs

	# Units	% Share
Housing Units without a Mortgage	**251,246**	
Less than $100	369	0.2%
$100 to $199	975	0.4%
$200 to $299	4,284	1.7%
$300 to $399	8,803	3.5%
$400 or more	236,815	94.3%
Median Monthly Housing Cost without a Mortgage	**$ 769**	

Source: 2008 ACS

The median monthly housing cost was $2,108 for mortgaged owners, $769 for non-mortgaged owners, and $970 for renters, according to the 2008 ACS. Table 65 shows that 48.2% of renters in Connecticut spent 30% or more of their household income on housing.

Table 65: Gross Rent as a % of Household Income		
	# of Households	**% Share**
Less than 15.0 percent	42,852	10.4%
15.0 to 19.9 percent	46,986	11.4%
20.0 to 24.9 percent	52,535	12.7%
25.0 to 29.9 percent	46,938	11.4%
30.0 to 34.9 percent	37,976	9.2%
35.0 percent or more	160,831	39.0%
Not computed	24,125	5.9%
Total Number of Renter-Occupied Households	**412,243**	

Source: 2008 ACS

Table 66 shows the distribution of existing single-family home sales for Connecticut by the number of bedrooms as well as median and mean sales price for 2007 on a quarterly basis.

Table 66: Existing Single-Family Home Sales by Number of Bedrooms					
Quarter	**2 or fewer Bedrooms**	**3 Bedrooms**	**4 or more Bedrooms**	**Median Price**	**Mean Price**
2007.Q1	10.5	50.3	39.2	$ 318,800	$ 360,200
2007.Q2	9.7	49.2	41.0	$ 348,900	$ 381,700
2007.Q3	10.6	49.0	40.4	$ 328,200	$ 365,600
2007.Q4	11.4	50.2	38.4	$ 303,400	$ 350,300

Source: Connecticut Association of Realtors

Table 67 indicates total sales of single-family homes, condos and co-ops* for Connecticut and its counties during 2007.

Table 67: Unit Volume Total Sales: Single-Family, Condominium and Co-Ops by County									
Quarter	**Connecticut**	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
2007.Q1	14,200	5,100	1,900	1,900	1,100	200	3,300	500	100
2007.Q2	19,300	6,700	2,300	2,300	1,700	600	4,900	1,300	100
2007.Q3	19,400	7,000	2,600	2,600	1,600	800	4,700	800	100
2007.Q4	12,900	12,900	1,500	1,500	1,000	400	3,300	500	100

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

Source of data: Connecticut Association of REALTORS

Table 68 shows the median and mean home sales prices of existing single-family homes (not including condos or co-ops) in Connecticut and its counties in 2006 and 2007. The communities with the highest housing sales prices are primarily located in Fairfield County.

Table 68: Price of Existing Single-Family Home Sales by County									
	Connecticut	**Fairfield**	**New Haven**	**New London**	**Middlesex**	**Litchfield**	**Hartford**	**Tolland**	**Windham**
Median									
2006	$315,300	$498,400	$281,700	$264,000	$341,300	$247,500	$253,500	$264,800	$200,600
2007	$331,800	$515,400	$277,000	$267,700	$342,200	$244,400	$259,300	$270,300	$216,100
Mean (Average)									
2006	$356,800	$464,300	$313,600	$297,500	$369,900	$290,500	$288,900	$287,800	$210,200
2007	$368,300	$468,132	$308,377	$301,007	$369,159	$288,525	$297,321	$292,219	$234,722

Source: Connecticut Association of REALTORS

Table 69 tracks the changes in median home prices for Connecticut broken out by number of bedrooms from 2006 to 2007. Only the four-bedroom class showed an increase, at 4.3%. The three-bedroom class showed the greatest decrease at 1.1%.

Table 69: Existing Single-Family Home Median Sales Prices by Number of Bedrooms

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

Source: Connecticut Association of REALTORS

viii. Median and Mean Home Sales Prices

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

In 2008 in Connecticut, housing prices decreased for the first time since 2000. Table 70 shows that in Connecticut, the median sales price of a home decreased to $306,000 in 2008, a 1.0% decrease from $309,200 in 2007 but a 71.9% increase from $178,063 in 2000.

Table 70: Median Home Sales Price

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

Source: 2008 ACS

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

Median gross rents are increasing and vary significantly across regions of the state. Table 71 below compares median gross rents between Connecticut and the United States. From 2000 to 2008, Connecticut rental rates increased 32.2%, outpacing the national gross rent growth rate of 27.0%.

Table 71: Median Gross Rent in CT and U.S.

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

Source: 2008 ACS

Table 72 shows percentage distribution of sales broken out by number of bedrooms for Connecticut and its counties at the end of 2007.

Table 72: Unit Volume Existing Single Family Home Sales by Number of Bedrooms for Connecticut and Counties by Percentage Distribution					
State/County	**2 or Fewer Bedrooms**	**3 Bedrooms**	**4 or more Bedrooms**	**Median Price**	**Mean Price**
Fairfield	10.7	40.4	49.0	$ 498,700	$ 458,400
Hartford	9.0	54.2	36.8	$ 252,000	$ 291,400
Litchfield	10.8	60.0	29.2	$ 231,800	$ 279,700
Middlesex	15.7	48.6	35.8	$ 328,500	$ 355,000
New Haven	13.6	57.7	28.7	$ 255,500	$ 286,700
New London	14.9	57.0	28.0	$ 252,400	$ 284,300
Tolland	7.5	53.5	39.0	$ 264,200	$ 284,300
Windham	14.0	66.0	20.0	$ 210,000	$ 227,300
Connecticut	**11.4**	**50.2**	**38.4**	**$ 303,400**	**$ 350,300**

Source: Connecticut Home Sales Report 2007 Q4

Table 73 shows median home prices for Connecticut and its counties broken out by bedroom size.

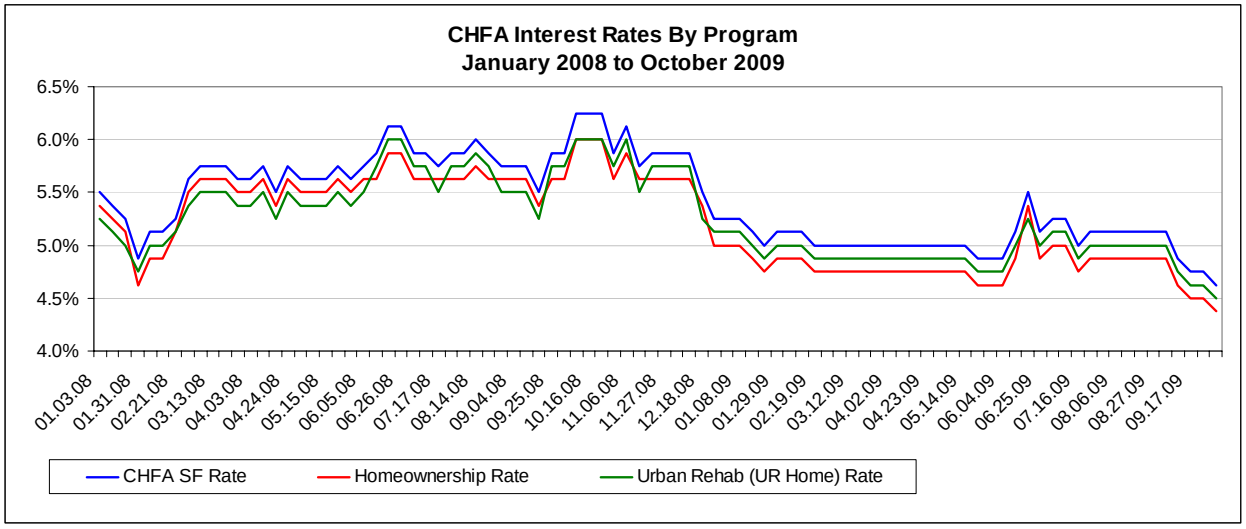
Table 73: Unit Volume Median Sales Price of Existing Single Family Home Sales by Number of Bedrooms for Connecticut and Counties			
State/County	**2 or Fewer Bedrooms**	**3 Bedrooms**	**4 or More Bedrooms**
Fairfield	281,000	372,400	663,400
Hartford	181,700	232,000	354,500
Litchfield	163,300	225,000	355,600
Middlesex	219,100	312,200	436,800
New Haven	204,400	244,900	348,400
New London	180,000	246,000	330,600
Tolland	150,000	252,700	313,800
Windham	152,400	210,700	250,000
Connecticut	**206,300**	**267,500**	**464,500**

Source: Connecticut Home Sales Report 2007 Q4

ix. Mortgage Rates -- Past Several Years

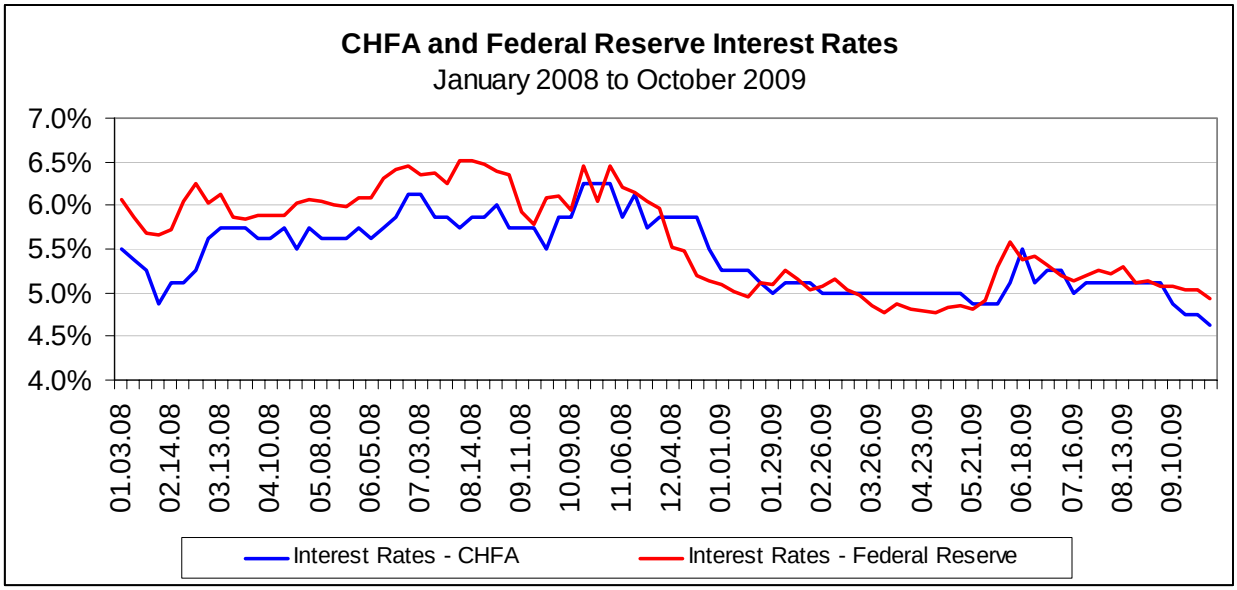
Charts 25 and 26 depict trends for various program mortgage rates in the state, including the Federal Reserve Conventional Mortgage Rate.

Chart 25:



Source: CHFA, October 2009

Chart 26:



Source: CHFA, October 2009

x. Subprime Mortgage Crisis

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

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

xi. Loan Types and Purposes

Chart 27 shows that about a third of the active subprime loans in Connecticut are two-year hybrids. Chart 28 shows that the majority of people used their subprime loan to refinance a home and take cash out for other purposes.

Chart 27: Loan Type

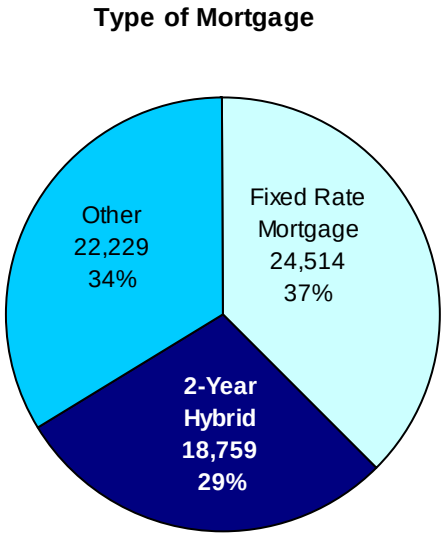
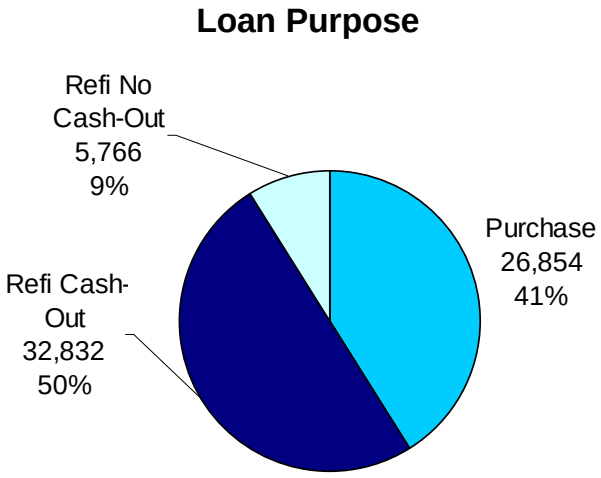


Chart 28: Purpose

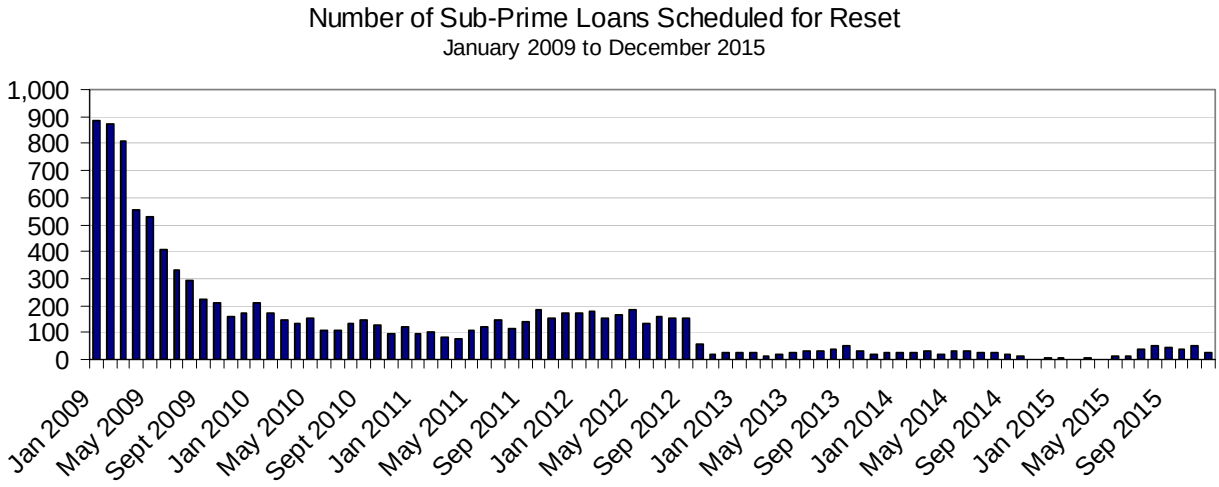


Source: First American, Loan Performance, Dec. 2008

xii. Timing of Resets for Subprime Loans

Chart 29 shows that two-year hybrid loans are loans that have a fixed rate for two years and then reset to another rate in their third year. Many of these loans reset during 2008 and into the first quarter of 2009. Most of these loans in Connecticut have now reset.

Chart 29: Interest Rate Resets



Source: First American, Loan Performance, December 2008

xiii. Subprime Delinquencies and Foreclosures

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

Chart 30: Payment Status

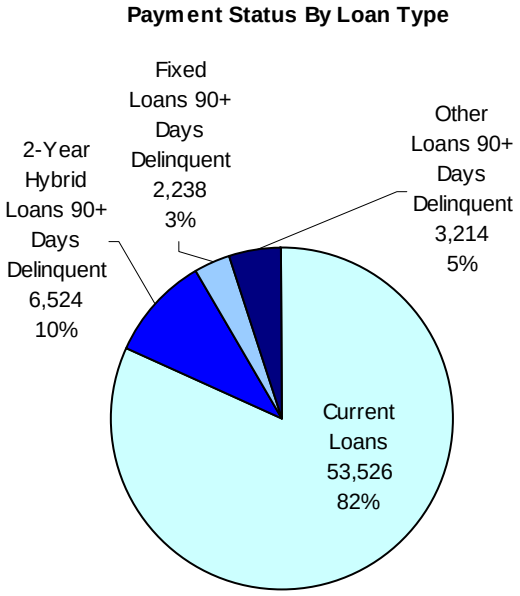
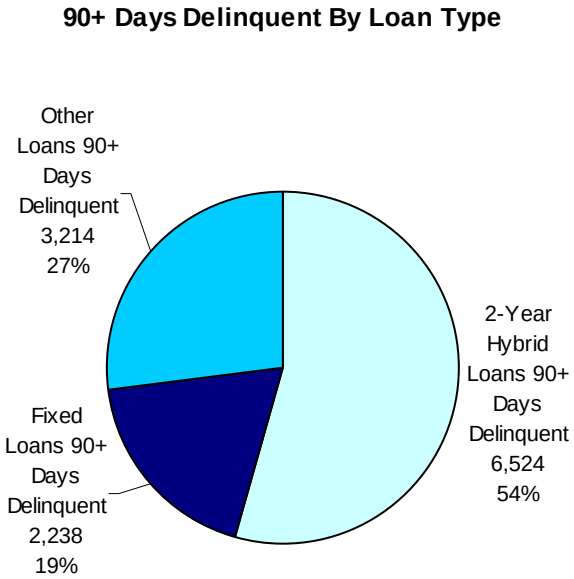


Chart 31: Delinquent Loans



Source: First American Loan Performance, December 2008

xiv. Prime and Subprime Delinquencies and Foreclosures

Considering the full range of active loans in Connecticut, including prime and subprime loans, delinquencies and foreclosures are a small part of the whole and are concentrated mainly in the adjustable rate subprime loans. Though subprime adjustable rate mortgages are 6% of all active loans in Connecticut, they represent 45% of all seriously delinquent loans.

Chart 32: Loan Status

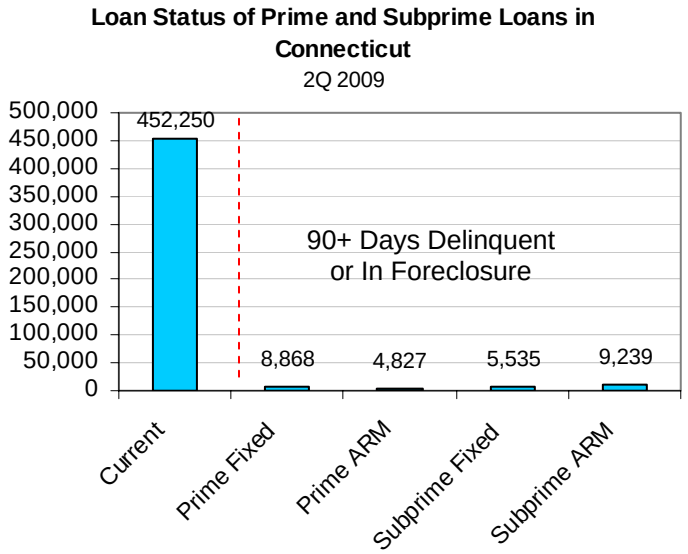
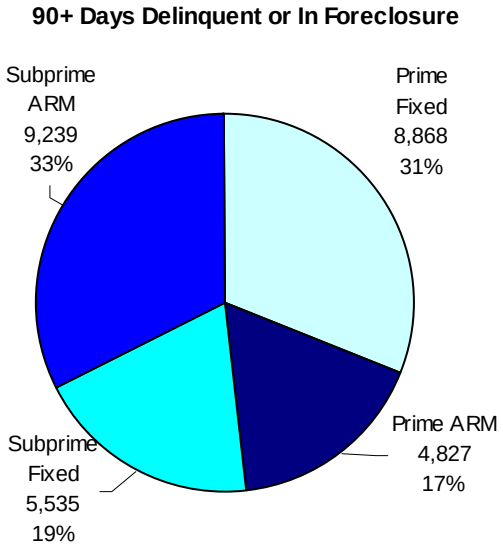


Chart 33: Delinquent Loans



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

Table 74 shows how Connecticut's seriously delinquent loan experience compares with other states.

Table 74: Status of All Loans - 2Q 2008 vs. 2Q 2009							
2Q 2009				2Q 2008			
Rank	State	# Loans	% Seriously Delinquent	Rank	State	# Loans	% Seriously Delinquent
1	Florida	3,508,954	17.12	1	Florida	3,553,083	8.43
2	Nevada	557,679	15.62	2	Nevada	565,369	7.61
3	Arizona	1,185,401	11.07	3	Michigan	1,483,285	6.15
4	California	5,832,097	10.81	4	Ohio	1,520,797	5.98
5	Michigan	1,424,473	9.16	5	California	5,857,836	5.95
6	Illinois	1,726,126	8.62	6	Indiana	866,405	5.74
7	Indiana	841,472	8.37	7	Arizona	1,222,279	5.03
8	Ohio	1,467,030	8.26	8	Mississippi	252,859	4.96
9	New Jersey	1,266,810	8.25	9	Rhode Island	140,232	4.73
10	Rhode Island	137,727	7.57	10	Illinois	1,763,919	4.66
11	Georgia	1,665,357	7.50	11	Georgia	1,672,487	4.35
12	Mississippi	249,382	7.39	12	Maine	143,468	4.19
13	Maryland	1,065,236	7.25	13	New Jersey	1,272,429	4.08
14	New York	2,003,887	6.95	14	Louisiana	477,620	4.05
15	Maine	141,231	6.83	15	Massachusetts	832,201	4.00
16	Massachusetts	817,681	6.68	16	Kentucky	438,941	3.99
17	Hawaii	167,919	6.32	17	Minnesota	908,446	3.94
18	Wisconsin	601,610	6.14	18	Wisconsin	629,053	3.73
19	South Carolina	661,929	6.04	19	Tennessee	866,461	3.65
20	Connecticut	530,333	6.03	20	New York	2,046,760	3.63
21	Louisiana	469,898	6.03	21	Pennsylvania	1,549,326	3.50
22	Minnesota	889,783	5.91	22	Maryland	1,070,492	3.49
23	Tennessee	858,165	5.87	23	South Carolina	662,440	3.47
24	Idaho	263,998	5.76	24	Colorado	1,015,926	3.45
25	Kentucky	429,955	5.70	25	Oklahoma	429,267	3.43
26	Delaware	165,345	5.55	26	Delaware	174,486	3.31
27	District of Columbia	95,071	5.48	27	Alabama	601,377	3.23
28	Pennsylvania	1,550,884	5.47	28	Texas	3,104,456	3.11
29	Alabama	594,335	5.41	29	Missouri	887,036	3.09
30	Utah	435,419	5.35	30	Connecticut	537,762	3.08
31	Missouri	867,338	5.02	31	West Virginia	133,536	3.07
32	Oregon	633,369	4.99	32	Iowa	359,483	3.06
33	Colorado	1,005,107	4.96	33	New Hampshire	200,034	2.83
34	West Virginia	133,727	4.95	34	Kansas	334,649	2.81
35	North Carolina	1,408,028	4.91	35	Virginia	1,412,882	2.79
36	Oklahoma	423,945	4.90	36	District of Columbia	94,348	2.76
37	New Hampshire	197,017	4.89	37	Arkansas	312,652	2.74
38	Virginia	1,413,720	4.81	38	North Carolina	1,410,850	2.69
39	New Mexico	254,939	4.81	39	Nebraska	209,088	2.64
40	Washington	1,190,840	4.72	40	New Mexico	257,192	2.36
41	Texas	3,094,268	4.68	41	Vermont	62,606	2.30

Table 74 (continued): Status of All Loans - 2Q 2008 vs. 2Q 2009							
2Q 2009				2Q 2008			
Rank	State	# Loans	% Seriously Delinquent	Rank	State	# Loans	% Seriously Delinquent
42	Iowa	344,360	4.65	42	Hawaii	169,953	2.28
43	Arkansas	310,339	4.50	43	Idaho	263,524	2.22
44	Kansas	330,252	4.32	44	Utah	434,675	2.15
45	Vermont	69,389	3.76	45	Oregon	639,126	1.92
46	Nebraska	207,909	3.75	46	Washington	1,198,835	1.84
47	Montana	135,312	3.07	47	South Dakota	83,917	1.84
48	South Dakota	80,809	2.86	48	Alaska	93,009	1.68
49	Wyoming	69,932	2.56	49	Montana	138,375	1.47
50	Alaska	93,440	2.56	50	North Dakota	60,871	1.33
51	North Dakota	58,661	2.02	51	Wyoming	69,150	1.10
	United States	**44,721,256**	**7.97**		**United States**	**45,422,515**	**4.50**

Source: Mortgage Banker's National Delinquency Survey, 2Q 2009 and 2Q 2008

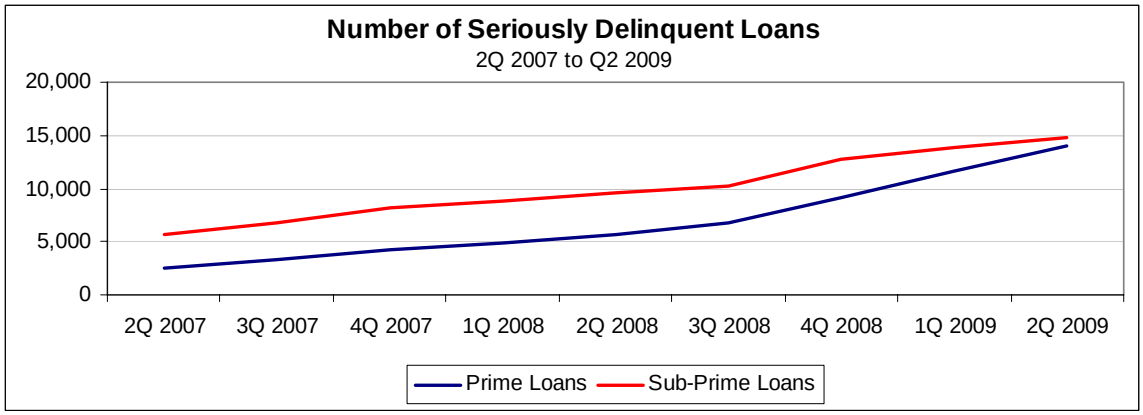
xv. Connecticut Foreclosure Trends

Although foreclosures in Connecticut are at lower levels than in many other states, foreclosures are increasing. According to The Mortgage Banker's National Delinquency Survey, the total number of foreclosures has almost doubled over the past 18 months.

Table 75: Number of Loans 90+Days Delinquent and In Foreclosure									
Loans	2007Q2	2007Q3	2007Q4	2008Q1	2008Q2	2008Q3	2008Q4	2009Q1	2009Q2
Prime	2,457	3,274	4,205	4,857	5,636	6,712	9,083	11,654	14,049
Sub-Prime	5,616	6,842	8,267	8,753	9,572	10,158	12,719	13,850	14,774
Total *	**9,107**	**11,213**	**13,718**	**14,931**	**16,563**	**18,606**	**24,071**	**28,179**	**31,979**

* Includes FHA and VA loans.

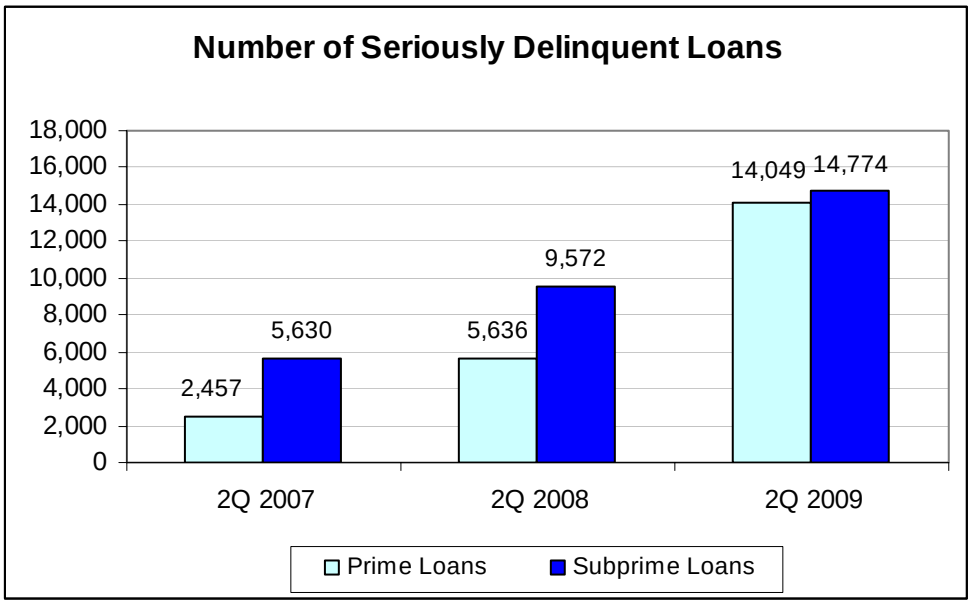
Chart 34: Seriously Delinquent Loans, 2Q 2007 – 2Q 2009



Source: Mortgage Banker's National Delinquency Survey

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

Chart 35: Seriously Delinquent Loans, 2Q 2007 – 2Q 2009



Source: Mortgage Banker's National Delinquency Surveys

b. Housing Needs

i. Families Needing Housing Assistance

1. Low-Income Households

Table 76 shows the income distribution of households by household size, measured by number of persons.

Table 76: 2000 Household Income Distribution by Household Size

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

Source: Census 2000 interpolation by DECD

In Table 77, HUD defines the various low-income levels at the specific percentages of AMI. Table 78 shows the percentage of low-income renters (88.5%) is higher than that of owners (58.6%).

Table 77: 2000 Income Distribution by AMI and Homeownership

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

Source: Census 2000

Table 78: Households with Less Than 100% of AMI, Adjusted for Family Size

	Total Number of Households	Less Than 25% AMI	25% - 50% AMI	51% - 80% AMI	81% - 100% AMI
1 Person Households	359,647	80,320	85,361	73,722	36,558
2 Person Households	427,724	24,194	51,055	74,496	48,007
3 Person Households	214,508	13,777	22,353	33,926	23,756
4 Person Households	201,234	9,807	16,005	28,989	23,114
5 Person Households	85,062	4,545	9,590	12,625	10,701
6 Person Households	23,553	1,742	2,495	4,551	3,332
7 Person Households	7,630	579	1,032	1,624	1,114
8 Person Households	2,768	304	460	511	189

Source: ACS 2007

2. Single Persons

Table 79 shows the number of single householders by county.

Table 79: Single Householders

State/County	Householder Living Alone	Householder not Living Alone
Fairfield	82,570	14,185
Hartford	100,249	19,443
Litchfield	18,936	4,323
Middlesex	18,498	5,053
New Haven	93,935	19,674
New London	27,147	7,215
Tolland	11,657	4,457
Windham	10,590	2,548
Connecticut	**363,582**	**76,898**

Source: ACS 2008

3. Large Families

As defined by HUD, a large family is a household that has five or more people. Table 80 shows the number of large families residing in Connecticut.

Table 80: Large Families

State/County	5 Person Household	6 Person Household	7 or More Person Household
Fairfield	23,161	7,580	3,183
Hartford	20,740	5,583	2,442
Litchfield	4,674	568	201
Middlesex	2,929	664	443
New Haven	17,278	5,842	3,511
New London	4,689	1,528	1,181
Tolland	2,875	2,348	159
Windham	3,558	506	458
Connecticut	**79,904**	**24,619**	**11,578**

Source: ACS 2008

4. Overcrowded Households

A household is considered overcrowded when the ratio of occupants to rooms exceeds one. For example, a house with six inhabitants and five rooms is considered overcrowded because there is more than one person per room. Table 81 shows overcrowding in each of Connecticut county by tenure (homeowner and renter). The number of overcrowded households is given, with the corresponding percentage of overcrowded households in the county. Fairfield County has the highest percentage of total overcrowding. The counties with the least amount of overcrowding are Tolland and Windham counties. The rental households in Fairfield, Hartford and New Haven counties have significantly higher levels and percentages of overcrowding compared to owner-occupied households.

Table 81: Overcrowded Households						
	Owners		Renters		Total	
State/County	Overcrowded	%	Overcrowded	%	Overcrowded	%
Fairfield	2,444	0.8%	6,619	2.0%	9,063	2.8%
Hartford	2,051	0.6%	4,167	1.2%	6,218	1.8%
Litchfield	471	0.6%	184	0.2%	655	0.9%
Middlesex	375	0.6%	338	0.5%	713	1.1%
New Haven	2,088	0.6%	4,186	1.3%	6,274	1.9%
New London	398	0.4%	714	0.7%	1,112	1.1%
Tolland	58	0.1%	166	0.3%	224	0.4%
Windham	188	0.4%	141	0.3%	329	0.8%
Connecticut	**7,720**	**0.6%**	**17,474**	**1.3%**	**25,194**	**1.9%**

Source: ACS 2008 for CT, Fairfield, Hartford, New Haven and New London, ACS 2007 for Litchfield, Middlesex, Tolland and Windham counties.

ii. Lead-Based Paint Hazards

HUD requires the state to estimate the number of housing units with lead-based paint hazards—especially those inhabited by low- and moderate-income families. As accurate records are not kept that would provide a comprehensive evaluation of the overall status of lead hazards by household income, answering HUD's ultimate question is difficult. All that can be done at this point is to examine the potentially hazardous housing stock, locate what local statistics are available and infer from regional trends.

The 2001 National Survey of Lead and Allergens in Housing concludes that 43% (plus or minus 12%) of housing units in the Northeast built before 1978 are likely to have significant lead-based paint hazards. This region has the highest incidence of lead-based paint in the country. Data specific to Connecticut is unavailable, although the data on the state's inventory of pre-1978 housing can be taken from the 2000 U.S. Census, which revealed a total of 1,083,485 pre-1978 units. It can be extrapolated from the national survey that 465,898 units (43%) are likely to be affected. The Centers for Disease Control and Prevention (CDC) reports that although lead-based paint was available for use in residential housing units as late as 1978, it was used more extensively in pre-1950 housing and contained a higher concentration of lead. This is compounded by the fact that older housing is more likely to be

deteriorated and, therefore, contain flakes of lead-based paint hazards. Connecticut's pre-1950 residential stock is comprised of 459,188 units, or 32.3% of the total state housing stock.

However, the fact that a home has "significant" lead-based paint hazards does not necessarily mean that members of such households will develop serious health problems. By far, the largest segment of the population that is affected by lead-based paint is that of children under the age of six. Children can easily ingest chipped lead-based paint and toxic dust particles through normal hand-to-mouth contact. Excess lead in a child's body is very harmful to both physical and mental development. In Connecticut, the most detailed statistics concerning the prevalence of lead-based paint hazards come from the Department of Public Health (DPH), which annually publishes the results from confirmed blood lead-level tests of children under age six by town. Table 82 appears in the DPH 2007 report and lists the 15 towns with the highest incidence of child lead poisoning. Only three towns (Fairfield, Stamford and Norwalk) have incomes above the state median household income as estimated by the Connecticut Economic Resource Center (CERC) for 2008. The data, therefore, suggests a negative correlation between lead poisoning and income level, although the actual income levels of specific households with lead-poisoned children are not available.

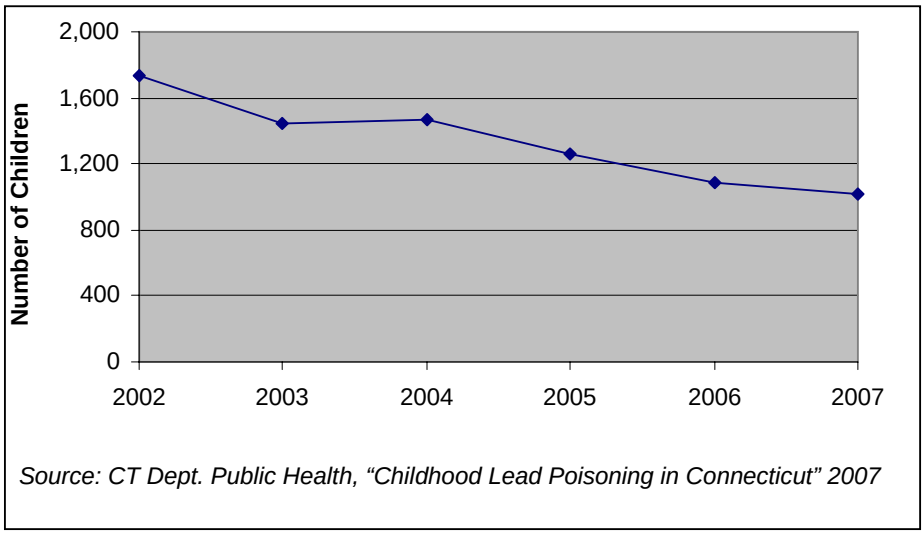
Table 82: Children Under Six with Confirmed High Blood Lead Levels					
Location	**Number of Children with Confirmed Test**	**Cumulative Statistics**			
		≥ 10 µg/dL*		**≥20 µg/dL**	
		Number	**Percent**	**Number**	**Percent**
Bridgeport	6,131	185	3	34	0.6
Bristol	1,100	9	0.8	4	0.4
Danbury	1,667	10	0.6	1	0.1
East Hartford	1,157	9	0.8	0	0
Fairfield	1,238	3	0.2	0	0
Hamden	1,025	6	0.6	0	0
Hartford	5,560	120	2.2	22	0.4
Meriden	2,016	53	2.6	9	0.4
New Britain	3,032	44	1.5	11	0.4
New Haven	4,283	202	4.7	40	0.9
Norwalk	2,708	20	0.7	6	0.2
Stamford	2,993	20	0.7	7	0.2
Stratford	1,156	6	0.5	1	0.1
Waterbury	4,204	69	1.6	14	0.3
West Haven	1,174	19	1.6	3	0.3
Connecticut	**71,627**	**1,020**	**1.4**	**208**	**0.3**

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

Source: CT Dept. of Public Health, Childhood Lead Poisoning in Connecticut 2007 Report

Chart 36 shows the time series data taken from the DPH report shows that fewer children experience lead poisoning, perhaps due to increasing efforts to raise awareness and widespread publication of feasible safety precautions. The number of children who were screened and confirmed to have high blood-lead levels decreased from 1,733 in 2002 to 1,020 in 2007. This implies that the number of homes with significant lead-based paint hazards is likewise shrinking.

Chart 36: Number of Children Under Six with High Blood Lead Levels



Source: CT Dept. Public Health, "Childhood Lead Poisoning in Connecticut" 2007

HUD's Comprehensive Housing Affordability Strategy (CHAS) data (Table 83) provides insight into the scope of households at risk for exposure to lead-based paint hazards by documenting those housing units with children under the age of six by tenure, year structure built and household income level. Although this data is dated, it is displayed here to illustrate how updated versions of the same data may be used.

The lowest income households in homes that were built before 1949 and have children under age six are most susceptible to the dangers of lead poisoning. Combining renter households with children under age six (8,690) and owner households with children under age six (1,220) in this category totals 9,910. Other households at risk tend to have low income and/or old age that numbers 72,540 households, as indicated by the figures in bold. Of these, 39,030 are owner households and 43,420 are renter households.

Table 83: Housing Unit by Presence of Children Under Six					
		Year Structure Built			
Household Income	Tenure	1960-1979	1950-1959	Pre-1949	Total
<30% MFI	Owner	955	590	1,220	2,765
	Renter	6,750	3,745	8,690	19,185
30.1-50% MFI	Owner	1,815	1,235	2,255	5,305
	Renter	5,825	2,565	6,900	15,290
>50% MFI	Owner	36,590	22,180	32,775	91,545
	Renter	12,440	5,570	14,770	32,780
Total		**64,375**	**35,885**	**66,610**	**166,870**

Source: 2000 CHAS data tables A14A and A14B

In Connecticut, most communities have not established a Registry of Lead-Safe Housing. If such registries did exist statewide, they would provide an overview of how many pre-1978 units are relatively unsafe or at least worthy of investigation.

iii. Substandard Housing Conditions

An important indicator of housing conditions is the number of housing units that have complete plumbing and kitchen facilities. Table 84 shows the number of occupied and unoccupied housing units that lack complete plumbing and kitchen facilities in Connecticut. There are more units in the state without kitchen facilities than units without plumbing facilities.

Table 84: Units Lacking Plumbing or Kitchen Facilities					
	Total Units	Units Lacking Complete Plumbing Facilities		Units Lacking Complete Kitchen Facilities	
State/County		# Units	%	# Units	%
Fairfield	352,042	3,856	1.10%	5,540	1.57%
Hartford	364,700	1,932	0.53%	4,007	1.10%
Litchfield	83,415	864	1.04%	1,352	1.62%
Middlesex	72,580	330	0.45%	726	1.00%
New Haven	349,835	3,959	1.13%	5,911	1.69%
New London	117,035	879	0.75%	1,520	1.30%
Tolland	56,434	259	0.46%	404	0.72%
Windham	47,151	536	1.14%	708	1.50%
Connecticut	**1,443,192**	**12,615**	**0.87%**	**20,168**	**1.40%**

Source: ACS 2008

When one considers occupied housing units exclusively, the statewide percentage of units lacking complete plumbing facilities and the statewide percentage of units lacking complete kitchen facilities drops by about half their original values. These declines show that a disproportionate number of units lacking plumbing or kitchen facilities are vacant, which implies that housing condition is an important determinant of homeownership. The data shown in Table 85 suggest that a disproportionate number of units in substandard housing condition are vacant and that improving housing conditions across the state would result in a decrease in the vacancy rate.

Table 85: Occupied Units Lacking Plumbing or Kitchen Facilities

State/County	Total Occupied Units	Occupied Units Lacking Complete Plumbing Facilities		Occupied Units Lacking Complete Kitchen Facilities	
		# Units	%	# Units	%
Fairfield	323,987	2,557	0.79%	2,671	0.82%
Hartford	342,409	806	0.24%	1,583	0.46%
Litchfield	74,125	67	0.09%	555	0.75%
Middlesex	66,688	178	0.27%	337	0.51%
New Haven	322,436	2,315	0.72%	2,884	0.89%
New London	103,401	470	0.45%	744	0.72%
Tolland	53,590	139	0.26%	139	0.26%
Windham	42,669	245	0.57%	301	0.71%
Connecticut	**1,329,305**	**6,777**	**0.51%**	**9,214**	**0.69%**

Source: ACS 2008

iv. Homeless Needs

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

In accordance with HUD guidelines for proper homeless survey techniques, Connecticut conducted its second annual “point-in-time” count of the sheltered and unsheltered homeless populations on January 30, 2008. The findings from this event are revealed in the Connecticut Counts 2008 report. According to the publication, volunteers counted a total of 3,444 homeless households. In accounting for the homeless sheltered population, CT Counts 2008 does not incorporate residents of transitional housing programs that are not specifically designated for homeless people into their results. For example, residents of mental health, substance abuse and child welfare programs were only counted if the program specifically serves homeless people.

The count is important as a baseline measure to compare the effectiveness of future initiatives to end homelessness. The Reaching Home Campaign (a sponsor of CT Counts) estimates that in 2001, approximately 33,000 individuals (including 13,000 children) in Connecticut experienced homelessness to varying degrees. This figure encompasses those who are struggling on the brink of losing their homes in addition to those that experience homelessness.

The results indicate that two-thirds of sheltered adults in families were between ages 22 and 39, but among sheltered single adults, the majority, 59%, were between 40 and 59 years old. Interestingly, 72% of sheltered single adults are male, whereas 87% of sheltered adults in families are female. This suggests that most homeless women belong to families as single mothers. Similar trends exist in the unsheltered population, where 73% of single adults are male and 62% of adults in families are female.

To trace the roots of homelessness, surveyors interviewed the homeless about the primary reason for leaving their last permanent residence. The results appear in Table 86.

Table 86: Reason Left Last Residence								
	Sheltered				Unsheltered			
	Single Adults	%	Adults in Families	%	Single Adults	%	Adults in Families	%
Rent Problems	611	27%	137	29%	74	13%	4	50%
Evicted for a reason other than rent problems	265	12%	63	13%	40	7%	0	0%
Conflict with family or friends	443	20%	111	23%	31	5%	0	0%
Overcrowding	48	2%	41	9%	10	2%	0	0%
Domestic Violence	95	4%	109	23%	8	1%	0	0%
Went to prison or jail	235	10%	5	1%	40	7%	0	0%
Went into the hospital	97	4%	4	1%	2	0%	0	0%
Housing condemned	43	2%	7	1%	3	1%	0	0%
Fire	14	1%	6	1%	2	0%	0	0%
Other	451	20%	69	14%	56	10%	1	12%
Unknown	305	14%	32	7%	362	61%	3	38%

Source: CT Counts 2008

The Department of Social Services (DSS) has historically reported the leading causes of homelessness as alcohol/drug abuse, unemployment and insufficient income. Across all groups in the CT Counts 2009 survey, “rent problems” was the number one reason cited as the cause of homelessness. Although rather vague, the reason “rent problems” refers to a household’s failure to make periodic housing payments. This failure could be attributed to a number of financial or housing problems such as a lack of affordable housing supply in Connecticut. In addition to forces in the housing market, rent problems could be caused by personal issues such as substance abuse or unemployment.

Additional prevalent choices for respondents were the “conflict with family or friends” and “other” categories. “Other” could comprise a number of factors, including a problem with alcohol or drug abuse, and chemical dependency may also trigger several of the aforementioned scenarios—especially family/friend conflict, eviction, or hospitalization. Among single adults, 10% of sheltered and 7% of unsheltered persons left their place of permanent residence to go to jail and, once released, were forced into poverty and homelessness. It is common for de-

incarcerated persons to have difficulty finding a job and an affordable housing unit after they are released; many eventually return to jail.

The volunteers also inquired where the homeless have slept in the last 30 days. Respondents were given the opportunity to list more than one location. Their responses appear in Table 87.

Table 87: Where Slept in Last 30 Days

	Sheltered				Unsheltered			
Shelter Options	**Single Adults**	**%**	**Adults in Families**	**%**	**Single Adults**	**%**	**Adults in Families**	**%**
Non-housing*	85	4	2	0	203	34	3	38
Emergency Shelter	1244	55	197	42	23	4	0	0
Transitional Housing for Homeless Persons	576	26	213	45	0	0	0	0
Psychiatric Facility	32	1	0	0	0	0	0	0
Substance Abuse Treatment Facility	85	4	11	2	5	1	0	0
Hospital	42	2	1	0	3	1	0	0
Jail/prison	35	2	1	0	10	2	0	0
Domestic Violence Situation	18	1	28	6	2	0	0	0
Living with Relative/Friend	192	9	33	7	66	11	2	25
Rental Housing, Own Apartment or House	91	4	47	10	0	0	0	0
Hotel or motel	31	1	4	1	5	1	2	25
Foster Care	0	0	0	0	0	0	0	0
Other	56	2	17	3	16	3	1	12
Unknown	189	8	13	3	344	58	3	38

*Non-housing includes street, park, car, bus station, parking garage, campground, woods, abandoned building, etc.

Source: CT Counts 2008

It should not be surprising that the sheltered population displayed a strong preference for either an emergency shelter or some type of transitional housing in the 30 days previous to the survey. Those unsheltered had remained in the same condition or opted to stay in a hotel or with relatives and friends, rather than enter into an emergency or transitional shelter. Difficulty arises when an attempt is made to analyze the exact percentage of households who resided in each of the

shelter options, as seemingly over 100% of the sample population responded and each household could identify more than one location.

A regular measure of homelessness in Connecticut comes from the DSS Annual Homeless Shelter Demographic Report. The latest report states that from October 2006 to September 2007, 13,779 people used available emergency shelters in the state. However, in the same time period, these shelters had to turn away people 34,026 times. The three cities with the highest "turned away" rates among reporting shelters were New Haven, East Hartford and Hartford; all number in the thousands annually.

Of the total number of homeless clients served by homeless shelters from 2006-2007, 9,904 (72%) of them were single. There were 1,284 (9.3%) families that stayed in homeless shelters, and those families included 2,295 (16.7%) homeless children.

An accurate record of the chronically homeless is difficult to come by even with the best of survey methodologies. CT Counts 2008 surveyed those persons who have been without a permanent residence for various lengths of time. If respondents indicated that this period was greater than one year, or that homelessness occurred at least four times in the past three years, they were categorized as "chronically homeless." The results convey that an alarming 51% of unsheltered adults and 32% of sheltered adults were chronically homeless. It is important to note that single homeless adults also reported a high incidence of disability—be it mental, physical, or developmental. A high percentage, 41% of sheltered and 50% of unsheltered single adults, reported having some type of health condition that limits their ability to work, get around and care for self or otherwise take care of their needs. Expanding the supply of supportive services and living accommodations for this population could reduce the rate of homelessness among disabled adults.

During SFY 2006-07, DSS utilized various homeless assistance programs to support 45 emergency shelters with a total of 1,777 beds, serving more than 14,663 adults and children, plus six programs that provide advocacy, housing and health services.

The Continuum of Care, a program sponsored by HUD, is a community-based, long-range plan that addresses the needs of homeless persons in order to help them reach maximum self-sufficiency. The program developed through collaboration with a broad cross section of the community and is based on a thorough assessment of homeless needs and resources. HUD recommends the Continuum of Care as a comprehensive and strategic approach to addressing homelessness. The application process for Continuum of Care funding includes an estimate of homeless populations and subpopulations for each state. Estimates for Connecticut appear in Table 88.

Table 88: Homeless Populations and Subpopulations in CT

Household Type	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Persons in Households without Children	1,631	825	717	3,173
Persons in Households with Children	631	584	94	1,309
Total Homeless Persons in Households	2,262	1,409	811	4,482
Subpopulation Type	**Sheltered**		**Unsheltered**	**Total**
Chronically Homeless	596		427	1,023
Severely Mentally Ill	1,241		209	1,450
Chronic Substance Abuse	1,495		420	1,915
Veterans	330		106	436
Persons with HIV or AIDS	185		31	216
Victims of Domestic Violence	225		79	304
Unaccompanied Youth less than 18 Years	41		9	50

Source: Continuum of Care 2007

The Continuum of Care Program funds housing-related projects designed to serve the homeless population. Table 89 shows the funding awards received by Connecticut homeless housing programs in 2007.

Table 89: Continuum of Care Funding Awards by Program Component					
Program Component	**# of Projects**	**New Projects**	**Renewal Projects**	**Total**	**% of State Award**
Permanent Supportive Housing	86	$ 1,893,152	$16,178,518	$ 18,071,670	73%
Transitional Housing	24	$ 0	$ 5,418,333	$ 5,418,333	22%
Supportive Services Only	4	$ 0	$ 737,077	$ 737,077	3%
Homeless Management Information Systems (HMIS)	6	$ 63,358	$ 309,858	$ 373,216	2%
Grand Total	**120**	**$ 1,956,510**	**$ 22,643,786**	**$ 24,600,296**	**100%**

Source: Continuum of Care 2007

Table 90 depicts homelessness by race from the CT Counts 2008 survey, which reveals disproportionately greater rates of homelessness among African-Americans and Hispanics. The 2007 ACS reports whites, Hispanics and African-Americans as making up 74%, 10.9% and 9% of the state's population, respectively.

Table 90: Homelessness by Race				
Race/Ethnicity of Head of Household	**Sheltered**		**Unsheltered**	
	Single Adults	**Adults in Families**	**Single Adults**	**Adults in Families**
American Indian or Alaska Native	2%	1%	1%	0%
Asian	1%	0%	0%	0%
Black or African American	31%	38%	9%	25%
Hispanic/Latino (any race)	17%	28%	7%	0%
White	43%	36%	28%	50%
Other or Unknown	17%	19%	59%	50%

Source: CT Counts 2008

As in other parts of the survey, respondents could check off any and all categories in which they fit. The data of homelessness by race/ethnicity is unfortunately more difficult to analyze.

The Connecticut Counts 2008 final report reveals that the state mimics certain national demographic trends with regard to the homeless population: most are single adults, half of whom have a behavioral health disability and half of whom have been homeless for longer than one year. Singles are also mostly male, and aging. Families are younger, have much lower levels of disability, and are homeless for

shorter periods. Of those not yet homeless, at-risk populations include families living below the federal poverty guidelines, individuals released from correctional institutions, women and children leaving domestic abuse shelters, people suffering from severe mental health or substance abuse problems, and young people no longer age-eligible for foster care or those leaving the juvenile justice system.

While shelters do not provide a solution to homelessness, they are crucial to a well-functioning society. Many homeless people need mental health services, substance abuse services, self-care assistance, HIV/AIDS treatment, and a range of other types of counseling. Increasing the number of facilities that serve these needs while at the same time providing temporary, dependable residence, is one major avenue to address the problem of homelessness.

v. Other Special Needs

Populations with Other Special Needs

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

1. Elderly

Elderly refers to people age 62 and older. The 2007 ACS reported 572,456 elderly residents in Connecticut. This is 16.3% of Connecticut's total population. Some elderly persons require special adjustments, such as wheelchair-accessible entryways and single-level units. It is imperative that Connecticut pay special attention to elderly households that need modest, affordable living arrangements.

2. Frail Elderly

HUD, DECD and ACS have varying definitions for "frail elderly." HUD defines frail elderly as people age 62 and older who have limitations in three or more life activities such as bathing, dressing and housekeeping. DECD's Congregate Housing program has a separate definition for this population group—persons age 62 and over who have limitations in one or more life activities. The ACS questionnaire asks about two limiting activities. From the data collected by ACS, there were 31,710 "frail elderly" individuals residing in Connecticut.

3. Persons with Disabilities

Persons with disabilities may have one or more physical, mental and/or developmental conditions that constrain their possibilities for obtaining suitable housing. The disabled may require a single level home, special equipment to aid them in carrying out daily functions, or even a regular home nurse or family member to care for them. If their special needs are not met, many may become homeless. Financially, some are more independent than others. Table 91 indicates the most recent number of persons who are physically disabled or have a serious mental illness. These figures do not include those who are homeless or institutionalized.

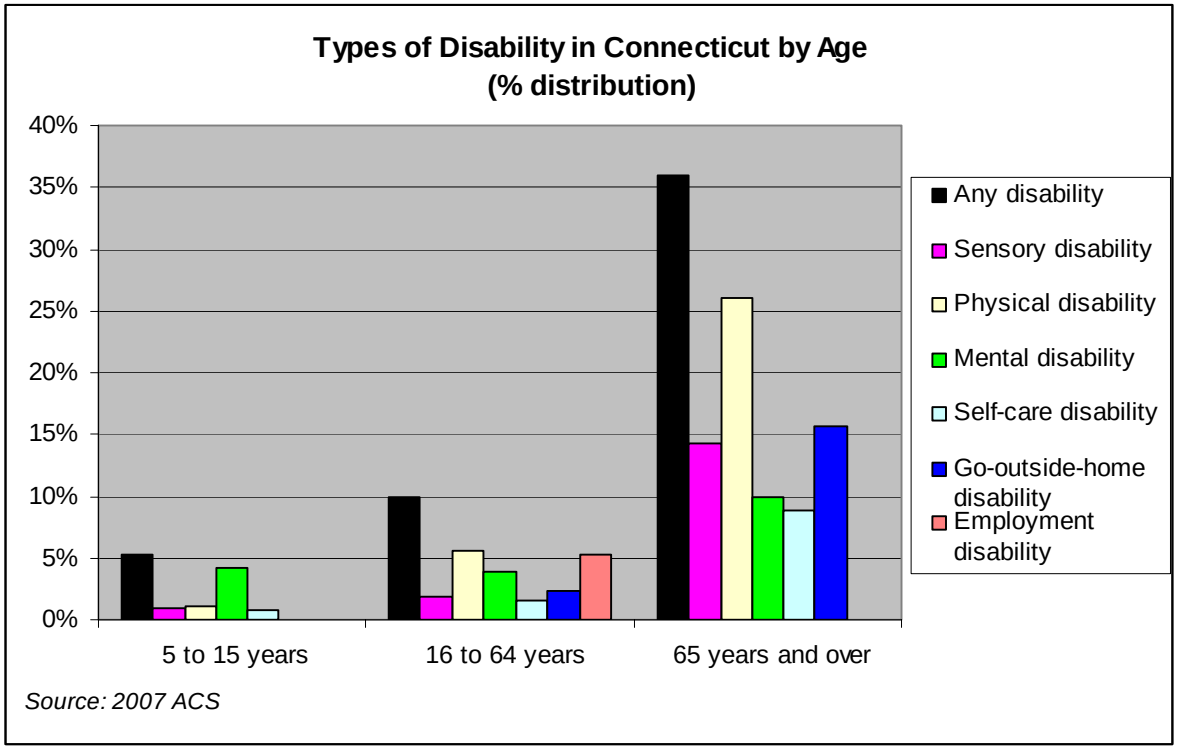
Table 91: Disabled Population in Connecticut

	Male	Female	Total
Physically Disabled			
5-17 years	3,374	3,699	7,073
18-34 years	7,171	6,346	13,517
35-64 years	41,461	49,308	90,769
65-74 years	17,968	19,841	37,809
75+ years	28,067	49,340	77,407
Totals	98,041	128,534	226,575
Mentally Disabled			
5-17 years	15,017	5,473	20,490
18-34 years	12,304	8,126	20,430
35-64 years	26,373	28,631	55,004
65-74 years	3,450	5,469	8,919
75+ years	8,008	16,586	24,594
Totals	**65,152**	**64,285**	**129,437**

Source: ACS 2008

The state's estimated number of physically disabled persons in 2008 was 226,575. Likewise the mentally disabled numbered 129,437. The severity of each disability varies. This data is difficult to assimilate into housing need calculations because there may be households with more than one disabled member or individuals with both a mental and a physical disability. Individuals who are homeless and disabled are not included in these totals. Chart 37 provides a percentage breakdown of the various types disabilities facing some state residents.

Chart 37: Types of Disability by Age



4. Domestic Violence Victims

According to the American Institute on Domestic Violence, 85-95% of nationwide domestic violence victims are female. Those persons who are victims of domestic violence are forced to turn outside of the home for shelter, safety and support. Connecticut's lack of affordable housing seriously reduces the level of independence and mobility that abused women desperately need

to uproot from their current situation. Often victims will have poor credit, rental and employment histories as a result of their abuse. These factors further complicate the process of securing them new housing opportunities.

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

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

5. Persons with Alcohol or Other Drug Addition

Table 92 shows alcohol and drug use trends in Connecticut for 2005 and 2006. The rate for substance dependence or abuse in Connecticut was lower than that of the nation. Additionally, the rates of persons needing but not receiving treatment for illicit drug problems or alcohol problems in Connecticut were 2.8% and

7.9%, respectively. Those numbers also exceed the national statistics of 2.5% and 7.3%, respectively.

Table 92: Percentages Reporting Past Year Alcohol or Drug Dependence and Abuse				
	Total	Age Group		
	12 Years or Older	12-17 Years	18-25 Years	26 Years or Older
Illicit Drug Dependence or Abuse*				
Connecticut	3.14	5.62	12.01	1.45
United States	2.83	4.65	8.14	1.66
Alcohol Dependence or Abuse				
Connecticut	8.48	5.94	23.07	6.57
United States	7.66	5.45	17.58	6.22
Alcohol or Illicit Drug Dependence or Abuse*				
Connecticut	10.09	9.06	28.64	7.38
United States	9.16	8.04	21.55	7.15

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

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

vi. Facilities and Services for Populations with Other Special Needs

1. Assisting Non-Homeless Persons Who Require Supportive Housing

The state of Connecticut offers various types of service-enriched housing (including supportive housing). The Department of Developmental Services (DDS) offers service-enriched housing to persons within the DDS system. As of June 2009, the total number of people receiving services from DDS was 15,390 and of the total, 5,653 people are enrolled in service-enriched housing. The number of DDS consumers living in a campus style facility, the Southbury Training School or DDS Regional Centers, is 723. Community Living Assignments (CLA), also known as group homes, house 3,781 persons. Community Training Homes are also supportive housing options for 413 DDS consumers. Some persons receiving services from DDS are also involved with housing support from other state agencies. The Department of

Mental Health and Addiction Services, the Department of Correction and the Department of Children and Families provided housing support for 106 people. There were 417 people receiving housing support from Connecticut's elderly programs. One hundred and seventeen people were in residential schools and 96 people were in other service-enriched housing programs while receiving DDS services.

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

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

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

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

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

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

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

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

4. Future Housing Production and Preservation Needs

a. Overview

i. Purpose of Analysis

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

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

produced, and further, from which future housing production need can be deduced.

ii. Analytical Approach

The analysis at the heart of this study is based on the results of a housing supply and demand model (hereinafter, the model), adapted by DECD and refined jointly by DECD and CHFA. This model is based on "the Mayberry Model"[22] created by Bruce Mayberry and the New Hampshire Housing and Finance Authority for the State of New Hampshire. The basic framework of the Mayberry model was adapted for use with Connecticut counties using demographic and employment data from the 1990 and 2000 Census; the 2006 American Community Survey (ACS) data; employment data from the REMI Policy Insight model and the Connecticut Department of Labor; and population data from the Connecticut State Data Center (for further details about the specific functioning of the model and its contents, please see the Connecticut Housing Supply and Demand Model Appendix).

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

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

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

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

iii. Analysis Limitations

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

b. Housing Trends Baseline

Overview

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

market's ability to meet existing demand. An analysis of baseline cost burden data, for this initial model, is used to identify demographic and economic trends in the population.

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

i. Demographic Trends and Current Picture

Statewide

Homeowner classification (renter or owner) specifies the different types of housing need at the baseline level. Statewide trends in the number of homeowners and renters are indicators of housing demand. Table 93 shows the statewide changes in the population and housing classifications. The average annual growth in the number of households slowed during the period 2000-2008 relative to the period 1990-2000. Those households categorized as renters declined annually by 2,462 in the period 2000-2008. This is inconsistent with the growth of total homeowners. The increase in Connecticut's homeownership rate from 2000 to 2008, 66.8% to 70.0%, and the subsequent decline in the rental rate from 33.2% to 30.0% indicate that an increasing number of people were purchasing homes during this period. The latter period also coincides with a time of extravagantly high subprime mortgage originations in the state.[23] During this time frame, Connecticut lost a large percentage of its renter population who were residents aged 25-34 years.

[23] (footnote 24) Subprime Mortgage Task Force Update, Connecticut Subprime Mortgage Taskforce, http://www.chfa.org/mainpages/SubprimeMortgageTaskForceActivitiesReport6-26-08.pdf, June 26, 2008

Table 93: Household Ownership Classifications					
Classification	**1990**	**2000**	**2008**	**Avg. Annual Change 1990 to 2000**	**Avg. Annual Change 2000 to 2008**
Households	1,230,479	1,301,670	1,329,305	7,119	3,454
Owners	807,481	869,729	917,062	6,225	5,917
Renters	422,998	431,941	412,243	894	-2,462
Ownership percentage of Total	65.6%	66.8%	70.0%		
Rental percentage of Total	34.4%	33.2%	30.0%		
Source: Census 1990 and 2000, ACS 2008					

The relationship between employment and working residents for a given area is used to identify housing demand. From 1990-2000, the state witnessed a decrease of over 28,000 working residents, although there was an increase in the state's total population. Only three counties (Fairfield, Hartford and New Haven) actually experienced a decline in the number of their working residents during that period. Between 2000 and 2006, there was an increase of working residents, and another smaller increase in total population.

The ratios in Table 94 project the need for housing based on employment projections. There is a positive correlation between growth in employment and demand for housing, the extent of which depends on the ratio of employment to population and housing. In order for the state to sustain the growth of business, there is a critical need for housing.

Table 94: Relationship of Household to Workers and Private Sector Jobs			
Relationship of Households to Workers and Private Sector Jobs Statewide ratio of:	**1990**	**2000**	**2006**
Households to working residents	0.74	0.79	0.78
Number of working residents per household	1.36	1.26	1.29
CT private sector covered employment (in-state jobs) per Household	1.10	1.12	1.04

Source: Census 1990 and 2000, ACS 2006

By County

Employment changes in a specific county affect demographic trends in adjacent counties. Therefore, these spillover effects need to be accounted for by the commuting patterns of the population exhibiting this relationship between employment and the number of working residents in surrounding counties. Table 95 shows the commuting patterns of county residents relevant to employment in other counties. Working residents create demand for housing in the county in which they reside as opposed to the county in which they work.

Table 95: 2000 Commuting Patterns – Number of Workers Commuting Across CT Counties

	Travel To The Following Counties:								
From:	**Fairfield**	**Hartford**	**Litchfield**	**Middlesex**	**New Haven**	**New London**	**Tolland**	**Windham**	**Outside State**
Fairfield	335,375	2,145	3,034	465	21,895	249	179	55	54,736
Hartford	2,669	350,790	3,544	11,080	16,940	2,069	4,710	679	10,098
Litchfield	11,459	13,595	51,500	540	12,715	49	64	0	3,625
Middlesex	1,160	19,225	193	41,635	12,830	3,875	409	108	726
New Haven	50,970	21,414	8,970	8,564	290,105	1,365	355	63	5,254
New London	415	7,089	14	4,910	1,634	107,230	999	3,180	3,520
Tolland	254	35,090	79	1,268	1,265	1,485	26,765	2,944	1,950
Windham	99	3,819	24	385	330	8,190	4,290	30,830	5,799

Source: Connecticut Department of Labor

c. Housing Supply and Demand Forecast

Overview

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

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

Table 96 compares estimated demand projections for housing based on projected employment growth to actual production that occurred for

2006. Actual production data was compiled from Census residential permit data. A side-by-side comparison for each county reveals discrepancies useful for identifying housing need. In Fairfield and New Haven counties actual 2006 production[24] was below forecasted production need. If we assume that housing production will not meet the demand in these counties, one can assume that the market will not meet the demand for housing. In the other counties production surpassed demand resulting in a housing surplus for that year.

Table 96: Estimated Demand Projections for Housing

	Forecasted Growth in Annual Residential Housing Needs 2006-2010	Total Residential Permits
State/County	**Employment Based Estimate**	**2006**
Fairfield	2,608	1,939
Hartford	1,961	2,305
Litchfield	22	541
Middlesex	241	634
New Haven	2,339	1,654
New London	866	1,006
Tolland	170	699
Windham	157	458
Connecticut	**8,364**	**9,236**

Source: 2006 Census data, CT Housing Model

ii. Demographic Forecast (Estimated)

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

1. Statewide

Table 97 shows Connecticut State Data Center population projections, which were used to generate a forecast of housing demand. The population projections are made on five-year intervals with respect to household population, group quarters

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

population and total population. The group quarters population refers to people living in an institution, college dormitory or shelter.

Table 97: Statewide Population Projections			
	2010	**2015**	**2025**
Household Population	3,393,184	3,436,658	3,538,655
Group Quarters Population	127,472	127,472	127,472
Total State Population	**3,520,656**	**3,564,130**	**3,666,127**

Source: Connecticut State Data Center

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

Employment data has a direct effect on population and the subsequent need for housing. For the period covering 2006 to 2015, Connecticut's employment growth is projected to be 0.78%. Table 98 illustrates how various employment scenarios, accounting for the effects of a changing economic environment, would generate a range of housing production needs for the state: lower than expected employment projections will reduce the need for housing production.

Table 98: Production Need Based on Different Employment Scenarios				
Employment Growth Assumptions		**Total Annual Production Need**		
Annual Growth Rate	**Annual Employment Growth**	**Owner**	**Renter**	**Total**
1.08%	18,859	9,048	3,992	12,637
0.78%	13,457	6,220	2,744	8,604
0.48%	8,182	3,542	1,576	4,798
0.18%	3,032	886	410	1,016

Source: CT Housing Supply and Demand Model

Table 99 shows the statewide estimates of population for the year 2015 from each of the three methodologies. From the population projections, the model estimates total households that are further categorized as renters or owners. At the state level, employment projections are larger than population projections, a trend that is consistent with historical data. The difference in population is the

result of the distinct methodological approaches from which to estimate demand for housing.

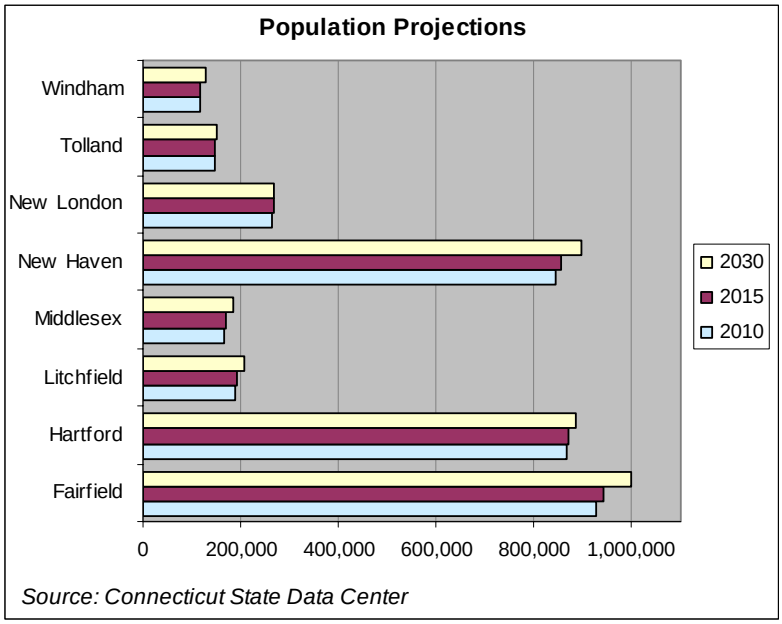
Table 99: Statewide Population Estimates Based on Three Projection Methods			
Statewide Total	**2015 – State Employment Projection**	**2015 – County Employment Projection**	**2015 – Population Projection**
Households	1,383,940	1,383,345	1,376,182
Owners	958,402	958,030	954,288
Renters	425,538	425,314	421,894
Total Population	**3,577,326**	**3,581,780**	**3,564,130**

Source: CT Housing Supply and Demand Model

2. By County

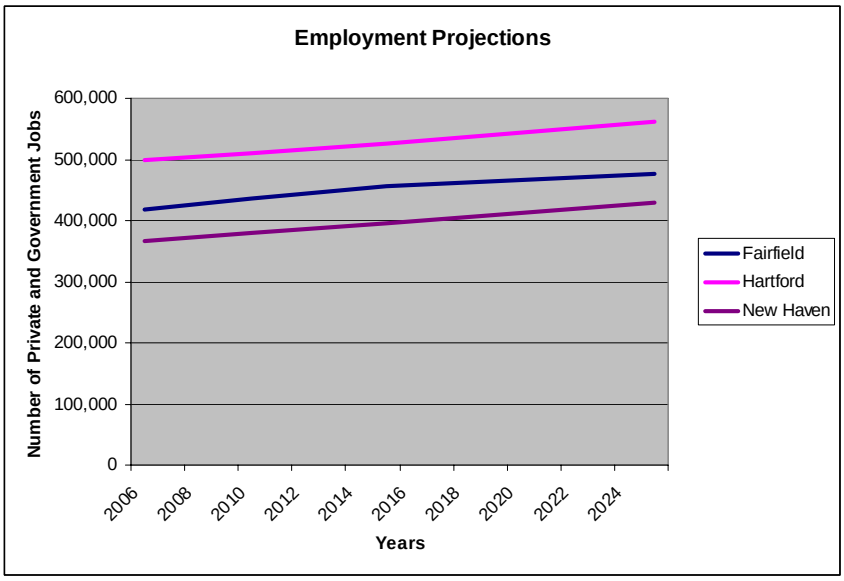
Chart 38 shows population projections for the years 2010, 2015, and 2030 for each Connecticut county. These projections are used for annual, short-term and long-term reporting at the county and state level. This data is a key component for estimating housing production in future years, and shows where population pressure will be most significant. Fairfield and New Haven are expected to have the greatest growth in population. The other counties will continue to grow, but at a slower rate.

Chart 38: Country-Level Population Projections in 5-Year Intervals



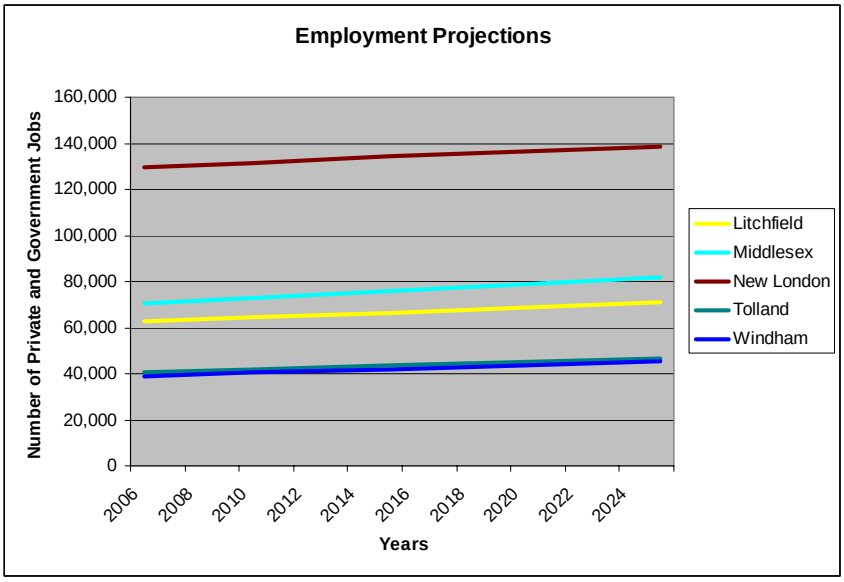
The following Charts 39 (a) and (b) show employment growth and levels by county. Connecticut's employment is greatest in Fairfield, Hartford and New Haven counties. The continued growth in employment in these counties reflects urbanization trends in employment and demography.

Chart 39a: County-Level Employment
Fairfield, Hartford, New Haven Counties



Source: CT Housing Supply and Demand Model

Chart 39b: County-Level Employment
All Other Connecticut Counties



Source: CT Housing Supply and Demand Model

iii. Housing Stock Forecast

1. Statewide

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

2. By County

Table 100 shows a projected range of 1,435,231 to 1,443,236 units in Connecticut's need for housing stock by the year 2015. Population projections are generally more conservative than employment projections, thus housing production projections based on population are lower than those using employment. It is important to understand that reported housing production estimates vary as a result of multiple methodologies.

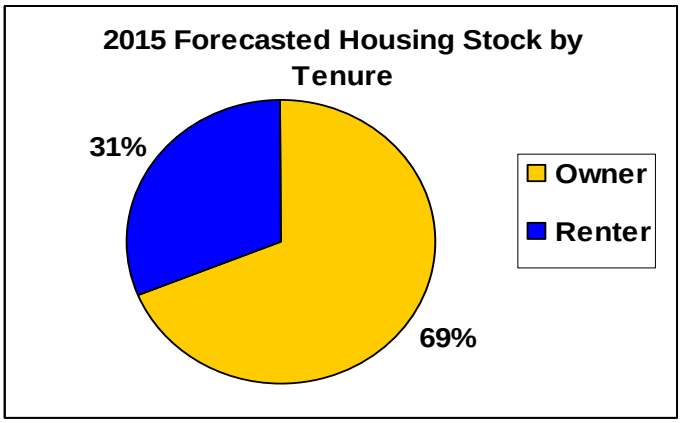
Table 100: Connecticut Housing Stock Forecasted for 2015

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

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

Chart 40 shows the distribution for the total housing stock for 2015 in Connecticut. Owned households units account for 69% and rental units account for 31% of the forecasted units in 2015.

Chart 40: Ownership Proportions for State Projected Housing Stock



Source: CT Housing Supply and Demand Model

Table 101 shows the forecasted housing stock by county. The three methods used forecast the expected housing stock for 2015 by ownership.

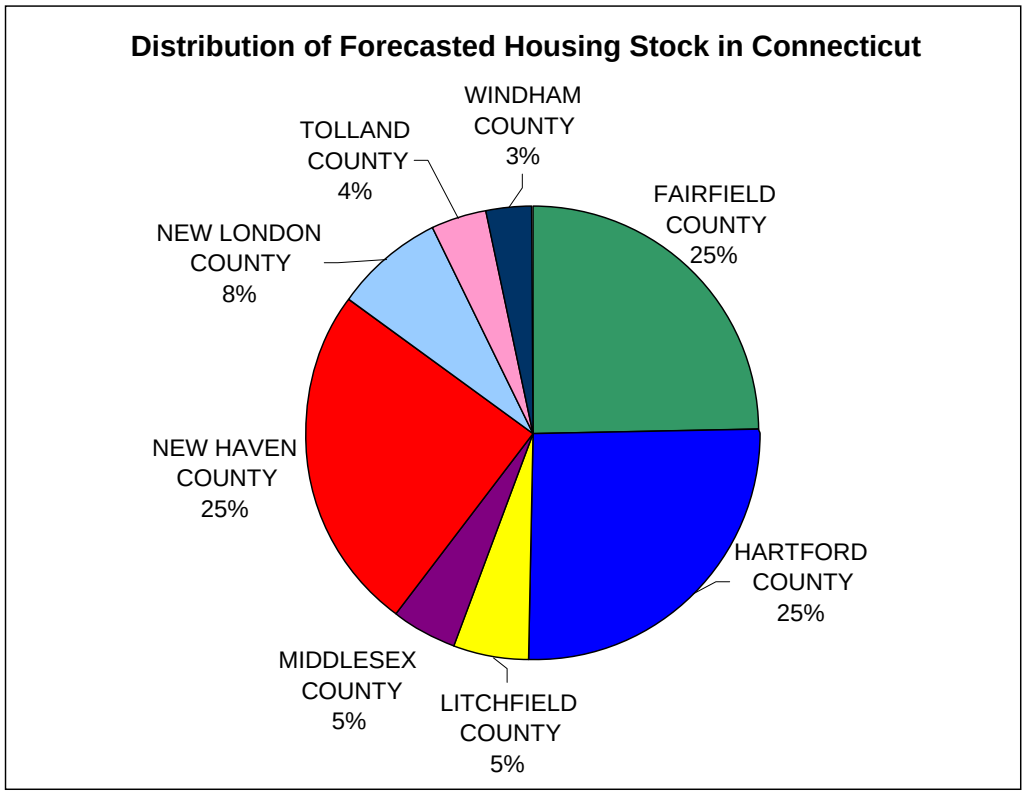
Table 101: Forecasted Connecticut Counties Housing Stock for 2015

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

Source: CT Housing Supply and Demand Model

Chart 41 represents the distribution of the projected 2015 housing stock in Connecticut. The urbanized counties of Connecticut — Fairfield, Hartford and New Haven—are projected to have 75% of the state's 2015 housing stock.

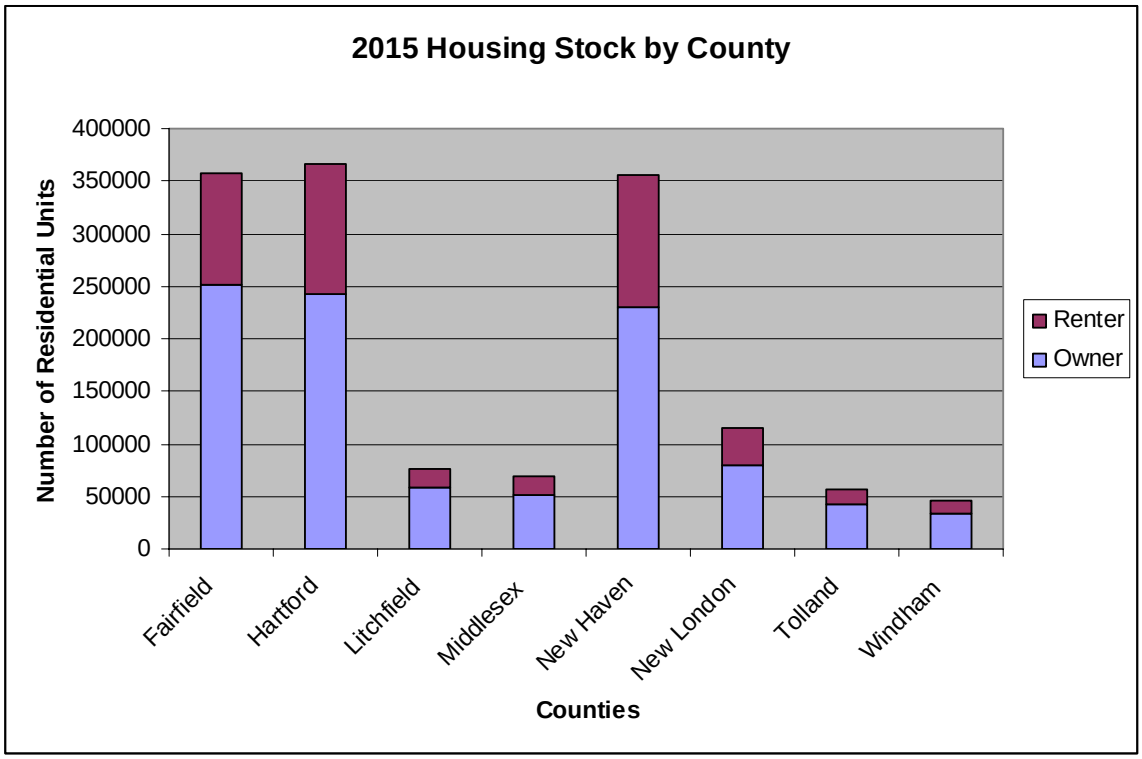
Chart 41: Connecticut Counties Distribution of Housing Stock for 2015



Source: CT Housing Supply and Demand Model

Chart 42 shows the distribution by units by ownership for each county. The lower section of the bar denotes homeownership forecasts and the upper section of the bar shows renter forecasts.

Chart 42: Ownership of Forecasted Housing Stock for 2015 by County



Source: CT Housing Supply and Demand Model

d. Production Need

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

i. Short-Term Detailed Analysis

1. Statewide

Table 102 shows the distribution of net housing production needed at the county level for 2015. The net amount is the difference between the projected housing supply needed and the existing stock. Net production is differentiated by owner-occupied and rental housing needed to meet demand in each county. The rightmost table columns (A, B and C) are further computations from the model that show the annual production needed to meet the projected 2015 housing need. Columns A and B contain the employment-driven methodologies and column C represents the population-driven methodology. For example, the population-

driven projection suggests 52,183 homeownership units will need to be created to meet 2015 need. During the 2006-2015 period, each year 5,798 homeownership units should be created to say on track to meet the 2015 need. Overall, the state will need approximately 67,888 to 75,893 additional housing units (owner-occupied and rental) by 2015 to meet the growing needs. Each year between 2006 and 2015, 7,543 to 8,433 housing units will need to be created. Then in 2015, the housing need should be met and the market would be at equilibrium.

Table 102: State Net Production Need for 2015

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

Source: CT Housing Supply and Demand Model

2. By County

Table 103 presents the net production need for rental and owner-occupied units by county. The net production need is positive for almost all counties. Litchfield County's negative employment growth from the 2000 – 2006 period impacts the forecast for that county and its housing production need. However, the other two forecast methods, by population and employment growth share, suggest there will be a small number of additional units needed. The data suggests the urban counties in Connecticut (Fairfield, Hartford and New Haven) will experience the greatest need throughout the state.

Table 103: Net Production Need for 2015 by County							
County		*2000-2015 Estimated Housing Supply Requirements for Resident Population*			Average Annual Production Potential 2006-2015		
		Employment-Driven: CtDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Fairfield	Owner	13,621	16,997	21,384	1,513	1,889	2,376
	Renter	5,059	6,472	8,308	562	719	923
	Total	**18,681**	**23,469**	**29,692**	**2,076**	**2,608**	**3,299**
Hartford	Owner	17,386	14,086	6,719	1,932	1,565	747
	Renter	5,247	3,566	-188	583	396	-21
	Total	**22,633**	**17,652**	**6,532**	**2,515**	**1,961**	**726**
Litchfield	Owner	1,020	380	4,014	113	42	446
	Renter	11	-182	913	1	-20	101
	Total	**1,031**	**198**	**4,928**	**115**	**22**	**548**
Middlesex	Owner	1,400	1,376	3,403	156	153	378
	Renter	800	791	1,533	89	88	170
	Total	**2,200**	**2,168**	**4,936**	**244**	**241**	**548**
New Haven	Owner	14,363	15,487	10,416	1,596	1,721	1,157
	Renter	4,948	5,562	2,790	550	618	310
	Total	**19,311**	**21,049**	**13,206**	**2,146**	**2,339**	**1,467**
New London	Owner	6,742	5,860	3,241	749	651	360
	Renter	2,331	1,936	766	259	215	85
	Total	**9,072**	**7,796**	**4,007**	**1,008**	**866**	**445**
Tolland	Owner	1,417	1,115	1,922	157	124	214
	Renter	516	418	680	57	46	76
	Total	**1,933**	**1,534**	**2,602**	**215**	**170**	**289**
Windham	Owner	411	680	1,084	46	76	120
	Renter	621	734	902	69	82	100
	Total	**1,032**	**1,414**	**1,986**	**115**	**157**	**221**

Source: CT Housing Supply and Demand Model

ii. Long-Term Detailed Analysis

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

1. Statewide

Connecticut will continue to have a positive net production need in 2025. Forecasting to 2025 introduces more uncertainty and, therefore, broadens the range of expected housing production need. The total net production need suggested for the state ranges from 108,204 to 155,058 additional housing units. Table 104 shows the estimated housing supply requirements for 2025.

Table 104: State Net Production Need for 2025						
	2000-2025 Estimated Housing Supply Requirements for Resident Population			Average Annual Production Potential 2006-2025		
	Employment-Driven: CtDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Owner	110,549	109,169	80,153	5,818	5,746	4,219
Renter	44,509	44,262	28,052	2,343	2,330	1,476
Total	**155,058**	**153,432**	**108,204**	**8,161**	**8,075**	**5,695**

Source: CT Housing Supply and Demand Model

2. By County

Projecting to 2025, at the county level, the range of the net production need estimates from the three methods increased. Overall, each county expects positive net production need in 2025. The counties with smaller need are the rural counties: Litchfield, Middlesex, New London, Tolland and Windham. The counties with greater need are Fairfield, Hartford and New Haven. Table 105 provides specific data.

Table 105: Net Production Need for 2025 by County							
County		*2000-2025 Estimated Net Production Need for Resident Population*			Average Annual Production Potential 2006-2025		
		Employment-Driven: CtDOL Projections (A)	Employment-Driven: REMI Projections (B)	Population-Driven: CT State Data Center Projections (C)	(A)	(B)	(C)
Fairfield	Owner	26,126	23,759	30,769	1,375	1,250	1,619
	Renter	10,293	9,303	12,237	542	490	644
	Total	**36,419**	**33,062**	**43,006**	**1,917**	**1,740**	**2,263**
Hartford	Owner	31,242	29,170	9,740	1,644	1,535	513
	Renter	12,306	11,251	1,351	648	592	71
	Total	**43,548**	**40,421**	**11,091**	**2,292**	**2,127**	**584**
Litchfield	Owner	4,302	3,979	6,775	226	209	357
	Renter	1,000	903	1,745	53	48	92
	Total	**5,302**	**4,881**	**8,520**	**279**	**257**	**448**
Middlesex	Owner	4,314	4,950	6,393	227	261	336
	Renter	1,866	2,098	2,626	98	110	138
	Total	**6,179**	**7,048**	**9,019**	**325**	**371**	**475**

Table 105 (continued): Net Production Need for 2025 by County							
		2000-2025 Estimated Net Production Need for Resident Population			Average Annual Production Potential 2006-2025		
		Employment-Driven: CtDOL Projections	Employment-Driven: REMI Projections	Population-Driven: CT State Data Center Projections			
County		**(A)**	**(B)**	**(C)**	**(A)**	**(B)**	**(C)**
New Haven	Owner	27,422	32,064	17,274	1,443	1,688	909
	Renter	12,086	14,624	6,539	636	770	344
	Total	**39,508**	**46,688**	**23,813**	**2,079**	**2,457**	**1,253**
New London	Owner	11,244	8,666	3,970	592	456	209
	Renter	4,342	3,190	1,092	229	168	57
	Total	**15,587**	**11,856**	**5,062**	**820**	**624**	**266**
Tolland	Owner	3,804	3,874	2,463	200	204	130
	Renter	1,292	1,314	856	68	69	45
	Total	**5,096**	**5,188**	**3,319**	**268**	**273**	**175**
Windham	Owner	2,095	2,708	2,769	110	143	146
	Renter	1,324	1,580	1,605	70	83	84
	Total	**3,419**	**4,287**	**4,374**	**180**	**226**	**230**

Source: CT Housing Supply and Demand Model

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

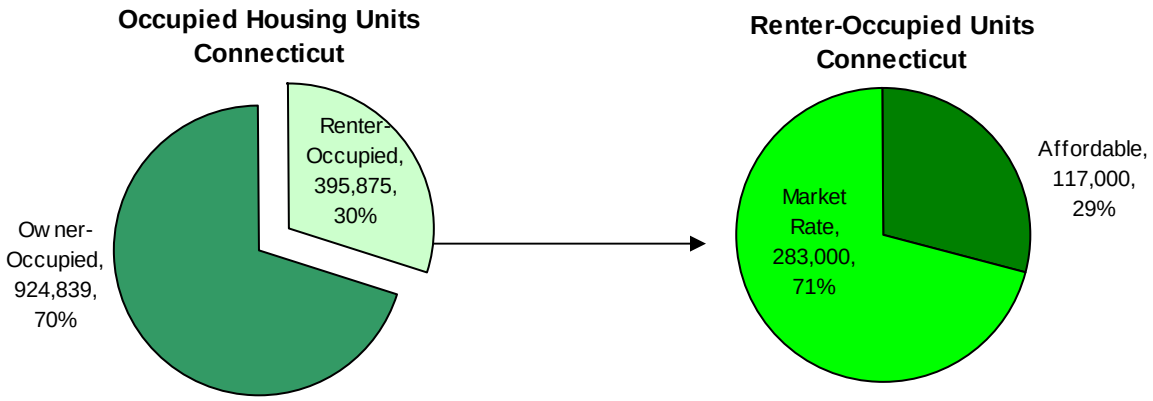
There is an overall need for housing in Connecticut, especially for affordable housing units. There will be an increasing demand for rental housing in the state, as there has been a depletion of rental properties as people continue to buy/convert properties. The current need is projected to grow with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

e. Preservation -- Affordable Units

In Connecticut there are about 1.3 million occupied housing units. Of those housing units, about 70% are owner-occupied and the remaining 30% or 400,000 units are renter-occupied. About 117,000 rental units in Connecticut

are considered affordable housing through federal or state financing, or through deed restrictions; the remaining 283,000 units are considered market rate units. Charts 43 and 44 show the distribution of housing in Connecticut.

Chart 43: Occupied Housing Units **Chart 44: Renter-occupied Units**



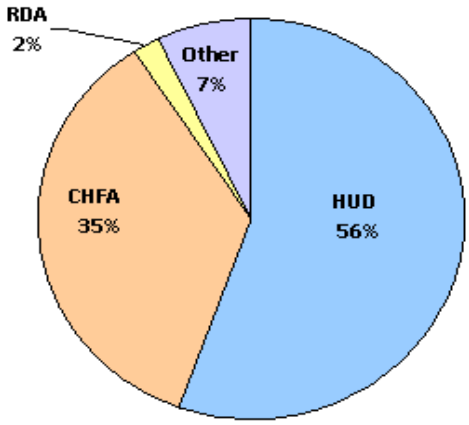
Sources: U.S. Census, American Community Survey 2007 and CHFA

Of the 117,000 affordable rental housing units in Connecticut about 40,600 are administered by the Connecticut Housing Finance Authority (CHFA) through mortgage financing, tax credit financing, or through portfolio management. About 63,600 of the units are administered by HUD[25] and approximately 2,300 are administered by the United States Department of Agriculture's (USDA) Rural Development Agency. Chart 45 displays the management of affordable housing and Chart 46 displays the types of affordable housing in Connecticut.

[25] HUD includes assisted units, tenant-based programs including vouchers, state rental assistance certificates, and LIPH

Chart 45: Management of Affordable Housing in Connecticut

Management of Affordable Housing Units in Connecticut

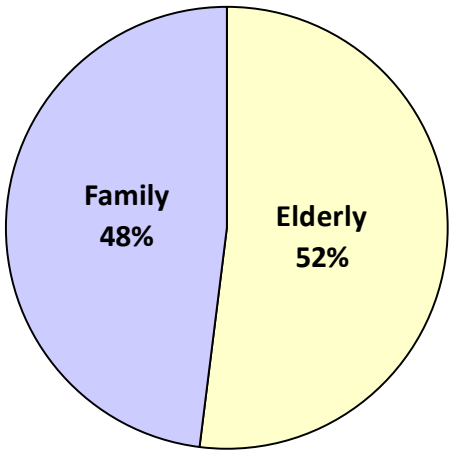


Source: CHFA

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

Chart 46: Affordable Housing in Connecticut

Types of Affordable Housing In Connecticut
(CHFA Preservation Database of 84,000 units)



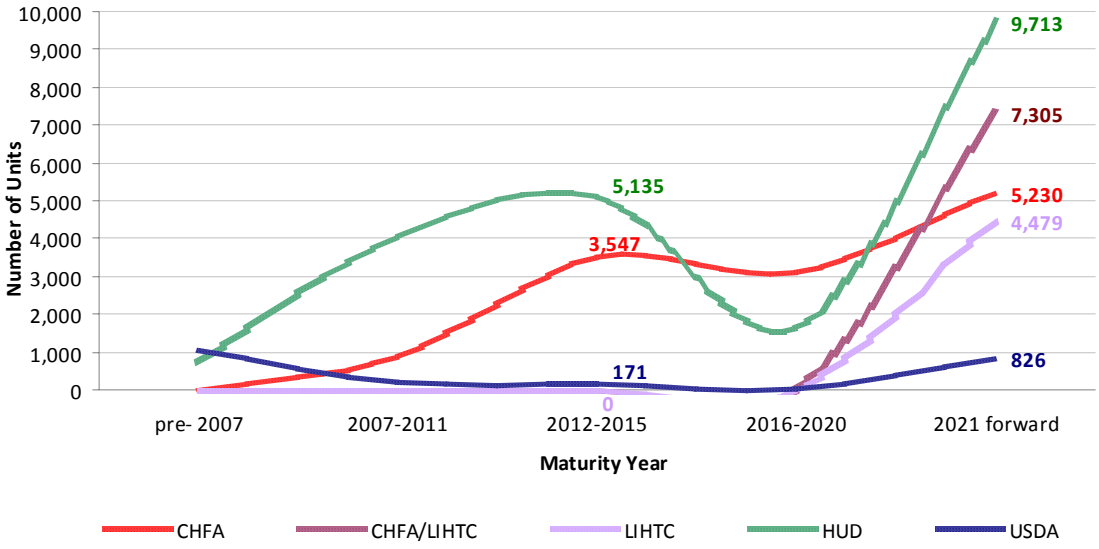
Source: CHFA

i. Expiring Units

Affordable housing is only required to stay affordable through restrictions that are put in place through mortgage financing, when receiving tax credits or through deed restrictions. These restrictions are not perpetual and expire by their terms upon maturity of their mortgages or other agreements. Of the 114,000 affordable units in Connecticut, that approximately 8,800 units will lose their obligation to remain affordable from 2012 to 2015. Another 4,800 will lose their requirement to remain affordable between 2016 and 2020 and approximately 27,500 units will lose their affordability after 2021. Chart 47 shows the expiration dates for affordable housing based on the administrator of the housing unit.

Chart 47: Expiring Use Restrictions

Existing Assisted Housing Stock
Incidence of Expiring Use Restrictions



Source: CHFA

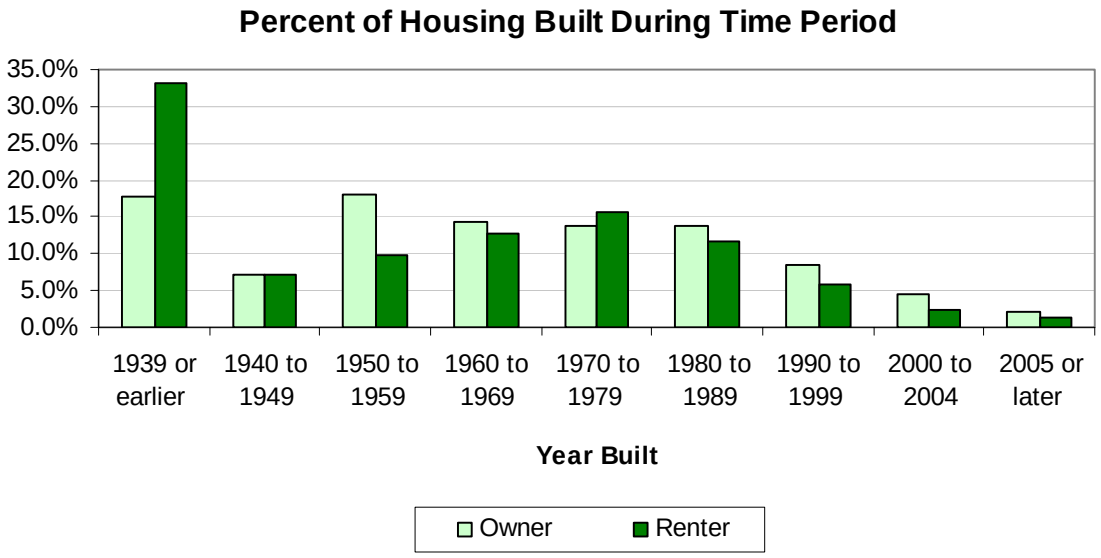
As these properties age and struggle with physical deterioration, many are provided financing that will have affordable housing restrictions placed on them again – usually an additional 30 years. Over the past several years, CHFA has been working to offer financing to many of

these properties that are at risk of expiring so that they may remain part of the assisted housing inventory in the state. While it may not always ensure that the properties will retain their most restrictive subsidies and income limits during this period, CHFA hopes their efforts will help to stabilize the affordable housing market while at the same time add new affordable units through housing development programs.

ii. Connecticut's Housing Stock

The housing stock of renter-occupied units is generally older than owner-occupied units. A third of renter-occupied housing was built before 1939 while 18% of owner-occupied units were built before 1939. Chart 48 illustrates the percentage of housing built in various periods.

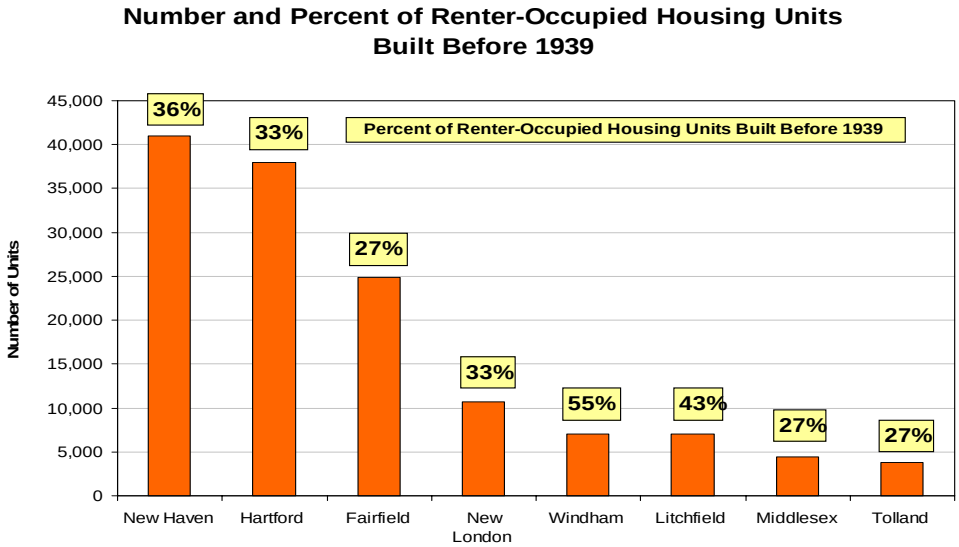
Chart 48: Percent of Housing Built in Various Periods



Source U.S. Census, American Community Survey 2008

There are nearly 138,000 renter-occupied housing units in Connecticut that were built before 1939 as shown below in Chart 49. These units will need more frequent and possibly more expensive maintenance and repairs in the coming years. Most of the oldest renter-occupied units are in New Haven, Hartford and Fairfield counties. However, Windham County has more than half of their total renter-occupied housing stock that was built before 1939.

Chart 49: Number of Renter-Occupied Housing Units Built Before 1939

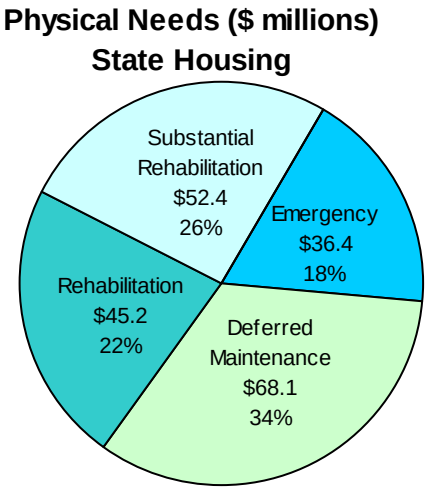


Source U.S. Census, American Community Survey 2008

iii. Physical Deficiencies of State Housing

When looking at the state housing portion of CHFA's portfolio, there is about $202 million worth of physical needs for approximately 13,000 units of housing. Chart 50 shows the category of need that is necessary in these housing units.

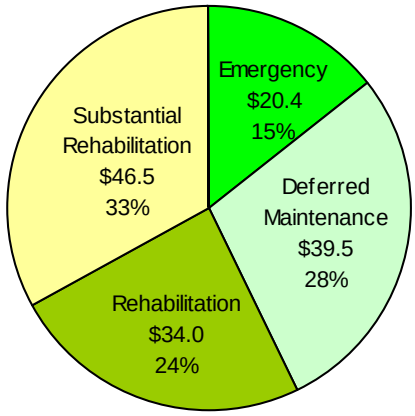
Chart 50: Physical Needs



Source: CHFA

It is anticipated that about $62 million of the physical needs in state housing can be funded either through reserves or through a loan. Therefore, there is an additional $140 million of unfunded needs. Chart 51 shows the various categories of unfunded needs.

Chart 51: Unfunded Needs

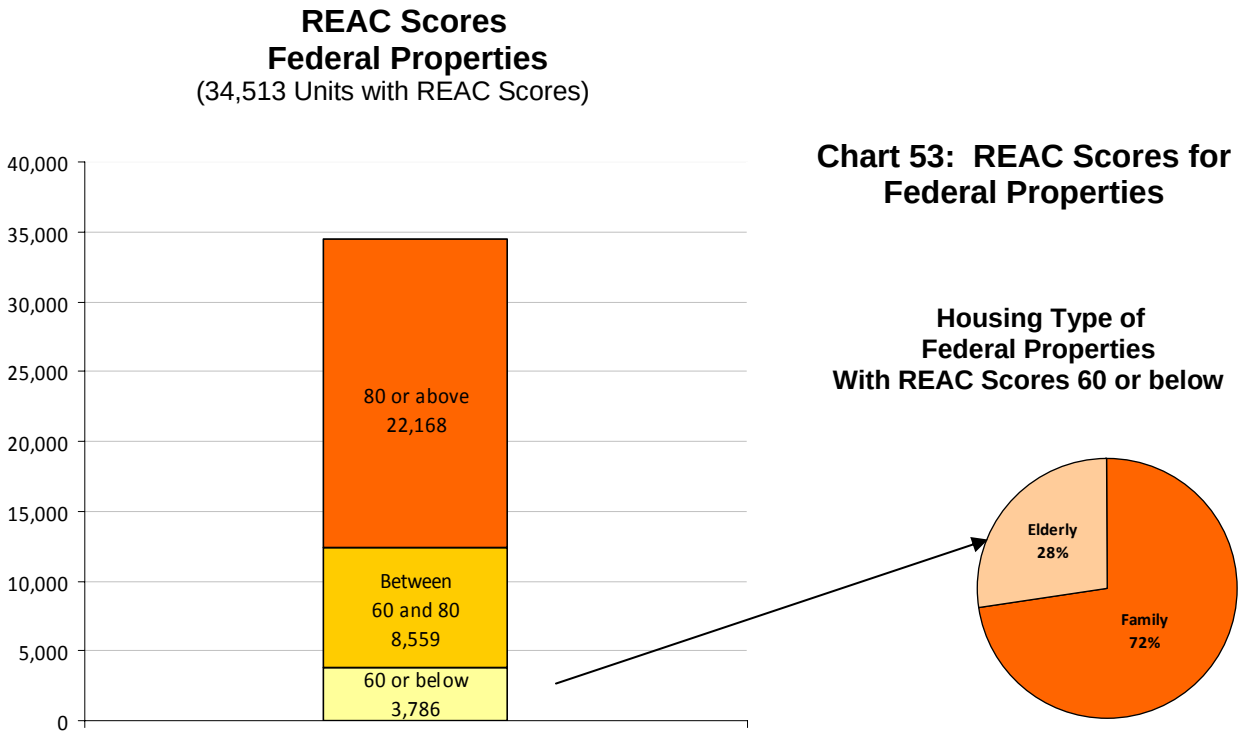


Source: CHFA

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

When examining federal housing in Connecticut, about 11% of the units have Real Estate Assessment Center (REAC) scores below 60, which indicate a deficiency and an immediate need for attention. Of the federal properties in Connecticut with REAC scores sixty or below, 72% are family units and 28% are elderly units. Charts 52 and 53 show the distribution of REAC scores for federal properties and the type of housing units that are most in need of attention.

Chart 52:
REAC Scores for Federal Properties



Source: CHFA

5. Housing Affordability Assessment

"About 72% of Connecticut's 'top new jobs' through 2014 according to the state labor department are expected to pay less than $40,000 annually, indicating that affordable workforce housing will be an important economic issue in years to come. The wage needed to affordably rent a typical two bedroom apartment in Connecticut is now almost $44,000 a year."[26] Connecticut faces a significant need for affordable housing in each county. Based on the number of residents spending more than 30% of their income on gross rent in the 2008 ACS, a total of approximately 199,000 rental units need to be created throughout the state (Table 110). That is a need that has

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

increased by 11,000 units since 2006. With proper policy incentives, rental units can be created to relieve the cost burden.

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

Cost Burden Trends and Current Picture

a. Income Distribution

Table 106 shows the statewide distribution of households by income group and ownership for Connecticut in 2000. There are a larger number of renters in the low income groups relative to homeowners.

Table 106: 2000 Income Distribution by AMI and Home Ownership

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

Source: U.S. Census 2000

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

Table 107 shows the statewide distribution of households by income range and household size. The income groupings are related to area

median income (AMI) and are adjusted for family size. Family sizes are classified as the following:

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

The first three income ranges are the traditional HUD definitions.[27] The others were added to provide a broader spectrum of housing need, calculated according to the methodology provided in the Overview of HUD Public Housing Section 8 Income Limits.

These income groups span the spectrum of household income. With these income levels cross-tabulated with household size, the baseline housing need could be further identified. A low income level coupled with a high number of people in the household indicates a high level of existing need. In Table 107, a low-income level coupled with a high number of people in the household indicates the severest level of cost burden and starts to introduce the issue of housing overcrowding.

Table 107: 2000 Household Income Distribution by Household Size

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

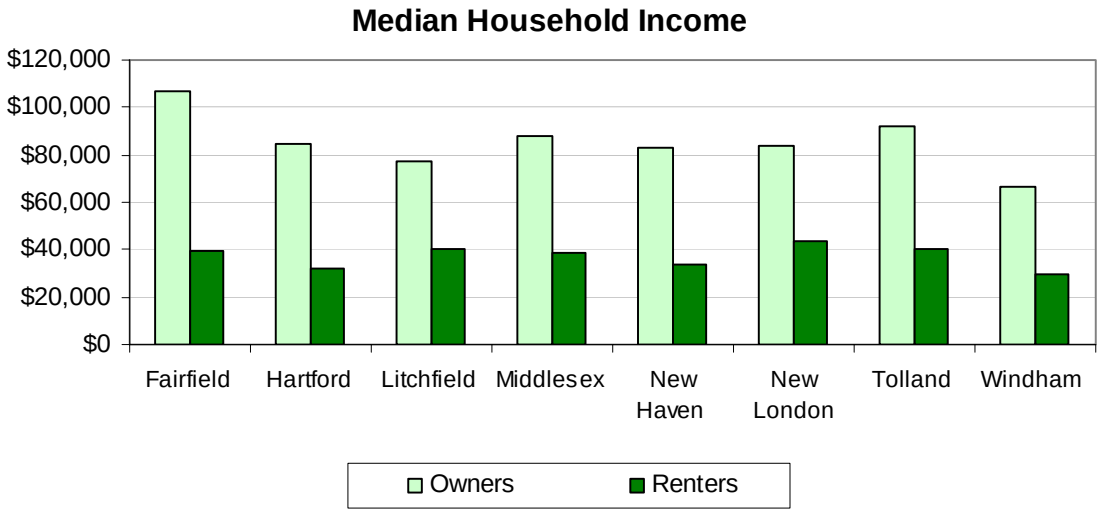
Source: Census 2000 interpolation by DECD

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

In general, renters tend to have lower income than homeowners. The 2008 median household income in Connecticut was almost $69,000. However, people in owner-occupied housing had median household income of $87,000 while people in renter-occupied housing had median household income of about $36,000. See Chart 54.

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

Chart 54: Median Household Income by County



Source U.S. Census, American Community Survey 2008

b. Cost Burdened Households

Households are considered cost burdened when 30% or more of their income is spent on housing costs. According to the American Community Survey (ACS), nearly half a million households in Connecticut pay more than 30% of their incomes for housing (Table 108). It is extremely important to preserve the affordable housing that is currently in Connecticut and add to the affordable housing stock in the state. This is especially true in certain target areas and towns such as

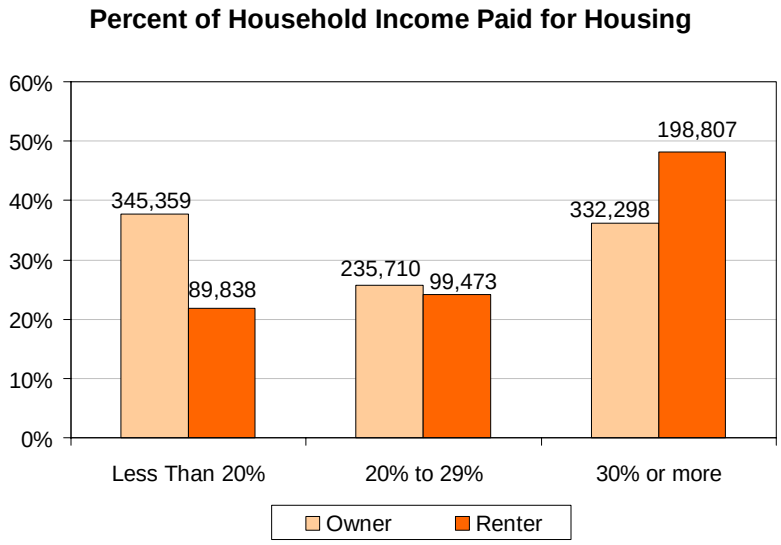
New Haven and Fairfield counties, where the cost of living is generally higher than in other areas of the state.

Table 108: Owner and Renter Costs as Percentage of Median Income								
	Homeowner Costs as a % of Median HH Income				Renter Costs as a % of Median Income			
State/County	**< 20%**	**20% – 29%**	**30% +**	**Unknown**	**< 20%**	**20% – 29%**	**30% +**	**Unknown**
Fairfield	36.7%	23.8%	39.0%	0.5%	22.2%	22.2%	49.7%	5.9%
Hartford	40.4%	26.6%	32.7%	0.2%	23.1%	23.0%	48.5%	5.4%
Litchfield	35.1%	26.7%	38.0%	0.2%	26.8%	20.3%	45.7%	7.3%
Middlesex	40.5%	26.1%	33.2%	0.2%	29.7%	20.0%	39.9%	10.3%
New Haven	34.6%	25.6%	39.2%	0.6%	18.7%	23.8%	51.5%	6.1%
New London	39.2%	26.6%	34.0%	0.2%	22.2%	31.8%	40.4%	5.5%
Tolland	42.3%	29.4%	28.2%	0.1%	20.5%	31.8%	47.2%	0.5%
Windham	35.8%	24.8%	38.4%	0.9%	19.6%	32.9%	41.0%	6.5%
Connecticut	**37.7%**	**25.7%**	**36.2%**	**0.4%**	**21.8%**	**24.1%**	**48.2%**	**5.9%**

Source: 2008 ACS

Renters are generally more likely to pay a greater portion of their incomes for housing than owners are. Chart 55 shows that in 2008, nearly half of the renter-occupied households paid more than 30% of their household income for housing while 36% of owners paid more than 30% of their household income for housing.

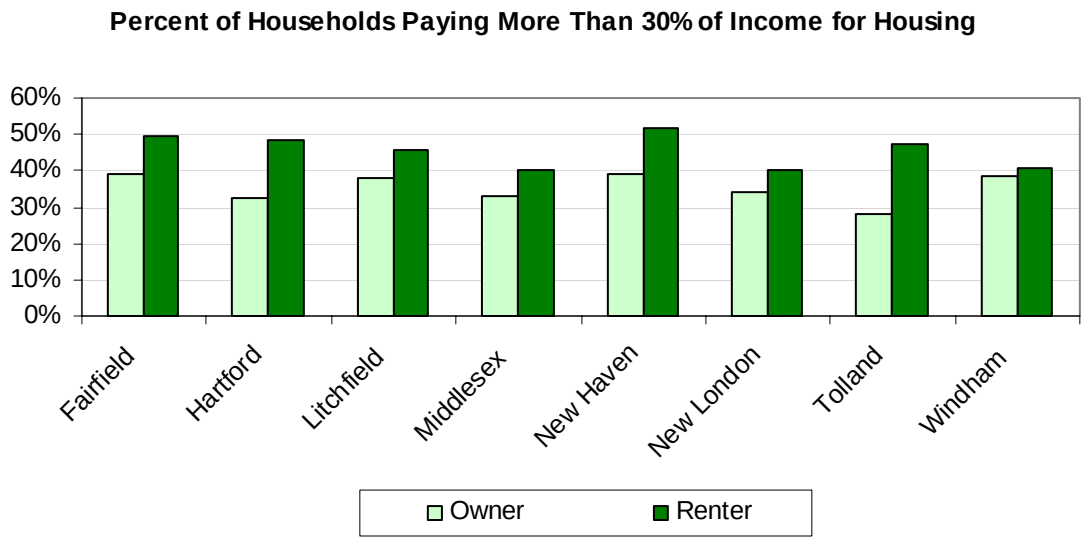
Chart 55: Percent of Household Income Paid for Housing



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

By county, there is a similar disparity between owners and renters with renters more likely to be paying more than 30% of their household income for housing, as shown in Chart 56.

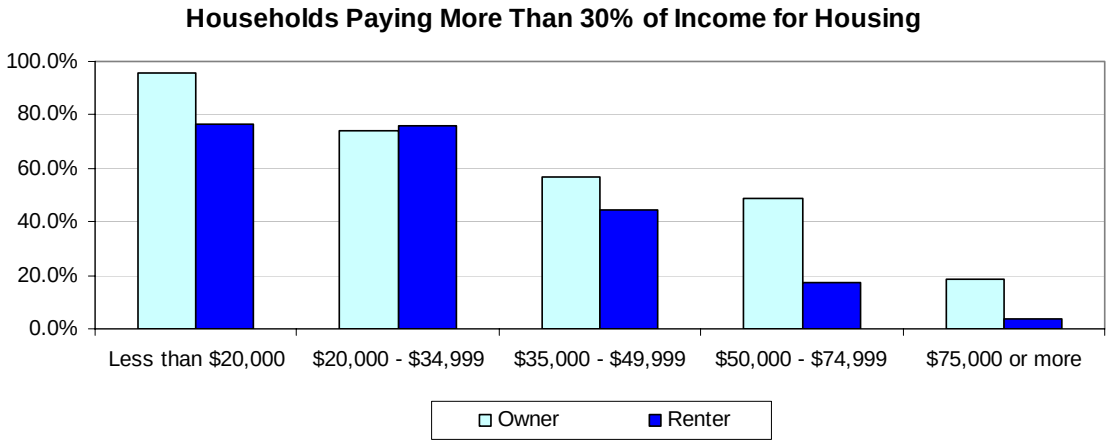
Chart 56: Households Paying More Than 30% of Their Income for Housing



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

What is most striking is that those households with the lowest incomes are the households that are most likely to be paying more than 30% of their incomes for housing. Almost all (96%) homeowners who earn less than $20,000 pay more than 30% of their household incomes for housing, as illustrated in Chart 57. For renters in this same income category, 77% pay more than 30% of their household income for housing. Of households receiving the highest incomes, ($75,000 or more), 4% of renters and 18% of owners pay more than 30% of their household incomes for housing.

Chart 57: Households Paying More 30% of their Income for Housing



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

c. Renters

Table 109 tracks the renter population with economic characteristics of excessive cost burden historically. The number of renters with excessive cost burden decreased from 1990 to 2000. However, the number of renters with excessive cost burden increased for households earning less than 30% of the area median income.

Table 109: Cost Burdened Rental Households

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

Source: Census 1990 and 2000

Table 110 shows the number and percentage of renters that have gross rent exceeding the HUD guideline of 30% for each county in Connecticut in 2008. For a renter household to be considered affordable, housing expenses should not exceed 30% of the household's total income. Fairfield County had the greatest gap and

the greatest need for affordable housing, as 49.7% of its renters were burdened with excessive housing costs. Several counties follow closely, with Middlesex County having the lowest percentage of burdened renters at 39.9%.

Table 110: Gross Rent Greater than 30% of Income

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

Source: 2008 ACS

d. Homeowners

Table 111 shows cost burden data for Connecticut homeowners, for whom there was at each income level an increase except for those homeowner households earning more than 100% of the AMI.

Table 111: Cost Burden Data for Connecticut Homeowners

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

Source: Census 1990 and 2000

For each county, the 1990-2000 distribution of households categorized by income and size is included in the housing baseline. Table 112 shows the current housing situation. Using cumulative distribution data, future housing production is segmented to meet the demand for specific housing characteristics such as size and affordability. County level data

provides a more detailed account of the need for housing in specific locations. This information is useful to identify and help target areas of need for policymakers.

Table 112: Homeowner Costs Greater than 30% of Income			
State/County	**Number of Homeowners**	**Ownership Costs Greater than 30% of Income**	**Percentage with Costs Greater than 30% Income**
Fairfield	233,244	91,012	39.0%
Hartford	228,180	74,664	32.7%
Litchfield	57,821	21,951	38.0%
Middlesex	50,108	16,638	33.2%
New Haven	207,430	81,324	39.2%
New London	70,949	24,099	34.0%
Tolland	39,460	11,126	28.2%
Windham	29,870	11,484	38.4%
Connecticut	**917,062**	**332,298**	**36.2%**

Source: 2008 ACS

Table 112 shows the number and percentage of Connecticut homeowners that have housing costs exceeding 30% of their household income. Again, housing is considered affordable for homeowners when housing costs do not exceed 30% of the household income. Qualifying income for a median-priced home in Connecticut in 2008 was $69,000.[28] All eight counties have a current need for ownership housing units that are affordable for these overextended households. The greatest need is in New Haven County where 39.2% of homeowners are burdened by housing costs. Compared to other Connecticut counties, Tolland County has the least need with 28.2% of homeowners being burdened by housing costs.

e. Cost Burden

Households are considered severely cost burdened when 50% or more of their income is spent on housing expenditures. Table 113 shows the number and percentage of severely cost-burdened renters and homeowners in Connecticut in 2007. The table shows that 24.9% of all rental households and 14.1% of all owner occupied households are severely cost burdened. There are almost four times as many cost-

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

burdened homeowners with a mortgage, compared to those without a mortgage. The solution to the problem of cost-burdened renter households is to offer affordable housing.

Table 113: Connecticut Household Cost as a Percentage of Household Income					
	Total	**Severe Cost Burden**	**Mortgage**	**No Mortgage**	**Percentage of Severe Cost Burden**
Renter	412,243	102,559	N/A	N/A	24.9%
Owner	917,062	128,985	102,096	26,889	14.1%

Source: 2008 ACS

f. Affordability Need

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

Table 114 shows a comparison of housing affordability between the United States and Connecticut. There are six variables used to calculate the composite affordability index: median priced home, mortgage rate, monthly principal and interest payment, payment as a percentage of income, median family income and qualifying income. The composite affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median priced, existing single-family home as calculated by the National Association of Realtors (NAR). The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home.

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

Table 114: Homebuyer Affordability Index – United States vs. Connecticut

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

Source: Connecticut Association of Realtors

Table 115 shows the distribution of household incomes of Connecticut homeowners (in 2007 inflation-adjusted dollars).

Table 115: Household Income in the Past 12 Months			
	Total Occupied	**Owner Occupied**	**Renter Occupied**
Less than $5,000	2.3%	1.0%	5.3%
$5,000 to $9,999	3.4%	1.0%	8.6%
$10,000 to $14,999	4.1%	2.0%	8.6%
$15,000 to $19,999	3.9%	2.4%	7.4%
$20,000 to $24,999	4.0%	2.6%	7.2%
$25,000 to $34,999	7.6%	5.5%	12.3%
$35,000 to $49,999	11.1%	9.2%	15.3%
$50,000 to $74,999	17.8%	17.6%	18.2%
$75,000 to $99,999	13.9%	16.2%	8.7%
$100,000 to $149,999	16.9%	22.0%	5.5%
$150,000 or more	15.1%	20.6%	3.0%
Median Household Income	$68,595	$87,419	$35,465

Source: 2008 ACS

The National Low Income Housing Coalition (NLIHC) publishes an annual report, *Out of Reach*, which provides a comparison of wages and rents in various jurisdictions within each state.[29] Using the affordability standard that households should not pay more than 30% of their income on housing expenditures, the NLIHC calculates the wage a household must earn in order to afford various sized rental units based on each area's Fair Market Rent (FMR). The hourly wage necessary to afford a two-bedroom unit is called the housing wage. In the 2008 study, the housing wage for Connecticut was $21.11. In the 2009 study, Connecticut's housing wage increased to $21.60. Tables 116 and 117 compare selected *Out of Reach* data for the metro and non-metro jurisdictions within Connecticut for 2008 and 2009.

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

Table 116: Out of Reach Income Data							
Type of Jurisdiction	Name of Jurisdiction	Annual AMI		30% of AMI (Extremely Low-Income)		% of Median Renter Income Needed to Afford 2-Bedroom FMR	
		2008	2009	2008	2009	2008	2009
Non-metro	----	$77,121	$80,056	$23,136	$24,017	94%	94%
Metro Area	Bridgeport	$81,100	$84,800	$24,330	$25,440	123%	122%
Metro Area	Colchester-Lebanon	$86,400	$91,400	$25,920	$27,420	86%	84%
Metro Area	Danbury	$104,500	$107,100	$31,350	$32,130	111%	112%
Metro Area	Hartford-West Hartford-East Hartford	$81,100	$85,100	$24,330	$25,530	102%	101%
Metro Area	Milford-Ansonia-Seymour	$81,600	$85,700	$24,480	$25,710	92%	90%
Metro Area	New Haven-Meriden	$78,300	$80,200	$23,490	$24,060	128%	121%
Metro Area	Norwich-New London	$77,400	$80,500	$23,220	$24,150	89%	89%
Metro Area	Southern Middlesex County	$93,900	$96,700	$28,170	$29,010	95%	96%
Metro Area	Stamford-Norwalk	$117,800	$122,300	$35,340	$36,690	113%	113%
Metro Area	Waterbury	$63,700	$66,900	$19,110	$20,070	113%	112%
State	**Connecticut**	**$84,259**	**$87,678**	**$25,278**	**$26,303**	**109%**	**107%**

Source: NLIHC, Out of Reach

Table 117: Out of Reach Housing Wage Data							
Type of Jurisdiction	**Name of Jurisdiction**	**Housing Wage for 2-Bedroom FMR**		**2-Bedroom Housing Wage as % of Mean Renter Wage**		**Estimated % of Renters Unable to Afford 2-Bedroom FMR**	
		2008	**2009**	**2008**	**2009**	**2008**	**2009**
Non-metro	----	$17.05	$17.69	159%	160%	47%	47%
Metro Area	Bridgeport	$22.52	$23.35	100%	96%	59%	58%
Metro Area	Colchester-Lebanon	$19.98	$20.73	142%	139%	43%	43%
Metro Area	Danbury	$27.90	$28.94	124%	119%	54%	54%
Metro Area	Hartford-West Hartford-East Hartford	$18.94	$19.63	122%	119%	50%	50%
Metro Area	Milford-Ansonia-Seymour	$20.67	$21.40	157%	155%	46%	46%
Metro Area	New Haven-Meriden	$21.96	$21.17	166%	153%	62%	57%
Metro Area	Norwich-New London	$17.81	$18.48	126%	124%	45%	45%
Metro Area	Southern Middlesex County	$20.46	$21.23	136%	140%	48%	49%
Metro Area	Stamford-Norwalk	$31.58	$32.75	140%	135%	56%	54%
Metro Area	Waterbury	$16.60	$17.19	126%	124%	56%	54%
State	**Connecticut**	**$21.11**	**$21.60**	**128%**	**123%**	**53%**	**52%**

Source: NLIHC, Out of Reach

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

Since 2005, HOMEConnecticut, an initiative of the Partnership for Strong Communities, has issued an annual report that analyzes housing affordability in each Connecticut town.[30] The study makes its calculations based on the median sales price of single-family homes and the median income of residents in the state's 169 towns. The goal of the study is to determine whether, in a given town, a home at median sales price for that town is affordable to a household earning the town's statistical median income. The 2007 HOMEConnecticut study shows that despite a downturn in the national housing market, the median sales price for a single-family home in Connecticut remains unaffordable for citizens in 84% of Connecticut towns.

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

[30] See: http://www.homeconnecticut.org/images/stories/pdf/2008_Affordability_Study/hc_2008_ctaffordability_study_all.pdf

from the 2006 study in which 154 (91%) Connecticut towns were counted as unaffordable.

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

The statewide projection of cost burden for renters and homeowners illustrates the housing affordability needs of the population in the year 2015. Tables 118 and 119 show the cost burden data for the baseline, 2015 projected data, and the change between the two data sets. The cumulative percentage distribution of income level is assumed to remain the same in the year 2015. The number of cost burdened renter and homeownership household units are projected to decrease in 2015. The 2006 statewide percentage of renter households was 48% and is projected to decrease to 36%. The 2006 statewide percentage of homeownership households was 35% and is projected to decrease to 19.7%. The decrease is expected to happen from changes in population and employment during 2006 to 2015. However, the number of households, renter and homeowner, that will still be cost burdened in 2015 needs to be addressed.

Table 118: 2000 Cost Burden Data and Projection for Renters-Statewide							
Tenure and Income	**2000 Census Cumulative**			**2015 Projections**			**Change 2000-2015**
Renters	Total Renters	Cost Burden @ 30%	Percent with 30% + Cost Burden	Total	Cost Burden @ 30%	Percent with 30%+ Cost Burden	Cost Burden @ 30%+
Under 30% AMI	136,839	93,043	68.00%	133,660	90,881	68.00%	-2,162
Under 50% AMI	221,636	133,902	60.40%	216,487	130,791	60.40%	-3,111
Under 60% AMI	258,261	145,347	56.30%	252,261	141,970	56.30%	-3,377
Under 80% AMI	315,387	151,878	48.20%	308,060	148,350	48.20%	-3,528
Under 100% AMI	352,904	153,772	43.60%	344,706	150,200	43.60%	-3,572
All Renters	431,928	155,324	36.00%	421,894	151,716	36.00%	-3,608
	Within Income Range			*Within Income Range*			*Within Income Range*
Under 50% AMI	221,636	133,045	60.40%	216,487	130,791	60.40%	-3,111
50-80% AMI	93,751	17,976	19.20%	91,573	17,558	19.20%	-418
Over 80% AMI	116,541	3,446	3.00%	113,834	3,366	3.00%	-80

Source: DECD/CHFA CT Housing Supply and Demand Model

Table 119: 2000 Cost Burden Data and Projection for Ownership-Statewide							
Tenure and Income	**2000 Census Cumulative**			**2015 Projections**			**Change 2000-2015**
Renters	Total Renters	Cost Burden @ 30%	Percent with 30% + Cost Burden	Total	Cost Burden @ 30%	Percent with 30%+ Cost Burden	Cost Burden @ 30%+
Under 30% AMI	77,635	39,480	50.90%	85,182	43,318	50.90%	3,838
Under 50% AMI	164,109	71,107	43.30%	180,062	78,019	43.30%	6,912
Under 60% AMI	211,388	65,932	31.20%	231,937	72,341	31.20%	6,409
Under 80% AMI	311,976	88,991	28.50%	342,303	97,642	28.50%	8,651
Under 100% AMI	415,111	138,916	33.50%	455,463	152,420	33.50%	13,504
All Renters	869,742	171,452	19.70%	559,582	110,310	19.70%	-61,142
	Within Income Range			*Within Income Range*			*Within Income Range*
Under 50% AMI	164,109	71,107	43.30%	180,062	78,019	43.30%	6,912
50-80% AMI	147,867	17,884	12.10%	162,241	19,622	12.10%	1,738
Over 80% AMI	557,766	82,461	14.80%	217,279	12,668	5.80%	69,793

Source: DECD/CHFA CT Housing Supply and Demand Model

6. Barriers to Affordable Housing

Creation Barriers Overview

Housing is a basic need of every person/family regardless of age, race or income level. The lack of housing choices for all citizens affects the state's fiscal condition, the quality of life and the vitality of our cities, towns and neighborhoods. The availability and quality of housing choices have substantial impacts on economic competitiveness, responsible growth and the cost of infrastructure—not just roads and bridges, but also the cost of municipal services and local schools.

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

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

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

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

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

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

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

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

a. Quality of Life

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

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

b. Need for Regulatory Reform

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

More than a century ago, the notoriously poor living conditions associated with tenement houses led not only to a movement to reform and improve such dwellings, but also to a movement to prevent further apartment construction. Opponents drew on two key tools to block new multifamily buildings: restrictive building codes that made multifamily

construction uneconomical; and restrictive zoning—in particular, the creation of single-family-only districts.[31]

The need for regulatory reform has been recognized at the national, state, and local levels for many years. The U.S. Department of Housing and Urban Development (HUD) began exploring this issue in the early 1990s. HUD appointed the Advisory Commission on Regulatory Barriers to Affordable Housing in 1991 to study the impact of state and local regulations on housing prices. The Commission found that regulatory restrictions raise development costs in some communities by as much as 35 percent. A regulatory barrier is either a de jury or de facto action that prohibits or discourages the construction of affordable housing without sound reasons directly related to public health and safety. In June 2003, HUD created the America's Affordable Communities Initiative (AACI) to assist state and local governments address regulatory reform to increase the availability of affordable housing for America's workforce. [32]

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

- Residential developments with densities of more than 30 units per acre are prohibited in all but 12% percent of local jurisdictions; and
- A hypothetical 2-story, 40-unit apartment property on five acres of land would be prohibited outright in about 30% of such jurisdictions.
- Such restrictions not only reduce the range of housing options available to local residents, but also tend to favor lower density over higher density developments which in turn make housing more expensive.[33]

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

[32] "Creating a Task Force on Regulatory Barriers to Affordable Housing", U.S. Department of Housing and Urban Development, Office of Policy Development and Research – 2007.

[33] John M. Quigley and Larry A. Rosenthal, "The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?" *Cityscape*, Vol. 8, Nr. 1 (2005) and Edward L. Glaeser and Joseph Gyourko, "The Impact of Building Restrictions on Housing Affordability, *Economic Policy Review*, Federal Reserve Bank of NY, New York, NY: June 2003.

c. Property Values

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

- Pollakowski, et al., in their 2005 study entitled the Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values state that "We find that large, dense, multi-family rental developments…do not negatively impact the sales price of nearby single-family homes;"[34] and,
- Joyce Siege states in The House Next Door that "In sum, the presence or proximity of subsidized housing made no difference in housing values as measured by relative price behavior in a dynamic market."[35]

The available research is fairly strong that multifamily rental housing:

- Does not impose greater costs on local governments;
- Does not increase traffic and parking problems;
- Does not reduce property values if well-designed and appropriate to the neighborhood;
- Does not inherently attract residents who are less neighborly or less involved in the community; and
- Has "not contributed significantly to the rise in school enrollments" and that "it is very unlikely that new multi-family housing has produced a negative fiscal impact on cities and towns."[36]

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[34]Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, "Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005.
[35] Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999.
[36] Judith Barrett and John Connery (2003). "Housing the Commonwealth's School-Age Children," Citizens' Housing and Planning Association Research Study, August.

Barrett and Connery (footnote 91) argue that multifamily housing does not significantly add to school enrollments because most of the units (one- and two-bedrooms) produced in these complexes were never designed to house families with children. They argue that developers do so for the express purpose ensuring local officials that their developments will not hurt local fiscal matters. Barrett and Connery note that this approach ends up pitting fiscal policy against housing policy—that is, the kind of residential developments that are approved are not what might be required by local households, but rather to address a perception that multifamily housing will have an adverse impact on the local budget.

The fear that housing density will hurt property values seems to be primarily based on anecdotes. In contrast, as noted above, most research has come to a different conclusion. In general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.[37]

d. Zoning and Land Use Regulations as a Barrier

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

Many communities have zoning and land use policies that make it difficult or impossible to develop multifamily and other types of housing that tend to be less costly. To discourage affordable housing, communities employ exclusionary zoning tactics, including large minimum lot requirements or density limitations that restrict multifamily

[37] Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, "America's Working Communities and the Impact of Multifamily Housing," Cambridge, MA: Joint Center for Housing Studies, 2004

housing development. Alternative forms of affordable housing such as accessory dwelling units and manufactured housing are often prohibited by zoning codes. Some communities impose high architectural standards or require developers to include attractive amenities that increase the costs and demand for housing in a community.

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

Zoning and land use regulations alone do not cause, nor can they solve the problem of affordable housing. Changes in zoning and land use regulations alone are not a sufficient policy response to the problem of housing affordability. Many factors beyond zoning can limit the quantity of multifamily housing stock. Such factors could include other planning goals such as protecting open space or rural areas, market conditions, quantity and quality of public services, land availability and existing land-use patterns.

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

e. Regulatory and Administrative Processes as a Barrier

Regulatory processes are potential barriers to the development of lower cost housing. Professor May classifies regulatory process barriers as those posed by "regulatory approval processes," "regulatory practices," and "fragmented administrative structures."[38] According to Professor May, developers need to go through a "regulatory gauntlet" including a series of pre-application meetings, submission of application materials showing adherence to a number of regulations, a variety of special reports and studies, hearing processes and approval conditions on the proposed development.

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

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

There are additional barriers associated with strict implementation of regulations as opposed to more "cooperative enforcement and facilitative practices" (footnote 27). Strict enforcement strategies can also increase the cost of housing by causing delays.

[38] Peter J. May, "Regulatory Implementation: Examining Barriers from Regulatory Processes" - Prepared for HUD Workshop on Regulatory Barriers, April 22, 2004, Washington D.C.

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

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

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

f. Building Codes as a Barrier

Building codes can be considered as another potential barrier to lower cost housing.[39] Like zoning and land use, the regulation of building construction is an exercise of police powers delegated to the municipalities from the state.

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

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

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

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

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

A 2006 study by Burby, Salvesen, and Creed provided the first systematic empirical evidence that New Jersey's rehabilitation code stimulated rehabilitation activity.[40] The authors compared New Jersey's success to similar neighboring state communities to determine the full impact of renovation-friendly codes.

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

g. Exactions and Impact Fees as a Barrier

At one time, infrastructure was funded almost entirely by government because infrastructure generally tends to serve a public purpose and to

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

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

Impact fees, on-site land dedication requirements, and requirements for the construction of infrastructure and public facilities are different forms of exactions that have a potentially negative impact on the affordability of housing. To the extent that the fee or exaction exceeds the land developer's proportionate share of the facility's cost, the levy is an unconstitutional taking of property.[41]

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

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

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

[41] Callies, David. "Exactions, Impact Fees and Other Land Development Conditions." Proceedings of the 1998 National Planning Conference.
http://web.archive.org/web/20050205032224/http://www.asu.edu/caed/proceedings98/Callies/callies2.html

h. Environmental Regulations as a Barrier

There is not much information about the impact of environmental regulations on the price of housing.[42] Environmental regulations can potentially increase project costs through delays, consultant fees, and additional items for site improvement in the project budget, such as environmental site assessment requirements. Often permitting and processing procedures that take very long periods of time, thereby forcing developers to pay higher interest costs in carrying their land, as well as other project costs.

Environmental laws and regulations can and do impact the supply of land and cost to develop housing at a given price. According to Kiel,[43] there are few empirical studies that attempt to quantify the impact. Kiel concludes from her literature review that little is truly known about the impact of environmental regulations on the price and quantity of housing. Kiel notes, "Most, if not all, economists would say that the increase in the price of inputs, along with any increase in delays and/or uncertainty, would decrease the supply of new housing to the market, thus increasing the price of new housing. And most, if not all, economists also would say that improvements in the environment due to regulation should increase the demand for housing in areas that have experienced the improvement, which would increase price. Many economists have estimated the price increase, with some attributing the increase to changes in supply and others to changes in demand...."[44]

i. Economic Impacts

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

[42] Katherine A. Kiel, College of the Holy Cross "Environmental Regulations and the Housing Market: A Review of the Literature" - Prepared for HUD Workshop on Regulatory Barriers, April 22, 2004, Washington D.C.
[43] Ibid.
[44] Kenneth Baar, "The National Movement to Halt the Spread of Multifamily Housing, 1890-1926" *Journal of the American Planning Association,* Chicago: Winter 1992.

new development. These regulations have harmful economic impacts on towns, cities and the state.

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

A 2005 study found that improvements in permit processes can help a community promote economic development, lower business costs and create jobs both within the construction sector and throughout the local economy.[45] Increased tax collections can provide a revenue source that can help finance the costs of the systems and procedural improvements needed to accelerate permit approval.

These land use regulations result in inelastic supply, impeding the ability of the market to respond to an increase in demand. Greater demand for housing, therefore, leads to higher prices for all housing — new and existing—rather than greater production of housing units. Higher prices reduce the share of housing that is affordable to average-income households. One study concludes that in the Boston region, housing prices might have been 23-36% lower by 2004 if regulation had not reduced new permits since 1990.[46]

Regulations and the resulting high house prices lead to a lower quality of life for the region's residents. The search for affordable housing leads many households to outer suburbs, leading to long commutes which ultimately cause increased congestion and infrastructure costs, and

[45] National Economic Consulting "The Economic Impact of Accelerating Permit Processes on Local Development and Government Revenues" - Prepared for American Institute of Architects December 7, 2005.
[46] Glaeser, Edward L., Jenny Schuetz, and Bryce Ward (2006). "Regulation and the Rise of Housing Prices in Greater Boston," Cambridge: Rappaport Institute for Greater Boston, Harvard University and Boston: Pioneer Institute for Public Policy Research.

lower air quality. Long commute times leave workers less time for their families and to participate in volunteer and social activities in their communities. High housing prices increase wages local businesses must pay to retain workers.

Housing supply restrictions that result in high housing prices mean that businesses have either to pay higher wages or move out of state to a place with lower housing costs and wages. In addition to wage pressure, high housing prices increase the difficulty of attracting and retaining workers. Because wages have been unable to keep up with housing costs, businesses, universities, hospitals and other employers in high-cost states report increasing difficulty in attracting and retaining high-quality employees.[47]

Summary

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

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

III. ECONOMIC DEVELOPMENT PERFORMANCE

A. Economic Development Introduction

This section begins with a brief overview of DECD's economic development mission and strategic direction. DECD's economic development and business assistance investment standards and underwriting criteria are stated and defined as are the measures and measurement methodology used to gauge the agency's performance.

As part of the department's overall mission, DECD works to maximize economic opportunities through the creation and retention of jobs, workforce development, business expansion, recruitment and retention, export assistance and direct foreign investment in the state.

Economic development is more than providing financing; it is about creating opportunities and fostering and sustaining prosperity. Economic development provides and enhances the foundation from which economic growth occurs, and is a key element in sustaining competitiveness, increasing personal wealth, growing employment opportunities and providing upward mobility for low- and moderate-income families.

The primary objective of public economic development is to build stronger, better communities. To achieve this, economic development organizations employ strategies that seek to create employment opportunities, expand the tax base and diversify the economy. Economic development has four components:

- To provide business and development financing;
- To offer development services;
- To build and enhance the competitive environment and economic infrastructure; and
- To reduce urban sprawl through the reuse of brownfields and responsible growth practices.

These four components make up a comprehensive economic development strategy aimed at improving both businesses and communities. They are combined for the purpose of increasing private investment, raising private-sector employment,

enhancing development capacity, strengthening the state's economic climate and achieving the state's public policy goals and objectives.

It is often assumed that business financing is synonymous with economic development. However, there are two important distinctions:

- Financing is only one of many tools used for economic development; and
- Economic development includes both business and community development.

A narrow focus, limited strictly to business financing, shows only a small portion of the economic development activities of Connecticut agencies.

Lowering business costs is one of the best ways to attract investment and spur business expansion and job growth in Connecticut. Survey after survey indicates companies are deterred by the relative high cost of doing business in the state – a fact that clearly hampers economic development efforts.

The ability to assist business customers with their project implementation and provide a seamless and expedited regulatory process is an essential competitiveness issue. Timely execution of new business development initiatives often relies on the efficiency of the permitting process to allow for project execution by the business customer. DECD is uniquely positioned to assist with this important competitiveness issue with its experienced engineering professionals that assist DECD's business customers.

Given that Connecticut is at a competitive disadvantage when it comes to cost, it is imperative that agencies like DECD support business retention and creation through the use of customized business financing and tax incentives. The competition for quality jobs is fierce and these types of assistance can ultimately "tip the balance" in Connecticut's favor as companies make critical decisions as to where to locate or expand.

B. Economic Development Overview

1. Economic Growth Requires a Comprehensive Approach

Nurturing economic growth requires a comprehensive and holistic approach. An economy is a dynamic system. Forming its foundation are numerous interconnected factors whose condition can either foster or constrain economic growth. These factors include not only access to capital for businesses but also the supply and affordability of quality housing, the functionality and quality of transportation and education systems, access to and the affordability of healthcare, the supply and affordability of energy, the preservation, enhancement and expansion of the workforce, and the support of the state's culture and arts assets. As such, it must be recognized that these factors are inextricably linked and the success or failure of an economy is determined by the quality, vitality and strength of its underlying foundations.

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2. Economic Development and Business Assistance

DECD administers a broad array of economic development and business assistance programs, ranging from direct business assistance financing to tax credits and abatements to technical business assistance. DECD also provides fiscal support to other economic development organizations that provide specialized assistance.

The state has two specialized economic development agencies, the Connecticut Development Authority (CDA) and Connecticut Innovations, Inc. (CI), CDA specializes in business financing, while CI specializes in equity and mezzanine financing for technology companies. The state does not act alone in providing economic development and business assistance. Its efforts are augmented and enhanced by the efforts and activities of many other local, state and federal organizations.

3. Economic Development Mission

DECD's economic development mission is to improve the state's long-term competitive position through the diversification of the state's economy, the provision of targeted strategic investments in key industries and the provision of

technical and financial business assistance to Connecticut's businesses to improve the state's long-term competitive position.

4. Mission Implementation

DECD has adopted a comprehensive approach to economic development that uses both short-term and long-term strategies and addresses the primary issues of job creation/retention and economic expansion. Because there is no single solution or method to achieving sustainable growth and economic prosperity, the agency uses this approach to maximize the holistic and synergistic effect of these efforts. As such, DECD's economic development efforts are divided into two functional areas that encompass the agency's short-term and long-term economic strategies:

- Business assistance and economic infrastructure development; and
- Strategic competitiveness.

DECD offices with economic development responsibilities directly support these functions. In turn, these help achieve the department's economic development goals of job creation/retention, economic expansion and improving the long-term competitive position of the state.

DECD monitors and analyzes the state, regional and national economies, and develops policies, strategies, programs and services to meet its goals. DECD uses many state and federally funded economic development programs and services to address economic, business and workforce development issues and to create employment, training, business expansion and infrastructure improvement opportunities.

5. Functional Components

DECD's economic development goals are supported by short-term and long-term strategies. The short-term strategy centers on servicing the needs of individual businesses on a project-by-project basis. The activities under this effort fall into the categories of business assistance and economic infrastructure and include: recruitment of new businesses to the state; expansion and retention of existing Connecticut businesses; promotion of exports; attraction of Foreign Direct Investment (FDI) to the state; and coordination and implementation of complex

real estate development projects including permitting assistance, brownfield redevelopment and tax incentive programs.

Connecticut's long-term competitiveness strategy focuses on key industry clusters/sectors and is based on the economic premise that clusters of industries, not individual companies, will drive Connecticut's economy. The expansion of quality jobs and wealth will occur only where a large number of companies can successfully compete in the global marketplace. The ultimate goal of this strategy is to increase the competitiveness of Connecticut businesses and to develop a high performing economy by nurturing industry cluster/sectors and strengthening the economic environment in which they compete.

6. Economic Development and Business Assistance Tool Box

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

- Dry Cleaning Establishment Remediation Fund;
- Enterprise Zone (EZ) Program;
- Export Assistance;
- Industrial Parks Program;
- Inner City Business Strategy Loan Guarantee Program;
- Insurance Reinvestment Tax Credit Program;
- Job Creation Tax Credit Program;
- Manufacturing Assistance Act (MAA) Program;
  - Small Business Credit Assistance Program
  - Connecticut Clean Tech Fund
  - Small Manufacturers Competitiveness Fund
- Micro Loan Guarantee Program for Women and Minority-Owned Businesses;
- Naugatuck Valley Revolving Loan;
- Participation loans with the Connecticut Development Authority;
- Small Cities and Section 108 Programs;
- Small Town Economic Assistance Program (STEAP);
- Special Contaminated Property Remediation and Insurance Fund (SCPRIF);
- Technical Business Assistance Programs;
- Turnaround Management Assistance Program;
- Urban Act (UA) Program;

- Urban and Industrial Site Reinvestment Tax Credit Program;
- Urban Sites Remedial Action Program; and
- Workforce development and training assistance.

Descriptions of each DECD program are in Section I of this report.

C. Economic Development Goals, Objectives, and Measures

1. Measuring Performance

When measuring the performance of the department in terms of meeting its economic development mission, DECD considers two general performance categories: compliance with programmatic statutory requirements and the impact of the department's economic development and business assistance investments.

2. Measuring Investment Portfolio Performance

The measures used are:

- Maximization of DECD financial resources as demonstrated by leveraging ratios;
- The number of jobs created and retained as a result of DECD's investments;
- The quality of the jobs created and retained as a result of DECD's investments (as represented by the average compensation paid by businesses within DECD's active portfolio and percentage with health insurance coverage);
- The number of businesses successfully recruited to relocate to Connecticut as a result of DECD's recruitment efforts; and
- The number of businesses that expanded or were retained in Connecticut as a result of DECD's retention efforts.

3. Measuring Economic Impact

The measures used are:

- The effect of DECD's investments on state gross domestic product, personal income and state tax revenues;
- Increase in property values as indicated by the value of capital expenditures in a given community and the growth in property tax revenue; and
- Productivity.

4. Investment Standards

Economic development and business assistance are awarded based, in part, on the standards identified, but assistance is not limited to those standards. DECD's investments are made for the purpose of fulfilling the agency's mission and furthering the state's public policy objectives. These include, but are not limited to:

- Preservation, expansion and enhancement of the state's workforce;
- Preservation and expansion of state and local tax base;
- Infrastructure improvement;
- Redevelopment of brownfields sites;
- Urban renaissance and revitalization;
- Creation and preservation of affordable housing; and
- Transit-oriented development.

DECD is primarily a gap financier. The agency routinely conducts a basic economic impact analysis as a part of its underwriting process to determine a project's economic benefit to the state. This analysis determines the internal rate of return on an investment, the payback period and the projected incremental increase in tax revenues to the state as a result of the investment. DECD's projects typically have a payback period of less than three years. Payback is a combination of principal and interest payments and the incremental increase in tax revenues generated by the state's investment.

DECD's due diligence process includes five primary components:

- Project Feasibility Review;
- Financial Analysis;
- Basic Economic Impact Analysis;
- Consistency with State Land Use Policies; and
- Technical and Regulatory Feasibility.

5. Financial Analysis Process

DECD employs a comprehensive due diligence process that includes, but is not limited to:

- information collection:
  - pre-application form

- business plan
- threshold projects form
- high-performance workplace form
- project description
- source and use statement

- financial statements – three consecutive years;
  - balance sheets
  - income statements
  - associated schedules
  - notes to financial statements
  - annual reports or 10K for a publicly-traded company
- projections – three (3) consecutive years;
  - projected balance sheets
  - projected income statements
  - projected employment
    - type of jobs
    - payroll
  - projected taxes
  - corporate taxes paid to Connecticut
  - payroll taxes paid to Connecticut
  - sales taxes paid to Connecticut
  - taxes generated by the project
- spreadsheet analysis – DECD utilizes financial statement analysis software that provides:
  - ratio analysis
  - trend analysis
  - cash flow analysis
  - industry comparison
- credit risk rating – DECD utilizes an internally developed Credit Risk Rating spreadsheet that produces a risk rating based on several key financial and operational factors.
- economic impact analysis (EIA) – DECD utilizes an internally-developed cost-benefit analysis tools to estimate a project's preliminary economic impact and payback period. As the project develops, DECD will conduct another

extensive EIA, using the Regional Economic Models, Inc. (REMI), Policy Insight Econometric model or other economic models as required, or an externally-generated third party REMI analysis and/or other contracted third party economic analysis.

- due diligence – In some cases it may be necessary, as part of the agency's due diligence, to initiate background checks. These checks may include tax verification with Department of Revenue Services (DRS), credit bureau checks, character/reference checks and additional research using reference materials and the Internet. DECD may also utilize the services of a third party investigative research company.
- financial write-ups – Projects receive a financial write-up report based on the results of DECD's due diligence process. The financial write-up is used as part of the financial assistance decision-making process. The financial write-up consists of the following categories:
  - summary information
  - issues/risks
  - company overview
  - products
  - market outlook
  - project description
  - eligibility
  - public policy objectives
  - financial analysis
  - repayment sources
  - collateral
  - management
  - employment analysis
  - economic impact analysis
  - credit risk rating, and
  - deal structure.

In addition, proposed investments are reviewed for consistency with state environmental and land use policies. Information for each locational decision is collected and reviewed for both consistency with the *State of Connecticut*

Plan for Conservation and Development, and for early determination of any regulatory permits that may be needed for the development schedule.

The primary goal of economic development policy must be to build stronger and better communities through sustained economic growth and development. DECD has a fiduciary responsibility to invest taxpayer dollars in an efficient and a responsible manner, while maximizing economic and social benefit.

A principal reason for executing economic and community development projects is to achieve public policy objectives other than job creation and retention—such as brownfields remediation and redevelopment; urban revitalization; infrastructure improvements; job training; cultural and quality-of-life improvements; promoting economic diversity; and maintaining and expanding the state and local tax bases. While job creation and retention is certainly one important goal of a government's economic development efforts, it is not the only goal.

Other socio-economic benefits derived from economic and community development investments must not be overlooked. To ensure public funds are appropriately directed, government has at its disposal numerous tools used to gain insight into the needs of its citizens and to construct and test public policy alternatives.

In an effort to quantify the impact of a proposed project on a city, a region and the state, DECD prepares an economic impact analysis utilizing various econometric models and economic multiplier systems. Economic impact analysis (EIA) studies determine the economic development need of a project and its return on investment and, ultimately, justify public funding. These studies are an assessment of the likely impacts of proposed actions and/or possible events, or of the economic activity associated with past or current actions on the economy. Such studies assess many types of projects, such as business expansion, business retention, industrial or commercial park development, transportation (highways, rail, airports, ports), downtown

revitalization or the impact of state and/or local tax policies, environmental remediation and community development projects.

Based on an EIA, DECD develops a fiscal impact that determines the cost-benefit of a proposed action. A "fiscal impact" is the effect on government revenue and expenditure resulting from or related to economic policies or activities. Fiscal impacts, while related to economic impacts, are not the same, and the differences between the two should be noted. A fiscal impact assists policymakers in making informed decisions on the highest and best use of public funds.

6. Marketing Efforts

During SFY 2008-09, DECD used a broad range of marketing efforts, including but not limited to:

- DECD continued working closely with CDA and CI at both the executive and staff levels to better coordinate the delivery of services to customers. This improved collaboration is helping to attract and retain jobs and businesses in Connecticut, and is creating a more clear and consistent message to prospective business clients.
- The Business Connections Program is aimed at providing Connecticut businesses with direct access to the many state and federal resources available to support them. DECD's Office of Business and Industry Development conducted a series of business outreach sessions across the state, in conjunction with business assistance partners and the regional chambers of commerce. The purpose of the sessions was to bring state programs and services to local businesses in their own backyard and to provide one-on-one counseling and follow-up. Agencies participating in the one-stop outreach effort include the DECD, Department of Labor (DOL), the Connecticut Development Authority (CDA), Connecticut Innovations (CI), Connecticut Center for Advanced Technology (CCAT), Connecticut State Technology Extension Program, Procurement Technical Assistance Program (PTAP), Connecticut Small Business Development Centers (SBDC), University of Connecticut Technology Incubation Program, Community Economic Development Fund, Institute for Technology and Business Development, Northeast Utilities (NU), United Illuminating (UI), U.S.

Department of Commerce (USDOC), as well as representatives of area regional revolving loan funds. DECD held 13 successful "Businesses Connections" events throughout the state.

- DECD participated in the following Site Selector Events:
  - In August of 2008, the Greater New Haven area in conjunction with UI sponsored a three-day event with seven site selection consultants that showcased the area and presented various sites available for development. The event also focused on the areas prominence with such organizations as Yale University and the University of New Haven.
  - In September of 2008, the Southeastern Connecticut Enterprise Region (seCTer) conducted a three-day Site Selector Tour in Southeastern Connecticut with the goal of introducing a group of site selection consultants to Southeastern Connecticut government officials, educators, business leaders, workforce training organizations, economic development professionals and planners. The event included site and building tours of available development sites. The event emphasized the region's industry clusters, infrastructure and quality of life, with a view to establishing relationships for future development.
  - 46th Farnborough International Airshow 2008 – In July 2008, DECD Commissioner Joan McDonald and DECD staff, in conjunction with CCAT, led a group of aerospace manufacturers and suppliers to exhibit at the Farnborough Airshow in the United Kingdom. The Farnborough Airshow attracted approximately 1,500 exhibitors from 35 countries and more than 270,000 trade show visitors. Sixteen Connecticut companies sub-exhibited in the Connecticut booth space, which reminded OEMs, suppliers, customers and others to connect to the more than 1,000 Connecticut companies in the state's aerospace and defense supply chain. Pre-arranged meetings between DECD and the show's attending companies/exhibitors were organized. Hundreds visited the Connecticut booth, including dignitaries and the U.S. Department of Commerce (USDOC)'s Deputy Assistant Secretary for Manufacturing.
  - The DECD led a group of 22 Connecticut aerospace manufacturers and suppliers to exhibit at the largest international air show in Paris from June

15 through June 20, 2009. Connecticut's exhibit is designed to promote the more than 1,000 Connecticut aerospace and defense manufacturers and suppliers in the state. DECD continues to fully support the efforts of CCAT in coordinating this event. DECD's and CCAT's objective for the 2009 48th Paris International Air Show was to introduce Connecticut aerospace and defense suppliers to Original Equipment Manufacturers (OEMs), both domestically and worldwide, and to schedule meetings between those Connecticut suppliers and the OEMs. The staff also used the opportunity to encourage businesses to relocate to Connecticut, by showcasing the State of Connecticut as a strategic business location on a national and international level. R. Bruce Andrews, Chief Executive Officer and Chief Operations Officer of AGC Incorporated located in Meriden stated, "In June of this year, we joined the Department of Economic and Community Development and other Connecticut companies at the International Paris Air Show. My hearty thanks to the entire team. The international marketing efforts at the air shows have led to $13 million in new business for Connecticut companies since 2006."

- Business Organization Outreach: DECD organized agency presentations to the chambers of commerce throughout the state, providing an agency overview of all DECD programs and services.
- Continued working closely with insurance and financial services industry partners on business recruitment and outreach. Co-sponsored with the IFS Cluster the State of Connecticut booth and presentation at the 2008 annual conference sponsored by the Life Insurance Marketing and Research Association (LIMRA), Life Office Management Association (LOMA), American Council of Life Insurance (ACLI) and Society of Actuaries (SOA).
- CURE, Connecticut's BioScience Cluster, was the lead entity in organizing the state's presence at BIO2009 and DECD, CI, CDA and CURE all contributed financially. There were over 20,000 attendees from 70 different countries and 48 states. The exhibit hall hosted the largest gathering in history with more than 2,100 companies, organizations and institutions representing every aspect of the industry.
- Collaborated with other state agencies and education institutions on the development of the CPTV "work.learn.live" television series that focused on

the workforce needs of key industry sectors in the state; demographic trends; new education and training initiatives; and the impact of housing and transportation on jobs.

- Brownfields Outreach: The Office of Brownfield Remediation and Development (OBRD) continued to implement the Outreach and Marketing Plan that defined key organizations and events to facilitate partnerships and promote the state's brownfield programs and services.
- OBRD participated as a speaker and panelist at many events including the National Brownfields Association Technical Assistance Training and the 1000 Friends of Connecticut Smart Growth Conference.
- OBRD staff enhanced the OBRD Web site and provided dedicated attention to the Brownfield hotline, the Web mail system and the current news section of its Web site including the new CT EPA Assessment Program. OBRD continued the campaign to encourage partner organizations to link to its Web site so that programs, services and news are broadcast.

D. Economic Development Portfolio Analysis

1. Business Assistance

Connecticut has many business assistance programs and incentives. Incentives include direct financing in the form of loans and grants, loan guarantees, equity investments, tax credits and tax abatements. The state also provides technical assistance to businesses.

Connecticut provides these products and services through three economic development agencies – DECD, Connecticut Development Authority (CDA) and Connecticut Innovations, Inc. (CI) – as well as through their agents and partners including: participating banks, regional revolving loan funds, Connecticut Economic Development Fund (CEDF), Connecticut State Technical Extension Program (CONNSTEP), Procurement Technical Assistance Program (PTAP), Connecticut Small Business Development Centers (SBDC) and others. Connecticut also provides business assistance through other state agencies such as the Department of Revenue Services (DRS) tax credits, the Department of Labor (DOL) Labor Training and Employment Services, and OWC. A complete list of Connecticut's business tax credits appears in the Appendix of this report.

DECD administers numerous economic development and business assistance programs and provides several types of business assistance products and services, which fall into the following broad categories:

Financing – DECD's direct business assistance efforts include direct financing programs, in which loans and/or grants are provided to eligible companies to assist them with fulfilling eligible projects. Eligibility varies according to funding source. Business assistance projects make up the department's Business Assistance Portfolio. The composition and performance of DECD financial business assistance is reported in the Business Portfolio section.

Tax Credits – DECD administers three tax credit programs: the Urban and Industrial Site Reinvestment Tax Credit Program, the Insurance Reinvestment Tax Credit Program and the Job Creation Tax Credit Program. Under these programs, tax credits are provided to eligible businesses, developers and/or project investors to assist with the fulfillment of an eligible project. The composition and performance of DECD's tax credit portfolios is reported in the Urban and Industrial Site Reinvestment Tax Credit portfolio and the Insurance Reinvestment Tax Credit portfolio sections, respectively.

Technical Assistance – Because not all businesses need financial assistance to enhance their projects, DECD staff is also responsible and available for brokering services and technical assistance on behalf of businesses. The range of services includes: access to turnaround management intervention; facilitating state permitting processes with various regulatory agencies; coordinating project development that may include major infrastructure improvements with the Department of Transportation; and access to a myriad of assistance programs that help companies modernize their facilities, including transfer technology and linkage to workforce development, education and training resources and programs.

2. Economic Development and Public Sector Financing

DECD may grant or lend money, but it is not a bank; it is a government agency that provides gap financing. As such, it lends money to support various public policies, some of which put receiving a direct monetary return behind laudable social goals and objectives such as: inner city revitalization, brownfields

remediation, inner city job creation, job retention or preservation, workforce development and enhancements to quality of life.

The primary purpose of a bank is to provide access to capital in exchange for compensation for the use of that capital. The bank's compensation comes in the form of fees collected and interest charged on the principal amount. Herein lies the major difference between public economic development financing and private business financing. A bank's primary consideration in providing access to capital is to make a profit for the bank ownership. Its existence rests on the ability to collect its contracted return, so a bank must fully secure its loaned capital against the possibility of the customer defaulting on its obligations. Again, the bank's overriding motivation is making the largest profit possible. When public sector financing is employed, it must be flexible in order to meet the unique needs that often accompany the types of projects the agency is called upon to finance.

DECD is a gap financier. Sometimes a gap often occurs because there is not enough security available for a conventional lender, or a quasi-public agency like CDA, to provide all of the funding necessary for a project. Underfunding a project is, in most cases, throwing good money after bad. Without someone to fill the gaps, these projects may not go forward. As a gap financier, DECD funds the difference and allows projects to go forward. These economic development investments, while financially sound, are intended to implement public policy that benefits taxpayers and businesses. It is, therefore, the responsibility of economic developers to balance financial risk and return with the fulfillment of public policy. For this reason, they tend to accept higher levels of risk than those programs that are exclusively privately financed.

Economic development financing programs vary according to risk. There is a spectrum of financing products that fall onto a Risk Continuum. At one end is private financing; this uses financial return on investment as the sole criterion for financing. At the other end, the public grant measures return in public purpose, as well as the direct and indirect financial benefits that accrue to the state and local community.

In Connecticut, this spectrum of risk absorption is apparent in the range of economic development financing programs. The state's three economic development agencies are responsible for different pieces of the overall economic development strategy. Each of Connecticut's economic development agencies provides financing, however, the financial tools differ due to each agency's structure, specialization and overall mission.

CI focuses on the development of new technology by emerging companies and research institutions, as well as the application of new technologies by existing firms. CI's financial programs are most similar to those of a venture capital firm, with an emphasis on technology development as well as a financial return on investment. CI is accountable for high-risk technology development investments because public policy has recognized technology development as a high priority.

CDA specializes in business finance. Its operations and procedures are closest to those of a traditional bank, as they tend to focus on the "least risk" loan. This structure is necessitated by the fact that CDA is a self-sustaining organization and must earn a minimum return.

DECD provides the policy framework for economic development in Connecticut. The agency has a variety of finance programs complemented by services. In providing financing, DECD operates primarily as a gap financier or lead financier for higher risk projects targeted by state public policy priorities, such as loans to businesses in low-income urban centers. DECD also provides development financing and public investment in economic foundation projects, such as human and capital infrastructure investments. These investments create and/or enhance the economic environment, making development possible. Public investment projects have substantial economic and social benefits, and often must be made before business financing can take place.

Financial assistance from DECD to businesses, including loans and grants to individual companies, was created to augment CDA (particularly when financial risk is beyond CDA's traditionally accepted risk rate) and designed to be flexible so as to meet financial needs that cannot be met through conventional or CDA financing. Many of these financial needs, such as labor training, are not self-

securitizing like a hard asset. One of DECD's greatest strengths is its ability to provide financing for intangibles, an area that is ignored by private sector financiers. DECD is neither a bank nor a philanthropic organization and is expected to fund and provide services to higher risk, sometimes troubled companies if their economic impact on the community is deemed to be substantial. One of DECD's statutorily mandated obligations is to venture into lending territory where conventional lenders fear to tread. In many cases, the agency has become the lender of last opportunity, working with companies that show potential for turnaround and growth, but will not qualify for conventional or CDA financing.

Because of the higher risk of certain projects that DECD participates in, it is not always possible to attain the same level of security in an investment as a conventional lender. For these projects, DECD endeavors to identify and mitigate existing risks to the fullest extent possible. If security were available on these projects, conventional lenders and/or the CDA would take them on and DECD would not have to get involved.

If a project is risky and the security protection is not available, why does DECD provide financing? The answer is that these projects have high socioeconomic benefits and fulfill important public policy goals and objectives. It is also important to note that if DECD does not undertake these types of projects, no one will, and the state's public policy goals will go unmet. DECD evaluates each project and finance recipient in much the same way as any other lending organization. However, DECD has a responsibility to go one step further and evaluate the project's potential economic and social impact/benefits as well as its ability to meet the state's public policy goals and objectives; and then consider these factors in the agency's lending decision-making process.

DECD began providing financing in the early 1990s with passage of the Economic Development and Manufacturers Assistance Act (MAA). Programs such as MAA were relatively new in the country at the time (especially to Connecticut), and the state was in the midst of a severe economic downturn.

Over the years, DECD has become more sophisticated in its lending practices, underwriting and assistance agreements (contracts). An assistance agreement of today is vastly different from one 10 years ago. Reporting criteria to the legislature has also changed in the past decade. The agency's portfolio still contains projects from that earlier period. Older assistance agreements do not contain language that calls for the submission of certain information to DECD, nor do they have language that provides DECD the ability to demand it. As new reporting requirements emerge, DECD adjusts its contracts to include them, and ensures the required information, going forward, is reported. It is, however, difficult for DECD to impose these requirements retroactively.

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 also provides funding to early stage companies in an effort to create jobs in urban areas and to renovate and remediate inner city properties. In all cases, DECD identifies the risks associated with these investments. In conjunction with the Connecticut chapter of the Turnaround Management Association (CT-TMA), DECD developed a pro-bono program where turnaround management professionals assess a troubled company's health, problems, and chances for survival. They then make recommendations to the company and to DECD. This is done in addition to DECD's due diligence.

Sometimes, the state's efforts are successful and the companies do turn around and grow. Sometimes, companies fail despite all of the agency's efforts. Other times, the best that can be hoped for is to keep the company going long enough for other economic development efforts to create employment opportunities so when the company does fail, there is a place for its employees to go.

3. Business Assistance and Accountability (Clawbacks) Protection of State Instruments

DECD has policies and systems in place to safeguard the state's investments. In accordance with C.G.S. Section 32-701 and the department's project review procedures, DECD requires businesses receiving financial assistance from DECD to commit to the creation and retention of jobs. DECD ensures that those

commitments are enforced through the use of penalties and claw back provisions within assistance agreements.

C.G.S. Section 32-5a requires all businesses that receive state financial assistance to retain operations in the state for a period of not less than 10 years. Failure to meet this provision automatically requires the assistance recipient to immediately repay the financial assistance they received plus a minimum 5% penalty. DECD routinely requires recipients to pay a 7.5% penalty.

In addition, DECD assistance agreements generally contain special requirements and/or additional terms and conditions, including penalties, unique to a specific project and/or assistance recipient to ensure taxpayers' dollars are adequately protected. Any renegotiating of DECD contracts is done with the goal of preserving jobs and taxpayer dollars.

Typically, DECD's financial assistance agreements with businesses require the creation and/or retention of jobs as of a specific date as a condition of financial assistance. Companies with these requirements may have from two to five years within which to reach the agreed upon job goals. DECD or an independent public accountant conducts job audits required by contract that cover a specific period in which the companies are required to have these positions in place.

In cases where a contractual job obligation is not met, DECD has, in accordance with the assistance agreement between the department and the recipient, the right to impose penalties that include an increase in the interest rate of the loan for the remainder of the life of the loan and/or require a dollar-per-job penalty repayment. However, in some cases, DECD will need to work with a client that has failed to meet its contractual obligation and come to a suitable resolution. DECD actively encourages financial assistance recipients to notify it of any potential or pending non-attainment of the jobs obligation of the agreement. In such cases, DECD makes every effort to help the business meet its contractual obligation. This is done to ensure the long-term viability of the company and to protect current jobs, the company's employees and the state's investment.

DECD understands that businesses are subject to market forces and that an adverse change in a given market or industry, or in the general economy, may preclude assistance recipients from meeting negotiated job levels. DECD is sensitive to the unpredictable fluctuations in economic markets. The agency also understands that imposing onerous penalties on a company experiencing difficult times could make a bad situation worse. DECD will, depending on the circumstances, restructure the job creation and retention requirements by changing the job attainment/retention level, extending the creation/retention period or restructuring the penalty. When there is no justification to support a change in the contractual obligations, DECD will actively enforce the recovery or claw back of funds.

DECD assistance agreements may require companies to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. The agency considers requests to modify a company's employment obligation and/or its related penalty when a company fails to reach its target. As part of the review process, DECD evaluates several factors before changing terms and conditions. These factors may include, but are not limited to, financial capacity and ability to repay, economic conditions that impact job growth and market conditions of the company's industry. In addition, DECD considers the potential impact on the workforce that may occur as a result of penalties being imposed.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the company, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions considered would be intended to preserve the current workforce.

DECD tracks contract requirements and has procedures in place for conducting job audits, including appropriate guidelines related to non-compliance with employment obligations. The agency also conducts project audits and has appropriate guidelines related to non-compliance with project expenditures.

DECD utilizes the Office of the Attorney General when the agency is unsuccessful in securing a remedy to any default by the assistance recipient. Thus, DECD assistance agreements are enforced through the courts, with the help of the Attorney General's Office, when DECD has exhausted its ability to collect from a defaulting funding recipient.

4. Presentation of the Portfolio

DECD's Business Assistance Portfolio is composed of loans and grants that were provided to Connecticut businesses by DECD to assist them in the fulfillment of specific projects that, but for state assistance, would not have occurred. This portfolio only contains active investments, that is, companies in the portfolio still have contractual obligations with the state, such as the 10-year residency requirement under C.G.S Section 32-5a and, in many cases, job requirements. Companies are removed from the Business Assistance Portfolio when they have completed their contractual obligations, have had their obligations discharged from bankruptcy or have gone out of business. In some cases, there are projects that have ongoing contractual obligations (e.g. loan payments) due to the state that go beyond the ten-year period and those are noted in the report. As such, the composition of this portfolio is dynamic – changing from year to year with new companies joining and older ones with completed obligations retiring – and represents a "snapshot in time."

Some companies have more than one assistance agreement with DECD. This is primarily due to companies expanding and making requests for additional funds to support their growth. For example, a company may need to purchase machinery and equipment to support increasing sales, but conventional financing will only provide a certain amount of funds based on their lending criteria. DECD would help to fill that financing gap, as well as to lower the borrowing costs for the company. In the future, this company may come back to DECD with another project to expand its facility and that may require additional gap or low-cost financing.

DECD's Business Assistance Portfolio as of June 30, 2009, spanned the period from May 1992 through June 2009. During that period, Connecticut and its economy experienced:

- banking and credit crises including a sub-prime housing mortgage crisis;
- downward cycles in Connecticut's real estate market;
- severe contraction of Connecticut's defense industry (early 1990s);
- protracted recessions;
- state budget crises;
- the DOT.COM collapse;
- severe contraction of the technology sector (primarily IT and Communications);
- severe downturns in the stock market;
- the events of September 11, 2001;
- the Afghanistan and Iraq Wars;
- unprecedented national and global natural disasters with equally unprecedented insurance claims and payouts;
- the rapid growth of the economies of China and India;
- emergence of electronic commerce;
- rapidly accelerating technological change;
- sharp increases in energy prices;
- unprecedented gains in productivity;
- a national housing bubble collapse;
- a global financial and banking crisis; and
- a global recession.

Few foresaw these events, which have all impacted the economy in significant and profound ways. The events listed above, and many others, directly influence DECD investment priorities and policies. Because the economy is fluid, DECD's investment and assistance policies must be flexible enough to meet the economic needs of the state and its businesses as they emerge and change. Because DECD's investments have occurred over time, the performance of the DECD business assistance portfolio cannot be viewed solely through the prism of current economic conditions and market forces. In order to accurately and appropriately judge the performance of the DECD business assistance portfolio, the economic conditions that existed at the time each investment was made, as well as those existing in subsequent years, must be considered.

5. Analysis of the Portfolio

Detailed information regarding DECD's business assistance portfolio is located in the Appendix of this report. What follows is an analysis of the business assistance portfolio as of June 30, 2009. As of that date, the financial default rate for active projects under this portfolio was 0.22%.

Portfolio Activity

In SFY 2008-09, DECD provided $20,182,448 in direct financial assistance and another $9,479,739 in tax credits to Connecticut companies. DECD's investment leveraged $248,278,836 in additional private investment. Additional information regarding these investments is in the Appendix of this report.

Composition of the Portfolio

Table 120 shows the number of projects that make up the business assistance portfolio.

Table 120: Business Assistance Portfolio		
Total Number of DECD Projects	96	78%
Total Number of DECD/CDA Seamless Projects	27	22%
Total Number of Projects	**123**	**100%**

Source: DECD

i. Seamless Projects

To encourage state economic growth, and in accordance with C.G.S. Section 32-222, the DECD and the CDA offer low-cost capital to Connecticut businesses. As part of this initiative to assist businesses in accessing this low cost capital and to facilitate a borrower-friendly loan approval and provide for one funding process, DECD or CDA may propose participating in certain loan transactions together. These transactions are called seamless projects.

ii. Type of DECD Financial Assistance

Table 121 shows the various types of financial assistance. Financial assistance may be in the form of a loan, grant, loan guarantee or any combination thereof. Of the 113 projects, 10 were for tax credits.

Table 121: Types of Financial Assistance	
Projects Funded by Loan Only	103
Projects Funded by Grant Only	8
Projects Funded by Combination of Grant and Loan	1
Non-Monetary Projects*	1
Tax Credit Projects	10
Total	**123**

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

Source: DECD

iii. Total Value of DECD Business Assistance Investments

Table 122 shows the total value of the business assistance portfolio.

Of these, $199,988,450 were for tax credits.

Table 122: Business Assistance Value		
Loans	$164,341,097	89%
Grants	$19,800,000	11%
Total Portfolio Value	**$184,141,097**	**100%**
Tax Credits	$199,988,450	100%

Source: DECD

It has been DECD's policy since SFY 1995-96 that financial assistance to businesses is, primarily, in the form of low-interest loans. Business assistance grants issued by DECD after 1996 account for less than 9% of this portfolio's total value; see Table 123. Table 123.1 provides the percentage distribution of grants and loans in each of the portfolio years.

Table 123: Percent of Grants and Loans by Year and Amount				
SFY	**$ Value of Grants**	**% of Total**	**$ Value of Loans**	**% of Total**
1992	$ -	0%	$2,099,074	1%
1993	$3,000,000	15%	$2,350,000	1%
1994	$ -	0%	$ -	0%
1995	$500,000	3%	$ -	0%
1996	$2,000,000	10%	$ -	0%
1997	$ -	0%	$ -	0%
1998	$1,950,000	10%	$ 3,210,544	2%
1999	$4,850,000	24%	$ 8,787,500	5%
2000	$5,000,000	25%	$4,975,000	3%
2001	$ -	0%	$ 60,019,750	37%
2002	$ -	0%	$8,037,831	5%
2003	$ -	0%	$5,470,000	3%
2004	$2,500,000	13%	$ -	0%
2005	$ -	0%	$ 775,000	1%
2006	$ -	0%	$4,227,950	3%
2007	$ -	0%	$ 18,026,000	11%
2008	$ -	0%	$ 26,180,000	16%
2009	$ -	0%	$ 20,182,448	12%
Total	**$19,800,000**	**100%**	**$ 164,341,097**	**100%**

Source: DECD

Table 123.1: Percent of Grants and Loans by Year						
SFY	**# of Grants**	**% of Total**	**Cuml %**	**# of Loans**	**% of Total**	**Cuml %**
1992	0	0%	0%	1	1%	1%
1993	1	11%	11%	3	3%	4%
1994	0	0%	11%	0	0%	4%
1995	1	11%	22%	0	0%	4%
1996	1	11%	33%	0	0%	4%
1997	0	0%	33%	0	0%	4%
1998	2	22%	55%	7	7%	11%
1999	2	22%	77%	7	7%	18%
2000	1	11%	88%	8	8%	26%
2001	0	0%	88%	9	9%	35%
2002	0	0%	88%	10	10%	45%
2003	0	0%	88%	5	5%	50%
2004	1	11%	100%	0	0%	50%
2005	0	0%	100%	3	3%	53%
2006	0	0%	100%	10	10%	62%
2007	0	0%	100%	12	12%	74%
2008	0	0%	100%	18	17%	91%
2009	0	0%	0%	11	11%	100%
Total	**9**	**100%**		**104**	**100%**	

Source: DECD

iv. Project Funding Sources

The MAA Program is DECD's primary funding source for providing direct financial assistance to businesses. MAA was created by the legislature in 1990 to strengthen the state's economy by providing financial assistance to manufacturers and economic-based businesses for eligible economic development projects. Table 124 provides a breakdown of funding by funding source.

Table 124: Funding Break Down		
	Dollar Value	**%**
MAA	$169,641,097	92%
NVRLF	$400,000	0%
UA	$14,100,000	8%
Total	**$184,141,097**	**100%**

Source: DECD

Table 124.1 provides a breakout of loans and grants for MAA. Ninety-seven percent of MAA funds used for business assistance projects were provided in the form of loans.

Table 124.1: Funding Source Detail – MAA		
	Dollar Value	**%**
Loans	$163,941,097	97%
Grants	$5,700,000	3%

Source: DECD

Table 124.2 provides a breakout of loans and grants for the Naugatuck Valley Revolving Loan Fund (NVRLF). All of the funds were used for business assistance projects provided in the form of loans.

Table 124.2: Funding Source Detail – NVRLF		
	Dollar Value	%
Loans	$400,000	100%
Grants	$ -	0%

Source: DECD

Table 124.3 provides a breakout of loans and grants for Urban Action (UA) Grant Program funds. All of the UA program funds used for

business assistance projects were provided in the form of grants. By statute, UA funding can only be in the form of a grant.

Table 124.3: Funding Source Detail – UA		
	Dollar Value	%
Loans	$ -	0%
Grants	$14,100,000	100%

Source: DECD

v. Leveraging

As a result of DECD's business assistance investments of $184 million, an additional $1.29 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 7 dollars were invested by private industry. (Table 125)

Table 125: Leveraging		
Total Amount Invested in Projects	$1,473,217,700	100%
Total Non-DECD Invested in Projects	$1,291,276,603	88%
Total DECD Invested In Projects	$184,141,097	12%
Leverage Ratio	7	

Source: DECD (does not include tax credit projects)

vi. Industrial Composition of the Portfolio

Table 126 shows the industry mix of the DECD business assistance portfolio as a percentage of the total investment. Thirty-nine percent of DECD business assistance funding was invested in Connecticut manufacturers and 41% invested in businesses in the finance and insurance sector.

Table 126: Business Assistance Portfolio Industrial Composition			
NAICS		**Total DECD Investment**	**%**
11	Agriculture	$ 785,000	0%
22-23	Utilities/Construction	$ 1,400,000	1%
31-33	Manufacturing	$ 71,956,847	39%
42	Wholesale	$ 11,140,000	6%
44-45	Retail Trade	$ 2,000,000	1%
48-49	Transportation and Warehousing	$ 2,850,000	2%
51	Information	$ 12,500,000	7%
52	Finance and Insurance	$ 75,092,250	41%
53	Real Estate and Rental and Leasing	$ 3,000,000	2%
54	Professional, Scientific and Technical Services	$ 2,167,000	1%
56	Administrative and Support Services	$ 1,000,000	1%
61	Educational Services	$ 250,000	0%
81	Other Services	$ -	0%
Total		**$184,141,097**	**100%**

Source: DECD

vii. Business Assistance Portfolio Mix of Investment Instruments

Table 127 provides a tabular illustration of the mix of financial instruments used in the provision of business assistance by industry. Financial instruments include grants, loans and loan guarantees.

Loans make up 89% of DECD's total business assistance portfolio. Forty-one percent of business assistance loan dollars went to finance and insurance sector businesses while 39% of business assistance loan dollars went to Connecticut manufacturers. Grants make up 11% of the total business assistance portfolio. Seventy percent of business assistance grant dollars went to Connecticut manufacturers.

viii. Rate of DECD Participation

Table 127 also provides an analysis of DECD's rate of funding participation (DECD investment as a percent of the total project cost) in business assistance projects. DECD's average financial participation in the projects in its business assistance portfolio is 13%. The two industries that make up the largest segments of the total portfolio, manufacturing (39%) and finance and insurance (41%), have participation rates of 14% and 11% respectively, which is consistent with the portfolio average participation rate.

Table 127: Business Assistance Portfolio Mix of Investment Instruments							
NAICS		**# of Projects**	**Grant**	**Loan**	**Total Assistance**	**% of DECD Participation**	**Total Project Costs**
11	Agriculture	8	$ -	$ 785,000	$ 785,000	49%	$ 1,601,363
22-23	Utilities/Construction	1	$ -	$ 1,400,000	$ 1,400,000	7%	$ 19,406,000
31-33	Manufacturing	74	$ 13,950,000	$ 58,006,847	$ 71,956,847	14%	$ 511,655,176
42	Wholesale	10	$ 500,000	$ 10,640,000	$ 11,140,000	12%	$ 89,547,133
44-45	Retail Trade	1	$ -	$ 2,000,000	$ 2,000,000	20%	$ 10,000,000
48-49	Transportation and Warehousing	1	$ 2,850,000	$ -	$ 2,850,000	34%	$ 8,400,000
51	Information	3	$ -	$ 12,500,000	$ 12,500,000	13%	$ 97,800,000
52	Finance and Insurance	7	$ -	$ 75,092,250	$ 75,092,250	11%	$ 709,979,028
53	Real Estate and Rental and Leasing	2	$ 2,500,000	$ 500,000	$ 3,000,000	56%	$ 5,400,000
54	Professional, Scientific and Technical Services	4	$ -	$ 2,167,000	$ 2,167,000	17%	$ 13,025,000
56	Administrative and Support Services	1	$ -	$ 1,000,000	$ 1,000,000	20%	$ 5,100,000
61	Educational Services	1	$ -	$ 250,000	$ 250,000	19%	$ 1,304,000
81	Other Services	0	$ -	$ -	$ -	0%	$ -
Total		**113**	**$ 19,800,000**	**$164,341,097**	**$184,141,097**	**13%**	**$1,473,217,700**

Source: DECD

ix. Wage Analysis

Table 128 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of $49,685. The most recent data from Connecticut Department of Labor states the average annual compensation in Connecticut for all industries is $58,189.

Table 128: Business Assistance Portfolio Wages	
Weighted Average	$ 79,348
Straight Average	$ 49,685
High	$ 695,975
Low	$ 14,560
Median	$ 51,788

Source: DECD

Note: The weighting factor used in this analysis was employment.

Table 129 provides the portfolio wage data, stratified over the portfolio industry mix. The highest average wage paid by companies in DECD's business assistance portfolio was with those businesses in the finance and insurance industry followed by those in the professional, scientific and technical industry. The lowest average wage was with those businesses in the agriculture, forestry, fishing and hunting industry.

Table 129: Business Assistance Portfolio Wages by Industry						
2 Digit NAICS Code	**NAICS Category**	**CT Average Wage**	**Weighted Average Wage**	**High**	**Low**	**Median**
11	Agriculture, Forestry, Fishing and Hunting	$28,442	$36,696	$40,018	$23,000	$38,500
22-23	Utilities/Construction	$62,742	$95,892	$95,892	$95,892	$95,892
31-33	Manufacturing	$70,456	$68,871	$128,000	$14,560	$45,421
42	Wholesale Trade	$79,652	$46,133	$65,000	$27,955	$54,828
44-45	Retail Trade	$30,290	$46,732	$83,459	$30,160	$48,276
48-49	Transportation and Warehousing	$46,011	$35,000	$35,000	$35,000	$35,000
51	Information	$69,404	$81,168	$113,185	$35,816	$61,630
52	Finance and Insurance	$142,545	$127,062	$695,975	$74,265	$101,520
53	Real Estate and Rental and Leasing	$53,999	$42,286	$42,286	$42,286	$42,286
54	Professional, Scientific and Technical Services	$85,543	$73,156	$122,500	$58,667	$72,168
55	Corporate Office	$136,609	$171,000	$171,000	$171,000	$171,000
61	Educational Services*	$50,595	$52,000	$52,000	$52,000	$52,000
* = Wage information not available as companies in this industry did not respond to DECD's survey or are not part of DECD's portfolio.						

Source: DECD, CT Department of Labor

x. Benefits Analysis

The majority of companies in DECD's current business assistance portfolio provide some form of health benefits to their employees. Of 103 respondents to questions regarding healthcare benefits, 96 (93%) indicated that they provide healthcare benefits to their full-time employees. Of 81 respondents to questions regarding healthcare benefits for part-time employees, 29 (36%) provide benefits.

xi. Employment Summary

DECD's business assistance portfolio represents approximately 12% of the total financial assistance covered in DECD's portfolios.

It is DECD's practice to make job creation and retention a requirement in business assistance agreements with companies but it is important to note that not every investment in DECD's business assistance portfolio carries such a requirement. The primary reason for this is

many projects are financially supported to achieve other public policy objectives such as brownfields remediation and redevelopment, urban revitalization, infrastructure improvements, job training, cultural/quality of life improvements, etc. While job creation and retention is certainly one of the most important goals of the state's economic development efforts, it is not the only goal.

When business assistance is offered, DECD negotiates employment obligations with its client companies that are based on employment levels the company and DECD project will exist as a result of increased economic activity facilitated or generated from the state's investment.

The terms and conditions of DECD's financial assistance are negotiated on a case-by-case basis and those negotiated terms and conditions are stipulated in contracts with clients. Job creation and/or job retention requirements are one of several negotiated conditions. The job creation/retention clause in DECD's business assistance agreements carries with it a specific level of jobs to be created and/or retained and an attainment or retention date. In an iterative process, DECD works with companies in establishing reasonable goals that are obtainable based on the most current information. These goals are tied to specific timeframes that typically range from 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 creation and/or retention requirements, the attainment/retention date is also stipulated in their respective contracts. It is very important to note that the business is not required to meet its jobs created and/or retained obligations prior to or after the contractual attainment/retention date.

In the period prior to the contractual attainment/retention date, DECD monitors a company's employment levels. DECD does this to keep apprised of a company's performance as it approaches its goal and contractual attainment/retention date so that potential problems can be addressed as early as possible. Once the contractual attainment/retention date is reached, a one-time audit of the company's payroll and personnel records is conducted by DECD. Furthermore, DECD also tracks a company's employment level, via an annual survey, in the post attainment/retention date period.

In cases where a contractual job obligation is not met, DECD has, in accordance with the contract between DECD and the recipient, the right to impose penalties that include an increase in the interest rate of the loan for the remainder of the life of the loan and/or a repayment penalty per job not attained/retained. However, DECD makes every effort to work with the client to come to a suitable resolution and actively encourages its financial assistance recipients to notify DECD of any potential or pending non-attainment of the jobs obligation of the agreement with the state.

In such cases, DECD makes every effort to help the company meet its contractual obligation, including, but not limited to, technical assistance, such as turnaround management, lean manufacturing, procurement assistance, etc. This is done to ensure the long-term viability of the company and to protect the company's employees. DECD recognizes the fact that businesses are subject to market forces and that an adverse change in a given business market or industry or in the general economy may preclude a recipient from meeting its contractual job levels. DECD is equally cognizant of its fiduciary responsibility to Connecticut taxpayers.

DECD contracts may require recipients to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. Depending on the

circumstances, including but not limited to, financial capacity, ability to repay, economic conditions that impact job growth, market conditions for their industry and/or potential impact on the workforce that may occur as a result of penalties being imposed, DECD may consider contractual modifications such as reducing or modifying the financial penalty, revising job targets, extending the time to create/retain jobs or waiving all or a portion of the penalty and job requirement. DECD may also allow for payment of a penalty to occur over a period of time. In some instances, the original contract may not have included a penalty, which could occur in older agreements.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the recipient, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions are intended to preserve the business and the current workforce. When all other reasonable remedies are exhausted, DECD actively enforces the claw back of funds from recipients not meeting their contractual obligations. DECD takes its fiduciary responsibilities seriously and as such does not take contractual defaults lightly. It is important to note that DECD makes changes to executed assistance agreements only after careful and informed consideration, including multiple levels of internal review.. DECD considers the modification of executed assistance agreements to be a serious undertaking and should a dialogue between the assistance recipient and the department 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.

xii. DECD's Job Creation and Job Retention Performance

DECD's business assistance portfolio needs to be judged by its performance as a portfolio and not solely by the performance of its individual investments. As with any portfolio, there are performers and non-performers. Given the nature of the type of projects DECD is called upon to invest in, it is inevitable that the business assistance portfolio will contain some poor performers. As indicated earlier, it is important to consider and understand that job creation/retention, though important, is not the only way in which success should be measured. DECD's investments generate many other benefits to the state, such as increased revenues via corporate, sales and personal income taxes, increased economic activity, indirect job creation, increased property taxes to local communities, brownfields remediation and urban redevelopment, to name a few. Another point to be acknowledged is that DECD is often the lender of last resort and, without state financial assistance, businesses in this position would most likely fail. In these situations, DECD provides financial assistance with a full understanding of the risks involved in an attempt to save a company and, more importantly, preserve jobs.

xiii. Job Audits

The following information in Table 130 is the status summary of job audits that have been conducted as of **June 30, 2009**. This information represents the results of the companies in DECD's business assistance portfolio that have contractual employment obligations that, per the terms of their respective contacts, must be satisfied on or before June 30, 2009. Again, it is important to note that DECD's business assistance portfolio accounts for about 12% of DECD's total investment portfolio.

Table 130: Business Assistance Portfolio Job Audit Results as of June 30, 2009

Job Goal Attainment	# of Companies	Contract			Actual Jobs Per Audit	% of Contract Requirement Attained
		Jobs Retained	Jobs Created	Total		
Met	28	6,368	2,937	9,305	12,738	137%
Did Not Meet	33	11,555	1,844	13,399	11,728	88%
Total	**61**	**17,923**	**4,781**	**22,704**	**24,466**	**108%**

Source: DECD

As noted in Table 130, of the 28 companies that met goal, results actually exceeded obligation by 37% (created/retained more than the required number of jobs). Companies that did not meet their obligation had an 88% job creation/retention attainment rate. Table 130 also illustrates the fact that, in terms of job creation, the DECD business assistance portfolio in aggregate has produced 8% more jobs than the assistance recipients were contracted to produce.

Table 131 shows that forty-six percent of the companies that have undergone their contractually obligated job audit either met or exceeded their respective job goals. Seventy eight percent of the companies met 70% or more of their contractual jobs commitment. As of June 30, 2009, overall contractual employment targets have been exceeded by 8%.

Table 131: Business Assistance Portfolio Job Goal Attainment As of June 30, 2009

% of Target	# of Companies	Total Jobs Required by Contract	Total Jobs Based on Job Audit
>150%	6	3,144	5,663
141-150%	1	660	934
131-140%	0	0	0
121-130%	6	1,448	1,837
111-120%	2	908	1,025
101-110%	10	2,929	3,063
100%	3	216	216
99-90%	12	11,102	10,415
89-80%	5	661	541
79-70%	3	190	141
69-60%	3	198	126
59-50%	2	620	346
<50%	8	628	159
Total	**61**	**22,704**	**24,466**

Source: DECD

As stated before, the composition of this portfolio is dynamic and as such this number will fluctuate yearly, due to new companies being added to the portfolio and companies that have fulfilled obligations being dropped off of the report. There are also several companies that have multi-year employment obligations, so their numbers will rise

and fall over time and the overall performance of the contractual employment targets will change. Due to the dynamic nature of the department's business assistance portfolio and the state, national and global economies, the numbers reported herein represent a "snapshot in time."

Since 1994, cumulative recoveries associated with companies that did not meet job targets total $6.89 million. Recoveries include prepayments of loans, interest rate assessment, and partial repayments of grants. This number does not include interest rate increases or reductions in tax credits that have been implemented.

xiv. Dollar per Job Analysis

Table 132 provides the cost to the state per job created and retained.

Table 132: DECD Dollar Cost Per Job Based on Actual Job Audit Results

Job Goal Attainment	Total Grant	Total Loan	Tax Credits	Total Assistance	Actual Jobs Created/ Retained	DECD Dollar Cost Per Job
Met	$8,750,000	$77,366,750	$25,000,000	$111,116,750	12,738	$8,723
Did Not Meet	$5,350,000	$18,660,325	$7,000,000	$31,010,325	11,728	$2,644
Total	**$14,100,000**	**$96,027,075**	**$32,000,000**	**$142,127,075**	**24,466**	**$5,809**

Source: DECD, as of June 30, 2009

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 24,466 jobs noted in Table 54 earned the median portfolio wage of $51,788 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately $38 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in less than five years (and a little over three and one half years if the average portfolio wage is used in the calculation).

The median portfolio wage was used for the purpose of making a conservative estimate. The straight average portfolio wage is $67,855.

Using the average portfolio wage in the previous calculation would have yielded a larger annual tax revenue figure. Also, the figures above represent a rough estimate of the direct personal income tax impact of direct employment only—no multiplier was used.

xv. Business Assistance Portfolio Survey

In an effort to meet all of this report's statutory reporting requirements, DECD surveyed recipients of DECD business assistance regarding their employment and wage levels. The data collected in this survey is located in the Appendix of this report. The survey data represents a "snapshot in time." Businesses and markets are dynamic; factors such as sales volume, interest rate, and production and employment levels will fluctuate over the course of a year as well as over a period of years.

As stated above, contractual job creation and retention performance is determined by a formal audit. The survey data is reviewed and included in this report only because it is a statutory requirement. This has created a great deal of confusion in recent years. The job information obtained from surveys is utilized for this report and is not used in determining compliance with the recipient's contract and is, therefore, not discussed in this section of the report.

xvi. Economic Impact Analysis

Using the Regional Economic Models, Inc. (REMI) Policy Insight model for Connecticut, DECD estimates the impact of its business assistance investments from state fiscal year periods between 1990 through 2009. Table 54 shows the impact DECD's business assistance investments (including active and inactive[48] investments) have had on Connecticut's economy. The portfolio aggregate is the sum of impacts in 2006 constant dollars from 1990 through 2009. The economic and fiscal impacts represent cumulative changes from the

[48] Inactive projects represent companies that have fulfilled their contractual obligations, ceased business operations, relocated, or repaid their assistance including the relocation penalty.

baseline forecast of the Connecticut economy. That is, as a result of DECD business assistance investments, gross state product increased by almost $1.9 billion dollars over the nineteen fiscal year periods 1990 through 2009.

The impact appearing in Table 133 captures the construction spending and 40% of the machinery and equipment spending (considered as sales in the wholesale sector) that occurred as a result of DECD's business assistance investments.

Table 133: Business Assistance Portfolio Economic Impact in SFY 2008-09
(In 2006 constant dollars)

	Portfolio Aggregate	SFY 2008-09
Gross State Product	$1,897,902,851	$189,878,165
Personal Income	$1,748,969,692	$189,184,541
State Net Revenue	$76,782,510	($34,400,000)
Local Net Revenue	$353,471,037	$38,793,507

Source: DECD

The reported impact does not capture the additional output and employment such investment afforded the firms receiving state assistance and is, therefore, a conservative estimate of the benefits of these investments.

The nominal value of the construction and machinery and equipment increased the non-residential capital stock in Connecticut, which is reflected in towns' increased grand lists and in their tax receipts. In addition, this analysis captures the debt service the state incurred in funding the business assistance programs. Offsetting that are the payments made to the state by firms receiving loans and grants. This accounts for the negative impacts in some years because the state's debt service is not always matched with offsetting outlays. DECD has not accounted for the ongoing increases in capacity afforded by the business assistance program, therefore, this analysis is conservative.

xvii. Productivity Contribution

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

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

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

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

Table 134 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made

Table 134: Business Assistance Portfolio Property Value Impact*	
FY 2008-09 Projects	$180,937,863
Portfolio Impact	$1,229,780,877

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

Table 135 provides the estimated property taxes generated by DECD's business assistance investments.

Table 135: Business Assistance Portfolio Property Tax Impact	
FY 2008-09	$12,176,076
Portfolio Aggregate Annual Impact	$36,841,284
Portfolio cumulative Impact (FY 1990-FY 2009)	$259,897,928

Source: DECD

E. Economic and Competitive Conditions Affecting Connecticut's Businesses

DECD asked each of the companies in its portfolio to rate their level of concern regarding several competitiveness issues facing Connecticut businesses. Table 136 provides a breakdown of the responses received.

Table 136: Competitiveness Concerns

Companies were asked to indicate their level of concern regarding several specific competitive issues.

Property Taxes			State Regulations		
	SFY 07-08	SFY 08-09		SFY 07-08	SFY 08-09
Very Concerned	51%	59%	Very Concerned	39%	48%
Somewhat Concerned	41%	33%	Somewhat Concerned	44%	40%
Not Very Concerned	6%	7%	Not Very Concerned	13%	11%
Not Concerned	2%	1%	Not Concerned	4%	1%
Finding Skilled Workers			**Healthcare Costs**		
	SFY 07-08	SFY 08-09		SFY 07-08	SFY 08-09
Very Concerned	45%	40%	Very Concerned	80%	88%
Somewhat Concerned	47%	48%	Somewhat Concerned	17%	10%
Not Very Concerned	7%	11%	Not Very Concerned	0%	0%
Not Concerned	1%	1%	Not Concerned	2%	1%
State Business Taxes			**Transportation/Highway Congestion**		
	SFY 07-08	SFY 08-09		SFY 07-08	SFY 08-09
Very Concerned	42%	54%	Very Concerned	33%	30%
Somewhat Concerned	42%	34%	Somewhat Concerned	29%	30%
Not Very Concerned	14%	11%	Not Very Concerned	34%	32%
Not Concerned	2%	1%	Not Concerned	4%	7%
Workers Compensation Costs			**Energy Prices**		
	SFY 07-08	SFY 08-09		SFY 07-08	SFY 08-09
Very Concerned	61%	58%	Very Concerned	89%	74%
Somewhat Concerned	30%	33%	Somewhat Concerned	10%	21%
Not Very Concerned	6%	7%	Not Very Concerned	0%	2%
Not Concerned	2%	2%	Not Concerned	1%	2%

Source: DECD

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

As part of DECD's ongoing business and industry outreach efforts, DECD representatives make on-site visits to a variety of businesses to assess their needs and offer ways the department can be of assistance. OBID has identified the industries in the state that have high location quotients, high employment and high job multipliers as the "drivers" of the Connecticut economy. Targeted industries include aerospace and defense, chemicals, alternative energy, information technology, insurance and financial services, machine manufacturing, medical devices and instrumentation, and film and digital media.

In an effort to assist those industries, OBID is organized to take a proactive role in working with Connecticut businesses. Staff continues to outreach to the targeted industries in order to better understand competitiveness issues facing the businesses as time allows. The state has held numerous "Business Connections" sessions, bringing more than 330 businesses together with state programs to provide financing, market development, technology upgrades, labor training and other business needs.

Additional "plus factors" of the outreach program are the opportunities for OBID staff to build better relationships with businesses and the ability of staff to enhance industry awareness, develop new partnerships, and develop a specific point of contact for each business. In addition, these outreach efforts enable DECD to learn about a company's future expansion and relocation plans. During an outreach visit, staff can make a business aware of the many other programs (financial and/or technical assistance) available to them through other state agencies, nonprofit organizations and private resources. This outreach initiative is especially helpful for those smaller companies that may need hands-on guidance in navigating local, state and federal programs.

1. Office of Small Business Affairs

This office was established under C.G.S. Section 32-9n to enhance the department's outreach efforts to small and mid-size businesses. Responsibilities

of this office include technical assistance to business and economic development customers and the development of partnerships with advocacy groups, businesses, communities and developers as well as state and federal agencies.

In addition, DECD, through a continued relationship with the Connecticut Metropolitan Regional Chambers Alliance, works closely with eight of the state's largest chambers of commerce in order to market our programs and services to small businesses across the state. The chambers involved are:

- The Bridgeport Regional Business Council;
- The Central Connecticut Chambers of Commerce;
- The Chamber of Commerce of Eastern Connecticut;
- The Business Council of Fairfield County;
- The Metro Hartford Alliance;
- The Middlesex County Chamber of Commerce;
- The Greater New Haven Chamber of Commerce; and
- The Waterbury Regional Chamber

DECD also assisted minority business enterprises in a number of ways during SFY 2008-09 including attending events of the Connecticut Minority Suppliers Development Council (CMSDC), and funding the Micro Loan Guarantee Program for Women and Minority Business Owners at the Community Economic Development Fund (CEDF).

DECD participated in numerous outreach events to encourage business and industry development in Connecticut (including small businesses and minority business enterprises): the Connecticut Venture Group's Financing Fairs with over 150 attendees; the Manufacturers Alliance of Connecticut annual dinner with over 100 attendees; the Connecticut Expo for Business with over 3,000 attendees; the Business Showcase of Fairfield County with several hundred attendees; and numerous chamber, local development commission and business association events.

Additionally, DECD provided support for the Connecticut Entrepreneurial Centers, the Connecticut Procurement Technical Assistance Program (CT PTAP) and the Connecticut Small Business Innovation Research (SBIR) office.

DECD is continuing its support of the Small Business Development Center (SBDC) program. In 2008, it provided Central Connecticut State University (CCSU) a $522,258 grant in Manufacturing Assistance Act monies leveraged with $1,044,516 of U.S. Small Business Administration (SBA) funds to continue to support the overall program and provide an office within DECD staffed with a business development specialist and a business development advisor.

SBDC is operated and staffed by a team of business professionals, specialists and advisors. In addition to the full and part-time SBDC professionals, staffing resources from the Connecticut State University System (Deans from the Schools of Business/Management) are available from each of the four university campuses. The central office is located at Central Connecticut State University and the satellites are located at Southern, Western and Eastern Connecticut State Universities, and at DECD in Hartford. The Connecticut Small Business Development Center Program (SBDC) is an integral part of the agency's Office of Small Business.

DECD, through the Office of Small Business, provides technical and financial assistance to businesses throughout Connecticut. The department is a one-stop business resource that matches company needs with many programs and services. DECD can provide technical assistance, low-cost financing opportunities and access to tax incentives, as well as assistance with operational efficiencies, site searches and facility planning, regulatory issues, training, exporting and research. DECD works in conjunction with its many partners including Connecticut's quasi-public entities Connecticut Innovations (CI) and the Connecticut Development Authority (CDA).

DECD's Office of Business and Industry Development (OBID) is the state's central point for incentives, investment, and technical assistance and the state advocate for business and economic development. This office maintains a staff of experienced business development specialists who are knowledgeable of the many programs, services and incentives available to businesses in Connecticut. This office is the principal point of contact for in-state and out-of-state companies seeking assistance. OBID works closely with companies to address their short

and long-term business needs, and strengthen their overall competitiveness in the global marketplace. OBID's team of business advisors are creative and flexible when it comes to addressing customer needs. And their responsive, hands-on project management approach is one of the keys to turning economic development plans and proposals into successful – and profitable – realities.

DECD's Office of Small Business (OSB), works in conjunction with OBID's staff and to coordinate the many resources available to small businesses throughout Connecticut. The OSB leverages these resources to effectively and efficiently serve the needs of small businesses in a timely manner.

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

DECD has a number of initiatives that it administers to assist the creation and growth of small and minority-owned businesses.

DECD committed $200,000 in support of the Micro Loan Guarantee Program for Women and Minority Business Owners initiative (C.G.S. Section 32-9n), leveraged by $600,000 in loan funds. An additional $400,000 has been committed to the program which is in turn leveraged by another $1.2 million. DECD, working with CEDF, provides a 30% guarantee on loans of up to $50,000 to eligible women and minority business owners.

The Inner City Business Strategy Guarantee Program makes use of $300,000 committed by DECD in the form of an MAA loan guarantee that leverages $1 million in direct financing by CEDF. Direct loans of $5,000 to $250,000 are made by CEDF to eligible business applicants, and these loans are supported by the 30% loan guarantee provided by DECD (with the aggregate amount of loan guarantees not to exceed $300,000). Eligible businesses must be located in one of five eligible cities: Bridgeport, Hartford, New Britain, New Haven and Waterbury. The goal of this program is to assist entrepreneurs in developing market-based opportunities for inner-city growth that can create jobs, income and wealth for local residents.

The Dry Cleaning Establishment Remediation Fund provides assistance to small businesses in the form of direct grants to eligible dry cleaning businesses to

conduct the environmental remediation of site contamination caused by the dry cleaning operations.

The Minority Bonding Guaranty Program is a partnership between the state and the surety industry, committing $1 million of DECD Urban Action (UA) funds to guarantee $20 million of payment bonds issued minority-owned construction companies. The Hartford Economic Development Corporation's Business Resource Center (HEDCo-BRC) prequalifies minority contractors for participation in the pilot payment bond program, and HEDCo-BRC provides administrative fund control management and back-office management assistance to program participants. The goal of this pilot program is to enhance the opportunities for minority-owned construction firms to successfully bid for capital projects in Hartford, with the expectation of increased construction-related employment opportunities for workers in the target communities.

3. Business Assistance Portfolio Small Businesses

Table 137 provides the breakout of small businesses in the DECD business assistance portfolio. Of the 103 respondents to DECD's business assistance portfolio survey, approximately 56% fall into the small business category (defined as having fewer than 100 employees).

Table 137: Business Assistance Portfolio Small Businesses	
# Of Small Businesses (less than 100 jobs and based on respondents)	58
# Of Small Businesses (less than 50 jobs and based on respondents)	43

Source: DECD

G. Business Assistance

1. Business Expansion, Recruitment and Retention

During the SFY 2008-09, OBID was responsible for all international and out-of-state business recruitment, and in-state business retention and expansion activities. OBID is DECD's marketing and investment arm and is the central advocate for business and economic development.

Responsibilities include:

- marketing Connecticut on state and national levels;

- serving as the principal point of contact for both Connecticut companies and out-of-state businesses seeking assistance from the state;
- managing business recruitment, expansion and retention activities for the agency; and
- bringing together all available resources to provide client-driven, customized packages of benefits and assistance to businesses considering relocating their operations to Connecticut or expanding their existing operations within the state.

During SFY 2008-09, the Connecticut Economic Resource Center (CERC) Business Response Center or call center, funded by DECD, referred 97 calls to OBID, including 45 out-of-state calls, while OBID received 218 calls directly. These contacts have led to the development of a pipeline of more than 50 financial deals and 14 loan/project closings. In addition, OBID responded to over four Requests for Information (RFIs) from project consultants and/or site selectors.

Through the Manufacturing Assistance Act (MAA), DECD funded a total of 14 business development projects involving $23,882,448 in state funds, leveraging a total investment of $279,409,785. These projects resulted in the retention of 8,718 jobs and the creation of 524 jobs in Connecticut. DECD business development staff took in and managed 388 calls/referrals, issued 23 offers of assistance and negotiated 14 business assistance proposals.

- **Job Creation Tax Credit**

  A tax credit is available to taxpayers that create at least 10 new jobs in Connecticut and the jobs are filled for 12 months. The credit can be applied against the tax imposed under sections 12-202 or 12-210 of Chapter 207, and Chapters 208 and 212 of the Connecticut General Statutes. The credit may be up to 60% of the state income tax withheld from the employee's wages and may be granted for five consecutive years. DECD provided five Allocation Notices to the following companies: Sparta Insurance Holdings, Carter's Retail, Burris Logistics, Mercuria Energy Trading, and Sun Products Corporation. The total amount of allocation of tax credits for these projects is $3,897,376.

- **Enterprise Zone and Urban Jobs Program**

  Enterprise Zone Incentives: Up to a five year, 80% local property tax abatement on real estate and personal property as well as up to a 10-year, 50% corporation tax credit for companies locating in one of Connecticut's 35 enterprise zone/enterprise corridor zone communities. Enterprise Zone: During the time period of July 1, 2008, through June 30, 2009, DECD certified 58 companies with a gross floor space of 1,244,898 square feet; 6,297 jobs were retained and 928 new jobs were created under the Enterprise Zone program. There were 55 preliminary applications to be considered for the 2009 certification period. DECD is reviewing 65 applications and anticipates approval of 50. The most active municipalities were Bridgeport and Waterbury.

- **Urban and Industrial Site Reinvestment (URA) Tax Credit Program**

  The Urban and Industrial Site Reinvestment Tax Credit Program is a dollar-to-dollar corporate tax credit of up to 100% of capital investment on eligible projects with a minimum investment of $5 million in distressed communities or an industrial site project and $50 million in all other communities. The credits can be used over 10 years. Should a company not be in a position to take advantage of the earned credits, credits can be carried forward for five consecutive years or be transferred to another corporate taxpayer to be used in the same year the credits were earned. During this SFY 2008-09 DECD made 16 offers of assistance utilizing this program. DECD's current portfolio consists of 6 business projects with $190,000,000 in credits which anticipate the creation of 2,544 jobs, the retention of 1,756 jobs and $591,250,000 in private investment.

  The majority of DECD's business development staff time is spent by providing matchmaking services and technical assistance through its own resources and those of its partners, many of which are programs funded through the department. DECD also work closely with state agencies and utility companies to provide assistance with energy issues, labor training, environmental remediation, permitting, etc.

2. Connecticut's Business Recruitment Plan

Connecticut's business recruitment mission is to encourage businesses to relocate to Connecticut by showcasing the state as a strategic business location on a national and international level.

The overall recruitment goal is to facilitate business recruitment through a proactive, industry-driven approach utilizing some of the following strategies:

- national and international marketing and outreach campaign to three primary audiences including:
  - relocation consultants, site selectors, real estate brokers and corporate relocation managers,
  - businesses in targeted industries, and
  - businesses located in neighboring states such as New York, New Jersey, Massachusetts and Rhode Island that can benefit from the existing resources in Connecticut such as labor and technology;
- promote Connecticut's strategic location, superior quality of life, best workforces in the world, easy access to capital, etc.;
- capitalize on relationships with existing Connecticut businesses and solicit input on their acquisition plans and work to provide incentives to bring out-of-state operations into Connecticut; and
- attendance at industry-based trade shows to showcase and market Connecticut on a national and international level.

OBID uses an industry approach that focuses on industries that drive Connecticut's economy and have a high job multiplier. These industries include aerospace and defense, machine manufacturing, insurance and financial services, bioscience, instrumentation and medical devices, chemical, alternative energy and film and digital media.

3. Highlights in Business Recruitment

The following information highlights specific recruitment projects that were publicly announced during SFY 2008-09:

- **Wüsthof-Trident of America, Inc**., is relocating from New York to Norwalk. The company is a German manufacturer of high-quality cutlery purchased

and is renovating an existing building on the former Norwalk Community College property and is building a 45,000-square-foot warehouse across the street for its distribution operation. The project will create 30 new jobs. Wüsthof is investing $2.5 million and DECD will loan the company $750,000 to assist with the relocation.

- **Burris Logistics**, a Delaware-based company with a network of frozen food warehousing and distribution systems on the East Coast, constructed a 263,000-square-foot facility outfitted with state-of-the-art material handling equipment. This Connecticut facility will serve BJ's Wholesale Club and other businesses in the Northeast. DECD is assisting this project with $2 million in Urban and Industrial Sites Reinvestment Tax Credits and more than $1 million in Job Creation Tax Credits. Burris will invest more than $50.6 million in the land, building and machinery and other equipment, and another $14.4 million in refrigerated trailers and inventory. The $65 million project will generate 220 new full-time jobs in Rocky Hill and more than $26 million in net new revenue for the state.

4. Out-of-State Recruitment Marketing Efforts

During 2008-09, DECD, through OBID, attended the following national and international trade shows:

- **48th International Paris Air Show**, Le Bourget, France – June 15- 21, 2009.

  The DECD lead a group of 22 Connecticut aerospace manufacturers and suppliers to exhibit at the largest international air show in Paris on June 15-20. Connecticut's exhibit is designed to promote the more than 1,000 Connecticut aerospace and defense manufacturers and suppliers in the state. DECD continues to fully support the efforts of the Connecticut Center for Advanced Technology (CCAT) in coordinating this event. DECD's and CCAT's objective for the 2009 Paris International Air Show was to introduce Connecticut aerospace and defense suppliers to Original Equipment Manufacturers (OEMs), both domestically and worldwide, and to schedule meetings between those Connecticut suppliers and the OEMs. The staff also used the opportunity to encourage businesses to relocate to Connecticut, by showcasing Connecticut as a strategic business location on a national and international level. R. Bruce Andrews, CEO and COO of AGC Incorporated

located in Meriden stated, “In June of this year, we joined the Department of Economic and Community Development and other Connecticut companies at the International Paris Air Show. My hearty thanks to the entire team. The international marketing efforts at the air shows have led to $13 million in new business for Connecticut companies since 2006.”

- **BIO 2009,** Atlanta – May 18, 2009. CURE, Connecticut’s BioScience Cluster and Connecticut Innovations, Inc., were the lead agencies in organizing the state’s presence at BIO 2009. DECD, CI and CURE all contributed financially to this marketing event.

5. Connecticut’s Retention and Expansion Plan

OBID is organized to work with Connecticut businesses. Staff is assigned to outreach to targeted industries including, but not limited to, insurance and financial services, bioscience, machine manufacturing, metals, plastics, medical devices, energy and fuel cells, aerospace and defense, film and more. The purpose of this outreach is to:

- promote Connecticut as a great place to do business;
- inform companies of the many programs, services and business incentives the state offers;
- develop relationships with Connecticut’s businesses and provide for an early warning/intervention system in order to assure that businesses remain and grow in Connecticut; and
- identify issues affecting the competitiveness of Connecticut businesses.

This outreach program has identified several common issues among these industries:

- high cost of insurance (health, workers’ and unemployment compensation);
- cost of living;
- increasing taxes (both business and personal property);
- aging and shrinking workforce in the manufacturing industry;
- highway congestion;
- high utility rates;
- lack of mass transit;
- cumbersome regulatory process;

- lack of private funding for small businesses, particularly for working capital; and
- outsourcing.

Based on findings derived from the outreach completed, the Job Creation Tax Credit Program was amended to include Connecticut businesses undertaking expansion plans and increasing jobs.

Business retention and expansion responsibilities include:

- outreach to incumbent companies, chambers of commerce, local economic professionals, attorneys, accountants and real estate brokers;
- client intake, assessment and project feasibility review;
- assistance in identification of entitlements, incentives and services (site selection assistance and point of contact to other state agencies);
- deal negotiations and structuring assistance packages;
- packaging and delivery of products, services and financial assistance to clients;
- collecting and maintaining performance data for monitoring on the business and economic development projects executed by staff;
- leveraging DECD assistance funds through other lending sources including, but not limited to, CDA, the revolving loan funds and banks;
- linkage to workforce development, education and training resources and programs, and other business assistance programs/partners including, but not limited to, the utility companies, CONNSTEP, PTAP and CCAT; and
- ongoing business development and outreach.

6. Highlights in Business Expansion and Retention

The following information highlights specific projects that were funded during SFY 2008-09:

- **Jonal Laboratories Inc.,** an aerospace and industrial components manufacturer, expanded its Meriden facilities with a $500,000 DECD loan, retaining 72 jobs and creating 8 new positions. Jonal Labs makes specialty elastomeric components for aerospace, military and industrial markets. The state loan assisted with demolition and equipment purchases associated with the $1 million project.

- **Windsor Marketing Group** (**WMG**), which has facilities in Windsor Locks and Suffield, develops, manufactures and distributes in-store marketing programs for retailers. The company is adding 39,600 square feet at its Suffield location in Marketing Research Park, with a $2 million DECD loan, creating 3 jobs and retaining 122 full-time jobs. The state loan will assist in expanding WMG's footprint to house additional state-of-the-art printing and distribution operations associated with the $7.1 million project.
- **Prudential**, Hartford has extended the lease at 280 Trumbull Street for an additional 10 years and acquired additional space as well, which will create 250 jobs and retain 750 jobs over a five-year period. State funds will be used to help defray costs for furniture, fixtures, equipment and training expenses associated with the $12.6 million project.
- **Aero Gear, Inc.,** Windsor expanded their operation based on a five-year contract with Rolls Royce for $3,000,000 per year to produce a family of geared products for a late model turboprop engine, which will create 20 and retain 120 jobs. State funds will assist the company to complete the contract with Rolls Royce which would require the company to complete a 16,000 square feet addition to its building and acquire additional equipment associated with the $5.5 million project.
- **Weeden & Co. LP** of Greenwich will renovate 32,000 square feet and lease 3,900 square feet in additional space. Weeden, a financial services firm with a client base of more than 1,500 institutional investors, will update its technology systems, expand its trading desk and lease more space near its 145 Mason Street location for its accounting and programming departments. The project ensures 148 employees will remain in Greenwich and 15 positions will be created within three years. DECD is assisting the project with a 10-year, 2% interest $1.5 million loan.
- **Composite Machining Experts** is an engineering consulting firm which specializes in supporting Numerical Control (NC) programming, tool design and Coordinate Measuring Machine (CMM) programming for the aircraft and composites industry. The company is a key supplier to GKN Aerospace in Cromwell. The expansion will allow the firm to become a full-service support company for the composites industry. The company has leased a building in Meriden for its manufacturing operations and plans to increase staff from 2

employees to 11 over the next three years. DECD provided a 3%, 15-year loan of $270,000.

- **Aetna Inc.** invested approximately $219 million to improve its Hartford Campus and data center infrastructure. Aetna Inc. is one of the nation's leading diversified health care benefits companies. DECD provided a $6 million loan to the company as part of its overall capital investment project. The company will retain 7,266 jobs and create an additional 200 jobs.
- DECD provided a $1.5 million grant to the **United Way of Connecticut** to implement the Comprehensive & Specialized Training Program for the new Walgreens Distribution Center in Windsor. The funding will assist the company in achieving a goal of hiring 30% of its workforce from people with physical and cognitive disabilities.
- **Modelcraft** is a precision machining company that specializes in computer numerical controlled (CNC) machining and turning for the aerospace and medical industry. The project consisted of the purchase of the land and building, the purchase of two CNC machining centers and the relocation of the Company to Terryville. DECD provided a $175,000 loan to the company to assist with its project. The company will retain 30 jobs and create 4 new jobs.
- **Lane Construction** is a heavy construction and highway general contractor, and a wholly owned subsidiary of Lane Industries Incorporated. For over 50 years, the business has had its headquarters at 965 East Main Street, Meriden. The project consisted of relocating approximately ninety-two (92) full time employees from the existing corporate office in Meriden to a existing office facility in Cheshire. The project included the purchase of the office building and property located at 90 Fieldstone Court in Cheshire for a price of $5,800,000, and office outfit costs of approximately $2,900,000. DECD provided a $900,000 loan.
- **General Reinsurance Corp., (Gen Re),** will move its headquarters to another facility in Stamford, keeping Gen Re in Connecticut and retaining its more than 800 jobs while continuing the state's leadership role in the insurance and financial services sector. Stamford-based Gen Re, a subsidiary of Berkshire Hathaway, Inc., is a holding company for global reinsurance and related operations. Gen Re's current, 575,000 square-foot

facility in Stamford is about twice as large as it currently needs. The company successfully negotiated a new lease for almost 300,000 square feet at its new location on Long Ridge Road. DECD will provide a $9 million loan that will go toward fixtures and equipment in the new facility. In addition, the company will be eligible for up to $19.5 million in Urban and Industrial Sites Reinvestment Tax Credits.

- **UnitedHealth Group** will keep its more than 2,000 employees in the nation's insurance capital, moving its Hartford offices to CityPlace at 185 Asylum Street. The relocation is expected to create an additional 150 to 200 construction-related jobs over the next 12 to 18 months. UnitedHealth Group has a total of approximately 4,300 employees and staff at various locations in Connecticut. The company has had a large presence in downtown Hartford for more than 20 years and its current lease is set to expire in 2010. After a thorough market analysis, UnitedHealth Group decided to relocate and will occupy a significant block of space at CityPlace. DECD will provide state funding of $1.5 million towards UnitedHealth Group's infrastructure improvements and energy efficiency projects in its new location.
- **Gartner, Inc**., of Stamford plans to expand its operations in Connecticut, retaining 861 jobs and creating approximately 340 additional positions over the next five years. Gartner is a research and advisory company with 4,100 associates worldwide, including more than 1,100 research analysts and consultants. It has clients in over 80 countries. DECD is providing a $5 million, low-interest loan to the company for building and leasehold improvements and equipment, as well as up to $20 million in Urban and Industrial Site Reinvestment Tax Credits. The Connecticut Development Authority has approved a Sales and Use Tax Exemption of up to $1 million.
- **Boardman Silversmiths** located in Wallingford needs a larger facility to expand its line of silver and pewter products. Boardman Silversmiths plans to add new and more efficient tools and dies. DECD is assisting this project with a $147,512, low-interest loan through the Small Manufacturers Competitiveness Fund to help the company purchase new machinery and equipment and upgrade their new facility. The company will retain 11 jobs and also plans to create 10 more jobs within three years.

- **DRS Fermont** which specializes in power generation and distribution equipment for military and commercial industries, currently employs approximately 404 and owns a 135,000-square-foot facility on North Avenue in Bridgeport that houses manufacturing operations and administrative offices. The parent company, Parsippany N.J.-based DRS Technologies Inc., expects to invest more than $11.6 million as part of the $15.1 million expansion. The plan includes DRS Fermont leasing a new 75,000-square-foot manufacturing/warehouse facility. DECD will provide a $3.5 million loan which will be used to purchase machinery and equipment. DRS Technologies is a leading supplier of integrated products, services and support to military forces, intelligence agencies and prime contractors worldwide. By helping DRS Fermont to expand in Bridgeport, the State expects that 95 jobs will be created and the 180 existing jobs in Bridgeport and Danbury will remain in Connecticut. One important factor in the company's decision was how proactive the state was about partnering with the company. Officials from DECD met with representatives of DRS Technologies at the Farnborough International Airshow 2008 in England last year.
- **Siemens Healthcare Diagnostics** will expand its Brookfield manufacturing facility, retaining 290 jobs and adding more than 75 new positions over the next two years. Siemens Healthcare Diagnostics develops, manufactures and markets products used to diagnose conditions such as diabetes, allergies and cardiovascular disease. The Company currently has a 100,000-square-foot assembly and distribution operation in Brookfield. Siemens intends to add 30,000 square feet of space and 73 full-time positions in the next two years. The Company will invest nearly $500,000 in the project. DECD will provide Siemens tax credits to help with the project.
- DECD worked to attract potential film production facilities and investments to Connecticut including **NBC Studios** and **Connecticut Studios, LLC.**
- DECD, through OBID, continued to fund programs and services for small business across the state, including an additional $200,000 to the Microloan Guarantee Program for Women- and Minority-Owned Businesses administered by the **Community Economic Development Fund (CEDF)** as well as specific loan funds such as the CEDF's $2,000,000 Southwestern Connecticut Segmented Loan Fund and the Northeast Economic Alliance's

Revolving $200,000 Loan Fund. Since its inception in 1999, the Micro-Loan Guarantee Program for Women- and Minority-Owned Businesses has provided $3.5 million in loans to 115 businesses and helped create 2,557 full- and part-time jobs.

7. In-State Expansion and Retention Marketing Efforts

The following SFY 2008-09 activities contributed to in-state marketing efforts:

- **Business Connections Program** – The program is aimed at providing Connecticut businesses with direct access to the many state and federal resources available to support them. DECD's Office of Business and Industry Development conducted a series of business outreach sessions across the state, in conjunction with business assistance partners and the regional chambers of commerce. The purpose of the sessions was to bring state programs and services to local businesses in their own backyard and to provide one-on-one counseling and follow-up. Agencies participating in the one-stop outreach effort include DECD, Department of Labor, the Connecticut Development Authority, Connecticut Innovations, Connecticut Center for Advanced Technology (CCAT), Connecticut State Technology Extension Program, Procurement Technical Assistance Program (PTAP), Connecticut Small Business Development Centers, University of Connecticut Technology Incubation Program, Community Economic Development Fund (CEDF), Institute for Technology and Business Development, Northeast Utilities (UI), United Illuminating, U.S. Department of Commerce (USDOC) and representatives of area regional revolving loan funds. DECD held 13 successful "Business Connections" events throughout the state.
- **CERC Sitefinder Showcase Extravaganza**, June 2, 2009, Woodbridge and June 19, 2009, Farmington – This event is Connecticut's real estate showcase of available industrial properties and allows OBID staff to interact with a good cross-section of the commercial and industrial real estate communities. In addition, there are timely presentations by DECD to this constituency. Attendance usually exceeds 150 people.
- **CT Business Expo**, Connecticut Convention Center, June 4, 2009, Hartford – This is an annual event co-sponsored by the Connecticut Business and Industry Association (CBIA) where Connecticut businesses and industries

showcase their products and services. It provides OBID with an excellent opportunity to meet with a significant number of manufacturers and economic base businesses. Attendance exceeds 500.

- **CBIA Summit**, January 12, 2009, Hartford – Sponsored by the state's largest business association, CBIA, this event provides corporate CEOs with an update on the state of the local and national economies as well as breakout sessions on subjects of interest to them. The event provides OBID staff with an opportunity to market DECD's business retention programs to key decision makers.
- **CONNSTEP** Manufacturing Advantage Conference, Crowne Plaza, December 3, 2008, Cromwell – This annual event, sponsored by CONNSTEP, Connecticut's Manufacturing Extension Partnership, recognizes Connecticut manufacturers that are using best practices in the production and distribution of products. The two-day event provides workshops featuring leading edge manufacturing practices presented by people who are actually implementing those practices. This event provides OBID staff with an opportunity to interact with a manufacturing constituency.
- **Metro Regional Chambers Alliance** – As a result of a Memorandum of Understanding with the Connecticut Metropolitan Regional Chambers Alliance, OBID has received what amounts to member status in eight of the state's largest chambers. The agreement allows OBID to participate in all of the Chambers' trade shows, attend board meetings and contribute to chamber newsletters.
- **CT Minority Supplier Development Council (**CMSDC) Opportunity Fair & Conference, May 30, 2009, AquaTurf, Southington – This was an all day event in which DECD staff answered questions and provided information about state incentives and programs for growth.
- **CI's Annual Technology Celebration** – April 7, 2009, Aqua Turf, Southington – The event's theme was "Empowering Innovation > Creates Success". The event included a panel discussion on how to help entrepreneurial college students turn their innovative ideas into successful businesses and a networking reception.
- **Small Business Innovation Research** (SBIR) National Annual Conference, November 12–14, 2008, Connecticut Convention Center. DECD, Hartford –

CDA and CI staff were present to market Connecticut's business resources and network with companies that attended this national event.

- **Site Selector Events –** DECD participated in the following in state events:
  - In August of 2008, the Greater New Haven area in conjunction with the **United Illuminating Company** (UI) sponsored a three-day event with seven site selection consultants that show-cased the area and presented various sites available for development. The event also focused on the area's prominence with such organizations as Yale University and the University of New Haven.
  - In September of 2008, the **Southeastern Connecticut Enterprise Region** (seCTer) conducted a three-day Site Selector Tour in Southeastern Connecticut with the goal of introducing a group of site selection consultants to Southeastern Connecticut government officials, educators, business leaders, workforce training organizations, economic development professionals and planners. The event included site and building tours of available development sites. The event emphasized the region's industry clusters, infrastructure and quality of life, with a view to establishing relationships for future development.

H. International Trade and Foreign Direct Investment

1. Summary of DECD's International Efforts

The role of International and Domestic Affairs is to facilitate all international activities in Connecticut. Responsibilities include the following:

- provide individual export assistance and trade promotion to small and medium-sized Connecticut companies;
- organize and lead trade missions and international trade shows;
- promote Foreign Direct Investment (FDI) in Connecticut by providing assistance to foreign companies interested in expanding and/or relocating operations to Connecticut;
- promote Connecticut abroad as an ideal business location and serve as the liaison to Connecticut's foreign-owned companies;
- perform protocol duties for members of the international diplomatic corps, including ambassadors, consul generals and foreign delegations visiting Connecticut; and

- perform duties related to the maintenance of Connecticut's sister-state relationships.

2. Foreign Direct Investment (FDI)/Business Assistance Projects

Foreign-owned companies operating in Connecticut make a significant contribution to the state's economy. Foreign-owned companies also serve as a resource for future foreign investment. The FDI program is not an individual activity, but rather requires a team effort among other state agencies, DECD staff and the private sector.

3. Expansion and Relocation Projects

In SFY 2008-09, International staff worked to provide technical assistance to foreign-owned companies such as Boehringer-Ingelheim GmbH, Embraer S.A., Eppendorf, GKN Plc, H & T Battery Components, Trumpf Inc., and Westfalia Technologies, Inc.

International staff continued to organize the quarterly roundtable meetings of Connecticut's German companies during SFY 2008-09.Approximately 50 German companies attended each meeting, which resulted in business leads and referrals.

4. Protocol and International Trade Delegations

During SFY 2008-09, International staff scheduled, hosted and met with several delegations from China, specifically from the Shandong Province, one of Connecticut's sister-states. Primarily, the delegations visited DECD due to their interest in learning about economic development, business practices and government. Connecticut and Shandong Province each emphasize bilateral trade relations and trade leads. Future Chinese delegations will undoubtedly visit the state in the next fiscal year. Preliminary discussions have also been held regarding business and industry videoconferences between Connecticut and Shandong Province.

China's continued delegations to Connecticut underscore our lengthy sister-state relationship. The state's 23 year agreement with China has served as an important catalyst to promote each partner's economic, educational, social and

cultural agenda/activity. This partnership has functioned to create jobs, exchange trade leads and enhance development in both countries. One program that resulted from the Connecticut-Shandong sister-state relationship is the Shandong Scholars training program at Central Connecticut State University, which DECD International staff continues to support. This program has trained close to 200 Chinese provincial officials in Western government and business practices.

In SFY 08-09, Connecticut also continued to support Baden-Wurttemberg, Germany sister-state relationship. An important component of the Connecticut-Baden-Wurttemberg relationship is a cooperative engineering/German apprenticeship program located at the University of Connecticut. This five-year engineering program incorporates one year of study and training in Germany.

In conjunction with the Canadian Consul General's Office in New York City, DECD participated in "Canada Day" in Connecticut, a networking reception at the Legislative Office Building for officials, legislators and businesses. The event celebrated Connecticut's amicable relationship with its number one trading partner, and furthered trade dialogue on matters such as border crossing issues. Approximately 100 individuals attended the event.

Additionally, in SFY 2008-09, DECD International staff also met with ambassadors, consul generals, business delegations and other various groups from Barbados, Bhutan, Brazil, Canada, China, France, Germany, Haiti, Italy, Jamaica, Kyrgyzstan, Peru, Taiwan, the United Arab Emirates and the United Kingdom. Bilateral trade and cooperation were the typical issues discussed. In terms of other protocol activity, DECD's international staff participated in, met and/or responded to approximately 50 protocol events.

5. Trade Shows and Missions

In July 2008, DECD Commissioner McDonald and DECD staff, in conjunction with CCAT, led a group of aerospace manufacturers and suppliers to exhibit at the 46th Farnborough International Airshow 2008 in the United Kingdom. The Farnborough Airshow 2008 attracted approximately 1,500 exhibitors from 35 countries and more than 270,000 trade show visitors. Sixteen Connecticut

companies sub-exhibited in the Connecticut booth space, which reminded OEMs, suppliers, customers and others to connect to the over 1,000 Connecticut companies in the state's aerospace and defense supply chain. Pre-arranged meetings between DECD and the show's attending companies and exhibitors were organized. Hundreds visited the Connecticut booth, including dignitaries and the U.S. Department of Commerce (USDOC)'s Deputy Assistant Secretary for Manufacturing.

DECD International and OBID staff, in partnership with CCAT, also led a group of 22 companies to exhibit at the 48th International Paris Air Show in Le Bourget, France, in June 2009.

The Paris Air Show, the world's largest air show, attracted exhibitors and trade show visitors from over 40 countries. As with past air shows, Team Connecticut staff and companies had pre-arranged business-to-business appointments. The booth's message reminded visitors that Connecticut is home to an integrated supply chain and modern aerospace technology, as the tagline was "Connect to Connecticut, the Global Aerospace Leader: Empowering Innovation, Creating Success."

In SFY 2008-09, DECD International recruited for the "Best of New England" booth at the Medica trade show in Dusseldorf, Germany. This was the New England states' second collaborative effort at Medica, the world's largest medical device trade show. Two Connecticut companies participated in the "Best of New England" space.

Regarding trade missions, Connecticut typically participates in missions organized through the Eastern Trade Council (ETC), an organization of the 10 Northeastern states that works to promote trade opportunities and collaboration on a regional level. The ETC is an arm of the Council of State Government's Eastern Regional Conference. In SFY 08-09, the ETC organized trade missions to South Africa and Saudi Arabia. No Connecticut companies registered for the missions. The ETC plans a March 2010 trade mission to Turkey.

6. Technical Assistance and Outreach

During SFY 2008-09, International staff fielded more than 1,500 commercial inquiries, ranging from referrals to providing technical assistance, international marketing, export regulations, documentation, export financing, etc.

Outreach in SFY 2008-09 included site visits to approximately 100 Connecticut businesses. Additional outreach was implemented through seminars, monthly trade reports, workshops, the DECD statewide Business Connection series and other events with partners such as the U.S. Department of Commerce (USDOC), various chambers of commerce, colleges and universities, and other groups and organizations. The Export Assistance Program continues to be one integral piece of the agency's international outreach.

7. Export Assistance Program

DECD works with the USDOC Middletown Export Assistance Center to offer the Export Assistance Program. This is a partial reimbursement program designed to help Connecticut's small- and medium-sized companies explore global market opportunities. In 2002, Connecticut signed a cooperative agreement with the USDOC that allows DECD to reimburse Connecticut companies 50 percent, 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*, the federal government's official export publication that is only available abroad. Program participation fees are based upon a company's number of employees.

To qualify for the Export Assistance Program, a company must have fewer than 500 employees, manufacture 51% of its product in Connecticut, have been in operation for two years and have a business plan. Application to the program is required. Following program participation, companies are surveyed to gauge client satisfaction and determine whether market successes were achieved.

In SFY 2008-09, the Export Assistance Program provided $4,425 in funding to companies in 13 program areas. Table 138 provides a tabular illustration of activity for the Export Assistance Program in SFY 2008-09.

The Export Assistance Program is cost-effective not only to Connecticut companies, but to DECD as well. The agency does not maintain paid staff offices in foreign countries and, through the export program, has achieved direct access to the USDOC worldwide network of 160 offices and contacts in approximately 90 countries.

Connecticut is the first state to have such a cooperative reimbursement program with the USDOC, and states continue to request information on the program and study Connecticut's model for adoption in their respective states, as it is an excellent way to leverage limited resources.

Table 138: Export Assistance Program Participation SFY 2008-09

Program	Number of Program Participants
Gold Key Service	7
Commercial News USA ad	4
International Partner Search	1
Business Facilitation Service	1

Source: DECD

8. Webinars / Webcasts

DECD promoted dozens of webinars, web-based seminars, sponsored by the USDOC in SFY 2008-09 on topics such as intellectual property rights, country briefings, trade agreements, trade finance, licensing and how to sell overseas. Webinars continue to be immensely popular as they are a convenient way to access information. Companies can learn more about new markets without incurring time and travel expenses. DECD International also began work with the Connecticut Business and Industry Association (CBIA) to create a library of international webcasts on a variety of topics.

9. International Trade Survey

DECD International collaborated with CBIA to update and distribute a comprehensive international trade survey. The survey, released in April 2009,

was emailed to businesses across Connecticut, including CBIA's over 10,000 membership. The survey asked questions such as: Which industries are Connecticut's largest exporters, and who are our biggest trading partners? What percentage of exporting companies' revenues comes from international trade? How have the current U.S. recession and global downturn affected exporters? For businesses that have not entered the foreign market, what barriers stand in the way? The full survey is available on the DECD and CBIA websites.

10. Workshops, Seminars and Conferences

DECD International Affairs teamed with the USDOC to do numerous presentations on the basics of exporting at groups, chambers and organizations throughout the state. Hundreds of individuals attended the sessions to learn about export programs, services and resources.

DECD International also participated on a panel discussion on doing business in the Middle East with the trade association, TradeFlow 21. Additionally, DECD International participated on panels and roundtables on topics such as international education, education reform, visas and international readiness.

11. Other Outreach Activities

DECD also participated at the Stamford Chamber of Commerce's monthly international trade council meetings, and also maintained a presence at the Stamford Chamber of Commerce's International Trade Day, which was attended by more than 250 participants.

I. Enterprise Zone (EZ) Program

1. Enterprise Zones Overview

Enterprise Zone programs originated in Great Britain in the late 1970s and began appearing in American states in the early 1980s. Connecticut was the first state to enact an Enterprise Zone program in 1981. Currently, 39 states have programs, as shown in Table 139. The mix of incentives associated with the programs throughout the United States varies, but each operates under the general premise of stimulating economic activity in distressed areas by providing economic incentives (primarily tax concessions) to encourage firms to locate or expand their businesses in those areas.

Table 139: State Enterprise Zone Programs			
State	**Program(s)**	**State**	**Program(s)**
Alabama	Enterprise Zone Credit	Minnesota	Enterprise Zone Program
Arizona	Enterprise Zone Program	Missouri	Enterprise Zone Credit
Arkansas	Arkansas Enterprise Zone Program Incentives	Nebraska	Enterprise Zone Act
California	Enterprise Zones	New Jersey	Urban Enterprise Zone
Colorado	Enterprise Zone Credits	New Mexico	Enterprise Zones
Connecticut	Targeted Investment Community Benefits, Enterprise Corridor Zone Benefits	New York	Economic Development Zone (EDZ) Tax Credit, Economic Development Zone Incentive Credit, EDZ Wage Tax Credit, EDZ Capital Credit, EDZ Sales/Use Tax Credit, EDZ Real Property Tax Credit
Delaware	Targeted Area Tax Credits	North Carolina	Development Zone Enhancements
Florida	Florida Enterprise Zone Program	Ohio	Enterprise Zone Program
Georgia	Job Tax Credit	Oklahoma	Enterprise Zones
Hawaii	Enterprise Zone Program	Oregon	Enterprise Zone Program
Illinois	Corporate Income Enterprise Zone Incentives, Sales Tax Enterprise Zone Incentives	Pennsylvania	Enterprise Zone Credit
Indiana	Indiana Enterprise Zone Program	Rhode Island	Enterprise Zones Tax Incentives
Iowa	Enterprise Zone Program	South Carolina	Economic Impact Zone Investment Tax Credit
Kansas	Enterprise Zone Incentives	Tennessee	Enterprise Zone Contributions
Kentucky	Enterprise Zone Program	Texas	Enterprise Zone Program
Louisiana	Enterprise Zones	Utah	Enterprise Zones
Maine	Pine Tree Opportunity Zones	Virginia	Enterprise Zone Program
Maryland	Enterprise Zone Tax Credits, Enterprise Zone "Focus Area" Tax Credits	Washington	Community Empowerment Zone
Massachusetts	Economic Development Incentive Program	Wisconsin	Enterprise Development Zone
Michigan	Michigan Renaissance Zone Program		

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

2. Connecticut's Enterprise Zone (EZ) Program

The Connecticut EZ Program, along with various business-related incentive subprograms, is administered within the Office of Business and Industry Development (OBID). The EZ staff provides guidance to DECD business expansion, retention and recruitment teams as well as to municipal officials who coordinate the program application process at the local level.

Connecticut first established enterprise zones with the passage of P.A. 81-445 (C.G.S. Section 32-70). In 1982, zones were designated in six communities. There are currently 17 zones in Connecticut.

3. Enterprise Zone Goals and Objectives and Performance Measures

The goal of the EZ Program includes, but is not limited to, increasing private investment, expanding the tax base and fostering job creation for residents of enterprise zones. The program also reduces property abandonment and housing blight in these zones.

The EZ Program uses state-funded tax incentives to encourage businesses to locate in urban areas. The program targets manufacturing companies as well as selected service sector businesses. Benefits include five-year local property tax abatement on real and personal property and a 10-year corporate business tax credit. There are 17 targeted investment communities with enterprise zones, and two Enterprise Corridor Zones along Route 8 in the upper and lower Naugatuck Valley and a third in the northeastern part of the state along Interstate 395.

Measures of performance include:

- number of companies certified;
- number of jobs created by industry and by town; and
- square footage leased, purchased, expanded or renovated.

4. Enterprise Zones in Connecticut

C.G.S. Section 32-70 designates the establishment of the state's enterprise zones. The zone itself consists of a census tract or several contiguous tracts within a community. To be eligible to establish traditional enterprise zones, a community must meet certain criteria related to social and economic conditions.

Primary census tracts must meet at least one of the following:

- a poverty rate of at least 25%; or
- an unemployment rate of two times the state average; or
- at least 25% of the tract's population receives public assistance.

Secondary census tracts must meet one of the following, lower thresholds:

- a poverty rate of at least 15%; or
- an unemployment rate of at least 1.5 times the state average; or
- at least 15% of the tract's population receives public assistance.

East Hartford, Groton and Southington were designated enterprise zone municipalities in special legislation due to the impact of severe defense industry cutbacks. Each town had lost a minimum of 2,000 positions. The above poverty criteria did not apply.

5. Connecticut Enterprise Zone Communities

The following communities have been designated as enterprise zones:

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

6. Enterprise Corridor Zones

Enterprise Corridor Zones (ECZ) are located along Route 8 in the upper and lower Naugatuck Valley and along I-395 in Eastern Connecticut. The benefits available in an ECZ are the same as in an enterprise zone, and are subject to similar qualifying terms and conditions. To obtain the enhanced 50% level of corporate credits, a company must fill 30% of its new full-time positions with residents who are eligible under the Workforce Investment Act (WIA) and who live in the community where the project takes place.

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

7. ECZ Communities

The following are ECZ Communities:

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

8. Urban Jobs Program

By statute, a municipality may have only one enterprise zone. However, a Targeted Investment Community may, if certain conditions are met, designate

other areas within the municipality as having the equivalent of EZ Program level benefits. Such designations include:

- Contiguous Municipality Zone (CMZ) (C.G.S. Section 32-70b);
- Defense Plant Zone (DPZ) (C.G.S. Section 32-56);
- Entertainment District (ED) (C.G.S. Section 32-76);
- Manufacturing Plant Zone (MPZ) (C.G.S. Section 32-75c);
- Qualified Manufacturing Plant (QMP) (C.G.S. Section 32-75c); and
- Railroad Depot Zone (RDZ) (C.G.S. Section 32-75a).

9. Equivalent Zone Designations

Incentive benefits are provided for eligible business relocation/expansion projects within the zone. Eligible clients for this program include manufacturers, warehouse distributors (new construction/expansion only), service sector businesses and entertainment related businesses.

There are principally two business incentives associated with an EZ location:

- a five-year, 80% abatement of local property taxes on qualifying real and personal property, subject to the property being new to the grand list of the municipality as a direct result of a business expansion or renovation project, or in the case of an existing building, having met the vacancy requirement. The property tax abatement is for a full five-year period and takes effect with the start of the first full assessment year following the issuance of a certificate of eligibility. Statutory reference to these benefits can be found in C.G.S. Sections 32-9p, 32-9r, 32-9s, 12-81(59) and 12-81(60); and
- a 10-year, 25% credit on that portion of the state's corporation business tax that is directly attributable to a business expansion or renovation project as determined by the Connecticut Department of Revenue Services. The corporation tax credit is available for a full 10-year period and takes effect with the start of the first full fiscal year of the business following the issuance of a certificate of eligibility. The corporate tax credit increases to 50% if a minimum of 30% of the new full-time positions are filled either by zone residents or by residents of the municipality who are WIA eligible. The statutory reference for this benefit is C.G.S. Section 12-217(e).

As of January 1, 1997, newly formed corporations located in an EZ or ECZ qualify for a 100% corporate tax credit for their first three taxable years, and a 50% tax credit for the next seven taxable years. This is subject to the requirement that the corporation has at least 375 employees, at least 40% of whom are either zone residents or are residents of the municipality and who qualify for WIA, or has fewer than 375 employees, at least 150 of whom are zone residents or are residents of the municipality and who qualify for Worker Investment Act (WIA).

Under C.G.S. Section 32-229, any businesses engaged in biotechnology, pharmaceutical or photonics research, development or production, with not more than 300 employees, are eligible for EZ benefits if they are located anywhere in a municipality with: a major research university with programs in biotechnology, pharmaceuticals or photonics, and EZ Benefits are subject to the same conditions as those for businesses located in an EZ.

10. Urban Jobs Program

The Urban Jobs Program is a discretionary program that allows the commissioner to provide EZ incentives in a Targeted Investment Community to companies that are locating and expanding outside of the zone. The decision is based on economic impact and inducement.

11. Benefits – Urban Jobs Program

The benefits associated with the Urban Jobs Program in a Targeted Investment Community, but outside of the EZ, are provided at the discretion of the commissioner of DECD and are:

- A five-year, 80% property tax abatement.
- A 10-year, 25% corporation business tax credit to qualified manufacturing businesses.
- Property tax benefits for real estate and/or equipment are provided for qualifying service facilities, located outside of an EZ in a Targeted Investment Community, on a sliding scale basis. The minimum investment is $20 million to qualify for a five-year, 40% tax abatement. This benefit increases to an 80%, five-year tax abatement for projects with an investment greater than

$90 million. The equipment qualifies only if it is installed in a new facility or a substantially renovated or expanded facility.

- Corporate business tax credits are provided for qualifying service facilities outside of an EZ in a Targeted Investment Community, on a sliding scale based on new full-time jobs created. The minimum tax credit of 15% is allowed for service companies creating 300 or more but fewer than 599 jobs. The benefit increases to 50% for such companies creating 2,000 or more jobs at the eligible facility. The eligibility period for this tax credit is 10 years.
- A business may not initiate a project that could qualify for incentives without first requesting and obtaining the approval of the DECD commissioner.
- Approval is dependent upon the ability of the business to demonstrate that the incentives are an inducement and the business has an economic need that the incentives will alleviate or the project will represent a net economic benefit to the state and/or municipality (C.G.S. Section 32-9r).

12. Connecticut EZ Performance

For the period November 1, 2006, to October 31, 2007 (local tax cycle), DECD certified 60 companies for EZ-related incentive benefits. Another 70 pre-applications were received and reviewed in anticipation of certifications in 2008. The gross floor space of all the projects certified in 2007 was 1,705,246 square feet. In addition, 2,196 jobs were retained and 893 new positions were projected by certified businesses.

Tables 140 and 141 provide details on Connecticut's EZ Program activity in SFY 2008-09.

Table 140: 2008 Statistical Summary

	Area	Existing Jobs	Projected Jobs	Total Jobs
Total New Construction	175,150	314	292	606
Total Leased	954,034	1855	614	2,469
Total Renovated	111,214	4,105	20	4,125
Total Expansion	4,500	23	2	25
Grand Total	**1,244,898**	**6,297**	**928**	**7,225**

Source: DECD, OBID

The most active municipalities were the cities of Bridgeport and Waterbury. These represent 102,291 square feet of space and 111 new jobs in these distressed communities.

Table 141: 2008 Certifications by Municipality and by Program							
Location	**EZ**	**UJ**	**ECZ**	**CMZ**	**ED**	**MPZ**	**QMP**
Ansonia			2				
Bridgeport	6				1		
Bristol		1					
East Hartford		3					
Groton	3						
Hartford		2					
Killingly			1				
Meriden	4	1					
Middletown		1					
Naugatuck			1				
New Britain	1	2					
New Haven	3	1					
Norwalk	1						
Plainfield			1				
Plainville				1			
Seymour			1				
Southington	2						
Sprague			1				
Stamford	5						
Thompson			1				
Torrington			3				
Waterbury	3	4					
Winchester			2				
Total = 58	**28**	**15**	**13**	**1**	**1**		

Source: DECD, OBID

Table 141.1: Certifications by Municipality and by Program Code Key	
EZ	Enterprise Zone
UJ	Urban Jobs program
ECZ	Enterprise Corridor Zone
CMZ	Contiguous Municipality Zone
ED	Entertainment District
MPZ	Manufacturing Plant Zone
RDZ	Railroad Depot Zone

Source: DECD

13. Property Tax Abatement

The Distressed Municipalities Property Tax Reimbursement Program provides a five-year state reimbursement of a portion of the property tax loss towns sustain as a result of property tax exemptions granted to qualified manufacturing facilities in designated municipalities.

For SFY 2007-08[49] the state's portion of the total property taxes abated was $6,328,289. This figure represents 40% of the total eligible property tax liability for companies within Connecticut's EZ and ECZ communities. The total eligible property tax can be estimated by reversing the abatement formulation equation. Based on this approach, the total eligible property tax liability for SFY 2007-08 was approximately $15,820,723. Through the program, 80% of this total was abated ($12,656,578). Companies receiving the abatement paid 20% of their eligible property tax liability that amounted to $3,164,145. Table 142 details the amount paid to each participating municipality during SFY 2007-08.

Table 142: Distressed Municipality Exemption Program

Municipality	Total Payment With All Adjustments*
Ansonia	$7,107
Beacon Falls	$68,015
Bloomfield	$54,751
Bridgeport	$325,527
Bristol	$110,899
Derby	$11,112
East Hartford	$2,058
Groton	$216,930
Groton	$23
Hamden	$16,815
Hartford	$88,215
Killingly	$23,385
Meriden	$106,192
Middletown	$98,082
Naugatuck	$143,434
New Britain	$77,759
New Haven	$28,099
New London	$1,730,117
Norwalk	$692,456

[49] FY 2007-08 was the most recent year of data available as of January 28, 2009.

Table 142 (continued): Distressed Municipality Exemption Program	
Municipality	**Total Payment With All Adjustments**
Norwich	$85,005
Plainfield	$523,557
Plainville	$12,537
Putnam	$32,663
Seymour	$9,978
Southington	$148,947
Stamford	$1,131,229
Sterling	$4,837
Torrington	$191,498
Waterbury	$280,840
Windham	$18,289
Killingly: Dayville F.D.	$2,365
Plainfield: Plainfield Fire D.	$25,606
Plainfield: Wauregan Fire D.	$1,139
Sterling: Sterling Fire D.	$289
Groton - City	$58,536
Total	**$6,328,289**

* Numbers may not total due to rounding.
Source: Connecticut Office of Policy and Management

Table 142.1 provides the program totals for SFY 2002-03 through SFY 2007-08.

Table 142.1: Distressed Municipality Exemption Program SFY 2002-03 to SFY 2007-08	
State Fiscal Year	**Amount**
2002-03	$8,101,651
2003-04	$7,000,000
2004-05	$7,486,278
2005-06	$7,098,291
2006-07	$7,046,907
2007-08	$6,328,289

Source: Connecticut Office of Policy and Management

J. Tax Credit Programs

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

1. Urban and Industrial Site Reinvestment Tax Credit Program

As outlined under C.G.S. Section 32-9t, the Urban and Industrial Site Reinvestment Tax Credit Program is designed to encourage development and redevelopment activities in eligible communities and to encourage private investment in contaminated properties.

Urban Site

An eligible Urban Site project is defined as an investment that will add significant new economic activity, increase employment in a new facility and generate significant additional tax revenues to the municipality and the state. Communities may participate in the Urban and Industrial Site Reinvestment Tax Credit Program if they have an EZ, have been designated as a distressed municipality or have a population in excess of 100,000, or any municipality that the commissioner determines is connected with the relocation of an out-of-state operation or the expansion of an existing facility that will result in a capital investment by a company of not less than $50 million dollars. Investments can be made either directly by the taxpayer or indirectly through an investment fund. The investment fund must have a minimum asset value of $60 million. The fund must have been established for the specific purpose of making investments under this program and must be managed by a certified program fund manager. The minimum amount for direct investments is $5 million except for mixed-use development with at least four housing units or the preservation of an historic facility, for which the minimum is $2 million. There is no minimum investment amount for indirect investments made by certified fund mangers.

Industrial Site

An eligible Industrial Site project is defined as an investment made in real property, or in improvements to real property, located within Connecticut that has been subject to environmental contamination. The investment will return the property to a viable business condition that will add significant

new economic activity, increase employment and generate additional tax revenue to the state and the municipality in which the property is located.

Credits

The state allows an eligible taxpayer to claim up to $100 million in business tax credits for the amounts they invest in any one project in designated towns or in redeveloping contaminated or potentially contaminated properties. A business can invest the funds directly in a project or through a fund manager registered under the act. Those making direct investments qualify if the investment exceeds $5 million in an eligible project. Businesses investing through a fund manager qualify if the fund's total value exceeds $60 million in the first year they claim the credits. Investments can be in the form of equity or a loan made to the fund for the benefit of a taxpayer.

Credits can equal up to 100% of the invested amount spread out over 10 years from when it was made. A business can begin claiming the credits three full years after that date. It can claim 10% per year during the next four years and 20% during the last three. Businesses can carry forward, for up to five consecutive years, tax credits they cannot use during the year in which they can be claimed. They can do this until the full amount is used. An investor in an eligible project may be eligible to receive a dollar for dollar corporate tax credit of up to 100% of their investment up to a maximum of $100 million.

Credit Timing and Revenue Neutrality

The tax credits are performance-based and distributed over a 10-year period. Unlike cash incentives, the credits are awarded only after the business has made its investment. This program is designed to be revenue neutral or revenue positive to the state. The credits must be earned each year. If the business does not meet performance requirements, such as tax revenue generation, job creation and retention targets, they do not get the credits. The bulk of any tax credits the company may be eligible for are in the final three years.

Urban and Industrial Site Reinvestment Tax Credit Program Portfolio

The Urban and Industrial Site Reinvestment Tax Credit Program portfolio is detailed in Tables 143, 144 and 145. Table 143 provides information on tax credit projects closed in SFY 2008-09. Table 144 contains the entire portfolio (all program projects for which an assistance agreement has been executed). Table 145 provides detail on the timing and estimated value of the credits that are potentially available to the applicable taxpayer for each project. The tax credit amounts are tentative, as each credit must be earned before the taxpayer can claim it. To earn the tax credits, the taxpayer must meet the statutory requirements outlined above as well as any specific terms and conditions set forth in each assistance agreement.

Table 143: Urban and Industrial Site Reinvestment Tax Credits – Projects Added SFY 2008-09										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	SFY	**Jobs To Be Retained**	**Jobs To be Created**	**Total Jobs**
Prudential Retirement Insurance & Annuity Co.	524113	Hartford	$12,600,000	$ 8,000,000	0	$ -	2009	713	275	988
Total			**$12,600,000**	**$ 8,000,000**	**0**	**$ -**		**713**	**275**	**988**

Note: Leverage ratio was adjusted to include a DECD loan of $4.6 million.

Source: DECD, as of June 30, 2009

Table 144: Urban and Industrial Site Investment Tax Credits Portfolio										
Company	**NAICS**	**Municipality**	**Total Development Cost**	**Total Authorized Tax Credits**	**Leverage Ratio**	**Credits Awarded To Date**	SFY	**Jobs To Be Retained**	**Jobs To be Created**	**Total Jobs**
Diageo North America, Inc.	312130	Norwalk	$107,100,000	$ 40,000,000	1.68	$12,000,000	04	700	300	1,000
FactSet Research Systems, Inc.	518210	Norwalk	$ 36,050,000	$ 7,000,000	4.15	$ 1,373,970	05	365	180	545
Lowe's Home Centers, Inc.	493190	Plainfield	$ 80,000,000	$ 20,000,000	3.00	$ -	05	-	525	525
Eppendorf Manufacturing Corporation	326122	Enfield	$ 23,100,000	$ 5,000,000	3.62	$1,000,000	06	1,700	115	1,815
Greenwich Capital Markets, Inc.	523110	Stamford	$345,000,000	$100,000,000	2.45	$10,000,000	07	700	1,150	1,850
Blue Sky Studios, Inc.	512110	Greenwich	$ 65,000,000	$ 18,000,000	2.17	$ -	08	0	300	300
Prudential Retirement Insurance & Annuity Co.	524116	Hartford	$ 12,600,000	$ 8,000,000	0	$ -	09	713	275	988
Portfolio Total			**$668,850,000**	**$198,000,000**	**2.37**	**$24,373,970**		**4,178**	**2,845**	**7,023**

Note: Leverage ratios for Blue Sky and Prudential Retirement were adjusted to include DECD loans.

Source: DECD, as of June 30, 2009

Table 145: Urban and Industrial Site Reinvestment Tax Credits Portfolio – Estimated Credit Distribution Schedule ($ millions)												
Company	**Total Auth. Tax Credit**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**
Diageo North America, Inc.	$40.0	$4.0	$4.0	$4.0	$4.0	$8.0	$8.0	$8.0				
FactSet Research Systems, Inc.	$7.0		$0.7	$0.7	$0.7	$0.7	$1.4	$1.4	$1.4			
Lowe's Home Centers, Inc.	$20.0			$2.0	$2.0	$2.0	$2.0	$4.0	$4.0	$4.0		
Eppendorf Manufacturing Corporation	$5.0	$0.5	$0.5	$0.5	$0.5	$1.0	$1.0	$1.0				
Greenwich Capital Markets, Inc	$100.0		$10.0	$10.0	$10.0	$10.0	$20.0	$20.0	$20.0			
Blue Sky Studios, Inc.	$18.0					$1.8	$1.8	$1.8	$1.8	$3.6	$3.6	$3.6
Prudential Retirement Insurance & Annuity Co.	$8.0					$0.8	$0.8	$0.8	$0.8	$1.6	$1.6	$1.6
Total	**$198.0**	**$4.5**	**$15.2**	**$17.2**	**$17.2**	**$24.3**	**$35.0**	**$37.0**	**$28.0**	**$9.2**	**$5.2**	**$5.2**

Source: DECD, as of June 30, 2009

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

The economic impact of the Urban and Industrial Site Reinvestment Tax Credit Program portfolio is outlined in Table 146. This table shows the state will derive significant economic benefit from the application of this economic development tool.

Table 146 shows the jobs created, the net new state gross domestic product generated and the net state revenue created as a result of the state's investment in these firms. Net state revenue is revenue from all domestic sources less expenditure on all domestic uses arising from the direct and indirect effects of the URA tax credit award. Note that the first audit of firms receiving URA tax credits occurs three years after the award and the first audit incorporates therefore three years of actual performance data for each firm.

Table 146: Estimated Economic and Fiscal Impacts of the DECD Urban and Industrial Site Investment Tax Credit Portfolio

		Job Creation Since Award		State Gross Domestic Product		Net New State Revenue	
Firm Name	**URA Award Year**	**Average Direct Jobs Created Each Year**	**Average Indirect Jobs Added Each Year**	**Cumulative Since Award**	**Per Year Average Since Award**	**Cumulative Since Award**	**Per Year Average Since Award**
Diageo[1]	2003	664	1,039	$ 1,815,917,638	$ 302,652,940	$ 88,114,062	$ 14,685,677
FactSet	2004	108	244	$ 246,003,719	$ 49,200,744	$ 14,342,475	$ 2,868,495
Lowe's	2004	738	709	$ 561,482,895	$ 140,370,724	$ 54,636,483	$ 10,927,297
Eppendorf	2004	59	62	$ 76,099,051	$ 15,219,810	$ 6,254,856	$ 1,250,971
RBS Securities, Inc.	2005	365	1,097	$ 926,063,431	$ 231,515,858	$ 79,830,098	$ 19,957,525
Prudential Retirement Insurance & Annuity Co.[2]	2009	NA	NA	NA	NA	NA	NA
Blue Sky[2]	2007	NA	NA	NA	NA	NA	NA

[1] Modeled as a retention (as if all CT jobs would be lost).

[2] Has not received its first audit.

Source: DECD as of December 31, 2009

2. Insurance Reinvestment Tax Credit Program

The Insurance Reinvestment Tax Credit Program (C.G.S. Section 38a-88a) was established under P.A. 94-214 with the intent to capitalize on the base of local insurance expertise and help people laid off after the massive restructuring of the insurance industry; to encourage small insurance startup and specialty insurance businesses in Connecticut; and to create new jobs by investing in Connecticut companies engaged in the insurance business or providing services to insurance companies.

By law, this program is not revenue neutral – the potential impact, on state revenues, of investments cannot be considered as part of the credit approval process. The fact that this program does not have a revenue neutral requirement is seen as a serious flaw by DECD.

The program was originally administered by the Connecticut Insurance Department. Through P.A. 97-292, C.G.S. Section 38a-88a was amended to make modifications to the original program. In addition, this act transferred responsibility for administration of the program to the commissioner of DECD.

Tax credits may only be claimed for the income year for which a certificate of continued eligibility is issued by DECD. To maintain eligibility, the business in which the investment was made must annually submit to DECD required information to determine whether the statutory occupancy and employment requirements were met. Only investments made through an approved fund manager from an approved fund is eligible for the tax credit.

There are six approved fund managers:

- Conning & Company;
- Dowling & Partners;
- Northington Partners;
- Prospector Partners, LLC;
- Schupp & Grochmal, LLC; and
- Stamford Financial Group (has not been active in the program)

Investors in the fund may apply the credit to any of the following:

- insurance company, hospital and medical services corporations taxes (Chapter 207 of the Connecticut General Statutes (C.G.S.));
- healthcare centers tax (C.G.S. Chapter 207);
- corporate business tax (C.G.S. Chapter 208);
- income tax (C.G.S. Chapter 229); and
- surplus lines broker tax (C.G.S. Section 38a-743).

The taxpayer may assign the tax credit to another person and any unused credit balance may be carried forward for the five immediately succeeding income years until the entire credit is taken. No carry back is allowed. 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 State Fiscal Year 2008-09

There were five new investments approved during the SFY 2008-09 to Schupp & Grochmal, LLC. (Appendix 4)

Insurance Reinvestment Tax Credit Program Portfolio

The Insurance Reinvestment Tax Credit Program Portfolio is composed of investments made by approved program fund managers in insurance and related businesses. As of June 30, 2009, the aggregate amount of capital available to be invested was $788,104,090. Approved investments as of that date totaled approximately $322 million. Actual investments made as of that date totaled approximately $189.3 million. The investment figure of $189.3 million represents the total potential tax credits that may be claimed by fund investors as of June 30, 2009. The tax credits are referred to as potential because they may not yet have been claimed or earned. The companies invested in by the approved fund managers must continue to meet criteria established by the statute (C.G.S. Section 38a-88a), including increasing employment by 25%. As with all job creation programs, there is a risk that a company receiving an investment through this program may not meet the job creation requirements and, therefore, render the tax credits unavailable to investors. DECD, however, views this possibility as

remote because many of the companies receiving investments are either new entities or are relocating to Connecticut and as such, based on the statute, need only create and maintain one new Connecticut job for the tax credits to be claimed.

If fund investors claim all $189.3 million of the potential credits, the cost per job of this program to Connecticut's taxpayers ranges from $173,418 (based on the number of jobs that fund managers state the investments will create) to $1.13 million based on the number of jobs the investments must create per statute.

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

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

- the commissioner has no discretion to turn down individual projects if they meet the eligibility requirements through the act, regardless of the lack of benefit to the state;
- no cap on the amount of tax credits allowed per job created;
- no job retention requirement in law;
- companies that are new to Connecticut have to create only one new job, which can be part-time, if they did not have existing operations in the state;
- fund managers believe the legislative intent of the bankruptcy exemption for job creation was to allow for credits to be provided for the length of the bankruptcy proceeding or for the entire tax credit period, thereby guaranteeing 100% of the tax credits;
- program allows for many different types of monetary investments other than equity, including loans – a loan can be made for a short period (as little as 24 hours), be repaid in full and count as the investment, thereby making the project eligible for these tax credits;
- the cost versus benefit 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 Reinvestment Tax Credit Program); and

- DECD has made several legislative attempts at revamping this program to be more targeted to the insurance industry as well as make some modifications to make this program more beneficial to taxpayers. These attempts at legislative changes have been unsuccessful to date, unless noted above.

3. Job Creation and Displaced Worker Tax Credit Programs

The Job Creation Tax Credit Program (C.G.S. Section 12-217ii), provides tax credits for companies that create at least 10 new, full-time jobs in the state. Under the Displaced Worker Tax Credit program (administered by the DOL), Connecticut companies receive a $1,500-per-person business tax credit if they hire workers in the state who have been laid off. The credit applies against the insurance premium, corporation and utility company taxes. It is allowed for the income year during which the displaced worker completes the first 12 months of employment with the taxpayer. The credit cannot exceed the total tax due. The act allows only one credit per qualifying worker. The credit may be up to 60% of the state income tax withheld from the new employee's wages. For each new employee, the credit applies for five consecutive years. The act limits the annual credits for all companies awarded in any one fiscal year to $10 million. Credits must be taken in the same income year they are earned. Unused credits expire.

There were two new Job Creation Tax Credit Allocation Notices issued during SFY 2008-09:

- Carter Retail, Inc.– $471,528
- Burris Logistics, Inc. – $1,008,210

The Job Creation Tax Credit Program information and application is posted on the DECD Web site.

K. DECD-Supported Economic Development Organizations

1. **Economic and Workforce Development Organizations Funded by DECD**

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

   - **The Academy Group** was funded to administer the "You Belong in Connecticut Business Plan Competition" for 2008. The grant provides for The Academy Group to design, promote, implement and manage aspects related to the competition. The annual competition provides opportunities and resources for college students interested in developing business ventures in the state, and helps public and private colleges and universities in Connecticut to expand their respective entrepreneurial business programs.
   - **Connecticut Center for Advanced Technology** (CCAT) is a non-stock, tax-exempt corporation incorporated in May 2004, and is funded under federal and state sponsored grants to develop a national center that addresses military and civilian industrial manufacturing needs; promotes energy planning and policy initiatives; stimulates innovation; and enhances workforce development issues concerning technology competitiveness. Throughout the SFY 2008-09 DECD continued to fund and collaborate with CCAT on various state world-class productivity, manufacturing and energy programs. The state sponsored initiatives include:
     - **Aerospace and Defense Initiative** (ADI): The $2 million Aerospace and Defense Initiative takes Connecticut's small and medium-sized aerospace and defense companies and makes them more competitive through the implementation of lean manufacturing techniques. These techniques are designed to improve manufacturers' efficiency by studying the flow of information and materials on the shop floor and front office. The ADI offers 50% reimbursement for the cost of a wide variety of training and implementation programs conducted by local, national and global experts in lean manufacturing. In SFY 2008-09, 98 projects were funded totaling approximately $586,271 with 42 companies participating.

- **Center for Manufacturing Supply Chain Integration** (CMSCI): CMSCI continues to assist small and medium-sized suppliers for aerospace and defense manufacturers to fully compete in the global marketplace by helping clients adopt digital manufacturing and information technologies, and learn best business practices to eliminate waste caused by poor information flow and counterproductive business practices. During SFY 2008-09, CMSCI continued managing the Aerospace and Defense Initiative (ADI), and provided administrative and logistical support for Connecticut's presence at the 2009 48th International Paris Air Show – Le Bourget (France).
- **Biodiesel Initiatives and Fuel Diversification**: In accordance with P.A. 09-233, CCAT reported on the Biodiesel Initiatives and Fuel Diversification program activity, outcomes and impacts. These programs support the increased economic growth opportunities for Connecticut's clean energy sector and promote a greater use of biodiesel through advanced technological innovation, and increase public confidence and awareness for biodiesel. DECD awarded CCAT $4 million to administer three biodiesel grant incentive programs. Specific initiatives and program details include: (1) Biodiesel Production Facilities Grant Program; (2) Biodiesel Production Grant Program; and (3) Biodiesel Distribution Facilities Grant Program.
    - **Biodiesel Production Facilities Grant Program** assists with purchasing equipment or constructing, modifying or retrofitting biodiesel production facilities. In SFY 2008-09, three grants totaling over $1.7 million were awarded to Connecticut biofuel producers. These grants are expected to increase biodiesel production capacity by 54.2 million to 62.7 million gallons per year, leverage over $70 million in private investment, create an estimated 235 new jobs in Connecticut, and displace between 400,000 and 500,000 tons of carbon dioxide (CO2) emissions each year.

Biodiesel Producers	SFY 2008-09
Greenleaf Biofuels, LLC	$1,281,322
CT Biodiesel	$350,000
Biodiesel One	$83,566
Total	**$1,714,888**

- **Biodiesel Production Grant Program** advances and strengthens production capabilities. In SFY 2008-09, $162,644 in funding was made available to Connecticut Biofuel producers. Of which $37,959 was awarded to BioPure Inc. in SFY 08-09.
- **Biodiesel Distribution Facilities Grant Program** assists distributors with purchasing equipment or constructing, modifying or retrofitting biodiesel distribution facilities including, but not limited to, the actual costs of creating storage and distribution capacity for biodiesel. In SFY 2008-09, six grants totaling $300,000 were awarded to six different Connecticut biofuel distributors. This program is expected to increase biodiesel distribution capacity by 3.6 million to 5.2 million gallons per year, create 26 new jobs in Connecticut, leverage over $4 million in private investments, and displace approximately 38,222 tons of carbon dioxide (CO2) emissions each year.

Biodiesel Distributors	SFY 2008-09
Magellan Terminals Holdings, LP	$50,000
Bantam Fuel	$50,000
Baribault Oil Company, Inc.	$50,000
Greenleaf Biofuels, LLC.	$50,000
Hale Hill Biofuels	$46,500
Total Energy Solutions	$50,000
Total	**$300,000**

- **Fuel Diversification**: DECD awarded CCAT $1 million pursuant to P.A. 07-04 to support fuel diversification efforts, for (1) research to promote biofuel production from agricultural products, algae and waste grease, and (2) biofuel quality testing. In SFY 2008-09, four grants totaling $900,272 were awarded to three Connecticut institutions of higher education for algae research, biofuel testing and biofuel catalyst development. These grants are expected to create economic

opportunities for Connecticut businesses, improve fuel quality, advance technological innovation and improve energy security.

- **Small Business Incubator Program** (SBIP): Funded pursuant to C.G.S. Section 32-356, DECD partnered with CCAT to administer the Small Business Incubator Program (SBIP) which is designed to defray the financial burden of maintaining and growing a technology-based start-up business. The SBIP received a total of 55 applications requesting more than $2.4 million in funding. A total of $900,000 in grants was awarded to twenty-two start-up companies operating in seven different incubator facilities. Companies used the grants to acquire specialized equipment, build prototypes, conduct marketing and protect intellectual property through patenting.
- **Small Business Innovation and Research** (SBIR): In SFY 2008-09, $233,310 was provided to Connecticut small businesses to facilitate commercialization of research projects funded under the Small Business Innovation Research (SBIR) program. The program removes tangible barrier(s) to commercialization, which enables a Connecticut business to realize significant non-R&D revenues derived from the production or service delivery of the technology to a targeted market.

- **Connecticut State Technical Extension Program (CONNSTEP)** was established in 1994 and operates as Connecticut's Manufacturing Extension Center under the U.S. Department of Commerce (USDOC)'s National Institute of Standards and Technology (NIST). The mission of CONNSTEP is to help small and mid-sized Connecticut manufacturers improve their businesses by applying advanced manufacturing and management techniques to become more competitive. Field engineers from CONNSTEP provide on-site technical assistance, conduct detailed assessments, outline potential solutions and identify, review and manage external service providers. They also coordinate opportunities to defray client costs. During SFY 2008-09, DECD funding enabled CONNSTEP to implement their successful Continuous Improvement Champion Certification program. The attendees, who earned certificates after 12 weeks, experienced bottom line results in their projects such as $150,000 in annual savings through batch

and set up reduction and inventory reduction of $350,000 by implementing 5S, kanban and cellular manufacturing.

- **CSU Small Business Development Center** at Central Connecticut State University. The SBDC promotes and encourages the creation and growth of small business by providing sound business advice through professional no cost counseling, seminars, technical assistance and education for business owners and entrepreneurs in one-on-one or group training environments throughout the state of Connecticut. The SBDC advises and nurtures small businesses at the grass roots level. Regional offices are staffed by professional business counselors who provide the one-on-one counseling without charge to Connecticut's small business community.
- **Entrepreneurial Center Program** was established to help Connecticut men and women of all income levels achieve financial independence through self-employment. This unique training program provides self-assessment workshops, comprehensive small-business training, assistance with business plan development, guidance when seeking capital, access to business advisors, networking, referrals to professional services, and pre-planning and advanced business training. During SFY 2008-09, DECD supported two entrepreneurial programs:
  - **University of Hartford Entrepreneurial Centers**: During SFY 2008-09, DECD provided $67,688 of funding to help the center provide training and technical assistance to 252 individuals. Eighty-five of these individuals had just opened businesses or did so after completing the center's comprehensive training program; these small businesses created jobs for 141 people, not including the business owner.
  - **Women's Business Development Center** (WBDC): During SFY 2008-09, DECD also provided financial support to the WBDC, which allowed business mentoring to 157 individuals through dedicated programs, roundtables meetings and counseling sessions. The development of new businesses as a result of the WBDC's programs created 79 new jobs in Connecticut.
- **Southeastern Connecticut Enterprise Region** (seCTer) is a public-private regional economic development agency serving 21 towns in New London County. SeCTer's mission is to promote and preserve the region's

attractiveness, to encourage new businesses, and to assist and nurture existing and expanding local enterprises. The Procurement Technical Assistance Program (PTAP), supported through seCTer, provides marketing and procurement assistance to Connecticut businesses interested in selling their goods to federal, state or local governments. Services include one-on-one business counseling, bid-match services, registration with government agencies, bid and proposal preparation, post-award assistance, electronic business information, subcontracting opportunities, education on laws and regulations and other training that may assist an organization in obtaining or performing on government contracts or subcontracts. Five Procurement Technical Assistance Centers are located in Bridgeport, Hartford, New Britain, New London and Waterbury. During SFY 2008-09, CT PTAP clients reported winning approximately $238 million in contract awards and the program experienced a 47% increase in requests for assistance from Connecticut businesses.

- **Spanish American Merchants Association** (SAMA) was established in 1982 to assist business people, in particular Latinos, to acquire a better understanding of economic principles. Technical assistance is provided to promote business expansion, job creation and new entrepreneurship. During SFY 2008-09, DECD provided $285,000 through the Office for Workforce Competitiveness to SAMA to expand its technical assistance and resource program which enhances the growth of small business with a focus on Latino/minority-owned businesses in the Windham community. The funding allowed for strategic technical assistance, specific business operations training for participating merchants, and the design and establishment of information technology networks and Web site development.

2. DECD-Sponsored Revolving Loan Funds

DECD funds local, regional and statewide revolving loan funds as part of its effort to assist small businesses.

Active Regional Revolving Loan Funds

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

Table 147 provides a short description of how each function of each fund is handled (either directly or through referral).

Table 147: Revolving Loan Funds						
Organization	**Business Plans**	**Financial Assistance**	**Marketing**	**Technical Assistance**	**Training Workshops**	**Area Covered**
Dept. of Economic and Community Development (DECD)	Referral	Direct	Referral	Direct	Referral	Statewide
Community Economic Development Fund (CEDF)	Referral	Direct	Referral	Direct	Referral	Statewide
Community Capital Fund (Bridgeport) (CCF)	Referral	Direct	Referral	Referral	Referral	Regional Bridgeport
Hartford Economic Development Corp. (HEDCo)	Direct Referral	Direct	Direct	Direct	Referral	Regional Hartford Area
Greater Hartford Business Development Corp. (GHBDC)	Direct	Direct	Direct	Direct	Referral	Regional Hartford Area
Spanish American Merchants Association (SAMA)	Direct	Direct	Direct	Direct	Direct	Regional Hartford Area
Waterbury Development Corporation (WDC)	Referral	Direct	Referral	Referral	Referral	Regional Waterbury
MetroHartford Alliance – Metro Hartford Growth Fund	Referral	Direct	Referral	Referral	Referral	Regional Hartford
Northeast CT Alliance Regional Revolving Loan Fund	Referral	Direct	Referral	Direct	Referral	Regional NorthEast
Central Connecticut Regional Revolving Loan Fund	Referral	Direct	Referral	Referral	Referral	Regional Central CT
Southeastern Connecticut Enterprise Region, Corp (seCTer)	Direct	Direct	Direct	Direct	Direct	Regional SouthEast CT
Middlesex County Revitalization Commission	Direct	Direct	Direct	Direct	Direct	Middlesex County

Source: DECD

L. Industry Clusters/Sectors

The programmatic functions of the Office of Strategy and Policy (OSP) are related to, and support, companies within identified industry clusters or sectors. OSP's focus is to guide the state in developing a high performing economy by defining benchmarks, issues and possible solutions in order to design future strategic activities, and provide strategic support for key industry sectors. In SFY 2008-09, OSP addressed the challenges of the state's existing and emerging clusters/sectors as follows:

1. **Existing Clusters**

- **Aerospace** – DECD funded the tax-exempt, nonprofit Connecticut Center for Advanced Technology (CCAT) Inc., to help Connecticut's Aerospace and defense manufacturers become more competitive in the global market. The Aerospace and Defense Initiative (ADI) program provides grants to assist companies in the introduction or continuation of lean manufacturing techniques within their organizations.
- **Agriculture** – DECD has maintained a relationship with the Connecticut Agriculture Businesses (CAB) cluster, the organization responsible for the Agri-Tourism Marketing Initiative.
- **Bioscience** – After closing out completed programs from the previous state fiscal year, DECD has maintained open lines of communication with the Connecticut United for Research Excellence (CURE) organization. CURE acts as a link between the state and biotech companies, pharmaceutical companies, research universities and other bioscience organizations within Connecticut.
- **Insurance and Financial Services** – DECD collaborated with The Workplace, Inc., Capital and Norwalk Community Colleges, and the Insurance and Financial Services (IFS) cluster to continue administration of the IFS Center for Educational Excellence. The IFS Center program has provided assistance to over 700 individuals and recently helped to create an Associate of Science degree in Insurance and Financial services – the first to be offered in Connecticut.
- **Maritime** – In SFY 2008-09, DECD executed a contract with the Maritime Coalition, Inc., to evaluate and improve Connecticut's Maritime cluster. The Maritime Coalition created the CT Maritime Economic Impact Study, an assessment of the direct, indirect and induced economic effects of the Connecticut maritime industry. A focus of the study will be the need to dredge and maintain the harbors, rivers and other waterways. The Maritime Coalition also developed the CT Marine Skills Certification Program, a new nationally-recognized certification program to train post-secondary graduates and adults for skilled labor careers in the maritime industry.

- **Metal Manufacturing** – Connecticut's Manufacturing Cluster Initiative, created through a partnership between DECD and The WorkPlace Inc., continues to work on objectives that create revenue growth, profit, jobs and savings. This work is achieved by collaborations with numerous business associations, workforce investment boards, colleges/universities, training vendors, nonprofit organizations and manufacturers to provide guidance and resources to retain, grow and enhance businesses in Connecticut.
- **Plastic Manufacturing** – DECD maintained a relationship with the Quinebaug Valley Plastic Institute, host of the annual QVPI/QVCC High School Plastics Expo.
- **Software/Information Technology (IT)** – DECD continued to fund and support the Innovation Pipeline Accelerator (IPA), a Software/IT Cluster project administered by the Connecticut Technology Council (CTC). The IPA is a business assistance program offering an interactive Web site, a database of early stage companies and access to a support network through a "virtual incubator." The mission of the program is to increase the number of advanced-technology companies in Connecticut by encouraging their creation and supporting their growth.
- **Tourism** – DECD has continued to fund various organizations of historic or cultural significance which attract visitors to Connecticut and serve as economic drivers of the tourism industry. DECD has also maintained a relationship with the Connecticut Lodging Association, an alliance of hotels, motels, bed and breakfasts and inns across the state.

2. Emerging Clusters

- **Hydrogen-Fuel Cells** – Building on work funded in previous state fiscal years (SFY 2006-08), DECD amended their original contract with CCAT to provide continued support of the emerging Hydrogen Fuel Cell cluster. DECD had previously contracted CCAT to establish a Connecticut Hydrogen Fuel Cell Coalition (SFY 2006-08) and to develop a Hydrogen Fuel Cell Roadmap Plan (SFY 2007-08), and in the most recent state fiscal year DECD provided an additional $237,500 in funding for CCAT to implement the Roadmap Plan they had developed.

3. Bond funds Expended on Economic Clusters in State Fiscal Year 2008-09

Table 148 shows DECD expenditures of bond funds on economic clusters in SFY 2008-09:

Table 148: Bond Funds Expended on Economic Clusters in SFY 2008-09	
	Amount Paid
Aerospace Cluster Connecticut Center for Advanced Technology “Aerospace Defense Initiative”	$750,000.00
Hydrogen / Fuel Cell Cluster Connecticut Center for Advanced Technology "Hydrogen Fuel Cell Roadmap Plan"	$237,500.00
Maritime Cluster Connecticut Maritime Coalition "Impact Study & Skills Certification Program"	$100,000.00
Software / Information Technology Cluster Connecticut Technology Council “Innovation Pipeline Accelerator” project	$110,914.00
Clusters Grand Total	**$1,198,414.00**

Source: DECD, OSP

IV. COMMUNITY DEVELOPMENT PERFORMANCE

A. Community Development Introduction

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

Community development activities create the environment necessary for sustainable economic growth, stable neighborhoods and healthy communities. Community development activities address the quality-of-life issues that create and reinforce the foundation that effective economic and housing development depend upon for success. Community development forms the nexus between housing and economic development and, as such, often overlaps and complements economic development and housing development. Community development activities, therefore, provide the critical link between these two different and distinct activities.

Community development provides communities with quality-of-life improvements such as:

- Housing rehabilitation and community facilities;
- Cultural arts and entertainment, recreation venues and activities and aesthetic improvements that enrich the quality of life for all members of the community;
- Integration of large-scale developments into the fabric of a community, including infrastructure improvements that stabilize neighborhoods and encourage safe environments; and
- Reuse of vacant and underutilized buildings and sites, including brownfields, which represent new opportunities, elimination of blight and renewed interest in investment.

As mentioned in the economic development section of this report, economic and community development requires a comprehensive and holistic approach. Community development activities often link business and industry assistance to those factors affecting and forming the foundation upon which an economy is supported. With Governor Rell's Executive Order 15, responsible growth strategies

were formally introduced into DECD's planning and implementation of community development projects. It is at the community development level that factors such as the adequacy, reliability and quality of transportation and education systems, the affordability of housing, the preservation of historical, cultural and natural resources, arts assets or access to affordable healthcare are addressed through state policy and development initiatives. Through close coordination with the Department of Transportation, state investments in land use and transportation improvements are more comprehensively managed.

B. Community Development Overview

1. Community Development Mission

DECD's community development mission is to sustain our cities and towns as vibrant, diverse, healthy communities that are centers of culture, commerce, learning, the arts, history and prosperity.

2. Overarching Goal

DECD's community development goal is to develop and implement community-based initiatives that create an environment that sustains economic growth, promotes positive social and cultural development and nurtures healthy and diverse neighborhoods that offer economic opportunities and quality affordable housing to everyone.

3. Mission Implementation

DECD utilizes a number of programs, services and strategies to improve the quality of life in Connecticut's communities. Community development activities undertaken include the identification and remediation of contaminated sites; the coordination and technical management of large scale, multi-faceted development and infrastructure improvement projects; the redevelopment of brownfields; the support and development of recreational, cultural and artistic venues and events; the aesthetic renovation and/or construction of commercial and residential mixed-use facilities; rehabilitation of homeownership units; facade restoration/renovation; streetscape improvements; renovation and/or construction of community facilities; and the support of community programs and services.

DECD uses many state and federally funded community development programs and services, as well as state bond funds. Some of these programs and services are:

- American Recovery and Reinvestment Act 2009 CDBG Formula Allocations.
- Energy Conservation Loan (ECL) Program;
- EPA Revolving Loan Fund (Hartford only sites $432,000);
- EPA Revolving Loan Fund (Statewide $1.0 million);
- EPA Site Assessment Program;
- HOME Investment Partnership Program (HOME);
- Industrial Sites Reinvestment Tax Credit Program;
- Manufacturing Assistance Act (MAA) Program;
- Main Street Program;
- Municipal Development Program;
- Neighborhood Stabilization Program (NSP);
- Small Cities Community Development Block Grant (CDBG) Program;
- Small Town Economic Assistance Program (STEAP);
- Special Contaminated Property Remediation and Insurance Fund;
- Tax Credit Assistance Program (TCAP); and
- Urban Action (UA) Grant Program;
- Urban and Industrial Site Reinvestment Tax Credit Program;
- Urban Sites Remedial Action Program; and
- Weatherization Assistance Program.

4. Functional Components

DECD's community development goals are supported by long- and short-term strategies. The short-term community development strategy centers on servicing the immediate amenity and infrastructure needs of Connecticut's communities through individual development projects that result in a broad social impact upon the communities. This strategy is executed project by project and may be initiated in conjunction with an economic development project, a housing development, or both, or as a stand-alone activity.

The long-term community development strategy is governed by the comprehensive planning, amenity, and infrastructure needs of Connecticut's

communities and regions as communicated to DECD by each community and/or region. The goals and objectives set forth in Connecticut's *2005-2009 Consolidated Plan for Housing and Community Development* reflect community needs and focus on the building of broad community foundations that enhance quality of life and support further economic expansion and quality affordable housing development. The state's *Plan for Conservation and Development* also provides development and land use guidelines and policy for Connecticut. Comprehensive planning for the future of our communities is also facilitated through the Municipal Development Plan process under Chapter 132 and 588l of the Connecticut General Statutes (C.G.S.), which provides for a community-driven approach to municipal planning and long-term development goals.

In SFY 2008-09, three agency offices primarily supported DECD's community development efforts:

- Office of Municipal Development (OMD);
- Office of Responsible Development (ORD); and
- Office of Brownfield Remediation and Development (OBRD).

C. Community Development Goals, Objectives, and Measures

1. Measuring Performance

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

2. Measuring Economic Impact

Measures used include:

- the effect of DECD investments on gross state product, personal income and state tax revenues; and
- socio-economic benefits of DECD's investments.

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

- gain in total state output;
- new personal income; and
- new state revenues.

3. Marketing Efforts

During SFY 2008-09, marketing and outreach accomplishments in community development were achieved by OMD, OBRD and ORD. In addition to continuing OMD's successful outreach program, specific efforts were made in the following areas as shown in Tables 149a and 149b:

Table 149a: Training Sessions for the Small Cities Program		
Type of Session	**Date**	**# Participants**
Competitive Funding Application Workshop	Feb. 19, 2009	103
CDBG-R Training Workshop	Apr. 13, 2009	24

Source: DECD

Table 149b: Training Sessions for OMD		
Type of Session	**Date**	**# Participants**
Connecticut Conference of Municipalities (CCM)	Oct. 2008	1,037
Connecticut Council of Small Towns (COST) Conference	Jan. 2009	340

Source: DECD

- Web Site – There have been continuous improvements made to the community development section of the DECD Web site to include additional information to make the site more customer-friendly, providing links to internal and external sites, offering accessibility to program forms and documents, as well as up to date event postings on the DECD Calendar. Project success stories for each of three major funding programs utilized by OMD have been posted on a quarterly basis in order to continue giving communities ideas of what other communities are accomplishing as they consider new local initiatives.
- DECD was active in encouraging responsible growth and regional economic development cooperation through active collaboration with; (1) the state's eight regional Comprehensive Economic Development Strategy (CEDS) working groups; (2) the Regional Planning Association's Mayor's Institutes; and (3) the Community Builder's Institute's educational forums.
- DECD organized agency presentations to various audiences including the HUD training and the Planning and Economic Development Forum organized by the Community Builders Institute to provide an agency overview of responsible growth strategies, programs and services.

- DECD has been coordinating and supporting CT DOT's rail planning projects to improve rail service along the New Canaan, Danbury and Waterbury Branch Lines in addition to the New London Regional Intermodal Transportation Center and West Haven Rail Station. DECD has also been providing input to CT DOT for the preparation of the *Connecticut State Rail Plan*.
- DECD assisted the Connecticut Housing Finance Authority (CHFA) with the incorporation of responsible growth strategies into their 2009 qualified allocation plan (QAP). DECD also incorporated responsible growth strategies into its 2009 application rounds for HOME and Small Cities programs.

4. Municipal Development Initiatives

DECD acting through ORD, initiated numerous projects to support our cities and towns through downtown revitalization and economic development infrastructure support. These represent a community-driven planning and implementation process that utilizes the local empowerment provided through Chapters 130, 132 and 588l of the Connecticut General Statutes (C.G.S.). Currently active downtown projects that represent long-term community development commitments by the state include the following:

- The Downtown Municipal Development Plan (MDP) was completed by the City of Torrington with the support of a $504,875 Special Act grant administered by DECD. The city formally adopted the plan in July 2009. The MDP for the 142-acre downtown strives to enhance the competitiveness of the downtown area and strengthen Torrington as a regional center. Proposed actions include street and streetscape improvements, expansion of parking, traffic improvements, and construction of a portion of the Naugatuck River Greenway. The city will begin design of engineering work for related infrastructure improvements.
- The Devon Center Revitalization project focuses on creating physical and economic improvements to the Devon Center area of Milford. The city received a multi-phase Urban Act grant of $4,700,000 from DECD for the creation of a new gateway park into Devon Center, streetscape improvements along Naugatuck Avenue and improvements in the Devon Center along Bridgeport Avenue (U.S. Route 1). The streetscape plan includes utility and traffic improvements, parking improvements, pedestrian

circulation, and safety features, as well as other measures to improve the aesthetic qualities of the area. Revitalization of the Devon Center, which is expected to be completed in the fall of 2009, will spur economic investment and expansion throughout the community.

- DECD provided funding in the amount of $2.2 million to New Milford for extension of water and sewer lines (Phase I), construction of a pump station (Phase II), and the reconstruction of Housatonic Avenue (Phase III). Phase I of the project is 100% complete and consisted of installing 5,200 linear feet of water main extension from the existing water main terminus along Housatonic Ave to the MedInstill Company property at 201 Housatonic Avenue. The project also included 3,200 linear feet of dual wastewater force mains along a portion of the water main alignment. DECD worked with the town's engineering department to secure the Phase 1 technical contracts and construction contract so that MedInstill can connect its services to these public services.
- The River Street Revitalization Project area is located in the east-central sector of New Haven in the area commonly known as the Fair Haven section, one of the city's oldest industrial corridors. The project area consists of 53 acres and has been historically used for commercial and industrial purposes. In recent years, the blighting influences of vacant and underused land and buildings, outdoor storage and property neglect, have had an adverse impact on the viability of the project area. Approximately 40% of all space in the project area is now vacant. On March 5, 2002, DECD approved the MDP for the area. DECD provided $2.5 million in Urban Act funding to the city to cover Phase I of the project. Phase I activities include side street improvements which are close to completion, river front walkway planning, site acquisition, and environmental assessments.
- In 2004, an Economic Redevelopment Feasibility Study recommended that the entire Pinnacle Heights housing area in New Britain be made available for economic development. The former state subsidized housing area consisted of 60 acres with 450 apartments and the city plans to develop the area into a commercial subdivision. DECD provided $1 million Urban Act funding to the city for the demolition of the property, abatement of asbestos and hazardous materials, and other related project activities. The demolition was completed

during the summer of 2009. The City is currently marketing the property for economic development opportunities.

- DECD provided Mystic Seaport a $4.0 million grant for the construction of a state-of-the-art shiplift to service and maintain historic vessels at the H.B. Dupont Preservation Shipyard. This funding allowed the seaport to construct a new shiplift and renovate the overall pier area of the facility. The improvements also included the construction of marine rail to allow the Seaport to shift the placement of vessels around the pier so that for the first time the seaport can work on multiple vessels at one time. The total project cost was over $8.0 million with the balance of funding provided by the Seaport. These grant funds were also used to repair and service historic vessels like the Morgan and Roann.
- Brownfield Redevelopment – The need to aggressively pursue the redevelopment of brownfield sites in the state is essential to achieve success with our community development efforts. These sites are present in almost every community and are usually located in areas critical to long-term neighborhood or central business district stability. The combined efforts of OBRD and ORD in coordinating brownfield projects and mill reuse effectively advance Connecticut's responsible growth strategies and financial investments. With OBRD as the primary brownfield redevelopment contact for the state, DECD is uniquely equipped to address these critical sites in a timely and cost effective manner. The brownfield redevelopment efforts of DECD are more thoroughly addressed in a separate section of this report.

D. Portfolio Analysis

1. Community Development Activities

Three offices of DECD provide services in the area of community development: OMD, ORD and OBRD. Both provide municipalities and nonprofits with financial and technical assistance for community development activities.

OMD supports the following special community development activities:

- The **Energy Conservation Loan (ECL) Program** provides state funds for energy conservation measures through a contract with CHIF for low-interest loans to homebuyers and owners of 1- to 4-unit residential buildings. Loans

are limited to borrowers with incomes at or below 200% of the area median. Low-interest loans can also be made on more than four units through the Multifamily Energy Conservation Loan Program.

- The **Connecticut Main Street Program** provides technical support through the Connecticut Main Street Center to help communities revitalize downtowns or neighborhood commercial districts.

ORD supports community development activities through the following programs:

- The **Economic Development and Manufacturing Assistance Program** provides grants to municipalities for project planning through the Municipal Development Program (below), acquisition of real property, infrastructure improvements, and renovation or expansion of facilities.
- The **Municipal Development Program** provides planning and development services, assistance to renovate or demolish vacant industrial buildings, and technical assistance to help municipalities develop or revitalize industrial areas.
- The **Special Contaminated Property Remediation and Insurance Fund (SCPRIF)** provides loans for environmental site assessments, structural demolition and remediation of sites to foster redevelopment beneficial to the community.
- **Urban Act Program** provides funds to improve and expand state activities that promote community conservation and development, and improve the quality of life for urban residents of the state.

ORD provides support/technical services to other offices of DECD in the following ways:

- **Responsible Growth** program coordinates with DECD's financial assistance programs, the CHFA, Connecticut Department of Agriculture (DOAG) and the Connecticut Department of Transportation's (CT DOT) programs.

ORD managed the inclusion of responsible growth criteria into the project selection criteria for DECD's various programs.

- **State Plan of Conservation and Development** (C & D Plan) guidelines pertain to all projects that receive more than $200,000 in state assistance.

ORD provides technical assistance to DECD line offices in reviewing effects of DECD sponsored development to ensure compliance.

- The **Connecticut Environmental Policy Act** (CEPA) evaluation identifies and evaluates the impacts of proposed state actions that may significantly impact the environment and the National Environmental Policy Act (NEPA) evaluation along with the C & D Plan identifies and evaluates the impact of proposed federal actions that may significantly impact the environment. Both processes provide information necessary for deciding whether to proceed with a project, and also provide the opportunity for public review and comment.
- A **CEPA/NEPA review** is required for each state agency action supported with state, federal or other funds that could have a major impact on the state's land, water, air or other environmental resources and the built environment. A CEPA/NEPA review does not apply to: emergency measures undertaken in response to an immediate threat to public health or safety, and activities in which state agency participation is administrative in nature and involves no exercise of discretion.
- The **Connecticut Flood Management Program** requires certification, or an exemption, for all state actions within floodplains. For certain minor activities within regulated floodplain, DECD can certify projects through a "General Certification" process. DECD, in cooperation with DEP streamlined and reduced the time required for the state flood plain certification process for brownfields and former mill sites. The streamlined process was included by the legislature in a bill during the 2009 legislative session, and signed into law by Governor Rell.

OBRD supports community development activities through the following programs:

- **CT EPA Assessment Program**: Municipalities and related organizations refer sites for program consideration that may be complicated by hazardous substance contamination or petroleum contamination. The DECD OBRD hires an environmental consultant to investigate the environmental condition of an eligible site and to prepare the remedial action work plan.

- **Connecticut Brownfield Revolving Loan Fund**: EPA funds for the remediation of environmental contamination located in any CT municipality.
- **Special Contaminated Property Remediation and Insurance Fund (SCPRIF):** This is a loan program managed by OBRD that provides assistance to municipalities, developers or owners for Phase II and III investigations, Remedial Action Plans (RAP), demolition of structures and remedial action activities.
- **Urban Sites Remedial Action Program (USRAP**): The State's flagship, and the oldest Brownfield specific redevelopment program. Jointly managed by OBRD and DEP for projects that are significant to the Connecticut's economy and quality of life. Site must be located in a distressed municipality. This program provides seed capital to facilitate the transfer, reuse and redevelopment of the property.
- **Brownfield Municipal Pilot Program**: This is a competitive program for municipalities with projects that have been complicated by brownfields but will make a significant economic impact upon completion. Although only municipalities and municipal entities are eligible to apply, the project sites do not need to be owned by the municipality. The last round of funding occurred in the fall 2008.
- **Environmental Insurance Program**: Funded through the Manufacturing Assistance Act, this program provides loans and grants to subsidize the cost of Environmental Insurance Premiums. OBRD staff also provides technical assistance to help clients choose the proper coverage for their project.

2. Presentation of the Portfolio

DECD's community development investment portfolio contains investments in a diverse set of community development projects, organizations and programs such as infrastructure, brownfields, arts, cultural and entertainment projects, museums, libraries, revolving loan funds, technical assistance programs, and other community development activities throughout the state. The total value of this portfolio is $156.8 million.

In SFY 2008-09, DECD invested $80.2 million in community development projects across the state. Table 150 outlines community development investment activity

during SFY 2008-09. Table 150.1 provides project type definitions used in this section of the report.

Table 150: Community Development Portfolio State Fiscal Year 2008-2009				
Project Category	**Total Number of Projects**	**Total DECD Investment**	**Total Development Cost**	**Leverage Ratio**
AC&E	6	$622,300	$667,953	0.07
BF	15	$2,360,000	$ 3,987,752	0.69
CDP	3	$17,700,000	$61,235,400	2.46
EDU	5	$3,435,000	$ 3,985,000	0.16
INF	46	$29,045,366	$46,624,694	0.61
LIB	1	$850,000	$850,000	0.00
MU	7	$19,857,000	$25,871,000	0.30
PL	2	$197,244	$435,738	1.21
RLF	2	$2,200,000	$ 4,200,000	0.91
SPF	1	$750,000	$750,000	0.00
TPS	6	$3,183,789	$ 8,242,780	1.59
Total	**94**	**$80,200,699**	**$ 156,850,317**	**0.96**

Source: DECD

Table 150.1: Community Development Portfolio Project Code Key	
AC&E	Arts, Culture and Entertainment Projects
BF	Brownfields & Environmental Remediation/Protection Projects
BRET	Business Retention
EDU	Education-Related Projects
INF	Economic and Community Development Infrastructure Projects
LIB	Library Investment Projects
MDP	Municipal Development Plan Projects
MU	Museum Investment Projects
PL	Economic and Community Development Planning Projects
RLF	Revolving Loan Funds
SPF	Sports Facilities Investment Projects
TPS	Technical Program Support

Source: DECD

3. Analysis of the Portfolio

An analysis of DECD's community development investment portfolio as of June 30, 2009, follows. Detailed information regarding the DECD Community Development Investment Portfolio is located in the Appendix of this report.

Table 151 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 151: Composition of the Community Development Investment Portfolio	
Total Number of Loans	25
Total Number of Grants	592
Total Number of Grant and Loan Combination	1
Total Number Loan Guarantees	2
Total Number of Projects	**620**

Source: DECD

Table 151.1 provides the percentage breakdown of the financial instruments used in the portfolio.

Table 151.1: Percentage of Financial Instrument Used	
Loan Only	4%
Grant Only	95%
Combination of Grant and Loan	<1%
Loan Guarantee	<1%
Projects	**100%**

Source: DECD

Table 151.2 provides the breakdown of loans and grants within the portfolio.

Table 151.2: Total value of DECD Economic and Community Development Investments		
Loans	$ 5,629,590	1%
Grants	$ 828,086,156	99%
Loan Guarantee	$800,000	<1%
Total Portfolio Value	**$ 834,515,746**	**100%**

Source: DECD

4. Funding

DECD's community development investments are made using numerous economic and community development funding programs and special legislation. Definitions for the various funding source acronyms in Table 72.1 also apply to this section of the report.

DECD has invested $834.5 million in community development projects, including approximately $828 million in the form of community development grants and $5.6 million in the form of community development loans and $800,000 in the form of loan guarantees. Table 152 outlines the breakdown of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 152: Community Development Portfolio Investments by Project Type

Project Type	Total DECD Investment	Total Non-DECD Investment	Total Project Investment
AC&E	$57,219,096	$81,312,836	$138,531,932
BF	$17,551,713	$8,018,182	$ 25,569,895
BRET	$ 56,000	$56,000	$112,000
CDP	$17,700,000	$43,535,400	$ 61,235,400
EDU	$ 4,729,000	$660,667	$5,389,667
INF	$567,140,045	$477,967,853	$1,045,107,898
LIB	$ 5,550,000	$4,000,000	$9,550,000
MDP	$ 2,100,000	$ -	$2,100,000
MU	$66,309,294	$69,798,881	$136,108,175
PL	$ 7,984,859	$4,253,410	$ 12,238,269
RLF	$ 6,037,500	$4,073,750	$ 10,111,250
SPF	$40,250,000	$32,274,917	$ 72,524,917
TPS	$41,888,239	$66,954,057	$108,842,296
Total	**$834,515,746**	**$792,905,953**	**$1,627,421,699**

Source: DECD

Table 153 provides the distribution of community development investments by funding source and investment instrument. Forty-seven percent of the projects in the DECD community development investment portfolio were funded through the UA Program. Six percent of the projects in the portfolio were funded under MAA. In terms of dollars invested, 46.9% of the agency's community development

investments were funded through the UA Program. Ten percent were funded via Special Act Legislation and 6.7% via the MAA Program.

Table 153: Community Development Portfolio Investment Instrument Mix by Funding Source					
Funding Source	**# of Projects**	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
CBRLF	1	$ -	$160,000	$ -	$160,000
CCEDA	2	$32,463,750	$ -	$ -	$32,463,750
Dry Cleaning	71	$10,533,500	$ -	$ -	$10,533,500
GF	13	$5,134,125	$ -	$ -	$5,134,125
HA	1	$150,000	$ -	$ -	$150,000
HEPARLF	1	$200,000	$ -	$ -	$200,000
MAA	106	$52,009,775	$3,189,500	$800,000	$55,999,275
PA 00-167	1	$46,284,000	$ -	$ -	$46,284,000
REG	1	$332,000	$ -	$ -	$332,000
Multi Program*	13	$158,125,075	$ -	$ -	$158,125,075
SA	40	$83,992,823	$ -	$ -	$83,992,823
SCPRIF	19	$ -	$2,280,090	$ -	$2,280,090
STEAP	126	$44,610,013	$ -	$ -	$44,610,013
UA	223	$391,409,872	$ -	$ -	$391,409,872
USRAP	2	$2,841,223	$ -	$ -	$2,841,223
Total	**620**	**$828,086,156**	**$5,629,590**	**$800,000**	**$834,515,746**

Source: DECD

5. Types of Community Development Projects Funded

Table 154 provides the percentage distribution of community development investments by program type. Out of the 620 community development projects funded by DECD, 293 were community development infrastructure projects.

Table 154: Community Development Portfolio Projects by Type		
Project Type	**# Project**	**% Projects**
CBRLF	1	0%
CCEDA	2	0%
Dry Cleaning	71	11%
GF	13	2%
HA	1	0%
HEPARLF	1	0%
MAA	106	17%
PA 00-167	1	0%
REG	1	0%

Table 154 (continued): Community Development Portfolio Projects by Type		
Project Type	**# Project**	**% Projects**
Multi Program*	13	2%
SA	40	6%
SCPRIF	19	3%
STEAP	126	20%
UA	223	36%
USRAP	2	0%
Total	**620**	**100%**

Source: DECD

Table 155 provides the distribution of community development investments by type of project and investment instrument. Of the $828.1 million DECD invested in community development projects, $567 million was invested in community development infrastructure projects.

Table 155: Community Development Portfolio Investment Instrument Mix by Project Type				
Project Type	**Grants**	**Loans**	**Loan Guarantees**	**Total DECD Investment**
AC&E	$56,862,096	$357,000	$ -	$ 57,219,096
BF	$15,486,723	$2,064,990	$ -	$ 17,551,713
BRET	$ 56,000	$ -	$ -	$56,000
CDP	$17,700,000	$ -	$ -	$ 17,700,000
EDU	$ 4,729,000	$ -	$ -	$4,729,000
INF	$566,032,445	$1,107,600	$ -	$567,140,045
LIB	$ 5,550,000	$ -	$ -	$5,550,000
MDP	$ -	$2,100,000	$ -	$2,100,000
MU	$66,309,294	$ -	$ -	$ 66,309,294
PL	$ 7,984,859	$ -	$ -	$7,984,859
RLF	$ 6,037,500	$ -	$ -	$6,037,500
SPF	$40,250,000	$ -	$ -	$ 40,250,000
TPS	$41,088,239	$ -	$800,000	$ 41,888,239
Total	**$828,086,156**	**$5,629,590**	**$800,000**	**$834,515,746**

Source: DECD

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

6. Participation

Table 156 outlines DECD's project participation rates. The average rate of DECD participation in the funding of economic and community development projects is 51%. Brownfield and planning projects typically require the largest percent of DECD participation, whereas arts, culture and entertainment, and museum projects require the least.

Table 156: Community Development Portfolio Investment Participation Rates

Project Type	Grants	Loans	Loan Guarantees	Total DECD Investment
AC&E	41%	0.26%	0%	41%
BF	61%	8%	0%	69%
BRET	50%	0%	0%	50%
CDP	29%	0%	0%	29%
EDU	88%	0%	0%	88%
INF	54%	0.11%	0%	54%
LIB	58%	0%	0%	58%
MDP	0%	100%	0%	100%
MU	49%	0%	0%	49%
PL	65%	0%	0%	65%
RLF	60%	0%	0%	60%
SPF	55%	0%	0%	55%
TPS	38%	0%	1%	38%
	51%	**0.35%**	**0.05%**	**51%**

Source: DECD

7. Leveraging

As a result of DECD's economic and community development investment of $ 80.2 million, an additional $76.6 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 0.95 dollars were invested by non-DECD.

8. DECD Participation and Leverage Ratios

Table 157 provides participation and leveraging ratios for the different types of community development projects funded by DECD.

Table 157: Community Development Portfolio Investment Leveraging			
Project Type	**Total DECD Investment**	**Project Type**	**Leverage Ratios**
AC&E	41%	AC&E	1.42
BF	69%	BF	0.46
BRET	50%	BRET	1.00
CDP	29%	CDP	2.46
EDU	88%	EDU	0.14
INF	54%	INF	0.84
LIB	58%	LIB	0.72
MDP	100%	MDP	0.00
MU	49%	MU	1.05
PL	65%	PL	0.53
RLF	60%	RLF	0.67
SPF	55%	SPF	0.80
TPS	38%	TPS	1.60
Total	**51%**	**Total**	**0.95**

Source: DECD

Tables 158 and 159 provide a geographic perspective on DECD's community development investments.

Table 158: Geographic Analysis Of Community Development Investments by County							
COUNTY	**Number of Projects**	**Grant Amount**	**Loan Guarantee**	**Loan Amount**	**Total Assistance**	**Other Project Funds**	**Total Project Cost**
FAIRFIELD	108	$168,964,669	$ -	$274,400	$169,239,069	$ 133,025,242	$302,264,310
HARTFORD	205	$235,136,066	$ -	$1,289,690	$236,425,756	$ 421,296,013	$657,721,769
LITCHFIELD	45	$ 23,573,259	$ -	$ 60,000	$23,633,259	$23,836,727	$47,469,986
MIDDLESEX	34	$ 21,776,289	$ -	$517,000	$22,293,289	$12,970,711	$35,264,000
NEW HAVEN	124	$226,743,725	$800,000	$565,000	$228,108,725	$ 106,069,430	$334,178,155
NEW LONDON	64	$137,315,039	$ -	$2,335,000	$139,650,039	$82,222,497	$221,872,536
TOLLAND	20	$8,684,495	$ -	$ 55,700	$8,740,195	$11,046,920	$19,787,115
WINDHAM	20	$5,892,615	$ -	$532,800	$6,425,415	$2,438,413	$8,863,828
Total	**620**	**$828,086,157**	**$800,000**	**$5,629,590**	**$834,515,747**	**$ 792,905,953**	**$ 1,627,421,699**

Source: DECD

Table 159: County Distribution Of Community Development Investments By Type Of Project								
Type Of Project	**Fairfield Total Investment**	**Hartford Total Investment**	**Litchfield Total Investment**	**Middlesex Total Investment**	**New Haven Total Investment**	**New London Total Investment**	**Tolland Total Investment**	**Windham Total Investment**
AC&E	$11,771,019	$26,746,000	$8,896,000	$823,300	$6,445,777	$2,537,000	$ -	$ -
BF	$3,218,500	$6,089,690	$610,000	$822,000	$5,626,223	$650,000	$100,000	$435,300
BRET	$ -	$56,000	$ -	$ -	$ -	$ -	$ -	$ -
CDP	$ -	$7,500,000	$ -	$ -	$9,900,000	$300,000	$ -	$ -
EDU	$135,000	$2,750,000	$ -	$ -	$1,262,000	$582,000	$ -	$ -
INF	$109,320,862	$112,530,970	$12,835,259	$17,837,489	$189,804,725	$112,716,795	$7,415,195	$4,678,750
LIB	$ -	$850,000	$200,000	$ -	$ -	$4,500,000	$ -	$ -
MDP	$ -	$ -	$ -	$ -	$ -	$2,100,000	$ -	$ -
MU	$7,541,000	$40,191,294	$542,000	$2,138,000	$3,050,000	$11,807,000	$600,000	$440,000
PL	$1,895,000	$2,801,250	$550,000	$350,000	$850,000	$442,244	$625,000.00	$471,365.00
RLF	$ -	$1,500,000	$ -	$137,500	$4,000,000	$ -	$ -	$400,000
SPF	$35,000,000	$2,700,000	$ -	$ -	$2,350,000	$200,000	$ -	$ -
TPS	$357,688	32710551.5	$ -	$185,000	$4,820,000	$3,815,000	$ -	$ -
Total	**$169,239,069**	**$236,425,756**	**$23,633,259**	**$22,293,289**	**$228,108,725**	**$139,650,039**	**$8,740,195**	**$6,425,415**

Source: DECD

Table 160 contains those Community Development investments, in projects and programs that primarily support business expansion and retention. These differ from the investments included in the Business Assistance portfolio in that they have been made to benefit numerous businesses or to enhance economic conditions as opposed to being made for the primary benefit of a specific business. The Business Assistance portfolio contains investments made for the primary benefit of a specific business.

Table 160: Economic Development Projects SFY 2008-09	
Total Number of Loans	1
Total Number of Grants	79
Total Number of Grant and Loan Combination	1
Total Number Loan Guarantees	2
Total Number of Projects	**83**
Loans	$335,000
Grants	$61,597,239
Loan Guarantee	$800,000
Total Portfolio Value	**$62,732,239**

Source: DECD

9. Economic Impact Analysis

The estimated impact of DECD's community development investments (including active and inactive investments), from state fiscal years 1990 through 2009, was determined using the REMI Policy Insight model for the Connecticut economy. Table 161 shows the impact of DECD's community development investment portfolio on the state's economy. It is important to note that this analysis does quantify and reflects the socio-economic and quality-of-life benefits that the community development portfolio of investments generates. For example, helping museums and other cultural venues expand or sustain their programs is a quality-of-life improvement that is captured in this analysis. Cumulative and current debt service has a deleterious effect on state revenue.

Because these investments contribute very little to direct taxable property in municipalities (most are for public infrastructure), only the indirect local net revenue that occurs because of population growth is included.

Table 161: Community Development Portfolio Economic Impact in 2006 constant dollars		
	Portfolio Aggregate	SFY 2008-09
Gross State Product	$1,281,144,399	$84,503,205
Personal Income	$1,445,383,949	$75,512,402
State Net Revenue	($224,057,740)	($16,890,000)
Local Indirect Net Revenue	$23,273,404	$3,512,187

Source: DECD

This analysis captures the effects of the state's cumulative debt service which, relative to each year's investment size and composition, is variable. Thus, in most years, investment impact more than offsets debt service while, in other years, it does not. In fact, the reductions in state spending for debt service accumulate faster than benefits from community development investment. As REMI is dynamic, there is also a distributed lag in the effect of shock, such as a reduction in state spending for debt service. Further, this analysis captures the effect of increasing the stock of non-residential capital by virtue of these investments that results in increased property tax revenue for towns.

10. Small Cities Community Development Block Grant (CDBG) Program Portfolio

DECD is designated by the Governor, with concurrence from HUD, as the principal state agency for the allocation and administration of the federal CDBG program within the state. OMD administers the program under DECD.

The primary statutory objective of the CDBG Program is to develop viable communities by providing 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	Manchester	Norwich
Bristol	Meriden	Stamford
Danbury	Middletown	Stratford
East Hartford	Milford (Town)	Waterbury
Fairfield	New Britain	West Hartford
Greenwich	New Haven	West Haven
Hamden (Town)	New London	
Hartford	Norwalk	

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

11. Small Cities (CDBG) Activities in State Fiscal Year 2008-09

Table 162 outlines DECD's Small Cities CDBG program activity for SFY 2008-09.

Table 162: CDBG Projects Awarded During FY 2008-09

Municipality	Project Description	Investment
Ashford	Food Bank	$50,000
Branford	Supportive housing safety/code renovations	$700,000
Brooklyn	Streets	$500,000
Canterbury	Rehabilitation Program	$300,000
Coventry	Roads and Drainage	$500,000
East Haven	Rehabilitation Program	$300,000
Ellington	Rehabilitation Program	$300,000
Jewett City	Streets and Sidewalks	$500,000
Killingly	Facade Program	$500,000
Lebanon	Rehabilitation Program	$300,000

Table 162 (continued): CDBG Projects Awarded During FY 2008-09		
Municipality	**Project Description**	**Investment**
Litchfield	Northfield Firehouse-Affordable Hsg. Renovations	$500,000
Monroe	Fairway Acres Elderly Housing	$700,000
New Milford	Whittlesey Ave Sidewalk Reconstruction	$500,000
Norfolk	Senior Housing Renovation	$675,000
North Haven	Senior Center Addition	$750,000
Oxford	Crestview Ridge Renovation	$700,000
Plainfield	Village Center Improvements	$500,000
Prospect	Housing Rehabilitation	$300,000
Putnam	Rehabilitation Program	$300,000
Sprague	Baltic Village Neighborhood Improv. Ph 2	$500,000
Stafford	Housing Rehabilitation	$300,000
Suffield	Senior Center	$750,000
Torrington	ADA City Hall	$454,000
Vernon	Prospect Street Reconstruction	$500,000
Watertown	Housing Rehabilitation Program	$300,000
Winchester	Pedestrian Safety & ADA	$500,000
Windsor	Adult Day Care/ADA Library	$465,000
Wolcott	Housing Rehabilitation	$300,000
Total		**$12,944,000**

Source: DECD

12. CDBG Funding History

The state began administering CDBG funds in 1982. Since that time, the state, acting through DECD and its preceding agencies, has invested approximately $325,686,917 in community, housing and economic development projects throughout Connecticut. As of June 30, 2009, DECD has 114 active CDBG/Small Cities projects with a total investment value of $53,604,843.

E. Brownfields

1. Summary of DECD's Brownfield Efforts and Activities

Brownfields are abandoned or underutilized sites where redevelopment is complicated by real or perceived environmental contamination. Many of these sites are considered to be "upside-down" investments because the cost to remediate the environmental conditions exceeds market value of the real property. These sites rely on state and federal funding to attract private investment. In a small state like Connecticut with a proud industrial heritage, most of our cities and towns have brownfield sites as a legacy to this heritage.

The Office of Brownfield Remediation and Development's (OBRD) mission to accelerate the return of brownfields to productive use is critical to the Connecticut economy and the health and well-being of its citizens.

Structure and Role

OBRD is a dedicated office with DECD with the primary mission to be the "official State of Connecticut One-Stop Office for Brownfields." As such, OBRD coordinates the state response for brownfields assistance to communities and businesses.

With the establishment of Governor Rell's Executive Order No. 15 on responsible growth, DECD formed its Office of Responsible Development to manage and implement the agency's role in responsible growth. Returning brownfield properties to productive use is a major element in supporting the state's communities and advancing the Governor's responsible growth strategy. OBRD coordinated its programs and projects with DECD Office of Responsible Development (ORD), to ensure compliance with DECD's responsible growth goals and objectives. OBRD activities also supported DECD's business and housing development missions and programs.

The scope of OBRD under C.G.S. Section 32-9cc, as amended by P.A. 07-233, is to:

- assist brownfield developers in advancing their projects;
- streamline the process for brownfield remediation;
- identify potential sources of funding and develop procedures for expediting the application of funds;
- identify and prioritize statewide brownfield development opportunities;
- provide assistance and information concerning the state's technical assistance, funding, regulatory and permitting programs; and
- develop a communication and outreach program to educate municipalities, property owners, economic development agencies and other organizations on the state's brownfield programs.

Milestones and Accomplishments

This year OBRD carried out its mission in accordance with the scope established by statue noted above. The OBRD:

- acted as technical advisor and designee to the Brownfield Taskforce for their third session;
- led meetings of the Brownfield Partnership that includes DEP, CDA, DEP, OPM, NBA and HUD, focusing on improving communications including topics on DEP Underground Storage Tanks (UST), Leaking Underground Storage Tanks (LUST) programs, DPH programs (asbestos), HUD programs, and EPA;
- submitted applications to federal EPA brownfield funding; (1) $1 million in additional revolving loan funds; (2) $750,000 in supplemental revolving loan funds, and (3) $2.3 million in stimulus supplemental funds.
- EPA provided no award notices to DECD prior to the close of the state's fiscal year.
- managed two EPA revolving loan fund programs and two EPA assessment grants; and,
- provided assistance through the brownfields hotline and Web-based referral system for intake and assistance to over 40 requests for client assistance.

Communication and Partnerships

A key objective of OBRD is to facilitate communication and partnerships with clients and industry professionals that foster expertise and contribute to the adoption of the best brownfield practices for Connecticut. As such, the OBRD worked closely with the Brownfield Taskforce until February 2009 when it produced the *Third Report of the State of Connecticut, Taskforce on Brownfield Strategies*, for the Commerce and Environmental Committees of the Connecticut General Assembly.

OBRD receives requests for technical and funding assistance from many types of clients: owners, potential owners, consultants, attorneys, real estate professionals, funding partners, and others. Brownfield redevelopment projects are usually long-term and have a variety of complicating site, legal, and financial obstacles to overcome.

2. Programs and Projects

DECD has a toolbox of programs that are used for a variety of brownfield projects. OBRD works very closely with the CDA, DEP, and other state entities like the Historic Division at the Office of Culture and Tourism and CHFA, as well as federal agencies like HUD. OBRD also collaborates with CDA to encourage use of the Tax Incremental Finance Program (TIF), a beneficial tool for municipalities that want to attract private development on significant brownfield sites, returning them to a taxable status.

Other DECD programs available for brownfield projects include the Dry Cleaning Program and two DEP-funded programs: the Urban Sites Remedial Action Program, and the Special Contaminated Property Remediation Insurance Fund. Both ORD and OBRD have used OPM's Urban Act program, the Urban Sites Remedial Action Program, and the DECD Manufacturing Assistance Act program for undertaking brownfield projects.

Active brownfield projects are reported in Table 85. The Dry Cleaning Program and the Special Contaminated Property Remediation and Insurance Program Fund are reported separately. Table 85 contains new projects that closed on funding in SFY 2008-09 and projects that are still active from the previous state fiscal year. All of the projects in Table 85 are real estate development projects managed by the DECD and include brownfield components. On May 30, 2008, the bond commission allocated $2.2 million in funds for the Brownfield Municipal Pilot Program. Five projects were selected under this program and are described below.

In 2008-09, seven projects were active and leveraged a total investment in brownfields of over $40,000,000 with over 100 acres remediated, as shown in Table 163.

Table 163: SFY 2008-09 New and Active Brownfield Projects				
Project Name	**Developer/Applicant**	**Project Location**	**Municipality**	**DECD $**
Seaview Avenue	Bridgeport, City of	Seaview Avenue	Bridgeport	$4,916,000
Highwood Square Development	Town of Hamden	Dixwell Avenue	Hamden	$750,000
Front Street Project at Adriaen's Landing	HBN Front Street District LLC.	Front Street	Hartford	$7,500,000
DAS Lot Redevelopment	State of Connecticut	190 Huyshope Street	Hartford	$300,000
Derby Downtown Demolition	Derby, City of	Downtown HALO Section	Derby	$250,000
Pinnacle Heights	New Britain, City of	Slater Road	New Britian	$1,000,000
Goodwin College Expansion	Goodwin College	Riverside Drive	East Hartford	$2,250,000
Total of (7) Funded Active Projects				**$16,966,000**

Source: DECD ORD and OBRD

EPA Hartford Brownfield Revolving Loan Fund Program

In 2004, DECD was awarded a $432,000 grant (which was increased to $602,171 in 2006) from EPA to operate a revolving loan fund for the remediation of hazardous waste. Since the funds were originally awarded to Hartford, only projects in Hartford are eligible. By April 2005, this complex program was operating and a loan of $160,000 was issued to Public Housing Residents Going Places, Inc. The site was later developed as a neighborhood shopping center. The loan was fully paid off in December of 2008. In April 2009, OBRD closed on funding for remediation of four parcels which will provide eight units of owner occupied housing. OBRD is presently working with a private party to support a major redevelopment in the city using the remaining Hartford RLF funding. Discussions with the developer were not concluded by the end of the state fiscal year.

EPA Statewide Revolving Loan Fund Program

Approximately $500,000 remains in the EPA RLF funding managed by OBRD from the original 2007 award of $1 million from the EPA. The program provides funds for the remediation of petroleum and hazardous substance contamination for sites throughout the state. OBRD has committed $450,000 in funding for remediation at the former Gilbert and Bennett Manufacturing Company in Georgetown. Redevelopment at this former mill complex will include commercial, residential, and community space, as well as a train station and parking garage In addition, a commitment has been made for $42,500 to Habitat for Humanity to remediate two sites in New London to facilitate the development of two units of affordable housing. Several additional sites are under review for eligibility at this time with EPA.

EPA Statewide Assessment Program

In May 2008, DECD was awarded two grants of $200,000 each from the EPA for the investigation of petroleum and hazardous substances on sites throughout Connecticut. Those funds became available from the EPA in October 2008. OBRD developed the process for application and site selection and worked with EPA on eligibility for several sites. OBRD is in the process of conducting its first assessment under this program within the Town of Salisbury. The funds are being provided to conduct environmental assessments on a former commercial dry cleaning operation which has vacated the site for a number of years. OBRD also has 2 additional projects which are in the final phases of review and approval with EPA at this time.

Brownfield Municipal Pilot Program

This state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for $4.5 million for state fiscal 2007-08. At the May 30, 2008, bond commission, $2.2 million was released to fund the program. The program identified five Connecticut municipalities in which untreated brownfields hinder economic development:

- Stamford – Harbor Point Partnership Project, $450,000

    - Funds will be used to remediate the site of a new 3.25 acre public park to be created as part of the Harbor Point Partnership redevelopment. This 80 acre former industrial site in Stamford's south end will be redeveloped for offices, housing, and hotel uses.
- Redding – Georgetown Remediation Project, $425,000
    - Funding for the Georgetown Redevelopment Project will consist of the remediation of part of the 50 acre redevelopment of the former Gilbert & Bennett Wire Mill to facilitate a new train station and parking structure. The overall project will include housing, retail and community facilities.
- Waterbury – Cherry Street Industrial Park Remediation, $650,000
    - Funds will be used for abatement, demolition, and remediation at property consisting of four lots within the Cherry Street Industrial Park. The project will facilitate expansion of the adjacent Bender Plumbing Supply, which proposes to construct a new 63,000 square foot building on the site.
- Shelton- Axton Cross Remediation Project, $425,000
    - Funds will be used for remediation of the former Axton Cross chemical manufacturing facility site as a key component of the Enterprise and Commerce Park redevelopment of downtown Shelton.
- Norwalk – South Norwalk Transit Remediation, $300,000
    - Funds will be used for remediation of the South Norwalk Train Station site for future mixed use development in support of Transit-Oriented Development within South Norwalk's Transit Zone.

Brownfield Revolving Loan Fund Program

This new state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for $2.5 million for SFY 2007-08. Allocation of bond funds for this program has not taken place.

Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

ORD administers the Special Contaminated Property Remediation and Insurance Fund (SCPRIF) in cooperation with DEP. ORD provides financial

assistance through low-interest loans (with a five-year term) for environmental investigation, remediation and building demolition.

Applicants must demonstrate they have the financial and technical expertise and resources necessary to successfully undertake the site investigation, remediation, and redevelopment of the project. Municipalities are not required to have the owner's consent if the site is abandoned or tax delinquent. The program allows the applicant to conduct investigations and demolition.

The recipient of SCPRIF loan funds will repay the state upon the sale or lease of the property, or upon approval of a final remedial action report, in accordance with the terms of the program. In the event the assessment determines that redevelopment of the site is not feasible due to the cost of remediation, loans made under the program may be forgiven under certain conditions.

In SFY 2008-09, one new project was funded as identified in the Table 164 below. The SCPRIF program has funded 19 loans with a contract value of $2,234,020 since its inception in 1999. DECD currently has a pipeline of seven new applications in various phases of the loan review or contract process; these applications total over $400,000 in funding requests to DECD.

Table 164: SFY 2008-09 New SCPRIF Projects

Project Name	Developer/Applicant	Project Location	Municipality	DECD $
Former Conco site	Columbia Elevators Products Inc.	380 Horace Street	Bridgeport	$100,000

Source: DECD

Dry Cleaning Establishment Remediation Fund

Since January 1, 1995, all dry cleaning establishments have been required to pay a surcharge on the gross receipts at retail for any dry cleaning services performed. This money is deposited into the "Dry Cleaning Establishment Remediation Account," which is a non-lapsing account within

the General Fund. These funds are used to address a pollution problem that is unique to this industry that is comprised of small businesses that do not have the financial capacity to absorb costs for site clean-up.

Owners/operators of a dry cleaning establishment and owners of property that are occupied by a dry cleaning establishment are eligible for funding from this program, provided they meet the eligibility criteria set forth by DECD. DECD accepts applications twice per year, the last Friday of March and the last Friday of August. The program is available statewide.

In 2006, the maximum funding amount was increased to a total of $300,000, and applications are required for approval of the grants. DECD has established a two-phase application process. The first phase is approval of funding for completion of site investigation and preparation of a Remedial Action Plan (RAP). If an applicant's application is approved for the first phase, DECD may grant funding of up to $100,000. The second phase is approval of funding for implementation and completion of site remediation and attainment of regulatory closure with the Department of Environmental Protection (DEP). If an application is approved for the second phase, DECD may grant funding of up to $200,000. If an applicant has already prepared a RAP or the site is undergoing remediation, the applicant may submit a combined application for both application phases, provided the Phase III Environmental Site Assessment (ESA) and RAP were completed in accordance with DEP Remediation Standard Regulations (RSRs) and other pertinent guidelines. If an applicant's combined application is approved, DECD may grant funding in the amount of up to $300,000. Applicant's who were previously approved for up to $150,000 in funding may submit an application for up to an additional $150,000 in funding.

The state, acting through DECD, uses the Dry Cleaning Account to provide grants to eligible dry cleaning establishments for the environmental investigation and remediation of pollution resulting from the release of tetrachloroethylene, Stoddard solvent, or other chemicals used for dry cleaning.

DECD has established procedures for distribution of grants and has adopted criteria to carry out the provisions of C.G.S. Section 12-263m.

Since the inception of the Dry Cleaning Establishment Remediation Program, a total of 73 dry cleaning sites have been approved for approximately $10.5 million in funding statewide. Table 165 below identifies the program activities for funding, both for new applications received in 2008-09 and applications from previous funding rounds with complex issues which were modified by the client and approved within this time period for contracting.

Table 165: Dry Cleaning Establishment Remediation Fund Activity for SFY 2008-09 Applicants

Applicant	Municipality	Street Address	Application Status	Grant Amount
Battiston's of Windsor	Bloomfield	395 Cottage Grove Rd.	Hold	$100,000
White Sheep Demunda Cleaners	Waterbury	416-418 Watertown Ave.	Hold	$50,000
CJ Dry Cleaners	New Britain	70 South Street	Hold	$50,000
Quality Cleaners	Colchester	79 Linwood Ave.	Hold	$100,000
Superior Cleaners	West Haven	99 Garnet Park Rd.	Hold	$50,000
Seccombes Cleaners	Ansonia	1 Holbrook St.	Hold	$75,000
Mayflower Laundry	Hartford	266 Prospect Ave.	Hold	$50,000
Crown Cleaners	Hartford	395-301 Franklin Ave.	Hold	$50,000
C and R Cleaners	Milford	545 Naugatuck Ave.	Hold	$50,000
Crystal Cleaners	Derby	1 New Haven Ave.	Hold	$100,000
State of the Art	Norwalk	120 New Canaan Ave.	Hold	$100,000
Timely Cleaners	Cromwell	77 Berlin Road	Hold	$46,970
New U.S.	Enfield	95 High Street	Hold	$100,000
Neet Cleaners	Glastonbury	2705 Main Street	Hold	$100,000
Eagle Cleaners	Bristol	123 Farmington Ave.	Hold	$50,000
Sylvan Cleaners	New Haven	363 Whalley Ave.	Hold	$43,000
Newtown Cleaners	Newtown	54 Church Hill Road	Hold	$200,000
Brother's Dry Cleaners	New Britain	234 North Street	Hold	$100,000
Arrow Cleaners	Newington	1097 Main Street	Approved	$100,000
Best Cleaners	Berlin	138 Mill Street	Approved	$50,000
Best Cleaners	Glastonbury	2759 Main Street	Approved	$50,000
Best Cleaners	Plainville	69 East Street	Approved	$50,000
Best Cleaners	Rocky Hill	2359 Main Street	Approved	$250,000
Best Cleaners	Middletown	522 South Main Street	Approved	$50,000
Best Cleaners	Windsor	292 Poquonock Ave.	Approved	$50,000
Best-Ever Cleaners	New Canaan	121 Park Street	Approved	$100,000
Deep River Cleaners	Deep River	191 Main Street	Approved	$50,000
Newtown Cleaners	Newtown	54 Church Hill Road	Approved	$100,000
State of the Art	Norwalk	120 New Canaan Ave.	Approved	$23,500
Total Number of Applicants	**11**	**Total Number of Grants**		**$873,500**

Source: DECD ORD and OBRD

The Dry Cleaning Establishment Remediation Fund program has served as the sole resource for financial assistance to small dry cleaning businesses to address the unique site pollution problems associated with their usage of perchloroethylene (or “perc”) and other chemicals. Perchloroethylene is the dominant cleaning agent used nationally and many dry cleaners are located in sensitive ground water resource areas where this pollution is a threat to potable water supply wells. This program provides these small businesses much needed assistance to both quantify sites for clean-up requirements through hiring of professional services and to fulfill their obligation to remediate sites to meet DEP regulatory criteria. This business sector represents about 3,900 employees statewide and has a payroll of over $60 million.

Pollution clean-up costs range from $100,000 to over $1,000,000, with most estimates for site investigation and clean-up being between $200,000 and $300,000. The maximum program award, $300,000 in aggregate per site, represents the majority of all associated costs for a site. The statutory contribution to this fund is a 1% surcharge on gross sales receipts for every dry cleaner in the state, with an average of about $1,450 paid by each dry cleaner annually to the program. The program has been self sustaining since its inception through both the funding dedicated to individual grants and those funds set aside annually for administration per the statutes. There has been no increase to the surcharge since the program inception.

DECD manages this program as both a pollution clean-up and small business assistance initiative. DECD provides both funding and technical assistance to applicants to expedite the site evaluation and clean-up processes. DECD coordinates with the state DEP during the application approval and project execution phases for regulatory compliance input. All funded sites are required to be participating in either the Transfer Act Program or Voluntary Cleanup Programs administered by DEP to assure regulatory compliance for each applicant. In addition, DECD coordinates its efforts with the Department of Public Health as needed to address air quality issues associated with these dry cleaning operations to assure both worker and public safety requirements are addressed. All funded sites are

required by DECD to develop a Best Management Practices Plan to address worker safety, emergency planning and spill mitigation provisions such as secondary containment in areas of chemical storage.

DECD also recognizes that these businesses are confronted with escalating fuel costs for their steam generation needs, the high costs to convert to “green” cleaning technology, and adjustment to the economic downturn that may impact their sustainability. DECD continues its coordination with the State Coalition for the Remediation of Dry Cleaners to evaluate national trends and new initiatives that could benefit program clients or improve the effectiveness of the program. One area of special focus has been the conversion of “perc” dry cleaning equipment to “green” technology to both address the immediate pollution issues and curtail future contamination.

The Dry Cleaning Establishment Remediation Program effectively addresses the statewide pollution problem associated with the dry cleaning industry in the state. To date, only about 12% of all such facilities have chosen to participate in the program and these are actively in the site investigation or remediation phase. A much greater percentage of the over 500 dry cleaner facilities in the state are known to have pollution problems that can be addressed by this program. This program should remain as a resource for those facilities that choose to participate and receive the benefits of this initiative, which has proven to be a valuable means to assist this small business sector. The challenges related to the economic downturn nationally will have an adverse impact on this program which relies on retail sales. DECD will implement measures as needed to address such impacts and fulfill the primary goals of the program. DECD is committed to continuing to provide the highest level of customer service to these businesses to address their pollution problems to the greatest extent possible within available funding resources.

V. HOUSING DEVELOPMENT PERFORMANCE

This section begins with an overview of Connecticut's housing environment for SFY 2008-09 and includes a statewide housing market analysis and needs assessment. It reviews DECD's mission and strategic direction in terms of housing development and describes the programs used by DECD to create affordable housing. This includes a discussion of availability and the barriers to such housing.

The section analyzes both the state and federal housing development portfolios in detail and ends with an overview of:

- Connecticut's supportive housing effort;
- the Department of Housing and Urban Development (HUD) Section 8 program;
- the Energy Conservation Loan Program;
- housing tax subsidy programs; and
- discussion of fair housing and racial and economic integration.

A. Housing Development Overview

1. Housing Development and Support Programs Performance

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

A brief overview of housing development in Connecticut is followed by DECD's housing development criteria. The section culminates with an analysis of the performance of DECD's housing programs.

DECD is the lead state agency for all matters relating to housing in Connecticut. As part of the agency's overall mission, DECD works to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices. To fulfill its mission, DECD monitors and analyzes the Connecticut housing environment and develops policies, strategies, programs and services that maximize success in expanding affordable housing opportunities in Connecticut. In so doing, the

agency helps to build a strong community tax base, encourage safe streets, and empower neighborhoods and communities to stabilize and flourish.

2. Housing Development Mission

DECD's housing development mission is to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices.

3. Overarching Goal

DECD's housing development and support programs are designed to create and preserve quality affordable housing, and improve the quality of life for residents.

4. Mission Implementation

DECD monitors and analyzes the Connecticut housing environment by undertaking several strategic planning efforts including *the State of Connecticut Long Range Housing Plan* and *Connecticut Consolidated Plan for Housing and Community Development*. DECD also publishes housing related research and statistics on its Web site and through various publications such as this report, to assist other government agencies, municipalities, community groups, nonprofit housing developers, advocacy groups and private developers to plan, support, develop and preserve affordable housing in Connecticut. Based on the quantified affordable housing needs present in Connecticut, DECD utilizes numerous state and federally funded housing development and support programs to address housing issues and create housing opportunities. Some of these programs and services are as follows:

- Affordable Housing Program (AHP);
- Energy Conservation Loan Program;
- HOME Investment Partnerships Program (HOME);
- Housing Sustainability Fund Program;
- Housing Trust Fund Program;
- Neighborhood Stabilization Program (NSP);
- Pre-development Loan Program;
- Project-based Section 8 Rental Assistance Program;
- Small Cities Community Development Block Grant (CDBG) Program;
- State Housing Sustainability Fund;
- Surplus Property Program;

- Urban Action Grant Program; and
- Weatherization Assistance Program.

DECD also provides technical and financial assistance to nonprofit and business sponsors, advocacy groups and municipalities for the development, preservation and rehabilitation of affordable housing and associated housing support programs and services. Through the utilization of these and other programs and services, DECD leverages other public, private and federal resources to promote and advocate for the creation and preservation of affordable housing for low- and moderate-income persons and families.

DECD's housing development and support service programs are designed to promote and facilitate – through information brokering, technical assistance and project financing – the rehabilitation and development of affordable housing. The department also supplies financial and technical oversight assistance to recipients of state funds. This oversight function ensures quality management and fiscal oversight of publicly assisted housing assets. DECD also administers rental subsidy and tax related assistance designed to promote housing affordability.

5. Functional Components

DECD's housing strategies (short- and long-term) are governed by the immediate housing needs of Connecticut's communities and by the goals and objectives set forth in Connecticut's *2005-2009 Consolidated Plan for Housing and Community Development*, *State of Connecticut Long-Range State Housing Plan 2005-2009* and the state's *Conservation and Development Policies Plan for Connecticut, 2005-2009.* The following offices directly support both the short- and the long-term housing development and assistance functions:

- Office of Housing Development and Finance (OHDF);
- Office of Municipal Development (OMD), and
- Office of Responsible Development (ORD).

DECD works to provide opportunities to live in safe, quality housing at affordable prices. OHDF is the principal point of contact for housing developers seeking assistance from the state and, with technical assistance from ORD, is

responsible for project management of DECD-funded housing development or preservation projects.

OHDF works with both nonprofit and for-profit organizations, neighborhood groups, housing authorities, developers, financial institutions, quasi-public organizations, municipalities and faith-based organizations to create and preserve safe, attractive, quality housing for the elderly and for families and individuals at affordable prices. Responsibilities of OHDF include:

- customer outreach, client intake and assessment, project feasibility and financial review, assistance identification and packaging, and product and service delivery;
- collecting and maintaining performance data on housing development projects;
- technical assistance to the agency's housing development customers;
- development of partnerships with housing authorities, nonprofit and for-profit developers and other state and federal agencies;
- leveraging DECD assistance funds;
- certification for community housing development organizations (CHDO);
- housing development advocacy;
- deal negotiations and structuring; and
- project monitoring and pipeline reports.

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

- **Affordable Housing Program** (AHP) provides financial assistance for a large variety of housing development activities that include construction, rehabilitation, repair and maintenance of housing, as well as financing ancillary facilities related to affordable housing, such as a community room, laundry, day care space, playground and other residential amenities.
- **Energy Conservation Loan Program** is one of DECD's housing programs, however, it is administered by OMD under C.G.S. Section 16a-40a and Section 32-317.
- **HOME Investment Partnership Program** (HOME) is a HUD program administered by DECD and provides financial assistance to create housing for low- and very low-income households at affordable prices. HUD income

limits for HOME are based on HUD estimates of median family income adjusted for family size. HOME assistance includes the American Dream Down-payment Initiative (ADDI), to target federal funds for first-time homebuyers within the limits of currently available Congressional appropriations.

- **Housing Trust Fund** (HTF) is designed to create affordable housing for low- and moderate-income households and is funded from the proceeds of the sale of the state's general obligation bonds. In accordance with C.G.S. Section 8-336m-q, money under the Housing Trust Fund may be awarded as loans and/or grants to eligible sponsors of affordable housing. The goals of the Housing Trust Fund are to:
  - encourage the creation of housing for homeownership for low- and moderate-income families at affordable prices;
  - promote the rehabilitation, preservation and production of quality, well-designed rental housing;
  - maximize the leveraging of state and federal funds;
  - promote the application of efficient land use that utilizes existing infrastructure and the conservation of open spaces; and
  - encourage the development of housing that aids the revitalization of communities through the promotion of mixed-income, mixed-use developments in downtown commercial corridors that are in close proximity to transportation and employment centers.
- **Neighborhood Stabilization Program (NSP)** was established as part of the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment by providing funding for affordable housing. The Act specifies that communities identify areas of "greatest need" hit hardest by the foreclosure crisis. Funding is to be allocated and distributed through five activities, Acquisition and Rehabilitation, Financing, Land Bank, Demolition of Blighted Structures and Redevelopment. Additionally, 30% of the Acquisition and Rehabilitation is required to be used for housing for persons making less than 50% of the Area Median Income.
- **Pre-development Loan Program** provides interest-free loans to eligible nonprofit sponsors for predevelopment costs associated with constructing,

rehabilitating or renovating housing for low- and moderate-income households at prices they can afford. Pre-development loans may also be made available to for-profit developers in communities where the supply of affordable housing is less than 10%.

- **State-Assisted Housing Sustainability Fund** provides below market-rate financial assistance for repairs to "eligible housing pursuant to CGS sec. 8-37uu." Types of assistance may be in the form of grants, loans, and deferred loans. Grants will be provided solely when it is determined that there is no probability that a deferred loan would be re-paid either by future operating funds, refinancing or residual value of the property.
- **Urban Action Grant Program** provides funds to improve and expand state activities that promote community development and revitalization designed to improve the quality of life for urban residents.
- **Weatherization Assistance Program** makes available approximately $19 million in federal funding for the weatherization of low- and very low-income state financed housing. This program is a part of the American Recovery and Reinvestment Act under the federal Department of Energy (U.S. DOE) program administered by the Connecticut Department of Social Services, and it is anticipated to assist 2,850 elderly and disabled persons by implementing energy efficiency improvements to their affordable housing units.

6. Accomplishments of OHDF during State Fiscal Year 2008-09

In SFY 2008-09, OHDF invested over $35 million in HTF, AHP and other state funds for 30 projects around the state and, in so doing, created or preserved 1,222 units of housing.

B. Fair Housing Choice and Racial Economic Integration

DECD is responsible for administering housing programs in compliance with state and federal laws promulgated to ensure that programs provide equal opportunities in employment, contracting and the provision of services and benefits. DECD has institutionalized requirements and guidelines pertaining to affirmative action, racial and economic integration and economic development opportunities for small, minority- and women-owned businesses.

Recipients of state and federal funds are required, at a minimum, to undertake the following activities to demonstrate their compliance with applicable anti-discrimination laws and regulations:

- Develop and implement a fair housing action plan and affirmatively market housing units to persons identified as least likely to apply.
- Utilize various types of media targeted to members of minority groups to advertise the availability of contracting, employment and housing opportunities.
- Utilize Connecticut Department of Administrative Services Directory of Small, Minority- and Women-Owned Businesses to solicit bids and to outreach to these firms.
- Include the statement "affirmative action/equal opportunity employer" and/or fair housing statement or logo when applicable in all advertisements/notices.
- When applicable, have in place and implement a federal Section 3 plan to provide employment and training opportunities to Section 3 residents and businesses.
- Develop and implement an affirmative action policy statement.
- Develop and implement a Fair Housing Complaint Procedure
- Develop and implement an Americans With Disabilities (ADA) Notice and Grievance Procedure.
- Incorporate necessary affirmative action and equal employment opportunity provisions in contract documents to demonstrate compliance with applicable state and federal laws and regulations.
- Display applicable anti-discrimination posters at organization offices.

1. Affirmative Marketing of State Housing Programs

DECD programs are administered in a nondiscriminatory manner, in accordance with equal opportunity, affirmative action, and fair housing requirements. Recipients of state funds for housing related activities are required, as applicable, to comply with the following civil rights laws and regulations:

- Title VI of the Civil Rights Act of 1964;
- Title VIII of the Civil Rights Act of 1968, as amended;
- Americans with Disabilities Act;
- Executive Orders 11063, 11246, and 12138;
- Section 3 of the Housing and Urban Development Act of 1968, as amended;

- Age Discrimination Act of 1975, as amended;
- Section 504 of the Rehabilitation Act of 1973, as amended;
- Regulations of C.G.S. Section 8-37ee-300 through Section 8-37ee-314 and the Affirmative Fair Housing Marketing and Selection Procedures Manual, under C.G.S. Sections 8-37ee-1 through 8-37ee-17;
- C.G.S. Sections 8-37t, 8-37-bb, and 8-37dd, promoting racial and economic integration;
- C.G.S. Section 46a-64b on discriminatory housing practices;
- C.G.S. Section 32-9e, Set-aside program for small, and minority- and women-owned firms; and
- 24 CFR 85.36 (e) Good faith effort to award contracts to MBE/WBE.

Recipients must also comply with program assurances that they will affirmatively further fair housing in all their programs. Accordingly, recipients of state funds, in compliance with their certification to affirmatively further fair housing, are required to submit a fair housing action plan to DECD for review and approval. The plan submitted must be consistent with the agency's Fair Housing Action Plan Implementation Guidelines.

Each recipient is given a fair housing handbook developed by DECD. The handbook contains information on state and federal fair housing laws, housing discrimination complaint procedures, model fair housing policies and guidelines, duty to affirmatively further fair housing, an overview of disability discrimination in housing, trends in fair housing, pertinent legal decisions, the state analysis of impediments to fair housing, and a resource directory.

2. Efforts to Affirmatively Further Fair Housing

In SFY 2008-09, DECD provided financial assistance to the Connecticut Fair Housing Center. As part of its contract, the Center provided several training sessions to DECD staff, CDBG recipients, and housing providers with DECD contracts in the areas of fair housing laws and their impact on housing policies and housing programs operated by DECD, as well as how to meet the requirement of affirmatively furthering fair housing. In addition, specialized training was provided to DECD compliance staff to enable them to better monitor program compliance in the areas of fair housing and enforcement. In SFY 2009-10, DECD will continue its partnership with the Connecticut Fair Housing Center

to provide more training and assistance to DECD and its recipients as DECD continues to update its policies, procedures and fair housing/civil rights handbooks for all of its programs.

Finally, in accordance with C.G.S. Section 8-37bb, DECD is required to analyze households served under programs administered through state funding by income and by racial and ethnic distribution. Section G of this annual report provides a breakdown of tenant demographics information received by DECD on state-assisted and federally funded housing programs from Connecticut's public housing authorities, other developers, and managers of DECD-funded programs.

3. Housing Development Goals Objectives, and Measures

The state's *2005-2009 Consolidated Plan for Housing and Community Development* is a five-year plan that addresses Connecticut's housing and community development needs. This plan, required by HUD, governs how Connecticut plans to administer and utilize federal funds associated with the CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs. The *Consolidated Plan* outlines the state's goals, objectives and measures for the federal funds related to housing and community development. The *State of Connecticut Long-Range State Housing Plan 2005-2009* governs how state funds are used.

4. Priority Objectives and Performance Goals for HOME and Small Cities (CDBG) Programs

The state intends to make available HOME and Small Cities CDBG funds to eligible recipients based on the priorities set forth in the *Consolidated Plan* and in this document. The performance outcome measurement system associated with the *Consolidated Plan* includes objectives, outcome measures and indicators (outputs). It has three overarching program objectives that under all CDBG, HOME, ESG and HOPWA program activities, outcome indicators, and measures will be grouped. They are as follows:

- Encouraging homeownership by improving the ability of low- and moderate-income residents to access homeownership opportunities by focusing on projects in the state that can document both the need for this type of

affordable housing, and where foreclosure pressures are not negatively impacting neighborhoods in that region.

- Expanding the supply of quality affordable housing:
  - Preserve and increase the supply of quality affordable housing available to all low- and moderate-income households, and help identify and develop available resources to assist in the development of housing.
  - Improve the ability of low- and moderate-income residents to access rental housing opportunities.
  - Assist in addressing the shelter, housing, and service needs of the homeless poor and others with special needs.
- Revitalizing communities:
  - Provide communities with assistance to undertake economic development initiatives.
  - Provide assistance to help communities undertake community infrastructure, facility and service projects affecting public health, safety and welfare.
  - Encourage the development of mixed-income, mixed-use housing developments in downtown commercial corridors that are in close proximity to transportation and employment centers.

These three objectives incorporate the statutory objectives for the CDBG, HOME, ESG and HOPWA programs. Grouping the program activities in this way allows Connecticut to report on its progress toward meeting the overall objectives in a simplified and comprehensive manner. In some cases, activities will fall under more than one program objective, depending upon the purpose/type of the program.

The measures, used in the *Consolidated Plan*'s performance outcome measurement system, are designed to clearly gauge whether or not the activities being funded under the federal programs, governed by the plan, are meeting goals and objectives. As stated in the strategic plan, Section IX of the *Consolidated Plan*, there are 12 goals supporting the plan's three overarching goals. Each goal is supported by specific objectives. Each objective has specific measures associated with it.

5. Performance Measurement Methodology

The ultimate purpose of the performance outcome measurement system of the *Consolidated Plan* is to clearly demonstrate whether or not Connecticut is achieving the statutory objectives of the CDBG, HOME, ESG and HOPWA programs. The strategic plan section of the *Consolidated Plan* has been designed to link the statutory goals of these four programs to the specific activities carried out by the state. Please refer to Section IX for detail on the plan's overarching goals, goals and objectives. The *2005-2009 Consolidated Plan for Housing and Community Development* is available online in the publications section of DECD's Web site at www.decd.org.

If the majority of a goal's stated objectives are achieved then that goal will be considered accomplished. If the majority of the goals that support one of the plan's overarching goals are achieved, then that overarching goal will be considered accomplished. As the three overarching goals incorporate the statutory objectives for the CDBG, HOME, ESG and HOPWA programs, the statutory objectives for these programs will be considered accomplished if the overarching goals of this plan have been accomplished.

6. Performance Measures

The metrics (outcome measures and indicators/outputs) used to gauge the success or failure of the *Consolidated Plan* must be tangible and obtainable. They must be clearly understandable and easily flow through a hierarchical construct that links actions to the ultimate goals of the federal programs governed by the plan.

Each specific objective has been assigned one or more measures designed to clearly identify if the objective has been met. (See section XI, Performance Measurements, Goals & Objectives Matrix of the *Consolidated Plan* for specific measures). As mentioned above, a goal will be considered successfully fulfilled if the majority of its associated specific objectives have been accomplished and as such the success or failure in meeting a goal's specific objectives act as the metric for measuring the state's performance in meeting the plan's goals.

The *Consolidated Plan*'s overarching goals will be considered accomplished if the majority of the associated goals have been accomplished and as such the success or failure in meeting the goals associated with each goal serving as the metric for measuring the state's performance in meeting the plan's overarching goals.

The statutory goals of the four programs will be considered successfully fulfilled if the overarching goals of the *Consolidated Plan* have been accomplished and as such the success or failure in meeting the overarching goals of the plan act as the metric for measuring the state's performance in meeting the statutory goals of the programs. A graphic illustration of the objective and goal linkages, and outcome measures and indicators is in Section XI of the *Consolidated Plan.*

7. Development of Specific Objectives and Proposed Accomplishments

The specific objectives and proposed accomplishments described in section IX were derived from a thorough review of the various needs within the state, a review of the resources available to address those needs, an assessment of the capacity of the state, local jurisdictions, housing authorities and private and nonprofit organizations to meet those needs, and a thorough review of the state's historic achievements in meeting those needs in the past and the costs associated with those achievements.

8. Prioritization of Funding and Need

The C*onsolidated Plan* recognizes the housing and community development needs of the state are many while the resources to address these issues are limited. As such, this plan attempts to maximize all available state and federal resources by focusing state efforts.

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

C. 2005-2009 Consolidated Plan

As mentioned earlier, Connecticut's *2005-2009 Consolidated Plan for Housing and Community Development* (*Consolidated Plan*) is a five-year plan that addresses Connecticut's housing and community development needs. The plan contains a strategic plan, which outlines the state's goals, objectives and measures related to housing and community development.

1. Goals

There are 12 goals outlined in the Consolidated Plan document. These goals are as follows:

Goal 1: Supportive Housing – Develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing.

Goal 2: Homeownership – Improve the ability of low- and moderate-income people and/or households to access home ownership opportunities.

Goal 3: Rental Housing Supply – Preserve and increase the supply of quality affordable housing available to low- and moderate-income households.

Goal 4: Rental Housing Opportunities – Improve the ability of low- and moderate-income residents to access rental housing opportunities.

Goal 5: Affordable Housing Planning – Help identify and develop available resources to assist in the development of housing.

Goal 6: Fair Housing – Engender upward mobility for low- and moderate-income residents through fair housing.

Goal 7: Homelessness – Address the shelter, housing and service needs of the homeless poor and others with special needs.

Goal 8: Special Needs – Address the housing and service needs of those populations defined as having special needs:

- Elderly and frail elderly;
- People with disabilities;
- People with HIV/Aids and their families;
- Substance abusers; and
- Former inmates.

Goal 9: Lead Paint and Hazardous Materials – Support the removal of lead-based paint and other hazardous materials in existing housing.

Goal 10: Public Housing Residents – Facilitate homeownership opportunities for public housing residents.

Goal 11: Non-Housing: Economic Development – Provide communities with assistance to undertake economic development initiatives.

Goal 12: Non-Housing: Infrastructure and Public Facilities – Provide assistance to undertake improvements to the community infrastructure, and construct or rehabilitate public facilities projects affecting public health, safety and welfare of low- and moderate-income residents.

2. Objectives, Accomplishments, and Measures

Each goal is followed by specific objectives, which are either specific actions to be taken or specific milestones to be achieved. A corresponding proposed accomplishment, in turn, follows each of these objectives. The accomplishments are designed to serve as the metric to gauge the performance of the state in meeting the objectives and, ultimately, the related goal.

3. Basis for Assigning Priority

Each objective and accomplishment also has a proposed funding source (or sources), a population and geographic target, and a priority rating. Each objective is supported by a brief discussion of the need/basis for assigning the priority and of obstacles to meeting underserved needs summarized from the needs assessment and housing market analysis sections of the *Consolidated Plan*.

Priority ratings were established after a thorough examination of Connecticut's housing and community development needs and the current and historical housing market. (See needs assessment and housing market analysis sections of the *Consolidated Plan*).Based on the state's review of all relevant and available data, specific issues were selected and run through an internal screening at DECD and DSS. Issues chosen to be assigned high priority funding status within this plan were selected based on three overarching factors: the issue's relative demonstrated need (as identified in the needs assessment); the availability of other funds to address the need; and the eligibility criteria of each of the four federal programs governed by this plan.

4. High Priority Needs and Funding

As stated above, only those issues deemed to be a high priority to the state have been identified in the *Consolidated Plan.* Other issues are lower priority in terms of federal funding.

This does not exclude the state from funding lower priority projects. The high priority designation serves to emphasize to the public the areas in which the state will concentrate its efforts the next five years, in terms of housing and community development. Further, it defines where the state will focus its usage of the federal funds accessed through the four state administered federal programs.

A proposed project that addresses a high priority need is not guaranteed funding based solely on that status. All projects funded by the state must be financially and logistically feasible as well as meet all of the eligibility criteria of the proposed funding source. When two or more projects are competing for funding dollars, all things being equal, the project addressing the high priority need will be given funding preference.

Note: for the purposes of the Consolidated Plan, "Other Funds" include all available state, federal or private funds other than those allocated to the state under the CDBG, ESG, HOME and HOPWA programs.

D. Connecticut Long-Range State Housing Plan 2005-2009

The *State of Connecticut Long-Range State Housing Plan 2005-2009* (SLRHP) is prepared in accordance with C.G.S. Section 8-37t. It is a five-year strategic plan that addresses Connecticut's housing needs and outlines the state's goals, objectives, funding priorities, and performance measures related to housing.

Goals

Goals are as follows in alphabetical order:

- **Homelessness** – Maintain and expand services for those who are homeless or at risk of becoming homeless. Address the shelter, housing and service needs of the homeless poor and others with special needs.
- **Homeownership** – Improve the ability of low- and moderate-income residents to access homeownership opportunities, focusing on projects in the state that can

document both the need for this type of affordable housing, and where foreclosure pressures are not negatively impacting neighborhoods in that region.

- **Lead Paint and Hazardous Materials** – Support the removal of lead-based paint and other hazardous materials in existing housing.
- **Rental Housing Supply** – Preserve and increase the supply of quality, safe, affordable housing available to low and moderate-income households.
- **Special Needs** – Address the housing and service needs of those populations defined as having special needs.
- **Supportive Housing** – Develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing.

The objectives of the SLRHP are listed below in order of priority:

	Long-Range State Housing Plan 2005-2009 Objectives	Goal Category
1	Provide rent subsidies or operating subsidies to increase housing affordability (DSS RAP).	**Homelessness**
2	Invest in the maintenance and preservation of existing state-assisted rental housing stock to preserve it as a long-term resource.	**Rental Housing Supply**
3	Promote and support home ownership and mixed-income developments in areas that currently under serve low- and moderate-income households.	**Homeownership**
4	Increase the supply of new quality affordable congregate housing for the frail elderly.	**Special Needs**
5	Support the moderate rehabilitation of existing single-family homes (a single family home is defined as a 1- to 4-unit, owner-occupied residential structure).	**Homeownership**
6	Preserve federally assisted housing. The Connecticut Housing Finance Authority (CHFA) is working to keep privately owned, federally assisted housing developments that are eligible to prepay their mortgages as low-income housing, so those very low-income households do not become homeless.	**Rental Housing Supply**
7	Expand homeless prevention services, follow-up services and increase transitional services throughout the system.	**Homelessness**

	Long-Range State Housing Plan 2005-2009 Objectives (continued)	Goal Category
8	Increase the number of permanent supportive housing opportunities available to homeless households or those at risk of becoming homeless, particularly those with special needs by providing financing for renovation of existing buildings.	**Supportive Housing**
9	Continue to provide for accessibility modifications.	**Special Needs**
10	Promote and support mixed-income developments in areas that currently under serve low- and moderate-income households.	**Rental Housing Supply**
11	Support the removal of lead-based paint and other hazardous materials in existing housing through paint testing and risk assessments in accordance with the final lead safe housing rule – Title X of the Lead-based Paint Hazard Reduction Act of 1992 (24 CFR Pt 35).	**Lead Paint And Hazardous Materials**
12	Provide a range of services to elderly and frail elderly residents to ensure successful independent living, including support services, transportation, etc.	**Special Needs**
13	Target investment to address the affordability of existing housing stock for renters and homeowners with disabilities.	**Special Needs**
14	Continue using CHFA's mortgage programs for the promotion of homeownership opportunities in targeted areas where homeownership rates lag far behind.	**Homeownership**
15	CHFA/DECD programs will support local efforts to develop appropriate urban infill housing to make better use of limited urban land.	**Homeownership**
16	Maintain the registry of accessible housing units.	**Special Needs**
17	Coordinate the efforts of all the various state agencies and quasi-public entities involved in housing and the provision of social services to focus the state's resources on the issue of supportive housing in an efficient and effective manner.	**Supportive Housing**
18	The Connecticut Department of Correction (DOC) will work with other state agencies to maximize the use of various funding streams to assist persons to reintegrate into their communities after release from DOC facilities.	**Special Needs**

	Long-Range State Housing Plan 2005-2009 Objectives (continued)	Goal Category
19	Provide a range of services to elderly and frail elderly residents to ensure successful independent living, including support services, transportation, etc.	**Special Needs**
20	Continue to fund existing HIV/AIDS programs.	**Special Needs**
21	Continue existing substance abuse programs at levels permitted by funding availability. Link employment services, housing subsidies and long-term supportive care to meet the needs of each beneficiary, by adapting services which anticipate and deal with changes in age, health, income and other circumstances. These actions will influence long-term stability.	**Special Needs**
22	Provide favorable loan terms and/or loan guarantees for multifamily housing and mixed-use properties.	**Rental Housing Supply**
23	Support adaptive re-use of historic structures for use as residential housing.	**Rental Housing Supply**
24	Support the implementation of the Lead Action for Medicaid Primary Prevention (LAMPP) program.	**Lead Paint and Hazardous Materials**
25	Provide a range of services to recently released residents to ensure successful independent living, including support services, transportation, employment training, etc.	**Special Needs**
26	Support and promote the coordination of multiple agency resources and inter-agency cooperation.	**Special Needs**

E. Investment Standards – Multi-Family Housing Development

DECD and CHFA have a single application and process to be used for their programs. This application is currently being used with ongoing modifications.

1. Underwriting Guidelines

These standards apply to state bond-funded and HOME-funded projects. When CHFA, HUD or the Rural Development Agency have a financial interest greater than DECD's, then their underwriting standards shall take precedence. However, this does not preclude DECD from performing a layering analysis for the project.

For all other projects that indicate DECD has a financial interest, the agency's underwriting standards shall apply, and they are as follows:

2. Underwriting Standards – Rental or Quasi-Ownership Properties

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

Maximum Loan Amount – The maximum permissible loan for all projects shall be equal to the lowest of the following based on market, location, and other conditions:

- an amount based on applicable statutory limits;
- an amount based on the loan to value ratio;
- an amount based on the debt service coverage ratio; or
- the annual debt service divided by the applicable annual loan constant.

Debt Service Coverage Ratio – The minimum coverage for all uninsured projects is 1.15. FHA insured loan – 1.10 or FHA standard, whichever is higher; non residential space – 1.20 relative to the net income. DECD may require a separate Operating Deficit Letter of Credit when a developer does not meet the debt service coverage ratio or a debt service coverage reserve account.

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

Loan to Value Ratio (LTV) – The loan to value ratio shall not exceed 80% of the lesser of the appraised market value or total replacement cost. This ratio may be increased to 90% if it is in the best interest of the state. This requirement may be modified or exempted for nonprofit developers.

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

consideration.

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

Developer's Equity – An owner shall have a minimum continued financial interest in the development of at least 2% of total development cost for no fewer than 10 years. This requirement may be modified or exempted for nonprofit developers.

Return on Equity – The owner's equity in a development shall consist of the difference between the total amount of certified project costs, whether or not such cost has been paid in cash or in a form other than cash, and the total amount of mortgage and/or grant proceeds. Return on equity shall be subject to an agreement between DECD and the owner limiting the owner, and its principals or stockholders, to a return on the owner's equity in any development assisted by DECD. To the extent economically feasible, the cumulative cash return on equity shall be no greater than 10% per annum. To the extent economically feasible, the cumulative cash return on equity shall be increased by up to an additional 2% for developments in areas designated as urban centers and urban conservation areas as defined in the State Plan of Conservation and Development.

Developer's Fee – A developer's fee shall not exceed 10% of total development costs. When state bond funds will be used to pay for a developer's fee, then the state developer's fee regulations shall apply. When the developer's fee is paid from federal HOME funds, the following schedule applies:

- 25% of the fee shall be paid at construction contract;
- 75% of the fee shall be paid upon completion of initial rent-up in accordance with projections; and
- if actual total project costs exceed the budgeted total development costs (TDC), then the developer's fee must be used to defray the additional costs.

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

Bridge Loan Financing – All sources of funds shall be available to the

development prior to execution of a contract for DECD financial assistance. Funds derived from the syndication of low-income housing and/or historic tax credits shall be available either from the syndication proceeds or bridge loan financing in an amount and manner satisfactory to DECD. If there is an identity of interest between the lender and either the syndicator, the owner, or the developer, the rate shall be consistent with the Applicable Federal Rate (AFR). The interest cost of financing the developer's fee shall not be recognized. This requirement may be modified or exempted for nonprofit developers.

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

Rent Limitations – To the extent economically feasible, the maximum gross rents shall be set at a level affordable to the targeted income group(s) to be served, market conditions/trends, any program limitations and the ability to serve specified income groups.

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

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

Vacancy Assumptions – Residential property vacancy rates shall be based on the percentage of the area median income (AMI) of the intended tenant population as of the stabilized year (if multiple AMI, then blend rates).

AMI	Vacancy Rate
0 - 50%	2.5 - 5%
51- 80%	5.0 - 10%
+ Year 1	10 - 15%
Year 2	10 - 12%
Year 3	+10%

Non-residential Properties	
Year 1	20%
Year 2	15%

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

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

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

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

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

3. Modifications/Exemptions

The commissioner may modify or exempt nonprofit sponsored developments from these requirements for the following subsections: debt service coverage

ratio, loan to value ratio, developer's equity and mortgage insurance. Requests for a modification must be in writing from the owner. Such modification/exemption shall be granted for any one of the following reasons:

- *"Consolidated Plan for Housing and Community Development*";
- "*Annual Action Plan for Housing and Community Development*";
- service to very low-income households;
- minimal risk to DECD;
- conflicting public policies; or
- acceptable financial capacity and a proven track record.

F. Housing Development Portfolio Analysis

1. State-Funded Housing Development

In SFY 2008-09, DECD invested approximately $13.1 million in state funds in affordable housing projects across the state. Table 166 outlines DECD's state housing development investment activity during the state fiscal year, showing over $9 million in state funds. The remaining $3.7 million of State Housing Sustainability Fund (SHSF) projects are detailed in Table 175.

Table 166: State Funded Housing Development SFY 2008-09

State Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
SFY 2008-09 Total*	9	198	$51,206,889	$9,382,377	4.73
Rental	3	101	$42,563,374	$6,454,336	6.00
Home Ownership	2	94	$7,930,475	$2,350,000	2.37
Combination Rental & Ownership	1	3	$135,000	$1	134.999
Pre-development & Non-development*	3	0	$578,040	$578,040	0.00
DECD's Per Unit Cost - Rental	$63,835				
DECD's Per Unit Cost - Home Ownership	$25,000				

NOTE: This table does not include State Housing Sustainability Fund (SHSF) projects.
*Non-development projects include program funding such as technical assistance, rental assistance, etc.

Source: DECD

2. About the State-Funded Housing Portfolio

In May 2002, during a special session, the General Assembly authorized the transfer of state-financed housing loans from DECD to the CHFA in return for $85 million (C.G.S. Section 8-37uu). These funds were used to reduce the state budget shortfall.

In January 2003, DECD and CHFA entered into a memorandum of understanding (MOU). Under the MOU, on July 1, 2003, all loan proceeds from the state-financed housing developments belonged to CHFA. Additionally, CHFA acts as an agent for DECD and provides administrative and budgeting oversight for much of the state-financed housing portfolio. The commissioner of DECD retains all statutory and regulatory power including but not limited to approval or rejection of any sale, lease or transfer of any state-financed housing development.

3. Federally Funded Housing Development

In SFY 2008-09, DECD invested almost $13.9 million in federal funds in affordable housing projects across the state. Table 167 outlines DECD's federal housing development investment activity during the state fiscal year.

Table 167: Federally Funded Housing Development SFY 2008-09

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
SFY 2008-09 Total*	**11**	**242**	**$57,104,451**	**$13,867,507**	**2.97**
Rental	8	197	$ 55,745,504	$ 12,658,560	3.24
Home Ownership	2	45	$ 1,233,000	$ 1,083,000	0.14
Combination Rental & Ownership	0	0	$0	$0	
Pre-development & Non-development*	1		$ 125,947	$ 125,947	0.00
DECD's Per Unit Cost - Rental	$64,293				
DECD's Per Unit Cost - Home Ownership	$24,067				

NOTE: This table does not include Neighborhood Stabilization Program (NSP) projects.
*DECD Program Funding Projects (non-development projects), such as technical assistance programs, rental assistance programs, down-payment assistance, etc., are not included in the calculations above.

Source: DECD

4. Housing Development Portfolio as of June 30, 2009

As of June 30, 2009, DECD's active housing development portfolio had a total value of over $1.522 billion, of which $433.8 million had been the DECD's portion of state and federal program funds to administer (including SHSF and NSP), with the remaining being leveraged funds. Detailed information regarding the DECD housing development portfolio is located in the report appendix. An analysis of the DECD's housing development portfolio follows.

5. Composition of the Housing Development Portfolio

Table 168 outlines the distribution of projects within the portfolio by funding source.

Table 168: Total Projects – All Funding Sources

Funding Source	TOTAL DECD Projects	DECD New Rental Projects (NR)	DECD Rehabbed Rental Projects (RR)	DECD Home Ownership Projects (HO)	DECD Combined Rental & Ownership Projects (RO)	Land Acquisition (LA)	DECD Pre-Development Projects (PreDev)	DECD Program Funding Projects* (PrgmFdg)
State	187	31	29	9	7	3	4	66
Federal	125	48	28	17	11	3	2	0
Combination	16	5	5	3	0	0	0	0
Total	**328**	**83**	**61**	**28**	**18**	**6**	**6**	**66**

*DECD Program Funding Projects are Non-Development Projects, such as programs for technical assistance, rental assistance.
Notes: Does include the State Housing Sustainability Fund projects. Does not include 10 projects assisted through the federally-funded Neighborhood Stabilization Program to date.
Source: DECD

Table 169 provides the percentage of projects for each funding source and project. Sixty-four percent of the projects contained within the DECD housing development portfolio were funded with state funds.

Table 169: Projects as a % of Funding Source and as a % of Funding Categories

Funding Source	% Of Fdng Source	% Of TOTAL DECD Prjcts	% Of Fdng Source	% Of NR Prjcts	% Of Fdng Source	% Of RR Prjcts	% Of Fdng Source	% Of HO Prjcts	% Of Fdng Source	% Of RO Prjcts	% Of Fdng Source	% Of LA Prjcts	% Of Fdng Source	% of Pre-Dev Prjcts	% Of Fdng Source	% of Pgm Fdng Prjcts*
State	63%	64%	25%	64%	5%	29%	8%	45%	1%	59%	12%	100%	7%	97%	3%	68%
Federal	27%	30%	12%	30%	8%	49%	5%	28%	1%	41%	0%	0%	0%	3%	1%	23%
Multiple	11%	6%	2%	6%	3%	21%	5%	27%	0%	0%	0%	0%	0%	0%	0%	10%
Total	**100%**	**100%**	**39%**	**100%**	**16%**	**100%**	**17%**	**100%**	**2%**	**100%**	**12%**	**100%**	**7%**	**100%**	**5%**	**100%**

Fdng – Funding
NR – New Rental Unit
HO – Homeownership Unit
LA – Land Acquisition
Pre-Dev – Pre Development
Prjcts – Projects
RR – Rehabbed Rental Unit (preserved)
RO – Units in Combined Rental & Ownership Projects

Notes: Does include the State Housing Sustainability Fund projects. Does not include 10 projects assisted through the federally-funded Neighborhood Stabilization Program to date.

Source: DECD

Table 170 shows the level and distribution of funding for each project type within the portfolio.

Table 170: Total DECD Housing Development Investment – All Funding Sources								
Funding Source	**TOTAL DECD Investment**	**Projects with New Rental Units**	**Projects with Rehabbed Rental Units**	**Projects with Home Ownership Units**	**Projects with Combined Rental and Home Ownership Units**	**Land Acquisition (LA) Projects**	**DECD Pre-Development Projects**	**DECD Program Funding Projects***
State	**$255,158,930**	$101,326,318	$18,834,636	$31,662,868	$4,070,340	$49,460,790	$32,920,636	$16,817,000
Federal	**$109,163,653**	$ 48,386,038	$31,707,035	$19,687,994	$2,864,947	$ -	$935,000	$5,582,638
Multi	**$43,797,466**	$9,334,548	$13,527,342	$18,552,922	$ -	$ -	$ -	$2,382,654
Total	**$408,120,049**	**$159,046,905**	**$64,069,013**	**$69,903,784**	**$6,935,287**	**$49,460,790**	**$33,855,636**	**$24,782,292**
Federal NSP	**$24,417,300**	**As of June 30, 2009, no actual housing units have been acquired or rehabilitated.**						
Grand Total	**$432,537,349**	**$159,046,905**	**$64,069,013**	**$69,903,784**	**$6,935,287**	**$49,460,790**	**$33,855,636**	**$24,782,292**

*DECD Program Funding Projects are non-Development Projects, such as programs for technical assistance, rental assistance, etc.
Notes: Does include the State Housing Sustainability Fund projects.

Source: DECD

6. Created and Rehabbed Housing Units

Table 171a indicates the number of affordable housing units created and rehabbed by DECD's housing development investments.

Table 171a: Total Created and Rehabbed Units			
Funding Source	**Total Units**	**Total New Units**	**Total Rehabbed Units**
State	5,113	3,176	1,937
Federal	2,285	1,374	911
Combination	425	180	245
Total	**7,823**	**4,730**	**3,093**

* Total only includes projects directly associated with the creation or preservation of housing units.
Does not include the Neighborhood Preservation Program (NSP)
Source: DECD

Table 171b shows sixty-seven percent of all state funded units are new units, while 29% of all federally funded units are new units.

Table 171b: Total Created and Rehabbed Units			
Funding Source	**Total Units**	**Total New Units**	**Total Rehabbed Units**
State	65%	67%	63%
Federal	29%	29%	29%
Combination	5%	4%	8%
Total	**100%**	**100%**	**100%**

* Total only includes projects directly associated with the creation or preservation of housing units.
Does not include the Neighborhood Preservation Program (NSP)
Source: DECD

Table 172 outlines the distribution of DECD-created and rehabbed affordable housing units by type of unit and funding source. Seventy-seven percent of home ownership units were funded with state dollars.

Table 172: Total Units and Percentage of Units by Funding Source and by Type of Unit									
Funding Source	**TOTAL UNITS**	**New Rental Units**	**% of NR Projects**	**Rehabbed Rental Units**	**% of RR Projects**	**Home Ownership Units**	**% Of HO Projects**	**Combo Project Units**	**% of Combo Projects**
State	5,113	1600	61%	1937	63%	1,491	77%	85	47%
Federal	2,285	913	35%	911	29%	365	19%	96	53%
Combination	425	97	4%	245	8%	83	4%	0	0%
Total	**7,823**	**2,610**	**100%**	**3,093**	**100%**	**1,939**	**100%**	**181**	**100%**

* Total only includes projects directly associated with the creation or preservation of housing units.

Note: Does not include the federally funded Neighborhood Preservation Program (NSP).

Source: DECD

Table 173 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

Table 173: Housing Development Portfolio Per Unit Cost			
All Funding Sources	**DECD Investment**	**Units**	**DECD $ Per Unit Cost**
Total Portfolio*	**$301,254,989**	**7,823**	**$38,509**
By Unit Type			
New Rental	$159,696,905	2,610	$61,187
Rental Preservation	$64,719,013	3,093	$20,924
Home Ownership	$69,903,784	1,939	$36,051
Rental & Ownership	$6,935,287	181	$38,317
*Total only includes projects directly associated with the creation or preservation of housing units.			

Source: DECD

In SFY 2008-09, DECD's average cost per unit (rental and ownership) was approximately $38,509, which includes new State Housing Sustainability Fund projects. Without SHSF, the average per unit cost was $42,235 ($4,815 per unit if SHSF projects are factored in).

7. Leveraging

Table 174 outlines DECD's average rate of participation in its housing development projects. In an era of "doing more with less" DECD has worked hard over the past several years to increase its leveraging ratio for housing development projects by partnering with other development and financing organizations.

Table 174: Housing Development Portfolio Leveraging*			
All Funding Sources	**Leverage Ratio**	**Total Development Cost**	**DECD Investment**
By Unit Type			
Rental only – New	3.96	$791,771,410	$159,696,905
Rental only - Preserved/Rehabilitated	2.54	$228,953,787	$64,719,013
Home Ownership only – New	1.79	$167,015,877	$59,939,993
Home Ownership Preserved/Rehabilitated	0.50	$14,919,454	$9,963,791
Rental & Ownership – New	1.25	$12,322,758	$5,472,548
Rental & Ownership - Preserved/Rehabilitated	3.51	$6,596,006	$1,462,739
Total Portfolio*	**3.05**	**$1,221,579,293**	**$301,254,989**
Neighborhood Stabilization Program	1.84	$69,292,000	$24,417,300
Grand Total	**2.96**	**$1,290,871,292**	**$325,672,289**

*Total only includes projects directly associated with the creation or preservation of housing units.

Source: DECD

8. State Housing Sustainability Fund (SHSF)

In SFY 2008-09, DECD invested approximately $3.75 million of State Housing Sustainability Fund (SHSF) funds for the preservation of eligible housing projects across the state. Table 175 outlines DECD's SHSF investment activity during the state fiscal year.

Table 175: DECD Housing Development Investment in the State Housing Sustainability Fund (SHSF)

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
SFY 2008-09 Total	10	779	3,750,883	3,750,883	0
DECD's Per Unit Cost - all rental units	$4,815.00				

Source: DECD

9. Neighborhood Stabilization Program (NSP)

Over $25 million dollars of NSP funding have been distributed by DECD to ten Connecticut communities designated as grantees. Under NSP1, grantees have 18 months from the date HUD signed their grant agreements to obligate these funds and four years to expend allocations (not including program income). The communities have expended and drawn down funds pertaining to administration, acquisition/rehabilitation, and demolition. The communities have set goals in place regarding future disposition and all of them project to have their funds obligated by the deadline of September 30, 2010. It is anticipated that all of these communities will meet this deadline.

Table 176a reports total activity for the life of the NSP program and includes all ten cities funded during both SFY 2007-2008 and SFY 2008-2009.

Table 176a: DECD Housing Development Investment in the Neighborhood Stabilization Program (NSP)

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
Grand Total to date	10	260	$69,292,000	$24,417,300	1.84
DECD's Per Unit* Cost	$93,913				

* Note: Actual type of units to be assisted is unavailable.

Source: DECD

In SFY 2008-09, DECD invested approximately $12.2 million of federal Neighborhood Stabilization Program (NSF) funds for eligible cities across the state. Table 176b outlines DECD's NSP investment activity during the state fiscal year.

Table 176b: DECD Housing Development Investment in the Neighborhood Stabilization Program (NSP)

Federal Funds	Total Number of Projects	Total Units	Total Development Cost	Total DECD Investment	Leverage Ratio
SFY 2008-09 Total	9	200	$46,055,450	$12,216,250	2.77
DECD's Per Unit* Cost	$61,081				

* Note: Actual type of units to be assisted is unavailable.

Source: DECD

10. Geographic Analysis by County

Table 177 shows a geographical distribution of DECD's housing development investments by county.

Table 177: Combined Housing Development Portfolio (State and Federal)
Geographic Analysis by County

	Number of Projects	Total Units	NR Units	RR Units	HO New Units	HO Rehabbed Units	Combo New Units	Combo Rehabbed Units	Total Project Costs	Total DECD Investment
Bridgeport	1	35	35	0	0	0	**0**	0	$19,665,573	$3,500,000
Fairfield	33	1,261	686	408	77	20	**66**	4	$267,802,717	$43,600,243
Hartford	87	4,332	1,086	2,060	858	292	**36**	0	$597,651,936	$166,874,084
Litchfield	12	275	166	54	55	0	**0**	0	$44,556,430	$14,078,411
Middlesex	4	67	55	9	0	0	**0**	3	$11,232,141	$4,039,222
New Haven	49	1,574	392	535	348	235	**31**	33	$204,396,242	$49,591,371
New London	13	227	174	20	18	7	**0**	8	$59,274,978	$17,560,375
Tolland	3	45	16	0	0	29	**0**	0	$16,772,992	$1,785,000
Windham	1	7	0	7	0	0	**0**	0	$226,283	$226,283
Total	**203**	**7823**	**2610**	**3093**	**1356**	**583**	**133**	**48**	$1,221,579,293	$301,254,989

* Total only includes projects directly associated with the creation or preservation of housing units.

Note: Does not include the Neighborhood Stabilization Plan.

Source: DECD

11. Economic Impact Analysis

Using the REMI Policy Insight model of the Connecticut economy, DECD estimated the economic and fiscal impact of its affordable housing development investments from state fiscal years 1989 through 2009. Table 178 illustrates the impact of DECD's housing portfolio investments on the state economy. It is important to note that this analysis captures only the direct demand changes in construction-related businesses, direct sales in professional and planning services, and direct sales in grant making and other nonprofit entities that the portfolio supports. The analysis does not capture the socio-economic benefits that flow from the provision of housing or improved housing to those who may not otherwise be able to afford it. These benefits include the increased attractiveness of the state in retaining and growing its workforce, and the creation of stable neighborhoods though increased home ownership.

Table 178: Economic and Fiscal Impact of DECD Combined Housing Development Portfolio in 2006 constant dollars

	Portfolio Aggregate	SFY 2008-09
Gross State Product	$413,142,003	-$22,230,474
Personal Income	$706,284,004	$1,524,246
State Net Revenue	$67,416,920	-$3,912,000
Local Net Revenue	$186,553,793	$34,753,350

Source: DECD

Table 178 reflects the changes in property values (local net revenue) due to the enhanced value of housing constructed or remodeled as a result of DECD investment. The analysis does not account for down payment assistance because we do not know the fraction of the down payment offset or the value of the property purchased with the mortgage. Therefore, this analysis is conservative to the extent that the real estate sector does not receive its commission for the sales of properties afforded under the down payment assistance program. The analysis does include the fiscal offset due to accumulating debt service incurred from the rounds of bonds issued to pay for housing investment.

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

Table 179 shows the estimated impact that DECD affordable housing development investments have had on increasing property values in the municipalities in which the investments occurred, from state fiscal years 1989 through 2009 (in nominal dollars). It is important to note that the DECD does not track local tax abatement agreements that may be in place for an affordable housing development.

Table 179: Combined Housing Development Portfolio Property Value Impact	
SFY 2008-09 Projects	$72,574,433
Portfolio Impact	$851,379,209

Source: DECD

Table 180 provides the estimated property taxes generated by DECD's housing development assistance investments. The tax revenue estimates are calculated using local 2008 nominal mill rates (published by OPM) and the estimates, therefore, do not accurately reflect actual, historical, municipal revenues realized. The portfolio aggregate annual impact represents the sum of investments for each municipality for state fiscal years 1989 through 2009 converted to property tax revenue using the local 2008 nominal mill rate. Therefore, there is an accumulation of property tax revenue as in the last line of Table 180.

Table 180: Combined Housing Development Portfolio Property Tax Impact	
SFY 2008-09 Projects	$2,211,051
Portfolio Aggregate Impact	$36,757,549
Portfolio Cumulative Impact (FY 1991 - FY 2009)	$194,566,396

Source: DECD

G. Racial and Economic Integration

This section provides the demographic information on tenants who resided in the state-assisted and federally funded rental housing units financed by DECD during state SFY 2008-09.

DECD has in its housing development tool box numerous housing development programs. These programs were used extensively for many years, however, in 2001

the General Assembly created, via P.A. 01-07 (C.G.S. Section 8-37pp), the Affordable Housing Program (AHP) which provides broad authorities to DECD to fund housing and related facilities. This program has expanded the state's ability to serve the needs of housing applicants and end users and as such allows DECD to do under one program what it previously had done under many. Because of this program's flexibility, DECD has used it almost exclusively since its enactment for providing state funding rather than the myriad of other housing development programs. As a result, DECD's housing development portfolio is primarily composed of projects funded through either the federal HOME program or the state AHP. It is also important to note that in May 2002 the General Assembly authorized the transfer of state-financed housing loans from DECD to CHFA in return for $85 million (C.G.S. Section 8-37uu).

1. Data Collection

DECD collected data through a survey titled "2008-2009 Tenant Demographic Report." This survey was either mailed or e-mailed to 75 rental property management firms that have used the federal HOME and state AHP program funds. DECD conducted telephone and e-mail follow-ups to increase participation and provided technical assistance to respondents who requested it. DECD received a total of 54 responses yielding a 72% response rate.

The survey showed that 1,493 affordable rental-housing units (multi-family and apartments) were occupied during SFY 2008-09. There were 1,136 (76.1%) rental units occupied by families and 357 rental units (23.9%) occupied by elderly residents.

More than 90% (99% of those whom responded) of the households surveyed were low-income households with incomes between 1% and 80% of the AMI. The analysis that follows derives information from only those rental property managers responding to the survey.

2. Overview

The tenant demographic survey shows 54 projects with 1,493 housing units utilized the HOME, AHP and Housing Trust Fund programs during the SFY 2008-09. The HOME program funded 48 housing projects consisting of 1,330 units. The AHP program funded one housing project with 6 units, and HOME/AHP combined program funded three other projects with 99 units. The Housing Trust Fund program funded two projects with 58 units, see Table 181.

Table 181: Total Projects and Units by Programs

Programs	# Projects	# Units	% of Total
AHP	1	6	0.4%
HOME	48	1,330	89.1%
HOME/AHP	3	99	6.6%
HOUSING TRUST FUND	2	58	3.9%
Total	**54**	**1,493**	

Source: DECD

DECD classifies the surveyed projects' location into two categories based on state population estimates, and identifies them as urban (defined as population more than 50,000) or non-urban (defined as population less than 50,000). The tenant demographic survey results show that 70.8% of units are located in urban communities and 29.2% are located in non-urban communities, see Table 182. The data in Table 182 suggests that family households in urban settings account for 61.1% of the units, while the urban elderly occupy 9.7% of the units.

Conversely, the elderly in non-urban settings account for 14.2% of households, while the families in non-urban areas occupy 15.0% of housing units.

Table 182: Number of Households by Type and Urban

	# of Families	# of Elderly	Total
Urban	912	145	1,057
Non-Urban	224	212	436
Total	**1,136**	**357**	**1,493**
Percent of Households by Type and Urban			
	% of Family	**% of Elderly**	**Total**
Urban	61.10%	9.70%	70.80%
Non-Urban	15.00%	14.20%	29.20%

Source: DECD

The Table 183 shows family households that utilized HOME program accounts for more than 70% of total households, while the elderly households receiving

HOME program funds accounts for almost 20% of total housing units. The combined HOME/AHP programs served 55 family households, representing 3.7% of total housing units.

Table 183: Number of Households By Type and Program			
Programs	**Family**	**Elderly**	**Total**
AHP	6	0	6
HOME	1,051	279	1,330
HOME/AHP	55	44	99
Housing Trust Fund	24	34	58
Total	**1,136**	**357**	**1,493**
Percent of Households by Type and Program			
Programs	**Family**	**Elderly**	**Total**
AHP	0.4%	0.0%	0.4%
HOME	70.4%	18.7%	89.1%
HOME/AHP	3.7%	2.9%	6.6%
Housing Trust Fund	1.6%	2.3%	3.9%
Total	**76.1%**	**23.9%**	**100.0%**

Source: DECD

3. Characteristics of Households

The two main areas of interest in the DECD tenant demographic survey are AMI and ethnicity.

4. Area Median Income (AMI)

Table 184 shows that 680 (46.1%) of the households, occupying units assisted through federal and state funded programs, earned 25% or less of AMI for the area in which the units are located during SFY 2008-09. Additionally, 569 (38.6%) households reported on the survey their earned income between 26-50% of the AMI, while a small fraction (14.4%) of households earned income between 51-80% of the AMI. In total, 99.1% of residents being served by state-funded and federally funded programs earned a household income of less than 80% of AMI.

Table 184: Number of Households by AMI and Program						
Programs	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	**Total**
AHP	5	1	0	0	0	6
HOME	622	512	169	9	2	1,314
HOME/AHP	43	33	20	1	1	98
Housing Trust Fund	10	23	23	0	0	56
Total	**680**	**569**	**212**	**10**	**3**	**1,474**
Percent of Households by AMI and Program						
Program	**0-25%**	**26-50%**	**51-80%**	**81-100%**	**100%+**	
AHP	0.3%	0.1%	0.0%	0.0%	0.0%	
HOME	42.2%	34.7%	11.5%	0.6%	0.1%	
HOME/AHP	2.9%	2.2%	1.4%	0.1%	0.1%	
Housing Trust Fund	0.7%	1.6%	1.6%	0.0%	0.0%	
Total*	**46.1%**	**38.6%**	**14.4%**	**0.7%**	**0.2%**	

* Numbers may not total due to rounding.

Source: DECD

More than 42% or 622 of the total housing units served through DECD's housing programs fall under the HOME program and have earned income of less than 25% of the AMI. However, nearly 35% of the total housing units reported their earned household income between 26-50% of AMI.

5. Ethnicity and Race

Table 185 displays the ethnic and racial distribution of current residents of the housing units assisted by DECD housing programs between July 1, 2008, and June 30, 2009.

Of those responding to the tenant demographic survey, more than 30% of residents are white non-Hispanic (WNH), more than 40% are Hispanic and black tenants account for 28% of all residents living in assisted housing units.

Table 185: Number of Households by Ethnicity and Program						
Programs	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
AHP	4	2	0	0	0	6
HOME	379	355	570	2	3	1,309
HOME/AHP	77	14	5	2	0	98
Housing Trust Fund	0	41	15	0	0	56
Total	**460**	**412**	**590**	**4**	**3**	**1,469**
Percent of Households by Ethnicity and Program						
Programs	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	
AHP	0.3%	0.1%	0.0%	0.0%	0.0%	
HOME	25.8%	24.2%	38.8%	0.1%	0.2%	
HOME/AHP	5.2%	1.0%	0.3%	0.1%	0.0%	
Housing Trust Fund	0.0%	2.8%	1.0%	0.0%	0.0%	
Total*	**31.3%**	**28.0%**	**40.2%**	**0.3%**	**0.2%**	

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

Table 186 shows Hispanic residents occupy 553 family households, that represents more than one-third (37.6%) of total housing units. From elderly-type household perspective, there are 230 housing units occupied by white non-Hispanic that presented 15.7% of total households.

Table 186: Number of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	**Total**
Elderly	230	60	37	0	2	329
Family	230	352	553	4	1	1,140
Total	**460**	**412**	**590**	**4**	**3**	**1,469**
Percent of Households by Ethnicity and Type						
Type	**WNH**	**Black**	**Hispanic**	**Asian**	**Other**	
Elderly	15.7%	4.1%	2.5%	0.0%	0.1%	
Family	15.7%	24.0%	37.6%	0.3%	0.1%	
Total*	**31.3%**	**28.0%**	**40.2%**	**0.3%**	**0.2%**	

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

H. Supportive Housing

Over the past several years, state agencies and private organizations have joined in a collaborative effort to identify and develop long-term solutions to end chronic and long-term homelessness. The partners in this effort are DECD, the Department of Mental Health and Addiction Services (DMHAS), DSS, OPM,

CHFA and the Corporation for Supportive Housing. Connecticut is the only state in the nation investing in the development of supportive housing on a statewide basis.

The Supportive Housing PILOTS Initiative was created under C.G.S. Section 17a-485c to provide an estimated 650 units of affordable housing and support services for individuals and families affected by psychiatric disabilities, chemical dependency, or both, who are either homeless or at risk of homelessness. The program can also assist persons with serious mental health needs who are offenders and supervised in the community by either the executive or the judicial branch. The goal is to link individuals and families under this program with targeted employment and service supports. The 650 units in the PILOTS Initiative were created in two ways: Phase 1 consisted of housing created through the leasing of 350 scattered-site, existing apartments. Phase 2 consisted of housing created through the development of 300 housing units utilizing acquisition and new construction or rehabilitation.

As noted above, DECD, through the Office of Housing Development and Finance (OHDF), is one of the organizations involved in the development of the PILOTS Initiative. The first phase of PILOTS, the scattered site apartments, included rental vouchers and social service support for 350 units. During the second phase, DECD has provided a total of $26 million in financing for an additional 300 newly developed housing units. The DECD sources of funding are a $20 million bond allocation provided under C.G.S. Section 17a-485c, $3 million in DHMAS pass-through funds, and $3 million in DECD PRIME funding. DECD funds can be used for loans, deferred loans and grants. A unique component of housing created through development under the PILOTS Initiative is the “bundled” financing strategy that combines the funding for development, operating and support services into one program that can be applied for through one consolidated application process. To date, all DECD financing has been provided under general obligation bonds subject to state bond commission approval. The majority of the housing created through the PILOTS Initiative results in permanent housing wherein residents have their own apartments, enter into leases, and pay rent as in other rental housing. A small number of supportive housing units take the form of transitional housing programs where residents

focus on health stability and the development of certain skills in advance of moving to permanent housing. In both cases, residents have access to support services, such as the help of a case manager, and connections to community treatment and employment services, designed to address their individual needs.

One of the goals of the program is to mix PILOTS supportive units with non-PILOTS units to avoid warehousing of PILOTS clients. Housing created under the PILOTS Initiative must be: affordable – tenants generally pay less than one third of their income for housing costs; good quality – must meet HUD Housing Quality Standards; accessible – must be convenient to transportation; and safe – must be safe and secure. The supportive services provided to PILOTS clients include rehabilitation services that help the client achieve and retain permanent housing and are either provided at the housing on-site or off-site and are funded primarily through DMHAS.

I. DECD-Administered Housing Support Programs

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

- program management and monitoring;
- housing monitoring and compliance;
- asset management;
- internal and external technical assistance;
- fair housing;
- interpretation of regulations and Affordable Appeals List;
- local consolidated plan
- compliance certifications;
- partnerships with housing authorities, nonprofit and for-profit developers and other state and federal agencies;
- leveraging DECD assistance funds; and
- pipeline and portfolio reports.

OHDF administers the following programs:

- Condominium Conversion – property owners wishing to convert their property to a condominium must file notification of such conversion within 120 days of notice to the current residents of such units. OHDF provides compliance with notifications, filings and fees to DECD.
- Congregate Facilities Operating Cost Subsidies – subject to availability of legislative authorizations, provide grants to housing authorities and nonprofit corporations that own/operate state-financed congregate rental housing for the elderly. Core services include one main meal a day, housekeeping services and a 24-hour emergency service. The program also provides rental assistance for those tenants so they pay no more than 30% of their income toward rent. This program was not open to new applicants in SFY 2008-09.
- Elderly Rental Assistance Program – provides rental assistance to low-income elderly persons residing in DECD-assisted rental housing for the elderly. DECD contracts with nonprofit organizations as well as local housing authorities that provide rental subsidies in accordance with an approved contract.
- Fair Housing – contractual agreement provided $350,000 to the Connecticut Fair Housing Center in SFY 2008-09. As part of its contract, the center provided several training sessions to DECD staff, CDBG recipients, and housing providers with DECD contracts in the areas of fair housing laws, affirmatively furthering fair housing and their impact on housing policies and housing programs operated by DECD. In addition, specialized training was provided to DECD and the CHFA compliance staff to enable them to better monitor program compliance in the areas of fair housing and enforcement. In 2009-10, DECD will continue its partnership with the center to provide more training and to assist DECD in updating its policies, procedures and fair housing/civil rights handbooks for all of its programs.
- Housing Assistance and Counseling Program/Assisted Living in Federal Facilities (ALFF) – a joint demonstration program with DSS and OPM that brings assisted living services to residents of four HUD-funded facilities. Residents who are eligible for the basic Connecticut Home Care Program for Elders (CHCPE) can receive assisted living services through DSS. Those residents who need services, but cannot qualify for the DSS program, can receive up to $500 per month from DECD to offset some of the costs of receiving the assisted living services.

- HUD Contract Administration for Section 8 – ensures that HUD-subsidized properties are serving eligible families at the correct level of assistance. DECD also provides asset management functions to ensure the physical and financial health of the HUD Section 8 projects in Connecticut.
- Payment in Lieu of Taxes (PILOT) Program – allows the commissioner to enter into a contract with a municipality and its housing authority to make payments in lieu of taxes to the municipality on land and improvement owned or leased by the housing authority. This program was not open to new applicants in SFY 2008-09.
- Housing Sustainability Fund (HSF) – provides grants, loans, deferred loans, no interest and low interest loans, loan guarantees, interest subsidies to eligible housing developments transferred from the department to CHFA pursuant to C.G.S. Section 8-37uu.
- Resident Service Coordinator (RSC) Program (also known as the Elderly Rental Registry and Counselor Program) – provides grant funds to sponsors of DECD-assisted rental housing for the elderly to hire a Resident Services Coordinator (RSC) to perform an evaluation of all tenants and to provide other services related to housing when necessary.
- Southeastern Connecticut Housing Alliance (SECHA) – contractual agreement with DECD in SFY 2008-09 provided $25,000 to SECHA to develop and implement the region's affordable housing plan. SECHA's mission is to facilitate the development of affordable and workforce housing in southeastern Connecticut. Under the agreement, SECHA will prepare a plan to replace state assistance after year three of pilot funding and will write other grant applications and implement fundraising activities to sustain its work. In addition, SECHA will facilitate partnerships between housing and service providers, including federal, state and local government, as well as nonprofit agencies and advocacy groups. The establishment of SECHA represents a staffed, nonprofit, regional affordable housing agency for Eastern Connecticut.
- Tax Abatement Program – designed to ensure financial feasibility of privately owned, nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement for taxes abated by municipalities up to $450 per unit per year for up to 40 years. The abatement of taxes enables the owner to maintain the rents at an affordable level for the tenants. This program was not open to new applicants in SFY 2008-09.

OHDF completed the following compliance activities during SFY 2008-09:

- Monitored all 4 participants in the Elderly Rental Assistance Program and found that all were operating without any significant findings.
- Monitored all 9 participants in the Resident Service Coordinator Program, and all sponsors were found to be operating the program without any significant findings.
- Monitored all 2 participants in the Congregate Operating Subsidy Program and found that all were operating without any significant findings.

J. Section 8 New Construction/Substantial Rehabilitation

The Section 8 New Construction/Substantial Rehabilitation Program (Section 8 NC/SR) is a federal project-based rental subsidy program administered by DECD under C.G.S. Section 8-37r, Section 8-37u and Section 8-37x, as well as the U.S. Housing Act of 1937, as amended.

The Section 8 NC/SR program provides federal rental assistance to 22 projects throughout Connecticut. Under this program, HUD provides financial assistance to local housing authorities (HAs) or to private owners for up to 20 or 40 years after completion of the construction or substantial rehabilitation of rental housing. Financing for the rehabilitation or new construction of these units was provided by DECD. HUD has not approved any new projects since 1983, but projects approved before then still receive subsidy.

DECD acts as contract administrator to ensure HUD-subsidized properties are serving eligible families at the correct level of assistance. The agency also provides asset management functions to ensure the physical and financial health of these HUD properties. HUD pays DECD an administrative fee for this service. For the period of October 1, 2008, through September 30, 2009, DECD expended $4,127,927 in rental subsidies. During this timeline, the agency served 701 units (or apartments) under contract in the 22 projects throughout Connecticut.

The populations served through this federal rental assistance are low-, very low-, and extremely low-income people and families (from 0 to 50% of AMI). The successful delivery of this housing resource to the people who need it depends on effective occupancy policies and procedures. HUD's occupancy requirements and procedures

ensure eligible applicants are selected for occupancy, tenants receive the proper level of assistance, and tenants are treated fairly and consistently.

Table 187 details information on DECD's HUD Section 8 projects across the state.

Table 187: HUD Section 8 Projects			
Town	**Project Name**	**# Elderly**	**# Family**
Berlin	Marjorie Moore	40	
Bethel	Reynolds Ridge	40	
Bristol	Mountain Laurel Park	40	
Canton	Twenty-One	40	
Cheshire	Beachport	48	
Coventry	Orchard Hill Estates	40	
Danbury	Fairfield Mill Ridge		25
Danbury	The Godfrey		9
Farmington	Forest Court		36
Hartford	95 Vine Street		30
Hartford	Casa Nueva		79
Hartford	Casa Verde Sur		39
Hartford	Dorothy Street		8
Hartford	Wolcott Place I		8
Hartford	Wolcott Place II		10
Killingly	Robinwood		42
Manchester	March, Inc.		4
Middlefield	Sugarloaf Terrace	30	
Norwich	Hillside Apartments		26
Putnam	Bulgar Apartments	27	
Wallingford	McKenna Court	30	
Westport	Canal Park	50	
Total		**385**	**316**

Source: DECD, OHDF

K. Elderly Rental Assistance Program (ERAP)

In accordance with C.G.S. Section 8-119ll, DECD, in consultation with the CHFA, is required to annually conduct a comprehensive assessment of the current and future needs for rental assistance under C.G.S. Section 8-119kk. The program administered under this statute is commonly referred to as the Elderly Rental Assistance Program (ERAP).

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

As previously indicated, DECD and CHFA, working both in concert and independently, have determined that additional resources are needed to maintain current participation in the program and to expand the program to include those eligible elderly and young disabled residents who pay more than 30% of their income for rent and utilities. Table 188 identifies these needs.

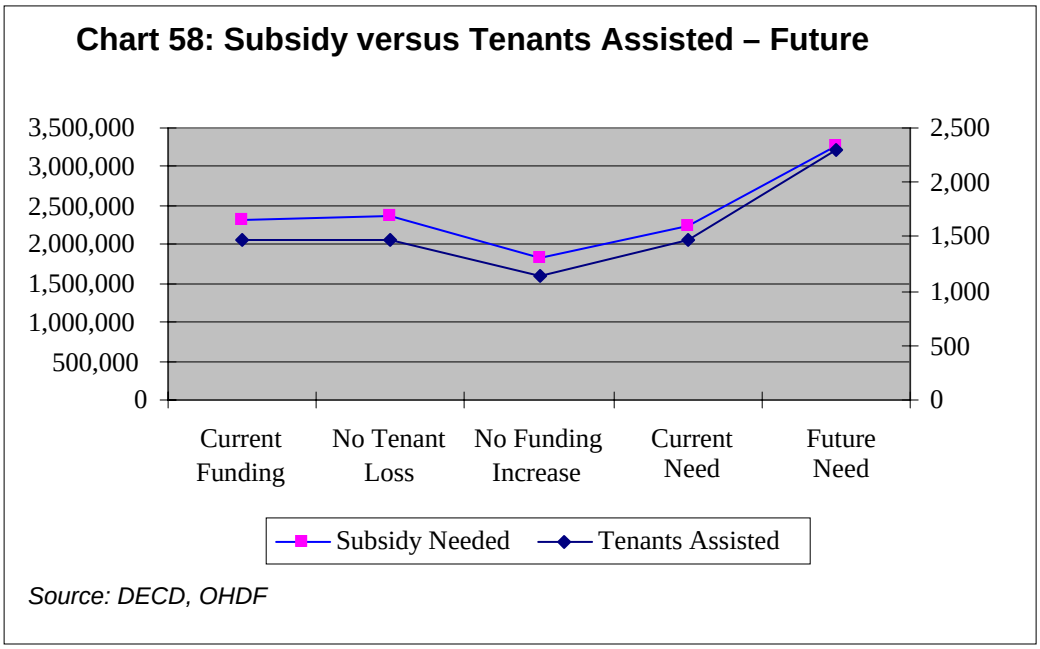
Table 188: Elderly Rental Assistance Program Needs			
Current Year SFY 08-09 Allocation	**SFY 08-09 Current Participants Contractual**	**SFY 08-09**	**SFY 09-10 Annualized Need**
$1,823,004	$2,079,213	$2,323,455	$2,358,307

Source: DECD, OHDF

Please note that the amount listed under SFY 2008-09 Current Participants Annualized would fund the existing 1,464 participating residents living in the 92 participating facilities managed by the existing 44 owners at their current operating level. This does not take into consideration any allowance for inflation and increased utility or insurance costs. SFY 2009-10 Annualized Need reflects the total funding needed to assist all of the current tenants (1,464) living in these same 92 facilities taking an inflation factor of 1.5% into consideration.

The current approved budget for SFY 2008-09 indicates that only $1,823,004 is available against a need for $2,079,213.As the result of a Finance Authority Committee (FAC) action at the end of SFY 2007-08, some of this need was addressed in advance. However, this means that there will be a significant shortfall in funding for SFY 2009-10 ($535,303) should there be no increase over the current year allocation of $1,823,004.

Furthermore, this does not address any remaining “unmet” need that exists in these facilities, which has previously been demonstrated through the analysis of the waiting lists at these facilities. As illustrated in Chart 58, $3,258,544 would be needed for the coming year if every eligible tenant living in state-assisted elderly housing (2,305 total units in 184 facilities) were to receive the assistance under ERAP that they need.



Depending on how emergency and long-term capital needs are to be funded, and assuming that housing development "self sufficiency" continues to be a goal per the general statutes, an additional $53,000,000 in capital funding is needed through SFY 2012-13. It may be possible to finance this capital funding with ERAP subsidies, however, this methodology needs to be further refined before a recommendation can be made.

L. Energy Conservation Loan Programs

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

The Connecticut Housing Investment Fund, Inc. (CHIF) administers the ECL program for Connecticut through the DECD's OMD. CHIF is a private, nonprofit organization established to finance affordable housing and neighborhood revitalization projects throughout Connecticut. Since its incorporation in 1968, CHIF has provided more than $131 million in state financing to assist individuals and organizations to purchase, rehabilitate or construct homes for low- and moderate-income families.

ECL and the MEL Programs provide financing at below market rates to single family and multi family residential property owners for the purchase and installation of cost-saving energy conservation improvements. Single family (1- to 4-units) homeowners

may borrow up to $25,000, and multi family property owners may borrow up to $2,000 per unit (a maximum of $60,000 per building), for a period of 10 years for eligible improvements.

The following are some of the improvements eligible under the ECL and MEL programs:

- automatic set-back thermostats;
- caulking and weather stripping;
- heat pumps;
- insulation;
- replacement heating systems;
- replacement roofs;
- replacement windows;
- siding; and
- solar systems and passive solar additions.

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

- **Application Intake** – Persons receive applications in several ways including: a direct call to CHIF and the application is mailed immediately; available for pick up at CHIF; through contractors who take a supply of applications to give to customers; and/or from the CHIF Web site. Clients then mail or bring completed applications to CHIF, where each application is date stamped upon receipt. The required supporting documents are listed on the application. The program administrator reviews each application to make sure it is complete and inputs information about the applicant into the CHIF database. Each applicant is given a unique internal loan number. Credit reports for all new applications are automatically requested and received via modem.
- **Pre-Qualification** – The program administrator reviews the file and, using a pre qualification work sheet, determines whether the client has a debt load less than or equal to 39% of income. This calculation includes housing expenses, loan obligations, revolving charges, and monthly income. Data for these calculations is gathered by way of the application, credit report, tax forms, phone calls, and letters. Eligibility is based on income limits, term, and interest rates, underwriting criteria, income, obligations, and credits set forth in the regulations. If the

applicant's eligibility is in question, a letter is prepared notifying the applicant of the problem. The assigned program administrator will work with applicants on a one to one basis to review circumstances contributing to the problem and to provide guidance so that the applicant can qualify for the program. If the program administrator determines that the client is eligible, the client is then mailed a summary instruction sheet and affidavits. The summary/instruction sheet explains the use of the contractor/supplier selection form, remaining procedures and time line. An employment verification form is also mailed to the client's employer.

- **Counseling** – The applicant is then counseled in person or on the telephone on establishing energy saving priorities. The program administrator outlines and discusses the cost of recommended energy conservation measures and advises the client on obtaining bids, permits and warranties, as well as selecting contractors/suppliers and signing contracts. The program administrator also reviews the applicant's ability to borrow, and determines the amount the applicant is eligible to borrow. Loan procedures, savings and payback periods are also discussed. Once the applicant's ability to repay the loan is determined, the amount of the loan is based on contractor bids and supply estimates provided by the applicant. The loan may not exceed $25,000 or be less than $400. The monthly payment is calculated using a term of up to 10 years.
- **Rejections/Withdrawals** – If, after discussion and clarification, the client were to still be considered ineligible, the program administrator would complete~~s~~ a rejection form describing the reason for ineligibility. CHIF would send~~s~~ a formal rejection letter to the client and the original file ~~is~~ would be kept at CHIF.
- **Commitment Review/Loan Closing/Loan Proceeds Disbursement** – If the applicant is eligible, supporting documentation (e.g., tax forms, verification of employment, mortgage statement, estimates, and contractor's license) is received and assigned to an underwriter to complete. A commitment letter is printed with information including the loan number, loan amount, term, monthly payment and description of improvements.

During SFY 2008-09, the average time from receipt of application to closing was approximately 75 days. Table 189 shows the ECL/MEL activity during SFY 2008-09.

Table 189: Activity Under ECL/MEL SFY 2008-09		
Loan Type	**Number**	**Investment**
ECL	331	$2,969,000
MEL	3	$40,063
Deferred	29	$298,798
Total	**363**	$3,307,861
Fee Type		
Administration		$174,600
Loan Servicing		$58,582
Recovered Late Fees		$9,328
Total		**$242,510**

Source: DECD, OMD

M. Tax Subsidy Programs

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

The PILOT Program allows the commissioner to enter into a contract with a municipality and the housing authority of the municipality to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority under the provisions of Chapter 128 Part II of the Connecticut General Statutes.

DECD is authorized to use general fund appropriations to provide funds to those municipalities annually in an amount equal to the taxes that would have been paid on such property were the property not exempt from taxation. This program has helped to keep approximately 4,700 units of moderate rental housing in 22 communities more affordable. Funding for this program has been reduced and the program is being phased out. Table 190 details the PILOT projects and funding during SFY 2008-09.

Table 190: SFY 2008-09 Funding Under PILOT			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Bristol	Dutton Heights & Zbikowski Park	174	$ 79,062
Danbury	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	290	$146,773
Darien	Allen O'Neill Homes	53	$ 75,553
East Hartford	King Court	80	$ 57,408
Enfield	Green Valley Village & Laurel Park	174	$ 97,457
Greenwich	Adams Garden Apts., Armstrong Court & Manor at Byram I	245	$ 96,607
Hartford	Bowles Park & Westbrook Village	770	$374,913
Mansfield	Holinko Estates	35	$ 14,206
Meriden	Johnson Farms & Yale Acres	215	$121,452
Middletown	Rockwood Acres, Santangelo Circle & Sunset Ridge	198	$140,845
New Britain	Corbin Heights, Pinnacle Heights & Extension	844	$158,120
New Canaan	Millport	16	$9,829
New London	Bates Woods & Briarcliff	302	$105,824
Norwich	Hillside Terrace, JFKennedy Heights, Melrose Park & Sunset Park	286	$139,150
Ridgefield	Prospect Ridge	14	$ 19,504
Seymour	Castle Heights, Hoffman Heights, Smith Acres & Extension	81	$ 73,715
Sharon	Sharon Ridge	20	$7,298
Stamford	Lawn Hill Terrace, Oak Park & Vidal Court	590	$315,565
Stratford	Meadowview Manor	100	$ 55,257
Westport	Hales Court	40	$ 42,068
Wethersfield	Highvue Terrace	28	$ 16,790
Windham	Eastman Curran Terrace & Terry Court	146	$ 56,604
Total		**4,701**	**$2,204,000**

Source: DECD, OHDF

The Tax Abatement Program was established to help ensure the financial feasibility of privately owned, nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement to municipalities for taxes abated by municipalities up to $450 per unit per year for up to 40 years.

Reimbursements are limited to a percentage of the actual taxes that have been abated by a municipality for an eligible low- or moderate-income housing project, with a cap not to exceed $450 per unit. The abatement of taxes enables the owner to maintain rents at an affordable level for the tenants. This program is currently not open to new applicants but has helped to keep approximately 6,300 units of low- or moderate-income housing in 63 projects in 14 communities more affordable. Funding for this program has been reduced and the program is being phased out. Table 191 details the Tax Abatement projects and funding during SFY 2008-09.

Table 191: SFY 2008-09 Funding Under Tax Abatement			
Municipality	**Project Name(s)**	**Total # Units**	**Total $**
Ansonia	Liberty Park	30	$10,455
Bethel	Augustana Homes	101	$35,200
Bloomfield (2)	Interfaith Homes & Wintonbury II	130	$45,307
Bridgeport (6)	Cedar Park, Marionville, Seaview Gardens/Union Village, Sycamore Place, Unity Heights & Washington Heights	368	$128,251
Danbury	Beaver Street Apartments	70	$10,455
Granby	Stony Hill Village	30	$10,068
Hartford (18)	Barbour Kensington, Capitol Towers, Clearview Apartments, Dart Garden, Immanuel House, Lower Garden, Main/Nelson, Main/Pavillion, Mansfield Edgewood, Marshall House, Martin Luther King Cooperative, Plaza Terrace, St. Christopher Apts., SANA, Sheldon Oak Cooperative, Tuscan Brotherhood, Upper Garden, Vinewood Apts.	1,622	$512,394
Kent	Templeton Farms	19	$4,103
Middletown (3)	Newfield Towers, Stoneycrest Towers & Wadsworth Grove	245	$69,895
New Britain	Interfaith Housing	84	$29,275
New Haven (10)	Bella Vista I, Bella Vista II, Bella Vista III, Dwight Cooperative, Friendship Homes, Jewish Elderly/Tower I, Seabury Housing, University Row	1,548	$ 290,683
Norwalk (4)	King's Daughters, Leonard Street & St. Paul's	224	$23,413
Stamford (7)	Bayview Towers, Coleman Towers, Friendship House, Ludlow Town House, Martin Luther King Apts., Pilgrim Towers & St. John's Towers	971	$ 333,951
Waterbury (5)	Frost Homestead, Lambda Rho Apts., Prospect Towers, Robin Ridge Apts. &Savings Towers	578	$ 201,440
Total		**6,020**	**$ 1,704,890**

Source: DECD, OHDF

N. Housing Trust Fund (HTF) Program

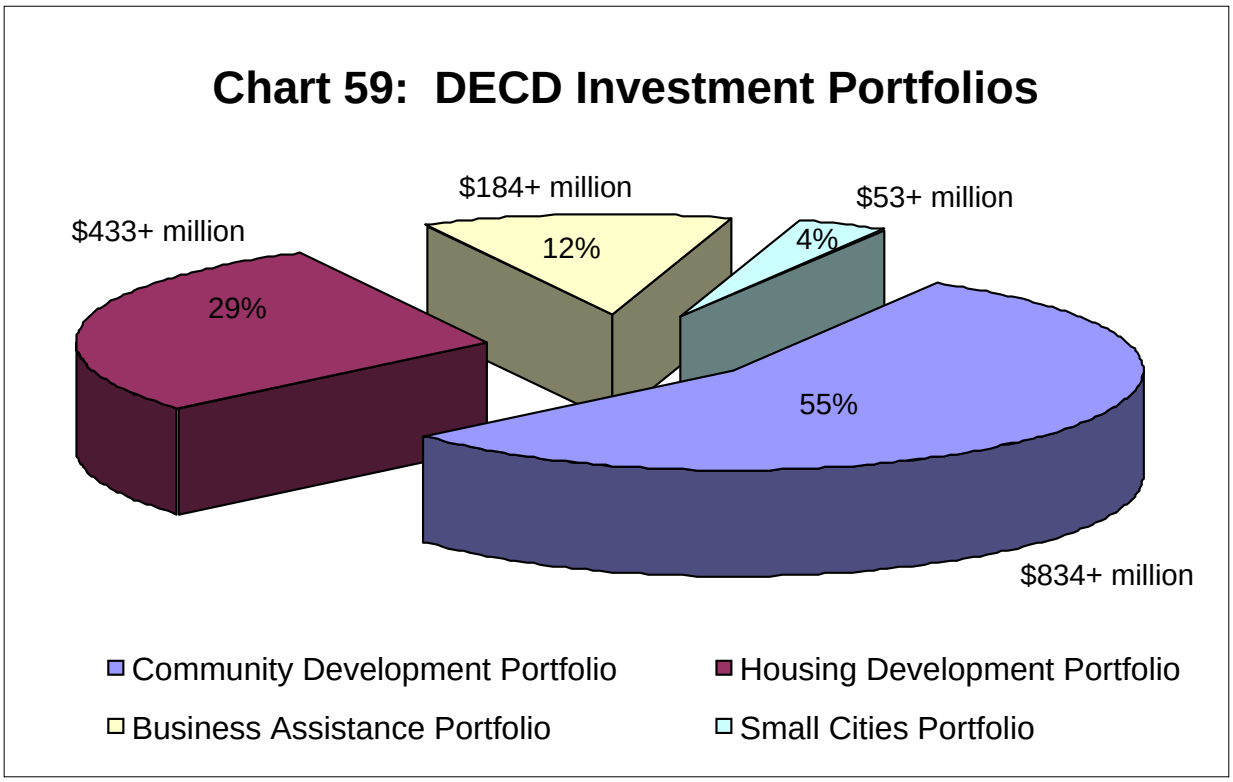
As of June 30, 2009, DECD has received from the State Bond Commission $40 million in Housing Trust Fund allocations to support 43 projects and programs, which have created or are in the process of creating 1,261 units of affordable housing.

Four separate Request For Proposals processes were used to award these funds to various projects and programs on a statewide basis. Though private funds have not been obtained for direct deposit into the Housing Trust Fund Account as identified in C.G.S. Section 8-336p, the program has nonetheless attracted over $375 million non-HTF funds, representing a more than ten-fold leverage to state funds.

VI. REPORT CONCLUSION

This consolidated annual report clearly illustrates the breadth of the DECD's activities, as well as its broad and diverse mandate to serve its many customers. The DECD's accomplishments, when taken in their entirety, are having an enormous impact on Connecticut's businesses, communities, environment, families, and overall quality of life.

Chart 59 shows DECD's current active investments in community, housing and economic development projects of over $1.5 billion. With this investment, the DECD leveraged over $3.1 billion in non-DECD funds.



Source: DECD

Making economic, community and housing development investments is only one part of DECD's story. The DECD also provides countless hours of technical assistance to businesses, entrepreneurs, for-profit and nonprofit housing developers, municipalities, non-governmental agencies and other state agencies. The DECD is small compared to most of the state's agencies, but this report demonstrates it has risen to meet the challenge of its multiple responsibilities.

VII. APPENDIX

Appendix-1: Business Assistance Portfolio

Table A-1.1: Business Assistance Portfolio – Pending Job Audits[1]					
			CONTRACT REQUIREMENTS		
Company	Contract Date	Per Contract Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Contact Total Retained/ Created
Aero Gear, Inc.	08/08/2008	08/08/2011	120	20	140
Aero-Craft, LLC n/k/a Volve Aero Connecticut, LLC	05/23/2007	10/25/2010	52	40	92
Aetna, Inc.	07/23/2008	12/31/2010	7,266	200	7,466
Blue Sky Studios, Inc.	06/30/2008	06/30/2012	0	300	300
Burris Logistics - JCTC	03/05/2009	06/30/2010	0	220	220
Carter's Retail, Inc. - JCTC	03/06/2009	01/30/2011	120	44	164
Carwild Corporation/McWild LLC [2]	08/31/2007	12/31/2009	33	5	38
CBS Manufacturing Co., Inc./ 35 Kripes Road [2]	08/17/2007	06/30/2011	35	14	49
Composite Machining Experts, LLC	01/26/2009	01/26/2012	2	9	11
Diageo North America, Inc.	06/29/2004	9/1/08-5/3/14	700	300	1,000
DiSanto Technology, Inc.	05/21/2007	05/21/2010	62	20	82
Electric Boat Corporation	08/20/2007	12/31/2016	4,000	0	4000
Energy Beam Sciences, Inc.	11/17/2005	01/12/2010	0	20	20
Fairfield Crystal Technologies, LLC	12/28/2005	12/28/2009	2	25	27
Flanagan Brothers, Inc.	11/08/2007	11/08/2010	106	0	106
Greenwich Associates, LLC	05/07/2008	12/31/2009	163	15	178
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	09/27/2006	12/31/2011	700	1,150	1,850
Hartford Provision Company	08/09/2006	12/31/2010	114	67	181
Hermell Products, Inc.	02/27/2008	02/27/2011	35	3	38
Ikonysis, Inc.	11/17/2005	05/23/2011	18	22	40
ING Life Insurance and Annuity Company	06/01/2007	09/26/2012	1,700	0	1,700
Jonal Laboratories, Inc.	04/21/2009	04/21/2013	67	13	80
Lane Construction Corporation	08/12/2008	12/31/2010	92	0	92
Lex Products Corporation [2]	09/21/2006	03/30/2011	100	30	130
Modelcraft Company, Inc.	09/30/2008	08/30/2010	30	4	34
NESSteel, Inc.	06/21/2006	11/21/2009	29	20	49
PDC International Corporation [2]	10/03/2008	12/31/2010	55	2	57

Table A-1.1 (continued): Business Assistance Portfolio – Pending Job Audits[1]					
			CONTRACT REQUIREMENTS		
Company	**Contract Date**	**Per Contract Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Contact Total Retained/ Created**
Polylok, Inc.	11/06/2006	11/06/2011	39	20	59
Prudential Retirement Insurance and Annuity Company	02/18/2009	12/31/2012	713	275	988
Republic Foil, Inc.	08/20/2007	12/31/2010	19	1	20
SeConn Fabrication, LLC	11/04/2008	12/31/2010	58	23	81
Sparta Insurance Holdings, Inc. - JCTC	07/15/2008	01/30/2010	30	30	60
Specialty Coating Solutions, LLC	05/03/2007	12/31/2009	3	17	20
Strain Measurement Devices, Inc.	02/15/2008	02/15/2011	20	14	34
Swiss Army Brands, inc	12/03/2007	06/18/2011	150	0	150
Walgreen Eastern Co., Inc.	12/26/2006	08/18/2013	0	550	550
Weeden & Co., L.P.	06/15/2009	06/15/2013	148	5	153
Windsor Marketing Group, Inc.	03/20/2009	03/20/2012	125	0	125
Total Pending Review	**38**		**16,906**	**3,478**	**20,384**

Source: DECD, Financial Review Division, as of June 30, 2009

[1] These companies have job audit requirements; however, their contractual audit dates have not yet occurred and are pending receipt/review.
[2] Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower-friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.

Table A-1.2: Business Assistance Portfolio – Job Requirements Fulfilled[1]						
Company	**Contract Date**	**Per Contract Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Contact Total Retained/ Created**	**Actual Jobs**
Al's Holdings, Inc. [2]	11/21/2000	09/30/2003	35	25	60	61
APS Technology, Inc. [2]	06/01/1998	09/30/2002	0	30	30	32
Bauer Howden, Inc. 2	12/12/2002	12/31/2005	48	2	50	52
Becton Dickinson [2]	12/04/2001	12/31/2003	563	0	563	567
Cadco, Ltd.	03/02/2000	09/23/2001	0	25	25	39
Chaves Bakery II, Inc.	10/01/1998	09/30/2002	25	75	100	100
Chromium Process Company	06/09/1999	06/09/2002	50	8	58	64
Cuno, Inc.	09/17/2001	10/26/05-10/26/12	728	22	750	841
Tenergy Christ Water, LLC	06/21/1999	11/30/05-11/30/14	51	0	51	54
Derector Shipyards	03/25/2003	03/31/2004	92	33	125	156
Eppendorf Manufacturing Corp.	08/15/2005	12/31/07-12/31/13	0	89	89	89
GE Capital Corporation	12/22/2000	08/01/2004	340	0	340	549
Halox Technologies, Inc. n/k/a IDEX Health & Science	04/30/1998	07/31/2006	2	98	100	184
Hilltop Investments, LLC/ Daticon, Inc.	02/24/2003	07/01/2005	200	50	250	315
Lincoln National Corporation	05/19/2000	05/29/2000	550	50	600	782
Lowe's Home Centers, Inc.	07/12/2004	11/10/06-11/10/16	0	525	525	865
Martin Brower Co. [2]	09/28/2001	12/31/2003	99	59	158	184
MBI, Inc.	01/14/2003	1/14/06-12/31/11	525	100	625	632
MTU Aero Engines North America, Inc.	10/02/2001	10/01/2004	0	45	45	47
Noujaim Tool Co., Inc.	12/30/2004	12/31/2006	22	5	27	27
PEZ Manufacturing, Inc.	04/25/2006	12/21/10-12/21/11	127	20	147	148
Pfizer Central Research	12/23/1999	12/31/2001	0	1,300	1,300	1,406
Purdue Pharma, LP	05/04/2001	02/28/2002	420	240	660	934
Sempra Energy Trading Corp. [2]	06/14/1999	06/30/2001	104	50	154	251
Thompson Candy Company, LLC	02/08/2006	06/30/2008	103	0	103	131
UBS Investment Bank	01/04/2001	12/31/00-12/31/09	2,000	0	2,000	3,775
Ward Leonard Electric Co. [2]	07/11/2000	03/31/2002	49	41	90	113
Yarde Metals, Inc. [2]	03/13/2001	06/30/2003	235	45	280	340
Total	**28**		**6,368**	**2,937**	**9,305**	**12,738**

Source: DECD, Financial Review Division, as of June 30, 2009

[1] Projects for which contractual jobs requirements have been fulfilled based on last job audit.
[2] Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction.
Notes:
Some contracts allow for the company to have their employment audit conducted earlier than their target date.

Table A-1.3: Business Assistance Portfolio – No Contractual Job Requirements[1]	
Company	**Contract Date**
Accel International Holdings, Inc.	12/12/2005
Allied Controls, Inc.	10/15/1992
Bass Farm	11/07/2007
Connecticut Cattle Co., LLC	08/16/2007
Creamery Brook Farms	07/02/2007
Elm Knoll Farm Partnership	10/03/2007
Fairvue Farms, LLC	01/15/2008
Freund's Farm, Inc.	06/11/2007
Incubator Associates, LP	01/06/2004
Kaman Aerospace Corporation	11/19/1992
Laurelbrook Farm	09/04/2007
North American Dispense f/k/a Drought Technologies [2]	06/29/1998
Pro Line Printing, Inc. k/n/a R.R. Donnelley	02/09/1993
Protein Sciences Corporation/MEDCO	05/05/1992
Simmons Family Farm	02/15/2008
Total – Job Audit Not Required	**15**

Source: DECD, Financial Review Division, as of June 30, 2009

[1] Projects for which there is no contractual job requirement.
[2] Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process.

Table A-1.4: Business Assistance Portfolio - Job Audit Results						
			Contract Requirements			
Company	Contract Date	Job Audit Due Date	Jobs to be Retained	Jobs to be Created	Total Retained/ Created	Actual Jobs
AAR Engine Component Services [2]	02/24/1999	12/31/2002	175	100	275	67
ADKO Intertrade, Inc. [2]	05/04/2007	06/30/2009	62	13	75	74
Ahlstrom Windsor Locks, LLC	09/30/2002	04/11/2006	495	15	510	500
Alto Products Corp. d/b/a Plainville Special Tool	02/26/2002	12/31/03-12/31/12	50	2	52	35
American Unibrass Tube Co., LLC [2]	02/09/2000	03/31/2002	33	12	45	40
Americus Dental Labs	11/03/2005	12/31/2005	54	21	75	59
Arburg, Inc.	04/05/1995	04/05/1997	32	93	125	38
Asper, Inc. d/b/a Futuristics Components, LLC	06/14/2005	12/31/2006	29	5	34	28
AT&T East f/k/a SNET Diversified Group, Inc./SBC	08/11/2000	06/30/2004	9,000	0	9,000	8,386
Atlantic Steel & Processing, LLC	04/26/2000	08/30/2005	0	35	35	13
Atticus Bakery [2]	05/18/2001	09/30/2004	55	35	90	87
Carla's Pasta [2]	10/05/2001	12/31/2005	75	36	111	110
Carling Technologies, Inc.	10/02/2007	11/28/08-11/28/12	150	0	150	123
Coastline Terminals of Connecticut, Inc.	10/08/1998	12/31/2003	50	20	70	41
Colonial Bronze Company	08/18/1997	05/06/2002	55	24	79	50
Composition Materials Co., Inc.	04/04/2000	09/24/2001	0	17	17	15
Cougar Electronics II Corporation	04/11/2000	01/31/2001	0	20	20	9
Cytec Industries, Inc.	07/26/1995	6/30/96-12/31/08	180	0	180	168
DCG -PMI, Inc.	11/21/2006	03/01/2008	47	0	47	46
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	11/01/1999	11/01/2002	290	125	415	335
FactSet Research Systems, Inc.	01/20/2005	12/15/07-11/29/18	356	180	536	517

Table A-1.4 (continued): Business Assistance Portfolio - Job Audit Results						
			Contract Requirements			
Company	**Contract Date**	**Job Audit Due Date**	**Jobs to be Retained**	**Jobs to be Created**	**Total Retained/ Created**	**Actual Jobs**
Genomas, Inc.	03/30/2005	3/29/09-3/29/11	4	21	25	8
Hartford-West Indian Bakery Co., Inc.	11/05/1997	08/31/2002	47	20	67	41
Industrial Heater Corporation	01/12/1998	07/31/2002	75	15	90	63
Innovative Arc Tubes Corporation	06/08/2000	12/31/2002	0	75	75	4
Latex Foam International, LLC	06/19/2002	06/18/2006	54	199	253	238
Leipold, Inc.[2]	03/01/1999	03/01/2002	4	21	25	19
Neeltran, Inc.	12/05/2005	12/31/2008	64	34	98	90
Porcelen Limited Connecticut, LLC[2]	04/12/2002	06/30/2007	68	100	168	166
Southington Tool & Manufacturing Corp.	03/29/2006	06/30/2007	34	0	34	33
Survival Systems Training USA, Inc.[2]	07/09/1999	06/30/2000	7	26	33	10
Tele Tech Financial Services Management, Inc.[2]	06/29/1999	09/30/2002	0	550	550	305
Vertrax, Inc.	06/18/2002	12/31/2004	10	30	40	10
Total – Job Goals Not Met	**33**		**11,555**	**1,844**	**13,399**	**11,728**

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.

Source: DECD, Financial Review Division, as of June 30, 2009

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

Appendix-2: Business Assistance Portfolio

Table A-2.1: Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 91-92											
Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	Manufacturing	325414	no	$3,260,000	$2,099,074	MAA	$0	$2,099,074	$1,160,926
SFY 92-93											
Allied Controls, Inc.	150 East Aurora Street	Waterbury	Manufacturing	334418	no	$500,000	$250,000	MAA	$0	$250,000	$250,000
Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	Manufacturing	336411	no	$6,000,000	$3,000,000	MAA	$3,000,000	$0	$3,000,000
Pro Line Printing, Inc. k/n/a R.R. Donnelley	60 Security Drive	Avon	Manufacturing	323110	no	$3,185,000	$1,600,000	MAA	$0	$1,600,000	$1,585,000
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	Service	531120	no	$2,000,000	$500,000	MAA	$0	$500,000	$1,500,000
SFY 94-95											
Arburg, Inc.	125 Rockwell Road	Newington	Wholesale	423830	no	$1,503,034	$500,000	MAA	$500,000	$0	$1,003,034
SFY 95-96											
Cytec Industries, Inc.	South Cherry Street	Wallingford	Manufacturing	325412	no	$20,000,000	$2,000,000	MAA	$2,000,000	$0	$18,000,000
SFY 97-98											
Colonial Bronze Company	511 Winsted Road	Torrington	Manufacturing	332510	no	***	$200,000	NVRLF	$0	$200,000	***
Colonial Bronze Company	511 Winsted Road	Torrington	Manufacturing	332510	no	$1,731,880	$398,544	MAA	$0	$398,544	$1,333,336
Hartford-West Indian Bakery Co., Inc.	801 Windsor Street	Hartford	Manufacturing	311812	yes	$996,000	$195,000	MAA	$0	$195,000	$801,000
Industrial Heater Corporation	30 Knotter Drive	Cheshire	Manufacturing	333994	no	$406,000	$200,000	MAA	$0	$200,000	$206,000
Tenergy Christ Water, LLC/ nka Christ Water Technology Americas, LLC	255 Myrtle Street	New Britain	Manufacturing	333319	no	$220,000	$200,000	MAA	$200,000	$0	$20,000
Halox Technologies, Inc. n/k/a IDEX Health & Science	110 Halcyon Dr.	Bristol	Manufacturing	333298	no	$7,834,939	$3,500,000	UA/MAA	$1,750,000	$1,750,000	$4,334,939

Table A-2.1 (continued): Business Assistance Portfolio

Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 98-99											
Chaves Bakery II, Inc.	1365 State Street	Bridgeport	Manufacturing	311812	yes	$8,400,000	$3,000,000	MAA	$0	$3,000,000	$5,400,000
Coastline Terminals of Connecticut, Inc. k/n/a New Haven Terminal, Inc.	100 Waterfront Street	New Haven	Service	488991	no	$8,400,000	$2,850,000	UA-OPM	$2,850,000	$0	$5,550,000
Chaves Bakery II, Inc.	1366 State Street	Bridgeport	Manufacturing	311812	yes	***	$2,000,000	UA-OPM	$2,000,000	$0	***
Chromium Process Company	113 West Canal Street	Shelton	Manufacturing	332813	no	$975,000	$487,500	MAA	$0	$487,500	$487,500
Tenergy Christ Water, LLC/ nka Christ Water Technology Americas, LLC	255 Myrtle Street	New Britain	Manufacturing	333319	no	$4,175,000	$3,175,000	MAA	$0	$3,175,000	$1,000,000
SFY 99-00											
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	125 Ellington Rd	South Windsor	Manufacturing	323110	no	-	-	N/A	-	-	-
Pfizer Central Research	235 East 42nd Street	New London	Manufacturing	325411	no	$5,000,000	$5,000,000	UA-OPM	$5,000,000	$0	$0
Cadco, Ltd.	145 Colebrook River Rd	Winsted	Manufacturing	333414	no	$470,000	$200,000	MAA	$0	$200,000	$270,000
Composition Materials Co., Inc.	125 Old Gate Lane	Milford	Manufacturing	321999	no	$965,000	$300,000	MAA	$0	$300,000	$665,000
Cougar Electronics II Corporation	10-12 Lyman Street	New Haven	Manufacturing	334413	no	$555,000	$200,000	MAA	$0	$200,000	$355,000
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	Manufacturing	331221	no	$1,650,000	$350,000	MAA	$0	$350,000	$1,300,000
Lincoln National Corporation	350 Church Street	Hartford	Financial Services	524113	no	$16,700,000	$1,800,000	MAA	$0	$1,800,000	$14,900,000
Innovative Arc Tubes Corp	1240 Central Avenue	Bridgeport	Manufacturing	335122	no	$3,198,000	$1,500,000	MAA	$0	$1,500,000	$1,698,000
SFY 00-01											
AT&T East f/k/a SNET Diversified Group, Inc /SBC	555 Long Wharf Dr-4th floor	Meriden	Service	514310	no	$21,000,000	$3,000,000	MAA	$0	$3,000,000	$18,000,000
GE Capital Corporation	10 Riverview Drive	Danbury	Financial Services	522298	no	$42,100,000	$4,292,250	MAA	$0	$4,292,250	$37,807,750
UBS Warburg	677 Washington Blvd.	Stamford	Financial Services	523999	no	$310,000,000	$46,000,000	MAA	$0	$46,000,000	$264,000,000
Purdue Pharma, LP	201 Tresser Blvd.	Stamford	Manufacturing	325412	no	$155,712,757	$3,000,000	MAA	$0	$3,000,000	$152,712,757

Table A-2.1 (continued): Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 01-02											
Cuno, Inc.	400 Research Parkway	Meriden	Manufacturing	333319	no	$300,000	$100,000	MAA	$0	$100,000	$200,000
MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	Manufacturing	336411	no	$2,300,000	$200,000	MAA	$0	$200,000	$2,100,000
Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Street (rear)	Plainville	Manufacturing	334290	yes	$1,660,000	$600,000	MAA	$0	$600,000	$1,060,000
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	Manufacturing	331221	no	$940,000	$200,000	NVRLF	$0	$200,000	$740,000
Vertrax, Inc.	59 Elm Street - Suite 330	New Haven	Service	541512	no	$2,450,000	$200,000	MAA	$0	$200,000	$2,250,000
Latex Foam International, LLC	510 River Road	Shelton	Manufacturing	326299	no	$19,400,000	$3,000,000	MAA	$0	$3,000,000	$16,400,000
SFY 02-03											
Ahlstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	Manufacturing	313230	no	$49,921,925	$550,000	MAA	$0	$550,000	$49,371,925
MBI, Inc.	47 Richards Avenue	Norwalk	Manufacturing	454110	no	$10,000,000	$2,000,000	MAA	$0	$2,000,000	$8,000,000
Hilltop Investments, LLC/Daticon, Inc.	11 Stott Avenue	Norwich	Service	518210	no	$11,800,000	$1,500,000	MAA	$0	$1,500,000	$10,300,000
Derecktor Shipyards Conn., LLC	837 Seaview Avenue	Bridgeport	Manufacturing	336612	no	$3,200,000	$1,200,000	MAA	$0	$1,200,000	$2,000,000
SFY 03-04											
Incubator Associates, LP	955 Connecticut Avenue	Bridgeport	Service	531120	no	$3,400,000	$2,500,000	UA-OPM	$2,500,000	$0	$900,000
SFY 04-05											
Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	Manufacturing	332999	yes	$1,075,000	$175,000	MAA	$0	$175,000	$900,000
Genomas, Inc.	67 Jefferson Street	Hartford	Service	541710	yes	$1,000,000	$200,000	MAA	$0	$200,000	$800,000
Asper, Inc. d/b/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	Manufacturing	332721	no	$1,075,000	$400,000	MAA	$0	$400,000	$675,000

Table A-2.1 (continued): Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 05-06											
Energy Beam Sciences, Inc.	29-B Kripes Road	East Granby	Manufacturing	334516	no	$1,986,000	$300,000	MAA	$0	$300,000	$1,686,000
Ikonysis, Inc	5 Science Park	New Haven	Manufacturing	339111	no	$600,000	$200,000	MAA		$200,000	$400,000
Neeltran, Inc.	71 Picket District Road	New Milford	Manufacturing	335999	no	$1,500,000	$500,000	MAA	$0	$500,000	$1,000,000
Fairfield Crystal Technologies, LLC	8 South End Plaza/Old Town Road	New Milford	Manufacturing	334419	no	$637,000	$200,000	MAA	$0	$200,000	$437,000
Southington Tool & Manufacturing Corp.	300 Atwater Street	Southington	Manufacturing	332612	no	$836,265	$175,000	MAA	$0	$175,000	$661,265
Pez Manufacturing, Inc.	35 Prindle Hill Road	Orange	Manufacturing	31134	no	$4,665,400	$2,000,000	MAA	$0	$2,000,000	$2,665,400
NESSteel, Inc.	83 Gerber Drive	Tolland	Manufacturing	33271	no	$1,700,000	$199,000	MAA	$0	$199,000	$1,501,000
SFY 06-07											
Hartford Provision Co.	625 Nutmeg Road North	South Windsor	Wholesale	42241	no	$16,439,099	$1,500,000	MAA	$0	$1,500,000	$14,939,099
Polylok, Inc.	3 Fairfield Boulevard	Wallingford	Wholesale	42261	no	$6,475,000	$1,000,000	MAA	$0	$1,000,000	$5,475,000
DCG Precision Manufacturing	9 Trowbridge Road	Bethel	Manufacturing	333999	no	$265,000	$110,000	MAA	$0	$110,000	$155,000
Walgreen Eastern Co., Inc.	200 Wilmot Road MS:1435	Windsor	Wholesale	44611	no	$3,500,000	$1,500,000	MAA	$0	$1,500,000	$2,000,000
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	179 Louis Street	Newington	Manufacturing	336412	no	$15,300,000	$1,500,000	MAA	$0	$1,500,000	$13,800,000
Specialty Coating Solutions, LLC	205 Avon Old Farms Road	Avon	Manufacturing	332999	no	$1,250,000	$200,000	MAA	$0	$200,000	$1,050,000
DiSanto Technology, Inc.	10 Constitution Boulevard	Shelton	Manufacturing	339112	no	$4,000,000	$500,000	MAA	$0	$500,000	$3,500,000
ING Life Insurance and Annuity Co.	One Orange Way C4-N	Windsor	Financial Services	524113	no	$101,675,000	$9,900,000	MAA	$0	$9,900,000	$91,775,000
Freund's Farm, Inc.	324 Norfolk Road	East Canaan	Agriculture	112120	no	$200,000	$100,000	MAA	$0	$100,000	$100,000

Table A-2.1 (continued): Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 07-08											
Creamery Brook Farms	19 Purvis Road	Brooklyn	Agriculture	112120	yes	$175,000	$85,000	MAA	$0	$85,000	$90,000
Electric Boat Corporation	75 Eastern Point Road	Groton	Manufacturing	336610	no	$65,000,000	$9,900,000	MAA	$0	$9,900,000	$55,100,000
Republic Foil, Inc.	55 Triangle Street	Danbury	Manufacturing	331315	no	$600,000	$300,000	MAA	$0	$300,000	$300,000
Laurelbrook Farm	390 Norfolk Road	East Canaan	Agriculture	112120	no	$200,000	$100,000	MAA	$0	$100,000	$100,000
Flanagan Brothers, Inc.	911 New London Turnpike	Glastonbury	Manufacturing	336412	no	$2,410,000	$275,000	MAA	$0	$275,000	$1,244,000
Carling Technologies, Inc.	60 Johnson Avenue	Plainville	Manufacturing	335313	no	$4,000,000	$2,000,000	MAA	$0	$2,000,000	$2,000,000
Elm Knoll Farm Partnership	294 East Canaan Road	East Canaan	Agriculture	112120	no	$200,000	$100,000	MAA	$0	$100,000	$100,000
Bass Farm	135 Bass Road	Windham	Agriculture	112120	no	$200,000	$100,000	MAA	$0	$100,000	$100,000
Swiss Army Brands, inc	7 Victoria Drive	Monroe	Wholesale	423910	no	$25,580,000	$1,500,000	MAA	$0	$1,500,000	$24,080,000
Fairvue Farms, LLC	199 Route 171	Woodstock	Agriculture	112120	yes	$226,363	$100,000	MAA	$0	$100,000	$126,363
Simmons Family Farm	199 Town Farm Road	Farmington	Agriculture	112120	yes	$200,000	$100,000	MAA	$0	$100,000	$100,000
Strain Measurement Devices, Inc.	55 Barnes park Nort	Walligford	Manufacturing	334519	no	$2,007,000	$500,000	MAA	$0	$500,000	$1,507,000
Hermell Products, Inc.	9 Britton Drive	Bloomfield	Manufacturing	339113	no	$240,000	$120,000	MAA	$0	$120,000	$120,000
Greenwich Associates, LLC	6 HighRidge Park	Stamford	Service	541613	no	$8,000,000	$1,500,000	MAA	$0	$1,500,000	$6,500,000
Blue Sky Studios, Inc.	One American Lane	Greenwich	Service	512110	no	$65,000,000	$8,000,000	MAA	$0	$8,000,000	$57,000,000
SFY 08-09											
Aero Gear, Inc.	1050 Day Hill Road	Windsor	Manufacturing	336412	no	$5,500,000	$2,400,000	MAA	$0	$2,400,000	$3,100,000
Aetna, Inc.	151 Farmington Avenue	Hartford	Financial Services	524114	no	$219,000,000	$6,000,000	MAA	$0	$6,000,000	$213,000,000
Composite Machining Experts, LLC	290 Pratt Street	Meriden	Manufacturing	334519	yes	$575,808	$270,000	MAA	$0	$270,000	$305,808
Jonal Laboratories, Inc.	456 Center Street	Meriden	Manufacturing	339991	no	$1,000,000	$500,000	MAA	$0	$500,000	$500,000
Lane Construction Corporation	90 Fieldstone Court	Cheshire	Service	237310	no	$9,406,000	$900,000	MAA	$0	$900,000	$8,506,000

Table A-2.1 (continued): Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
Modelcraft Company, Inc.	50 Altair Avenue	Plymouth	Manufacturing	332721	no	$363,000	$175,000	MAA	$0	$175,000	$188,000
Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	Financial Services	524113	no	$12,600,000	$4,600,000	MAA	$0	$4,600,000	$8,000,000
SeConn Fabrication, LLC	180 Cross Road	Waterford	Manufacturing	332322	no	$2,262,448	$462,448	MAA	$0	$462,448	$1,800,000
Weeden & Co., L.P.	145 Mason Street	Greenwich	Financial Services	523120	no	$7,904,028	$2,500,000	MAA	$0	$2,500,000	$5,404,028
Windsor Marketing Group, Inc.	Marketing Drive	Windsor	Manufacturing	323110	no	$7,100,000	$2,000,000	MAA	$0	$2,000,000	$5,100,000
85						$1,336,237,946	$168,993,816		$19,800,000	$149,193,816	$1,168,553,130
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD COMPANIES											
SFY 07-08											
Connecticut Cattle Co., LLC	131 Rabbit Hill Road	Warren	Agriculture	112120	yes	$200,000	$100,000	MAA	$0	$100,000	$100,000
1						$200,000	$100,000		$0	$100,000	$100,000
DECD/CDA Participation Companies****											
SFY 97-98											
APS Technology, Inc. ****	800 Corporate Row	Cromwell	Service	54133	no	$1,575,000	$267,000	MAA		$267,000	$1,308,000
SFY 99-00											
Survival Systems Training USA, Inc. ****	144 Tower Avenue	Groton	Service	611699	no	$1,304,000	$250,000	MAA	$0	$250,000	$1,054,000
SFY 00-01											
Ward Leonard Electric Co. ****	401 Watertown Avenue	Thomaston	Manufacturing	335312	no	$6,500,000	$300,000	MAA	$0	$300,000	$6,200,000
CUNO, Inc. ****	400 Research Parkway	Meriden	Manufacturing	333319	no	$5,825,000	$437,500	MAA	$0	$437,500	$5,387,500
Al's Holdings, Inc. ****	1-3 Revay Road	East Windsor	Manufacturing	312111	no	$2,400,000	$450,000	MAA	$0	$450,000	$1,950,000
Yarde Metals, Inc. ****	45 Newell Street	Southington	Wholesale	423510	no	$16,200,000	$2,000,000	MAA	$0	$2,000,000	$14,200,000
Atticus Bakery ****	360 James Street	New Haven	Wholesale	424420	no	$3,130,000	$540,000	MAA	$0	$540,000	$2,590,000

Table A-2.1 (continued): Business Assistance Portfolio											
Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 01-02											
Martin Brower Co. ****	333 East Butterfield Rd, Suite 500	Enfield	Wholesale	424420	no	$11,700,000	$1,500,000	MAA	$0	$1,500,000	$10,200,000
Carla's Pasta ****	50 Talbot Lane	South Windsor	Manufacturing	311412	no	$8,574,754	$197,831	MAA	$0	$197,831	$8,376,923
Becton Dickinson ****	Rte 7 and Graceway	Canaan	Manufacturing	339112	no	$29,590,000	$1,000,000	MAA	$0	$1,000,000	$28,590,000
Porcelen Limited Connecticut, LLC ****	129 Leeder Hill Road	Hamden	Manufacturing	332323	no	$2,325,000	$1,040,000	MAA	$0	$1,040,000	$1,285,000
SFY 02-03											
Bauer Howden, Inc. ****	175 Century Drive	Bristol	Manufacturing	333900	no	$4,000,000	$220,000	MAA	$0	$220,000	$3,780,000
SFY 05-06											
Thompson Candy Company, LLC ****	80 South Vine Street	Meriden	Manufacturing	31133	no	$2,180,000	$250,000	MAA	$0	$250,000	$1,930,000
SFY 06-07											
Lex Products Corporation ****	401 Shippan Ave	Stamford	Manufacturing	335999	no	$500,000	$225,000	MAA	$0	$225,000	$275,000
Flanagan Brothers, Inc.****	911 New London Turnpike	Glastonbury	Manufacturing	336412	no	***	$891,000	MAA	$0	$891,000	***
ADKO Intertrade, Inc.****	1435 State Street	Bridgeport	Wholesale	423990	no	$2,020,000	$600,000	MAA	$0	$600,000	$1,420,000
SFY 07-08											
CBS Manufacturing Co., Inc./35 Kripes Road****	35 Kripes Road	East Granby	Manufacturing	336413	no	$4,350,000	$900,000	MAA	$0	$900,000	$3,450,000
SFY 08-09											
PDC International Corporation ****	8 Sheehan Drive	Norwalk	Manufacturing	333993	no	$2,750,000	$375,000	MAA	$0	$375,000	$2,375,000
18						$104,923,754	$11,443,331		$0	$11,443,331	$94,371,423
SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES											
SFY 97-98											
North American Dispense / Drought Technologies ****	592 New Britain Avenue	Farmington	Manufacturing	333319	no	$1,640,000	$200,000	MAA	$0	$200,000	$1,440,000

Table A-2.1 (continued): Business Assistance Portfolio

Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 98-99											
AAR Engine Component Services ****	601 Marshall Phelps Road	Windsor	Manufacturing	336412	no	$2,500,000	$425,000	MAA	$0	$425,000	$2,075,000
Leipold, Inc. ****	545 Marshall Phelps Road	Windsor	Manufacturing	332721	no	$1,250,000	$200,000	MAA	$0	$200,000	$1,050,000
Sempra Energy Trading Corp. ****	58 Commerce Road	Stamford	Service	221122	no	$10,000,000	$500,000	MAA	$0	$500,000	$9,500,000
Tele Tech Financial Services Management, Inc. ****	1 Vision Drive	Enfield	Service	561439	no	$5,100,000	$1,000,000	MAA	$0	$1,000,000	$4,100,000
SFY 99-00											
American Unibrass Tube Co., LLC ****	235 E. Main Street	Thomaston	Manufacturing	331421	no	$2,426,000	$375,000	MAA	$0	$375,000	$2,051,000
SFY 05-06											
Americus Dental Labs****	36 Mills Street	Wethersfield	Manufacturing	339114	no	$5,440,000	$153,950	MAA	$0	$153,950	$5,286,050
Accel International Holdings, Inc.****	75 Progress Lane	Waterbury	Manufacturing	331422	no	$500,000	$250,000	MAA	$0	$250,000	$250,000
SFY 07-08											
Carwild Corporation/McWild LLC****	3 State Pier Road	Old Mystic	Wholesale	424990	no	$3,000,000	$500,000	MAA	$0	$500,000	$2,500,000
9						$31,856,000	$3,603,950			$3,603,950	$28,252,050
Urban and Industrial Tax Credit Program										TAX CREDIT	
SFY 03-04											
Diageo North America, Inc.	25 Glover Avenue	Norwalk	Service	551114	no	$107,100,000	$40,000,000	URA		$40,000,000	$107,100,000
SFY 04-05											
Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	Service	444110	no	$80,000,000	$20,000,000	URA		$20,000,000	$80,000,000
FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	Financial Services	523991	no	$36,050,000	$7,000,000	URA		$7,000,000	$36,050,000

Table A-2.1 (continued): Business Assistance Portfolio

Company	Address	City	Industry	NAIC Code	Minority or Women Owned	Total Project Cost	Total Assistance	Funding Source	Grant Amount	Loan Amount	Amount Leveraged
SFY 05-06											
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	Manufacturing	326199	no	$23,100,000	$5,000,000	URA		$5,000,000	$23,100,000
SFY 06-07											
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	600 Steamboat Road	Greenwich	Financial Services	52311	no	$345,000,000	$100,000,000	URA		$100,000,000	$345,000,000
SFY 07-08											
Blue Sky Studios, Inc.	One American Lane	Greenwich	Service	512110	no	***	$18,000,000	URA	$0	$18,000,000	***
SFY 08-09											
Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	Financial Services	524113	no	***	$8,000,000	URA		$8,000,000	***
7						$591,250,000	$198,000,000			$198,000,000	$591,250,000
Job Creation Tax Credit Program										TAX CREDIT AMOUNT	
SFY 07-08											
Sparta Insurance Holdings, Inc.	185 Asylum Street, City Place II	Hartford	Financial Services	524126	no	n/a	$508,711	JCTC		$508,711	n/a
SFY 08-09											
Carter's Retail, Inc.	1000 Bridgeport Avenue	Shelton	Service	448130	no	n/a	$471,529	JCTC		$471,529	n/a
Burris Logistics	501 S.E. 5th Street	Rocky Hill	Wholesale	424420	no	n/a	$1,008,210	JCTC		$1,008,210	n/a
3							$1,988,450			$1,988,450	

Key: MAA - Economic Development and Manufacturing Assistance Act UA - Urban Act

NVRLF - Naugatuck Valley Revolving Loan Fund URA - Urban and Industrial Tax Credit Program

Notes for Table A-2.1: 8 companies with two projects but 1 survey counted.

*** Data is 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.

Source: DECD, Financial Review Division, as of June 30, 2009

Table A-2.2: Business Assistance Portfolio – Portfolio Data Summary of 2009 Surveys	
Total Number of Projects	**123**
Number of DECD Projects	96
Number of DECD/CDA Seamless Projects	27
Total Number of Companies Surveyed	**114**
Total Number of Surveys Returned	**104**
Number of DECD Companies Surveyed	87
Number of DECD Surveys Returned	86
Number of DECD Surveys Not Returned	1
Number of DECD/CDA Seamless Companies Surveyed	27
Number of DECD/CDA Seamless Surveys Returned	18
Number of DECD/CDA Seamless Surveys Not Returned	9
Companies with Multiple Projects/Assistance Agreements	9

Source: DECD, Financial Review Division

Table A-2.3a: Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
ADKO Intertrade, Inc.****	62	10	70	62	8	62	13
Aero Gear, Inc.	120	20	130	120	10	120	20
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	52	40	79	52	27	52	40
Aetna, Inc.	6,580	0	7,342	6,580	762	7,266	200
Ahlstrom Windsor Locks, LLC	495	15	438	438	0	495	15
Allied Controls, Inc.	104	496	7	7	0	0	0
Al's Holdings, Inc. ****	34	26	49	34	15	35	25
Alto Products Corp. d/b/a Plainville Special Tool	50	15	17	17	0	50	2
APS Technology, Inc. ****	0	30	96	0	96	0	30
Arburg, Inc.	32	93	29	29	0	32	93
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	24	24	0	29	5
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	400	221	0	221	0	400
Atlantic Steel & Processing, LLC	10	25	15	10	5	0	35
Atticus Bakery ****	55	35	192	55	137	55	35
Bass Farm	10	0	2	2	0	0	0
Bauer Howden, Inc. ****	48	0	67	48	19	48	2
Becton Dickinson ****	563	0	403	403	0	563	0
Blue Sky Studios, Inc.	0	300	346	0	346	0	300
Burris Logistics	0	220	181	0	181	0	220
Cadco, Ltd.	41	1	18	18	0	0	25

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Carla's Pasta ****	75	36	76	75	1	75	36
Carling Technologies, Inc.	153	0	75	75	0	150	0
Carter's Retail, Inc.	120	44	107	107	0	120	44
CBS Manufacturing Co., Inc./35 Kripes Road****	35	14	30	30	0	35	14
Chaves Bakery II, Inc.	25	75	91	25	66	25	75
Chromium Process Company	50	8	11	11	0	50	8
Coastline Terminals of Connecticut, Inc. k/n/a New Haven Terminal, Inc.	-	-	32	0	32	50	20
Colonial Bronze Company	58	24	36	36	0	55	24
Composite Machining Experts, LLC	1	5	1	1	0	2	9
Composition Materials Co., Inc.	15	3	7	7	0	0	17
Cougar Electronics II Corporation	1	19	4	1	3	0	20
Cuno, Inc.	728	22	676	676	0	728	22
Cytec Industries, Inc.	585	0	156	156	0	180	0
DCG Precision Manufacturing	47	0	46	46	0	47	0
Derecktor Shipyards Conn., LLC	92	20	311	92	219	92	33
Diageo North America, Inc.	700	300	641	641	0	700	300
DiSanto Technology, Inc.	62	20	90	62	28	62	20
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	-	-	771	0	771	290	125
Electric Boat Corporation	10,039	0	8,229	8,229	0	4,000	0
Elm Knoll Farm Partnership	3	0	2	2	0	0	0

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Energy Beam Sciences, Inc.	0	20	12	0	12	0	20
Eppendorf Manufacturing Corporation	0	115	101	0	101	0	89
FactSet Research Systems, Inc.	356	180	562	356	206	356	180
Fairfield Crystal Technologies, LLC	2	25	2	2	0	2	25
Fairvue Farms, LLC	16	0	18	16	2	0	0
Flanagan Brothers, Inc.	106	0	121	106	15	106	0
Freund's Farm, Inc.	5	0	8	5	3	0	0
GE Capital Corporation	340	410	566	340	226	340	0
Genomas, Inc.	4	17	7	4	3	4	21
Greenwich Associates, LLC	163	15	126	126	0	163	15
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	700	1,150	1,306	700	606	700	1,150
Halox Technologies, Inc. n/k/a IDEX Health & Science	2	148	163	2	161	2	98
Hartford Provision Co.	114	67	158	114	44	114	67
Hartford-West Indian Bakery Co., Inc.	42	15	34	34	0	47	20
Hermell Products, Inc.	35	3	23	23	0	35	3
Hilltop Investments, LLC/Daticon, Inc.	200	50	54	54	0	200	50
Ikonysis, Inc	18	33	47	18	29	18	22
Incubator Associates, LP	-	-	3	0	3	-	-
Industrial Heater Corporation	70	15	25	25	0	75	15
ING Life Insurance and Annuity Co.	1,634	0	1,664	1,634	30	1,700	0
Innovative Arc Tubes Corporation	0	75	7	0	7	0	75

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Jonal Laboratories, Inc.	67	13	60	60	0	67	13
Kaman Aerospace Corporation	1,349	71	279	279	0	0	0
Lane Construction Corporation	92	0	95	92	3	92	0
Latex Foam International, LLC	54	199	146	54	92	54	199
Laurelbrook Farm	17	2	14	14	0	0	0
Lex Products Corporation ****	100	30	138	100	38	100	30
Lincoln National Corporation	546	354	554	546	8	550	50
Lowe's Home Centers, Inc.	0	525	517	0	517	0	525
Martin Brower Co. ****	99	59	204	99	105	99	59
MBI, Inc.	515	100	541	515	26	525	100
Modelcraft Company, Inc.	27	4	31	27	4	30	4
MTU Aero Engines North America, Inc.	0	45	65	0	65	0	45
Neeltran, Inc.	64	30	109	64	45	64	34
NESSteel, Inc.	28	20	20	20	0	29	20
Noujaim Tool Co., Inc.	14	18	22	14	8	22	5
PDC International Corporation ****	52	0	49	49	0	55	2
Pez Manufacturing, Inc.	127	20	116	116	0	127	20
Pfizer Central Research	-	-	4,695	0	4,695	-	1,300
Polylok, Inc.	40	19	48	40	8	39	20
Porcelen Limited Connecticut, LLC ****	68	100	108	68	40	68	100
Pro Line Printing, Inc. k/n/a R.R. Donnelley	95	35	109	95	14	0	0

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Protein Sciences Corporation/MEDCO	0	0	48	0	48	0	0
Prudential Retirement Insurance and Annuity Company	713	275	876	713	163	713	275
Purdue Pharma, LP	420	240	492	420	72	420	240
Republic Foil, Inc.	19	1	13	13	0	19	1
SeConn Fabrication, LLC	58	15	50	50	0	58	23
Simmons Family Farm	1	3	3	1	2	0	0
Southington Tool & Manufacturing Corp.	33	0	35	33	2	34	0
Sparta Insurance Holdings, Inc.	30	30	42	30	12	30	30
Specialty Coating Solutions, LLC	3	17	11	3	8	3	17
Strain Measurement Devices, Inc.	20	14	20	20	0	20	14
Survival Systems Training USA, Inc. ****	0	26	18	0	18	7	26
Swiss Army Brands, inc	148	20	162	148	14	150	0
Tenergy Christ Water, LLC n/k/a Christ Water Technology Americas, LLC	2	100	63	2	61	51	0
Thompson Candy Company, LLC ****	103	42	79	79	0	103	0
UBS Warburg	2,000	3,000	3,413	2,000	1,413	2,000	0
Vertrax, Inc.	10	30	16	10	6	10	30

Table A-2.3a (continued): Business Assistance Portfolio – Employment Survey Results Full-Time Employees							
	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
COMPANY	CT Jobs At Application	Jobs To Be Created	Emp. At 6/30/09	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Walgreen Eastern Co., Inc.	0	550	358	0	358	0	550
Ward Leonard Electric Co. ****	40	50	128	40	88	49	41
Weeden & Co., L.P.	148	25	168	148	20	148	5
Windsor Marketing Group, Inc.	128	35	116	116	0	125	0
Yarde Metals, Inc. ****	235	20	373	235	138	235	45
Total	**32,345**	**10,796**	**40,529**	**28,043**	**12,486**	**25,426**	**7,900**

* = project under construction

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

Source: DECD, Financial Review Division

Table A-2.3b: Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	Ct Jobs At Application	Jobs To Be Created	Employment At 6/30/09	Jobs Retained	Jobs Created
ADKO Intertrade, Inc.****	1	0	1	1	0
Aero Gear, Inc.	5	0	3	3	0
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	0	0	1	0	1
Aetna, Inc.	420	0	342	342	0
Ahlstrom Windsor Locks, LLC	0	0	1	0	1
Allied Controls, Inc.	0	0	2	0	2
Al's Holdings, Inc. ****	0	0	4	0	4
Alto Products Corp. d/b/a Plainville Special Tool	0	0	0	0	0
APS Technology, Inc. ****	0	0	2	0	2
Arburg, Inc.	1	24	1	1	0
Asper, Inc. d/b/a Futuristics Components, LLC	1	0	2	1	1
AT&T East f/k/a SNET Diversified Group, Inc. /SBC	0	0	3	0	3
Atlantic Steel & Processing, LLC	0	0	2	0	2
Atticus Bakery ****	0	0	3	0	3
Bass Farm	3	0	4	3	1
Bauer Howden, Inc. ****	0	0	1	0	1
Becton Dickinson ****	0	0	0	0	0
Blue Sky Studios, Inc.	0	0	0	0	0
Burris Logistics	0	0	2	0	2
Cadco, Ltd.	1	0	1	1	0
Carla's Pasta ****	0	0	0	0	0

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	Ct Jobs At Application	Jobs To Be Created	Employment At 6/30/09	Jobs Retained	Jobs Created
Carling Technologies, Inc.	2	0	2	2	0
Carter's Retail, Inc.	0	0	40	0	40
CBS Manufacturing Co., Inc./35 Kripes Road****	1	0	2	1	1
Chaves Bakery II, Inc.	0	0	35	0	35
Chromium Process Company	2	0	1	1	0
Coastline Terminals of Connecticut, Inc. k/n/a New Haven Terminal, Inc.	-	-	38	0	38
Colonial Bronze Company	0	0	0	0	0
Composite Machining Experts, LLC	1	0	2	1	1
Composition Materials Co., Inc.	1	1	0	0	0
Cougar Electronics II Corporation	0	0	6	0	6
Cuno, Inc.	0	0	0	0	0
Cytec Industries, Inc.	0	0	0	0	0
DCG Precision Manufacturing	0	0	0	0	0
Derecktor Shipyards Conn., LLC	0	0	0	0	0
Diageo North America, Inc.	0	0	5	0	5
DiSanto Technology, Inc.	0	0	0	0	0
DST Realty Connecticut, Inc. d/b/a DST Output East Inc.	-	-	0	0	0
Electric Boat Corporation	14	0	13	13	0
Elm Knoll Farm Partnership	3	0	2	2	0
Energy Beam Sciences, Inc.	0	0	2	0	2
Eppendorf Manufacturing Corporation	0	0	1	0	1

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	Ct Jobs At Application	Jobs To Be Created	Employment At 6/30/09	Jobs Retained	Jobs Created
FactSet Research Systems, Inc.	0	0	13	0	13
Fairfield Crystal Technologies, LLC	0	0	6	0	6
Fairvue Farms, LLC	1	0	3	1	2
Flanagan Brothers, Inc.	1	0	0	0	0
Freund's Farm, Inc.	5	0	1	1	0
GE Capital Corporation	0	0	2	0	2
Genomas, Inc.	1	0	1	1	0
Greenwich Associates, LLC	4	0	3	3	0
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	0	0	7	0	7
Halox Technologies, Inc. n/k/a IDEX Health & Science	0	0	0	0	0
Hartford Provision Co.	0	0	1	0	1
Hartford-West Indian Bakery Co., Inc.	3	2	15	3	12
Hermell Products, Inc.	1	0	0	0	0
Hilltop Investments, LLC/Daticon, Inc.	40	10	0	0	0
Ikonysis, Inc	0	0	0	0	0
Incubator Associates, LP	-	-	6	0	6
Industrial Heater Corporation	0	0	2	0	2
ING Life Insurance and Annuity Co.	101	0	66	66	0
Innovative Arc Tubes Corporation	0	0	2	0	2
Jonal Laboratories, Inc.	1	0	2	1	1
Kaman Aerospace Corporation	0	0	1	0	1
Lane Construction Corporation	2	0	0	0	0

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	Ct Jobs At Application	Jobs To Be Created	Employment At 6/30/09	Jobs Retained	Jobs Created
Latex Foam International, LLC	0	0	0	0	0
Laurelbrook Farm	0	0	5	0	5
Lex Products Corporation ****	0	0	0	0	0
Lincoln National Corporation	0	0	21	0	21
Lowe's Home Centers, Inc.	0	0	7	0	7
Martin Brower Co. ****	0	0	3	0	3
MBI, Inc.	50	0	18	18	0
Modelcraft Company, Inc.	3	1	3	3	0
MTU Aero Engines North America, Inc.	0	5	7	0	7
Neeltran, Inc.	2	2	0	0	0
NESSteel, Inc.	1	0	1	1	0
Noujaim Tool Co., Inc.	3	4	4	3	1
PDC International Corporation ****	0	0	0	0	0
Pez Manufacturing, Inc.	0	0	0	0	0
Pfizer Central Research	-	-	83	0	83
Polylok, Inc.	0	0	2	0	2
Porcelen Limited Connecticut, LLC ****	0	0	0	0	0
Pro Line Printing, Inc. k/n/a R.R. Donnelley	10	15	1	1	0
Protein Sciences Corporation/MEDCO	0	0	3	0	3
Prudential Retirement Insurance and Annuity Company	0	0	20	0	20
Purdue Pharma, LP	0	0	12	0	12
Republic Foil, Inc.	0	0	0	0	0

Table A-2.3b (continued): Business Assistance Portfolio – Employment Survey Results Part-Time Employees					
	PER APPLICATION		ACTUAL		
Company	**Ct Jobs At Application**	**Jobs To Be Created**	**Employment At 6/30/09**	**Jobs Retained**	**Jobs Created**
SeConn Fabrication, LLC	8	0	3	3	0
Simmons Family Farm	0	0	0	0	0
Southington Tool & Manufacturing Corp.	1	0	4	1	3
Sparta Insurance Holdings, Inc.	0	0	1	0	1
Specialty Coating Solutions, LLC	0	0	0	0	0
Strain Measurement Devices, Inc.	0	0	3	0	3
Survival Systems Training USA, Inc. ****	0	0	5	0	5
Swiss Army Brands, inc	2	0	1	1	0
Tenergy Christ Water, LLC n/k/a Christ Water Technology Americas, LLC	0	0	5	0	5
Thompson Candy Company, LLC ****	0	0	2	0	2
UBS Warburg	0	0	12	0	12
Vertrax, Inc.	0	0	0	0	0
Walgreen Eastern Co., Inc.	0	0	5	0	5
Ward Leonard Electric Co. ****	0	0	2	0	2
Weeden & Co., L.P.	0	0	1	0	1
Windsor Marketing Group, Inc.	0	0	8	0	8
Yarde Metals, Inc. ****	0	0	2	0	2
Total	**696**	**64**	**899**	**479**	**420**

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

Source: DECD, Financial Review Division

Table A-2.4a: Business Assistance Portfolio Employment Survey Results – Wages: Full-Time

Full-Time Jobs to be Retained:

Average Annual Salaries at Application	Number of Companies
Information not available	33
$0 - $ 10,000	6
$10,001 - $ 20,000	4
$20,001 - $ 30,000	15
$30,001 - $ 40,000	16
$40,001 - $ 50,000	12
$50,001 and over	28
Total	**114**

Full-Time Jobs to be Created:

Average Annual Salaries at Application	Number of Companies
Information not available	44
$0 - $ 10,000	8
$10,001 - $ 20,000	10
$20,001 - $ 30,000	19
$30,001 - $ 40,000	12
$40,001 - $ 50,000	7
$50,001 and over	14
Total	**114**

Full-Time Jobs Retained:

Average Annual Salaries at June 30, 2009	Number of Companies
Information not provided	16
$0 - $ 10,000	0
$10,001 - $ 20,000	1
$20,001 - $ 30,000	10
$30,001 - $ 40,000	19
$40,001 - $ 50,000	17
$50,001 and over	51
Total	**114**

Full-Time Jobs Created:

Average Annual Salaries at June 30, 2009	Number of Companies
Information not provided	32
$0 - $ 10,000	0
$10,001 - $ 20,000	10
$20,001 - $ 30,000	12
$30,001 - $ 40,000	16
$40,001 - $ 50,000	12
$50,001 and over	32
Total	**114**

Source: DECD, Financial Review Division, as of June 30, 2009

Table A-2.4b: Business Assistance Portfolio Employment Survey Results – Wages: Part-Time

Part-Time Jobs to be Retained:

Average Annual Salaries at application	Number of Companies
Information not available	65
$0 - $ 10,000	18
$10,001 - $ 20,000	17
$20,001 - $ 30,000	5
$30,001 - $ 40,000	2
$40,001 - $ 50,000	4
$50,001 and over	3
Total	**114**

Part-Time Jobs to be Created:

Average Annual Salaries at application	Number of Companies
Information not available	74
$0 - $ 10,000	26
$10,001 - $ 20,000	10
$20,001 - $ 30,000	3
$30,001 - $ 40,000	0
$40,001 - $ 50,000	1
$50,001 and over	0
Total	**114**

Part-Time Jobs Retained:

Average Annual Salaries at June 30, 2009	Companies
Information not provided	49
$0 - $ 10,000	7
$10,001 - $ 20,000	22
$20,001 - $ 30,000	15
$30,001 - $ 40,000	4
$40,001 - $ 50,000	5
$50,001 and over	12
Total	**114**

Part-Time Jobs Created:

Average Annual Salaries at June 30, 2009	Number of Companies
Information not provided	75
$0 - $ 10,000	10
$10,001 - $ 20,000	17
$20,001 - $ 30,000	8
$30,001 - $ 40,000	3
$40,001 - $ 50,000	0
$50,001 and over	1
Total	**114**

Source: DECD, Financial Review Division, as of June 30, 2009

Table A-2.5: Business Assistance Portfolio Employment Survey Results – Gross Revenues	
Gross Revenues For Latest SFY End	**Number of Companies**
$0 - $ 1,000,000	6
$1,000,001 - $ 5,000,000	25
$5,000,001 - $ 10,000,000	11
$10,000,001 - $ 20,000,000	14
$20,000,001 - $ 50,000,000	12
$50,000,001 - $ 100,000,000	5
$100,000,001 and over	27
Information not provided	14
Total	**114**

Source: DECD, Financial Review Division, as of June 30, 2009

Table A-2.6: Business Assistance Portfolio Employment Survey Results – Company Benefit Information Health Insurance Coverage Provided		
	Full-Time	**Part-Time**
Yes	96	29
No	7	52
Information not provided	11	33
Total Number of Companies	**114**	**114**

Source: DECD, Financial Review Division, as of June 30, 2009

Appendix-3: Tax Credit Programs

Table A-3.1: Urban and Industrial Site Reinvestment Tax Credit Program Portfolio									
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority or Women Owned**	**Total Assistance**	**Total Project Cost**	**Tax Credit Amount**	**Amount Leveraged**
SFY 08-09									
Prudential Retirement Insurance and Annuity Company[1]	280 Trumbull Street	Hartford	Financial ServiceS	524113	No	$ 8,000,000	$ 12,600,000	$ 8,000,000	$ 8,000,000
SFY 07-08									
Blue Sky Studios, Inc.[2]	One American Lane	Greenwich	Service	512110	No	$ 18,000,000	$ 65,000,000	$ 18,000,000	$ 57,000,000
SFY 06-07									
Greenwich Capital Markets, Inc	600 Steamboat Road	Greenwich	Financial ServiceS	52311	No	$100,000,000	$ 345,000,000	$ 100,000,000	$ 345,000,000
SFY 05-06									
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	Manufacturing	326199	No	$ 5,000,000	$ 23,100,000	$ 5,000,000	$ 23,100,000
SFY 04-05									
Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	Service	444110	No	$ 20,000,000	$ 80,000,000	$ 20,000,000	$ 80,000,000
FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	Financial Services	523991	No	$ 7,000,000	$ 36,050,000	$ 7,000,000	$ 36,050,000
SFY 03-04									
Diageo North America, Inc.	25 Glover Avenue	Norwalk	Manufacturing	311213	No	$ 40,000,000	$ 107,100,000	$ 40,000,000	$ 107,100,000

[1] Amount leveraged does not include DECD loan of $4.6 million.
[2] Amount leveraged does not included DECD loan of $8 million.
Source: DECD, Financial Review Division, as of June 30,2009

Table A-3.2: Job Creation Tax Credit Program Portfolio									
Company	**Address**	**Municipality**	**Industry**	**NAICS Code**	**Minority or Women Owned**	**Total Assistance**	**Total Project Cost**	**Tax Credit Amount**	**Amount Leveraged**
SFY 08-09									
Burris Logistics	501 S.E. 5th St.	Rocky Hill	Wholesale	424420	No	$1,008,210	$1,008,210	$1,008,210	N/A
Carter's Retail, Inc.	1000 Bridgeport Ave	Shelton	Service	448130	No	$471,529	$471,529	$471,529	N/A
SFY 07-08									
Sparta Insurance Holdings, Inc.	185 Asylum Street, City Place II	Hartford	Financial Services	524126	No	$508,711	$508,711	$508,711	N/A

Source: DECD, Financial Review Division, as of June 30,2009

Appendix-4: Insurance

Table A-4.1: Insurance Reinvestment Tax Credit Program Investments Approved in SFY 2008-09						
Fund Manager	**Investment**	**Investment Approval Date**	**Facility Waiver**	**# of CT Employees at Application**	**Proposed Created CT Employees**	**Required Under the Act (25% Rule) Total Investment**
Schupp & Grochmal, LLC	Up to $15,000,000	07/08/2008	No	0	69	1
Schupp & Grochmal, LLC	Up to $15,000,000	09/12/2008	No	2	10	1
Schupp & Grochmal, LLC	Up to $15,000,000	10/21/2008	No	0	50	1
Schupp & Grochmal, LLC	Up to $15,000,000	11/06/2008	No	0	60	1
Schupp & Grochmal, LLC	Up to $15,000,000	12/26/2008	No	0	11	1

Source: DECD, Office of Financial Review, as of June 30, 2009

Table A-4.2: Insurance Reinvestment Tax Credit Portfolio Fund Summary							
Fund Manager	**Fund**	**Capital Commitment**	**# Of Investments Approved**	**Investments Approved as of 6/30/09**	**# of Actual Investments Made**	**Actual Investments**	**Capital Remaining for Investment4**
Conning & Company, Inc.	Conning CT Insurance Fund, LP	$40,404,040	8	$37,491,119	7	$34,714,466	$5,689,574
Dowling & Partners Asset Management, LLC[1]	Dowling & Partners Connecticut Fund, LP	$205,000,000	14	$119,275,000	7	$59,175,000	$145,825,000
Northington Partners Connecticut, Inc.	Northington Connecticut Insurance Reinvestment, LLC	$107,700,050	2	$75,000,000	2	$75,000,000	$32,700,050
Prospector Partners, LLC[2]	Prospector Partners Connecticut Funds	$135,000,000	2	$2,100,000	2	$2,100,000	$132,900,000
Schupp & Grochmal, LLC [3]	SG Insurance Investment Fund, LLC	$300,000,000	14	$163,750,000	4	$18,382,558	$281,617,442
Total		**$788,104,090**	**40**	**$397,616,119**	**22**	**$189,372,024**	**$598,732,066**

1 = Dowling has 3 funds (Dowling & Partners Connecticut Fund, LP I, II, and III), which total $205,000,000.

2 = Prospector Partners has 2 funds (Prospector Partners Connecticut Fund, LP and Prospector Partners Connecticut Fund II, LP) totaling $135,000,000.

3 = Schupp & Grochmal has 2 funds totaling $300 million ($150 million each).

4 = Capital Remaining for investment equals Capital Committed minus Actual Investments.

Source: DECD, Office of Financial Review, as of June 30, 2009

Table A-4.3: Insurance Reinvestment Tax Credit Program Summary Data of Actual Investments							
	Number of Actual Investments	**CT Employees At Application**	**Proposed Created # of CT Employees**	**Required Jobs to be Created Under the Current Statute (25% rule)**	**Total Investments Approved As of 6/30/2009**	**$ Per Proposed Created CT Job**	**$ Per Required Job Created**
Conning & Company	7	494	208	125	$34,714,466	$166,896	$278,831
Dowling & Partners Securities, LLC	7	46	152	16	$59,175,000	$389,309	$3,641,538
Northington Partners, Inc.	2	0	300	2	$75,000,000	$250,000	$37,500,000
Prospector Partners	2	25	99	7	$2,100,000	$21,212	$289,655
Schupp & Grochmal, LLC	4	58	333	17	$15,470,000	$48,373	$976,262
Total	**22**	**623**	**1,092**	**167**	**$189,372,024**		
Average						$173,418	$1,137,370

Source: DECD, Office of Financial Review

Appendix-5: Manufacturing Machinery and Equipment

The Manufacturing Machinery and Equipment Exemption Program provides for 100% exemption of local property taxes on qualified, newly acquired manufacturing machinery and equipment. The State of Connecticut reimburses municipalities for the exemptions granted under the provisions of the program. Qualified manufacturing and biotechnology companies may receive a tax exemption on their local property taxes for a period of five years. To qualify for exemption, machinery and equipment must be five- or seven-year property, as defined by the Internal Revenue Service; acquired within prescribed time periods; and used predominantly for manufacturing and research and development purposes. Biotechnology and the production of motion pictures, video and sound recordings and recycling as defined in C.G.S. Section 22a-260, as well as more traditional manufacturing activities, are included in the program. Applicants may apply for the exemption at the local Assessor's Office by November 1 of each year. The table below details program activity from SFY 2001-02 through SFY 2007-08, the most recent year of data available as of January 28, 2010.

Table A-5: Manufacturing Machinery and Equipment Exemption Program

State Fiscal Year	Total
2007 - 08	$ 57,348,214
2006 - 07	$ 50,243,714
2005 - 06	$ 52,823,972
2004 - 05	$ 50,729,720
2003 - 04	$ 50,578,199
2002 - 03	$ 56,143,514
2001 - 02	$ 76,401,238

Source: DECD, OPM

Appendix-6: Connecticut Business Tax Credits

Table A-6: Credit Claimed on 2005 Corporation Returns		
Type of Credit	**Number of Credits**	**Amount Claimed**
Apprenticeship Training	12	$295,076
Clean Alternative Fuels	2	6,001
Computer Donation	1	340
Displaced Workers	1	1,500
Donation of Land	2	6,778
Electronic Data Processing	1,609	16,046,037
Employer Assisted Housing	1	83,049
Financial Institutions	2	839
Fixed Capital	2,313	77,486,450
Housing Program Contribution	8	3,358,032
Human Capital	177	1,692,412
Insurance Reinvestment	5	2,165,750
Machinery and Equipment	145	1,052,677
Manufacturing Facility in Targeted	38	1,549,934
Investment Community or Enterprise Zone		
Neighborhood Assistance	73	1,174,715
Research & Development	164	4,831,443
Research & Experimental Expenditures	157	15,352,339
SBA Guaranty Fee	1	893
Total	**4,711**	**$125,104,265**

Source: Connecticut Department of Revenue Services 2007-08 Annual Report

Appendix-7: DECD-Supported Regional Revolving Loan Funds

Table A-7: DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
DECD	505 Hudson Street, Hartford, CT 06106	Eric Hampton	Naugatuck Valley Revolving Loan Fund	1979	Provides funding to assist manufacturers and wholesale distributors. The maximum loan amount is $200,000. All loans must be approved by a Board of Directors composed of community leaders in the 34 cities and towns that make up the Naugatuck Valley Revolving Loan Fund. Funds are available to companies located in the Naugatuck Valley or relocating to the Naugatuck Valley for machinery, equipment and working capital.	Ansonia, Barkhamsted, Beacon Falls, Bethlehem, Bridgeport, Bristol, Burlington, Canaan, Cheshire, Colebrook, Cornwall, Derby, Easton, Fairfield, Goshen, Hamden, Hartford, Hartland, Harwinton, Litchfield, Mansfield, Meriden, Middlebury, Milford, Monroe, Morris, Naugatuck, New Britain, New Hartford, New Haven, Norfolk, North Canaan, Norwich, Oxford, Plymouth, Prospect, Salisbury, Seymour, Sharon, Shelton, Southbury, Stratford, Thomaston, Torrington, Trumbull, Waterbury, Watertown, West Haven, Winchester, Wolcott, Woodbury.
Community Economic Development Fund (CEDF)	965 East Main Street Meriden, CT 06450	Donna Wertenbach, President	Micro Loan Guarantee Program for Women and Minority-Owned Business	1994	Provides loan guarantees on direct loans offered through CEDF, to foster business development and employment growth for women and minority-owned businesses that cannot access financing through conventional means.	Statewide

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Eastern Connecticut Segmented Loan Fund	2005	A pilot program to make loans to women and minority owned businesses and other eligible business seeking start-up high-risk loans in Targeted and Public Investment Communities in Eastern Connecticut.	Eastern Connecticut
			Inner City Business Strategy Loan Guaranty	2002	The program offers a 30% guarantee of principal on loans $5,000 to $250,000. DECD provides the guarantees on loans in 5 eligible cities and for eligible industries.	
Community Capital Fund (CCF) (formerly the Grow Bridgeport Fund and the Bridgeport Neighborhood Fund)	177 State Street, Bridgeport, CT 06604	Ann Robinson, Executive Director	Revolving Loan Fund	1997	This program represents a partnership between the City of Bridgeport, the State of Connecticut and three banks and financial institutions to offer flexible, affordable financing. DECD funded Grow Bridgeport Fund in 1997. In 2005 GBF merged with the Bridgeport Neighborhood Fund to become the Community Capital Fund. The fund provides capital for housing projects, and makes loans to small businesses. Also serves as conduit for other DECD projects.	Bridgeport
Hartford Economic Development Corporation (HEDCo)/Greater Hartford Business Development Center (GHBDC)	15 Lewis Street, Hartford, CT 06103	Rex Fowler	South Hartford Initiative (SHI) nka Hartford Community Loan Fund	1997	The SHI Fund provides high risk capital to small businesses in south Hartford. The program is unique in that SHI is neither a direct lender nor a guarantor of small business loans. SHI buys participation in bank-originated loans, assuming the 'unbankable' portion of the credit risk (SHI's investment in the bank originated loan is subordinate to the bank's interest).	South Hartford

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Neighborhood Economic Development Fund	1995	Provides loans, financial management and technical assistance to small businesses located in Hartford. Eligible organizations include**:** Asylum Hill Organizing Project, Park Street Development, Spanish American Merchants Association and the Urban League of Greater Hartford.	Hartford
			Central Connecticut Revolving Loan Fund	1995 2005	This Fund is designed to encourage and stimulate the creation and retention of jobs within small and mid-sized industries and businesses. The loans can potentially be used for acquisition/renovation of commercial or industrial real estate, purchase of machinery and equipment, inventory and working capital. Loans are available to businesses located in Enterprise Zones and all other areas within the Central Connecticut Planning Region.	Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, Southington
Spanish American Merchants Association (SAMA)	95 Park Street, Hartford, CT 06106	Sam Hamilton	Business/ Community Loan Fund and Technical Assistance	1994 2005	Provides below-market rate loans for up to $150,000 and targets small businesses located in the cities of Hartford, Meriden and New Britain that might not typically qualify for a bank loan. Also provides a loan pool partnership with SAMA and DECD, in conjunction with HEDCo, and provides loan administration, servicing and reporting services and technical assistance.	Hartford, Meriden and New Britain

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Waterbury Development Corporation[50]	24 Leavenworth Street, Waterbury, CT 06702	JoAnn Genovese	Regional Business Investment Fund	1994	Developed to create and/or retain jobs in the Central Naugatuck Valley Region. Loans range from $50,000- $350,000. Larger loans may be considered for projects that involve a significant economic impact.	Beacon Falls, Bethlehem, Cheshire, Middlebury, Naugatuck, Oxford, Prospect, Southbury, Thomaston, Waterbury, Woodbury, Wolcott, and Watertown/Oakville.
		JoAnn Genovese	ITZIF and the DDIF Revolving Loan Fund	1999	Technology Zone Incentive Fund (ITZIF) and Downtown Development Incentive Fund (DDIF) are sources of capital specifically targeted for businesses committed to locating or expanding in downtown Waterbury.	Waterbury ITZ/DDIF
		JoAnn Genovese	Downtown Incentive Fund Phase II		Develop to create and/or retain jobs in the city of Waterbury. Loans are available from $50,000-250,000	Waterbury
HEDCo/GHBDC	31 Pratt Street, Hartford, CT 06103	John Shemo,	Connecticut Capitol Region Infrastructure Development Fund and Metro Fund	1994	Provides loans to businesses in the Capitol Region (Metro Fund) and makes grants available to municipalities for infrastructure and real estate related projects (Infrastructure Development Fund). HEDCo and the Metro Hartford Alliance f/n/a MetroHartford Growth Council operate the Funds. HEDCo is responsible for loan due diligence while MetroHartford takes on marketing the Funds.	Andover, Avon, Bloomfield, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks

[50] Formerly known as Naugatuck Valley Development Corporation

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
		Jeff Vose	Metro Hartford Growth Fund Revolving Loan Fund	1997	The Fund began with $2,000,000 to mirror the DECD Manufacturing Assistance Act (MAA) that defined eligible funding projects as manufacturing and distribution companies, economic based companies and infrastructure uses. In 2001, the use of funds was expanded to include financial services, health care, tourism and entertainment, recycling, pollution prevention, and Connecticut Inner City Business Strategy Initiative companies (The Hartford Urban Initiative). The maximum lending amount was increased from $200,000 to $350,000, with a maximum per-job loan of $20,000 per full-time job. The MetroHartford Growth Council administers the Fund.	Andover, Avon, Bloomfield, Bolton, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks.
Northeast Connecticut Economic Alliance	83 Windham Street, Eastern Connecticut State University, Willimantic, CT 06226	Roberta Dwyer, Executive Director	Northeast Alliance Regional Revolving Loan Fund	1993	Provides loan guarantees and direct loans. Applicants must demonstrate that there is little prospect of obtaining the conventional project financing requested from a bank or public source of funding within the region, and little prospect of obtaining adequate project financing from private sources of capital. In the case of a loan guarantee, the applicant must demonstrate that there is little prospect of obtaining project financing without the loan guarantee.	Ashford, Brooklyn, Canterbury, Chaplin, Columbia, Coventry, Eastford, Hampton, Killingly, Lebanon, Mansfield, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Willington, Windham and Woodstock.
			Northeast Technology Enterprises at Windham Mills Revolving Loan Fund	1996	Specifically created to provide financial assistance to growing and emerging companies located at Windham Mills Technology Center. Funds were made available for machinery, equipment and working capital.	Windham Mills Technology Center

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
Southeastern Connecticut Enterprise Region (seCTer)	190 Governor Winthrop Boulevard, New London, CT 06320	Ann Chambers	Regional Revolving Loan Fund	1993	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Generally, a loan of from $25,000 to $300,000 is combined with funds from banks, government sources and owner equity. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford
			Small Business Revolving Loan Fund	1994	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Generally, a loan of $25,000 to $300,000 is combined with funds from banks, government sources and owner equity. The Fund seeks a target of $5,000 to $10,000 per job created and/or retained. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford

Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds						
Managing Organization	**Address**	**Contact Person**	**Program**	**Year Est.**	**Program Description**	**Service Area**
			Southeast Regional Development Fund Revolving Loan Fund	1996	The Fund promotes primarily manufacturing and processing businesses that increase or support regional development. Loans of $10,000 to $2 million, at below-market fixed interest, are available for projects from $50,000 to $20 million. The Fund seeks a target of $5,000 to $10,000 per job created and/or retained. The Fund will consider meeting other fund goals including the following: to help those expanding or locating in Southeastern Connecticut, to encourage business growth, modernization, new equipment, leaseholds and working capital.	Bozrah, Colchester, East Lyme, Franklin, Griswold, Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown and Waterford
Middlesex County Revitalization Commission (MxCRC)	393 Main Street, Middletown, CT 06457	Paul Hughes, Director	Middlesex County Revitalization Commission Revolving Loan Fund	1997	Provides loans to small businesses in Middlesex County. The maximum loan amount is $50,000.	Middlesex County - Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, Middletown, Old Saybrook, Portland, Westbrook.

Source: DECD, OBID

Appendix-8: Community Development Portfolio

Table A-8: Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
SFY 08-09									
Cromwell, Town of	41 West Street	Cromwell	Cromwell Industrial Park	$945,000	$ 945,000	STEAP	$ 945,000		$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Bridgeport Fire Station	$ 1,100,000	$ 1,100,000	UA-OPM	$ 1,100,000		$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Seaview Avenue Industrial Park- Phase II	$750,000	$ 750,000	UA-OPM	$ 750,000		$ -
University of Hartford	50 Elizabeth Street	Hartford	Entrepreneurial Center Program	$208,991	$67,688	GF	$67,688		$141,303
Women's Business Development Center	888 Washington Blvd - 10th Fl.	Stamford	Emerging Needs of New and Growing Enterprizes	$135,375	$67,688	GF	$67,688		$67,688
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Hydrogen/Fuel Cell Economy	$487,500	$ 487,500	GF	$ 487,500		$ -
Southington, Town of	75 Main Street	Southington	Southington Drive-In	$200,000	$ 200,000	SA	$ 200,000		$ -
Trinity On Main, Ltd.	69 Main Street	New Britain	Renovation of the Former Trinity United Methodist Church - Phase II	$200,000	$ 200,000	SA	$ 200,000		$ -
Lockwood-Mathews Mansion Museum of Norwalk, Inc.	295 West Avenue	Norwalk	Renovations to the Mansion	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Cornwall, Town of	P. O. Box 205	Cornwall	Façade and Traffic Calming Program	$160,000	$ 150,000	STEAP	$ 150,000		$10,000
Hamden, Town of	2372 Whitney Avenue	Hamden	Highwood Square Project	$900,000	$ 750,000	SA	$ 750,000		$150,000
Newington, Town of	131 Cedar Street	Newington	Newington Market Square Parking Lot	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Guilford Art Center, Inc.	411 Church Street	Guilford	Pole Barn Improvements	$103,700	$80,000	UA-OPM	$80,000		$23,700
Newtown, Town of	45 Main Street	Newtown	Tunnels Removal Project	$125,000	$ 125,000	STEAP	$ 125,000		$ -
Pope Park Zion, LLC	207 Washington Street	Hartford	Pope Park Zion Cleanup Project	$240,000	$ 200,000	HEPARLF	$ 200,000		$40,000
Voluntown, Town of	115 Main Street	Voluntown	Village Center Improvements-Phase III	$300,000	$ 300,000	STEAP	$ 300,000		$ -
Ashford, Town of	25 Pompey Hollow Road	Ashford	Old Post Office Improvements	$ 50,000	$50,000	UA-OPM	$50,000		$ -
Essex, Town of	29 West Avenue	Essex	Ivoryton Playhouse Repairs	$ 75,000	$75,000	STEAP	$75,000		$ -

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Deep River Cleaners	191 Main Street	Deep River	Dry Cleaning Site Remediation Project	$187,800	$ 150,000	Dry Cleaning	$ 150,000		$37,800
Lyme Academy College of Fine Arts, Inc.	84 Lyme Street	Old Lyme	Infrastructure Improvements	$250,000	$ 250,000	SA	$ 250,000		$ -
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	Ledyard Industrial park	$400,000	$ 200,000	MAA	$ 200,000		$200,000
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert Hall	Willimantic	Revolving Loan Fund-2008	$200,000	$ 200,000	SA	$ 200,000		$ -
Fairfield, Town of	Old Town Hall, 611 Old Post Road	Fairfield	Brooklawn Parkway (Route 59) Improvement Project	$150,000	$ 150,000	SA	$ 150,000		$ -
Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	Dry Cleaning Site Remediation Project	$210,657	$ 200,000	Dry Cleaning	$ 200,000		$10,657
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Municipal Stadium Renovations-Phase II	$750,000	$ 750,000	SA	$ 750,000		$ -
Connecticut Golf Foundation, Inc.	35 Cold Spring Road, Suite 212	Rocky Hill	The First Tee of Connecticut Learning Facility Pro	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Ansonia, City of	253 Main Street	Ansonia	Upper Main Street Improvements	$ 50,000	$50,000	UA-OPM	$50,000		$ -
Farmington, Town of	1 Monteith Drive	Farmington	Rails to Trails	$ 50,000	$50,000	SA	$50,000		$ -
Bethlehem, Town of	36 Main Street	Bethlehem	Town Center Paving Parking	$ 87,952	$75,000	STEAP	$75,000		$12,952
Marlborough, Town of	26 North Main Street	Marlborough	Town Center Enhancement Project - Phase 1, 2 & 3	$ 1,151,865	$ 900,000	STEAP	$ 900,000		$251,865
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Belden Library Renovations	$850,000	$ 850,000	UA-OPM	$ 850,000		$ -
Essex, Town of	29 West Avenue	Essex	Ivoryton Village Streescapes	$ 91,300	$91,300	STEAP	$91,300		$ -
Stonington, Borough of	152 Elm Street	Stonington	Cannon Restoration	$ 30,000	$20,000	UA-OPM	$20,000		$10,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rock Hill	CT's Manufacturing Ext. Program 2008-2009	$ 4,300,000	$ 950,000	GF	$ 950,000		$ 3,350,000
Stonington, Town	152 Elm Street	Stonington	Stonington Ice Making Facility	$300,000	$ 300,000	UA-OPM	$ 300,000		$ -
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	Renovation to Town Hall	$ 60,165	$25,000	UA-OPM	$25,000		$35,165

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Columbia, Town of	323 Route 87	Columbia	Columbia School Parking Reconstruction	$ 47,546	$47,546	STEAP	$47,546		$ -
Farmington, Town of	1 Monteith Drive	Farmington	Unionville Streetscape Improvements & Firehouse Restoration	$404,000	$ 400,000	STEAP	$ 400,000		$ 4,000
HBN Front Street District, Inc.	Columbus Boulevard	Hartford	Front Street District at Adriaen's Landing	$ 29,130,000	$ 7,500,000	UA-OPM	$ 7,500,000		$ 21,630,000
Hebron, Town of	Town Hall, 15 Gilead Street	Hebron	Main Street Commercial Revitalization	$487,630	$ 487,630	STEAP	$ 487,630		$ -
Wadsworth Atheneum	600 Main Street	Hartford	Phase One Renovation and Reconfiguration Project	$ 17,000,000	$ 15,000,000	UA-OPM	$ 15,000,000		$ 2,000,000
Cheshire, Town of	84 South Main Street	Cheshire	Streetscape Improvements in the W. Main St.	$900,000	$ 900,000	STEAP	$ 900,000		$ -
Naugatuck, Borough of	239 Church Street	Naugatuck	Renovations to Naugatuck High School Davis Auditorium	$600,000	$ 300,000	UA-OPM	$ 300,000		$300,000
Columbia, Town of	323 Route 87	Columbia	Route 6 & 66E Corridor Enhancement	$ 65,000	$65,000	STEAP	$65,000		$ -
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	Public Works Facility Expansion & Renovation Project	$350,000	$ 350,000	STEAP	$ 350,000		$ -
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Highway Revitalization, Phase III	$250,000	$ 250,000	STEAP	$ 250,000		$ -
Stratford, Town of	2725 Main Street	Stratford	Perry House Renovation	$229,000	$ 225,000	UA-OPM	$ 225,000		$ 4,000
Derby,City of	One Elizabeth Street	Derby	Downtown Development	$250,000	$ 250,000	SA	$ 250,000		$ -
New Haven, City of	165 Church Street	New Haven	Shartenberg Ninth Square Development Project	$ 31,805,400	$ 9,900,000	SA	$ 9,900,000		$ 21,905,400
Bolton, Town of	222 Bolton Center Road	Bolton	Route 6 Corridor Enhancement Project	$ 65,000	$65,000	STEAP	$65,000		$ -
Ashford, Town of	25 Pompey Hollow Road	Ashford	Town-Wide Capital Improvements	$156,250	$ 156,250	STEAP	$ 156,250		$ -
Avon, Town of	60 West Main Street	Avon	Streetscape Improvements	$346,195	$ 309,595	STEAP	$ 309,595		$36,600
Best Cleaners, Inc.	138 Mill Street	Berlin	Dry Cleaning Site Remediation Project	$509,020	$ 150,000	Dry Cleaning	$ 150,000		$359,020
Best Cleaners, Inc.	69 East Street	Plainville	Dry Cleaning Site Remediation Project	$375,950	$ 150,000	Dry Cleaning	$ 150,000		$225,950
Burlington, Town of	200 Spielman Highway	Burlington	Addition onto Historic Elton Tavern	$300,000	$ 250,000	STEAP	$ 250,000		$50,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Community Economic Development Fund	965 East Main Street	Meriden	Southwestern CT Segmented Loan Pool	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ 2,000,000
Kent, Town of	41 Kent Green Blvd.	Kent	The Restoration of the Swift House	$ 92,000	$92,000	STEAP	$92,000		$ -
Portland, Town of	265 Main Street	Portland	Streetscape Improvements	$336,170	$ 326,170	STEAP	$ 326,170		$10,000
Andover, Town of	17 School Road	Andover	Route 6 Enhancements	$ 65,000	$65,000	STEAP	$65,000		$ -
Connecticut Technology Council	222 Pitkin Street, Suite 113	East Hartford	Innovation Pipeline Accelerator	$110,914	$ 110,914	MAA	$ 110,914		$ -
Monroe, Town of	Town Hall, 7 Fan Hill Road	Monroe	Schools Elevators	$135,000	$ 135,000	UA-OPM	$ 135,000		$ -
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project	$ 22,125,000	$ 10,000,000	SA	$ 10,000,000		$ 12,125,000
Best Cleaners, Inc.	522 South Main Street	Middletown	Dry Cleaning Site Remediation Project	$265,650	$ 150,000	Dry Cleaning	$ 150,000		$115,650
Best Cleaners, Inc.	292 Poquonock Avenue	Windsor	Dry Cleaning Site Remediation Project	$329,820	$ 150,000	Dry Cleaning	$ 150,000		$179,820
Thomaston, Town of	158 Main Street	Thomaston	Downtown Sidewalk Improvements Phase II	$498,300	$ 498,300	STEAP	$ 498,300		$ -
Arrow Cleaners	1097 Main Street	Newington	Dry Cleaning Site Remediation Project	$185,400	$ 100,000	Dry Cleaning	$ 100,000		$85,400
Fairfield, Town of	Old Town Hall, 611 Old Post Road	Fairfield	Streetscape and Beautification Project	$450,000	$ 450,000	STEAP	$ 450,000		$ -
Torrington, City of	140 Main Street	Torrington	Downtown Redevelopment	$504,875	$ 504,875	SA	$ 504,875		$ -
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Façade Program	$240,000	$ 200,000	STEAP	$ 200,000		$40,000
Bethel, Town of	1 School Street	Bethel	Water Storage Tank Project	$ 1,200,000	$ 600,000	MAA	$ 600,000		$600,000
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	Grant to fund the Executive Director's Position	$ 91,250	$25,000	GF	$25,000		$66,250
Darien, Town of	2 Renshaw Road	Darien	Improvements to the Darien Arts Center	$ 71,953	$50,000	STEAP	$50,000		$21,953
Milford, City of	70 West River Street	Milford	Walnut Beach/Silver Sands Upgrade	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
North Canaan, Town of	100 Pease Street	North Canaan	Streetscape Improvements & Utility Pole Relocation	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Stafford, Town of	1 Main Street	Stafford Springs	Prospect Street Sidewalk Project	$339,420	$ 300,000	STEAP	$ 300,000		$39,420
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	Capital Equipment Financing	$126,000	$ 126,000	UA-OPM	$ 126,000		$ -

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Connecticut Maritime Coalition	P.O. Box 188	Stonington	Economic Impact Study	$344,488	$ 172,244	MAA	$ 172,244		$172,244
Best Cleaners, Inc.	1 Lovely Street	Canton	Dry Cleaning Site Remediation Project	$304,110	$ 300,000	Dry Cleaning	$ 300,000		$ 4,110
Best Cleaners, Inc.	2759 Main Street	Glastonbury	Dry Cleaning Site Remediation Project	$189,345	$ 150,000	Dry Cleaning	$ 150,000		$39,345
C and R Cleaners	545 Naugatuck Avenue	Mildford	Dry Cleaning Site Remediation Project	$310,000	$ 100,000	Dry Cleaning	$ 100,000		$210,000
Columbia Elevator Products, Inc.	380 Horace Street	Bridgeport	Phase II environmental Assessments	$100,000	$ 100,000	SCPRIF	$ -	$ 100,000	$ -
East Haven, Town of	250 East Main St.	East Haven	Central Business District Revitalization Phase II	$ 2,514,326	$ 1,000,000	UA-OPM	$ 1,000,000		$ 1,514,326
Trumbull, Town of	5866 Main Street	Trumbull	Historic Helen Plumb Building Restoration	$ 20,000	$20,000	UA-OPM	$20,000		$ -
Bestever Dry Cleaners	121 Park Street	New Canaan	Dry Cleaning Site Remediation Project	$400,000	$ 100,000	Dry Cleaning	$ 100,000		$300,000
Goodwin College, Inc.	745 Burnside Avenue	East Hartford	Goodwin College Riverfront Campus Development	$ 2,500,000	$ 2,250,000	SA	$ 2,250,000		$250,000
Newtown, Town of	45 Main Street	Newtown	Fairfield Hills Parking and Streetscape Impv. Proj	$300,000	$ 300,000	STEAP	$ 300,000		$ -
Seymour, Town of	One First Street	Seymour	Sidewalk Construction Program	$150,000	$ 150,000	STEAP	$ 150,000		$ -
Mystic Seaport Museum, Inc.	75 Greenmanville Avenue	Mystic	H.B. DuPont Shipyard Preservation	$ 8,000,000	$ 4,000,000	UA-OPM	$ 4,000,000		$ 4,000,000
Trumbull, Town of	5866 Main Street	Trumbull	Trumbull Center Streetscape Improvements	$150,000	$ 150,000	STEAP	$ 150,000		$ -
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	Improvements to the Historic Squire's Tavern	$150,000	$ 150,000	STEAP	$ 150,000		$ -
United Way of Connecticut, Inc.	1344 Silas Deane Highway	Rocky Hill	Comprehensive and Specialized Training Pilot Prog.	$ 3,000,000	$ 1,500,000	MAA	$ 1,500,000		$ 1,500,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	Improvements to Storrs Road (Route 195)	$ 5,000,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ 2,500,000
The Clothes Clinic	61 Riverside Street	Oakville	Dry Cleaning Site Remediation Project	$310,000	$ 300,000	Dry Cleaning	$ 300,000		$10,000
Sunset Cleaners	700 Burnside Avenue	East Hartford	Dry Cleaning Site Remediation Project	$ 70,000	$60,000	Dry Cleaning	$60,000		$10,000
	94			**$156,850,317**	**$80,200,699**		**$80,100,699**	**$100,000**	**$76,649,618**

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
SFY 07-08									
Deep River, Town of	174 Main Street	Deep River	Downtown Streetscape Improvements - Phase II	$435,000	$ 400,000	STEAP	$ 400,000		$35,000
Westville Village Renaissance Alliance	873 Whalley Avenue	New Haven	Connecticut Main Street Designation Capacity Grant	$172,200	$80,000	GF	$80,000		$92,200
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Center for Energy Solutions and Applications	$438,750	$ 438,750	GF	$ 438,750		$ -
Best Cleaners, Inc.	2359 Main Street	Rocky Hill	Dry Cleaning Site Remediation Project	$900,000	$ 300,000	Dry Cleaning	$ 300,000		$600,000
Best Cleaners, Inc.	100 North Main Street	Bristol	Dry Cleaning Site Remediation Project	$360,400	$ 150,000	Dry Cleaning	$ 150,000		$210,400
Hour Glass Cleaners	459 Hartford Road	Manchester	Dry Cleaning Site Remediation Project	$300,679	$ 100,000	Dry Cleaning	$ 100,000		$200,679
New Britain, City of	27 West Main Street	New Britain	Pinnacle Heights Project	$ 2,142,042	$ 1,000,000	UA-OPM	$ 1,000,000		$ 1,142,042
State of the Art Cleaners	120 New Canaan Avenue	Norwalk	Dry Cleaning Site Remediation Project	$ 83,425	$73,500	Dry Cleaning	$73,500		$ 9,925
Cornwall, Town of	P. O. Box 205	Cornwall	Renovation to Cornwall's Historical Society Building	$455,500	$ 250,000	STEAP	$ 250,000		$205,500
Royal Cleaners	825P Cromwell Avenue	Rocky Hill	Dry Cleaning Site Remediation Project	$484,643	$ 300,000	Dry Cleaning	$ 300,000		$184,643
Wallingford Historic Preservation Trust	54 North Elm Street	Wallingford	Royce House Restoration	$350,000	$ 350,000	UA-OPM	$ 350,000		$ -
Minute Men Cleaners	395 East Putnam Avenue	Greenwich	Dry Cleaning Site Remediation Project	$352,914	$ 300,000	Dry Cleaning	$ 300,000		$52,914
University of Hartford	200 Bloomfield Ave.	West Hartford	Performing Arts Center Project	$ 20,000,000	$ 4,000,000	UA-OPM	$ 4,000,000		$ 16,000,000
CONNSTEP, INC.	1090 Elm Street, Suite 202	Rock Hill	CT's Manufacturing Extension Program 2007-2008 Statewide	$ 1,000,000	$ 1,000,000	GF	$ 1,000,000		$ -
Trinity On Main, Ltd.	69 Main Street	New Britain	Renovation of the Former Trinity United Methodist Church	$680,000	$ 300,000	SA	$ 300,000		$380,000
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	Palace Theater Additional Funds - Final Phase	$ 1,250,000	$ 1,250,000	SA	$ 1,250,000		$ -
Connecticut Main Street Center, Inc.	P.O.Box 261595	Hartford	Connecticut Main Street Project # 8	$604,300	$ 200,000	MAA	$ 200,000		$404,300
Prospect Cleaners, Inc.	87 Prospect Street	Stamford	Dry Cleaning Site Remediation Project	$160,003	$ 100,000	Dry Cleaning	$ 100,000		$60,003

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	Grant to fund the Executive Director's Position	$ 50,000	$50,000	GF	$50,000		$ -
Bethlehem, Town of	36 Main Street	Bethlehem	East Street Sidewalks along RT 32	$162,500	$ 162,500	STEAP	$ 162,500		$ -
Ridgefield, Town of	400 Main Street	Ridgefield	Route 35 Streetscape	$285,000	$ 250,000	STEAP	$ 250,000		$35,000
Connecticut Historical Society, Inc.	One Elizabeth Street	Hartford	Capital Improvements to the Museum	$500,000	$ 500,000	SA	$ 500,000		$ -
Connecticut Technology Council	222 Pitkin Street, Suite 113	East Hartford	2007 Innovation Pipeline Accelerator and Innovation Database	$200,000	$ 200,000	MAA	$ 200,000		$ -
Portland, Town of	265 Main Street	Portland	Main Street Streetscape Project	$ 1,069,000	$ 250,000	STEAP	$ 250,000		$819,000
Connecticut Lodging Association Inc.	100 Roscommon Drive, Suite 320	Middletown	Connecticut Tourism and Industry Alliance Cluster Organization (CTIA)	$400,000	$ 175,000	MAA	$ 175,000		$225,000
Mattatuck Historical Society, Inc.	144 W. Main Street	Waterbury	New History Exhibit Project	$ 2,400,000	$ 750,000	UA-OPM	$ 750,000		$ 1,650,000
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	Commercial Streetscape Project	$400,000	$ 400,000	STEAP	$ 400,000		$ -
Cappy's Cleaners, Inc.	57 Main Street	Winsted	Dry Cleaning Site Remediation Project	$257,542	$ 100,000	Dry Cleaning	$ 100,000		$157,542
Hartford Economic Development Corporation	15 Lewis Street	Hartford	Minority Bonding Guaranty Program	$ 1,000,000	$ 1,000,000	UA-DECD	$ 1,000,000		$ -
Nunu 1973, LLC	107 Boston Post Road	Willimantic	Site Investigation and Remediation Project	$120,000	$ 120,000	SCPRIF	$ -	$ 120,000	$ -
Stafford Cleaners	27 East Main street	Stafford Springs	Dry Cleaning Site Remediation Project	$310,000	$ 100,000	Dry Cleaning	$ 100,000		$210,000
Village Cleaners and Tailors	183 West Main Street	Avon	Dry Cleaning Site Remediation Project	$420,000	$ 100,000	Dry Cleaning	$ 100,000		$320,000
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 356	Brooklyn	Day Street Project	$540,274	$ 465,000	STEAP	$ 465,000		$75,274
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Façade Improvements (Torrington/Winchester)	$992,000	$ 500,000	UA-OPM	$ 500,000		$492,000
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Municipal Development Project #2	$684,000	$ 684,000	UA-OPM	$ 684,000		$ -
Branford, Town of	P. O. Box 150	Branford	Roof Improvement Project	$250,000	$ 250,000	STEAP	$ 250,000		$ -
Norwich, City of	34 Courthouse Square	Norwich	Brown Park Seawall Rehabilitation	$ 1,500,000	$ 1,000,000	SA	$ 1,000,000		$500,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Ellington, Town of	55 Main Street	Ellington	Pinney House Restoration	$500,000	$ 500,000	STEAP	$ 500,000		$ -
New Sylvan Cleaners	363 Whalley Ave.	New Haven	Dry Cleaning Site Remediation Project	$193,000	$ 100,000	Dry Cleaning	$ 100,000		$93,000
New U.S. Cleaners	95 High Street	Enfield	Dry Cleaning Site Remediation Project	$160,000	$ 100,000	Dry Cleaning	$ 100,000		$60,000
Cho's McKlean Cleaners, LLC	62 Rockwell Road	Bethel	Dry Cleaning Site Remediation Project	$118,000	$ 100,000	Dry Cleaning	$ 100,000		$18,000
Hilliard Mills, LLC	642 Hilliard Street	Manchester	Site Investigation and Remediation Project	$148,500	$ 148,500	SCPRIF	$ -	$ 148,500	$ -
Voluntown, Town of	115 Main Street	Voluntown	Village Center Development Project	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Regal Cleaners	220 South Main Street	Southbury	Dry Cleaning Site Remediation Project	$185,000	$ 175,000	Dry Cleaning	$ 175,000		$10,000
Newtown Cleaners	54 Church Hill Road	Newtown	Dry Cleaning Site Remediation Project	$277,000	$ 100,000	Dry Cleaning	$ 100,000		$177,000
Old Greenwich Tailors & Cleaners	280 Sound Beach Ave.	Greenwich	Dry Cleaning Site Remediation Project	$363,000	$ 300,000	Dry Cleaning	$ 300,000		$63,000
Wallingford, Town of	54 North Elm Street	Wallingford	Restoration of the Johnson Mansion	$ 50,000	$50,000	UA-OPM	$50,000		$ -
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	Marketing Concepts and Performances	$212,000	$ 106,000	MAA	$ 106,000		$106,000
Connecticut Agricultural Businesses Cluster, Inc.	775 Bloomfield Ave.	Windsor	Agritourism Marketing Initiative	$112,000	$56,000	MAA	$56,000		$56,000
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	Village Center Fire Suppression	$558,533	$ 500,000	STEAP	$ 500,000		$58,533
Cromwell, Town of	41 West Street	Cromwell	Downtown and Riverfront Improvements	$250,000	$ 250,000	STEAP	$ 250,000		$ -
Stonington, Town of	152 Elm Street	Stonington	Stonington Dock	$326,527	$ 100,000	STEAP	$ 100,000		$226,527
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Multi-modal Transportation Center	$ 2,200,000	$ 2,200,000	UA-OPM	$ 2,200,000		$ -
	53			**$47,863,732**	**$22,934,250**		**$22,665,750**	**$268,500**	**$24,929,482**

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
SFY 06-07									
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Silas Deane Highway Revitalization Project - Phase II	$500,000	**$ 500,000**	STEAP	$ 500,000		$ -
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 356	Brooklyn	Pedestrian Walkway Route 6	$425,000	$ 390,000	STEAP	$ 390,000		$35,000
Cornwall, Town of	P. O. Box 205	Cornwall	Hughes Memorial Library	$200,000	$ 200,000	STEAP	$ 200,000		$ -
New Hartford, Town of	530 Main Street	New Hartford	Downtown Revitalization	$330,000	$ 250,000	STEAP	$ 250,000		$80,000
University of Hartford	50 Elizabeth Street	Hartford	The Entrepreneurial Center	$330,807	$ 142,500	GF	$ 142,500		$188,307
West Haven, City of	355 Main Street	West Haven	Art Masonic Temple Building Acquisition	$600,000	$ 550,000	UA-OPM	$ 550,000		$50,000
Bozrah, Town of	1 River Road	Bozrah	Waterline Extension, Gilman Brothers Project	$397,100	$ 175,000	STEAP	$ 175,000		$222,100
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Steel Point Acquisition/Infrastructure	$ 24,850,000	$ 23,350,000	UA-OPM	$ 23,350,000		$ 1,500,000
East Lyme, Town of	P.O. Box 519	Niantic	Main Street Enhancement, Street scape & sidewalk	$670,000	$ 400,000	STEAP	$ 400,000		$270,000
Middlefield, Town of	393 Jackson Hill Road	Middlefield	Acquisition Project	$975,000	$ 500,000	STEAP	$ 500,000		$475,000
Sherman, Town of	P.O. Box 39	Sherman	Sherman Playhouse Improvements	$100,000	$ 100,000	STEAP	$ 100,000		$ -
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Connecticut Hydrogen Fuel Cell Coalition's	$375,000	$ 375,000	GF	$ 375,000		$ -
Windsor, Town of	275 Broad Street	Windsor	New England Tradeport Business Asistance Fund	$ 4,000,000	$ 2,000,000	MAA	$ 2,000,000		$ 2,000,000
New London Turnpike Realty, LLC	911 New London Turnpike	Glastonbury	Roser Tannery Site Investigation Project	$171,800	$ 171,800	SCPRIF	$ -	$ 171,800	$ -
Hartford Cleaners, Inc.	51 & 65 Mansfield Ave.	Willimantic	Dry Cleaning Site Remediation Project	$170,631	$ 100,000	Dry Cleaning	$ 100,000		$70,631
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Commercial Revitalization (2)	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT Procurement Technical Assistance Program 06/07	$715,000	$ 357,500	MAA	$ 357,500		$357,500
Wilton, Town of	238 Danbury Road	Wilton	Ambler Farm Improvements Project	$675,000	$ 250,000	STEAP	$ 250,000		$425,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Bentley Cleaners	607 Main Avenue	Norwalk	Dry Cleaning Site Remediation Project	$367,500	$ 300,000	Dry Cleaning	$ 300,000		$67,500
French Cleaners	935 Farmington Avenue	West Hartford	Dry Cleaning Site Remediation Project	$311,575	$ 100,000	Dry Cleaning	$ 100,000		$211,575
Seccombe's Cleaners, Inc.	1 Holbrook Street	Ansonia	Dry Cleaning Site Remediation Project	$232,148	$ 225,000	Dry Cleaning	$ 225,000		$ 7,148
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Capital Repairs-Mortenson Theatre	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Manchester, Town of	41 Center Street, Box 191	Manchester	Broad Street Streetscape	$412,000	$ 412,000	UA-OPM	$ 412,000		$ -
Plymouth, Town of	80 Main Street	Plymouth	Plymouth Business Park Water Pump Project	$700,000	$ 700,000	UA-OPM/STEAP	$ 700,000		$ -
Newington, Town of	131 Cedar Street	Newington	Town Center Streetscape Improvement and Expan. III	$400,000	$ 400,000	STEAP	$ 400,000		$ -
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	Town Center Project	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Mark Twain Memorial	351 Farmington Avenue	Hartford	Mark Twain Debt Retirement	$ 3,545,000	$ 3,510,000	UA-OPM	$ 3,510,000		$35,000
Milford, City of	70 West River Street	Milford	Devon Center Revitailization III	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ -
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	New Fairfield Museum and Historic District	$450,000	$ 350,000	STEAP	$ 350,000		$100,000
Windham, Town of	979 Main Street	Willimantic	Windham Town Hall Code Compliance	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Plainville, Town of	1 Central Square	Plainville	Downtown Revitalization Project	$890,000	$ 835,000	UA-OPM	$ 835,000		$55,000
Salisbury, Town of	Town Hall	Salisbury	Railroad Station Improvements	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Ashford, Town of	25 Pompey Hollow Road	Ashford	Transfer Station Modernization Project	$300,000	$ 300,000	STEAP	$ 300,000		$ -
Neet Cleaners	2703 Main Street	Glastonbury	Dry Cleaning Site Remediation Project	$196,704	$ 100,000	Dry Cleaning	$ 100,000		$96,704
Sedgwick Cleaners, Inc.	17 Sedgwick Road	West Hartford	Dry Cleaning Site Remediation Project	$309,684	$ 300,000	Dry Cleaning	$ 300,000		$ 9,684
Timely Cleaners, Inc.	77 Berlin Road	Cromwell	Dry Cleaning Site Remediation Project	$111,983	$ 100,000	Dry Cleaning	$ 100,000		$11,983
Village Cleaners	Routes 37 & 39	New Fairfield	Dry Cleaning Site Remediation Project	$420,000	$ 300,000	Dry Cleaning	$ 300,000		$120,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Newtown, Town of	45 Main Street	Newtown	Improvements to the Fairfield Hills Water System	$650,000	$ 275,000	STEAP	$ 275,000		$375,000
New Haven, City of	165 Church Street	New Haven	Gateway Downtown Development Project	$ 10,000,000	$ 10,000,000	UA-OPM	$ 10,000,000		$ -
Ansonia, City of	253 Main Street	Ansonia	Streetscape Improvement Project	$125,000	$ 125,000	SA	$ 125,000		$ -
Branford Cleaners	275 Main Street	Branford	Dry Cleaning Site Remediation Project	$160,000	$ 150,000	Dry Cleaning	$ 150,000		$10,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Ext. Program 2006-2007	$ 4,200,000	$ 1,000,000	GF	$ 1,000,000		$ 3,200,000
Oxford, Town of	486 Oxford Road	Oxford	E Commerce Drive	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Tolland, Town of	21 Town Green	Tolland	Access Road to Tolland Business Park	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Fuel Cell Economic Plan/Hydrogen Roadmap	$450,000	$ 450,000	GF	$ 450,000		$ -
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Support the Downtown Resource Center and Project #7	$538,500	$ 200,000	MAA	$ 200,000		$338,500
East Haddam, Town of	Town Office Building	East Haddam	Sidewalk & Lighting Enhancements	$250,000	$ 250,000	STEAP	$ 250,000		$ -
East Hampton, Town of	20 East High Street	East Hampton	Infrastructure Improvements of Rt. 66	$499,944	$ 499,944	STEAP	$ 499,944		$ -
Suffield Long Meadow	134 Mountain Road	Suffield	Dry Cleaning Site Remediation Project	$340,000	$ 300,000	Dry Cleaning	$ 300,000		$40,000
Unique Cleaners, Inc.	15 Boston Street	Guilford	Dry Cleaning Site Remediation Project	$310,000	$ 300,000	Dry Cleaning	$ 300,000		$10,000
Marcle, LLC	31 Moulton Court	Willimantic	Meadow Street Investigation & Remediation	$215,300	$ 215,300	SCPRIF	$ -	$ 215,300	$ -
Norwalk, City of	125 East Avenue	Norwalk	Maritime Aquarium Debt Refinancing	$500,000	$ 500,000	SA	$ 500,000		$ -
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	Dry Cleaning Site Remediation Project	$160,000	$ 150,000	Dry Cleaning	$ 150,000		$10,000
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	Bloomfield Façade Improvements	$250,000	$ 250,000	SA	$ 250,000		$ -
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	Matching Funds - Science Center Design and Dev.	$ 5,600,000	$ 2,800,000	SA	$ 2,800,000		$ 2,800,000
Stafford, Town of	1 Main Street	Stafford Springs	Main Street/East Main Street Replacement	$554,319	$ 494,319	STEAP	$ 494,319		$60,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Waterbury Municipal Stadium	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000		$ -
Whiting Mills, LLC	210 Holabird Street	Winsted	210 Holabird Ave. Project	$ 60,000	$60,000	SCPRIF	$ -	$ 60,000	$ -
Farmington, Town of	1 Monteith Drive	Farmington	Revitalization of Unionville Center	$670,000	$ 500,000	STEAP	$ 500,000		$170,000
Orange Historical Society	769 Deer Run Lane	Orange	Nathan Bryan-William Andrew House Restoration	$285,000	$ 285,000	UA-OPM	$ 285,000		$ -
New Haven, City of	165 Church Street	New Haven	River Street Revitalization Project - Phase 1	$ 15,003,202	$ 2,500,000	UA-OPM	$ 2,500,000		$ 12,503,202
Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	Healthy Children, Healthy Communities Project	$ 1,000,000	$ 250,000	UA-OPM	$ 250,000		$750,000
Thomaston, Town of	158 Main Street	Thomaston	Sidewalks Replacement Program	$200,040	$ 200,040	STEAP	$ 200,040		$ -
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	Capital Improvement Project Phase II - Supplemental Funds	$ 4,002,373	$ 1,100,000	UA-OPM	$ 1,100,000		$ 2,902,373
Southington, Town of	75 Main Street	Southington	Leach Property Improvements	$195,000	$ 195,000	STEAP	$ 195,000		$ -
Essex, Town of	29 West Avenue	Essex	Town Improvements	$499,910	$ 499,910	STEAP	$ 499,910		$ -
Litchfield, Town of	74 West Street	Litchfield	Sidewalk Replacement in Town Center - Phase 2	$170,000	$ 170,000	STEAP	$ 170,000		$ -
Orange, Town of	486 Oxford Road	Orange	Boston Post Road Lighting Phase II	$175,000	$ 175,000	STEAP	$ 175,000		$ -
Connecticut Venture Group, Inc.	1895 Post Road Client	Fairfield	The Angel Guild	$180,000	$90,000	MAA	$90,000		$90,000
Deep River, Town of	174 Main Street	Deep River	Downtown Streetscape Improvements	$554,531	$ 500,000	STEAP	$ 500,000		$54,531
New Celebrity Cleaners, Inc.	280 Railroad Avenue	Greenwich	Dry Cleaning Site Remediation Project	$ 85,000	$75,000	Dry Cleaning	$75,000		$10,000
Valu Clean	949 Bedford Street	Stamford	Dry Cleaning Site Remediation Project	$150,000	$50,000	Dry Cleaning	$50,000		$100,000
Connecticut Players Foundation, Inc.	222 Sargent Drive	New Haven	Long Wharf Theatre - Phase I	$750,000	$ 750,000	UA-OPM	$ 750,000		$ -
Middletown, City of	245 DeKoven Drive	Middletown	Green Street Arts Center Project	$ 1,502,537	$ 300,000	UA-OPM	$ 300,000		$ 1,202,537
Southside Institutions Neighborhood Alliance, Inc.	207 Washington Street	Hartford	SINA Sports Complex	$ 15,300,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ 13,300,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Broadway Cleaners	83 Quinnipiac Avenue	North Haven	Dry Cleaning Site Remediation Project	$321,200	$ 300,000	Dry Cleaning	$ 300,000		$21,200
Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	Dry Cleaning Site Remediation Project	$124,000	$ 100,000	Dry Cleaning	$ 100,000		$24,000
Crystal Cleaners	1 New Haven Ave.	Derby	Dry Cleaning Site Remediation Project	$310,000	$ 100,000	Dry Cleaning	$ 100,000		$210,000
Deluxe Cleaners, Inc.	543 Hope Street	Stamford	Dry Cleaning Site Remediation Project	$254,877	$ 225,000	Dry Cleaning	$ 225,000		$29,877
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	Eugene O'Neill Property Purchase	$425,000	$ 425,000	UA-OPM	$ 425,000		$ -
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull MDP Implementation Acquisition	$ 2,100,000	$ 2,100,000	MAA	$ -	$ 2,100,000	$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	Brownfield Study of the City of waterbury	$700,000	$ 500,000	UA-OPM	$ 500,000		$200,000
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	Implementation Program	$442,999	$ 150,500	MAA	$ 150,500		$292,499
Putnam, Town of	126 Church Street	Putnam	Downtown Putnam Façade Improvements	$100,000	$ 100,000	SA	$ 100,000		$ -
Shippan Professional Cleaners, LLC	195 Shippan Ave.	Fairfield	Dry Cleaning Site Remediation Project	$147,805	$50,000	Dry Cleaning	$50,000		$97,805
Connecticut Technology Council	11 Founders Plaza	East Hartford	Innovation Pipeline Acclerator	$240,000	$ 200,000	MAA	$ 200,000		$40,000
Bristol, City of	111 North Main Street	Bristol	Revit. Downtown, Recreation and Comm. Ctr.,Roadway	$ 5,000,000	$ 5,000,000	UA-OPM	$ 5,000,000		$ -
South Windsor, Town of	1540 Sullivan Avenue	South Windsor	I-291 Corridor Municipal Development Project	$ 1,342,500	$ 1,000,000	STEAP	$ 1,000,000		$342,500
The Workplace, Inc.	350 Fairfield Avenue	Bridgeport	Metal Manufacturing Cluster	$400,000	$ 200,000	MAA	$ 200,000		$200,000
	89			**$129,625,969**	**$83,853,813**		**$81,306,713**	**$2,547,100**	**$45,772,156**
SFY 05-06									
Thompson, Town of	815 Riverside Drive	Thompson	VFW Roof Repair	$ 20,000	$20,000	UA-OPM	$20,000		$ -
Hartford, City of	550 Main Street	Hartford	Park Street Streetscape - Phase II	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Connecticut United for Research Excellence (CURE)	300 George Street	New Haven	Clinical Trial & Bio 2006	$380,000	$ 190,000	MAA	$ 190,000		$190,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Woodbury, Town of	281 Main Street South	Woodbury	Judson Avenue Sidewalks	$214,875	$ 214,875	STEAP	$ 214,875		$ -
Northeast CT Economic Alliance, nc.	83 Windham Street - Beckert Hall	Willimantic	Revolving Loan Fund	$200,000	$ 200,000	SA	$ 200,000		$ -
Manchester Redevelopment Agency	41 Center Street	Manchester	Dean Machine Project	$ 75,000	$75,000	SCPRIF	$ -	$ 75,000	$ -
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theater Restoration - Phase IV	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ 2,000,000
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	Support of Cluster's 2006 Goals	$230,000	$50,000	MAA	$50,000		$180,000
Norwich, City of	34 Courthouse Square	Norwich	Dodd Stadium	$810,000	$ 200,000	MAA	$ 200,000		$610,000
North Branford, Town of	900 Foxon Road	North Branford	Facade Improvement Program	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk South	$750,000	$ 750,000	SA	$ 750,000		$ -
Litchfield, Town of	74 West Street	Litchfield	West Street Improvements	$170,000	$ 170,000	STEAP	$ 170,000		$ -
New Way Cleaners, Inc.	449 Enfield Street	Enfield	Dry Cleaning Site Remediation Project	$189,276	$ 150,000	Dry Cleaning	$ 150,000		$39,276
Clinton, Town of	54 East Main Street	Clinton	Senior Housing Feasibility/Predevelopment Planning	$350,000	$ 350,000	STEAP	$ 350,000		$ -
A-1 Cleaners	2 Commercial Parkway	Branford	Dry Cleaning Site Remediation Project	$ 73,157	$50,000	Dry Cleaning	$50,000		$23,157
Best Cleaners, Inc.	1088 Newfield Street	Middletown	Dry Cleaning Site Remediation Project	$175,000	$ 100,000	Dry Cleaning	$ 100,000		$75,000
Best Cleaners, Inc.	1684 Farmington Avenue	Unionville	Dry Cleaning Site Remediation Project	$105,995	$ 100,000	Dry Cleaning	$ 100,000		$ 5,995
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	Four Corners Village Center	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Midway Cleaners, Inc.	160 Rowayton Avenue	Norwalk	Dry Cleaning Site Remediation Project	$160,000	$ 150,000	Dry Cleaning	$ 150,000		$10,000
Stevens Cleaners	47 Stevens Street	Norwalk	Dry Cleaning Site Remediation Project	$160,000	$ 150,000	Dry Cleaning	$ 150,000		$10,000
Today Cleaners, Inc.	425 Washington Avenue	North Haven	Dry Cleaning Site Remediation Project	$110,000	$ 100,000	Dry Cleaning	$ 100,000		$10,000
One Stop Cleaners	284 Blake Street	New Haven	Dry Cleaning Site Remediation Project	$ 79,950	$50,000	Dry Cleaning	$50,000		$29,950

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #6	$532,900	$ 200,000	MAA	$ 200,000		$332,900
65 Burritt Street	360 Wallingford Road	Durham	Remediation Project	$160,000	$ 160,000	SCPRIF	$ -	$ 160,000	$ -
Brothers Dry Cleaners & Dyers, Inc.	234 North Street	New Britain	Dry Cleaning Site Remediation Project	$110,000	$ 100,000	Dry Cleaning	$ 100,000		$10,000
New Britain, City of	27 West Main Street	New Britain	Downtown Econ. Dev. Feasibility Study	$250,000	$ 250,000	UA-OPM	$ 250,000		$ -
Windham, Town of	979 Main Street	Willimantic	Windham Mills Property Acquisition Judgment	$ 3,727,478	$ 2,000,000	UA-OPM	$ 2,000,000		$ 1,727,478
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center FY '06	$ 4,606,300	$ 1,227,000	MAA	$ 1,227,000		$ 3,379,300
Hartford Stage Company, Inc.	50 Church Street	Hartford	Hartford Stage Feasibility Study	$600,000	$ 500,000	UA-OPM	$ 500,000		$100,000
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	Palace Theatre Final Phase - Additional Funds	$750,000	$ 750,000	SA	$ 750,000		$ -
Vernon, Town of	14 Park Place	Vernon	Amerbelle Mill Study	$250,000	$ 125,000	MAA	$ 125,000		$125,000
North Canaan, Town of	100 Pease Street	North Canaan	Reconstruction of Canaan Union Station	$850,000	$ 700,000	STEAP	$ 700,000		$150,000
North Haven, Town of	Memorial Town Hall, 18 Church Street	North Haven	Widen Universal Road	$386,000	$ 386,000	STEAP	$ 386,000		$ -
Connecticut Aerospace Hall of Fame & Museum, Inc.	Sniffens Lane	Stratford	Connecticut Air and Space Center Project	$914,000	$ 563,000	UA-OPM/MAA	$ 563,000		$351,000
Gas Equipment Engineering Corporation	1240 Oronoque Road	Milford	Phase II, III and RAP at the GEECO site in Milford	$200,000	$ 200,000	SCPRIF	$ -	$ 200,000	$ -
North Canaan, Town of	100 Pease Street	North Canaan	Municipal Parking Lot	$550,000	$ 500,000	STEAP	$ 500,000		$50,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year XII	$715,000	$ 357,500	MAA	$ 357,500		$357,500
Hartford, City of	550 Main Street	Hartford	Parkville MDP Planning	$205,000	$ 180,000	MAA	$ 180,000		$25,000
Danbury, City of	155 Deer Hill Avenue	Danbury	Boehringer-Ingleheim Infrastructure Project	$ 3,500,000	$ 500,000	MAA	$ 500,000		$ 3,000,000
Bridgeport, City of	45 lyon Terrace	Bridgeport	East Main Street Façade Improvements	$435,000	$ 250,000	UA-OPM	$ 250,000		$185,000
Goshen, Town of	Town Hall Building	Goshen	Goshen Theatre Restoration Project	$151,471	$ 100,000	STEAP	$ 100,000		$51,471

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Old Saybrook, Town of	Town Hall, 302 Main St.	Old Saybrook	Town Hall Improvements	$ 2,501,969	$ 500,000	STEAP	$ 500,000		$ 2,001,969
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Aerospace & Defense Manufacturing Supply Chain Integration	$ 1,111,500	$ 1,000,000	MAA	$ 1,000,000		$111,500
CTCenter for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	Aerospace and Defense Industry Initiative	$ 4,500,000	$ 2,250,000	MAA	$ 2,250,000		$ 2,250,000
Lyme Historical Society, Inc.	96 Lyme Street	Old Lyme	Restoration of the Florence Griswold House	$ 2,443,856	$ 750,000	UA-OPM	$ 750,000		$ 1,693,856
New Canaan, Town of	77 Main Street	New Canaan	Affordable Housing Planning Project	$ 45,000	$45,000	STEAP	$45,000		$ -
Community Economic Development Fund	965 East Main Street	Meriden	Eastern Connecticut Segmented Loan Fund	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ 2,000,000
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	Silas Deane Highway Revitalization Project	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Washington, Town of	2 Bryan Plaza	Washington Depot	Washington STEAP Project	$ 3,950,000	$ 450,000	STEAP	$ 450,000		$ 3,500,000
Camp Courant, Inc.	285 Broad Street	Hartford	Camp Courant Improvements	$152,120	$75,497	MAA	$75,497		$76,623
Mark Twain Memorial	351 Farmington Avenue	Hartford	Supplemental Funding for Visitor Center	$ 13,676,584	$ 1,000,000	UA-OPM	$ 1,000,000		$ 12,676,584
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	Streetscape Improvements in Riverton	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Waterbury Development Corp.	24 Leavenworth Street	Waterbury	WDC Incentive Fund	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
American Clock & Watch Museum, Inc.	100 Maple Street	Bristol	American Clock & Watch Museum Acquisition	$186,391	$ 100,000	UA-OPM	$ 100,000		$86,391
Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown Revit. Project Phase II	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Meriden, City of	142 East Main Street	Meriden	Hub Demolition	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
Marlborough, Town of	26 North Main Street	Marlborough	Streetscape Improvements To Town Center	$295,000	$ 275,000	STEAP	$ 275,000		$20,000
Beautiful Cleaners, Inc.	812 Park Street	Bloomfield	Dry Cleaning Site Remediation Project	$160,000	$ 100,000	Dry Cleaning	$ 100,000		$60,000
Litchfield, Town of	74 West Street	Litchfield	Litchfield Parking lots	$285,000	$ 285,000	UA-OPM	$ 285,000		$ -
Newtown, Town of	45 Main Street	Newtown	Newtown Technlology Park Project	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Thomaston, Town of	158 Main Street	Thomaston	Seth Thomas Homestead and Museum	$463,830	$ 450,000	UA-OPM	$ 450,000		$13,830
	61			**$68,917,652**	**$31,398,872**		**$30,963,872**	**$435,000**	**$37,518,780**

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
SFY 04-05									
Norwalk, City of	125 East Avenue	Norwalk	Wall Street Bridge Renovation Project	$ 50,000	$50,000	UA-OPM	$50,000		$ -
Bethel, Town of	1 School Street	Bethel	Phase II Sidewalk Improvements	$250,000	**$ 250,000**	STEAP	$ 250,000		$ -
East Lyme, Town of	P.O. Box 519	Niantic	Hole in the Wall Environmentally Friendly Parking Lot	$500,000	**$ 500,000**	STEAP	$ 500,000		$ -
Children's Museum of Southeastern Connecticut, Inc.	409 Main Street	Niantic	Museum Expansion Feasibility Study	$ 87,000	$87,000	UA-OPM	$87,000		$ -
East Haven, Town of	250 East Main St	East Haven	First Phase Enhancement to Central Business District Project	$ 1,075,000	**$ 550,000**	UA-OPM	$ 550,000		$525,000
Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA – Replenish Neighborhood Economic Development Fund	$ 6,700,000	$ 3,000,000	UA-OPM	$ 3,000,000		$ 3,700,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	Silas Deane Highway Revitalization Project	$600,000	**$ 500,000**	STEAP	$ 500,000		$100,000
Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	Connecticut Trolley Museum	$187,500	$ 150,000	UA-OPM	$ 150,000		$37,500
Lyman Allyn Art Museum	625 Williams Street	New London	Capital Improvements Project	$ 1,000,000	**$ 1,000,000**	UA-OPM	$ 1,000,000		$ -
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	Capital Improvement Project Phase II	$ 1,000,000	**$ 1,000,000**	UA-OPM	$ 1,000,000		$ -
Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	Emergency Repair Project	$118,000	$ 118,000	UA-OPM	$ 118,000		$ -
Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	Capital Improvements Project	$ 1,000,000	**$ 1,000,000**	UA-OPM	$ 1,000,000		$ -
New Milford, Town of	10 Main Street	New Milford	Railroad Street Improvements	$970,700	**$ 420,700**	STEAP	$ 420,700		$550,000
Portland, Town of	265 Main Street	Portland	Portland Sidewalks Project	$150,000	**$ 150,000**	UA-OPM	$ 150,000		$ -
Suffield, Town of	83 Mountain Road	Suffield	Town Center Redevelopment Project	$487,988	$ 400,000	STEAP	$ 400,000		$87,988
Hamden, Town of	2372 Whitney Avenue	Hamden	Whitneyville Center Improvements	$104,000	$ 100,000	UA-OPM	$ 100,000		$ 4,000
Suffield, Town of	83 Mountain Road	Suffield	Babbs Beach Roller Rink Restoration	$152,000	$ 100,000	STEAP	$ 100,000		$52,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Griswold, Town of	Town Hall, 28 Main Street	Griswold	Triangle Wire & Cable Company Redevelopment Planning	$695,000	$ 195,000	MAA	$ 195,000		$500,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #5	$446,600	$ 200,000	MAA	$ 200,000		$246,600
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	Town Center Public Improvements	$775,000	$ 500,000	STEAP	$ 500,000		$275,000
Orange, Town of	486 Oxford Road	Orange	Boston Post Road Lighting Program	$150,000	$ 150,000	STEAP	$ 150,000		$ -
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	The Hartford Partnership Plan	$300,000	$ 150,000	MAA	$ 150,000		$150,000
Public Housing Residence Going Places, Inc.	15 Pavilion Drive	Hartford	Main and Pavillion Shopping Center	$200,000	$ 160,000	CBRLF	$ -	$ 160,000	$40,000
Sea Research Foundation, Inc.	55 Coogan Blvd.	Mystic	Mystic Marinelife Aquarium Debt Restructure Project	$ 4,500,000	$ 4,500,000	UA-OPM	$ 4,500,000		$ -
Thomaston, Town of	158 Main Street	Thomaston	Improvements to the Thomaston Opera House	$208,000	$ 180,000	UA-OPM	$ 180,000		$28,000
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	CT Historical Society/ Old State House Renovation	$ 5,935,000	$ 3,000,000	UA-OPM	$ 3,000,000		$ 2,935,000
Essex, Town of	29 West Avenue	Essex	Essex Town Center Improvements	$486,090	$ 486,090	STEAP	$ 486,090		$ -
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Litchfield Hills Façade Improvement Program, U.A. Rural	$ 1,955,000	$ 1,000,000	UA-OPM	$ 1,000,000		$955,000
Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	New Museum Construction Project	$ 45,000	$25,000	UA-OPM	$25,000		$20,000
Plainville, Town of	1 Central Square	Plainville	Neal Court Improvement Project	$265,500	$ 250,000	UA-OPM	$ 250,000		$15,500
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	Central Connecticut Revolving Loan Fund	$560,000	$ 500,000	MAA	$ 500,000		$60,000
Southington, Town of	75 Main Street	Southington	D'Angelo Parking Lot Project	$175,000	$75,000	UA-OPM	$75,000		$100,000
Newington, Town of	131 Cedar Street	Newington	Town Center Streetscape Improvments - Phase 2	$250,000	$ 250,000	STEAP	$ 250,000		$ -
Earthplace, The Nature Discovery Center, Inc.	10 Woodside Circle	Westport	Renovation of Exhibit Hall Project	$ 50,000	$25,000	UA-OPM	$25,000		$25,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stop & Shop Project	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ -

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Hebron, Town of	Town Hall, 15 Gilead St.	Hebron	Village Green District	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Derby, City of	One Elizabeth Street	Derby	Sterling Opera House Restoration	$ 5,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ 4,000,000
Marlborough Arts Center & Museum Inc	231 North Main Street	Marlborough	Regional Arts Center	$125,000	$ 100,000	UA-OPM	$ 100,000		$25,000
Otis Library	261 Main Street	Norwich	Renovation and Expansion Project	$ 8,500,000	$ 4,500,000	UA-OPM	$ 4,500,000		$ 4,000,000
Madison, Town of	8 Campus Drive	Madison	Madison Center Project	$631,400	$ 500,000	STEAP	$ 500,000		$131,400
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year XI	$715,000	$ 300,000	MAA	$ 300,000		$415,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	Eugene O'Neill Theater Repairs - White House Prjt	$193,939	$ 150,000	UA-OPM	$ 150,000		$43,939
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street MDP Implementation	$ 2,700,000	$ 1,350,000	MAA	$ 1,350,000		$ 1,350,000
Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	Renovation and Expansion Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Milford, City of	70 West River Street	Milford	Devon Center Revit. II	$ 1,600,000	$ 1,600,000	UA-OPM	$ 1,600,000		$ -
Bridgeport Downtown Special Services Dist.	10 Middle Street	Bridgeport	Downtown Plan - Bridgeport	$250,000	$ 250,000	UA-DECD	$ 250,000		$ -
Colt Gateway, LLC/Homes for America Holdings, Inc	140 Huyshope Ave., Suite 200	Hartford	Coltsville Armory Site Project	$ 65,000,000	$ 4,500,000	UA-OPM	$ 4,500,000		$ 60,500,000
CONNSTEP, Inc.	1090 Elm Street,#202	Rocky Hill	CT Manufacturing Resource Center	$ 4,105,000	$ 1,500,000	MAA	$ 1,500,000		$ 2,605,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Phase V	$ 11,176,120	$ 2,000,000	UA-OPM	$ 2,000,000		$ 9,176,120
Battiston's of Windsor, Inc.	395 Cottage Grove Rd.	Bloomfield	Dry Cleaning Site Remediation Project	$334,400	$ 150,000	Dry Cleaning	$ 150,000		$184,400
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #4	$372,500	$ 183,200	MAA	$ 183,200		$189,300
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	Captain Oliver Filley House Renovation	$ 1,514,000	**$ 200,000**	UA-OPM	$ 200,000		$ 1,314,000
Haddam, Town of	30 Field Park Drive	Haddam	Higganum Center Infrastructure Project	$530,000	$ 500,000	STEAP	$ 500,000		$30,000
Hellenic Society "Paideia", Inc.	P.O. Box 1399	Bristol	Bristol Culture & Arts Center Project	$225,000	**$ 225,000**	UA-OPM	$ 225,000		$ -
Chappell Garden, Inc.	369A Barbour Street	Hartford	Ludella Williams Community Center Project	$625,000	$ 150,000	UA-OPM	$ 150,000		$475,000
	55			**$139,025,737**	**$44,179,990**		**$44,019,990**	**$160,000**	**$94,845,747**

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
SFY 03-04									
Brookfield Craft Center, Inc.	286 Whisconier Road	Brookfield	Acquisition & Renovation of Train Station Project	$384,500	$ 134,400	UA-OPM	$ 134,400		$250,100
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	Adriaens Landing Technology Center (CTSE Planning)	$ 3,927,500	$ 1,963,750	CCEDA	$ 1,963,750		$ 1,963,750
New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	Museum Expansion Project	$ 16,013,670	$ 5,000,000	UA-OPM	$ 5,000,000		$ 11,013,670
Connecticut Development Authority/CCEDA	999 West Street	Rocky Hill	Northland Two Pillars, LLC	$ 151,641,161	$ 30,500,000	CCEDA	$ 30,500,000		$ 121,141,161
Coventry, Town of	1712 Main Street	Coventry	Coventry Village Development Project	$625,000	$ 500,000	STEAP	$ 500,000		$125,000
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	Ledyard Infrastructure Improvements - Phase 1	$ 1,478,750	$ 490,000	STEAP	$ 490,000		$988,750
Simsbury, Town of	933 Hopmeadow Street	Simsbury	Simsbury Meadows Band Shell Project	$650,000	$ 500,000	STEAP	$ 500,000		$150,000
Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	Westport County Playhouse Expansion Proj.	$ 16,969,291	$ 5,000,000	SA	$ 5,000,000		$ 11,969,291
Connecticut Technology Council	11 Founders Plaza	East Hartford	Connecticut Software Cluster	$207,000	$ 100,000	MAA	$ 100,000		$107,000
Connecticut Brownfield Redevelopment Authority	999 West Street	Rocky Hill	Steel Point Site Investigation	$900,000	$ 900,000	UA-OPM	$ 900,000		$ -
New Haven, City of	165 Church Street	New Haven	Mid Block Parking Garage	$ 24,672,091	$ 4,000,000	SA	$ 4,000,000		$ 20,672,091
Stamford, City of	888 Washington Boulevard	Stamford	Bartlett Arboreretum Project	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
Windham, Town of	979 Main Street	Willimantic	Windham Textile & History Museum	$ 40,000	$40,000	UA-OPM	$40,000		$ -
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	$ 3,567,306	$ 500,000	MAA	$ 500,000		$ 3,067,306
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year X	$715,000	$ 300,000	MAA	$ 300,000		$415,000
Sherman, Town of	P.O. Box 39	Sherman	Sherman Playhouse - Window Replacement	$ 12,000	$12,000	STEAP	$12,000		$ -
Meriden Economic Resource Group, Inc.	P.O. Box 888	Meriden	City Center Initiative Plan	$250,000	$ 250,000	UA-OPM	$ 250,000		$ -

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Morris, Town of	3 East St P.O. Box 66	Morris	Town Center Vision Project	$435,800	$ 435,800	STEAP	$ 435,800		$ -
Newington, Town of	131 Cedar Street	Newington	Town Center Improvement Project	$553,880	$ 400,000	STEAP	$ 400,000		$153,880
Southington Remediation Services, LLC	38 Colton Street	Farmington	Clark Street Rehabilitation Project	$400,000	$50,000	SCPRIF	$ -	$ 50,000	$350,000
Greenwich, Town of	101 Field Point	Greenwich	Bruce Museum of Arts Sciences	$179,687	$ 175,000	UA-OPM	$ 175,000		$ 4,687
Orange, Town of	486 Oxford Road	Orange	Edision Road Expansion	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Waterbury Adult Continuing Education Technical Training Center	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
Berlin, Town of	Town Hall, 240 Kensington Road	Berlin	Downtown Green Development	$950,000	$ 500,000	STEAP	$ 500,000		$450,000
Hill-Stead Museum	32 Mountain Road	Farmington	Exterior Renovation and Public Access Project	$ 2,500,000	$ 1,250,000	UA-OPM	$ 1,250,000		$ 1,250,000
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	Warner Theatre Restoration Project Phases 1, 2, 3	$ 6,713,300	$ 6,066,000	UA-OPM	$ 6,066,000		$647,300
Bristol Historical Society, Inc.	98 Summer Street	Bristol	Building Renovation Phase 1	$350,000	$ 200,000	UA-OPM	$ 200,000		$150,000
Groton DPUC, City of	295 Meridian Street	Groton	Infrastructure Road & Utility Improvement	$ 14,475,000	$ 1,675,000	UA-OPM	$ 1,675,000		$ 12,800,000
Oxford, Town of	486 Oxford Road	Oxford	Oxford Business Incubator	$225,000	$ 144,000	STEAP	$ 144,000		$81,000
Ellington, Town of	55 Main Street	Ellington	Nellie McKnight House Restoration	$115,000	$ 100,000	STEAP	$ 100,000		$15,000
Bozrah, Town of	1 River Road	Bozrah	Electric Utilties Extension	$ 1,069,065	$ 250,000	STEAP	$ 250,000		$819,065
Naugatuck, Borough of	239 Church Street	Naugatuck	Goodyear Building Restoration	$ 1,000,000	$ 500,000	UA-OPM	$ 500,000		$500,000
New Haven, City of	165 Church Street	New Haven	Ninth Square Phase II	$ 25,994,169	$ 9,902,370	SA	$ 9,902,370		$ 16,091,799
New Milford, Town of	10 Main Street	New Milford	Century Enterprise Center	$ 5,332,000	$ 500,000	STEAP	$ 500,000		$ 4,832,000
Windsor, Town of	275 Broad Street	Windsor	Summer Winds Plaza Theater	$ 2,436,330	$ 500,000	STEAP	$ 500,000		$ 1,936,330

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	State Games of America - Connecticut 2003	$ 1,266,500	$ 500,000	MAA	$ 500,000		$766,500
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #3	$401,400	$ 150,000	MAA	$ 150,000		$251,400
	37			**$290,950,400**	**$77,988,320**		**$77,938,320**	**$50,000**	**$212,962,080**
SFY 02-03									
East Haddam, Town of	Town Office Building	East Haddam	Walkable Moodus Center	$461,875	$ 421,875	STEAP	$ 421,875		$40,000
Southington, Town of	75 Main Street	Southington	Industrial Park Study	$200,000	$ 100,000	MAA	$ 100,000		$100,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	Mansfield Downtown STEAP Project	$500,000	$ 500,000	STEAP	$ 500,000		$ -
Salisbury, Town of	Town Hall	Salisbury	Salisbury & Lakeville Business Area Enhancement Project	$305,000	$ 300,000	STEAP	$ 300,000		$ 5,000
Suffield, Town of	83 Mountain Road	Suffield	Suffield Town Center Project	$833,000	$ 500,000	STEAP	$ 500,000		$333,000
Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Rehabilitation and Redevelopment Project	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	Façade Improvement Program	$ 1,975,000	$ 1,000,000	UA-OPM	$ 1,000,000		$975,000
Newtown, Town of	45 Main Street	Newtown	Streetscape Improv. In Sandy Hook Bus. Section	$ 1,250,000	$ 475,000	STEAP	$ 475,000		$775,000
Redding, Town of	100 Hill Road	Redding	Street Enhancements Plan Project	$ 1,227,953	$ 500,000	STEAP	$ 500,000		$727,953
Torrington, City of	140 Main Street	Torrington	Master Planning Downtown Redevelopment Project	$100,000	$50,000	UA-OPM	$50,000		$50,000
Sharon, Town of	63 Main Street	Sharon	Sharon Valley Lime Kiln Project	$138,169	$73,169	STEAP	$73,169		$65,000
Mark Twain Memorial	351 Farmington Avenue	Hartford	Mark Twain House Expansion and Enhancement Project	$ 16,671,584	$ 4,000,000	UA-OPM/REG	$ 4,000,000		$ 12,671,584
Tolland, Town of	21 Town Green	Tolland	Tolland Business Park Infrastructure Improvements	$640,000	$ 485,000	STEAP	$ 485,000		$155,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Waterbury Economic Resource Center	$250,000	$ 100,000	MAA	$ 100,000		$150,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	Downtown Redevelopment Project	$ 48,248	$20,000	UA-OPM	$20,000		$28,248
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Norwich Industrial Park/Computer Sciences Corporation	$155,556	$ 140,000	MAA	$ 140,000		$15,556
Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	Dry Cleaning Site Remediation Project	$162,500	$ 150,000	Dry Cleaning	$ 150,000		$12,500
Hollywood Cleaners	705 Shippan Avenue	Stamford	Dry Cleaning Site Remediation Project	$150,000	$ 100,000	Dry Cleaning	$ 100,000		$50,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IX	$600,000	$ 300,000	MAA	$ 300,000		$300,000
Stratford, Town of	2725 Main Street	Stratford	Stratford Center Imrovements	$383,300	$ 350,000	UA-OPM	$ 350,000		$33,300
Tolland, Town of	21 Town Green	Tolland	Dari Farms Expansion	$ 8,667,500	$ 850,000	MAA	$ 850,000		$ 7,817,500
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Image Project	$ 2,281,000	$50,000	MAA	$50,000		$ 2,231,000
Stamford, City of	888 Washington Boulevard	Stamford	Forest/Prospect and Bedford Intersection Improvements	$155,000	$ 155,000	UA-OPM	$ 155,000		$ -
Bridgeport Port Authority	330 Water Street	Bridgeport	Bridgeport Regional Maritime Complex	$ 10,642,189	$ 2,500,000	USRAP	$ 2,500,000		$ 8,142,189
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverside Front Recapture Park Improvements	$ 5,730,369	$ 3,900,000	SA	$ 3,900,000		$ 1,830,369
Horace Bushnell Memorial Hall Corp.	166 Capitol Avenue	Hartford	Original Theater Improvements	$ 1,800,000	$ 1,800,000	UA-OPM	$ 1,800,000		$ -
Darien Cleaners	351 Post Road	Darien	Dry Cleaning Site Remediation Project	$191,700	$50,000	Dry Cleaning	$50,000		$141,700
KidCity, Inc.	119 Washington Street	Middletown	Museum Expansion Project	$ 3,197,610	$ 2,000,000	UA-OPM	$ 2,000,000		$ 1,197,610
Tri-State Center For The Arts, Inc.	49 Amenia Road	Sharon	Renovation of the Sharon Playhouse	$795,710	$ 300,000	SA	$ 300,000		$495,710
Norwalk, City of	125 East Avenue	Norwalk	Reed Putnam Urban Renewal Project - Phase 2	$ 3,500,000	$ 3,500,000	SA	$ 3,500,000		$ -
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Anchor Glass & Rock Avenue Redevelopment	$394,130	$ 197,065	MAA	$ 197,065		$197,065
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Final Phase of Palace Theater Improvement Project	$ 6,500,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ 4,000,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Plymouth, Town of	80 Main Street	Plymouth	Plymouth Industrial Park - Phase 3 Expansion	$ 3,650,000	$ 1,825,000	MAA	$ 1,825,000		$ 1,825,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase IV	$ 2,531,740	$ 480,000	UA-OPM	$ 480,000		$ 2,051,740
Hartford Stage Company, Inc.	50 Church Street	Hartford	Leasehold Improvement and Equipment Project	$669,000	$ 669,000	UA-OPM	$ 669,000		$ -
Norwich Community Development Corp.	77 Main Street	Norwich	Mercantile Exchange Office Blding & Parking	$ 18,983,079	$ 6,150,000	UA-OPM	$ 6,150,000		$ 12,833,079
Hartford, City of	550 Main Street	Hartford	Capital Region Jobs Corp. Center	$ 20,000,000	$ 4,000,000	UA-OPM	$ 4,000,000		$ 16,000,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	State Street Landing Docks and Other Riverfront Improvements	$196,000	$ 196,000	UA-OPM/SA	$ 196,000		$ -
Naugatuck, Borough of	239 Church Street	Naugatuck	Downtown Revitalization Project	$ 1,504,500	$ 1,300,000	UA-OPM	$ 1,300,000		$204,500
Ansonia, City of	253 Main Street	Ansonia	Grove St. Blight Removal	$300,000	$30,000	SCPRIF	$ -	$ 30,000	$270,000
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	Home Depot Expansion	$800,000	$ 300,000	MAA	$ -	$ 300,000	$500,000
East Hartford, Town of	740 Main Street	East Hartford	Coca-Cola Main Street Infrastructure Project	$ 1,080,000	$ 830,000	UA-OPM	$ 830,000		$250,000
Valley Regional Planning Agency	12 Main Street	Derby	Environmental Site Remediation Initiative	$679,039	$ 500,000	MAA	$ 500,000		$179,039
Nutmeg Conservatory for the Arts, Inc.	58-62 Main Street	Torrington	Nutmeg Conservatory for the Arts Building Rehab	$ 6,700,000	$ 250,000	UA-OPM	$ 250,000		$ 6,450,000
Superior Cleaners, Inc.	1200 Stratford Avenue	Bridgeport	Dry Cleaning Site Remediation Project	$181,100	$ 150,000	Dry Cleaning	$ 150,000		$31,100
	45			**$127,681,851**	**$44,547,109**		**$44,217,109**	**$330,000**	**$83,134,742**
SFY 01-02									
Community Economic Development Fund	965 East Main Street	Meriden	Inner City Business Strategy Loan Guarantee	$800,000	$ 200,000	MAA	$ -		$600,000
Stamford, City of	888 Washington Boulevard	Stamford	Summer Street Realignment Project	$275,000	$ 275,000	UA-OPM	$ 275,000		$ -
CT Aeronautical Historical Association, Inc.	Bradley International Airport	Windsor Locks	New England Air Museum Expansion of Operations Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Norwich Community Development Corporation	77 Main Street	Norwich	Industrial Park Expansion, Occum Park, Chelsea Harbor, Heritage Discovery Ctr., Booth Parking Lot	$ 3,906,795	$ 2,666,795	UA-OPM	$ 2,666,795		$ 1,240,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Windham, Town of	979 Main Street	Willimantic	Artspace Windham - Predevelopment Feasibility Study	$249,300	$ 199,300	UA-DECD	$ 199,300		$50,000
Joseph N. Goff House, Inc.	2 Barton Hill Rd Box 337	East Hampton	Goff House Reconstruction & Rehab	$162,000	$ 113,000	UA-OPM	$ 113,000		$49,000
Milford, City of	70 West River Street	Milford	Devon Center Revitalization Phase 1 - A1 Project	$600,000	$ 600,000	UA-OPM	$ 600,000		$ -
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	Shelton Enterprise And Commerce Park - Phase II	$ 3,432,850	$ 1,000,000	MAA	$ 1,000,000		$ 2,432,850
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	West Main/Willow St. Initiative - Phase I Improvements	$ 4,980,560	$ 4,700,000	UA-OPM	$ 4,700,000		$280,560
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Downtown Incentive/Information Technology Zone Program	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000		$ -
Woodbury, Town of	281 Main Street South	Woodbury	Pedestrian Bridge Project	$315,000	$ 250,000	STEAP	$ 250,000		$65,000
Guilford Handcrafts Center, Inc.	411 Church Street	Guilford	Center Renovations and Upgrades	$532,000	$ 250,000	UA-OPM	$ 250,000		$282,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	Facilities Upgrade Project	$787,000	$ 787,000	UA-OPM	$ 787,000		$ -
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase II	$ 109,508,000	$ 109,508,000	UA-OPM/PA	$ 109,508,000		$ -
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	Norwich Industrial Park Roadway Improvement	$454,067	$ 200,000	MAA	$ -	$ 200,000	$254,067
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Riverwalk Downtown	$ 1,780,000	$ 1,780,000	SA	$ 1,780,000		$ -
Connecticut District Export Council	213 Court Street - Suite 903	Middletown	Export Promotion Program	$ 10,000	$10,000	MAA	$10,000		$ -

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Norwalk, City of	125 East Avenue	Norwalk	Reed Street Extension and Underpass Project	$ 6,500,000	$ 6,500,000	SA	$ 6,500,000		$ -
East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	Restoration of the East Windsor Academy	$150,000	$ 125,000	UA-OPM	$ 125,000		$25,000
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Thomaston Avenue/Jackson Street Connector Study	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Theatre Production Building & Cast House Project	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Wampus Milford Associates, LLC	80 Wampus Lane	Milford	Former Burndy Site Project	$335,000	$ 335,000	SCPRIF	$ -	$ 335,000	$ -
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Project #2	$420,400	$ 200,000	MAA	$ 200,000		$220,400
Bridgeport Economic Development Corporation	10 Middle Street	Bridgeport	Seaview Industrial Park	$ 6,809,430	$ 4,416,075	UA-OPM/MAA	$ 4,416,075		$ 2,393,355
Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	Canon Gtr. Hartford Open - 50th Anniv.	$671,936	$ 200,000	MAA	$ 200,000		$471,936
Harold Leever Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	Cancer Center Project	$ 13,900,000	$ 3,000,000	UA-OPM	$ 3,000,000		$ 10,900,000
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	Master Planning	$100,000	$ 100,000	UA-OPM	$ 100,000		$ -
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase III	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O.Box 736	Rocky Hill	Cluster Activation Phase One And Two	$954,700	$ 314,000	MAA	$ 314,000		$640,700
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW Learning Center	$962,000	$ 962,000	UA-OPM	$ 962,000		$ -
Cleaner Images, Inc.	47 Highridge Road	Stamford	Dry Cleaning Site Remediation Project	$ 83,662	$50,000	Dry Cleaning	$50,000		$33,662
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IX	$600,000	$ 300,000	MAA	$ 300,000		$300,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	East End Public Safety and Public Facility Expansion	$ 2,400,000	$ 2,400,000	UA-OPM	$ 2,400,000		$ -
Southington, Town of	75 Main Street	Southington	Former Beaton & Corbin Site	$ 82,920	$82,920	SCPRIF	$ -	$ 82,920	$ -
Scott and Daniells, Inc.	264 Freestone Avenue	Portland	148 Freestone Avenue Project	$799,000	$ 262,000	MAA	$ 262,000		$537,000
Board of Trustees of Community Technical Colleges	61 Woodland Street	Hartford	Precision Manufacturing Institute -Phase II Of Mttp Program	$ 4,865,400	$ 1,000,000	MAA	$ 1,000,000		$ 3,865,400
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	Restoration of Johnson Mansion (Silver City Museum)	$700,000	$ 500,000	UA-OPM	$ 500,000		$200,000
	37			**$173,627,020**	**$148,786,090**		**$147,968,170**	**$617,920**	**$24,840,930**
SFY 00-01									
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull MDP Implementation #1,2,3,4	$ 52,100,279	$ 46,284,000	PA 00-167	$ 46,284,000		$ 5,816,279
Wadsworth Atheneum	600 Main Street	Hartford	Exterior Building Renovations and Upgrades Project	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ -
New Haven, City of	165 Church Street	New Haven	Amistad Dock Improvement Project	$787,036	$ 750,000	SA	$ 750,000		$37,036
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	CT Manufacturing Resource Center	$ 5,350,000	$ 2,000,000	MAA	$ 2,000,000		$ 3,350,000
Mattatuck Historical Society, Inc.	144 West Main Street	Waterbury	Mattatuck Museum Renovations	$532,548	$ 500,000	UA-OPM	$ 500,000		$32,548
Manchester, Town of	41 Center Street, Box 191	Manchester	Manchester Historic Firehouse Restoration	$170,000	$ 100,000	UA-OPM	$ 100,000		$70,000
New Britain, City of	27 West Main Street	New Britain	New Britain Machine Industrial Park	$ 3,400,000	$ 1,700,000	UA-OPM	$ 1,700,000		$ 1,700,000
Bristol, City of	111 North Main Street	Bristol	Southeast Mini-Industrial Park	$ 1,923,585	$ 750,000	MAA	$ 750,000		$ 1,173,585
Prospect, Town of	36 Center Street	Prospect	Scott Road Industrial Park	$350,000	$ 175,000	MAA	$ 175,000		$175,000
Middletown, City of	245 DeKoven Drive	Middletown	Former Remington Rand Facility-Improvements	$ 1,513,000	$ 756,500	MAA	$ 756,500		$756,500

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
East Haven, Town of	250 East Main St	East Haven	Revitalization of Central Business District	$123,046	$ 100,000	UA-OPM	$ 100,000		$23,046
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Renovation of the Rider House	$300,000	$ 250,000	UA-OPM	$ 250,000		$50,000
New Britain, City of	27 West Main Street	New Britain	Arch Walkway Streetscape Project	$ 4,019,855	$ 3,500,000	UA-OPM	$ 3,500,000		$519,855
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase III	$ 2,500,000	$ 2,500,000	UA-OPM	$ 2,500,000		$ -
Hill Development Corporation of New Haven/LULAC Headstart, Inc.	649 Howard Avenue	New Haven	Hill Parent/Child Center Project	$341,223	**$ 341,223**	USRAP	$ 341,223		$ -
Jewett City, Borough of	32 School Street	Griswold	Wastewater Treatment Plant Upgrade	$ 17,987,000	$ 3,000,000	UA-OPM/MAA	$ 3,000,000		$ 14,987,000
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph L. Jaynes Center	$ 1,108,390	$ 800,000	MAA	$ 800,000		$308,390
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	Expansion Planning Phase 4	$442,667	$ 332,000	REG	$ 332,000		$110,667
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Development Proj.- 2nd Phase	$ 6,400,000	$ 6,400,000	UA-OPM	$ 6,400,000		$ -
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	Expansion Project - Phase One	$ 6,750,064	$ 2,000,000	SA	$ 2,000,000		$ 4,750,064
South Central Ct Reg. Econ. Develop. Corp. (aka Reg. Grow. Part.)	900 Chapel Street	New Haven	South Central Regional Site Remediation Prog.	$834,000	$ 750,000	MAA	$ 750,000		$84,000
East Hartford, Town of	740 Main Street	East Hartford	Strategic Econ. Dev. and Land Use Plan Review	$ 80,000	$40,000	MAA	$40,000		$40,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year VIII	$600,000	$ 300,000	MAA	$ 300,000		$300,000
Fairport Valet	1711-1718 Post Road East	Westport	Dry Cleaning Site Remediation Project	$215,635	$ 150,000	Dry Cleaning	$ 150,000		$65,635
Three J's Laundromat	623 Straits Turnpike	Watertown	Dry Cleaning Site Remediation Project	$235,422	$ 150,000	Dry Cleaning	$ 150,000		$85,422
Oxford, Town of	486 Oxford Road	Oxford	Oxford Industrial Park	$300,400	$ 150,000	MAA	$ 150,000		$150,400

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Derecktor Shipyard Predevelopment Project	$ 56,000	$50,000	MAA	$50,000		$ 6,000
Middletown, City of	245 DeKoven Drive	Middletown	River Road Sewer Project	$ 62,000	$52,000	MAA	$52,000		$10,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Arena at Harbor Yard - Multiple Phases	$ 52,126,481	$ 35,000,000	UA-OPM	$ 35,000,000		$ 17,126,481
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	Connecticut Main Street Program #1	$294,764	$ 106,000	MAA	$ 106,000		$188,764
Ivoryton Playhouse Foundation, Inc., The	P.O. Box 458	Ivoryton	The Ivoryton Playhouse Foundation, Inc.	$807,000	$ 357,000	MAA	$ -	$ 357,000	$450,000
New Haven Development Corporation	100 Crown Street	New Haven	Shubert Theatre Emergency Repair Project	$ 1,050,000	$ 1,050,000	UA-OPM	$ 1,050,000		$ -
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	Stategic Economic Development Plan	$163,500	$ 125,000	UA-OPM	$ 125,000		$38,500
At Collinsville, LLC	Bridge Street	Canton	At Collinsville Project	$200,000	$ 200,000	SCPRIF	$ -	$ 200,000	$ -
Hamden, Town of	2372 Whitney Avenue	Hamden	Highwood Neighborhood Revitalization Project	$505,000	$ 500,000	UA-OPM	$ 500,000		$ 5,000
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Columbus Boulevard Bridge	$ 2,359,554	$ 2,350,000	SA	$ 2,350,000		$ 9,554
	36			**$168,488,449**	**$116,068,723**		**$115,511,723**	**$557,000**	**$52,419,726**
SFY 99-00									
Technology For Connecticut, Inc.	30 Stott Avenue	Norwich	Technology Deployment Center	$ 1,493,000	$ 1,000,000	UA-OPM	$ 1,000,000		$493,000
Middlesex County Revitalization Commission	393 Main Street	Middletown	Replenishment of Middlesex Revolving Loan Fund	$151,250	$ 137,500	MAA	$ 137,500		$13,750
New Britain, City of	27 West Main Street	New Britain	Oak Street Neighborhood Spot Demolition	$500,000	$ 500,000	UA-OPM	$ 500,000		$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Klein Memorial Auditorium Renovation	$ 2,727,019	$ 2,502,019	UA-OPM	$ 2,502,019		$225,000
West Haven, City of	355 Main Street	West Haven	Savin Rock Museum	$220,381	$ 200,000	UA-OPM	$ 200,000		$20,381
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Acquistion, Demo. & Remediation	$ 4,128,890	$ 3,716,000	MAA	$ 3,716,000		$412,890
Amistad America, Inc.	749 Chapel Street	New Haven	Development Project	$391,900	$ 325,000	MAA/SA	$ 325,000		$66,900
Killingly, Town of	172 Main Street, P.O. Box 6000	Killingly	Newsprint Recycling Plant Feasibility Study	$150,000	$75,000	MAA	$75,000		$75,000

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
Community Economic Development Fund	965 East Main Street	Meriden	Micro-Loan Guarantee Program For Women And Minority Businesses	$ 1,800,000	$ 600,000	MAA	$ -		$ 1,200,000
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Revitalization Project	$525,000	$ 500,000	UA-OPM	$ 500,000		$25,000
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Downtown Development Project - Phase I	$ 11,300,000	$ 11,300,000	UA-OPM	$ 11,300,000		$ -
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Waterbury Sports Study	$100,000	$ 100,000	UA-OPM	$ 100,000		$ -
Hartford Parking Authority	44 Capital Avenue, Suite 301	Hartford	Morgan Street Garage/CCEDA Parking Pillar Project	$ 28,000,000	$ 4,000,000	SA	$ 4,000,000		$ 24,000,000
Hartford, City of	550 Main Street	Hartford	Veeder Place Completion	$ 5,664,800	$ 5,664,800	UA-OPM	$ 5,664,800		$ -
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Former Rogers Spoon Factory Site Investigation Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
New London Development Corporation	165 State Street, Suite 313	New London	Site Preparation And Remediation Project	$500,000	$ 500,000	UA-DECD	$ 500,000		$ -
New London, City of	181 State Street	New London	Wastewater Treatment Plant Phases 1 and 2	$ 8,135,823	$ 4,800,000	UA-DECD/MAA	$ 4,800,000		$ 3,335,823
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Freight Street Redevelopment Project	$ 2,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ -
Norwalk, City of	125 East Avenue	Norwalk	Norwalk Dept. of Police Services Facility	$ 23,023,081	$ 1,500,000	UA-OPM	$ 1,500,000		$ 21,523,081

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Science Park Development Corporation	5 Science Park	New Haven	Building 25 Capital Improvements	$ 77,778	$70,000	MAA	$70,000		$ 7,778
M & R Realty	120 Allen Street	Stratford	Kimberly Heights Industrial Park	$129,400	$ 129,400	SCPRIF	$ -	$ 129,400	$ -
Coltsville Heritage Park, Inc.	140 Huyshope Avenue	Hartford	Coltsville Heritage Park	~~$500,000~~	$ 500,000	UA-OPM	$ 500,000		$ -
Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase II	$ 4,000,000	$ 4,000,000	UA-OPM	$ 4,000,000		$ -
New London Development Corporation	165 State Street, Suite 313	New London	State Pier II	$900,000	$ 810,000	MAA	$ 810,000		$90,000
New London Development Corporation	165 State Street, Suite 313	New London	Fort Trumbull Road Improvements	$ 6,670,000	$ 6,000,000	MAA	$ 6,000,000		$670,000
Hamden, Town of	2372 Whitney Avenue	Hamden	State Street Cooridor Planning Area	$222,000	$ 111,000	MAA	$ 111,000		$111,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center - Phase II	$ 7,164,310	$ 1,432,862	UA-OPM	$ 1,432,862		$ 5,731,448
Newtown, Town of	45 Main Street	Newtown	Former Batchelder Site	$ 45,000	$45,000	SCPRIF	$ -	$ 45,000	$ -
Middletown, City of	245 DeKoven Drive	Middletown	Sanitary Sewer Extension & Consolidation	$ 8,865,300	$ 8,800,000	UA-OPM	$ 8,800,000		$65,300
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	New London Acton Sheet Metal Project	$296,500	$36,500	MAA	$ 1,500	$ 35,000	$260,000
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	Phase C2 - Palace Theater Improvement Project	$ 4,350,000	$ 1,500,000	UA-OPM	$ 1,500,000		$ 2,850,000
Coventry, Town of	1712 Main Street	Coventry	Kenyon Mill Redevelopment	$ 55,700	$55,700	SCPRIF	$ -	$ 55,700	$ -
Urban League of Greater of Hartford, Inc., The	140 Woodland Street	Hartford	Connecticut Construction Development Center	$ 35,000	$30,000	MAA	$30,000		$ 5,000
Norwalk, City of	125 East Avenue	Norwalk	Development Assistance Project	$ 2,400,000	$ 2,400,000	UA-DECD	$ 2,400,000		$ -
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year VII	$600,000	$ 300,000	MAA	$ 300,000		$300,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
As-U-Like-It Cleaners	518 West Main Street	Meriden	Dry Cleaning Site Remediation Project	$167,500	$ 150,000	Dry Cleaning	$ 150,000		$17,500
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	Hartford Convention Center	$ 3,000,000	$ 3,000,000	SA	$ 3,000,000		$ -
New Britain, City of	27 West Main Street	New Britain	New Britain Nuisance Abatement Project	$250,000	$ 250,000	UA-OPM	$ 250,000		$ -
New Britain, City of	27 West Main Street	New Britain	Arch Street Facade Project	$275,000	$ 275,000	UA-OPM	$ 275,000		$ -
Stepping Stones Museum for Children, Inc.	Matthews Park Box 184	Norwalk	Stepping Stones Museum for Children	$ 10,800,000	$ 500,000	MAA	$ 500,000		$ 10,300,000
Plainfield, Town of	8 Community Avenue	Plainfield	Infrastructure Improvement Project	$405,465	$ 197,500	MAA	$ -	$ 197,500	$207,965
Community Capital Fund, Inc.	177 State Street	Bridgeport	Bridgeport Dock Repair and Expansion Project	$ 8,400,000	$ 750,000	UA-OPM	$ 750,000		$ 7,650,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Stratford Avenue Streetscapes/East End Improvement	$ 3,500,000	$ 3,500,000	UA-OPM	$ 3,500,000		$ -
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	Ct State Technology Exten. Prog. - Conn/Step	$ 4,426,306	$ 2,000,000	MAA	$ 2,000,000		$ 2,426,306
New Britain, City of	27 West Main Street	New Britain	Urban Oaks Organic Farm	$940,000	$ 500,000	UA-OPM	$ 500,000		$440,000
Battiston's of Silas Deane, LLC	610 Silas Deane Highway	Wethersfield	Dry Cleaning Site Remediation Project	$428,602	$ 100,000	Dry Cleaning	$ 100,000		$328,602
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '99	$ 60,000	$35,000	MAA	$35,000		$25,000
Redevelopment Agency Town of Manchester	41 Center Street	Manchester	Morland Valve Site Redevelopment	$ 68,970	$68,970	SCPRIF	$ -	$ 68,970	$ -
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	Bushnell Theater Addition Phase 2	$ 37,934,747	$ 9,700,000	UA-OPM	$ 9,700,000		$ 28,234,747
Hartford Economic Development Corporation	15 Lewis Street	Hartford	SAMA Neighborhood Economic Development Fund	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Colonial Theater Renaissance Corporation	35 Elizabeth Street	Hartford	Farmington Avenue Redevelopment Project	$ 5,000,000	$ 5,000,000	UA-OPM	$ 5,000,000		$ -
Riverfront Recapture, Inc.	One Hartford Square West, Suite 100	Hartford	Hartford Riverwalk (Bulkeley Bridge Walkabout)	$ 3,490,000	$ 700,000	UA-OPM/DECD	$ 700,000		$ 2,790,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Bristol, City of	111 North Main Street	Bristol	Restoring Bristol Neighborhoods	$315,685	$ 300,000	UA-OPM	$ 300,000		$15,685
Norwalk, City of	125 East Avenue	Norwalk	Norwalk Center Development Planning Project	$ 1,500,000	$ 1,500,000	UA-OPM	$ 1,500,000		$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Steel Point	$ 20,000,000	$ 20,000,000	UA-OPM	$ 20,000,000		$ -
Greater Bristol Chamber of Commerce	17 Riverside Drive	Bristol	Downtown Feasibility Study	$110,294	$75,000	UA-DECD	$75,000		$35,294
New London Development Corporation	165 State Street, Suite 313	New London	State Pier I	$ 2,150,000	$ 1,935,000	MAA	$ 1,935,000		$215,000
Frederick T. Clark	490 Wolcott Hill Road	Wethersfield	Shelco Filters Company Site Plan	$ 45,500	$32,500	SCPRIF	$ -	$ 32,500	$13,000
New Britain, City of	27 West Main Street	New Britain	Alamo-Tenergy Business Assistance	$ 2,125,000	$ 2,125,000	SA	$ 2,125,000		$ -
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	Marion Anderson Studio	$266,000	$ 190,000	UA-OPM	$ 190,000		$76,000
Hartford Economic Development Corporation	15 Lewis Street	Hartford	City of Hartford Nuisance Abatement Program	$250,000	$ 250,000	UA-OPM	$ 250,000		$ -
Seven Angels Theatre, Inc.	Plank Road, Box 358	Waterbury	Interior Theatre Renovation	$295,777	$ 295,777	UA-OPM	$ 295,777		$ -
Simsbury Historical Society, Inc.	800 Hopmeadow Street	Simsbury	Old Probate Court Restoration	$300,000	$ 150,000	HA	$ 150,000		$150,000
	63			**$235,626,978**	**$121,220,528**		**$120,056,458**	**$564,070**	**$114,406,450**
SFY 98-99									
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase II	$905,578	$ 905,578	SA	$ 905,578		$ -
New Britain, City of	27 West Main Street	New Britain	Gates Building Rehabilitation Phase I	$ 1,075,000	$ 1,075,000	UA-OPM	$ 1,075,000		$ -
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Intermodal Transportation Center Project	$ 1,240,625	$ 248,125	UA-OPM	$ 248,125		$992,500
Greater Southington Cham. of Comm./Town of Southington	51 North Main Street	Southington	Southington Renaissance Phase 1	$988,000	$ 500,000	UA-OPM	$ 500,000		$488,000
Enfield, Town of	820 Enfield Street	Enfield	Purple Heart Museum	$181,294	$ 181,294	UA-OPM	$ 181,294		$ -

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
New Haven Development Corporation	100 Crown Street	New Haven	Arts and Entertainment Facility Study	$510,000	$ 450,000	UA-OPM	$ 450,000		$60,000
Real Art Ways, Inc.	56 Arbor Street	Hartford	Arts & Culture Center Project	$ 1,618,465	$ 500,000	UA-OPM	$ 500,000		$ 1,118,465
Submarine Force Library & Museum Association	Naval Sub Base/New London	Groton	Submarine Force Llbrary & Museum Expansion Project	$ 4,000,000	$ 2,000,000	UA-OPM	$ 2,000,000		$ 2,000,000
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	Joseph L. Jaynes Computer Tech. & Info. Training Ctr.	$125,000	$ 100,000	MAA	$ 100,000		$25,000
Yale University	155 Whitney Av Suite 214	New Haven	Peabody Museum HVAC Development Project	$630,000	$ 250,000	UA-OPM	$ 250,000		$380,000
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	West Main/Willow Street Initiative	$129,000	$ 125,000	UA-OPM	$ 125,000		$ 4,000
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	NHS Willow St. Gateway	$175,000	$ 175,000	UA-OPM	$ 175,000		$ -
West Haven, City of	355 Main Street	West Haven	Restoration/Preservation of the Ward-Heitman House	$325,000	$ 200,000	UA-OPM	$ 200,000		$125,000
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	Brooklyn Youth /Senior Center	$ 35,500	$35,500	UA-OPM	$35,500		$ -
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	WOW NRZ - Learning Center and Streetscape Planning	$681,000	$68,000	UA-OPM	$68,000		$613,000
Neighborhood Housing Services of New Britain, Inc.	223 Broad Street	New Britain	New Britain Façade and Streetscape Fund Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Connecticut United Research for Excellence, Inc.	300 George St, Suite 561	New Haven	Connecticut's BioScience Cluster Activation Proj.	$510,000	$ 150,000	MAA	$ 150,000		$360,000
New England Carousel Museum, Inc.	95 Riverside Avenue	Bristol	Cultural Center for Central Connecticut	$350,000	$ 250,000	UA-OPM	$ 250,000		$100,000
Hartford, City of	551 Main Street	Hartford	Tri-Neighborhood Revitalization/Veeder Place Project	$ 6,837,500	$ 5,787,500	UA-OPM	$ 5,787,500		$ 1,050,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Asnuntuck Community Technical College	170 Elm Street	Enfield	Machine Technology Training Program	$ 1,860,000	$ 500,000	MAA	$ 500,000		$ 1,360,000
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Waterbury/Naugatuck Commerce Park	$344,755	$ 309,855	MAA	$ 309,855		$34,900
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	CT-Procurement Tech. Assist. Prog. - Year IV	$600,000	$ 300,000	MAA	$ 300,000		$300,000
Milford, City of	70 West River Street	Milford	Devon Revitalization Feasibility Study Phase I	$ 50,000	$25,000	MAA	$25,000		$25,000
Hygienic Art, Inc.	79 Bank Street	New London	Building Renovation Project	$679,000	$ 250,000	UA-OPM/MAA	$ 250,000		$429,000
Connecticut Eastern Chpt., National Railway Hist. Soc.	Columbia Junction Freight Yard	Willimantic	Connecticut Eastern Railroad Musuem	$400,000	$ 400,000	UA-OPM	$ 400,000		$ -
Torrington, City of	140 Main Street	Torrington	Fuessenich Park Renovations - Phase III	$175,000	$ 100,000	MAA	$ 100,000		$75,000
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	Interactive Exhibits on the History of Connecticut	$601,776	$ 200,000	UA-OPM	$ 200,000		$401,776
Norwich Arts Council, Inc.	60 Broadway	Norwich	Building Restoration Project	$575,000	$ 287,500	UA-OPM	$ 287,500		$287,500
Norwalk, City of	125 East Avenue	Norwalk	Development Assistance Project	$ 1,200,000	$ 1,200,000	UA-DECD	$ 1,200,000		$ -
Norwich, City of	34 Courthouse Square	Norwich	Predevelopment Feasibility - Artspace Norwich	$225,000	$ 225,000	UA-OPM	$ 225,000		$ -
Connecticut Capitol Region Growth Council, Inc.	99 Pratt Street	Hartford	Machinist Traning Program	$500,000	$ 100,000	MAA	$ 100,000		$400,000
Ted's Cleaners	1957 Whitney Avenue	North Haven	Dry Cleaning Site Remediation Project	$191,093	$ 150,000	Dry Cleaning	$ 150,000		$41,093
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Chase Bank Retention Project	$ 3,672,702	$ 1,000,000	UA-OPM	$ 1,000,000		$ 2,672,702
Elm City Nation, Inc.	488 Whalley Avenue	New Haven	Black Expo '98	$110,000	$ 100,000	MAA	$ 100,000		$10,000
West Haven, City of	355 Main Street	West Haven	West River Crossing	$250,000	$ 125,000	MAA	$ 125,000		$125,000

Table A-8 (continued): Community Development Portfolio

Applicant	Address	Municipality	Project	Total Project Cost	Total Assistance	Source Fund	Grant Amount	Loan Amount	Amount Leveraged
Battiston's of Avon, Inc.	710-720 Hopmeadow Street	Simsbury	Dry Cleaning Site Remediation Project	$226,536	$ 150,000	Dry Cleaning	$ 150,000		$76,536
Golden Hanger Cleaners	39B Mill Plain Road	Danbury	Dry Cleaning Site Remediation Project	$200,650	$ 100,000	Dry Cleaning	$ 100,000		$100,650
Garde Arts Center, Inc.	325 State Street	New London	Garde Arts Renovation - Phase I	$ 11,000,000	$ 6,500,000	UA-OPM/ICC	$ 6,500,000		$ 4,500,000
Hartford, City of	550 Main Street	Hartford	Neighborhood Revitalization Project - Phase I	$ 7,000,000	$ 7,000,000	UA-OPM	$ 7,000,000		$ -
Greater Dwight Development Corporation	48 Howe Street	New Haven	Community Supermarket Project	$ 1,000,000	$ 1,000,000	UA-OPM	$ 1,000,000		$ -
Connecticut Technology Associates, Inc.	160 Farmington Avenue	Farmington	CT State Technology Exten. Prog. - Conn/Step	$ 3,371,691	$ 1,500,000	MAA	$ 1,500,000		$ 1,871,691
Lebanon, Town of/Lebanon Historical Society, Inc.	579 Exeter Road	Lebanon	Museum And Visitor Center Project	$ 1,203,320	$ 200,000	MAA	$ 200,000		$ 1,003,320
West Haven, City of	355 Main Street	West Haven	Center Green Improvements	$242,750	$25,000	UA-OPM	$25,000		$217,750
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Timexpo Museum	$ 1,500,000	$ 500,000	MAA	$ 500,000		$ 1,000,000
Eugene O'Neill Theater Center, Inc.	305 Great Neck Road	Waterford	Facilities Renovation Project	$ 1,138,935	$ 200,000	MAA	$ 200,000		$938,935
Bridgeport, City of	45 Lyon Terrace	Bridgeport	Captain's Cove Demolition Project	$962,500	$ 875,000	UA-OPM	$ 875,000		$87,500
Meriden, City of	142 East Main Street	Meriden	Economic Development Infrastructure & Visibility Project	$552,150	$ 450,000	UA-OPM	$ 450,000		$102,150
Waterbury Development Corporation f/k/a Naugatuck Valley Devel. Corp. Corporation	24 Leavenworth Street	Waterbury	Downtown Development Planning Project	$ 1,645,000	$ 1,645,000	UA-OPM	$ 1,645,000		$ -

Table A-8 (continued): Community Development Portfolio									
Applicant	**Address**	**Municipality**	**Project**	**Total Project Cost**	**Total Assistance**	**Source Fund**	**Grant Amount**	**Loan Amount**	**Amount Leveraged**
New London Development Corporation	165 State Street, Suite 313	New London	New London Comprehensive Waterfront Improv.& Devel.	$ 25,185,750	$ 23,167,000	UA-OPM/MAA	$ 23,167,000		$ 2,018,750
Hartford Stage Company, Inc.	50 Church Street	Hartford	Richardson Building Renovation Project	$783,024	$ 752,000	UA-OPM	$ 752,000		$31,024
	50			**$88,763,594**	**$63,337,352**		**$63,337,352**	**$ -**	**$25,426,242**
Total	**620**			**$1,627,421,699**	**$834,515,746**		**$828,086,156**	**$5,629,590**	**$792,905,953**
Source: DECD									

Appendix-9: Housing Development Portfolio

Table A-9: Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Christian Activities Council	Pinewood Condos	West Hartford	Land Acquisition	$808,500	$808,500	DOH-Other	$808,500			
Fairfield Cty Mutual Housing, Inc	Woodward Ave	Norwalk	Land Acquisition	$312,160	$312,160	DOH-Other	$312,160			
Hartford Aptmt Improvement Prog	Barbour Street	Hartford	Land Acquisition	$155,310	$155,310	DOH-Other	$155,310			
House of Bread, Inc	Main Street	Hartford	Land Acquisition	$121,236	$121,236	DOH-Other	$121,236			
Nehemiah Housing Corp	Ferry Street	Middletown	Land Acquisition	$100,882	$100,882	DOH-Other	$100,882			
Neighborhood Preservation	Sprice St	Stamford	Land Acquisition	$8,700,600	$8,700,600	DOH-Other	$870,600			
NHS of New Britain, Inc	North Street	New Britain	Land Acquisition	$97,400	$97,400	DOH-Other	$97,400			
Nutmeg Housing Dev Corp	Wildwood	Plymouth	Land Acquisition	$1,109,392	$ 1,109,392	DOH-Other	$1,109,392			
Rose City Comm Land Trust	Miriam Street	Norwich	Land Acquisition	$61,650	$61,650	DOH-Other	$61,650			
SFY 1989 Total				$3,637,130	$3,637,130		$ 3,637,130	$ -	$ -	$ -
Action Housing, Inc	Crestwood	Norwalk	Land Acquisition	$670,261	$670,261	DOH-Other	$670,261			
Action Housing, Inc	San Vicenzo PL	Norwalk	Land Acquisition	$2,334,130	$ 2,334,130	DOH-Other	$2,334,130			
Committee on Training & Employment	Henry Street	Stamford	Land Acquisition	$504,500	$504,500	DOH-Other	$504,500			
Community Renewal Team	Earle Street	Hartford	Land Acquisition	$35,135	$35,135	DOH-Other	$35,135			
Co-op Initiatives, Inc	Common Thread	Manchester	Land Acquisition	$297,012	$297,012	DOH-Other	$297,012			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Council of Concern Dev Corp	Orange Street	Meriden	Land Acquisition	$49,750	$49,750	DOH-Other	$49,750			
Fairfield 2000 Homes Corp	Waterside Green	Stamford	Land Acquisition	$2,070,000	$ 2,070,000	DOH-Other	$2,070,000			
New Neighborhoods, Inc	River Vista	Stamford	Land Acquisition	$553,500	$553,500	DOH-Other	$553,500			
New Samaritan	Kugeman Village	Cornwall	Land Acquisition	$178,700	$178,700	DOH-Other	$178,700			
Rose City Comm Land Trust	New London Tnpk	Norwich	Land Acquisition	$90,775	$90,775	DOH-Other	$90,775			
Rose City Comm Land Trust	Talman Street	Norwich	Land Acquisition	$16,025	$16,025	DOH-Other	$16,025			
South Park Inn	Mansion House	Hartford	Land Acquisition	$2,052,006	$ 2,052,006	DOH-Other	$2,052,006			
Torrington Affordable Housing, Inc	Milici Village	Torrington	Land Acquisition	$1,029,278	$ 1,029,278	DOH-Other	$1,029,278			
Vision Housing, Inc.	Maple Ridge	Hebron	Land Acquisition	$1,000,000	$ 1,000,000	DOH-Other	$1,000,000			
SFY 1990 Total				$10,881,072	$10,881,072		$10,881,072	$ -	$ -	$ -
Creative Dev for Colchester, Inc	Amston Road	Colchester	Land Acquisition	$183,900	$183,900	DOH-Other	$183,900			
Creative Housing	Nike Site	East Windsor	Land Acquisition	$459,533	$459,533	DOH-Other	$459,533			
Fairfield 2000 Homes Corp	Scattered Site	Westport	Land Acquisition	$678,400	$678,400	DOH-Other	$678,400			
Fairfield 2000 Homes Corp	Sound House	Bridgeport	Land Acquisition	$1,277,405	$ 1,277,405	DOH-Other	$1,277,405			
Friendship Service Center	Arch St. Homeless	New Britain	Land Acquisition	$196,330	$196,330	DOH-Other	$196,330			
Macedonia Baptist Church	Macedonia	Ansonia	Land Acquisition	$340,000	$340,000	DOH-Other	$340,000			
Meriden Y.M.C.A.	Center Street	Meriden	Land Acquisition	$564,950	$564,950	DOH-Other	$564,950			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Middletown Hsng Part Trust, Inc	Nike Site	Middletown	Land Acquisition	$480,182	$480,182	DOH-Other	$480,182			
NHS of New Britain, Inc	Greenwood Commons	New Britain	Land Acquisition	$407,236	$407,236	DOH-Other	$407,236			
NHS of Waterbury, Inc	Old Farms Rdg/Lake Pnt	Waterbury	Land Acquisition	$3,852,550	$ 3,852,550	DOH-Other	$3,852,550			
Pathways Furures, Inc.	Brookside Dr.	Greenwich	Land Acquisition	$586,154	$586,154	DOH-Other	$586,154			
Plainville Affordable Housing Corp	Cassidy Commons	Plainville	Land Acquisition	$630,927	$630,927	DOH-Other	$630,927			
Rural Homes, Limited	Huntley Road	Killingly	Land Acquisition	$500,410	$500,410	DOH-Other	$500,410			
Rural Homes, Limited	Kathleen Drive	Brooklyn	Land Acquisition	$715,000	$715,000	DOH-Other	$715,000			
Salem Turnpike Housing Corporation	Trading Cove Commons	Norwich	Development Of LBLT Property For 35 Units Elderly Condos	$1,030,301	$1	DECD-Other	$1			
SFY 1991 Total				**$11,903,277**	**$10,872,977**		**$10,872,977**	**$ -**	**$ -**	**$ -**
Council of Concern Dev Corp	Springdale Ave	Meriden	Land Acquisition	$251,300	$184,959	DOH-Other	$184.959			
Manchester Interfaith Corp.	Rainbow Hollow Homes	Manchester	Land Acquisition	$828,711	$828,711	DOH-Other	$828,711			
SFY 1992 Total				**$ 1,080,011**	**$1,013,670**		**$1,013,670**	**$ -**	**$ -**	**$ -**
Christian Activities Council	Scattered Site	Hartford	Land Acquisition	$2,446,379	$ 2,446,379	DOH-Other	$2,446,379			
Ecumenical Housing, Inc.	Tower Avenue	Hartford	Land Acquisition	$199,937	$199,937	DOH-Other	$199,937			
Living in Safe Alternatives, Inc	Boardman Street	Bristol	Land Acquisition	$219,235	$219,235	DOH-Other	$219,235			
New Samaritan	Wolcott Hills	Wolcott	Land Acquisition	$4,000,000	$ 4,000,000	DOH-Other	$4,000,000			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Torrington Affordable Housing, Inc	Scattered Site	Torrington	Land Acquisition	$497,956	$497,956	DOH-Other	$497,956			
Vision Housing, Inc.	Willow Glen	Coventry	Land Acquisition	$845,000	$845,000	DOH-Other	$845,000			
West Hartfod Interfaith Coalition, Inc	Scattered Site	West Hartford	Land Acquisition	$394,151	$394,151	DOH-Other	$394,151			
SFY 1993 Total				**$ 8,602,658**	**$8,602,658**		**$ 8,602,658**	**$ -**	**$ -**	**$ -**
Action Housing, Inc	Woodfield Common	Norwalk	Land Acquisition	$1,018,949	$ 1,018,949	DOH-Other	$1,018,949			
ECHO, Inc	Scattered Site	New London	Land Acquisition	$67,512	$67,512	DOH-Other	$67,512			
HA of the City of Stamford	Lead Program	Stamford	Lead Paint Abatement	$1,114,354	$ 1,114,354	HOME	$1,114,354			
Human Serv Counc of Mid-Fairfield	New City Hotel	Norwalk	Land Acquisition	$755,648	$755,648	DOH-Other	$755,648			
Metcalf House. Inc	Metcalf House	Stamford	Forest Street Homeless	$704,650	$238,000	HOME		$238,000		
NHS of Norwalk, Inc	Ely Ave	Norwalk	Land Acquisition	$125,375	$125,375	DOH-Other	$125,375			
Nutmeg Housing Dev. Corp	Wilde Wood Condominiu ms	Plymouth	Construct 55 Units Of Low-Income Condominiums	$6,599,827	$ 1,109,392	DECD-Other	$1,109,392			
Regional Hsng Rehab Inst of CT	West St/Davenport Ave	New Haven	Land Acquisition	$133,879	$133,879	DOH-Other	$133,879			
Rose City Comm Land Trust	Scattered Site	Norwich	Land Acquisition	$59,082	$59,082	DOH-Other	$59,082			
St Vincent dePaul of Meriden	Village Green	New Britain	Land Acquisition	$51,906	$51,906	DOH-Other	$51,906			
Tolland Non-Profit Housing Corp	Rolling Meadows	Tolland	Land Acquisition	$636,136	$636,136	DOH-Other	$636,136			
Village Associates, Inc	Forest Glen	Milford	Land Acquisition	$1,852,149	$ 1,852,149	DOH-Other	$1,852,149			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Vision housing, Inc	Breed's Tavern	Colchester	Construction of 22 LEC units	$2,908,075	$ 2,908,075	HOME/LEC	$424,810	$2,483,265		
SFY 1994 Total				**$16,027,542**	**$10,070,457**		**$ 7,349,191**	**$2,721,265**	**$ -**	**$ -**
Comm Dev Services, Inc.	Watch Factory	Cheshire	Land Acquisition	$392,700	$392,700	DOH-Other	$392,700			
Comm Land Trust of Windham, Inc	36 Windham St.	Windham	Land Acquisition	$47,000	$47,000	DOH-Other	$47,000			
CT Assoc for Comm Action	Lead Program	Statewide	CAFCA Lead Abatement	$1,180,360	$ 1,180,360	HOME		$1,180,360		
Grove St MHA LP	Grove Street Mutual	Windsor Locks	Substantial Rehab	$3,639,350	$ 2,057,530	HOME			$2,057,530	
Habitat for Humanity of Wallingford	Wallace Row	Wallingford	Land Acquisition	$101,250	$101,250	DOH-Other	$101,250			
Litchfield Housing Trust	Scattered Site	Litchfield	Land Acquisition	$356,354	$356,354	DOH-Other	$356,354			
West Hartfod Interfaith Coalition, Inc	Brace/Dale Streets	West Hartford	Land Acquisition	$176,050	$176,050	DOH-Other	$176,050			
West Hartfod Interfaith Coalition, Inc	S. Quaker Lane	West Hartford	Land Acquisition	$89,763	$89,763	DOH-Other	$89,763			
SFY 1995 Total				**$ 5,982,826**	**$4,401,006**		**$ 1,163,116**	**$1,180,360**	**$2,057,530**	**$ -**
Arch St Assoc, LP	Hart Gardens	New Britain	Substantial Rehab	$2,089,850	$395,000	HOME				$395,000
Seymour Assoc LP	Hudson Park	Hartford	Substantial Rehab	$5,335,280	$ 3,229,453	HOME				$3,229,453
SFY 1996 Total				**$ 7,425,130**	**$3,624,453**		**$ -**	**$ -**	**$ -**	**$3,624,453**
Bridgeport, City of	Bridgeport Block Grant 73	Bridgeport	Home Block Grant	$529,100	$529,100	HOME		$529,100		
Bridgeport, City of	Bridgeport Home Block Grant 78	Bridgeport	Home Block Grant	$476,098	$476,098	HOME		$476,098		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder (Old 179)	New London	Acquisition & Rehab Of Homeownership Units To Stabilize Neifgborhoods.	$155,000	$155,000	HOME		$155,000		
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder II (Old 180)	New London	Acquisition Of 9 Single Family Homes.	$125,000	$125,000	HOME		$125,000		
Hartford, City of	Hartford Home Block Grant	Hartford	Moderate Rehab Annawan Street And Vine Street Apt Complexes	$9,629,619	$ 2,284,746	Multi		$1,784,746	$500,000	
Marian Housing Corporation	Marion Housing	Cromwell	New Constructon Elderly Housing	$6,627,918	$ 1,500,000	HOME		$1,500,000		
New Haven, City of	New Haven Home Block Grant	New Haven	Grant To City Of New Haven For Rental And Homeownership Activities.	$1,197,012	$1,197,012	HOME		$1,197,012		
New Neighborhoods, Inc.	Stillwater Heights	Stamford	Rehab Of Three Existing Units	$2,276,672	$67,400	HOME		$67,400		
NHS of Waterbury, Inc	WOW Revitalization	Waterbury	Home Ownership	$124,374	$124,374	HOME				$134,374
SouthHartford Initiative	SHI Housing	Hartford	Rehabilitation Loans And Grants To Existing Low-Mod Income Owners	$3,000,000	$ 3,000,000	DECD-Other	$3,000,000			
Waterbury, City of	Waterbury Home Block Grant	Waterbury	Home Block Grant Assigned To Grace Congregate Project	$716,804	$716,804	HOME		$716,804		
SFY 1997 Total				**$24,857,597**	**$10,175,534**		**$ 3,000,000**	**$6,551,160**	**$500,000**	**$134,374**
Alderhouse Residential Community	Huntington House	New London	Substantial Rehab Of Adjoining Buildings For 7 LEC Residences	$25,000	$25,000	HOME		$25,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Co-op Initiatives, Inc.	Ct Home Of Your Own	Hartford	Acquisition & Rehab Of Home Ownership Units For Disabled Individuals.	$550,000	$550,000	HOME		$550,000		
Groton, Town of	Groton - Homeowner	Groton	Down-payment Assistance	$867,628	$223,708	HOME		$223,708		
MLK Cooperative, Inc.	MLK Cooperative	Hartford	Rehab;Multi-Unit Residential	$6,120,409	$822,446	HOME				$822,446
Neighborhood Hsg Srvs Stamford	48 Orchard Street	Stamford	The Creation Of 7 Units Of Affordable Family Rental Housing.	$2,033,977	$200,000	HOME		$200,000		
Regional Hsg Rehab Inst of CT	Regional Housing Rehabilitation	New Haven	Renovation Of Blighted Homes For Homeownership By Eligible Buyers.	$974,798	$550,000	HOME				$550,000
SFY 1998 Total				**$10,571,812**	**$2,371,154**		**$ -**	**$998,708**	**$ -**	**$1,372,446**
1-36 Jaidee Drive Associates Limited Partnership	Jaidee Drive	East Hartford	Creation Of 7 Units Of Rental Housing	$6,128,065	$500,000	HOME		$500,000		
1665 Post 1 Limited Partnership	Hidden Brook	Westport	New Construction Of 40 Affordable Apartments	$1,605,000	$ 1,605,000	HOME		$1,605,000		
Co-op Initiatives, Inc.	Home-Of-Your-Own	Bloomfield	Acquisition & Rehab Of Home Ownership Units By Disabled Individuals	$1,445,732	$ 1,445,732	HOME		$1,445,732		
Corporation for Independent Living	Accessibility Loans And Grants	Statewide	Make Dwelling Units Handicapped Accessible	$1,050,000	$ 1,050,000	HOME		$1,050,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Corporation for Independent Living	CIL II	Statewide	Rehab Dwelling Units For Handicapped Individuals.	$550,000	$550,000	HOME				$550,000
New Haven, City of	730 George Street	New Haven	Substantial Renovation--Decd Home Units #58	$5,079,756	$750,000	HOME		$750,000		
Sheldon Oak II Cooperative LP	Sheldon Oak II Cooperative	Hartford	Rehab;Multi-Unit Residential	$7,959,713	$850,000	HOME				$850,000
Shelter for the Homeless, Inc.	Shelter For The Homeless	Stamford	Rehab. Of An Existing Building Into 12 Beds For The Homeless.	$387,217	$387,217	HOME		$387,217		
SFY 1999 Total				**$24,205,483**	**$7,137,949**		**$ -**	**$5,737,949**	**$ -**	**$1,400,000**
Artspace Norwich Limited Partnership	Norwich Artspace	Norwich	New Construction And Substantial Rehab/Artists' Housing	$8,603,287	$750,000	HOME				$750,000
Beulah Land Development Corporation	Orchard Street Townhomes	New Haven	New Construction Of 20 Townhouses In Ten Buildings.	$3,704,365	$ 1,136,300	Multi	$300,000	$836,300		
Mutual Housing Assoc of SC CT	Wild Rose	Guilford	New Construction Of 10 Units Of Homeownership	$2,439,243	$673,306	HOME		$673,306		
New London, City of	Scattered Sites	New London	Acquistion, Rehab, Resale In Target Neighborhood	$618,821	$618,821	HOME		$618,821		
New Samaritan Corporation	Shelton Senior Housing	Shelton	New Construction Of A 35 Unit Apartment Building For The Elderly.	$800,000	$800,000	HOME		$800,000		
Pope-Park-Zion LLC	Cityscape '96	Hartford	New Construction Of 4 Duplexes - 4 Home Units	$1,062,628	$368,000	HOME		$368,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Regional Hsg Rehab Inst of CT	HRI Housing Support Circle	New Haven	Renovation Of Six Buildings	$1,065,726	$448,000	HOME		$448,000		
Saint Monica's Dev Corp	St. Monica's	Hartford	Land Acquisition	$759,525	$759,525	DOH-Other	$759,525			
Senior Housing at Quail Hollow	Senior Housing At Quail Hollow II	Plymouth	Construction Of 8 Elderly Rental Projects	$3,054,262	$560,000	HOME				$560,000
Seymour, Town of	Seymour Scattered Site Rehab	Seymour	The Town Was Awarded Funds To Run A Homeowner Rehab. Program	$129,192	$129,192	HOME		$129,192		
The Connection Fund Realty Inc	The Connection Fund	Middletown	The Rehabilitation And Sale To Low Income Families Of 2 Ownership Units and 1 Rental Unit	$43,916	$43,916	HOME		$43,916		
Torrington Y Limited Partnership	Torrington YMCA	Torrington	The Rehabilitation Of 42 Apartments	$3,660,507	$495,000	HOME		$495,000		
SFY 2000 Total				**$25,941,472**	**$6,782,060**		**$ 1,059,525**	**$4,412,535**	**$ -**	**$1,310,000**
3236 South Street, LP	Wethersfield Ave.	Hartford	Acquisition & Substantial Rehab	$2,205,067	$735,000	HOME		$735,000		
Canterbury Village LLC	Canterbury Village	New Hartford	Construction Of 10 Elderly Rental Units	$1,674,708	$727,500	HOME				$727,500
Cheshire Interfaith Housing, Inc	Cheshire Interfaith Housing	Cheshire	Construction Of A Single-Family Home Through Habitat For Humanity.	$161,912	$86,912	HOME		$86,912		
CHFA	Pilots Supportive Housing Program	Statewide	Supportive Housing Pilots Program	$54,482,903	$23,000,000	DECD-Other	$23,000,000			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Christian Activities Council	Urban Suburban Affordables	Areawide	Homeownership	$750,000	$750,000	HOME		$750,000		
Community Renewal Team	Home Solutions	Hartford	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	$4,502,500	$ 4,502,500	DECD-Other			$4,502,500	
Geer Village Development Co.	Geer Village	Canaan	Creation Of 24 Elderly Rental Units	$3,340,433	$956,018	HOME		$956,018		
Manchester, Town of	Manchester Homeownership Program	Manchester	Acquisition-For Rehabilitation	$1,682,571	$373,569	HOME		$373,569		
Mutual Housing Assoc of SC CT	Gilbert Avenue Mutual Housing	New Haven	Rehabilitation Of 10 Units Of Affordable Rental Housing In New Haven.	$1,354,830	$ 1,048,425	HOME		$1,048,425		
Neighborhood Housing Srv of NB	Sexton Street Homeowner	New Britain	Rehab Of 2 Units Of Owner Occupied Housing	$294,100	$124,100	HOME		$124,100		
Neighborhood Hsg Srv Waterbury	WOW Neighborhood	Waterbury	Project To Develop Six Affordable Housing Units.	$780,922	$765,923	HOME		$765,923		
ONE/CHANE, Inc.	Nelson Street CHDO Loan	Hartford	Affordable Family Rental Housing	$140,000	$140,000	HOME				$140,000
Orchard Ridge Assoc Limited	Orchard Ridge	Berlin	Construction Of 126 Units Of Senior Rental Housing - 11 Home	$13,638,737	$800,000	HOME				$800,000
Pope-Park-Zion LLC	Cityscape 2	Hartford	New Construction Of 12 Units (6 Home)	$1,527,285	$947,285	HOME		$947,285		
Richard Street Limited Partner	Richard Street Coops	New Haven	Renovation Of 20 Units At Richard Street And Saltonstall Ave.	$2,606,577	$138,000	HOME		$138,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Senior Housing at Quail Hollow	Quail Hollow	Plymouth	Provide 6 Home-Assisted Senior Rental Units	$333,000	$333,000	HOME				$333,000
Tolland, Town of	Tolland Rehab	Tolland	Rehabilitation Of Owner Occupied Single Family Homes	$400,000	$400,000	HOME		$400,000		
Woodglen Enterprises LLC	Wood Haven Estates	Waterbury	Development Of 11 Single Family Owner Occupied Homes.	$1,603,437	$593,330	HOME				$593,330
SFY 2001 Total				**$91,478,982**	**$36,421,562**		**$23,000,000**	**$6,325,232**	**$4,502,500**	**$2,593,830**
Birch Meadow Assoc. LP	Birch Meadow	Manchester	Construction Of A 100 Unit Low-Income Housing Tax Credit Project In Manchester.11 Home units	$12,607,164	$ 1,000,000	HOME				$1,000,000
Co-op Initiatives, Inc.	Carter Court	Glastonbury	Acquisition & Rehab Of 20 Unit LEC.19 HOME	$3,833,386	$ 2,029,947	HOME				$2,029,947
Co-op Initiatives, Inc.	Coop Initiatives	Hartford	Chdo Operating Grant	$50,000	$50,000	HOME		$50,000		
Hartford, City of	St. Monica's – Phase 2	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	$3,571,213	$ 1,074,257	HOME		$1,074,257		
Mansfield Housing Authority	Holinko Estates II Predev Loan	Storrs	Predevelopment Loan For Holinko Estates Phase Ii	$100,000	$100,000	Flex-RLF			$100,000	
Mutual Housing Assoc of GH Inc	Park Terrace II	Hartford	Redevelopment Of 20 Properties Create 68 Units Of Mutual Housing	$14,527,721	$ 2,748,416	HOME				$2,748,416
Neighborhood Housing Srv of NB	Skrentny Block	New Britain	5 Units Of Family Rental Housing	$684,322	$470,388	HOME		$470,388		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
New Britain, City of	South High Street Home	New Britain	Rehab Of 3 Buildings Into 17 Co-Op Units	$2,381,000	$ 1,168,000	HOME		$1,168,000		
Park Squire Assoc. Partnership	Park Squire	Hartford	Urban Revitalization Project – 24 Residential And 5 Retail Units	$5,101,836	$ 3,924,170	Multi	$2,827,542	$1,096,628		
River Ridge Apartments LP	River Ridge	Hamden	Constuction of a 62 Unit (10 HOME)	$8,527,222	$822,276	HOME				$822,276
Stamford Housing Authority	Margot Wormser	Stamford	Urgent RehabRepair Work At Margot Wormser Apartments; 40 Units	$377,150	$377,150	DECD-Other	$377,150			
State Street Bridgeport, L.P.	651 State Street	Bridgeport	Rehab Of The Bridgeport Ymca Into 102 Sro (10 Home) Units	$11,270,997	$200,000	HOME				$200,000
Steponaitis, Lous	Hope House	Waterbury	Rehab Of Building Into 9 Units Of Supportive Housing	$343,338	$199,000	HOME		$199,000		
Tolland Senior Housing, Inc.	Tolland Senior Housing	Tolland	Construction Of Housing	$3,765,828	$385,000	HOME				$385,000
Trumbull Townhomes LLC	Trumbull Town Homes	Trumbull	New Construction Of Condo Units	$8,852,000	$ 2,399,999	HOME		$2,399,999		
Wallingford Housing Authority	Simpson School	Wallingford	A Loan To Assist With Predev Costs To Rehab An Abandoned School	$74,000	$74,000	Flex-RLF			$74,000	
Washington Developers, LLC	Washington Court	Hartford	Rehabilitation Of 66 Units Of Rental Housing	$5,191,719	$ 1,245,000	HOME				$1,245,000
SFY 2002 Total				**$81,258,897**	**$18,267,604**		**$ 3,204,692**	**$6,458,273**	**$174,000**	**$8,430,639**

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Alderhouse Residential Commun.	Alderhouse Residential Communities	Middletown	Chdo Operating Grant	$53,590	$53,590	HOME		$53,590		
Alderhouse Residential Commun.	North End Artist Cooperative	Middletown	Rehabilitation Of 9 Units Of Cooperative Housing In Middletown, Ct.	$1,329,052	$822,000	HOME		$822,000		
Amber Properties, LLC/Peter Levine	73 Washington Street	New London	Renovate Historic Commercial Prop To 28 Units Rental Housing	$3,199,274	$750,000	Flex-RLF			$750,000	
Beulah Land Development Corporation	Beulah Land Develpmnt Corp CHDO Operating	New Haven	Operating Support, Office Expenses, Salaries, Training, Computers	$50,000	$50,000	HOME		$50,000		
Burlington, Town of	Burlington Elderly	Burlington	Construction Of 24 Units Of Senior Housing.	$2,796,064	$800,000	HOME		$800,000		
Cheshire Interfaith Housing, Inc	Byam Road	Cheshire	Cheshire Interfaith Housing Will Construct 2 Single Family Homes For R	$386,082	$150,000	HOME		$150,000		
CHFA	Herbert T. Clark	Glastonbury	Construction of 25 assisted living units	$4,648,042	$990,000	PRIME	$990,000			
CHFA	The Retreat	Hartford	Construction of 100 assisted living units	$16,740,404	$ 5,000,000	PRIME	$5,000,000			
CHFA	Trumbull On The Park	Hartford	Development Of 100 Housing Units	$39,522,000	$ 6,000,000	DECD-Other	$6,000,000			
CT Dept. of Econ & Com Develop	Rice Heights	Hartford	Homeownership	$17,404,342	$14,744,342	Multi	$9,526,691	$5,217,651		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Metro Realty Group, LTD	Boulder Ridge Elderly Housing	Canton	Acquisition Of Land For 90 Senior Rental Units (11 Home Assisted)	$12,672,894	$ 1,200,000	HOME				$1,200,000
Metro Realty Group, LTD	Watson Farms Elderly Rental	South Windsor	Construction Of Elderly Rental Housing	$8,943,028	$800,000	HOME				$800,000
Mutual Housing Assoc of SC CT	Mutual Housing Of Southcentral Ct	New Haven	Chdo Operating Costs	$50,000	$50,000	HOME		$50,000		
Mutual Housing Assoc of SW CT	Mutual Housing Of Southwest Ct	Stamford	Chdo Operating Grant	$50,000	$50,000	HOME		$50,000		
NE Hartford Affordable Housing	Northeast Hartford Affordable Housing	Hartford	Acquisition And Rehabilitation Of 68 Units (11 Home)	$7,273,877	$ 1,200,000	HOME		$1,200,000		
Neighborhood Housing Srv of NB	Neighborhood Housing Services Of NB	New Britain	Chdo Operating Grant	$35,279	$35,279	HOME		$35,279		
New Haven, City of	Livable City Initiative Citywide Revitalization	New Haven	Program To Create 271 Homeownership Units & Commty Improvements	$59,549,302	$ 7,000,000	DECD-Other	$7,000,000			
North Haven Opport for Aff Hsg	Summerdale-NHOAH	North Haven	New Construction Of 20 Affordable Condominiums.	$4,278,464	$ 2,444,555	HOME		$2,444,555		
ONE/CHANE, Inc.	Cleveland/Barbour	Hartford	Rehab Of 11 Unit Cooperative Housing Project	$1,923,951	$576,671	HOME		$576,671		
Pope-Park-Zion LLC	Cityscape 3	Hartford	Construction Of 19 Homeowner Units In The Frog Hollow Neighborhood.	$6,361,766	$ 2,672,280	Multi	$500,000	$2,172,280		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Salem Turnpike Housing Corporation	Parnell Brook	North Haven	Predevelopment Expenses For Fees And Services	$245,600	$245,600	Flex-RLF			$245,600	
Seymour Housing Authority	Smith Street Assisted Living	Seymour	Predev. Loan To Assist Development Of A 56-Unit Assisted Living	$250,000	$250,000	Flex-RLF			$250,000	
The Community Builders, Inc.	Kent South Commom	Kent	Development Of A 24 Unit (11 Home) Family Rental Proj.	$2,059,900	$ 1,262,000	HOME		$1,262,000		
Tim Bobroske Co., Inc.	Thomaston Valley Village	Thomaston	Construction Of 22 Units Of Senior Rental Housing	$1,156,300	$ 1,156,300	Flex-Bond			$1,156,300	
WHA Dev Corp	Laurel Commons	Winsted	Predevelopment Costs For Laurel Housing Project	$223,000	$223,000	Flex-RLF			$223,000	
SFY 2003 Total				**$191,202,211**	**$48,525,617**		**$29,016,691**	**$14,884,026**	**$2,624,900**	**$2,000,000**
210 State Street LP	Safe Haven – Liberty Commty Services	New Haven	Adaptive Re-Use Of Old Cigar Factory To 33 Studio Units	$8,304,004	$ 3,610,500	Multi			$3,610,500	
Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts	Bridgeport	Rehab Of Read'S Dept Store Into 61 Units Of Rental Artist Housing. 7 FLEX units & 9 HOME units	$14,496,948	$ 1,200,000	S: Flex-RLF F: HOME			$500,000	$700,000
Bella Vista Cooperative Inc.	Bella Vista Cooperative Rehab	Hartford	Vinyl Siding Installation At 270-276 Bellevue St, Hartford	$68,581	$68,581	Flex-RLF			$68,581	
CHFA	Luther Ridge	Middletown	Construction of45 assisted living units	$7,419,930	$ 2,500,000	PRIME			$2,500,000	
CHFA	UR Home Ownership	Statewide	Pilot Program Ur Home/Acquisition And/Or Rehab	$10,000,000	$10,000,000	DECD-Other	$10,000,000			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Connecticut Housing Investment Fund, Inc.	Ct CDFI Alliance Revolving Loan Fund	Statewide	Statewide Revolving Loan Fund	$14,735,810	$1,500,000	Flex-Bond			$1,500,000	
CT Housing Investment Fund, Inc.	Neighborhood Rebuilder Program	Hartford	Appraisal Gap Subsidy	$4,551,500	$872,000	DECD-Other	$872,000			
Co-Opportunity, Inc.	Youthbuild Hartford/Rice Heights	Hartford	$50,000 For Operational Costs For Youthbuild Administration	$50,000	$50,000	HOME		$50,000		
Corporation for Independent Living	Loans And Grants For Accessibility	Statewide	To Allow Handicapped Individuals To Make Their Dwelling Units Handicap	$498,238	$498,238	Flex-RLF			$498,238	
CT Urban Legal Initiative	Psa—Scovill Homes Feasibility Study	Waterbury	Feasbility Study Of Scovill Homes Neighborhood In Waterbury	$155,000	$75,000	Flex-RLF			$75,000	
Grace Development Corporation	Grace House	Waterbury	Construction Of 40 Unit Elderly Rental Housing.10 Units Funded Through Decd Home Program.	$5,184,257	$345,000	HOME		$345,000		
Ida B Wells Inc	Ida B. Wells	Hartford	New Construction Of A 40 Unit Elderly Complex	$4,464,100	$685,000	HOME				$685,000
New Haven, City of	SA-Ninth Square Phase II	New Haven	Construction Costs Related To Mixed Use Development In Downtown	$13,878,624	$ 3,263,783	DECD-Other			$3,263,783	
Nutmeg Housing Development Cor	Amston Village	Colchester	Predevelopment Loan For Decd Amston Road Lblt Property	$235,100	$235,100	Flex-RLF			$235,100	

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Ormont Court - WS Brooks Eld Hm	Ormont Court - 810 Orchard Street	New Haven	Renovate Blighted 3 Story Into 12 One Bedroom Elderly Units. 50%Ami	$1,742,823	$225,000	Flex-Bond	$225,000			
Regional Hsg Rehab Inst of CT	HRI CHDO Operating Costs	New Haven	Chdo Operating Costs Program	$33,600	$33,600	HOME		$33,600		
SOC Group II LP	SANA Apartments	Hartford	Acquisition & Rehab, A 256 Unit Of Multifamily Housing	$32,735,704	$ 4,913,089	HOME				$4,913,089
Vernon NP Hsng Dev. Corp	Village Street Revitalization	Vernon	Demo, Rehab & New Const Of 23 Units Of Residential Properties	$5,724,215	$ 2,101,500	Multi	$2,101,500			
SFY 2004 Total				**$124,278,434**	**$32,176,391**		**$13,198,500**	**$428,600**	**$12,251,202**	**$6,298,089**
130 Howe Street, Inc.	130 Howe Street	New Haven	Construction Of 12 Units Of Affordable Rental Housing.	$1,790,226	$803,296	HOME		$803,296		
Augustana Homes East Bpt., Inc	Bishop Curtis Homes Project	Bridgeport	The Rehabilitation Of A Former School Into 48 Units Of Senior Housing	$5,415,936	$202,842	HOME		$202,842		
Bethsaida Community, Inc.	Flora O'Neil Apartments	Norwich	New Construction Of 6 Units Of Permanent Rental Housing	$891,799	$652,003	Flex-RLF			$652,003	
CHFA	Smithfield Gardens	Seymour	Construction of 56 assisted living units	$12,249,250	$ 3,200,000	PRIME			$3,200,000	
CHFA	Southwood Square - Phase 3	Stamford	New Construction Of 56 Rental Units As Part Of Hope 6 Project	$23,099,035	$ 4,721,852	DECD-Other	$4,721,852			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
CHFA	Temple Street Garage	Hartford	Construction Of Housing And Parking Garage	$8,895,835	$680,000	DECD-Other	$680,000			
CHFA	Temple Street Housing	Hartford	Construction Of 78 Units - Market Rate Housing	$23,417,794	$ 4,000,000	DECD-Other	$4,000,000			
CHFA	Wauregan Hotel Renovation	Norwich	Substantial Renovation Of Historic Norwich Hotel To Housg Units	$22,187,094	$ 3,650,000	DECD-Other	$3,650,000			
Co-op Initiatives, Inc.	Winthrop Drive Amendment	Farmington	Acquire And Rehabilitate 11 Units Of Low-Income Housing	$1,683,768	$783,118	HOME		$678,118		$105,000
Hall Neighborhood House	UA-Hall Commons	Bridgeport	New Construciton Of A 41 Unit HUD 202 Elderly Complex	$5,779,095	$ 1,705,500	DECD-Other	$1,705,500			
Hartford, City of	CCEDA Demolition/ Redev. Prjt. Phase II	Hartford	Demolition, Mothballing, Rehabilitation	$25,000,000	$25,000,000	DECD-Other	$25,000,000			
Hill Development Corporation	Hill Homeowners hip Initiative	New Haven	Renovation Of Five Homes For Ownership With Rental Units.	$2,565,027	$677,027	HOME		$677,027		
Laurel Commons Housing L P	Laurel Commons Elderly Housing	Winsted	Development Of 44 Units Of Elderly Housing, 19 HOME units	$7,248,059	$ 2,133,844	HOME				$2,133,844
Mutual Housing Assoc of SC CT	Valley Mutual Housing Project	Ansonia	Project Consists Of The Rehab Of 9 Units Of Affordable Rental Housing	$1,591,750	$636,743	HOME				$636,743
New Britain, City of	New Britain Home Block Grant	New Britain	Block Grant Funds Being Used In South High St Home Project	$441,653	$441,653	HOME		$441,653		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Newtown Housing for the Elderl	Nunnawauk Meadows Expansion Project	Newtown	New Construction Of 12 Elderly Units Of Housing - 6 Home	$1,805,606	$563,410	HOME		$563,410		
NINA	47 Sigourney Street	Hartford	Costs Associated With Moving A Vacant 1890 Brick Victorian Structure	$119,300	$50,000	DECD-Other	$50,000			
Norwalk Housing Authority	Colonial Village	Norwalk	Predev Loan For Homeownership Initiative Adjacent To Col Village	$234,300	$234,300	Flex-RLF			$234,300	
Nutmeg Housing Development Cor	Amston Village Elderly Housing	Colchester	Conveyance Of Decd Lb Property For A Total Of 32 Units Elderly Housing	$1	$1	DECD-Other	$1			
Spruce Street Townhomes LLC	Spruce Street Townhomes	Stamford	New Construction Of 19 Townhouse Style Condomiums Units	$5,287,083	$975,000	HOME		$975,000		
The Connection Fund Realty Inc	Legion Woods Apartments	New Haven	20 Housing Units For Disabled Individuals In New Haven	$3,028,474	$807,500	Flex-Bond	$807,500			
Thomaston Valley Village LLC	Thomaston Valley Village Home	Thomaston	Construction Of 22 Units Of Elderly Rental Housing (14 Decd)	$2,492,500	$ 1,667,500	Multi			$1,156,300	$511,200
Wallingford Housing Authority	Ulbrich Heights	Wallingford	Rehab Kitchens & Bathrooms	$338,775	$338,775	Flex-Bond	$338,775			
SFY 2005 Total				**$155,562,360**	**$53,924,364**		**$40,953,628**	**$4,341,346**	**$5,242,603**	**$3,386,787**

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
AHEPA National Housing Corp.	AHEPA 58-II Apartments	Wethersfield	Construction Of 42 Units Of Elderly Housing In Wethersfield.	$7,315,300	$ 1,890,000	HOME		$1,890,000		
Amber Huntington Assoc LLC	New London Market & Residential Apartments	New London	Conversion Of Old Factory Into Mixed Use Rental Units And Commercial	$3,215,738	$650,000	Multi	$200,000		$450,000	
Amber Huntington Assoc, LLC	New London Market and Aptmts	New London	Substantial Rehab	$4,309,500	$650,000	Flex/UA	$200,000		$450,000	
Brick Hollow LLP	Brick Hollow	Hartford	Rehab Of 50 Rental Units In The Frog Hollow Neighborhood. 30 Decd Home Units.	$10,630,450	$ 3,612,000	HOME				$3,612,000
Christian Activities Council	ADDI-Urban Suburban Affordables	Hartford Area	Down-payment Assistance	$580,442	$580,442	S:Flex-Bond Other: Multi	$250,000	$330,442		
Community Capital Fund	Arcade (Downtown Phase Ii)	Bridgeport	Mixed Use Dev. 59 Rental Units/14,000 Commercial Space	$22,979,910	$ 1,200,000	DECD-Other			$1,200,000	
Community Capital Fund	Citytrust (Downtown Phase I)	Bridgeport	Conversion Of Citytrust Bank Into 118 Apts 48,000 Retail Square Feet	$31,087,621	$ 3,100,000	DECD-Other			$3,100,000	
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder - Appraisal Gap Subsidy Program	Hartford	Homeownership - Appraisal Gap Subsidy	$5,300,000	$ 1,250,000	Flex-Bond	$1,250,000			
Corporation for Independent Living	Loans And Grants For Accessibilty Program	Statewide	Provides Funds To Applicants To Make Accessibility Renovations To Home	$2,000,000	$ 2,000,000	HOME		$2,000,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Guilford Housing Authority	Sachem Hollow	Guilford	New Construction Of 32 Units Of Elderly Rental Housing	$5,090,642	$ 3,000,000	DECD-Other	$3,000,000			
House New London LLC	ADDI - House New London	New London	Down-payment Assistance To First Time Buyers	$580,442	$580,442	Other: Multi	$250,000	$330,442		
Housing Development Fund, Inc.	ADDI - Housing Development Fund	Stamford	Financial Support Down-payment Assistance In Fairfield County	$580,442	$580,442	S:Flex-Bond Other: Multi	$280,000	$300,442		
Mutual Housing Assoc of SC CT	Artisans Lofts West	New Haven	Rehabilitiation Of Eleven Affordable Apartments - 9 Flex.	$5,454,470	$980,000	Flex-Bond	$980,000			
New Haven, City of	Casa Familia	New Haven	New Constr 30 Units Of Family Rental Hsing. 11HOME units	$7,434,926	$ 1,048,941	HOME		$1,048,941		
New Milford Affordable Housing	Indian Field	New Milford	Predevelopment Loan For Indian Field Housing Development Project	$180,750	$180,750	Flex-RLF			$180,750	
NHS of CT, Inc.	ADDI – NHS of Ct, Inc.	Statewide	Down-payment Assistance Program In New Haven And Waterbury Areas	$641,328	$641,328	S:Flex-Bond F: HOME	$250,000	$391,328		
Nutmeg Housing Development Cor	Hills Street Surplus Property	East Hartford	Construct 4 Affordable Single Family Homes On Surplus Property	$5	$5	DECD-Other	$5			
Pathways Vision, Inc.	Pathways Vision	Greenwich	Supportive Housing For Mentally Handicapped.	$2,133,724	$535,000	HOME		$535,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Plainville, Town of	56 Forestville Avenue	Plainville	Transfer Of Surplus Property From Dot To Town Of Plainville	$1	$1	DECD-Other	$1			
SFY 2006 Total				**$109,515,691**	**$22,479,351**		**$6,660,006**	**$6,826,595**	**$5,380,750**	**$3,612,000**
16 Bank Street LLC	16 Bank Street Apartments	Seymour	Rehab Of 2Downtown Properties For The Creation Of 12 Elderly Units	$2,185,619	$ 1,042,822	HTF	$1,042,822			
CHFA	Pilots - Sorumundi Commons	Statewide	Supplemental Funding For Pilots Supportive Housing Project.	$8,517,097	$ 3,000,000	PRIME	$3,000,000			
City of Bristol/Bristol Development Authority	Bristol Residential Rehabilitation Program	Bristol	Rehabilitation Of 28 Rental Units And 16 Ownership Units.44 Units.	$800,000	$400,000	HTF	$400,000			
Community Renewal Team	Hartford Grandfamily Housing	Hartford	40 New Housing Units For Seniors And Grandparents Grandchildren	$10,451,018	$ 1,591,018	HTF			$1,591,018	
Connecticut Housing Investment Fund, Inc.	CDFI Alliance A-Gap Program	Statewide	Statewide Gap Financing Prog For New Const. & Rehab Of Rental & Owner	$3,600,000	$ 1,200,000	HTF	$1,200,000			
Corporation for Independent Living	Grants For Accessibility Tenant Program	Statewide	Grant For Accessibility Tenant Program-	$1,000,000	$ 1,000,000	HTF	$1,000,000			
CT Dept. of Social Services	LAMPP	Statewide	Lead Abatement	$950,000	$950,000	Flex-Bond	$950,000			
Greater New Haven Community Loan Fund	Regional Gap Financing Pool	New Haven	Loans Made To Developers Creating Long-Term Affordable Housing	$3,000,000	$870,000	HTF	$870,000			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Hartford Housing Authority	Westbrook and Bowles Park	Hartford	Infrastructure And Lead Abatement	$2,915,500	$ 2,915,500	DECD-Other	$2,915,500			
Housing Development Fund, Inc.	Opportunity Finance Program	Stamford	Buyer Affordability Gap, Multifamily Developer Appraisal Gap, Admin.	$29,500,000	$ 3,000,000	HTF	$3,000,000			
Immanuel Church Housing Corp	Seasons Of Hartford	Hartford	Predev Loan	$250,000	$250,000	Flex-RLF			$250,000	
Main Street Development	220 Main Street Predev Loan	Ansonia	Pre-Development Loan For The New Construction Of 28 Elderly Units	$250,000	$250,000	Flex-RLF			$250,000	
Mutual Housing Assoc of SC CT	Highwood Square Pre - Dev	Hamden	Pre-Dev. Loan In The Amount Of$250K For Highwood Sq., Mixed-Use Hsg.	$230,000	$230,000	Flex-RLF			$230,000	
Mutual Housing Assoc of SC CT	Willow Mutual Housing Project	Waterbury	The Rehab Of 7 Buildings To Create 33 Mutual Housing Units.20 Home units	$6,046,310	$ 1,770,918	HOME				$1,770,918
Mutual Housing Assoc of SW CT	Huntington Place Senior Housing	Trumbull	New Construction Of 40 Units Of Senior Housing - 11 Home.	$7,781,197	$900,000	HOME		$900,000		
Neighborhood Housing Srv of NH	Home Maintenance & Energy Conservation IDA	New Haven	Ind Dev Account (W/Matching Funds) To Help Homeowners Save For Rehab	$600,000	$300,000	HTF	$300,000			
Neighborhood Hsg Srvs Stamford	Mission/Taylor Streets Project	Stamford	Nhs/Nni Plan To Develop 10 Rental Units Stamford West Side.	$2,210,000	$935,000	HOME		$935,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
North Walke Housing Corporation	Norwalk Homebuyer Assistance Program	Norwalk	Down-payment Assistance And Counseling To 20 Qualified Buyers	$1,100,000	$ 1,100,000	HOME		$1,100,000		
Nutmeg Housing Development Corp	Amston Village Elderly Housing	Colchester	Construction Of 32 Elderly Housing On LBLT Site	$6,229,914	$ 3,010,000	Multi				$3,010,000
Nutmeg Housing Development Corp	Amston Village Elderly Housing	Colchester	Construction Of 32 Elderly Housing On LBLT Site	$500,000	$500,000	HTF			$500,000	
Orford Village Housing Development Corporation	Orford Elderly	Manchester	Pre-Development Costs For Orford Elderly Development	$189,846	$189,846	Flex-RLF			$189,846	
Prudence Crandall Center, Inc.	Rose Hill Development	New Britain	Renovation: Former Orphanage To 18 Units Low Income Housing	$7,900,564	$ 3,856,284	Multi	$1,000,000	$2,856,284		
Ridgefield Housing Authority	Prospect Ridge	Ridgefield	Predevelopmemt Loan For The Prospect Ridge Project	$150,000	$150,000	Flex-RLF			$150,000	
Salem Turnpike Housing Corporation	Woodhaven Village	New Haven	20 Units Of Single Family Housing	$5,976,841	$978,822	HTF	$978,822			
Schoolhouse Apartments	Schoolhouse Apts Roof Replacement	New Canaan	Replace Seventy-Four Year Old Slate Roof	$418,137	$400,000	UA	$400,000			
South Aresenal Neighborhood Development Corp.	SAND Housing	Hartford	Costs Associated With Pre-Development Loan Activities	$250,000	$250,000	Flex-RLF			$250,000	
Southwood Square Homeownership	Southwood Square Homeownership Project	Stamford	New Construction Of 20 Homeowner Units (15 Home)	$6,138,320	$900,000	HOME		$900,000		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
St. Luke's Senior Housing, Inc	St. Luke'S Senior Housing	New Haven	New Construction Of 18 Elderly Housing Units Under HUH 202 Program	$3,606,300	$450,000	HTF	$450,000			
Stamford Housing Authority	Vidal Court Revitalization	Stamford	58 Progress Drive: new construction of 95 units of mixed income housing Phase I of VC Revitalization	$43,650,106	$ 5,000,000	DECD-Other	$5,000,000			
The Community Builders, Inc.	Dutch Point Hope VI Phase 1 Rental	Hartford	Construction Of 73 Unit Family Rental Project (20 HOME)	$15,301,556	$ 1,000,000	HOME				$1,000,000
Zion Street Mutual Housing Ltm	Zion Street Mutual Housing	Hartford	New Construction Of 24 Units with 6 HOME Units	$5,587,750	$900,000	HOME				$900,000
SFY 2007 Total				**$177,286,075**	**$39,290,210**		**$22,507,144**	**$6,691,284**	**$3,410,864**	**$6,680,918**
588-612 East Main, LLC	East Main Street Mews	Bridgeport	Mixed Use Substantial Rehab On East Side Of Bridgeport	$5,321,063	$460,000	HTF			$460,000	
Alderhouse Residential Commun.	New Britain Artist Housing Cooperative	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housg	$3,255,736	$ 1,443,219	Multi			$200,000	$1,243,219
Bridgeport Neighborhood Trust	Barnum Avenue Homes	Bridgeport	The Rehab Of 101 Barnum Ave Will Create 2 Homeowner And 2 Rental Units	$1,015,268	$200,000	HTF	$200,000			
Christian Activities Council	Upper Albany Revitalization Initiative	Hartford	The New Construction Of 5 Two- Family Homes For Homeownership	$1,893,000	$340,590	HTF	$340,590			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
City of Hartford	Hartford NSP Program	Hartford	Grant To City Of Hartford For NSP Activities in target neighborhoods.	23,236,550	$2,741,550	NSP		$2,741,550		
Common Ground Community HDFC	The Hollander Foundation Center	Hartford	Rehab Mixed Use Bldg-70 Units (56 Affordable/14 Market Rate)	$22,283,689	$ 2,000,000	HTF			$2,000,000	
Community Renewal Team	Home Solutions	Statewide	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	$3,072,056	$ 3,072,056	FLEX - Bond	$3,072,056			
Connecticut Coalition to End Homelessness	CT Counts 2008	Statewide	Funds used for salaries and benefits of CCEH staff in connection with CT Counts 2008.	$35,000	$35,000	DECD-Other	$35,000			
Connecticut Fair Housing Center	Connecticut Fair Housing - Year 2	Statewide	Funds for Fair Housing training, outreach and education.	$332,500	$332,500	DECD-Other	$332,500			
Connecticut Housing Investment Fund, Inc.	Replacement Windows Subsidy For Landlords	Statewide	Replacement Of Old Windows With New	$760,750	$400,000	DECD-Other	$400,000			
Corporation for Independent Living	Grafton Belden	Hartford	Rehab Of Historic House & 5 Homeownership 5 Rental And 1 Sub-Rehab	$1,825,000	$300,000	HTF	$300,000			
Eastern Connecticut Housing Op	Hempstead Neighborhood Revitalization	New London	Rehab Of 10 Units.Construction Of 8 Units.Ownership And Rental.	$3,215,738	$ 1,620,738	HOME		$1,620,738		
Empower New Haven	ADDI - MI Home Power	New Haven	Down Payment Assistance For 62 First Time Homebuyers	$1,126,191	$559,397	HOME		$559,397		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Empower New Haven	Homepower Repair Program	New Haven	Emergency Repair & Beautification Of Owner Occupied Housing In Ez	$752,860	$752,860	HTF	$752,860			
Greater New Haven Community Lo	Gap Financing For Owner Occupied ADA Rehab	New Haven	Gap Financing For Owner Occupied Ada Rehab	$880,000	$880,000	HTF	$880,000			
Handsome, Inc.	Garder Road Commons	Monroe	To Perform Predev/Planning Activites For 32 Unit Homeownership Project	$250,000	$250,000	Flex-RLF			$250,000	
House New London LLC	ADDI - House New London	New London	Down-payment Assistance To First Time Buyers	$311,117	$311,117	HOME		$311,117		
Immanuel Church Housing Corpor	Immanuel House - Seasons Of Hartford	Hartford	Construction Of 40 Elderly Rental Units, Hud 202, On Hudson Near Park.23 HOME units	$8,514,900	$ 2,020,000	HOME		$2,020,000		
Metro Realty Group, LTD	The Village At Yorkshire	Farmington	Elderly Housing New Construction 91 Units, Decd Home Funds 4 Units	$15,987,694	$401,000	HOME				$401,000
Mutual Housing Assoc of SC CT	Rosenthal Gardens	Branford	Decd Will Assist 11 New Units Of A 17 Unit Construction Development.	$3,675,378	$776,762	HOME		$776,762		
Nehemiah Housing Corp	North End Redevelopment PD0708302	Middletown	Rehab/New Construction 15 condominiums	$250,000	$250,000	HRRLF			$250,000	

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Neighborhood Housing Srv of NB	147 Broad Street	New Britain	New Construction Of A 4-Unit Residential Bldg And 2 Commercial Units	$977,381	$326,092	HOME		$326,092		
Neighborhood Housing Srv of NH	Affordable Housing Development Project	New Haven	Rehab Of 12 2-Family Homes In New Haven For Low-Mod Income Residents	$4,783,000	$600,000	HTF	$600,000			
Neighborhood Hsg Srv Waterbury	1020 West Main Street Surplus Property	Waterbury	Rehab of Surplus Property Homebuyer W/2 Rentals	$1	$1	DECD-Other	$1			
New Haven Housing Authority	Eastview Terrace Rehabilitation	New Haven	Needed Repairs During Major Renovation.	$989,000	$722,908	DECD-Other	$722,908			
New Haven, City of	Quinnipiac Terrace Redevelopment	New Haven	Grant Through City To Ha For Studies And Remediation, Qt Redevelopment	$70,103,835	$ 4,000,000	UA	$4,000,000			
New Milford Affordable Housing	Indian Field Housing	New Milford	Construction Of 40 Units Of Family Rental Housing	$11,521,096	$ 3,062,457	Multi			$3,062,457	
NINA	Asylum Hill Homes Phase III	Hartford	Sub-Rehab Of One Historic House To 2 Homeowner units	$447,865	$50,000	HTF	$50,000			
Northwest Senior Housing Corpo	Northwest Senior Housing	Winsted	New Construction Of 20 Elderly Housing Units	$4,078,700	$784,000	HOME		$784,000		
Pope-Park-Zion LLC	Cityscape Homes 2005	Hartford	Development Of 20 Homeowner Units. Decd Funds To Provide Developer Subsidy To Client.	$6,684,248	$ 2,608,748	HTF	$2,608,748			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Regional Hsg Rehab Inst of CT	Whetstone Hill Homes	New Haven	Acquisition And Rehabilitation Of 6 Owner -Occupied 2 Family Houses	$1,543,300	$321,000	HTF	$321,000			
Ridgefield Housing Authority	Prospect Ridge Affordable Housing Expansion	Ridgefield	The New Construction Of 20 Units Of Family Rental Housing.	$4,020,000	$ 1,120,000	HOME		$1,120,000		
Sheldon Oak Central, Inc.	North End Gateway	Hartford	Development Of 57 Affordable Housing Units In Hartford'S North End.	$16,658,332	$ 3,413,628	Flex-Bond			$3,413,628	
Southeastern CT Council of Gov	SECHA	Norwich	Funds Executive Director Position For Southeastern Ct Housing Alliance	$50,000	$50,000	DECD-Other	$50,000			
Stamford Housing Authority	Fairfield Court On-Site Development	Stamford	New Construction Of 90 Units-3Rd Phase Of Fairfield Crt.Revitalization	$31,599,348	$ 7,500,000	UA	$7,500,000			
The Community Builders, Inc.	Dutch Point Hope Vi Phase 2 Rental	Hartford	Dutch Point Phase 2 Rental Project, Creation Of 54 Units Of Rental Hou	$16,265,921	$ 1,000,000	HOME				$1,000,000
Whalley Avenue Housing II Corporation	Whalley Avenue Housing II	New Haven	(2 of 2) Rehab Of 4 Rental Units And New Constr Of 2 Rental Units	$1,600,022	$266,455	HTF	$266,455			
SFY 2008 Total				**$272,532,277**	**$46,592,816**		**$22,432,118**	**$11,880,394**	**$9,636,085**	**$2,644,219**

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Affordable Housing Development Ctr.	Stamford Metro Green Apartments	Stamford	New construction of 50 afforable rental units	$20,102,637	$ 2,000,000	HTF			$2,000,000	
Bridgeport Housing Authority	Park City Senior Apartments	Bridgeport	Construction of 35 units of congregate housing for the elderly	$19,665,573	$ 3,500,000	Cong. Hsg. For the Elderly	$3,500,000			
Bridgeport Neighborhood Trust	Holly Street Pre-development Loan	Bridgeport	Costs Associated With Pre-Development Loan Activities	$53,040	$53,040	FLE-RLF			$53,040	
Bridgeport Neighborhood Trust	Pequonnock Replacement Program - Phase I HT0701502	Bridgeport	Rehab of 22 rental units of scattered site public houisng in Bridgeport	$3,672,147	$ 1,100,000	HTF	$1,100,000			
City of Bridgeport	Bridgeport NSP Program	Bridgeport	Acquisiton and Rehabilitation of foreclosed properties	$19,038,000	$5,865,300	NSP		$5,865,300		
City of Danbury	Neighborhood Stabilization Program	Danbury	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$1,367,350	$867,850	NSP		$867,850		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
City of Meriden	Neighborhood Stabilization Program	Meriden	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,455,000	$1,785,000	NSP		$1,785,000		
City of Milford	Milford Housing Rehab ProgramHM0808401	Milford	Rehab of 20 units of owner occupied housing	$900,000	$750,000	HOME		$750,000		
City of New Britain	Neighborhood Stabilization Program	New Britain	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,931,850	$1,781,850	NSP		$1,781,850		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
City of New Haven	Neighborhood Stabilization Program	New Haven	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$3,244,500	$3,244,500	NSP		$3,244,500		
City of New London	Neighborhood Stabilization Program	New London	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$1,767,850	$867,850	NSP		$867,850		
City of Norwich	Neighborhood Stabilization Program	Norwich	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$2,447,850	$867,850	NSP		$867,850		

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
City of Stamford	Neighborhood Stabilization Program	Stamford	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$3,517,050	$2,909,550	NSP		$2,909,550		
City of Waterbury	Neighborhood Stabilization Program	Waterbury	The State of Connecticut received$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	$9,286,000	$3,486,000	NSP		$3,486,000		
Corporation for Independent Living, Inc.	Money Follows the Person - Loans and Grants for Accessibility	Statewide	Funds to provide grants to prospective tenants transitioning from nursing homes or other institutions back to the community.	$500,000	$500,000	HTF	$500,000			

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Danbury Housing Authority	Mill Ridge, Mill Ridge Ext., Fairfield Ridge, & Coal Pit Hill	Danbury	Rehabilitation of roofs at four separate moderate-rental housing projects, totaling 290 units.	$672,320	$672,320	SHSF			$672,320	
East Hartford Housing Authority	Hutt Heights	East Hartford	Rehabilitation of roofs for 30 units of elderly housing.	$296,658	$296,658	SHSF			$296,658	
East Hartford Housing Authority	Veteran's Terrace & Veteran's Terrace Ext.	East Hartford	Abatement of exterior lead-based paint at two moderate-rental housing projects, totaling 150 units.	$235,001	$235,001	SHSF			$235,001	
Hartford Area Habitat for Humanity	Hartford Area Habitat for Humanity 200 Homes By 2009	Greater Hartford	Construct and sell 79 homes to meet there 200 homes by 2009 goal	$7,430,475	$ 1,850,000	HTF	$1,850,000			
House New London LLC	ADDI - House New London	New London	Down-payment Assistance To First Time Buyers	$125,947	$125,947	HOME		$125,947		
Kelly Road Associates LP	HillcrestHM0813201	South Windsor	New Construction of 88 elderly housing units, 11 HOME assisted	$15,417,202	$ 1,735,000	HOME				$1,735,000
Marian Heights, Inc.	Marian Heights HM0808901	New Britain	Rehab convent into 42 units of HUD 202 housing	$9,232,834	$ 2,000,000	HOME		$2,000,000		
Meriden Housing Authority	Yale Acres	Meriden	Rehabilitation of 163 moderate-rental units.	$977,075	$977,075	SHSF			$977,075	
MHA of South Central Ct	Highwood SquareHM0806202	Hamden	Construction of 27 units of artist housing	$7,859,529	$ 2,000,000	HOME				$2,000,000
Naugatuck Housing Authority	Lewis Circle	Naugatuck	Rehabilitation of roofs for 32 units of moderate-rental housing.	$320,000	$320,000	SHSF			$320,000	

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Riverside School Cooperative, Inc.	Riverside School Cooperative	Torrington	Rehabilitation of 12 LEC units.	$391,400	$391,400	SHSF			$391,400	
Seymour Housing Authority	Castle Heights	Seymour	Installation of a pump station, extension of sanitary sewer lines for three units to the public sewer system, and removal of old septic tanks at a 31-unit, moderate-rental housing project.	$193,809	$193,809	SHSF			$193,809	
Seymour Housing Authority	Norman Ray House	Seymour	Installation of an exterior site drainage system and HVAC system for prevention of mold.	$581,815	$581,815	SHSF			$581,815	
Somers Housing Authority	Woodcrest Elderly ExpansionH M0612901	Somers	Rehabilitation of 52 elderly rental units, new construction of 34 elderly rental units	$16,571,245	$5,351,613	Multi	$878,050			$4,473,563
Southeastern Connecticut Council of Governments	SECHA – Year 3	Norwich	Funds Executive Director Position For Southeastern Connecticut Housing Alliance	$25,000	$25,000	DECD-Other	$25,000			
Southside Institutions Neighborhood Alliance, Inc.	42 Vernon Street	Hartford	Installation of nine new gas boilers for nine affordable-housing units.	$68,580	$68,580	SHSF			$68,580	

Table A-9 (continued): Housing Development Portfolio										
Applicant Name	**Project Name**	**Municipality**	**Project Description**	**Total Project Cost**	**DECD Investment**	**Funding Source**	**State Grant**	**Federal Grant**	**State Loan**	**Federal Loan**
Summers Square Cooperative, Inc.	Summer Square Cooperative	Hartford	Rehabilitation of front and rear porches/decks, roof, and gutter system for nine LEC units.	$8,050	$8,050	SHSF			$8,050	
Town of Hamden	Hamden Homeowner Rehabilitation Program HM0806201	Hamden	Rehabilitation of single family owner-occupied units	$333,000	$333,000	HOME		$333,000		
Union St. Cooperative, Inc.	Union Street Cooperative	Willimantic	Replacement of windows, installation of two boilers, and abatement of asbestos for seven LEC units.	$226,283	$226,283	Multi		$149,997	$76,286	
Villa Coqui Cooperative Association, Inc.	Villa Coqui Cooperative	Hartford	Rehabilitation of gutters and roof facia and soffit for 13 LEC units.	$6,175	$6,175	SHSF			$6,175	
VOA Victory Cathedral	Victory Cathedral HM0706402	Hartford	Construction of 21 units of rental housing	$5,561,428	$ 1,200,000	HOME				$1,200,000
Waterbury NHS	1020 West Main St Surplus Prop	Waterbury	Surplus property rehab 3 units	$135,000	$1	DECD-Other	$1			
SFY 2009 Total				**$157,617,673**	**$48,176,517**		**$ 7,853,051**	**$25,034,694**	**$5,880,209**	**$9,408,563**
Grand Total				$1,521,528,633	$433,771,007		$224,501,624	$104,472,422	$51,910,643	$52,896,318
Source: DECD										

Appendix-10: Tenant Demographic Data

Table A-10: Tenant Demographic Data						
Municipality	**Project Name**	**Management**	**Program**	**Total**	**Family**	**Elderly**
Berlin	Orchard Ridge Elderly	Housing Management, LLC	HOME	11	0	11
Bridgeport	Augustana Home East Bridgeport dba Bishop Curtis Homes	Winn Managemnet Company, LLC	HOME	48	0	48
Bridgeport	Sterling Apartments (Artspace/Read's Bldg)	Milleniuim Real Estate Services	HOME/FLEX	16	16	0
Canaan	Geer Village	Beckley House @Geer Village	HOME	24	24	0
Canton	Boulder Ridge	Housing Management, LLC	HOME	11	0	11
Colchester	Breed's Tavern	DeMarco Management Corporation	HOME	22	22	0
Cromwell	Theresa A. Rook	Rook Retirement Community	HOME	20	0	20
East Hartford	Easton Place	Easton Place Apartments	HOME	7	7	0
Farmington	Yorkshire Village	Housing Management, LLC	HOME	4	0	4
Glastonbury	Carter Court	Carter Court Cooperative LTP	HOME	20	20	0
Greenwich	Pathways Vision	Pathways, Inc.	HOME	10	10	0
Hamden	River Ridge	River Ridge Apartments	HOME	62	62	0
Hartford	Brick Hollow	DeMarco Management Corporation	HOME	30	30	0
Hartford	Collin Bennet	Hartford Neighborhood Center	HOME	11	11	0
Hartford	Grandfamilies Housing	Real Estate Management and Development Corp.	Housing Trust Fund	40	24	16
Hartford	Hudson Park Project	Mutual Housing Assoc. of Greater Hartford	HOME	44	44	0
Hartford	Ida B Wells	Sheldon Oak Central Inc	HOME	40	40	0
Hartford	Martin Luther King	Carabetta Management Company	HOME	64	64	0
Hartford	Northeast Hartford Affordable Hsg	Carabetta Management Company	HOME	11	11	0
Hartford	Park Squire Wolcott	Mutual Housing Assoc. of Greater Hartford	HOME	25	25	0
Hartford	Park Terrace II Mutual Housing	Park Terrace II Mutual Housing LTP	HOME	68	68	0
Hartford	Sand Apartments (SANA)	Carabetta Management Company	HOME	256	256	0
Hartford	Sheldon Oak II	Carabetta Management Company	HOME	72	72	0
Hartford	Washington Court	Sovereign Asset Management, LLC	HOME	66	66	0
Hartford	Wethersfield Commons	DeMarco Management Corporation	HOME	12	12	0
Hartford	Zion Street Mutual	Zion Street Mutual Housing LTP	HOME	24	24	0
Kent	Kent South Common	CT Real Estate Management Company	HOME	24	24	0
Manchester	Birch Meadow	Birch Meadows Apartments	HOME	11	0	11

Table A-10 (continued): Tenant Demographic Data						
Municipality	**Project Name**	**Management**	**Program**	**Total**	**Family**	**Elderly**
New Britain	Hart Street Gardens	Housing Management, LLC	HOME	8	8	0
New Britain	Skretny Block	Neighbor Housing Sservices of New Britain Inc.	HOME	5	5	0
New Britain	New Britain Artists Housing Cooperative	Alderhouse Residential Communities Inc.	HOME	11	11	0
New Hartford	Canterbury Village	Tim Bobroske Construction Services	HOME	10	0	10
New Haven	130 Howe Street	130 Howe St. Inc. C/O Wm M. Hotchkiss Co.	HOME	12	0	12
New Haven	HRI/Housing Support Circle	Regional Housing Rehab Institute	HOME	16	15	1
New Haven	Josephine Jarvis Gray Senior Housing	DeMarco Management Corporation	Housing Trust Fund	18	0	18
Newtown	Nunnawauk Meadows	Newtown Housing for the Elderly	HOME	6	0	6
Norwich	Artspace Norwich	Artspace Norwich Affordable Housing	HOME	9	9	0
Norwich	Flora O'Neil Apartments	Bethsaida Community Inc.	FLEX	6	6	0
Plymouth	Quail Hollow Village I	Tim Bobroske Construction Services	HOME	6	0	6
Plymouth	Quail Hollow Village II	Tim Bobroske Construction Services	HOME	9	0	9
Shelton	The Ripton Senior Housing	Elderly Housing Management, Inc.	HOME	35	0	35
South Windsor	Watson Farm	Housing Management, LLC	HOME	11	0	11
Stamford	Berkeley House	Shelter for the Homeless Inc.	HOME	7	7	0
Stamford	Haynes House	Neighborhood Housing Services of Stamford, Inc.	HOME	7	7	0
Stamford	Metcalf House	St. Luke's Lifeworks	HOME	10	10	0
Stamford	Stillwater Heights	New Neighborhoods, Inc.	HOME	15	15	0
Thomaston	Thomaston Valley Village	Tim Bobroske Construction Services	HOME	14	0	14
Tolland	Winding River Village	Tolland Senior Housing	HOME	31	0	31
Torrington	Y House	Northwestern CT YMCA	HOME	42	42	0
Waterbury	Grace House (Grace Development)	Grace Comgregate Housing Inc.	HOME	39	0	39
Waterbury	Hope House	Hope House	HOME	9	9	0
Westport	Hidden Brook	Westport Housing Authority	HOME/FLEX	39	39	0
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's School)	Grove Street Mutual Housing LTP	HOME	21	21	0
Winsted	Laurel Commons	CT Real Estate Management Company	HOME/FLEX	44	0	44
TOTALS				**1,493**	**1,136**	**357**

Source: DECD

Appendix-11: Housing Production Data

Table A-11: Housing Production Data - Connecticut Housing Inventory Estimates							
State/County	**All units**	**1-unit**	**2-unit**	**3 to 4 units**	**5+ units**	**Mobile home**	**Boat, RV, van, etc.**
Fairfield	351,806	229,301	30,855	28,334	62,038	1,206	72
Hartford	367,988	225,460	29,535	36,211	74,889	1,832	61
Litchfield	83,814	65,060	6,528	4,606	7,022	523	75
Middlesex	72,662	53,979	3,550	3,232	10,957	902	42
New Haven	351,745	209,080	33,336	39,565	67,759	1,944	61
New London	117,569	81,371	9,994	7,515	15,471	2,951	267
Tolland	56,542	41,862	2,098	3,541	8,276	756	9
Windham	47,314	32,633	4,432	3,883	4,907	1,432	27
Connecticut	1,449,440	938,746	120,328	126,887	251,319	11,546	614

Source: Census, as of December 2008

Notes to Table:

Description of Survey and Supplementary Information Services – The statistics provided in this publication were based on reports submitted monthly by local building officials in Connecticut, in response to a mail survey conducted by the Building Permits Branch, Construction Statistics Division, U.S. Bureau of the Census. The monthly reported data was successively downloaded electronically from the U.S. Bureau of the Census via electronic mail attachment. These monthly releases, from the U.S. Bureau of the Census, include data estimated and/or imputed by the U.S. Bureau of the Census for those towns or places that provided reports for fewer than 12 months in a year.

Survey Changes – At some locations, statistics on new housing units authorized in the permit jurisdiction have been kept for more than a century. The U.S. Bureau of the Census has published a book useful for time-series analysis, Housing Construction Statistics: 1889 to 1964. In 1954, the Bureau of Labor Statistics of the U. S. Department of Labor published permit data for virtually all the permit-issuing locations surveyed. Since 1959, the U.S. Bureau of the Census of the U.S. Department of Commerce (USDOC) has been collecting permit information through mail surveys of local building officials in 17,000 locations. The State of Connecticut has actively cooperated with the federal government since this mail survey began. The Department of Public Works was the first cooperating agency, succeeded by the Department of Community Affairs, the Department of Housing and now the Department of Economic and Community

Development. Beginning in January 1987, several changes were made to the reporting and classifying of various survey items. Buildings and the valuation of additions, alterations, and conversions to residential buildings were classified under a common item number. Similarly, buildings and the evaluation of additions, alterations, and conversions to non-housekeeping and nonresidential buildings were classified under a common item number. In both circumstances, housing units were no longer reported. The survey no longer distinguishes between additions, alterations, and conversions that resulted in an increase, or decrease to the housing inventory in Connecticut. Furthermore, mobile homes were no longer within the scope of the survey.

Data Reliability – Although the statistics in this report were not subject to sampling variability, they were subject to various response and operational errors that could be attributed to many sources such as the inability to obtain information about all cases, the differences in the interpretation of questions, the inability or unwillingness by respondents to provide correct information, and data-processing errors. Explicit measures of the effects of these were not available. However, DECD believed that most of the important operational errors were detected in the course of the cooperative review of the data for reasonableness and consistency. The participants in the review included the U.S. Bureau of the Census, DECD, and local officials.

Data Limitations – In Connecticut, by state statute, no building or structure may be "constructed or altered until an application has been filed (with a municipal building official) by the owner of the premises affected or his agent," and a permit has been issued. Building permits have been required prior to the beginning of any construction or alteration since October 1, 1970.Similarly, no person may "demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking" from a municipal administrative officer (C.G.S. Sections 29-263 and 29-406).Continuing sample surveys conducted by the U.S. Bureau of the Census indicate that construction resulted in all but two percent of the new housing units nationally authorized by permits. Construction typically begins during the month of the permit issuance, and most of the remaining works begins within the following three months. Therefore, the housing-unit statistics displayed in this report do not represent the number of units actually put into construction for the period shown, and should not be directly interpreted as "housing starts. "In certain instances, a developer may have been

given notice to proceed with the construction of federal public housing without a reported building permit. In these instances the data relate to the award of construction contract.

Data Characteristics – The working definition of a housing unit was “a room or group of rooms intended for occupancy as separate living quarters. ”Hence, each apartment unit in an apartment building was counted as one housing unit. For example, one new building containing 260 apartments would appear in the housing unit table as 260 housing units. However, a housing unit may be unoccupied at a particular time or year-round. By contrast, a household included all the persons who occupy a housing unit. To estimate the number of households it was necessary to multiply the overall number of housing units, at a given time by the overall owner-occupied and renter-occupied housing units observed in the most recent census or other vacancy survey by the number of all housing units at the time of the survey. To avoid duplication, respondents were cautioned to include foundation permits only when a separate foundation permit was issued, and it had a construction cost. Respondents were instructed to include the cost of the foundation when it was authorized, but not to enter the number of buildings or housing units. Buildings, housing units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized. The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations. According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.

Appendix-12: Affordable Housing Appeals List

Table A-12.1: Affordable Housing Appeals List Exempt Municipalities							
	Town	**2000 Census Housing Units**	**Governmentally Assisted Units[i]**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
1	Ansonia	7,937	889	106	9	1,004	12.65%
2	Bloomfield	8,195	686	265	0	951	11.60%
3	Bridgeport	54,367	8,803	908	11	9,722	17.88%
4	Bristol	26,125	2,521	1,039	0	3,560	13.63%
5	Brooklyn	2,708	226	63	0	289	10.67%
6	Danbury	28,519	2,495	274	223	2,992	10.49%
7	Derby	5,568	906	60	0	966	17.35%
8	East Hartford	21,273	2,567	862	0	3,429	16.12%
9	East Windsor	4,356	602	96	14	712	16.35%
10	Enfield	17,043	1,590	526	7	2,123	12.46%
11	Groton	16,817	3,310	323	9	3,642	21.66%
12	Hartford	50,644	16,363	1,422	0	17,785	35.12%
13	Killingly	6,909	685	229	0	914	13.23%
14	Manchester	24,256	2,780	907	38	3,725	15.36%
15	Mansfield	5,481	557	85	0	642	11.71%
16	Meriden	24,631	2,569	1,050	4	3,623	14.71%
17	Middletown	19,697	2,920	615	0	3,535	17.95%
18	New Britain	31,164	4,458	1,149	3	5,610	18.00%
19	New Haven	52,941	12,991	1,105	455	14,551	27.49%
20	New London	11,560	1,985	413	42	2,440	21.11%
21	Norwalk	33,753	3,055	229	556	3,840	11.38%
22	Norwich	16,600	2,912	501	0	3,413	20.56%
23	Plainfield	5,676	579	251	0	830	14.62%
24	Putnam	3,955	455	102	0	557	14.08%
25	Stamford	47,317	5,350	294	1,215	6,859	14.50%
26	Torrington	16,147	1,149	644	17	1,810	11.21%
27	Vernon	12,867	1,679	378	0	2,057	15.99%
28	Waterbury	46,827	6,855	2,459	418	9,732	20.78%
29	West Haven	22,336	2,358	424	0	2,782	12.46%
30	Winchester	4,922	471	125	0	596	12.11%
31	Windham	8,926	2,148	439	0	2,587	28.98%
Total Exempt Municipalities		**639,517**	**96,914**	**17,343**	**3,021**	**117,278**	

Source: DECD, OHDF

Table A-12.2: Affordable Housing Appeals List Non-Exempt Municipalities						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**[1]	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Andover	1,198	26	21	0	47	3.92%
Ashford	1,699	38	37	0	75	4.41%
Avon	6,480	142	25	0	167	2.58%
Barkhamsted	1,436	3	11	0	14	0.97%
Beacon Falls	2,104	3	28	0	31	1.47%
Berlin	6,955	408	82	6	496	7.13%
Bethany	1,792	1	2	0	3	0.17%
Bethel	6,653	222	54	63	339	5.10%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	0	15	0	15	0.76%
Bozrah	917	6	13	0	19	2.07%
Branford	13,342	275	176	0	451	3.38%
Bridgewater	779	0	2	0	2	0.26%
Brookfield	5,781	42	34	24	100	1.73%
Burlington	2,901	27	24	0	51	1.76%
Canaan	610	0	10	1	11	1.80%
Canterbury	1,762	77	23	0	100	5.68%
Canton	3,616	230	52	32	314	8.68%
Chaplin	897	1	24	0	25	2.79%
Cheshire	9,588	237	80	17	334	3.48%
Chester	1,613	26	8	0	34	2.11%
Clinton	5,757	87	37	0	124	2.15%
Colchester	5,409	390	84	0	474	8.76%
Colebrook	656	0	6	0	6	0.91%
Columbia	1,988	28	35	0	63	3.17%
Cornwall	873	19	0	0	19	2.18%
Coventry	4,486	107	122	20	249	5.55%
Cromwell	5,365	214	223	0	437	8.15%
Darien	6,792	90	1	85	176	2.59%
Deep River	1,910	31	23	0	54	2.83%
Durham	2,349	34	11	0	45	1.92%
East Granby	1,903	74	31	0	105	5.52%
East Haddam	4,015	73	22	1	96	2.39%
East Hampton	4,412	73	73	19	165	3.74%
East Haven	11,698	544	318	0	862	7.37%
East Lyme	7,459	294	88	10	392	5.26%
Eastford	705	0	14	0	14	1.99%

Table A-12.2 (continued): Affordable Housing Appeals List Non-Exempt Municipalities						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Easton	2,511	0	0	10	10	0.40%
Ellington	5,417	266	81	0	347	6.41%
Essex	2,977	41	5	0	46	1.55%
Fairfield	21,029	320	30	115	465	2.21%
Farmington	9,854	564	122	149	835	8.47%
Franklin	711	1	15	0	16	2.25%
Glastonbury	12,614	615	132	0	747	5.92%
Goshen	1,482	1	5	0	6	0.40%
Granby	3,887	88	34	5	127	3.27%
Greenwich	24,511	1,174	3	54	1,231	5.02%
Griswold	4,530	182	145	0	327	7.22%
Guilford	8,724	171	31	0	202	2.32%
Haddam	2,822	22	14	0	36	1.28%
Hamden	23,464	1,292	447	4	1,743	7.43%
Hampton	695	0	17	0	17	2.45%
Hartland	759	3	3	0	6	0.79%
Harwinton	2,022	24	21	0	45	2.23%
Hebron	3,110	59	28	0	87	2.80%
Kent	1,463	25	4	24	53	3.62%
Killingworth	2,283	0	4	5	9	0.39%
Lebanon	2,820	30	42	0	72	2.55%
Ledyard	5,486	33	146	4	183	3.34%
Lisbon	1,563	1	34	0	35	2.24%
Litchfield	3,629	144	14	29	187	5.15%
Lyme	989	1	0	6	7	0.71%
Madison	7,386	91	5	29	125	1.69%
Marlborough	2,057	24	14	0	38	1.85%
Middlebury	2,494	79	9	8	96	3.85%
Middlefield	1,740	30	14	0	44	2.53%
Milford	21,962	1,025	226	107	1,358	6.18%
Monroe	6,601	32	20	1	53	0.80%
Montville	6,805	109	169	0	278	4.10%
Morris	1,181	22	0	0	22	1.86%
Naugatuck	12,341	751	316	0	1,067	8.65%
New Canaan	7,141	147	2	31	180	2.52%
New Fairfield	5,148	0	23	13	36	0.70%
New Hartford	2,369	28	37	15	80	3.38%

Table A-12.2 (continued): Affordable Housing Appeals List Non-Exempt Municipalities						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
New Milford	10,710	144	95	0	239	2.23%
Newington	12,264	488	394	36	918	7.49%
Newtown	8,601	139	16	15	170	1.98%
Norfolk	871	12	4	0	16	1.84%
North Branford	5,246	65	59	0	124	2.36%
North Canaan	1,444	109	7	0	116	8.03%
North Haven	8,773	366	77	1	444	5.06%
North Stonington	2,052	1	12	0	13	0.63%
Old Lyme	4,570	63	6	3	72	1.58%
Old Saybrook	5,357	51	15	0	66	1.23%
Orange	4,870	46	9	0	55	1.13%
Oxford	3,420	36	11	0	47	1.37%
Plainville	7,707	244	310	53	607	7.88%
Plymouth	4,646	184	147	0	331	7.12%
Pomfret	1,503	107	14	0	121	8.05%
Portland	3,528	272	39	0	311	8.82%
Preston	1,901	42	31	0	73	3.84%
Prospect	3,094	2	19	0	21	0.68%
Redding	3,086	0	0	0	0	0.00%
Ridgefield	8,877	168	8	5	181	2.04%
Rocky Hill	7,962	248	192	0	440	5.53%
Roxbury	1,018	19	1	0	20	1.96%
Salem	1,655	1	24	0	25	1.51%
Salisbury	2,410	16	3	8	27	1.12%
Scotland	577	0	8	0	8	1.39%
Seymour	6,356	354	80	0	434	6.83%
Sharon	1,617	23	4	0	27	1.67%
Shelton	14,707	355	82	82	519	3.53%
Sherman	1,606	0	2	0	2	0.12%
Simsbury	8,739	249	62	0	311	3.56%
Somers	3,012	58	15	0	73	2.42%
South Windsor	9,071	381	252	0	633	6.98%
Southbury	7,799	89	14	0	103	1.32%
Southington	15,557	648	287	51	986	6.34%
Sprague	1,164	30	26	0	56	4.81%
Stafford	4,616	195	136	0	331	7.17%

Table A-12.2 (continued): Affordable Housing Appeals List Non-Exempt Municipalities						
Town	**2000 Census Housing Units**	**Governmentally Assisted Units**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**	**Percent**
Sterling	1,193	3	24	0	27	2.26%
Stonington	8,591	315	50	0	365	4.25%
Stratford	20,596	828	258	33	1,119	5.43%
Suffield	4,853	215	45	15	275	5.67%
Thomaston	3,014	95	96	0	191	6.34%
Thompson	3,710	155	43	0	198	5.34%
Tolland	4,665	94	73	3	170	3.64%
Trumbull	12,160	311	34	281	626	5.15%
Union	332	1	4	0	5	1.51%
Voluntown	1,091	21	24	0	45	4.12%
Wallingford	17,306	609	326	35	970	5.60%
Warren	650	0	3	0	3	0.46%
Washington	1,764	18	0	23	41	2.32%
Waterford	7,986	130	190	0	320	4.01%
Watertown	8,298	215	138	0	353	4.25%
West Hartford	25,332	1,223	330	247	1,800	7.11%
Westbrook	3,460	147	10	24	181	5.23%
Weston	3,532	1	0	0	1	0.03%
Westport	10,065	217	3	12	232	2.31%
Wethersfield	11,454	746	225	0	971	8.48%
Willington	2,429	163	33	0	196	8.07%
Wilton	6,113	89	5	69	163	2.67%
Windsor	10,900	404	352	0	756	6.94%
Windsor Locks	5,101	277	180	0	457	8.96%
Wolcott	5,544	311	133	0	444	8.01%
Woodbridge	3,189	34	5	0	39	1.22%
Woodbury	3,869	62	18	0	80	2.07%
Woodstock	3,044	27	36	0	63	2.07%
Total Non-Exempt Municipalities	**746,461**	**23,157**	**9,120**	**1,883**	**34,160**	

Source: DECD, OHDF

Table A-12.3: Affordable Housing Appeals List: Summary					
Municipalities	**2000 Census Housing Units**	**Governmentally Assisted Units[1]**	**CHFA Mortgages**	**Deed Restricted Units**	**Total Assisted Units**
Exempt	639,517	96,914	17,343	3,021	117,278
Non-Exempt	746,461	23,157	9,120	1,883	34,160
Total	**1,385,978**	**120,071**	**26,463**	**4,904**	**151,438**

[1] Includes both federal and state funded units.
Source: DECD, OHDF

Appendix-13: GLOSSARY OF TERMS

I. Important Terminology and Concepts Used in the EIA Process:

1. Fiscal Impacts Reported for Both the State and Local Levels Are:
   - Aggregate net new state revenue
   - NPV net new state revenue
   - Average per year net new state revenue
2. Fiscal Impacts Reported for the State Level Are:
   - Aggregate Net New State Revenue: The cumulative (over the study period) total of New Indirect State Revenues minus total New Indirect State Expenditures.
   - State Revenues at State Average Rate: The State Revenues at State Average Rates table in REMI reports indirect state revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - State Expenditures at State Average Rates: The State Expenditures at State Average Rates table in REMI reports state expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - Net New State Taxes: The estimated sum of personal income tax revenue, sales tax revenue, and corporate tax revenue. It is based on changes in personal income and Gross State Product. Generated by the REMI model's fiscal module.
3. Fiscal Impacts Reported for the Local Levels Are:
   - Local Revenues at Adjusted State Average Rates: The Local Revenues at Adjusted State Average Rates table reports local revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
   - Local Expenditures at Adjusted State Average Rates: The Local Expenditures at Adjusted State Average Rates table reports local expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.

II. Other Important Economic and Econometric Terms:

1. State and Local Government Spending: Dollars spent by the state and local government on all goods and services; a final demand component of GRP. Spending is done on a per-capita basis.
2. Gross State Product: Gross State Product, as a value added concept, is analogous to the national concept of Gross Domestic Product. It is equal to output excluding the intermediate inputs. It represents compensation and profits. The GSP is the total dollar value of all final goods and services produced in the state, usually stated per year. It is sometimes alternatively called “total output.” The REMI model generates the project’s contribution to GSP.
3. New Personal Income: Additions to income received by persons from participation in production, from government, business transfers, and government interest. It is composed of wage and salary disbursements, other labor income, proprietor's income, rental income of persons, personal dividend income, and transfer payments to persons, less contributions for social insurance. In short, it is the aggregate income from all sources to all individuals. The REMI model generates the projects’ impact on statewide personal income.
4. Net Present Value (NPV): NPV is the Present Value of future cash flows, discounted at the marginal cost of capital. It is the algebraic sum of discounted present values of all cash inflows (pluses) and all cash outflows (minuses) related to a particular investment.
5. Direct Effects: The initial, immediate effects caused by a specific activity, for example, the initial investment in a new manufacturing plant or the effects on increased public spending for specific goods and services. The direct effect, or impact, will subsequently initiate a series of iterative rounds of income creation, spending, and re-spending that will result in Indirect Effects and Induced Effects. These three component effects—direct, indirect, and induced effects—constitute the Total Effects resulting from the initial, direct effect. (Gary A. Horton)
6. Indirect Effects: The effects that result from the actions of the processing sectors to produce the Direct Effects. Therefore, the indirect effects are those changes to production, employment, incomes, etc., which take place as a result of the direct effects and include the effects on industry sectors that may be directly or indirectly related to the initially impacted sector. (Gary A. Horton)

7. Induced Effects: The effects of spending by the households in the regional economy as the result of Direct and Indirect Effects from some economic activity. For example, new jobs in the community will mean that the new employees will spend more on groceries, housing, etc. The induced effects arise from a general change in the earnings and spending patterns of the household sector of an economy due to the direct and indirect effects. (Gary A. Horton)
8. Multipliers: Multipliers capture the size of the secondary effects in a given region, generally as a ratio of the total change in economic activity in the region relative to the direct change. A multiplier is a numeric measurement, expressed as a mathematical ratio, of the Total Effects, including the Direct, Indirect, and Induced Effects, to the direct effects of a specific activity, or a change in some activity. Multipliers may be developed for any factor that may be measured in terms of a unit of output. Examples include income multipliers and employment multipliers. (Gary A. Horton)
9. Input-Output Model: An input-output model is a representation of the flows of economic activity between sectors within a region. The model describes what each business or sector must purchase from every other sector in order to produce a dollar's worth of goods or services. (Gary A. Horton)
10. Final Demand: The term used for sales to final consumers of goods and services. Within an economic system, such final demand is typically attributed to four basic sources: Households (personal consumption expenditures); Businesses (investment spending, housing construction, inventory spending); Governments (public expenditures); and Foreign (export demand). Economic impact analysis generally estimates the regional economic impacts of final demand changes. (Gary A. Horton)

III. Housing Development Underwriting Definitions:

1. Annual Debt Service means all payments of principal and interest, or other charges, or any combination thereof, on loans secured by the project for a twelve (12) month period.
2. Annual Loan Constant means yearly fixed value of principal and interest payments on a specific loan.

3. Applicable Federal Rate means a monthly interest rate statistic issued by the Treasury Department that is based on the prevailing interest rate on mid term and long term government securities.
4. Appraisal means a report that sets forth the process of estimation and conclusion of value.
5. Bridge Loan Financing means a short- term loan made in anticipation of intermediate term or long term financing.
6. CHFA means the Connecticut Housing Finance Authority.
7. Consumer Price Index means a statistical measure of the change in price levels of a predetermined mix of consumer goods and services.
8. Credit Enhancement means an asset pledged as security.
9. Cumulative Cash Return on Equity means a gain on the equity in a project at the time of financing which is a non-compounding sum of cash generated from ordinary cash revenues, less cash expenses.
10. Debt Service Coverage Ratio means a quotient that measures the number of times loan principal and interest are covered by net income. A higher ratio indicates a lower risk associated with a particular loan.
11. DECD Cost Guidelines means total development cost for a typical dwelling unit based on DECD minimum design standards for unit types, sizes, common areas, location, and construction types.
12. Equity means the Owner's financial interest in real property above all claims and liens against it.
13. Grant means a contribution of funds that do not require repayment and are unsecured except to enforce compliance for use restrictions.
14. Junior Financing means an obligation that is subordinate in right or lien priority to an existing or proposed lien on the same property.
15. Life Cycle Cost Analysis means an evaluation of the capital and operational costs of a construction item or system during the estimated useful life of the project.
16. Loan means an interest free or interest-bearing obligation to repay principal.
17. Loan to Value Ratio means the ratio of the total amount of the secured loans to the appraised value of the property.
18. Market Analysis means a report that sets forth the process that analyzes the ability of a proposed use of an existing property to be absorbed, sold, or leased under current or anticipated market conditions.

19. Market Study means a report of a market analysis prepared by a third party.
20. Mortgage Insurance means a policy to cover the lender in case of default.
21. Net Operating Income means earnings after deducting normal operating expenses, including reserves for replacement, but before deducting depreciation, federal taxes and extraordinary gains, losses and charge offs.
22. Nonprofit means a housing authority; a nonprofit corporation incorporated or authorized to do business pursuant to Chapter 600 of the Connecticut General Statutes (C.G.S.), having as one of its purposes the construction, acquisition or related rehabilitation of affordable or assisted housing and having a certificate or articles of incorporation approved by the commissioner; a quasi public agency, as defined in C.G.S. Section 1-120; a municipal developer; or a municipality or agency of a municipality; or a joint partnership where the nonprofit partner: (a) is materially participating in the development and operation of the development throughout the compliance period; (b) owns at least 51% of all general partnership interest in the development; (c) is not affiliated with or controlled by the for profit organization; and (d) was not formed for the principal purpose of qualifying as a nonprofit organization to gain some advantage eligible to only nonprofit developers.
23. Operating Deficit Letter of Credit means a written document issued by a financial institution guaranteeing the payment of drafts up to a stated amount to cover operating losses.
24. Rent means charges, excluding security deposits, down payments and membership fees, paid for occupancy of rental units or LEC/Mutual Housing units in housing developments that receive financial assistance from DECD.
25. Reserve for Replacement means a regulatory or contractual requirement to set aside cash for the replacement of capital items; funding for major repairs; additions that improve the property; or betterments that replace existing assets with more modern or efficient versions.
26. Return on Equity means net income divided by total equity that represents a profit provided to the developer based on the amount contributed to the project.
27. Stabilized Year means the first 12 months after 100% occupancy, less vacancy allowance.
28. State Plan of Conservation and Development means the five-year plan prepared by the Office of Policy and Management in accordance with C.G.S. Sections

16a-24 through 16a-33, which provides the growth, resource management and public investment policies for the state.

29. Syndication means the process of structuring financial arrangements, legal documents, and investors to take advantage of any or all-available tax benefits.
30. Total Development Cost (TDC) means all expenses incident to the creation of a project, including developer's fees.

IV. Other Technical Terminology

1. 5S or Five S: This English acronym refers to a Japanese management methodology based on five Japanese words which begin with the “S” sound. “5S” is a principle of structured and systematic organization of the workplace and work flows, intended to raise business productivity, quality, and morale, and is often associated with lean manufacturing. (The five Japanese words Seiri, Seiton, Seiso, Seiketsu, and Shitsuke, loosely translated into English refer to Sort, Straighten or Set (in place), Shine, Standardize, and Sustain.)
2. Kanban: A Japanese term, associated with lean manufacturing, literally translated means a "signal" or "sign" signals a cycle of replenishment for production and materials. The use of kanban helps maintain an orderly and efficient flow of materials throughout the entire manufacturing process, and is used in the “Six Sigma” business management process developed by American engineer Bill Smith (1929 – 1993) for continuous quality improvement and total quality management (TQM).
3. Perchloroethylene (or “perc”): A colorless, nonflammable, non-explosive non-water based liquid, C2Cl4, used as a solvent, especially in dry cleaning. Also called tetrachloroethylene.
4. Stoddard solvent: a paraffin-derived clear, transparent liquid used in the dry cleaning industry. Developed by W. J. Stoddard worked with Lloyd E. Jackson of the Mellon Research Institute as an alternative to more volatile petroleum solvents.
5. Tetrachloroethylene: A colorless, nonflammable, non-explosive non-water based liquid, C2Cl4, used as a solvent, especially in dry cleaning. Also called perchloroethylene.