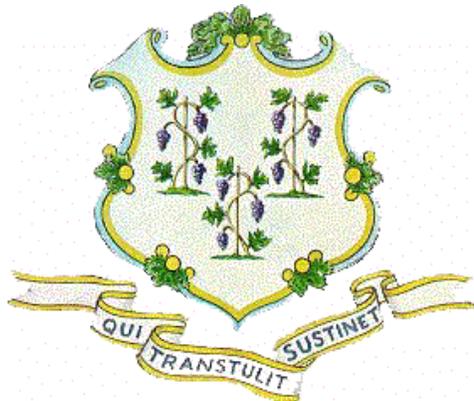


# **ANNUAL REPORT FOR FISCAL YEAR 2010-2011**



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**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

**FEBRUARY 1, 2012**

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Catherine H. Smith  
Commissioner



State of Connecticut  
Department of Economic and  
Community Development

February 1, 2012

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

In accordance with section 32-1m of the Connecticut General Statutes, the Department of Economic and Community Development (DECD) submits this comprehensive annual report on the department's economic, community and housing development activities for the period of July 1, 2010 through June 30, 2011.

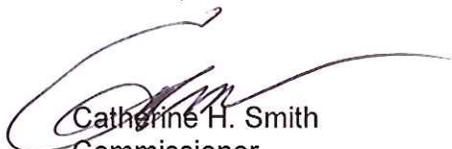
As this report clearly shows, DECD was successful in the retention and creation of businesses and jobs, revitalization of neighborhoods and communities, and strengthening Connecticut's overall competitiveness. In fiscal 2010-11 DECD awarded \$113,715,419 to business, community development and housing projects, which leveraged \$353,631,210 in other investment. In addition, DECD-assisted businesses collectively met their job goals, creating and retaining more than 20,000 jobs in Connecticut.

DECD accomplished much during this period of transition from the Rell to the Malloy administration. Governor Malloy brought with him many new ideas about economic and housing development, many of which were incorporated in his first legislative session. Highlights included the creation of the First Five program, establishment of the Bioscience Connecticut initiative, and the commitment of \$130 million toward affordable housing initiatives.

I am confident that 2011-12, a full year under Governor Malloy's leadership, will be even more productive. With the successful consolidation of Connecticut Culture and Tourism and DECD, new programs, and more funding for business and housing programs, the department will continue to make significant strides in revitalizing Connecticut. I look forward to updating you on our progress.

If you have any questions concerning this report, please contact Michael Lettieri at DECD at (860) 270-8128.

Sincerely,



Catherine H. Smith  
Commissioner

Enclosure

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## TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
I. OVERVIEW OF THE AGENCY	3
A. History of the Department of Economic and Community Development	3
B. Mission	6
C. Structure/Organization	6
D. DECD Budget State Fiscal Year (SFY) 2010-11	12
E. Programs and Services Inventory	21
F. Activities to Apply for, Qualify for, and Accept Federal Funds	29
II. CONNECTICUT'S ECONOMIC AND HOUSING ENVIRONMENT	33
A. Connecticut's Economy During State Fiscal Year 2010-11	33
B. Connecticut Housing Environment SFY 2010-11	53
III. CONNECTICUT'S COMPETITIVENESS AS A PLACE FOR BUSINESS	77
IV. ECONOMIC DEVELOPMENT PERFORMANCE	123
A. Economic Development Introduction	123
B. Economic Development Overview	124
C. Economic Development Goals, Objectives, and Measures	127
D. Economic Development Portfolio Analysis	133
E. Economic and Competitiveness Conditions Affecting Connecticut's Businesses	158
F. DECD Business Outreach and the Economic and Competitiveness Concerns of Connecticut Businesses	159
G. Business Assistance	163
H. International Trade and Foreign Direct Investment	171
I. Enterprise Zone (EZ) Program	176
J. Small Business Assistance Revolving Loan Program	184
K. Tax Credits Program	184
L. DECD-Supported Economic Development Organizations	197
M. Industry Clusters/Sectors	201
N. Film, Television & Digital Media	202
V. COMMUNITY DEVELOPMENT PERFORMANCE	205
A. Community Development Introduction	205
B. Community Development Overview	206
C. Community Development Goals, Objectives, and Measures	208
D. Portfolio Analysis	213
E. Brownfields	228
F. The Office of Permit Ombudsman	237
VI. HOUSING DEVELOPMENT PERFORMANCE	241
A. Housing Development Overview	241
B. Fair Housing Choice and Racial Economic Integration	246
C. 2010-15 Consolidated Plan	249
D. Connecticut Long-Range State Housing Plan 2010-2015	252
E. Investment Standards – Multi-Family Housing Development	254
F. Housing Development Portfolio Analysis	259

G. Racial and Economic Integration	271
H. Supportive Housing	275
I. DECD-Administered Housing Support Programs	278
J. Section 8 New Construction/Substantial Rehabilitation	280
K. Elderly Rental Assistance Program (ERAP)	282
L. Energy Conservation Loan Programs	284
M. Tax Subsidy Programs	287
N. Housing Trust Fund (HTF) Program	289
VII. REPORT CONCLUSION	291
VIII. APPENDIX	A-1

## EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

DECD's current active investments in economic, community and housing development are approximately \$1.5 billion. With these investments, DECD has leveraged over \$3.3 billion in non-DECD funds.

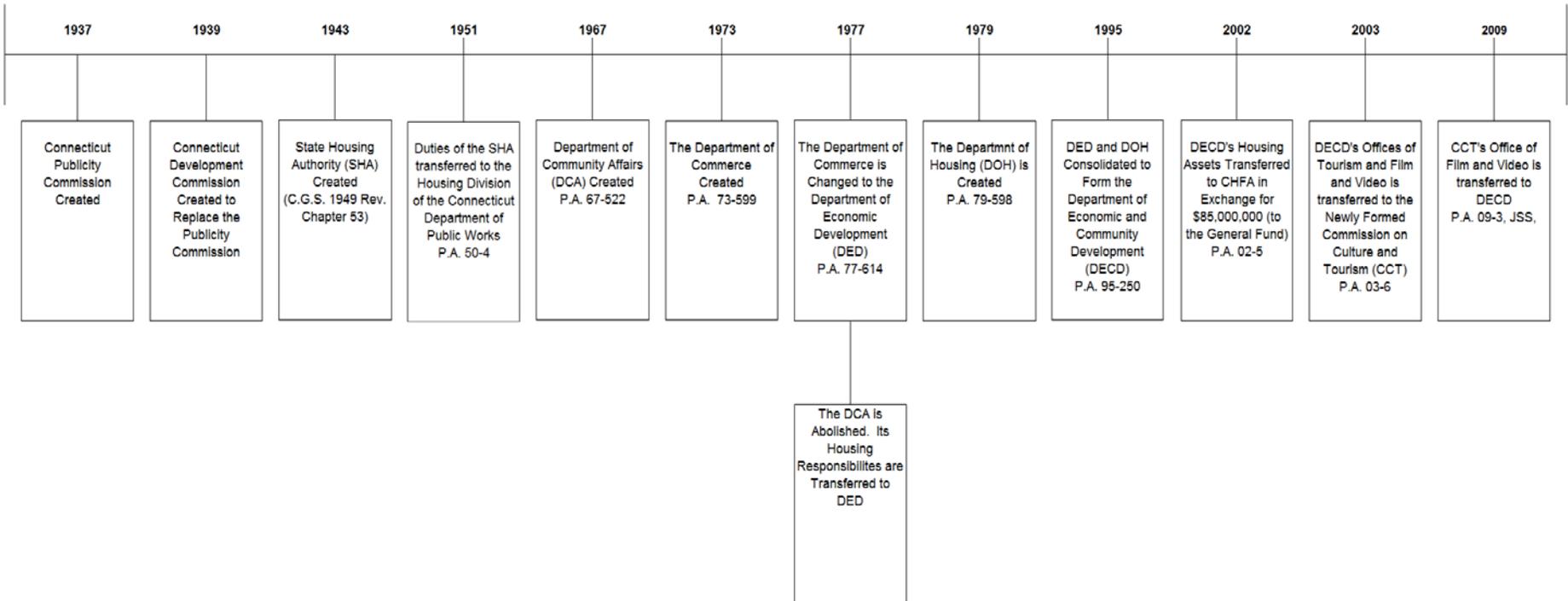
## **I. OVERVIEW OF THE AGENCY**

### **A. History of the Department of Economic and Community Development**

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

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

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



## **B. Mission**

DECD develops and implements strategies to increase the State's economic competitiveness.

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 116 people in state fiscal year (SFY) 2010-11 with a total administrative budget of \$14,673,927 for that period. DECD offices fall into two categories: line and administrative. Administrative offices (the Office of the Commissioner and the Office of Financial Review) support the activities of the line offices. DECD line offices, (the Office of Strategy and Policy, the Office of Housing Development and Finance, the Office of Business and Industry Development, the Office of Municipal Development, the Office of Responsible Development), deliver the department's programs and services.

### **1. Office of the Commissioner**

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

- a. Human Resources and Affirmative Action** – Human Resources provides assistance to all DECD offices in personnel matters. This includes training and staff development, labor relations, workplace diversity, workplace safety, personnel policy and directives. This office is also responsible for creating, implementing and monitoring the department's affirmative action plan.
- b. Operations** – The Agency Operations Officer assists the commissioner with the overall internal operations of the department.
- c. Legal Services** – Legal Services is responsible for providing legal services to the commissioner and the other offices. Staff also oversee the department's responsibilities under the Freedom of Information Act, function in the role of ethics liaison officer, designated under P. A. 05-287, Sec. 35(b), and provide a point of contact for the Office of the Attorney General.

- d. Communications and Government Relations** – Communications and government relations staff are responsible for all legislative, regulatory, public relations and marketing activities of the department.
  - e. Internal Audit** – The internal auditor reports to the commissioner and independently evaluates the department's adequacy, effectiveness and efficiency of the systems of control and the quality of ongoing operations.
  - f. Managing Economist** – The managing economist and staff report directly to the commissioner and provide economic research assistance to DECD and other state entities.
  - g. Office of Military Affairs (APO – Administrative Purposes Only)** – The Office of Military Affairs serves as a liaison to the congressional delegation on defense and military issues. This office advocates for Connecticut's defense industry, supports military families and enhances their quality of life, and encourages the retention of established defense missions and the relocation of new ones to the state. This office is responsible for maximizing the state's input into the federal Base Realignment and Closure (BRAC) process and coordinates efforts to prevent the closure or downsizing of the Naval Submarine Base in Groton.
- 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. 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. During SFY 2010-2011 OSP also included:
- a. 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.
- 3. Office of Responsible Development (ORD)** – ORD manages the agency's responsible growth policies and strategies, and advises the commissioner regarding their effects on agency programs. The office also manages assistance programs and implements projects that promote sustainable communities, brownfield reuse and revitalization in

the state's urban and rural community centers. ORD coordinates with other state agencies, such as the Department of Transportation (CT DOT), the Department of Environmental Protection (DEP) and the Department of Agriculture (DOAG), to integrate land use and infrastructure planning, and streamline the regulatory process. ORD's engineering and technical staff assists other DECD offices with project feasibility assessments, environmental remediation, permit coordination and construction monitoring. All department environmental regulatory obligations, such as the Connecticut Environmental Policy Act (CEPA), the National Environmental Policy Act (NEPA), and the State Plan of Conservation and Development compliance, are managed through ORD. During SFY 2010-11 ORD also included:

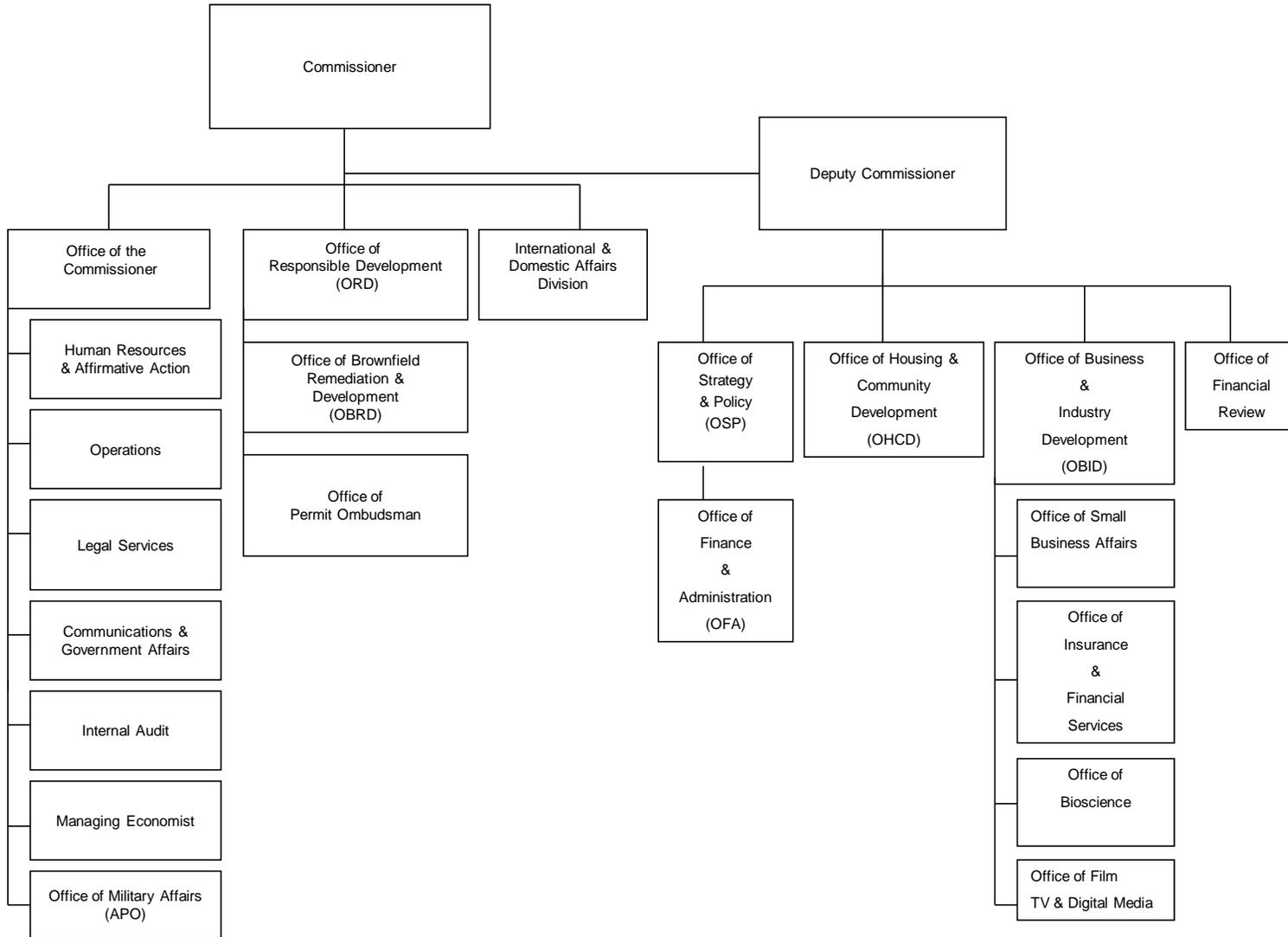
- a. The Office of Brownfield Remediation and Development (OBRD)** – streamlines the reuse of brownfields with the agency's responsible growth strategies. OBRD is the state's "one stop" resource for information on the programs and services available for brownfield redevelopment in Connecticut. OBRD staff is comprised of environmental and real estate development professionals who have significant experience in brownfield project management, real estate development and construction management. In collaboration with the Connecticut DEP and the Connecticut Brownfields Redevelopment Authority, OBRD manages the state's financing and technical services to focus on returning brownfields to productive uses for their community.
- b. Office of Permit Ombudsman** – The Office of the Permit Ombudsman was created within DECD in October of 2010 to expedite regulatory state agency approvals for qualifying projects. The office executed a Memorandum of Understanding with DECD and the Departments of Environmental Protection, Transportation and Public Health concerning the responsibilities of each entity for expediting eligible permit applications.
- 4. Office of Housing and Community Development (OHCD)** – 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. This office is also 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.

- 5. Office of Business and Industry Development (OBID)** – OBID is the department's marketing and business investment arm and it is the central advocate for business and industry development. OBID is the principal point of contact for Connecticut companies as well as for out-of-state businesses seeking assistance from the state. OBID is charged with business recruitment, and brings together all available resources to provide client-driven, customized packages of benefits and assistance to businesses that are considering relocating their operations to Connecticut or expanding their existing operations within the state. This office is responsible for project management of DECD-funded business and economic development projects and for the delivery of DECD business and economic development support services. In addition to the efforts outlined above, OBID houses specialty offices:
  - a. 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.
  - b. Office of Insurance and Financial Services** – within OBID, assists firms within the insurance and financial services sectors. This specialty office provides a visible center where strategies and programs are developed and implemented to work together in attracting and retaining companies and jobs in Connecticut.
  - c. Office of Bioscience-** which is dedicated to improving the state's policies, strategies and programs to retain, attract, and facilitate continued growth to support the state's bioscience cluster.
- 6. 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.

- 7. Office of Film, Television & Digital Media** – The film office is the primary contact for statewide film, television and media production. With three tax credit programs (production, infrastructure and digital animation), an on-line Production Resource Directory and Location Gallery, the CT Film Office serves as a clearinghouse for information, economic incentives and services that make Connecticut an ideal production location. The CT Film Office markets these incentives and the state as a location to the digital media and film industry. The CT Film Office collaborates with the Office of Workforce Competitiveness to develop the necessary workforce comprised of Connecticut residents to ensure that this emerging industry in the state is sustainable.
- 8. Office of Financial Review** – Office of Financial Review provides financial reviews of potential economic, community and housing development projects to be funded by the department, and is also responsible for compliance monitoring to assure adherence to audit statutes and regulations, as well as contractual obligations for activities funded by DECD.

**Chart 2: AGENCY ORGANIZATIONAL CHART (as of June 30, 2011)**



**D. DECD Budget State Fiscal Year (SFY) 2010-11**

What follows are DECD's operating and capital budgets for state fiscal year (SFY) 2010-11. Figures within Tables 1 and 2 below constitute actual expenditures or fund balances as of June 30, 2011.

<b>Table 1: Operations Fund</b>		
<b>Economic and Community Development</b>		
<b>Expenditures by Program:</b>		<b>Actual FY 11</b>
<b>General Fund</b>		
	<b>SID</b>	
Personal Services	\$10,010	\$5,981,229
Other Expenses	\$10,020	\$686,276
Equipment	\$10,050	\$0
Other Current Expenses	12000s	\$3,539,467
Grant Payments-Other Than Towns	16000s	\$11,823,000
Grant Payments-To Towns	17000s	\$3,908,890
<b>Agency Total – General Fund</b>		<b>\$25,938,862</b>
<b>Additional Funds Available</b>		
Carry Forward Additional FY 12 Appropriation		\$249,754
Bond funds/Special Non Appropriated funds		\$108,511,725
Private Contributions		\$3,046,194
<b>Agency Total - Additional Funds Available</b>		<b>\$111,807,673</b>
<b>Agency Total – Federal Contributions</b>		<b>\$51,041,417</b>
<b>Agency Grand Total</b>		<b>\$188,787,951</b>

<b>Table 1: Operations Fund (continued)</b>		
<b>Budget by Program</b>		
<b>Economic Development-72001</b>		
<b>General Fund</b>		
Personal Services	\$10,010	\$802,127
Other Expenses	\$10,020	\$328,280
Equipment	\$10,050	
CT Research Institute now State Strategic Economic Dev. Plan	\$12,361	
Research Based Technology	\$12,362	
Small Business Incubator Program	\$12,363	\$901,437
Hydrogen Road Map (Fuel Cell)	\$12,364	
CCAT - Fuel Cell	\$12,365	
Biodiesel/Biofuel	\$12,398	
BioFuels Production Account	\$12,433	
Energy Application Research	\$12,434	
Main St. Initiatives	\$12,435	
Office of Military Affairs	\$12,437	
Hydrogen Fuel Cell Economy	\$12,438	\$163,484
Southeast CT Incubator	\$12,439	
Southeast CT Marketing Plan	\$12,440	
Film Industry Training Program	\$12,449	\$237,500
CCAT Manufacturing Supply Chain	\$12,467	\$620,000
<b>Grant Payments- Other Than Towns</b>		
Entrepreneurial Center	\$16,019	
CONNSTEP	\$16,189	\$511,437
Micro Loans	\$16,190	
Development Research and Economic Assistance	\$16,191	\$84,913
SAMA Bus	\$16,192	
<b>Total – General Fund</b>		<b>\$3,649,178</b>
<b>Additional Funds Available</b>		
Carry Forward Funding		\$0
Bond funds/Special Non Appropriated funds		\$52,842,789
Private Contributions		\$2,081,343
<b>Total Additional Funds Available</b>		<b>\$54,924,132</b>
<b>Federal Contributions</b>		
Comm.Dev.Block Admin	\$20,396	\$4,290
Comm.Dev.Block Admin – TA	\$20,479	\$0
EPA Brownfields Assessment	\$22,371	\$47,623
<b>Total – Federal Contributions</b>		<b>\$51,913</b>
<b>Total- All Funds 72001</b>		<b>\$58,625,224</b>

<b>Table 1: Operations Fund (continued)</b>		
<b>Strategy &amp; Policy-71009</b>		
<b>General Fund</b>		
Personal Services	\$10,010	\$797,305
Other Expenses	\$10,020	\$16,358
Equipment	\$10,050	
CT Research Institute now State Strategic Economic Dev. Plan	\$12,361	
Small Business Incubator Program	\$12,363	
CCAT - Fuel Cell	\$12,365	
Biodiesel/Biofuel	\$12,398	
BioFuels Production Account	\$12,433	
Energy Application Research	\$12,434	
Hydrogen Fuel Cell Economy	\$12,438	
Southeast CT Incubator	\$12,439	\$112,859
Southeast CT Marketing Plan	\$12,440	
CCAT Manufacturing Supply Chain	\$12,467	
<b>Grant Payments- Other Than Towns</b>		
Entrepreneurial Center	\$16,019	
CONNSTEP	\$16,189	
Development Research and Economic Assistance	\$16,191	
SAMA Bus	\$16,192	
<b>Total – General Fund</b>		<b>\$926,522</b>
<b>Additional Funds Available</b>		
Carry Forward Funding (Sm Bus Incub/CCAT Mfg. Supply Chain)	12363/ 12467	
Bond funds/Special Non Appropriated funds		\$393,408
Private Contributions		\$4,712
<b>Total - Additional Available Funds</b>		<b>\$398,120</b>
<b>Federal Contributions</b>		
Comm.Dev.Block Admin	\$20,396	\$49,282
HOME Admin	\$20,457	\$99,503
Comm.Dev.Block Admin – TA	\$20,479	
<b>Total – Federal Contributions</b>		<b>\$148,785</b>
<b>Total- All Funds 71009</b>		<b>\$1,473,427</b>
<b>Responsible Development - 74002</b>		
<b>General Fund</b>		
Personal Services	\$10,010	\$799,660
Other Expenses	\$10,020	\$21,259
Equipment	\$10,050	
<b>Total – General Fund</b>		<b>\$820,918</b>
<b>Additional Funds Available</b>		
Bond funds/Special Non Appropriated funds		\$13,820,527
Private Contributions		\$838,730
<b>Total-Additional Funds Available</b>		<b>\$14,659,258</b>
<b>Federal Contributions</b>		

<b>Table 1: Operations Fund (continued)</b>		
Section 8 Reserve Admin	\$20,106	\$99,438
Lower-Income Hsg Sec 8 New Const Subs Rehab- Admin	\$20,391	
HOME Admin	\$20,457	\$19,883
Comm.Dev.Block Admin	\$20,396	-\$778
Federal Contaminated Prop RLF	\$21,775	\$9,451
EPA - Fed. Brownfield Admin	\$22,237	\$12,856
EPA Brownfields Assessment	\$22,371	\$26,899
<b>Total – Federal Contributions</b>		<b>\$167,750</b>
<b>Total- All Funds 74002</b>		<b>\$15,647,926</b>
<b>Community Development-74001</b>		
<b>General Fund</b>		
Personal Services	\$10,010	\$363,367
Other Expenses	\$10,020	\$12,324
Equipment	\$10,050	
Main St. Initiatives	\$12,435	\$70,000
Energy Improve Loan	\$12,475	
<b>Total – General Fund</b>		<b>\$445,692</b>
<b>Federal Contributions</b>		
Comm.Dev.Block Grant	\$20,730	\$15,062,027
Sec. 8 NC Admin Fees	\$20,391	\$215,734
Comm.Dev.Block Admin	\$20,396	\$525,625
Comm.Dev.Block Admin – TA	\$20,479	\$62,022
HOME Admin	\$20,457	
NSP	\$22,324	\$6,244,474
NSP Admin	\$26,038	\$2,357
ARRA - CDBG	\$29,044	\$1,719,356
ARRA - CDBG Admin	\$29,045	\$52,533
<b>Total – Federal Contributions</b>		<b>\$23,884,129</b>
<b>Additional Funds Available</b>		
Carry Forward Funding (Main St. Initiatives)	\$12,435	\$81,115
Bond funds/Special Non Appropriated funds		\$13,171,291
Private Contributions		-\$30
<b>Total-Additional Funds Available</b>		<b>\$13,252,376</b>
<b>Total – All Funds 74001</b>		<b>\$37,582,197</b>
<b>Housing Development-51005</b>		
<b>General Fund</b>		
Personal Services	\$10,010	\$713,722
Other Expenses	\$10,020	\$65,370
Equipment	\$10,050	
Elderly Rental Registry and Counselor	\$12,032	\$1,083,289
Housing Sustainability (Public Housing Deferred Maintenance)	\$12,399	
HOME-CT	\$12,400	
Fair Housing	\$12,432	\$221,753
Main St. Initiatives	\$12,435	

<b>Table 1: Operations Fund (continued)</b>		
Residential Service Coordinators	\$12,436	
<b>Grant Payments- Other Than Towns</b>		
Subsidized Assisted Living Demonstration	\$16,029	\$2,166,000
Congregate Facilities Operation Costs	\$16,068	\$6,839,599
Housing Assistance & Counseling	\$16,076	\$329,400
Elderly Congregate Rent Subsidy	\$16,084	\$1,891,651
<b>Grant Payments- To Towns</b>		
Tax Abatement	\$17,008	\$1,704,890
Payment in Lieu of Taxes	\$17,012	\$2,204,000
<b>Total – General Fund</b>		<b>\$17,219,673</b>
<b>Federal Contributions</b>		
Lower-Income Hsg Sec 8 New Const Subs Rehab- Admin	\$20,391	\$212,180
Lower-Income Hsg Sec 8 New Const Subs Rehab	\$22,172	\$4,074,280
Section 8 Reserve Admin	\$20,106	\$422,018
HOME	\$20,452	\$20,474,398
Home Administrative Exp	\$20,457	\$771,435
Comm.Dev.Block Grant	\$20,730	
Comm.Dev.Block Admin	\$20,396	\$259
Comm.Dev.Block Admin – TA	\$20,479	
NSP	\$22,324	
NSP Admin	\$26,038	\$262,884
ARRA Weatherization ECD Admin	\$29,087	
<b>Total - Federal Contributions</b>		<b>\$26,217,454</b>
<b>Additional Funds Available</b>		
Carry Forward Funding (Fair Housing)	\$12,432	\$168,639
Bond funds/Special Non Appropriated funds		\$27,884,525
Private Contributions		\$0
<b>Total-Additional Funds Available</b>		<b>\$28,053,164</b>
<b>Total - All Funds 51005</b>		<b>\$71,490,292</b>
<b>Administration- 14000</b>		
<b>General Fund</b>		
Personal Services	\$10,001	\$2,505,048
Other Expenses	\$10,020	\$242,685
Equipment	\$10,050	
CT Research Institute now State Strategic Economic Dev. Plan		
Elderly Rental Registry and Counselor	\$12,032	
Office of Military Affairs	\$12,437	\$129,145
<b>Total- General Fund</b>		<b>\$2,876,878</b>
<b>Federal Contributions</b>		
HOME ADMINISTRATIVE EXP	\$20,457	\$188,395
LOWER-INCOME HSG Sec 8 New Const Subs Rehab- Admin	\$20,391	\$51,741
SECTION 8 RESERVE	\$20,106	\$13,440
Naugatuck Valley RLF	\$30,098	
COMM.DEV.BLOCK ADMIN - TA	\$20,479	
COMM.DEV.BLOCK ADMIN	\$20,396	\$141,505
EPA - Fed. Brownfield Admin	\$22,237	

<b>Table 1: Operations Fund (continued)</b>		
NSP Admin	\$26,038	
NSP	\$22,324	\$60,808
Comm Challenge Planning Grant	\$22,455	\$97,386
ARRA Weatherization ECD Admin	\$29,087	\$18,110
<b>Total - Federal Contributions</b>		<b>\$571,386</b>
<b>Additional Funds Available</b>		
Carry Forward Funding		\$0
Bond funds/Special Non Appropriated funds		\$399,185
Private Contributions		\$121,438
<b>Total-Additional Funds Available</b>		<b>\$520,623</b>
<b>Total - All Funds 14000</b>		<b>\$3,968,886</b>
<b>AGENCY GRAND TOTAL</b>		<b>\$188,787,951</b>

Source: DECD, as of June 30, 2011

**Table 2 : Capital Funds Status Report**

	FUND BALANCE 7/1/2010	FY 10-11 AUTHORI- ZATIONS	FY 10-11 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY 10-11 - BC APPROVAL - RLF (USE / RETURN) - BC CAP	NET AUTHORIZED BALANCE @ 6/30/11
MANUFACTURING ASSISTANCE ACT (MAA) - PREVIOUS FY AUTHORIZATIONS	\$9,225,000			\$9,225,000	\$9,225,000	\$0
MAA REVOLVING FUND - PRINCIPAL & INTEREST	\$32,982,095		\$18,427,591	\$51,409,686	\$19,743,820	\$31,665,866
EARMARKED FUNDS - MAA						
BC CAPITALIZATION (BC 3/30/07) INDUSTRY CLUSTERS	\$460,842		\$16,000	\$476,842	\$0	\$476,842
BC CAPITALIZATION (BC 4/24/09) MAA SMALL MANUFACTURERS COMP. FUND (BC 3/24/05, 3/31/06, 1/30/09)	\$1,064,655		\$0	\$1,064,655	\$200,000	\$864,655
DAIRY FARM LOAN PROGRAM (BC 3/30/07)	\$2,173,488		\$50,000	\$2,223,488	\$125,000	\$2,098,488
CDA SEAMLESS DEALS (BC 9/28/01)	\$190,000		\$0	\$190,000		\$190,000
QUINNIPIAC BRIDGE CONSTRUCTION GRANTS (MAA Grant Reserves - must retain)	\$95,050		\$2,000,000	\$2,095,050	\$0	\$2,095,050
RESERVES - DECOMMITTED (GRANT)	\$2,000,000			\$2,000,000	\$0	\$2,000,000
RESERVES - DECOMMITTED (LOAN)	\$2,815,832		\$588,662	\$3,404,494	\$0	\$3,404,494
RESERVES - DECOMMITTED - BC CAP GRANT	\$5,808,798			\$5,808,798	\$5,775,000	\$33,798
RESERVES - DECOMMITTED - BC CAP LOAN	\$681,271		\$2,416	\$683,687	\$378,127	\$305,561
RESERVES - DECOMMITTED DEFENSE DIVERSIFICATION	\$187,563		\$0	\$187,563		\$187,563
RESERVES - DECOMMITTED INDUSTRY CLUSTER	\$261,867			\$261,867	\$0	\$261,867
TOTAL	\$1,291,751			\$1,291,751	\$0	\$1,291,751
	\$17,031,117		\$2,657,078	\$19,688,195	\$6,478,127	\$13,210,068
MAA - NAVY PREVIOUS FY AUTHORIZATIONS	\$32,450,000			\$32,450,000	\$18,220,000	\$14,230,000
MAA - CT CREDIT CONSORTIUM (SMALL BUSINESS ASSISTANCE)	\$15,000,000			\$15,000,000	\$15,000,000	\$0
MAA - CCAT PREVIOUS FY AUTHORIZATIONS	\$2,000,000		\$0	\$2,000,000	\$0	\$2,000,000

**Table 2 : Capital Funds Status Report (continued)**

	FUND BALANCE 7/1/2010	FY 10-11 AUTHORI- ZATIONS	FY 10-11 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY 10-11 - BC APPROVAL - RLF (USE / RETURN) - BC CAP	NET AUTHORIZED BALANCE @ 6/30/11
<b>ENERGY CONSERVATION LOANS</b>						
<b>PRINCIPAL (Receipts from DOH-issued loans; HRRLF)</b>	\$601,504		\$1,365,212	\$1,966,715	\$0	\$1,966,715
<b>PRINCIPAL (Receipts from DED-issued loans; ECL RLF)     - Eliminated by PA 07-64</b>	\$44,968		-\$44,968	\$0		\$0
<b>PA 05-2, OSS; Sec. 6 (Energy Conservation Loans)</b>	\$3,000,000		\$0	\$3,000,000	\$3,000,000	\$0
<b>PA 10-44, Sec. 210 (Energy Conservation Loans Fund - ECLF)     - add'l \$5m annually</b>	\$15,000,000	- 13,000,000	\$778,722	\$2,778,722	\$243,550	\$2,535,172
<b>TOTAL</b>	\$18,646,471	- 13,000,000	\$2,098,965	\$7,745,436	\$3,243,550	\$4,501,886
<b>URBAN ACTION</b>						
<b>AUTHORIZATIONS:</b>						
<b>FY 10-11 OPM - AUTHORIZED FUNDS,         DECD ADMINISTERS PROJECTS</b>	\$0		\$20,407,000	\$20,407,000	\$20,407,000	\$0
<b>FY 10-11 OPM EARMARKS         - NEW HAVEN LAND ACQ &amp; CUMMINGS PARK</b>	\$0	\$3,750,000	\$0	\$3,750,000	\$0	\$3,750,000
<b>FY 10-11 OPM - ADMIN REC'D FOR OPM-UA         PROJECTS ADMINISTERED BY DECD</b>	\$0		\$0	\$0	\$0	\$0
<b>RESERVES (OPM)</b>	\$15,414,428		\$88,379	\$15,502,807	\$15,488,909	\$13,898
<b>RESERVES (DECD)</b>	\$1,268,294		\$0	\$1,268,294	\$1,268,294	\$0
<b>TOTAL</b>	\$16,682,722	\$3,750,000	\$20,495,379	\$40,928,101	\$37,164,203	\$3,763,898
<b>NAUGATUCK VALLEY REVOLVING LOAN FUND     - PRINCIPAL &amp; INTEREST</b>	\$1,400,371		\$3,528	\$1,403,899	\$0	\$1,403,899
<b>DRY CLEANING</b>	\$498,808		\$516,204	\$1,015,011	\$688,333	\$326,679
<b>REGIONAL ECONOMIC ASSISTANCE FUND/ ENTREPREN. PROG.     - Available Reserves</b>	\$3,866,742		\$0	\$3,866,742		\$3,866,742
<b>HOUSING TRUST FUND PA 05-5, JSS, SEC 20     PRIOR FY AUTHORIZATIONS</b>	\$60,000,000		\$0	\$60,000,000	\$20,000,000	\$40,000,000

**Table 2 : Capital Funds Status Report (continued)**

	FUND BALANCE 7/1/2010	FY 10-11 AUTHORI- ZATIONS	FY 10-11 ACTIVITY + / (-)	BALANCE AVAILABLE	COMMITMENTS FY 10-11 - BC APPROVAL - RLF (USE / RETURN) - BC CAP	NET AUTHORIZED BALANCE @ 6/30/11
<b>HOUSING ASSISTANCE BOND FUND (HABF)</b>						
<b>AUTHORIZATIONS:</b>						
FY 00-01 PA 99-242, SEC 28	\$159,200		\$0	\$159,200	\$159,200	\$0
FY 02-03 SA 01-2, JSS, SEC. 23-26	\$100,000		\$0	\$100,000	\$100,000	\$0
FY 04-05 SA 04-2, SEC 9(a)	\$1,027,075		\$0	\$1,027,075	\$1,027,075	\$0
FY 04-05 SA 04-2, MSS, SEC 9(a)&106, WTBY. CONG.	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0
FY 04-05 SA 04-2, MSS, SEC 9(a)&106, SUPP HSG MED COM CHILD	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0
FY 05-06 SA 05-1, JSS, SEC 9 & 28	\$15,787,543		\$0	\$15,787,543	\$5,426,368	\$10,361,175
FY 06-07 SA 05-1, SEC 28	\$2,984,751		\$0	\$2,984,751	\$2,984,751	\$0
FY 07-08 PA 07-7 JSS, SEC. 8-11	\$10,000,000		\$0	\$10,000,000	\$3,000,000	\$7,000,000
FY 08-09 PA 07-7, JSS, SEC 28	\$9,000,000		\$0	\$9,000,000	\$0	\$9,000,000
FY 08-09 PA 07-7, JSS, SEC 28 - DISCRETIONARY	\$1,000,000		\$0	\$1,000,000	\$0	\$1,000,000
RESERVES (12064/12065, old 1801/1802)	\$10,754,541		\$71,484	\$10,826,025	\$330,160	\$10,495,865
<b>TOTAL</b>	<b>\$56,313,110</b>	<b>\$5,500,000</b>	<b>\$71,484</b>	<b>\$50,884,594</b>	<b>\$13,027,554</b>	<b>\$37,857,040</b>
<b>HOUSING REPAYMENT &amp; REVOLVING LOAN FUND (HRRLF)</b>						
PRINCIPAL & INTEREST	\$3,463,884		\$345,107	\$3,808,991	\$1,195,840	\$2,613,151
RESERVES [From BF Consol. Projects](12039-40233, old 1601-090)	\$125,510		\$0	\$125,510	\$52,771	\$72,739
BF CONSOLIDATION [12040-40001, old 1602-050,060] (R&T Int.)	\$2,686,572		\$0	\$2,686,572	\$0	\$2,686,572
<b>TOTAL</b>	<b>\$6,275,966</b>		<b>\$345,107</b>	<b>\$6,621,073</b>	<b>\$1,248,611</b>	<b>\$5,372,462</b>
<b>OTHER HOUSING RESERVES</b>	<b>TOTAL</b>		<b>\$0</b>	<b>\$551,263</b>	<b>\$0</b>	<b>\$551,263</b>

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. The following is a brief description of DECD programs and services:

### 1. Business Programs and Services

**Digital Animation Production Company Tax Credit** is for companies engaged exclusively in digital animation production activity on an ongoing basis in the state. Digital animation production companies incurring eligible expenses or costs between \$100,000 and \$500,000 are eligible for a 10% credit, between \$500,000 and \$1 million are eligible for a 15% credit, and over \$1 million continue to be eligible for a 30% credit. Issued digital animation production company tax credits may not exceed \$15 million per fiscal year. The tax credits may be applied against the corporation business tax or insurance premium tax as provided in Chapters 207 and 208 of the Connecticut General Statutes.

**Digital Media & Motion Picture Tax Credit** allows for a tax credit for production companies incurring production expenses or costs between \$100,000 and \$500,000 to be eligible for a 10% credit, between \$500,000 and \$1 million are eligible for a 15% credit, and over \$1 million are eligible for a 30% credit. The tax credits may be applied against the corporation business tax or insurance premium tax as provided in Chapters 207 and 208 of the Connecticut General Statutes.

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

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

Capitalization Fund, the Small Business Credit Assistance Program and other programs to support economic development.

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

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

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

**Film and Digital Media Industry Infrastructure Tax Credit** is for the construction of film, television and digital media infrastructure in Connecticut. The minimum expenditure is \$3,000,000 for a 20% tax credit on a project's total eligible expenses or costs. The tax credits may be applied against the corporation business tax or insurance premium tax as provided in Chapters 207 and 208 of the Connecticut General Statutes.

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

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

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

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

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

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

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

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

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

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

**Urban 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.

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

## 2. Housing Programs and Services

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

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

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

**Elderly Rental Assistance Payments Program (ERAP)** provides rental assistance to low-income persons residing in state-financed rental housing for the elderly. DECD

contracts with nonprofit organizations as well as housing authorities that provide rental subsidies in accordance with an approved contract.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **3. Community Development Programs and Services**

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

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

**Targeted Brownfield Development Loan Program** provides financial assistance in the form of low-interest loans to applicants who seek to develop property for purposes of retaining or expanding jobs in the state or for developing housing to serve the needs of first-time home buyers. Loans shall be available to manufacturing, retail, residential or mixed-use developments, expansions or reuses.

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

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

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

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

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

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

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

During Program Year 2010-11 DECD issued 96 Certifications of Consistency with the Consolidated Plan supporting a total of \$53,603,598 in funding applications to HUD. The breakdown of these applications is as follows:

- Forty-three for Federal Shelter + Care Program Applications, totaling \$11,803, 902
- Thirty-one for Federal Supportive Housing Program Applications, totaling \$5,478,577
- Ten for Housing Authority PHA Plans for continued operating funds
- Five for HUD Section 202 Program Applications totaling \$23,149,395
- Three for HUD Section 8 Program Applications
- Two for HUD Lead Paint Hazard Control Program Applications, totaling \$3,909,827
- One for HUD Healthy Homes Production Program Application, totaling \$999,992
- One for State Capital Revenue Bonds, totaling \$8,261,905
  
- **NSP-1** - Federal funding for the Neighborhood Stabilization Program (NSP-1) was allocated under Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA) for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Eligible applicants and grant

amounts were determined by the allocation formula used for the Community Development Block Grant Program (CDBG). NSP applications are considered to be substantial amendments to a grantees current approved Consolidated Plan and annual Action Plan. DECD prepared and submitted an NSP-1 application/substantial amendment to HUD on December 1, 2008, which resulted in the receipt of \$25,043,385 in NSP-1 funding. DECD awarded the NSP-1 funding to the following municipalities; Bridgeport, Hartford, Meriden, New Britain, New Haven, Stamford, and Waterbury based on foreclosure rates. NSP-1 funding will be used for the following eligible activities; acquisition and rehabilitation, demolition of blighted structures, redevelopment of demolished or vacant properties, land bank/assemblage, financing mechanisms and administration.

- **NSP-3** - Federal funding for the Neighborhood Stabilization Program 3 (NSP-3) was allocated under the Wall Street Reform and Consumer Protection Act of 2010 C.P.L. 111-203 (October 6, 2008)) for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Eligible applicants and grant amounts were determined by the allocation formula used for the Community Development Block Grant Program (CDBG). NSP applications are considered to be substantial amendments to a grantees current approved Consolidated Plan and annual Action Plan. DECD prepared and submitted an NSP-1 application/substantial amendment to HUD on December 1, 2008, which resulted in the receipt of \$9,322,756 in NSP- 3 funding. DECD awarded the NSP-3 funding to the following municipalities; Bridgeport, Danbury, Hartford, Meriden, New Britain, New Haven, New London, Norwich, Stamford, and Waterbury based on foreclosure rates. NSP-3 funding will be used for the following eligible activities; acquisition and rehabilitation, demolition of blighted structures, redevelopment of demolished or vacant properties, financing mechanisms and administration.
- **Comprehensive Economic Development Strategy (CEDS)** support and strong coordination with EDA; the state of Connecticut is infrequently a recipient of federal funds through the US Economic Development Administration (USEDA). However, DECD often supports local and regional projects that receive USEDAs grant awards. During SFY11 the state received \$2,801,615 in grant awards to support three projects statewide, all of which received DECD support.

- **Coalition Assessment Grant application** - DECD – OBRD applied for, but was unsuccessful in receiving a brownfield coalition assessment grant of \$1 million from the Federal EPA during SFY11. DECD lead a consortium including the Windham Council of Governments and the Northeast Council of Governments in the application process. The consortium submitted an application to EPA during the fall of 2010, but was unsuccessful in receiving a funding award.
- **HUD Sustainable Communities Challenge Planning Grant** – DECD-ORD applied for and was successful in receiving the HUD Sustainable Communities Challenge Planning Grant of \$2 million during SFY 2011. DECD spearheaded a partnership for the proposal to HUD that included the cities of New Haven and Meriden, the University of Connecticut's Center for Land Use Education and Research and the Partnership for Strong Communities. Funds will be used for transit-oriented development related planning activities around the New Haven and Meriden stations, for acquisition of property, and for training and research activities. DECD also supported two HUD Sustainable Communities Regional Planning grant proposals in SFY 2011 that were successful, one to the NY-CT consortium for their sustainable communities' initiative that received a grant amount of \$3.5 million and the other to CRCOG and its partners for the knowledge corridor initiative that received a grant amount of \$4.2 million.
- **Section 108** - HUD amended the guidelines for this program to allow states to be eligible for lines of credit through this program. The DECD Consolidated Plan and annual action plan includes this new opportunity for a project based application line of credit loan through HUD to support economic development projects. DECD had not identified a suitable project for the 108 assistance before the close of SFY11.
- **TIGER II Program** - DECD supported New Haven's application for federal funding through this USDOT program to support the reconstruction of Route 34/100 College Street with \$8,850,000 in grant funding. The City's application was awarded \$16,000,000 to support the construction activities.
- **State Trade and Export Promotion (STEP)** – In May 2011, DECD applied to the U.S. Small Business Administration for the STEP grant, a grant that aims to increase the number of small businesses that export and increase the value of exports for those small businesses currently exporting. DECD was awarded \$546,822 for the improvement and expansion of exports.

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## II. CONNECTICUT'S ECONOMIC AND HOUSING ENVIRONMENT

### A. Connecticut's Economy for State Fiscal Year 2010-2011

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 six years. Connecticut's population is concentrated in its three urban counties: Fairfield, Hartford and New Haven. Despite a dip from 2005-06 in Fairfield County, a New London County population decrease from 2006-07, and Middlesex County showed a slight population decrease from 2009-10. Connecticut has experienced overall population growth since 2005.

	2005	2006	2007	2008	2009	2010
Fairfield County	891,015	888,526	889,067	894,401	901,208	916,829
Hartford County	870,039	871,743	874,107	876,319	879,835	894,014
Litchfield County	187,822	188,393	188,465	188,647	188,728	189,927
Middlesex County	162,025	163,326	164,034	164,932	165,702	165,676
New Haven County	839,408	841,055	843,619	845,573	848,006	862,477
New London County	265,443	268,331	264,481	265,830	266,830	274,055
Tolland County	146,492	147,556	148,200	149,919	150,461	152,691
Windham County	115,172	116,232	116,660	117,311	117,518	118,428
<b>Connecticut</b>	<b>3,477,416</b>	<b>3,485,162</b>	<b>3,488,633</b>	<b>3,502,932</b>	<b>3,518,288</b>	<b>3,574,097</b>
Rest of New England	10,749,880	10,773,437	10,809,395	10,859,709	10,911,432	10,870,768
United States	295,753,151	298,593,212	301,579,895	304,374,846	307,006,550	308,745,538

Source: U.S. Census Bureau, Population Estimates Program; 2010 Census

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 seven years. Looking at the cohorts as percent of county population, there was little shift in the composition of population distribution from 2005 to 2010, except a small transfer from the school-age cohort to the working-age cohort.

**Table 4: Population by County by Age Cohort**

<b>Fairfield County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	229,518	25.62%	228,144	25.50%	226,464	25.30%	224,717	25.10%	223,180	24.90%	74,521	25.10%	227,116	24.70%
18-64 years	549,612	61.35%	550,576	61.50%	551,082	61.60%	553,368	61.80%	553,731	61.90%	3,727	61.80%	567,140	61.70%
65+ years	116,668	13.02%	116,449	13.00%	116,441	13.00%	116,930	13.10%	118,119	13.20%	20,963	13.20%	124,458	13.50%
<b>Hartford County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	208,727	24.00%	207,026	23.70%	205,501	23.50%	204,235	23.30%	201,868	23.00%	59,344	23.20%	203,787	22.80%
18-64 years	536,988	61.73%	541,432	62.10%	545,514	62.40%	548,687	62.60%	550,287	62.70%	3,095	62.50%	560,398	62.70%
65+ years	124,153	14.27%	123,784	14.20%	123,555	14.10%	123,902	14.10%	125,157	14.30%	16,686	14.20%	130,293	14.60%
<b>Litchfield County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	43,693	23.27%	42,934	22.90%	42,242	22.40%	41,366	22.00%	40,206	21.40%	456,780	22.00%	40,734	21.50%
18-64 years	117,249	62.43%	118,015	62.80%	119,092	63.20%	119,658	63.60%	119,869	63.80%	25,223	62.80%	118,635	62.50%
65+ years	26,852	14.30%	26,912	14.30%	27,026	14.40%	27,249	14.50%	27,670	14.70%	124,988	15.20%	30,471	16.10%
<b>Middlesex County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	36,657	22.70%	36,536	22.50%	36,408	22.30%	36,110	22.00%	35,836	21.70%	451,830	21.40%	35,041	21.10%
18-64 years	102,715	63.62%	103,190	63.70%	104,243	63.80%	104,876	63.90%	105,145	63.80%	24,293	64.10%	105,064	63.40%
65+ years	22,083	13.68%	22,397	13.80%	22,721	13.90%	23,164	14.10%	23,813	14.50%	123,845	14.50%	25,592	15.40%
<b>New Haven County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	200,888	23.91%	199,429	23.70%	198,142	23.50%	196,968	23.30%	195,441	23.10%	95,886	22.90%	192,140	22.30%
18-64 years	522,665	62.21%	526,281	62.50%	529,563	62.80%	532,652	63.00%	533,854	63.10%	5,421	63.20%	546,602	63.30%
65+ years	116,638	13.88%	116,069	13.80%	115,736	13.70%	115,874	13.70%	116,806	13.80%	29,890	13.90%	124,247	14.40%

<b>Table 4: Population by County by Age Cohort (continued)</b>														
<b>New London County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	63,108	23.64%	62,439	23.50%	61,610	23.00%	60,766	22.70%	60,434	22.80%	84,238	22.10%	59,258	21.60%
18-64 years	169,263	63.41%	168,481	63.50%	171,843	64.10%	171,572	64.20%	168,557	63.70%	4,268	64.20%	174,881	63.80%
65+ years	34,547	12.94%	34,584	13.00%	34,753	13.00%	35,038	13.10%	35,528	13.40%	25,056	13.70%	39,916	14.60%
<b>Tolland County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	31,215	21.40%	30,712	21.00%	30,270	20.50%	29,866	20.20%	29,404	19.80%	436,574	20.50%	30,783	20.10%
18-64 years	99,392	68.13%	100,425	68.50%	101,470	68.80%	102,259	69.00%	102,561	69.10%	22,864	68.00%	104,002	68.10%
65+ years	15,272	10.47%	15,440	10.50%	15,714	10.70%	16,014	10.80%	16,441	11.10%	116,132	11.50%	17,996	11.80%
<b>Windham County</b>														
	<b>2004</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2006</b>	<b>%</b>	<b>2007</b>	<b>%</b>	<b>2008</b>	<b>%</b>	<b>2009</b>	<b>%</b>	<b>2010</b>	<b>%</b>
0-17 years	26,833	23.54%	26,583	23.10%	26,432	22.70%	26,188	22.40%	25,844	22.00%	135,128	22.50%	26,429	22.30%
18-64 years	73,632	64.60%	74,977	65.10%	76,060	65.40%	76,737	65.60%	77,028	65.60%	7,156	65.30%	76,910	64.90%
65+ years	13,522	11.86%	13,675	11.90%	13,871	11.90%	14,113	12.10%	14,473	12.30%	37,787	12.20%	15,180	12.80%

Source: 2010 American Community Survey 1-Year Estimates

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, 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.

<b>Table 5: Educational Attainment by Region</b>			
	<b>Connecticut</b>	<b>Region NE</b>	<b>UNITED STATES</b>
<b>Population Age 25 Years and Over</b>	<b>2,434,383</b>	<b>7,444,688</b>	<b>204,288,933</b>
<b>Less than High School Education</b>	11.4%	10.9%	14.4%
Less than 9th Grade	4.6%	4.3%	6.1%
Grades 9-12 (no diploma)	6.8%	6.6%	8.3%
<b>High School Diploma, Bachelor's Degree or More</b>	88.5%	89.2%	85.2%
<b>High School Diploma to Associate's Degree</b>	53.0%	56.6%	57.4%
High School Graduate or equivalency	28.2%	29.8%	28.5%
Some College, No Degree	17.7%	18.3%	21.3%
Associate Degree	7.1%	8.5%	7.6%
<b>Bachelor's Degree or more</b>	35.5%	32.5%	28.1%
Bachelor's Degree	20.2%	19.7%	17.7%
Graduate or Prof. Degree	15.3%	12.8%	10.4%

Source: U.S. Census Bureau, 2010 American Community Survey

Chart 3 compares 2010 educational attainment levels, evaluating Connecticut, rest of New England and the United States. The level of educational attainment in Connecticut and the rest of New England is greater than the national average. Relative to the United States as a whole, Connecticut and the rest of New England have larger percentages of their populations holding bachelor degrees or more.

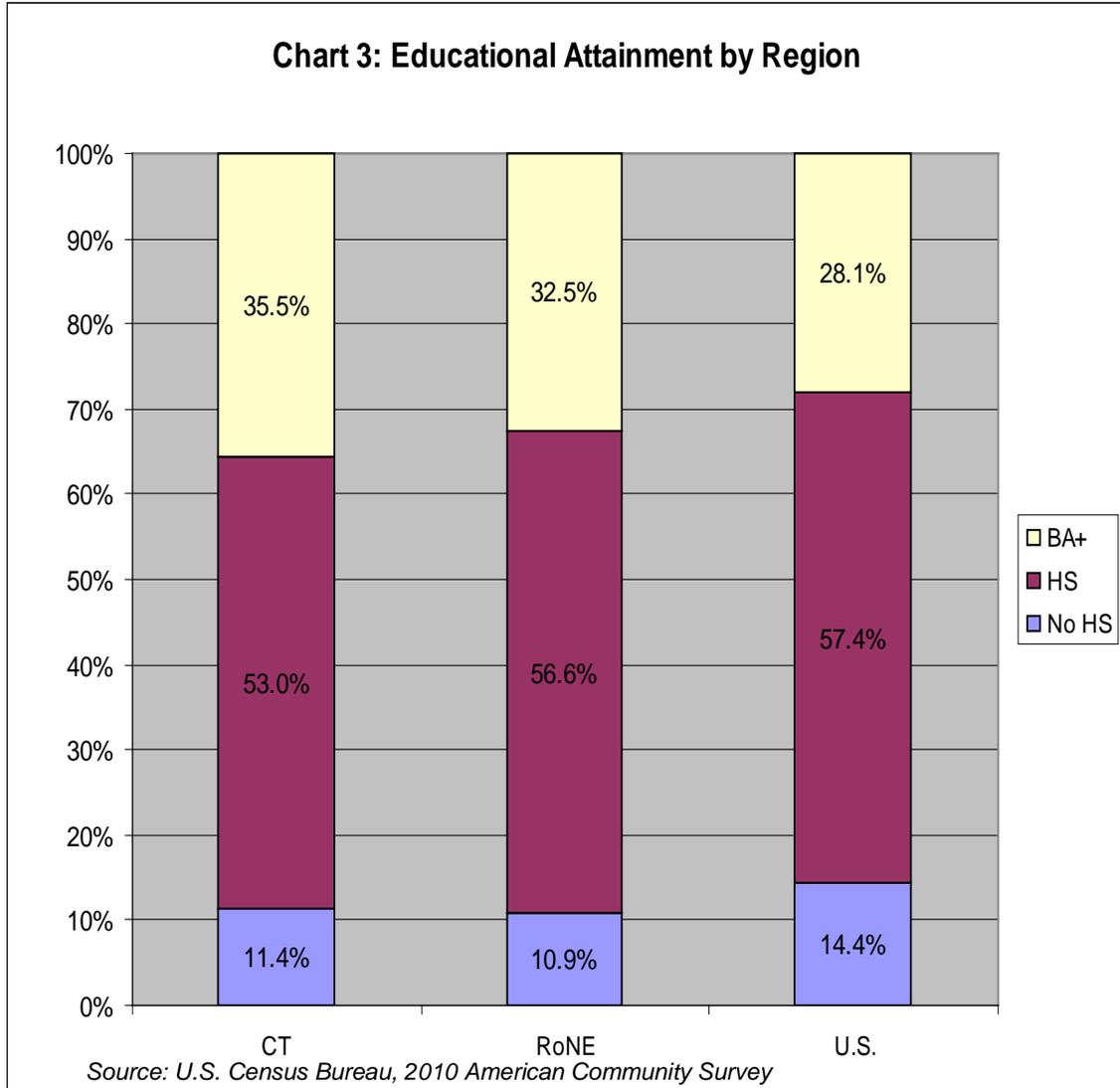
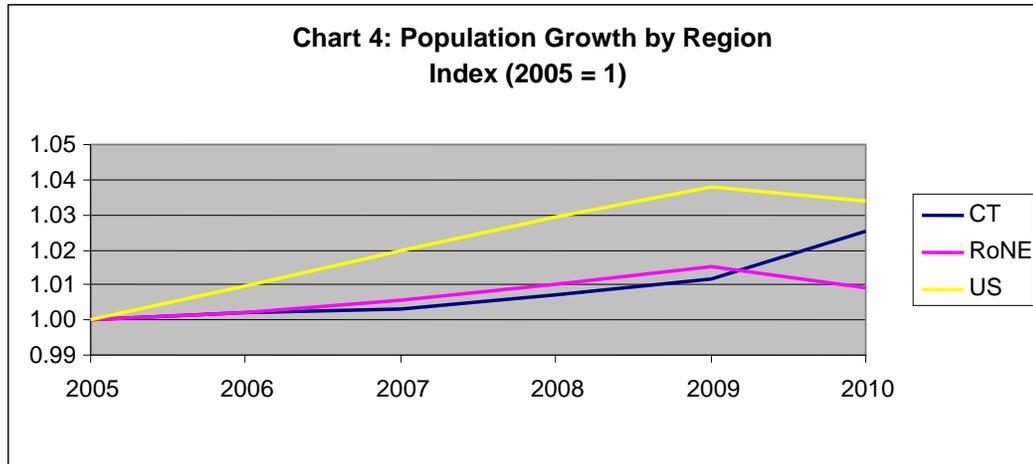


Chart 4 examines population changes over time, comparing Connecticut to the larger geographic regions of the rest of New England and the United States, which will continue to be the regional grouping throughout this portion of the report. Because the absolute levels of population are different by orders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



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

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

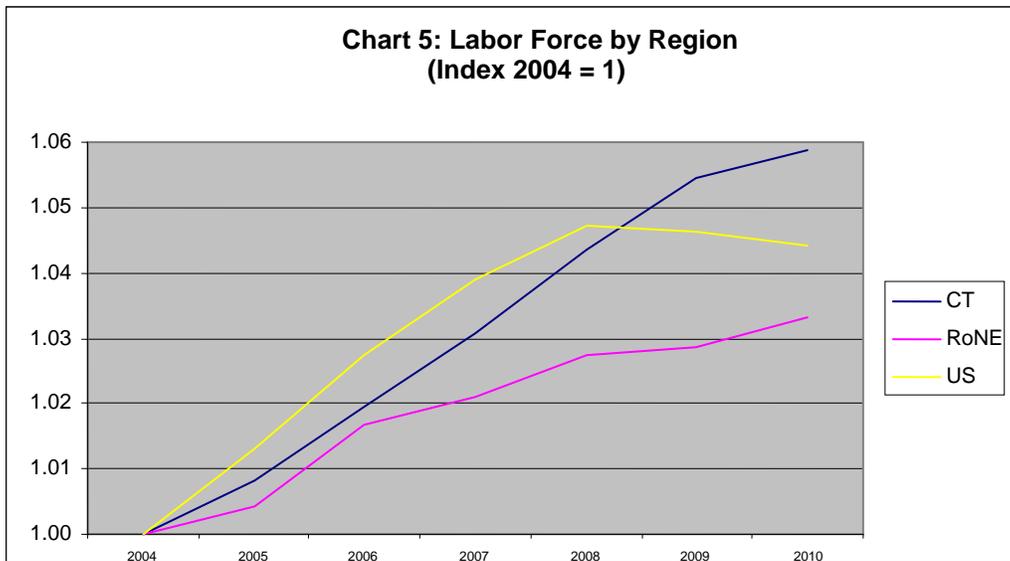
Table 6 delineates the basic parameters of labor markets. The relative health of an economy can be judged in some respects by the willingness of its population to enter the workforce. Comparing the labor force (those actively seeking employment) to the population level gives the labor participation rate. 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 2010, 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.

Table 6: Labor Market Data by County						
	Population Level	Participation Rate	Labor Force	Employed	Unemployment	
					Level	Rate
Fairfield County	916,829	51.6%	473,538	434,159	39,379	8.3
Hartford County	894,014	52.1%	465,733	420,738	44,995	9.7
Litchfield County	189,927	55.6%	105,655	96,314	9,341	8.8
Middlesex County	165,676	57.5%	95,207	87,843	7,364	7.7
New Haven County	862,477	52.7%	454,652	408,942	45,710	10.1
New London County	274,055	55.0%	150,822	137,683	13,139	8.7
Tolland County	152,691	56.7%	86,567	79,804	6,763	7.8
Windham County	118,428	55.1%	65,259	58,541	6,718	10.3
<b>Connecticut</b>	<b>3,574,097</b>	<b>53.1%</b>	<b>1,897,433</b>	<b>1,724,024</b>	<b>173,409</b>	<b>9.1%</b>
<b>United States</b>	<b>308,745,538</b>	<b>49.8%</b>	<b>153,889,000</b>	<b>139,064,000</b>	<b>14,825,000</b>	<b>9.6%</b>

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

Sources: Bureau of Labor Statistics, and U.S. Census 2010

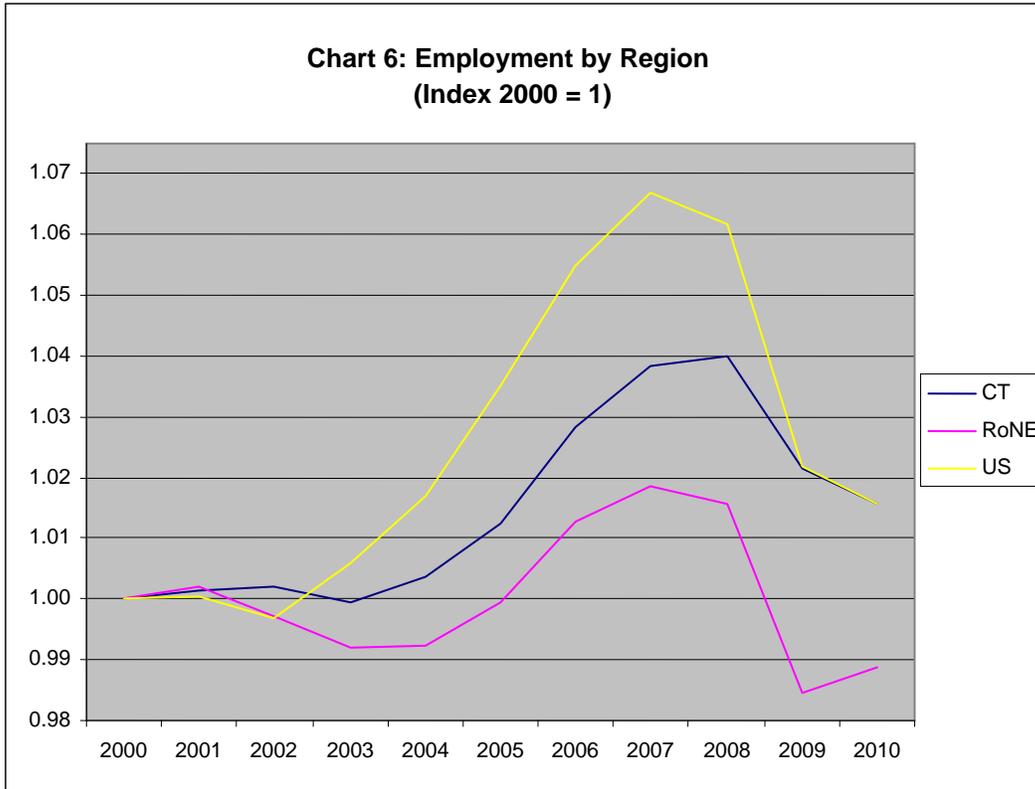
Chart 5 compares labor force in the larger regional context, and again, uses an indexed comparison due to difference in size of absolute data between regions. Labor force changes in each region reflect population change over time. While Connecticut's labor force changes faster than the rest of New England, it lags behind the overall rate of change for the entire United States until 2008 when Connecticut surpassed the nation and showed higher percentage of labor force growth since.



Source: Bureau and 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 (2001-02), and illustrates the common trend of Connecticut to respond to adverse (2008-09) economic conditions more severely and for a longer period than the rest of the country.



Source: Bureau of Labor Statistics

Table 7 provides a breakdown of Connecticut employment by industry at the two-digit North American Industry Classification System (NAICS) code. One of the state's three largest sectors — manufacturing — have experienced percentage declines in employment over the last year, while the retail trade and healthcare industries experienced employment percentage increase during the same period. In 2010, the top three sectors combined accounted for 37.0% of the state's total employment. The share of government employment is 15.2% of the total state employment in 2010.

<b>Table 7: Connecticut Employment by Industry</b>			
<b>NAICS Code</b>	<b>Industry</b>	<b>Annual Avg. Employment</b>	<b>% of Total</b>
	<b>Statewide Total</b>	<b>1,596,050</b>	<b>100%</b>
11	Agriculture, forestry, fishing and hunting	4,699	0.3%
21	Mining	572	0.0%
22	Utilities	6,311	0.4%
23	Construction	49,987	3.1%
31-33	Manufacturing	165,637	10.4%
42	Wholesale trade	62,752	3.9%
44-45	Retail trade	178,250	11.2%
48-49	Transportation and warehousing	38,545	2.4%
51	Information	31,735	2.0%
52	Finance and insurance	115,608	7.2%
53	Real estate and rental and leasing	19,024	1.2%
54	Professional and technical services	85,910	5.4%
55	Management of companies and enterprises	27,658	1.7%
56	Administrative and waste management	77,699	4.9%
61	Educational services	52,882	3.3%
62	Health care and social assistance	246,340	15.4%
71	Arts, entertainment, and recreation	23,463	1.5%
72	Accommodation and food services	110,068	6.9%
81	Other services, except public administration	56,637	3.5%
	Total government	242,125	15.2%
99	Nonclassifiable establishments	151	0.0%

Source: Connecticut Department of Labor, Labor Market Information, 2010 QCEW Program Data

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

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

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

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

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

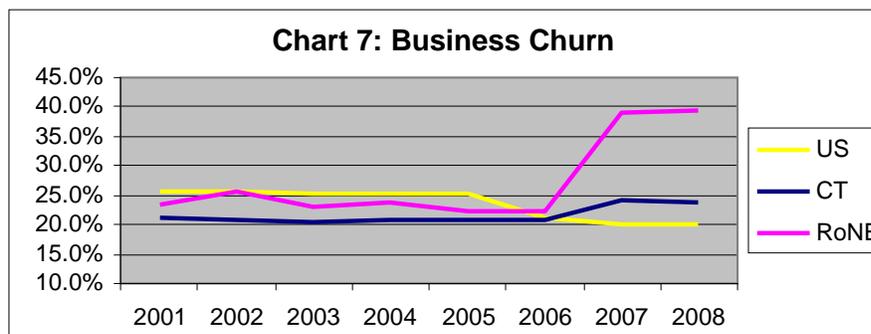
Source: U.S. Small Business Administration, Office of Advocacy, 2007 Census data

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

Business churn is defined as:

$$(\text{firm birth} + \text{firm death}) / \text{total firms}$$

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



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

**Manufacturing Analysis** – The manufacturing sectors of an economy are tracked with particular interest due to two characteristics of these types of industries. First, manufacturing sector jobs traditionally have been associated with high value added, a measure of an economic region’s standard of living. Second, manufacturing sectors

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

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

<b>Table 10: Manufacturing Statistics by Region</b>			
	<b>Connecticut</b>	<b>Rest of New England</b>	<b>U.S.</b>
Manufacturing Emp.	165,462	446,873	11,051,342
Total Payroll (\$1,000)	9,399,639	23,975,117	534,261,874
Production Mfg Emp.	99,868	272,765	7,571,032
Total Wages (\$1,000)	4,529,494	10,838,402	293,250,500
Value Added (\$1,000)	27,828,640	66,795,589	1,978,017,343
Cost of Materials (\$1,000)	20,187,434	57,137,486	2,438,427,302
Value of Shipments (\$1,000)	48,330,418	124,918,535	4,436,196,105

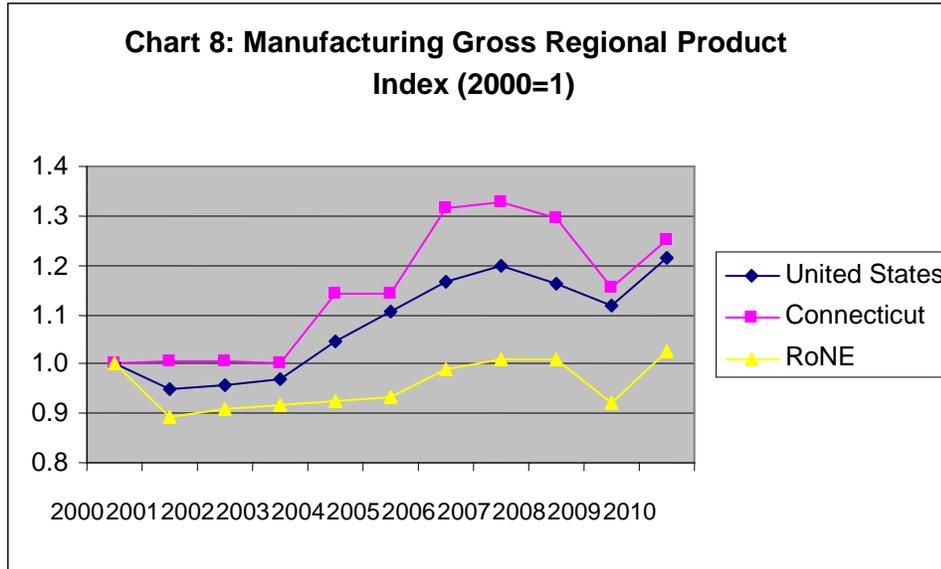
Source: U.S. Census Bureau 2009 Annual Survey of Manufactures

Table 11 presents Connecticut and national manufacturing employment levels and the relative portion of total manufacturing employment by the NAICS codes.

<b>Table 11: Manufacturing Employment by Sector CT vs. U.S.</b>					
<b>3-Digit NAICS Codes and Sector</b>		<b>% of Mfg. Emp</b>			
		<b>CT Emp</b>	<b>CT</b>	<b>U.S.</b>	<b>U.S. Emp</b>
311	Food	6,199	1.3%	4.2%	1,394,190
312	Beverage & tobacco product	----		0.4%	142,341
313	Textile mills	----		0.3%	108,689
314	Textile product mills	1,042	0.2%	0.3%	112,489
315	Apparel	----		0.3%	113,528
316	Leather & allied product	----		0.1%	27,866
321	Wood product	----		1.1%	352,311
322	Paper	3,660	0.8%	1.1%	363,821
323	Printing & related support activities	6,960	1.5%	1.5%	508,951
324	Petroleum & coal products	----		0.3%	101,559
325	Chemical	6,538	1.4%	2.2%	724,683
326	Plastics & rubber products	6,605	1.4%	2.0%	672,794
327	Nonmetallic mineral product	3,406	0.7%	1.1%	360,426
331	Primary metal	3,444	0.7%	1.1%	354,831
332	Fabricated metal product	31,612	6.8%	3.9%	1,296,600
333	Machinery	13,765	2.9%	2.9%	962,083
334	Computer & electronic product	15,606	3.3%	2.7%	908,299
335	Electrical equipment, appliance, & component	11,355	2.4%	1.1%	352,940
336	Transportation equipment	41,308	8.9%	3.7%	1,240,320
337	Furniture & related product	2,535	0.5%	1.1%	360,210
339	Miscellaneous	8,391	1.8%	1.8%	592,410

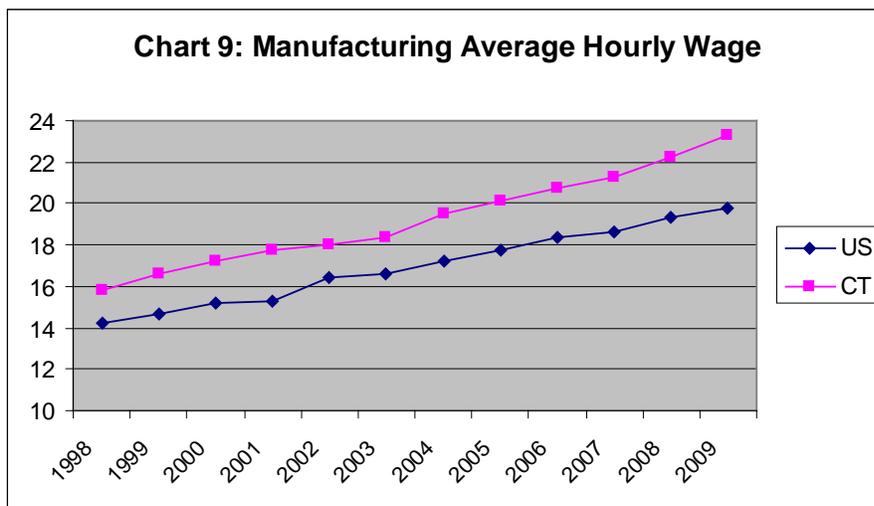
Source: U.S. Census Bureau, 2009 Annual Survey of Manufactures

Manufacturing Gross Regional Product (GRP) is the total value of final finished manufacturing goods and services sold in a particular region. Chart 8 shows how GRP changes over time for Connecticut's manufacturing sector as being consistently above the rest of New England and the national average from 2000 to 2010.



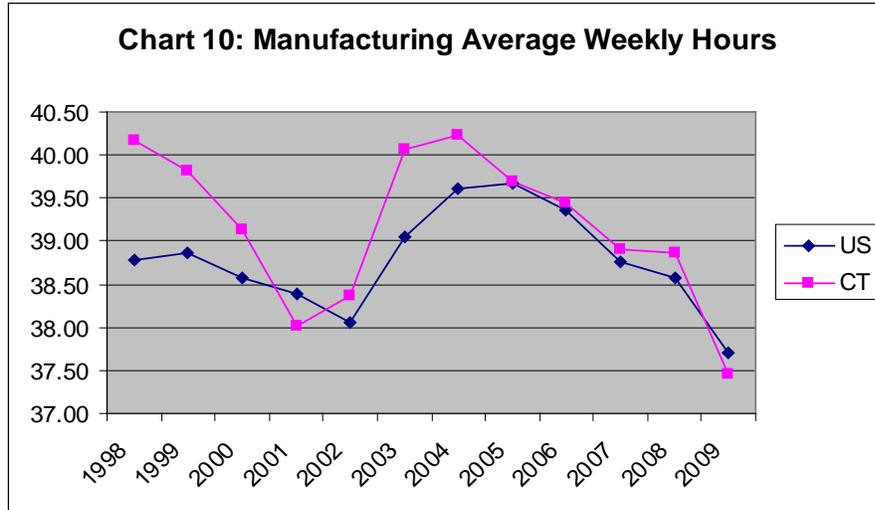
Source: BEA

Chart 9 shows the trend in the state's average hourly manufacturing wages, consistently above the national average for the past 11 years.



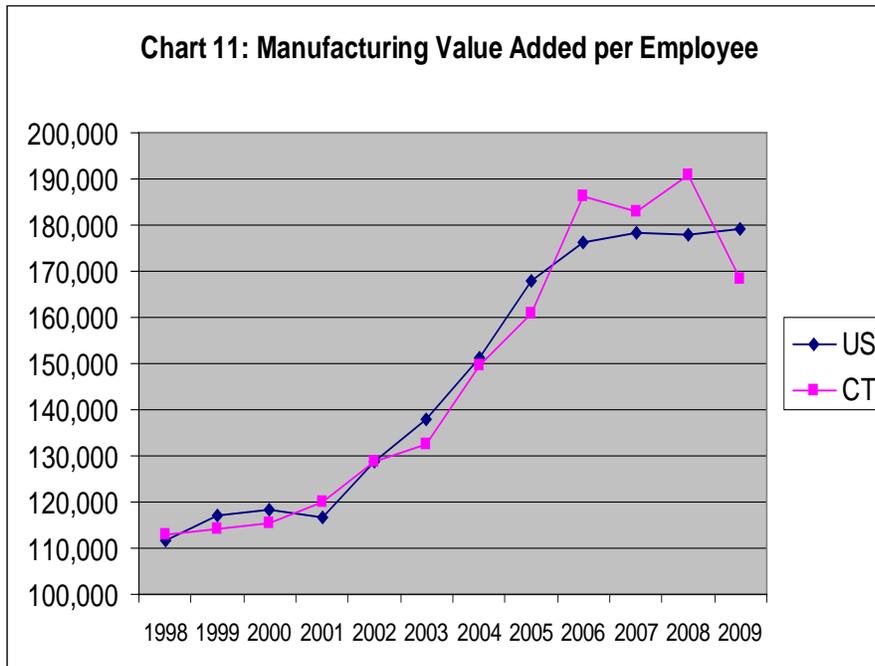
Source: 2009 Annual Survey of Manufacturers

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



Source: 2009 Annual Survey of Manufacturers

Chart 11 illustrates the state and national trends in manufacturing value added per employee from 1998 to 2009.



Source: 2009 Annual Survey of Manufacturers

**Gross Regional Product (GRP)** is important as an economic indicator because it captures the end result of a long chain of conversions of raw materials with value added at each step until it is sold to the final user.

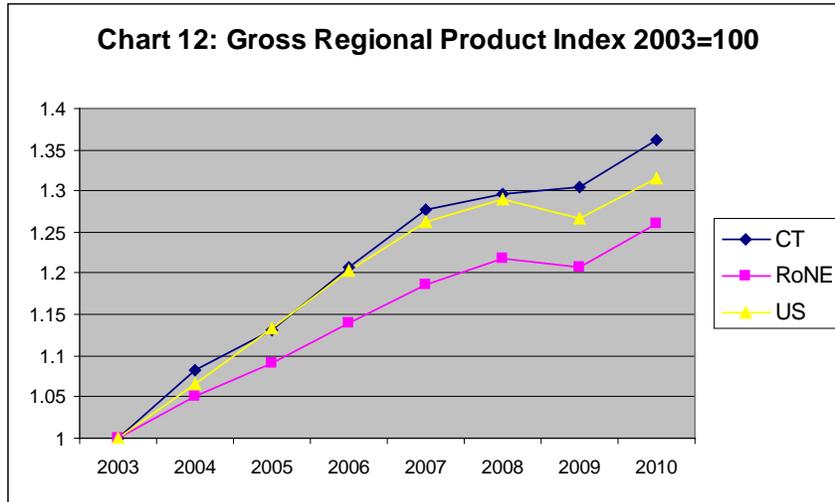
Along with illustrating the productive capabilities of a region, it also marks the wealth associated with this process. In Table 12, GRP is broken out by both region and industry. The percentage of total GRP of each industry is included to compare industry composition across regions. In 2010, Connecticut continued to have a strong finance and insurance industry base relative to the U.S. average.

<b>Table 12: 2010 Gross Regional Product (millions of current \$)</b>						
<b>Industry</b>	<b>CT</b>	<b>% of Total</b>	<b>Rest of NE</b>	<b>% of Total</b>	<b>U.S.</b>	<b>% of Total</b>
Agriculture, forestry, fishing and hunting	367	0.2%	1,459	0.3%	154,054	1.1%
Mining	69	0.0%	256	0.0%	281,448	1.9%
Utilities	3,855	1.6%	9,292	1.6%	275,659	1.9%
Construction	5,955	2.5%	18,029	3.2%	505,557	3.5%
Manufacturing	25,873	10.9%	56,068	9.9%	1,717,525	11.8%
Wholesale Trade	12,035	5.1%	28,933	5.1%	807,668	5.6%
Retail Trade	11,683	4.9%	30,839	5.5%	862,815	5.9%
Transportation and warehousing, excluding Postal Service	3,508	1.5%	9,417	1.7%	406,520	2.8%
Information	8,986	3.8%	25,485	4.5%	670,341	4.6%
Finance and Insurance	45,947	19.4%	58,042	10.3%	1,235,184	8.5%
Real estate, rental and leasing	33,865	14.3%	78,609	13.9%	1,858,542	12.8%
Professional and technical services	17,069	7.2%	57,542	10.2%	1,103,873	7.6%
Management of companies and enterprises	5,177	2.2%	10,304	1.8%	256,304	1.8%
Administrative and waste services	5,761	2.4%	14,721	2.6%	411,766	2.8%
Educational services	4,156	1.8%	14,723	2.6%	162,610	1.1%
Health care and social assistance	18,692	7.9%	59,066	10.4%	1,111,747	7.6%
Arts, entertainment and recreation	1,510	0.6%	5,155	0.9%	131,239	0.9%
Accommodation and food services	4,317	1.8%	15,913	2.8%	399,877	2.7%
Other services, except government	4,697	2.0%	12,756	2.3%	343,817	2.4%
Government	23,739	10.0%	58,148	10.3%	1,855,236	12.7%
<b>Total</b>	<b>\$237,261</b>	<b>100%</b>	<b>\$564,757</b>	<b>100%*</b>	<b>\$14,551,782</b>	<b>100%</b>

\*: Numbers may not sum due to rounding.

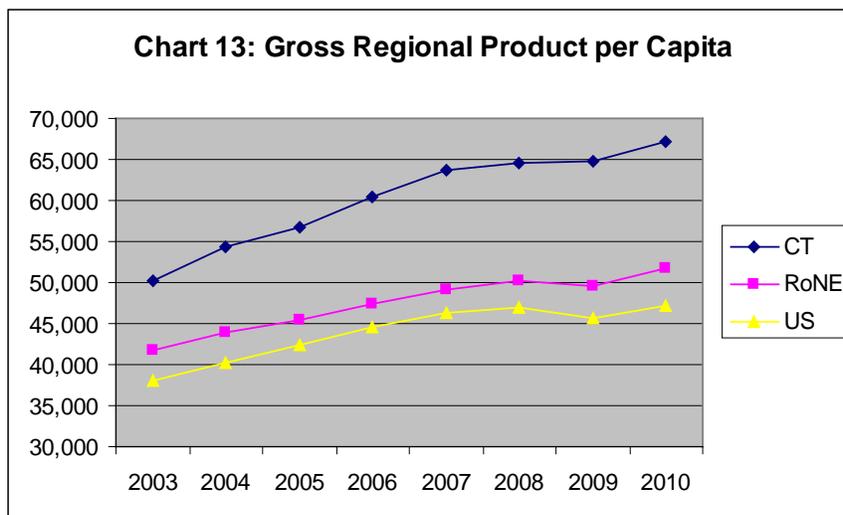
Source: U.S. Bureau of Economic Analysis, 2010 Gross Domestic Product

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



Source: U.S. Bureau of Economic Analysis

As GRP is often seen as an aggregate measure of productive capabilities in an economy and as a sign of the overall wealth of an economy, per capita GRP can be useful as a means to compare the relative wealth creation of different size economies. Chart 13 shows that Connecticut's per capita GRP greatly surpasses the U.S. average and that of the rest of New England. It should be noted that the per capita GRP of Connecticut is almost 43% greater than the U.S. average.



Source: U.S. Bureau of Economic Analysis

**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	3.5	16	6.5	26	4	7	18	11
ALASKA	0	1	5.2	16	0	1	8	1
ARIZONA	3.565	19	6.968	31	5.6	25	19	15
ARKANSAS	4	24	3.75	7	6	27	21.8	24
CALIFORNIA	5.15	40	8.84	44	8.25	51	35.3	50
COLORADO	4.63	30	4.63	11	2.9	6	22	25
<b>CONNECTICUT</b>	<b>4.75</b>	<b>34</b>	<b>7.5</b>	<b>35</b>	<b>6</b>	<b>28</b>	<b>25</b>	<b>35</b>
DELAWARE	4.575	29	8.7	43	0	2	23	27
DIST. OF COLUMBIA	6.25	46	9.975	50	6	29	20	18
FLORIDA	0	2	5.5	18	6	30	16.2	4
GEORGIA	3.5	17	6	19	4	8	17.6	10
HAWAII	6.2	45	5.4	17	4	9	17	6
IDAHO	4.7	32	7.6	36	6	31	26	38
ILLINOIS	5	38	9.5	48	6.25	40	20.1	21
INDIANA	3.4	15	8.5	40	7	46	18	12
IOWA	4.67	31	9	45	6	32	22	26
KANSAS	4.975	37	4	8	5.3	22	24	30
KENTUCKY	4	25	5	13	6	33	25.9	37
LOUISIANA	4	26	6	20	4	10	20	19
MAINE	5.25	42	6.215	24	5	17	29.5	42
MARYLAND	3.75	20	8.25	38	6	34	23.5	29
MASSACHUSETTS	5.3	43	8.25	39	6.25	41	21	22
MICHIGAN	4.35	28	4.95	12	6	35	19	16
MINNESOTA	6.6	49	9.8	49	6.875	45	29.6	43
MISSISSIPPI	4	27	4	9	7	47	18.4	13
MISSOURI	3.75	21	6.25	25	4.225	14	17.3	8
MONTANA	3.95	23	6.75	29	0	3	27	39
NEBRASKA	4.7	33	6.695	28	5.5	23	27.3	40
NEVADA	0	3	0	1	6.85	44	24.805	33
NEW HAMPSHIRE	0	4	8.5	41	0	4	19.625	17
NEW JERSEY	5.185	41	9	46	7	48	14.5	3
NEW MEXICO	3.3	13	6.2	23	5	18	18.875	14
NEW YORK	6.485	48	7.1	32	4	11	25	36
NORTH	6.875	50	6.9	30	5.75	26	32.75	47
NORTH DAKOTA	3.35	14	4.25	10	5	19	23	28
OHIO*	3.256	12	0.26	5	5.5	24	28	41
OKLAHOMA	3	10	6	21	4.5	15	17	7
OREGON	8	51	7.25	33	0	5	30	44

**Table 13: State Tax Rates and Ranks (continued)**

	Personal Income		Corporate Income		Sales		Gasoline	
	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank
PENNSYLVANIA	3.07	11	9.99	51	6	36	31.2	45
RHODE ISLAND	4.87	36	9	47	7	49	33	49
SOUTH CAROLINA	3.5	18	5	14	6	37	16.75	5
SOUTH DAKOTA	0	5	0	2	4	12	24	31
TENNESSEE	0	6	6.5	27	7	50	21.4	23
TEXAS	0	7	1	6	6.25	42	20	20
UTAH	5	39	5	15	4.7	16	24.5	32
VERMONT	6.25	47	7.25	34	6	38	24.98	34
VIRGINIA	3.875	22	6	22	5	20	17.5	9
WASHINGTON	0	8	0	3	6.5	43	37.5	51
WEST VIRGINIA	4.75	35	8.5	42	6	39	32.2	46
WISCONSIN	6.175	44	7.9	37	5	21	32.9	48
WYOMING	0	9	0	4	4	13	14	2

Source: Federation of Tax Administrators, DECD Rankings

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

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

**Table 14: Annual Average Wage by County and Industry**

Two-digit NAICS Sector		Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
	Total Private	\$83,439	\$57,844	\$39,576	\$46,230	\$48,661	\$49,255	\$37,008	\$37,292
11	Agriculture, forestry, fish, & hunt	\$36,889	\$27,472	\$25,958	*	\$27,322	\$30,837	\$31,172	\$22,825
21	Mining	\$106,555	\$47,042	*	*	*	\$59,205	\$50,178	*
22	Utilities	\$96,501	\$99,280	\$93,103	\$100,009	\$96,546	*	*	\$112,117
23	Construction	\$58,209	\$61,771	\$57,535	\$58,999	\$59,099	\$53,804	\$54,569	\$45,257
31-33	Manufacturing	\$90,342	\$72,535	\$52,204	\$68,169	\$64,049	\$84,484	\$49,639	\$51,529
42	Wholesale trade	\$104,672	\$67,257	\$61,454	\$57,579	\$65,737	\$76,035	\$77,356	\$51,245
44-45	Retail trade	\$37,806	\$28,396	\$29,207	\$27,706	\$27,516	\$26,019	\$27,306	\$26,228
48-49	Transportation & warehousing	\$59,562	\$41,357	\$32,796	\$39,762	\$43,075	\$44,426	\$24,178	\$39,331
51	Information	\$85,979	\$82,260	\$53,632	\$50,754	\$66,974	\$47,852	\$56,311	\$42,567
52	Finance & insurance	\$246,970	\$101,936	\$55,702	\$73,358	\$74,080	\$57,913	\$64,265	\$47,006

<b>Table 14: Annual Average Wage by County and Industry (continued)</b>									
<b>Two-digit NAICS Sector</b>		<b>Fairfield</b>	<b>Hartford</b>	<b>Litchfield</b>	<b>Middlesex</b>	<b>New Haven</b>	<b>New London</b>	<b>Tolland</b>	<b>Windham</b>
53	Real estate & rental and leasing	\$78,416	\$47,328	\$44,360	\$38,059	\$43,374	\$40,823	\$35,596	\$29,105
54	Professional & technical services	\$104,332	\$80,031	\$54,723	\$66,780	\$81,200	\$94,247	\$56,898	\$52,379
55	Management of companies & enterprises	\$172,161	\$114,644	\$45,890	\$97,081	\$106,291	\$41,601	*	\$50,972
56	Administrative & waste management	\$49,829	\$39,252	\$26,312	\$33,046	\$33,757	\$29,882	\$34,254	\$29,549
61	Educational services	\$46,896	\$42,504	\$42,094	\$53,647	\$64,980	\$41,275	\$23,413	\$43,231
62	Health care & social assistance	\$51,235	\$48,062	\$40,544	\$44,589	\$47,009	\$44,685	\$38,051	\$38,239
71	Arts, entertainment & recreation	\$33,890	\$19,454	\$23,111	\$30,064	\$19,481	\$25,234	\$15,558	\$14,231
72	Accommodation & food services	\$21,956	\$17,503	\$16,420	\$18,519	\$16,744	\$18,183	\$15,855	\$15,035
81	Other services, except pub administration	\$32,593	\$32,050	\$25,135	\$28,762	\$27,888	\$25,363	\$29,992	\$22,632
99	Nonclassifiable establishments	\$52,510	\$36,972	*	*	*	*	*	*
	Total Government	\$56,928	\$58,925	\$49,300	\$56,543	\$55,659	\$43,840	\$52,201	\$41,844
	<b>County Average</b>	<b>\$80,363</b>	<b>\$58,001</b>	<b>\$40,941</b>	<b>\$47,961</b>	<b>\$49,658</b>	<b>\$47,660</b>	<b>\$42,093</b>	<b>\$38,231</b>

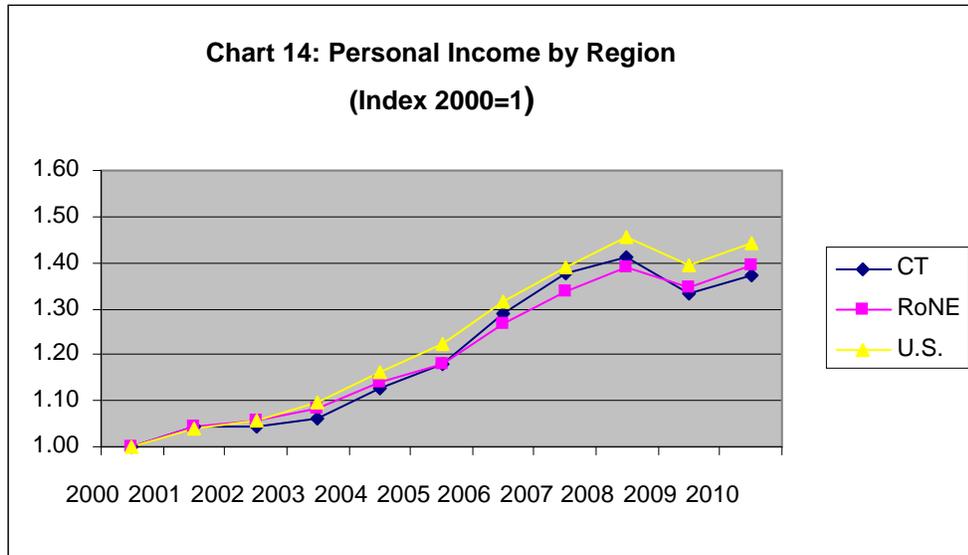
Source: Connecticut Department of Labor, 2010 QCEW Program Data

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

<b>Table 15: Indexed Personal Income for Connecticut, Rest of New England and U.S. (2000=1)</b>											
	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>CT</b>	1.00	1.05	1.05	1.06	1.13	1.18	1.29	1.38	1.41	1.33	1.37
<b>RoNE</b>	1.00	1.04	1.06	1.08	1.14	1.18	1.27	1.34	1.39	1.35	1.39
<b>U.S.</b>	1.00	1.04	1.06	1.10	1.16	1.22	1.32	1.39	1.46	1.39	1.44

Source: Bureau of Economic Analysis

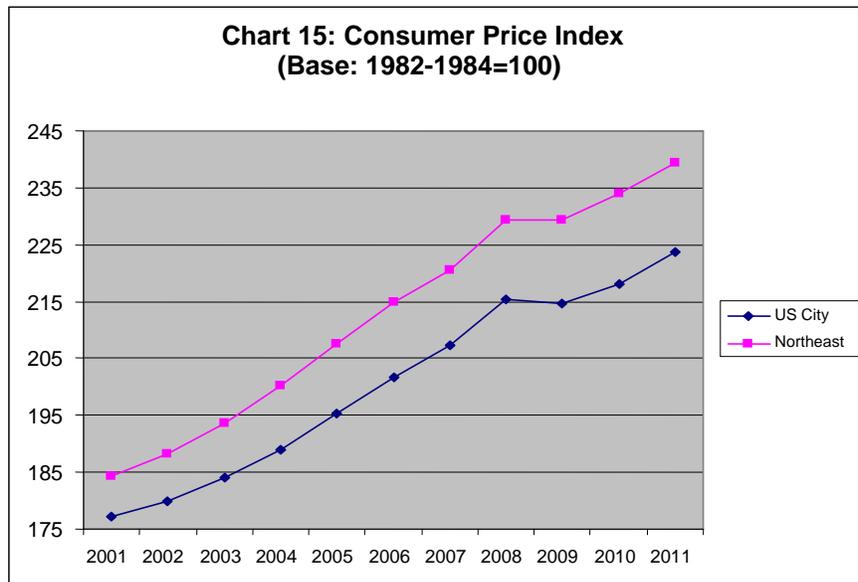
The indexed personal income showed a continuous growth since 2000 for all three regions and peaked at 2008. That means Connecticut personal income was 41% higher in 2008 than in 2000, while U.S. experienced 46% growth during the same period. In 2010, personal income grew at faster pace than in 2009, but still below 2008 level. See Chart 14 below.



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), the measures of price level changes over time, for the Northeast Urban areas and the U.S. city average. The prices in the two regions follow a similar path from 2004 through to 2010. The aggregate level of prices in the Northeast urban areas is clearly higher than U.S. cities on average.



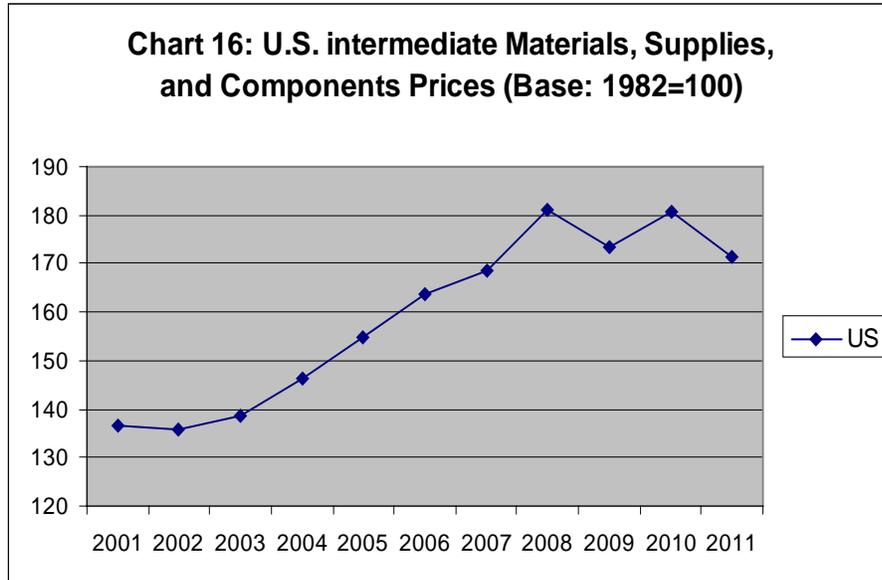
Note: Data to September 2011  
Source: Bureau of Labor Statistics

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

Major groups and examples of categories in each are as follows:

- food and beverages (breakfast cereal, milk, coffee, chicken, wine, service meals and snacks);
- housing (rent of primary residence, owners' equivalent rent, fuel oil, bedroom furniture);
- apparel (shirts and sweaters, dresses, jewelry);
- transportation (new vehicles, airline fares, gasoline, motor vehicle insurance);
- medical care (prescription drugs and medical supplies, physicians' services, eyeglasses and eye care, hospital services);
- recreation (televisions, pets and pet products, sports equipment, admissions);
- education and communication (college tuition, postage, telephone services, computer software and accessories); and
- other goods and services (tobacco and smoking products, haircuts and other personal services, funeral expenses).

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



Note: Data to September 2011  
 Source: Bureau of Labor

## B. Connecticut Housing Environment SFY 2010-2011

### Housing Market Overview

Housing market activity is one of the barometers of the health of the state and national economies. The anemic housing permit growth, weak home price increases, and fewer residential real estate transactions in 2010, when coupled with high unemployment, a jobless economic recovery and a rising foreclosure rate, suggest that the state's housing doldrums may continue.

### Housing Production

Perhaps the single most significant development in the Connecticut housing market in 2010 was the decennial census. Data releases by the Census Bureau in spring 2011 showed that Connecticut added 101,900 net housing units as of April 1, 2010 compared with Census 2000. This statistic is somewhat surprising in that housing permits were issued for 76,800 units during the same period. The apparent discrepancy is the result of the construction lag from the late 1990s, when building activity was brisk. Specifically there were potentially 24,000 units that were under construction at the time of the 2000 Census that were counted at the 2010 Census.<sup>1</sup>

<sup>1</sup>"Housing Data: Statistics on Housing Growth in Connecticut Conflict" by Kenneth R. Gosselin, [http://www.courant.com/business/real-estate/hc-housing-data-disparity-0514-20110513%2C0%2C298744.story?utm\\_medium=email&utm\\_source=peer360&utm\\_campaign=CEDASMay2011?utm\\_content=ECONOMICDEVELOPMENTcedasenewsmay2011](http://www.courant.com/business/real-estate/hc-housing-data-disparity-0514-20110513%2C0%2C298744.story?utm_medium=email&utm_source=peer360&utm_campaign=CEDASMay2011?utm_content=ECONOMICDEVELOPMENTcedasenewsmay2011)

According to a recent release from the Bureau of the Census, cities and towns in Connecticut authorized 3,932 new housing permits in 2010 – the second lowest level in more than six decades (see table 32). This level of permitting or intent to build represents a 3.6% increase compared to 3,786 units authorized in 2009. The 2010 number is the first permit increase in five years, but represents 42% of the number of permits issued in 2006. The City of New Haven issued the largest number of permits (478) last year, followed by Stamford (152), Danbury (128), Berlin (116) and Wilton (106). The combined permits issued for the top five municipalities accounted for 25% of all housing permits issued in the state. Among the total 2010 housing permits issued, 67% were single-family homes and 29% were multi-family dwellings.

Based on the responses to the Department of Economic and Community Development (DECD) annual demolition survey, which 75% of the municipalities completed, 834 units were demolished in 2010. As a result, this represents a net gain of 3,098 housing units in 2010, bringing the estimated state housing inventory to a level of 1,455,105 units.

### **Home Sales and Prices**

Federal housing tax credit programs such as the first-time homebuyer tax credit incentive program extended to April 2010 and the \$6,500 tax credit for move-up/repeat homebuyers helped to boost home sales for the first six months of 2010. The housing market remained lackluster for the remainder of the year.

According to the Warren Group, single-family home sales dipped slightly to 24,270 transactions in 2010, down 0.5% from 24,401 transactions in 2009. This is the sixth consecutive year of sales declines since 2005. The condominium market followed a similar trend with a decline in sales by 7.3% in 2010.

After decreasing in 2008 and 2009, Connecticut home prices increased in 2010. The median single-family home price rose to \$250,000 in 2010 from \$240,000 in 2009, a four percent increase. Notwithstanding the increased median home price, it is still 15.3 percent below the peak median price of \$295,000 in 2007. The condo median sales price increased 2.4 percent to \$182,250 in 2010 from \$178,000 in 2009.

## **Foreclosures**

RealtyTrac reports that 2.9 million U.S. properties received foreclosure filings in 2010, representing an increase of 1.7 percent from 2009 and an increase of 23.2% from 2008. The report showed that one in every 45 housing units received at least one foreclosure filing in 2010.

The Connecticut foreclosure rate worsened in 2010, with 21,705 foreclosure filings, a 10.3% increase from 19,679 in 2009, while one in 66 (or 1.5 percent) housing units faced foreclosure. Nevada led all states with the highest foreclosure rate once again in 2010, followed by Arizona and Florida. Connecticut ranked 22<sup>nd</sup>.

## **Housing Affordability**

A perennial issue in assessing the housing market is housing affordability. The Hartford-based Partnership for Strong Communities defines affordable housing as units that cost no more than 30-40% of household income. Similarly, the housing wage is the amount a person must earn working full time to be able to afford fair market rent on a two-bedroom unit paying no more than 30% of their income on rent. For 2010, the Connecticut statewide housing wage is \$23.00 while the estimated mean renter wage is \$17.01, making the statewide two-bedroom housing wage 135% of a typical renter's wage.

The percentage of homes valued under \$200k dropped to 23.1% in 2010 from 65.2% in 2000 and 49% of renters and 36% of all households are spending more than 30% of their income on housing, according to HOME Connecticut. Therefore, Connecticut housing market is less affordable and out of reach for many would be renters and homeowners.

## **B. Demographics is Housing Destiny**

With the availability of the 2010 American Community Survey as well as data from Census 2010 and previous Census reporting, we have the opportunity to view both where Connecticut has been as well as where it is going from demographic perspective. Understanding this data plays a key role in driving housing policy for Connecticut and where our affordable housing destiny may lie.

## 1. Demographics and Labor

### a. Population Growth and Distribution

Table 16 presents population estimates and growth rates for Connecticut and its eight counties. From 2000 to 2010, state population grew 4.9%, faster than that of the period of 1990 to 2000. Tolland County had the highest population growth rate of 12.0% during 2000 and 2010, while Fairfield County had the slowest population growth of 3.9%.

State/County	1990	Growth Rate 1990-2000	2000	Growth Rate 2000-2010	2010
<b>Connecticut</b>	<b>3,287,116</b>	3.6%	<b>3,405,565</b>	4.9%	<b>3,574,097</b>
Fairfield	827,645	6.6%	882,567	3.9%	916,829
Hartford	851,783	0.6%	857,183	4.3%	894,014
Litchfield	174,092	4.7%	182,193	4.2%	189,927
Middlesex	143,196	8.3%	155,071	6.8%	165,676
New Haven	804,219	2.5%	824,008	4.7%	862,477
New London	254,957	1.6%	259,088	5.8%	274,055
Tolland	128,699	6.0%	136,364	12.0%	152,691
Windham	102,525	6.4%	109,091	8.6%	118,428

*Source: U.S. Census Bureau, 1990, 2000 and 2010 Census*

The following table (#17) displays three Censuses population counts for Connecticut's 169 towns. One observes that several municipalities have gained population while others, both large and small, have lost population. The top five most populous cities showed the population gain during 2000 and 2010; New Haven had the largest gain of 5.0% among them, followed by Stamford 4.7%, Bridgeport 3.4%, Waterbury 2.9% and Hartford 2.6%. There are 14 municipalities had population loss during the past decade. Among them, East Hampton population had net loss of 2.9%, while West Hartford lost 0.5% of population from 2000 to 2010.

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 job opportunities elsewhere.

**Table 17: Connecticut Population Estimates by Town**

Town	1990	2000	2010	Town	1990	2000	2010
Andover	2,540	3,036	3,303	East Lyme	15,340	18,118	19,159
Ansonia	18,403	18,554	19,249	East Windsor	10,081	9,818	11,162
Ashford	3,765	4,098	4,317	Eastford	1,314	1,618	1,749
Avon	13,937	15,832	18,098	Easton	6,303	7,272	7,490
Barkhamsted	3,369	3,494	3,799	Ellington	11,197	12,921	15,602
Beacon Falls	5,083	5,246	6,049	Enfield	45,532	45,212	44,654
Berlin	16,787	18,215	19,866	Essex	5,904	6,505	6,683
Bethany	4,608	5,040	5,563	Fairfield	53,418	57,340	59,404
Bethel	17,541	18,067	18,584	Farmington	20,608	23,641	25,340
Bethlehem	3,071	3,422	3,607	Franklin	1,810	1,835	1,922
Bloomfield	19,483	19,587	20,486	Glastonbury	27,901	31,876	34,427
Bolton	4,575	5,017	4,980	Goshen	2,329	2,697	2,976
Bozrah	2,297	2,357	2,627	Granby	9,369	10,347	11,282
Branford	27,603	28,683	28,026	Greenwich	58,441	61,101	61,171
Bridgeport	141,686	139,529	144,229	Griswold	10,384	10,807	11,951
Bridgewater	1,654	1,824	1,727	Groton	45,144	39,907	40,115
Bristol	60,640	60,062	60,477	Guilford	19,848	21,398	22,375
Brookfield	14,113	15,664	16,452	Haddam	6,769	7,157	8,346
Brooklyn	6,681	7,173	8,210	Hamden	52,434	56,913	60,960
Burlington	7,026	8,190	9,301	Hampton	1,578	1,758	1,863
Canaan	1,057	1,081	1,234	Hartford	139,739	121,578	124,775
Canterbury	4,467	4,692	5,132	Hartland	1,866	2,012	2,114
Canton	8,268	8,840	10,292	Harwinton	5,228	5,283	5,642
Chaplin	2,048	2,250	2,305	Hebron	7,079	8,610	9,686
Cheshire	25,684	28,543	29,261	Kent	2,918	2,858	2,979
Chester	3,417	3,743	3,994	Killingly	15,889	16,472	17,370
Clinton	12,767	13,094	13,260	Killingworth	4,814	6,018	6,525
Colchester	10,980	14,551	16,068	Lebanon	6,041	6,907	7,308
Colebrook	1,365	1,471	1,485	Ledyard	14,913	14,687	15,051
Columbia	4,510	4,971	5,485	Lisbon	3,790	4,069	4,338
Cornwall	1,414	1,434	1,420	Litchfield	8,365	8,316	8,466
Coventry	10,063	11,504	12,435	Lyme	1,949	2,016	2,406
Cromwell	12,286	12,871	14,005	Madison	15,485	17,858	18,269
Danbury	65,585	74,848	80,893	Manchester	51,618	54,740	58,241
Darien	18,196	19,607	20,732	Mansfield	21,103	20,720	26,543
Deep River	4,332	4,610	4,629	Marlborough	5,535	5,709	6,404
Derby	12,199	12,391	12,902	Meriden	59,479	58,244	60,868
Durham	5,732	6,627	7,388	Middlebury	6,145	6,451	7,575
East Granby	4,302	4,745	5,148	Middlefield	3,925	4,203	4,425
East Haddam	6,676	8,333	9,126	Middletown	42,762	43,167	47,648
East Hampton	10,428	13,352	12,959	Milford	49,938	52,305	52,759
East Hartford	50,452	49,575	51,252	Monroe	16,896	19,247	19,479
East Haven	26,144	28,189	29,257	Montville	16,673	18,546	19,571

**Table 17: Connecticut Population Estimates by Town (continued)**

Town	1990	2000	2010	Town	1990	2000	2010
Morris	2,039	2,301	2,388	South Windsor	22,090	24,412	25,709
Naugatuck	30,625	30,989	31,862	Southbury	15,818	18,567	19,904
New Britain	75,491	71,538	73,206	Southington	38,518	39,728	43,069
New Canaan	17,864	19,395	19,738	Sprague	3,008	2,971	2,984
New Fairfield	12,911	13,953	13,881	Stafford	11,091	11,307	12,087
New Hartford	5,769	6,088	6,970	Stamford	108,056	117,083	122,643
New Haven	130,474	123,626	129,779	Sterling	2,357	3,099	3,830
New London	28,540	25,671	27,620	Stonington	16,919	17,906	18,545
New Milford	23,629	27,121	28,142	Stratford	49,389	49,976	51,384
Newington	29,208	29,306	30,562	Suffield	11,427	13,552	15,735
Newtown	20,779	25,031	27,560	Thomaston	6,947	7,503	7,887
Norfolk	2,060	1,660	1,709	Thompson	8,668	8,878	9,458
North Branford	12,996	13,906	14,407	Tolland	11,001	13,146	15,052
North Canaan	3,284	3,350	3,315	Torrington	33,687	35,202	36,383
North Haven	22,247	23,035	24,093	Trumbull	32,016	34,243	36,018
North Stonington	4,884	4,991	5,297	Union	612	693	854
Norwalk	78,331	82,951	85,603	Vernon	29,841	28,063	29,179
Norwich	37,391	36,117	40,493	Voluntown	2,113	2,528	2,603
Old Lyme	6,535	7,406	7,603	Wallingford	40,822	43,026	45,135
Old Saybrook	9,552	10,367	10,242	Warren	1,226	1,254	1,461
Orange	12,830	13,233	13,956	Washington	3,905	3,596	3,578
Oxford	8,685	9,821	12,683	Waterbury	108,961	107,271	110,366
Plainfield	14,363	14,619	15,405	Waterford	17,930	19,152	19,517
Plainville	17,392	17,328	17,716	Watertown	20,456	21,661	22,514
Plymouth	11,822	11,634	12,243	West Hartford	60,110	63,589	63,268
Pomfret	3,102	3,798	4,247	West Haven	54,021	52,360	55,564
Portland	8,418	8,732	9,508	Westbrook	5,414	6,292	6,938
Preston	5,006	4,688	4,726	Weston	8,648	10,037	10,179
Prospect	7,775	8,707	9,405	Westport	24,410	25,749	26,391
Putnam	9,031	9,002	9,584	Wethersfield	25,651	26,271	26,668
Redding	7,927	8,270	9,158	Willington	5,979	5,959	6,041
Ridgefield	20,919	23,643	24,638	Wilton	15,989	17,633	18,062
Rocky Hill	16,554	17,966	19,709	Winchester	11,524	10,664	11,242
Roxbury	1,825	2,136	2,262	Windham	22,039	22,857	25,268
Salem	3,310	3,858	4,151	Windsor	27,817	28,237	29,044
Salisbury	4,090	3,977	3,741	Windsor Locks	12,358	12,043	12,498
Scotland	1,215	1,556	1,726	Wolcott	13,700	15,215	16,680
Seymour	14,288	15,454	16,540	Woodbridge	7,924	8,983	8,990
Sharon	2,928	2,968	2,782	Woodbury	8,131	9,198	9,975
Shelton	35,418	38,101	39,559	Woodstock	6,008	7,221	7,964
Sherman	2,809	3,827	3,581				
Simsbury	22,023	23,234	23,511	<b>Connecticut</b>	<b>3,287,116</b>	<b>3,405,565</b>	<b>3,574,097</b>
Somers	9,108	10,417	11,444				

Source: U.S. Census Bureau, 1990, 2000 and 2010 Census

## b. Race/Ethnicity Composition

The race/ethnicity composition of Connecticut and its counties are shown in Table 18. According to the Census 2010 release, state's white population remains the majority (77.6%) of all races, followed by Hispanic of any race (13.4%) and Black/African American (10.1%). The Asian Pacific had the largest rate of growth of 63.7% from 2000 to 2010.

<b>Table 18: Connecticut Population by Race/Ethnicity</b>						
		<b>2000</b>	<b>Share of 2000 Total Population</b>	<b>2010</b>	<b>Share of 2010 Total Population</b>	<b>Rate of Change 2000- 2010</b>
<b>Total Population</b>		3,405,565		3,574,097		4.9%
<b>Connecticut</b>	White	2,780,355	81.6%	2,772,410	77.6%	-0.3%
	Black/African American	309,843	9.1%	362,296	10.1%	16.9%
	Native American	9,639	0.3%	11,256	0.3%	16.8%
	Asian Pacific	83,679	2.5%	136,993	3.8%	63.7%
	Other/Multi-Race	186,234	5.5%	229,123	6.4%	23.0%
	Hispanic (any race)	320,323	9.4%	479,087	13.4%	49.6%
<b>Fairfield</b>	White	699,992	20.6%	685,900	19.2%	-2.0%
	Black/African American	88,362	2.6%	99,317	2.8%	12.4%
	Native American	1,736	0.1%	2,384	0.1%	37.3%
	Asian Pacific	29,055	0.9%	42,726	1.2%	47.1%
	Other/Multi-Race	147,201	4.3%	73,085	2.0%	-50.4%
	Hispanic (any race)	104,835	3.1%	155,025	4.3%	47.9%
<b>Hartford</b>	White	659,192	19.4%	647,237	18.1%	-1.8%
	Black/African American	99,936	2.9%	119,191	3.3%	19.3%
	Native American	1,984	0.1%	2,387	0.1%	20.3%
	Asian Pacific	21,145	0.6%	38,247	1.1%	80.9%
	Other/Multi-Race	66,204	1.9%	71,415	2.0%	7.9%
	Hispanic (any race)	98,968	2.9%	136,783	3.8%	38.2%
<b>Litchfield</b>	White	174,484	5.1%	178,268	5.0%	2.2%
	Black/African American	1,998	0.1%	2,558	0.1%	28.0%
	Native American	319	0.0%	404	0.0%	26.6%
	Asian Pacific	2,180	0.1%	2,953	0.1%	35.5%
	Other/Multi-Race	1,837	0.1%	3,259	0.1%	77.4%
	Hispanic (any race)	3,894	0.1%	8,535	0.2%	119.2%
<b>Middlesex</b>	White	141,555	4.2%	147,823	4.1%	4.4%
	Black/African American	6,856	0.2%	7,727	0.2%	12.7%
	Native American	269	0.0%	253	0.0%	-5.9%
	Asian Pacific	2,477	0.1%	4,305	0.1%	73.8%
	Other/Multi-Race	2,268	0.1%	2,834	0.1%	25.0%
	Hispanic (any race)	4,649	0.1%	7,834	0.2%	68.5%

**Table 18: Connecticut Population by Race/Ethnicity (continued)**

		2000	Share of 2000 Total Population	2010	Share of 2010 Total Population	Rate of Change 2000-2010
<b>New Haven</b>	White	654,244	19.2%	644,744	18.0%	-1.5%
	Black/African American	93,239	2.7%	109,850	3.1%	17.8%
	Native American	2,035	0.1%	2,497	0.1%	22.7%
	Asian Pacific	19,510	0.6%	30,597	0.9%	56.8%
	Other/Multi-Race	46,234	1.4%	59,502	1.7%	28.7%
	Hispanic (any race)	83,131	2.4%	129,743	3.6%	56.1%
	<b>New London</b>	White	225,406	6.6%	225,213	6.3%
Black/African American		13,703	0.4%	16,025	0.4%	16.9%
Native American		2,487	0.1%	2,505	0.1%	0.7%
Asian Pacific		5,226	0.2%	11,563	0.3%	121.3%
Other/Multi-Race		7,365	0.2%	10,672	0.3%	44.9%
Hispanic (any race)		13,236	0.4%	23,214	0.6%	75.4%
<b>Tolland</b>		White	125,915	3.7%	137,125	3.8%
	Black/African American	3,708	0.1%	5,011	0.1%	35.1%
	Native American	290	0.0%	264	0.0%	-9.0%
	Asian Pacific	3,133	0.1%	5,170	0.1%	65.0%
	Other/Multi-Race	2,050	0.1%	2,771	0.1%	35.2%
	Hispanic (any race)	3,873	0.1%	6,602	0.2%	70.5%
	<b>Windham</b>	White	99,567	2.9%	106,100	3.0%
Black/African American		2,041	0.1%	2,617	0.1%	28.2%
Native American		519	0.0%	562	0.0%	8.3%
<b>Windham</b>	Asian Pacific	953	0.0%	1,432	0.0%	50.3%
	Other/Multi-Race	4,703	0.1%	5,585	0.2%	18.8%
	Hispanic (any race)	7,737	0.2%	11,351	0.3%	46.7%

Note: Numbers do not sum due to reporting race versus ethnicity

Source: 2000 and 2010 Census

### c. Age Distribution

Tables 19, 20 and 21 show Connecticut's age distribution for 1990, 2000 and 2010 respectively. The baby boomers (people born between 1946 and 1964) account for a significant part of the population in these years, while 20-34 year olds are leaving the state, ostensibly to avoid the high cost of living and find jobs elsewhere. Part of an increasing share of the population is occupied by older people is that they are aging in place and are not being replaced by sufficient numbers of young people. This is evidenced by the share of 20-34 year olds decreased from 25.5% of total population in 1990, to 18.8% and 18.2% respectively in 2000 and 2010. In the same token, the share of 65 and over increased from 13.5% of total population in 1990, to 13.8% in 2000 and

14.3% in 2010. State median age shifted from 34.3 in 1990 to 37.4 in 2000 and to 40.0 in 2010. This implies that Connecticut population is getting older.

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

Source: U.S. Census Bureau, 1990 Census

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

Source: U.S. Census Bureau, 2000 Census

**Table 21: 2010 Connecticut Age Distribution**

Age	Statewide	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
<b>Total Population</b>	3,574,097	916,829	894,014	189,927	165,676	862,477	274,055	152,691	118,428
Age 0 - 4	5.7%	6.2%	5.7%	4.8%	5.0%	5.6%	4.6%	4.6%	4.6%
Age 5 - 9	6.2%	6.9%	6.2%	5.8%	5.8%	6.0%	5.5%	5.7%	5.5%
Age 10 - 14	6.7%	7.3%	6.7%	6.6%	6.3%	6.5%	6.3%	6.4%	6.3%
Age 15 - 19	7.0%	6.8%	6.9%	6.4%	6.5%	7.2%	9.1%	9.1%	9.1%
Age 20 - 24	6.4%	5.5%	6.2%	4.6%	5.3%	6.9%	10.9%	11.4%	10.9%
Age 25 - 34	11.8%	11.6%	12.2%	9.3%	10.4%	12.5%	10.1%	10.7%	10.1%
Age 35 - 44	13.5%	14.4%	13.3%	13.4%	13.8%	13.2%	12.9%	12.8%	12.9%
Age 45 - 54	16.1%	16.2%	15.8%	18.1%	17.2%	15.4%	16.5%	16.5%	16.5%
Age 55 - 64	12.4%	11.7%	12.4%	14.9%	14.2%	12.2%	12.2%	11.9%	12.2%
Age 65 - 74	7.2%	6.8%	7.1%	8.4%	8.1%	7.0%	6.7%	6.6%	6.7%
Age 75 - 84	4.7%	4.5%	4.9%	5.0%	4.9%	4.7%	3.6%	3.0%	3.6%
Age 85+	2.4%	2.2%	2.5%	2.5%	2.4%	2.6%	1.6%	1.1%	1.6%
<b>Median Age</b>	<b>40.0</b>	<b>39.5</b>	<b>39.9</b>	<b>44.4</b>	<b>43.1</b>	<b>39.3</b>	<b>40.4</b>	<b>38.3</b>	<b>39.2</b>

Source: U.S. Census Bureau, 2010 Census

#### d. Income Distribution

Table 22 shows income levels and distributions for 2010 for Connecticut and its counties. Tolland County had the highest median household income at \$75,626, followed by Fairfield County at \$74,831, Middlesex County at \$69,566 and Litchfield County at \$66,307. The state median household income stood at \$64,032 in 2010.

**Table 22: 2010 Connecticut Income Distribution**

Household Income	Households Statewide	Fairfield County	Hartford County	Litchfield County	Middlesex County	New Haven County	New London County	Tolland County	Windham County
Less than \$10,000	5.8%	5.5%	6.5%	4.8%	3.2%	6.8%	5.1%	4.0%	6.1%
\$10,000 to \$14,999	4.4%	4.3%	4.7%	3.3%	3.3%	4.9%	3.7%	2.8%	5.9%
\$15,000 to \$24,999	9.0%	7.4%	9.8%	8.3%	8.9%	10.5%	8.5%	6.0%	9.0%
\$25,000 to \$34,999	8.2%	7.4%	8.4%	9.0%	8.3%	8.9%	8.0%	6.5%	7.4%
\$35,000 to \$49,999	12.4%	10.6%	12.6%	12.8%	12.9%	12.5%	14.8%	13.4%	13.8%
\$50,000 to \$74,999	17.0%	14.9%	17.7%	18.1%	15.8%	17.3%	19.0%	16.8%	20.2%
\$75,000 to \$99,999	13.3%	11.7%	13.4%	14.5%	17.2%	13.1%	13.5%	14.7%	14.5%
\$100,000 to \$149,999	15.6%	16.0%	14.3%	18.6%	17.7%	14.8%	15.1%	21.7%	15.3%
\$150,000 to \$199,999	6.7%	7.9%	6.6%	5.1%	6.5%	6.1%	6.5%	8.5%	4.9%
\$200,000 or more	7.6%	14.3%	6.1%	5.4%	6.1%	5.0%	5.8%	5.5%	2.9%
<b>Total Number of</b>	<b>1,358,809</b>	<b>329,091</b>	<b>351,483</b>	<b>66,333</b>	<b>66,333</b>	<b>329,595</b>	<b>106,808</b>	<b>54,345</b>	<b>44,756</b>
Median Household	\$64,032	\$74,831	\$60,041	\$66,307	\$69,566	\$57,056	\$62,349	\$75,626	\$60,026
Mean Household	\$90,074	\$119,791	\$81,097	\$81,812	\$86,461	\$78,418	\$79,832	\$88,805	\$73,350
Per Capita Income	\$35,078	\$44,024	\$32,374	\$33,598	\$34,606	\$31,041	\$32,053	\$32,849	\$28,424

Source: U.S. Census Bureau, 2010 American Community Survey

**e. Poverty**

Connecticut has one of the lowest poverty rates in the nation. In 2010, the American Community Survey ranked Connecticut fourth, for states with the lowest poverty rates, with 10.1% of its population living below poverty threshold defined by the Census. New Hampshire again had the lowest poverty rate of 8.3% in U.S. in 2010. The nation’s poverty rate was measured at 15.3% in 2010.

**2. General Characteristics of Connecticut's Housing Market**

**a. Housing Supply**

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. According to the Census 2010, Connecticut had 1,487,891 housing units.

**b. Household Trends**

One way to capture the statewide demand for housing is to profile homeowners in the state. Table 23 provides the total number of households in each Connecticut County and also gives a clear demographic picture of housing demand by family type.

<b>Table 23: Number of Household Types</b>						
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	335,545	178,028	13,748	41,120	83,493	19,156
Hartford	350,854	161,327	15,596	50,908	100,524	22,499
Litchfield	76,640	41,185	3,138	7,207	20,403	4,707
Middlesex	67,202	34,891	2,526	6,326	18,918	4,541
New Haven	334,502	152,067	15,119	48,563	96,518	22,235
New London	107,057	52,173	5,038	12,651	29,594	7,601
Tolland	54,477	29,922	2,119	4,666	13,178	4,592
Windham	44,810	22,420	2,391	5,532	11,020	3,447
<b>Connecticut</b>	<b>1,371,087</b>	<b>672,013</b>	<b>59,675</b>	<b>176,973</b>	<b>373,648</b>	<b>88,778</b>

Source: U.S. Census Bureau, 2010 Census

Table 24 compares the distribution of married and non-married heads of households, singles, and co-habitators at county and state levels. Across the state, nearly half of households are headed by married couples, and more than a quarter of households are occupied by single individuals.

<b>Table 24: Percentage of Households by Type</b>						
<b>State/County</b>	<b>Distribution across the county</b>					<b>Statewide Distribution Occupied Housing Units</b>
	<b>% Family - married couple</b>	<b>% Family - male householder, no wife present</b>	<b>% Family - female householder, no husband present</b>	<b>% Householder living alone</b>	<b>% Householder not living alone</b>	
Fairfield	26.5%	23.0%	23.2%	22.3%	21.6%	24.5%
Hartford	24.0%	26.1%	28.8%	26.9%	25.3%	25.6%
Litchfield	6.1%	5.3%	4.1%	5.5%	5.3%	5.6%
Middlesex	5.2%	4.2%	3.6%	5.1%	5.1%	4.9%
New Haven	22.6%	25.3%	27.4%	25.8%	25.0%	24.4%
New London	7.8%	8.4%	7.1%	7.9%	8.6%	7.8%
Tolland	4.5%	3.6%	2.6%	3.5%	5.2%	4.0%
Windham	3.3%	4.0%	3.1%	2.9%	3.9%	3.3%
<b>Connecticut</b>	<b>49.0%</b>	<b>4.4%</b>	<b>12.9%</b>	<b>27.3%</b>	<b>6.5%</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2010 Census

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 25 provides a percentage breakdown by age of householders in Connecticut.

<b>Table 25: Age of Householder</b>			
<b>Age Group</b>	<b>Total</b>	<b>Owner</b>	<b>Renter</b>
Under 35 years	16.0%	8.4%	31.6%
35 to 44 years	18.3%	17.8%	19.4%
45 to 54 years	23.3%	25.8%	18.3%
55 to 64 years	18.9%	22.0%	12.5%
65 to 74 years	11.5%	13.4%	7.6%
75 to 84 years	7.9%	8.8%	6.2%
85 years and over	3.9%	3.7%	4.3%

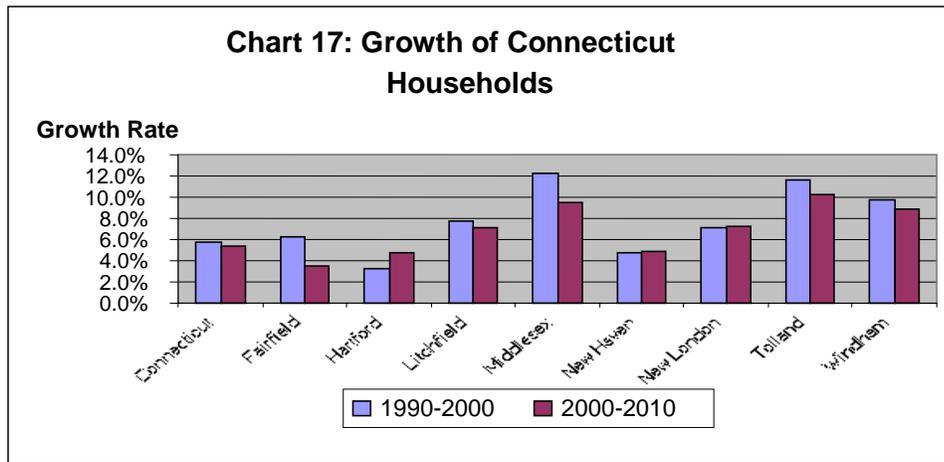
Source: U.S. Census Bureau, 2010 American Community Survey

Table 26 and Chart 17 show household growth by county from 1990 to 2010. All counties experienced positive growth over this period.

In terms of number of the households, the most significant growth occurred in those counties having an urban center: Fairfield, Hartford, and New Haven. However, in terms of the rate of growth, Tolland and Middlesex continued to outpace the other counties, with Windham County also experiencing larger change during 2000-10.

County	Total Households			Rate of Growth	
	1990	2000	2010	1990-2000	2000-2010
<b>Connecticut</b>	<b>1,230,479</b>	<b>1,301,670</b>	<b>1,371,087</b>	<b>5.8%</b>	<b>5.3%</b>
Fairfield	305,011	324,232	335,545	6.3%	3.5%
Hartford	324,691	335,098	350,854	3.2%	4.7%
Litchfield	66,371	71,551	76,640	7.8%	7.1%
Middlesex	54,651	61,341	67,202	12.2%	9.6%
New Haven	304,730	319,040	334,502	4.7%	4.8%
New London	93,245	99,835	107,057	7.1%	7.2%
Tolland	44,309	49,431	54,477	11.6%	10.2%
Windham	37,471	41,142	44,810	9.8%	8.9%

Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census

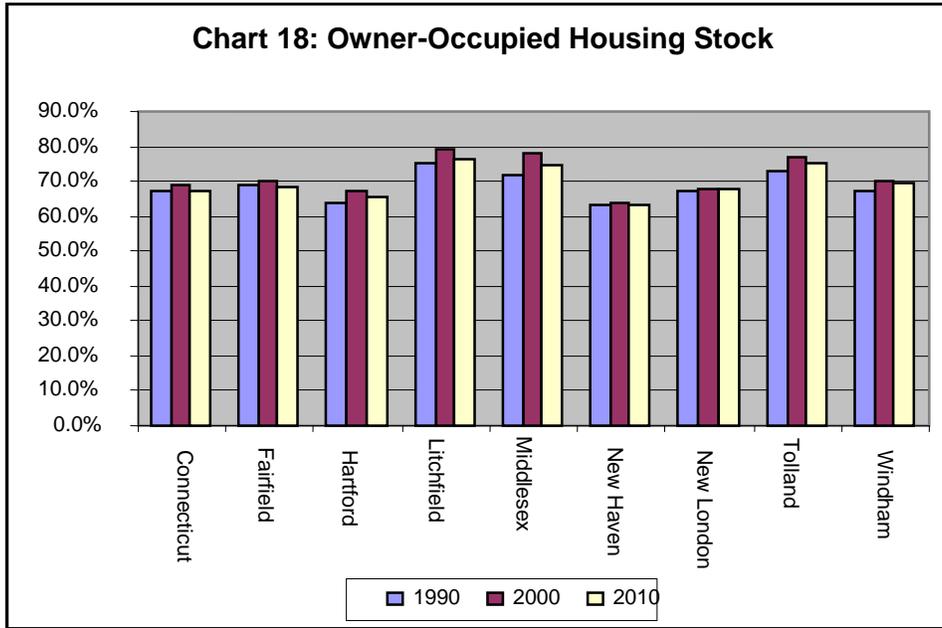


Source: U.S. Census Bureau, 1990 Census, 2000 Census, and 2010 Census

### c. Housing Stock

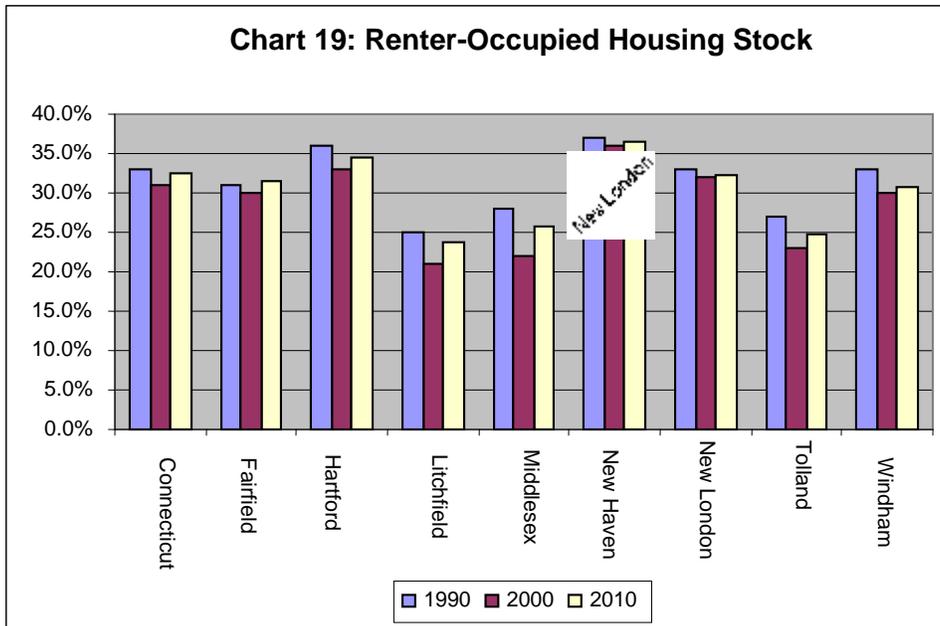
In 2010, Connecticut's share of owner-occupied housing stock dipped slightly from 69.0% in 2000 to 67.5% in 2010.

All counties experienced the same as the state. See Chart 18.



Source: U.S. Census, 1990, 2000, 2010

Chart 19 compares the change of renter-occupied housing stock in Connecticut.



Source: U.S. Census, 1990, 2000, 2010 Census

Table 27 displays each county by number of persons and number of housing units. In Connecticut, the Fairfield, Hartford, and New Haven were the most populous counties in 2010.

<b>Table 27: Population and Housing Units by County in 2010</b>		
<b>State/County</b>	<b>Population</b>	<b>Housing Units</b>
Fairfield	916,829	361,221
Hartford	894,014	374,249
Litchfield	189,927	87,550
Middlesex	165,676	74,837
New Haven	862,477	362,004
New London	274,055	120,994
Tolland	152,691	57,963
Windham	118,428	49,073
<b>Connecticut</b>	<b>3,574,097</b>	<b>1,487,891</b>

Source: U.S. Census Bureau, 2010 Census

Table 28 shows the communities with the fastest growing housing stock. Between 2006 and 2010, the town of Chester experienced the largest rate of increase followed by towns of East Windsor and Prospect.

<b>Table 28: Ten Towns/Cities Fastest Growing Housing Stock</b>				
<b>Place/Town</b>	<b>2006</b>	<b>2010</b>	<b>Difference</b>	<b>Percent Change</b>
<b>Chester</b>	1,680	1,837	157	9.3%
<b>East Windsor</b>	4,749	5,070	321	6.8%
<b>Prospect</b>	3,257	3,434	177	5.4%
<b>Oxford</b>	4,309	4,534	225	5.2%
<b>Ellington</b>	6,065	6,340	275	4.5%
<b>Franklin</b>	753	787	34	4.5%
<b>Hampton</b>	827	863	36	4.4%
<b>Berlin</b>	7,794	8,082	288	3.7%
<b>Goshen</b>	1,737	1,799	62	3.6%
<b>Beacon Falls</b>	2,285	2,364	79	3.5%
<b>Connecticut</b>	<b>1,439,221</b>	<b>1,455,105</b>	<b>15,884</b>	<b>1.1%</b>

Source: DECD

Conversely, Table 29 shows the 10 communities with the slowest growing housing stock over this same period of 2006 and 2010. New Britain, Westport and Derby were the three municipalities to experience a net loss of housing stock during this period.

<b>Table 29: Ten Towns/Cities Slowest Growing Housing Stock 2006 through 2010</b>				
<b>Place/Town</b>	<b>2006</b>	<b>2010</b>	<b>Difference</b>	<b>Percent Change</b>
Darien	7,020	7,032	12	0.2%
Roxbury	6,046	6,056	10	0.2%
Bridgewater	51,389	51,469	80	0.2%
Norfolk	20,878	20,903	25	0.1%
North Branford	22,295	22,321	26	0.1%
Union	3,312	3,315	3	0.1%
Redding	5,460	5,464	4	0.1%
Derby	5,637	5,634	(3)	-0.1%
Westport	10,120	10,090	(30)	-0.3%
New Britain	31,118	30,865	(253)	-0.8%
<b>Connecticut</b>	<b>1,439,221</b>	<b>1,455,105</b>	<b>15,884</b>	<b>1.1%</b>

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

Connecticut's housing inventory experienced little growth of 0.2% from 2009 to 2010 due to the weak economy. With net gain of 3,098 (new housing units minus demolitions) added to 2009 housing stock that brings the estimated state housing inventory to a level of 1,455,105 units in 2010. The median size of Connecticut housing units is 5.7 rooms. See Tables 30 and 31 below.

<b>Table 30: Connecticut Housing Inventory</b>				
	<b>2009</b>	<b>2010</b>	<b>Net Gain</b>	<b>Growth Rate</b>
One Unit	940,607	942,656	2,049	0.2%
Two Units	120,316	120,350	34	0.0%
Three and Four Units	126,581	126,538	-43	0.0%
Five or more Units	252,352	253,420	1,068	0.4%
Other Units	12,151	12,141	-10	-0.1%
Demolitions	1,219	834		
<b>Total Inventory</b>	<b>1,452,007</b>	<b>1,455,105</b>	<b>3,098</b>	<b>0.2%</b>

Source: DECD

<b>Rooms</b>	<b># of Units</b>	<b>Percent</b>
1-3 Rooms	200,523	13.4%
4-5 Rooms	498,996	33.5%
6-7 Rooms	457,751	30.8%
8 Rooms or more	330,945	22.3%
<b>Total</b>	<b>1,488,215</b>	<b>100.0%</b>
Median (# rooms)	5.7	---

Source: U.S. Census Bureau, 2010 American Community Survey

The 2010 housing permit data from the U.S. Census Bureau reveals a net gain of 3,098 units to the state's housing stock in 2010. Table 32 provides a breakdown of permit activity by county and by type.

<b>Permit-issuing State/County</b>	<b>Total Units</b>	<b>1 Unit</b>	<b>2 Unit</b>	<b>3 and 4 Units</b>	<b>5 Units or More</b>	<b>Demolitions</b>	<b>Net Gain</b>
Fairfield	926	546	28	45	307	372	554
Hartford	810	630	30	7	143	133	677
Litchfield	164	140	0	0	24	26	138
Middlesex	279	271	8	0	0	55	224
New Haven	1019	452	12	14	541	147	872
New London	344	285	6	0	53	64	280
Tolland	190	166	4	0	20	28	162
Windham	200	142	2	0	56	9	191
<b>Connecticut</b>	<b>3,932</b>	<b>2,632</b>	<b>90</b>	<b>66</b>	<b>1,144</b>	<b>834</b>	<b>3,098</b>

Source: U.S. Census Bureau, DECD

Table 33 presents the statewide housing occupancy and housing tenure in 2010. Availability of housing stock is a critical component of a region's ability to satisfy current demand and support future growth in population. Homeownership units are defined as condominiums, mobile, manufactured, single- and multiple-household detached dwellings.

<b>Table 33: Housing Occupancy 2010</b>		
	<b>Number</b>	<b>Percent</b>
Total Housing Units	1,487,891	
Occupied Units	1,371,087	92.1%
Vacant Units	116,804	7.9%
<b>Housing Tenure</b>		
Owner Occupied	925,286	67.5%
Renter Occupied	445,801	32.5%

Source: U.S. Census Bureau, 2010 Census

Table 34 shows vacant properties as classified by Census. Connecticut total housing units grew 7.4% from 2000 to 2010 while the Vacant for Sale Units and Vacant for Rent Units grew 67.3% and 56.4% respectively, outpacing the state level. Census 2010 also released that Rental Vacancy Rate stood at 8.2% compared to Homeowner vacancy rate of 1.6%.

<b>Table 34: Vacant Housing Stock Classifications</b>					
<b>Classification</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Change 1990 to 2000</b>	<b>% Change 2000 to 2010</b>
Vacant for Sale Units	13,927	9,305	15,564	-33.2%	67.3%
Vacant for Rent Units	31,211	25,575	40,004	-18.1%	56.4%
Vacant-Rented/Sold & Awaiting Occupancy	8,620	6,320	5,689	-26.7%	-10.0%
Vacant-Occasional Use, Seasonal, Migratory	20,475	23,517	29,673	14.9%	26.2%
Other Vacant Units	14,729	19,588	25,874	33.0%	32.1%
Total Vacant Housing Units	90,371	84,305	116,804	-6.7%	38.5%
<b>Total Housing Units</b>	<b>1,320,850</b>	<b>1,385,975</b>	<b>1,487,891</b>	<b>4.9%</b>	<b>7.4%</b>

Source: U.S., Census Bureau, 1990, 2000 and 2010 Census

#### **d: Housing Conditions**

Table 35 shows that Connecticut has a large inventory of older housing defined as built prior to 1980. This can be problematic for statewide housing conditions; the oldest housing stock may not have the improvements and amenities expected in today's market. The older units may lack complete plumbing or kitchen facilities. In 2010, approximately half of Connecticut's homes (49.1%) were built between 1940 and 1979 and are between 31 and 70 years old. Almost one quarter of Connecticut's homes

(23.5%) was at least 70 years old. Another 27.5% of Connecticut's homes are relatively new, having been built between 1980 and 2010.

Year	Number	Percentage
1939 and earlier	350,392	23.5%
1940-1959	326,813	22.0%
1960-1979	402,575	27.1%
1980-1999	297,296	20.0%
2000 or later	111,139	7.5%
<b>Total Housing Units</b>	<b>1,488,215</b>	

Source: U.S. Census Bureau, 2010 American Community Survey

Table 36 and 37 show the year housing units were built for each county and further reinforces the fact that a disproportionately large share of Connecticut's housing units were built in 1939 or earlier.

	Statewide	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
<b>Total Housing Units</b>	1,488,215	361,355	374,323	87,543	74,880	361,966	121,061	58,006	49,081
<b>Year Structure Built</b>									
2005 or later	44,364	9,529	10,738	2,450	2,220	9,307	4,620	2,721	2,779
2000 - 2004	66,775	15,485	14,608	5,326	5,331	12,124	6,692	4,532	2,677
1990 - 1999	106,593	21,667	24,881	7,010	7,712	25,729	10,130	5,022	4,442
1980 - 1989	190,703	40,462	48,347	13,601	12,533	44,364	14,802	8,988	7,606
1970 - 1979	205,924	54,847	47,539	10,993	11,883	48,293	17,198	7,834	7,337
1960 - 1969	196,651	51,480	55,092	9,379	8,309	42,830	16,632	8,650	4,279
1950 - 1959	227,649	63,231	63,203	11,201	7,050	56,012	15,542	6,959	4,451
1940 - 1949	99,164	25,451	29,465	4,911	4,704	24,126	5,415	2,690	2,402
1939 or earlier	350,392	79,203	80,450	22,672	15,138	99,181	30,030	10,610	13,108

Source: U.S. Census Bureau, 2010 American Community Survey

	Statewide	Fairfield	Hartford	Litchfield	Middlesex	New Haven	New London	Tolland	Windham
<b>Total Housing Units</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Year Structure Built</b>									
2005 or later	3.0%	2.6%	2.9%	2.8%	3.0%	2.6%	3.8%	4.7%	5.7%
2000 - 2004	4.5%	4.3%	3.9%	6.1%	7.1%	3.3%	5.5%	7.8%	5.5%
1990 - 1999	7.2%	6.0%	6.6%	8.0%	10.3%	7.1%	8.4%	8.7%	9.1%
1980 - 1989	12.8%	11.2%	12.9%	15.5%	16.7%	12.3%	12.2%	15.5%	15.5%
1970 - 1979	13.8%	15.2%	12.7%	12.6%	15.9%	13.3%	14.2%	13.5%	14.9%
1960 - 1969	13.2%	14.2%	14.7%	10.7%	11.1%	11.8%	13.7%	14.9%	8.7%
1950 - 1959	15.3%	17.5%	16.9%	12.8%	9.4%	15.5%	12.8%	12.0%	9.1%
1940 - 1949	6.7%	7.0%	7.9%	5.6%	6.3%	6.7%	4.5%	4.6%	4.9%
1939 or earlier	23.5%	21.9%	21.5%	25.9%	20.2%	27.4%	24.8%	18.3%	26.7%

Source: U.S. Census Bureau, 2010 American Community Survey

**e: Housing Cost**

The Connecticut homeowners with mortgages 25.6% carried monthly mortgages between \$1,500 to \$1,999 while 52.9% of homeowners were burdened with mortgages of \$2,000 or more per month. See Table 38.

<b>Table 38: Mortgage Status and Selected Monthly Owner Costs</b>		
	<b># Units</b>	<b>% Share</b>
<b>Housing Units with a Mortgage</b>	<b>660,057</b>	
Less than \$499	1,795	0.3%
\$500 to \$999	31,534	4.7%
\$1,000 to \$1,499	108,968	16.5%
\$1,500 to \$1,999	168,772	25.6%
\$2,000 or more	348,988	52.9%
<b>Median Monthly Mortgage Cost</b>	<b>\$2,068</b>	

Source: U.S. Census Bureau, 2010 American Community Survey

Table 39 shows that 94.5% of homeowners without a mortgage have housing-related costs of \$400 or more each month.

<b>Table 39: No Mortgage and Selected Monthly Owner Costs</b>		
	<b># Units</b>	<b>% Share</b>
<b>Housing Units without a Mortgage</b>	<b>263,560</b>	
Less than \$100	460	0.2%
\$100 to \$199	1,122	0.4%
\$200 to \$299	3,428	1.3%
\$300 to \$399	9,606	3.6%
\$400 or more	248,944	94.5%
<b>Median Monthly Housing Cost without a Mortgage</b>	<b>\$777</b>	

Source: U.S. Census Bureau, 2010 American Community Survey

The median monthly mortgage cost was \$2,068 for mortgaged homeowners, and the median monthly housing cost was \$777 for non-mortgaged homeowners according to 2010 American Community Survey. Table 40 shows that 53.7% of renters in Connecticut spent 30% or more of their household income on housing.

<b>Table 40: Gross Rent as a % of Household Income</b>		
	<b># of Households</b>	<b>% Share</b>
Less than 15.0 percent	42,015	10.3%
15.0 to 19.9 percent	46,755	11.4%
20.0 to 24.9 percent	50,629	12.4%
25.0 to 29.9 percent	50,314	12.3%
30.0 to 34.9 percent	36,485	8.9%
35.0 percent or more	183,344	44.8%
Not computed	25,650	
<b>Total Number of Renter-Occupied Households</b>	<b>409,542</b>	<b>10.3%</b>

Source: U.S. Census Bureau, 2010 American Community Survey

Table 41 indicates total home sales including single-family homes and condominiums for Connecticut and its counties in 2010.

<b>Table 41: 2009 Home Sales Volume</b>									
<b>Annual</b>	<b>Connecticut</b>	<b>Fairfield</b>	<b>Hartford</b>	<b>Litchfield</b>	<b>Middlesex</b>	<b>New Haven</b>	<b>New London</b>	<b>Tolland</b>	<b>Windham</b>
Single Family	17,503	5,170	5,708	1,184	1,278	4,876	2,022	924	894
Condo	4,398	1,746	1,694	170	287	1,611	285	159	55
<b>Total Sales</b>	<b>21,901</b>	<b>6,916</b>	<b>7,402</b>	<b>1,354</b>	<b>1,565</b>	<b>6,487</b>	<b>2,307</b>	<b>1,083</b>	<b>949</b>

Source: Connecticut Multiple Listing Service, Inc., "CT Statewide MLS 2010 Q4 & Year-Ed"

Table 42 shows the median and average home sales prices of existing single-family homes in Connecticut and its counties in 2009 and 2010. The communities with the highest housing sales prices are primarily located in Fairfield County.

<b>Table 42: Price of Existing Single-Family Home Sales</b>									
	<b>CT</b>	<b>Fairfield</b>	<b>Hartford</b>	<b>Litchfield</b>	<b>Middlesex</b>	<b>New Haven</b>	<b>New London</b>	<b>Tolland</b>	<b>Windham</b>
<b>Median</b>									
2009	\$227,000	\$427,000	\$225,000	\$221,500	\$267,500	\$225,000	\$220,000	\$237,000	\$175,000
2010	\$229,900	\$433,500	\$233,000	\$236,000	\$254,900	\$220,000	\$224,400	\$234,000	\$172,900
<b>Average</b>									
2009	N/A	\$725,617	\$262,967	\$288,070	\$315,082	\$261,190	\$256,608	\$256,370	\$184,646
2010	N/A	\$696,034	\$269,699	\$331,960	\$309,767	\$265,865	\$267,151	\$251,059	\$178,055

Source: Connecticut Multiple Listing Service, Inc., "CT Statewide MLS 2010 Q4 & Year-Ed"

Table 43 indicates quarterly sales of single-family homes, condos and co-ops\* for Connecticut and its counties during 2010.

<b>Table 43: Unit Volume Total Sales: Single-Family, Condominium and Co-Ops by County</b>									
<b>Quarter</b>	<b>Connecticut</b>	<b>Fairfield</b>	<b>New Haven</b>	<b>New London</b>	<b>Middlesex</b>	<b>Litchfield</b>	<b>Hartford</b>	<b>Tolland</b>	<b>Windham</b>
2010.Q1	5,456	1,369	1,367	266	296	1332	426	205	195
2010.Q2	9,414	1,997	2,725	445	550	2237	811	350	299
2010.Q3	6,785	1,896	1,715	315	348	1497	537	260	217
2010.Q4	6,305	1,655	1,561	320	369	1386	520	263	231

\* 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.)

Data Source: Connecticut Multiple Listing Service, Inc.,

#### **f: Home Values and Gross Rent**

In 2010, the Connecticut median home value from the latest decennial Census was \$288,800, the lowest level since 2007. Connecticut median home values decreased 0.8% compared to that of 2.9% in the U.S from 2009 to 2010. This implied that the home values were more stabilized in the state than in the nation.

<b>Table 44: Median Home Values</b>		
	<b>CT</b>	<b>U.S.</b>
2000	\$166,900	\$119,600
2001	\$181,563	\$127,692
2002	\$196,143	\$136,929
2003	\$226,202	\$147,275
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
2009	\$291,200	\$185,200
2010	\$288,800	\$179,900
2009-2010 % Change	-0.8%	-2.9%

Source: U.S. Census Bureau, 2009 and 2010 American Community Surveys

Median gross rents are increasing and vary significantly across regions of the state. Table 45 compares median gross rents between Connecticut and the United States. From 2009 to 2010, Connecticut rental rates decreased 1.4%, while the U.S. showed 1.5% increase in median gross rent.

<b>Table 45: Median Gross Rent</b>		
	<b>CT</b>	<b>U.S.</b>
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
2009	\$1,006	\$842
2010	\$992	\$855
2009-2010 % Change	-1.4%	1.5%

*Source: U.S. Census Bureau, 2001 thru 2010 American Community Surveys*

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### III. CONNECTICUT'S COMPETITIVENESS AS A PLACE FOR BUSINESS

#### A. Competitive Analysis

This annual competitiveness analysis, stipulated by CGS §32-1m, evaluates Connecticut's economic development challenges and opportunities across a wide array of measures and answers the question, "how does Connecticut rank with respect to other states?" It is an objective portrayal of the state's competitiveness as seen through the lenses of several independent think tanks that perform their assessments annually across the 50 states and in some cases, the District of Columbia. These assessments are roughly consistent from year to year and therefore provide trends that may be useful in evaluating policy changes (or the perceptions thereof).

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

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

- *The 2010 State New Economy Index*, Kauffman Foundation and the Information Technology and Innovation Foundation, November 2010.
- *2011 State Business Tax Climate Index*, Tax Foundation, October 2010.
- *Benchmarking Connecticut 2007: Determinants of Economic Growth*, Connecticut Economic Resource Center (CERC), February, 2008.
- *Tenth Annual State Competitiveness Report*, the Beacon Hill Institute, 2010.
- *Grading Places: What Do the Business Climate Rankings Really Tell Us?* Peter Fisher, Economic Policy Institute, 2005.
- *Small Business Survival Index 2010*, Small Business and Entrepreneurship Council, December 2010.
- *State Technology and Science Index: Enduring Lessons for the Intangible Economy*, the Milken Institute, June 2008.
- *A Talent-Based Strategy to Keep Connecticut Competitive in the 21<sup>st</sup> Century*, Connecticut Office for Workforce Competitiveness, February 2007.
- *Total State and Local Business Taxes: State-by-state Estimates for Fiscal Year 2009*, Ernst & Young LLP, March 2010.

- *CNBC's Top States for Business 2010*, CNBC Report, July 2010.

For further detail and a more nuanced analysis of Connecticut's baseline economic conditions, please refer to the "Factors of Growth" section located within the DECD strategic plan for the State of Connecticut.<sup>2</sup>

Table 46 contains the rankings discussed in detail below. We adjust them such that the best rank is number one. For 2011, there are very few changes or additions. The Deloitte Fast 500 list was updated in 2011 and appears in Table 1.1. The only other change is Milken Institute's 2010 State Technology and Science Index updated ranking discussed below.

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<sup>2</sup> See [http://www.ct.gov/ecd/lib/ecd/connecticut\\_esp-final.pdf](http://www.ct.gov/ecd/lib/ecd/connecticut_esp-final.pdf).

**Table 46: Ranks of Connecticut Across All categories and Reports**

	Kauffman		2010	Milken		Beacon Hill		CNBC		CFED		SBEC		Morgan Quitno		Tax Foundation		ALEC		CERC		Deloitte	
	2010	2008		2008	2004	2010	2008	2010	2009	2007	2010	2010	2009	2006	2010	2008	2010	2008	2008	2006	2011	2010	2008
<b>Workforce Quality</b>																							
knowledge-based jobs	2	2																					
human capital investment				4	6																		
proportion of scientists and engineers employed	12	6				10	7																
workforce index												40	42										
<b>Education</b>																							
percentage of population with four years college										4													
percentage of science and engineer doctoral degrees										7													
percentage of science and engineering graduate students						4	6																
best education climate											9												
smartest state													3										
deployment of IT in public schools		25																					
percentage of state's population online	13	21																					
eighth grade math proficiency										11													
eighth grade reading proficiency										19													
education index											8	9											
state technology and science index			9	7																			
<b>Globalization</b>																							
overall globalization index	5	7																					
percentage of workforce employed making goods for export	16	26																					
percentage of workforce employed by foreign companies	3	4																					
<b>Energy</b>																							
electricity prices per million BTU						49	49																
electricity utility costs												50	50										
energy costs										46													
<b>Housing Affordability</b>																							
cost of living												45	43										
median monthly housing costs						45	44																
<b>Workers' Compensation</b>																							
workers' compensation premiums						48	31					11	13										
<b>Regulation/Costs of Doing Business</b>																							
costs of doing business (rank one being least costly)				46																			
friendliness of legal and regulatory frameworks to business												47	47										
												23	20										
<b>Taxes</b>																							
property tax per capita						48	48									49	49						
local property tax rate												44	43										
corporate taxes																18	18						
individual taxes																47	25						
sales taxes																26	25						
unemployment taxes																30	21						
overall tax system												38	30			47	37						
<b>Economic Outlook</b>																							
overall economic outlook rank																		36	40				
economic performance rank																		45	37				
<b>Entrepreneurial Activity</b>																							
technology concentration and dynamism				14																			
policy friendliness towards entrepreneurs													41	38									
economic dynamism	22	24																					
concentration of entrepreneurs/business vitality																					11		
<b>Patents</b>																							
number of patents issued						8	9			9											8		
number of individual inventor patents issued (per 1,000)	5	2																					
number of patents issued relative to size of its workforce	15	14																					
<b>IPOs</b>																							
numbers of IPOs offered						3	5																
value of companies' IPOs	8	7																					
<b>Gazelle Jobs and Deloitte Fast 500 List</b>																							
number of gazelles		23																			4	7	
number of firms on the Fast 500 list																					8	5	7
<b>Business Churn</b>																							
business churn	50	49																			43	44	
<b>R&amp;D</b>																							
industry R&D																					2	4	
private R&D										2													
federal R&D	37	38								6										47	43		
R&D inputs						7																	
number of business created via university R&D										41											28		
<b>Venture Capital</b>																							
venture capital	7	18										8	17										

## B. Limitations

As with any report or study, there are limitations and caveats. Results depend on the measures used and their appropriateness to the task. To compensate for potential bias and provide a broad spectrum of indicators, DECD examines reports from several independent sources. This approach prevents a state's high or low rank in a specific study arising due to a given state's adherence to one group's political or social agenda.<sup>3</sup>

With ranked variables, one must keep certain caveats in mind. Distilling disparate measures into a standardized, scaled, averaged, single number may reduce the variance of values (footnote 3, p. 82). Are reported results, therefore, accurate and consistent when researchers condense a large amount of data into one number? Data may be old or missing. State data collection categories vary and gaps may exist. A given state's rank may appear to improve, but may reflect the decline of other states relative to the given which may have declined as well but not by as much as others did. Because the ranks are relative and not absolute, we need to dig deeper to determine whether an improved rank reflects absolute improvement. Nevertheless, firms use these ranks to help determine where they may expand or relocate.

Moreover, circular logic may encapsulate a state's score or rank. Does a measure attempt to gauge *growth climate* but then present a rank based upon *performance*? Peter Fisher writes, "Economic growth tends to draw people into the labor market, increasing labor force participation. It is not clear why one would predict that high labor force participation causes growth" (footnote 3 p. 32). A state's rank may reflect outcomes or results of several interacting variables, but not the root cause of a problem (footnote 3, p. 2). Some states' ranks may be the result of prolonged slow (rapid) growth and produce a chain reaction of poor (favorable) consequences. For example, a state's sustained high unemployment rate may cause it to have lower average incomes (footnote 3, p. 2).

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

## C. Competitiveness Factors

### 1. Workforce Quality

In the modern, global, knowledge-based economy, technology has produced a mobile labor and capital pool; people may easily locate to the areas of greatest opportunity. Talent attraction is critical because in this new economy, states are not competing solely with other

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<sup>3</sup> Peter Fisher, "Grading Places: What Do the Business Climate Rankings Really Tell Us?" Economic Policy Institute, 2005, p. 43.

states for workforce—states compete globally. International students and ex-patriots who studied and/or worked in the U.S. and choose to return to their home country can cause an “overseas brain drain” and may compound the issue of (the lack of) accessible talent. Therefore, it is important to attract and retain high-value human capital because “a state’s or region’s most important competitive advantage is the knowledge embedded in its people (intellectual capital).”<sup>4</sup> Across a variety of studies, Connecticut consistently scores high marks on a variety of measures reflecting an educated, talented and high-quality workforce.

One determinant of the quality of a state’s workforce is its number of knowledge-based jobs. Connecticut scores near the top here, #2 overall (out of the 50 states, with #1 being the best), according to the Kauffman Foundation’s *The 2010 State New Economy Index*.<sup>5</sup> Ranked 2<sup>nd</sup> in the Kauffman Foundation’s 1999 and 2008 indexes, Connecticut has been consistently and highly ranked in its number of knowledge-based jobs. Multiple indicators within Kauffman’s knowledge-based employment category bode well for Connecticut, including (see footnote 5, pp. 8, 14-17, 19-21):

- Employment in IT occupations: #10 (the state ranked #7 in 2008)
- Share of workforce employed in managerial, professional, technical occupations: #4 (same rank as in 2008)
- Education level of workforce: #4 (same rank as in 2008)
- Average educational attainment of recent immigrants: #3<sup>6</sup> (ranked #5 in 2008)
- Employment in high value-added manufacturing sectors: #2 (same rank as in 2008)
- Employment in high-wage traded services: #2 (same rank as in 2008)

The factors above suggest that Connecticut is home to an educated and skilled workforce that is capable of efficiently producing technologically complex, high value-added goods and services, exemplified by Connecticut’s signature industries in aerospace and defense, insurance and financial services, photonics/lasers/optics, biotechnology and precision machining.

The Kauffman Foundation’s findings are bolstered by other reports that support Connecticut’s claim to a high-quality workforce. According to the Milken Institute’s *State Technology and Science Index*, Connecticut scores well in both the overall human capital investment index, which gauges how well prepared states are to *sustain* employment in science, engineering

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<sup>4</sup> Ross DeVol, Anita Charuworn and Soojun Kim, “State Technology and Science Index: Enduring Lessons for the Intangible Economy,” Milken Institute, June 2008, p. 27.

<sup>5</sup> Kauffman Foundation and The Information Technology & Innovation Foundation, “The 2010 State New Economy Index: Benchmarking Economic Transformation in the States,” November 2010, p. 14.

<sup>6</sup> This figure is significant because it indicates talent flow into a state.

and technical fields, and a secondary composite index of its technology and science workforce. In 2008, Connecticut ranked 4<sup>th</sup> out of the 50 states (with #1 being the best), improving two spots from its #6 ranking in the 2004 report. This latter category is a measure of the *current* supply of the workforce in specific fields of high-tech employment; in this index, Connecticut maintained a #9 rank (footnote 30, p. 37). This ranking is of great importance in the knowledge-based economy because “science and technical workers do not just access knowledge and apply it to firm-specific objectives. More importantly, they harness new information to generate new knowledge, bringing both inductive and deductive analytical skills to complex problems and creating new concepts and processes” (footnote 5, pp. 30, 36-37). The proportion of scientists and engineers employed in the state’s labor force scores highly in the Kauffman Foundation’s index in which Connecticut achieves a #12 rank in 2010 (a decline from its #6 ranking in the previous two reports). The Beacon Hill report assigns Connecticut a rank of 10 (a decline from its #7 ranking in the 2008 report) in this same measure.<sup>7</sup>

Connecticut’s agricultural workforce is educated and astute as well—Connecticut’s farmers rank 2<sup>nd</sup> (they ranked 5<sup>th</sup> in 2008) for online and computer usage to perform tasks such as buying feed, checking the weather and selling livestock (footnote 5, p. 34).

CNBC’s report of *Top State for Business* ranks Connecticut #40 (the state ranked #42 in 2009) in its workforce index, which considers the education level of the workforce, the number of available workers, union membership, and the relative success of each state’s worker training programs in placing their participants in jobs.<sup>8</sup>

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

## 2. Education

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

The Corporation for Enterprise Development (CFED) gave Connecticut high marks in several education variables, including the percentage of the state’s population with four years of college (the state ranked 4<sup>th</sup>), and the percentage of science and engineer doctoral degrees

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<sup>7</sup> Beacon Hill Institute, “Tenth Annual State Competitiveness Report,” (2010) <http://www.beaconhill.org/Compete10/Compete2010State.pdf>; “Eighth Annual State Competitiveness Report,” (2008) <http://www.beaconhill.org/Compete08/BHIState08-FINAL.pdf>.

<sup>8</sup> CNBC’s *Top States For Business* 2010, CNBC Report, July 2010, <http://www.cnbc.com/id/37516043/> (rank one is the highest).

(the state ranked 7<sup>th</sup>).<sup>9</sup> Other reports echo similar findings, including the Milken Institute's *State Technology and Science Index*, which gave the state a #4 rank in the "human capital investment composite index" based partially upon the relatively high percentage of Connecticut's population holding advanced degrees (footnote 4, pp. 4, 31).

In Milken Institute's 2010 State Technology and Science Index Connecticut ranks 9<sup>th</sup> two steps down from its 2008 rank. The 2010 State Technology and Science Index looks at 79 unique indicators that are categorized into five major components: Research and Development Inputs, Risk Capital and Entrepreneurial Infrastructure, Human Capital Investment, Technology and Science Work Force, and Technology Concentration and Dynamism. It is one of the most comprehensive examinations of state technology and science assets ever compiled.

Similarly, the Beacon Hill Institute awarded Connecticut a rank of 4 (the state ranked 6<sup>th</sup> in 2008) for the state's number of science and engineering graduate students per 100,000 in the population (footnote 7, p. 22). The Kauffman Foundation reinforces these overall findings with its previously referenced ranking of Connecticut at 4<sup>th</sup> for the education level of its workforce, a signal of the state's strong higher education system (footnote 5, p. 17). Connecticut achieved a rank of 9<sup>th</sup> in an index of 'Best Education Climate' (ranked #5 in an index of 'most educated workforce' in 2008), per the *2010 Business Facilities Rankings Report*.<sup>10</sup>

Finally, according to a 50 state review by the Morgan Quitno Press, Connecticut received the rank of the 3<sup>rd</sup> 'smartest state' in 2006-07.<sup>11</sup> Morgan Quitno Press used 21 measures to make their determination, including "expenditures for instruction, pupil-teacher ratios, high school graduation and dropout rates, and reading, writing and math proficiency." From 2002-2003 to 2006-2007, Connecticut has bounced among the top three in the Morgan Quitno Press rankings (footnote 11). Once again, this section refers to the population's current educational level, and overall Connecticut scores well within the "top 10" tier.

The use of computers ostensibly improves educational outcomes. Internet usage may signal one's computer efficiency and technical expertise because in the knowledge economy, computer proficiency is a necessary skill. According to the Kauffman Foundation, Connecticut ranked in the middle of the field in two Internet indicators in 2008, deployment of IT in public schools and the percentage of the state's population online, in which it scored 25<sup>th</sup> and 21<sup>st</sup> respectively (see footnote 5, pp. 37, 39). However, Connecticut made significant strides in the 'deployment of IT in public schools' index in which the state jumped from #47 in 2002 to #25 in

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<sup>9</sup> Corporation for Enterprise Development (CFED *2007-2008 Assets & Opportunity Scorecard*), p. 2. CFED's ranks are based upon the 50 states and Washington DC, with the most desirable outcome ranked # 1.

<sup>10</sup> Jack Rogers, *2010 Business Facilities Rankings Report*, p. 24. This report is a ranking of the 50 states, with # 1 being the best.

<sup>11</sup> "Results of the 2006 Smartest State Award," Morgan Quitno Press, <http://www.statestats.com/edrank.htm>.

2008 (this index is not included in the Kauffman Foundation 2010 State New Economy Index report), a large step in the right direction (footnote 5, p. 39). Subsequently, Connecticut made significant strides in the 'percentage of the state's population online' index in which the state jumped from #21 in 2008 to #13 in 2010, which is among the top five movers for that index (footnote 5, p. 32). The Milken Institute recognizes such forward movement, noting that Connecticut's ranks in other indexes partially reflect its "improvements in its home computer and Internet access indicators" (footnote 4, p. 33).

Connecticut's education measures decline when other educational computations affecting the state's future and its *future* workforce, come into play. For example, in the CFED scorecard of 8<sup>th</sup> grade math and reading proficiency, Connecticut ranks #11<sup>th</sup> and 19<sup>th</sup> (with #1 being the best), respectively (footnote 9, p. 2). Essentially, this signals a need to strengthen key learning areas and skill sets to insure the state has a well-educated, future labor pool.

Another area of concern appears when one breaks down CFED's four-year college attainment by race, income and gender. Despite CFED awarding Connecticut an overall rank of #4 in this category, this rank drops to #31 when further distilled by race, #23 by income and #32 by gender, with each representing measures of educational inequality (footnote 9, p. 2). Although race and gender rankings were not as high as they were in 2005, the 2008 rankings by race, income and gender rankings each represent an improvement of at least ten spots from the CFED 2002 scorecard, in which Connecticut received ranks of 42, 33 and 47 in these detailed categories showing that the state has improved in these areas.

The Connecticut Office for Workforce Competitiveness (OWC) describes its educational attainment issues and needs in "*A Talent-Based Strategy to Keep Connecticut Competitive in the 21<sup>st</sup> Century.*" OWC writes, "Connecticut's future young workers are expected to be less prepared for the 21<sup>st</sup> century careers than those they are replacing in large part because nearly half of our future workforce will be coming out of the state's urban centers where a significant and stubborn achievement gap persists."<sup>12</sup>

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

- 6% of urban 10<sup>th</sup> graders passed all four sections of the Connecticut Mastery Test in 2004;

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<sup>12</sup> Connecticut Office for Workforce Competitiveness (OWC), "*A Talent-Based Strategy to Keep Connecticut Competitive in the 21<sup>st</sup> Century,*" February 2007, p. 2.

- the combined math and verbal, average SAT scores for Hartford and Bridgeport is less than 800 points.<sup>13</sup>

As CERC indicates in its 2006 report, Hartford, Bridgeport and New Haven consistently appear on national lists of the poorest cities. Such low educational attainment for urban centers is distressing in that the state's future workers will come from these areas—they must have improved test scores, graduation rates and adequate skill sets (footnote 13, p. 58).

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

### **3. Globalization**

In the modern economy, markets are interconnected and states that will flourish are those that have a global orientation. "A global orientation ensures expanding markets for a state's industries." (footnote 5, p. 22). Connecticut's international orientation is a positive force in the state's economy.

The Kauffman Foundation 2010 report assigns Connecticut an overall rank of 5<sup>th</sup> in its globalization index, which is a two-position improvement over its 2008 ranking of #7. Within this index there are two important measures. One is the extent in which a state's manufacturing and service workforce is employed making goods for export; Connecticut ranks 16<sup>th</sup> (footnote 5, p. 22). It represents solid and steady improvement over the state's #26 ranking in 2007 and #20 ranking in 2008. It is important to note, however, that this measure is not an indicator of the raw dollar value of the exports produced, but rather a reflection of the percentage of the workforce involved in international exports.

According to the U.S. Department of Commerce's International Trade Administration (ITA), export-supported jobs linked to manufacturing account for an estimated 5.2% of Connecticut's total private-sector employment. Nearly one-quarter (23.9%) of manufacturing workers in Connecticut depend on exports for their jobs, the 10<sup>th</sup> largest share among the 50 states.<sup>14</sup> This statistic is not consistent with the Kauffman Foundation indicator above; however, ITA used 2008 data to calculate its results, while the Kauffman Foundation's 2010 measurements are more recent.

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<sup>13</sup> Connecticut Economic Resource Center, Inc. (CERC), "Benchmarking Connecticut 2006: Determinants of Economic Growth," p. 41.

<sup>14</sup> U.S. Department of Commerce, International Trade Administration, "Exports, Jobs, and Foreign Investment," February 2009, [http://trade.gov/mas/ian/statereports/states/tg\\_ian\\_002719.asp](http://trade.gov/mas/ian/statereports/states/tg_ian_002719.asp).

According to ITA, 5,215 companies exported from Connecticut locations in 2008. Of those, 90% were small and medium-sized enterprises with fewer than 500 employees. Small and medium-sized firms generated nearly one-quarter (27%) of Connecticut's total exports of merchandise in 2008 (footnote 14).

Foreign exports are an engine of growth, and their importance as a contributor to state gross domestic product (GDP) cannot be understated. Connecticut's overseas commodity exports, which totaled more than \$15 billion in 2008, represent approximately 7% of Connecticut's GDP. Exports highlight the competitiveness of local companies on the international stage and sustain and create jobs via its trickle-down effect on the economy. Despite the economic and fiscal turmoil of the Great Recession, Connecticut's exports were a bright spot. Given the current economic climate, the impact of export on job creation and the economy is significant. As the economy becomes increasingly globalized, exports will continue to be a catalyst for growth in Connecticut and the U.S. Table 47 shows the distribution of commodity exports by 2009 value.

<b>Table 47: Connecticut's Top Ten 2009 Commodity Exports by Value</b>						
<b>Rank</b>	<b>Description</b>	<b>ANNUAL 2007 (Mil)</b>	<b>ANNUAL 2008 (Mil)</b>	<b>ANNUAL 2009 (Mil)</b>	<b>%2007-2008</b>	<b>%2008-2009</b>
	<b>TOTAL ALL COMMODITIES</b>	\$13,799	\$15,384	\$13,979	11.49	-9.13
1	Aircraft, Spacecraft, And Parts Thereof	\$5,410	\$6,109	\$6,119	12.92	0.15
2	Industrial Machinery, Including Computers	\$1,723	\$1,785	\$1,411	3.61	-20.96
3	Electric Machinery Etc; Sound Equip; TV Equip; Pts	\$1,433	\$1,277	\$1,205	-10.85	-5.68
4	Optic, Photo Etc, Medic Or Surgical Instruments Etc	\$944	\$1,006	\$928	6.54	-7.78
5	Cereals	\$72	\$285	\$541	296.74	90.13
6	Plastics And Articles Thereof	\$951	\$1,011	\$505	6.25	-50.05
7	Special Classification Provisions, Nesoi (Not Elsewhere Specified Or Included)	\$306	\$386	\$447	26.35	15.85
8	Oil Seeds Etc.; Misc Grain, Seed, Fruit, Plant Etc	\$3	\$113	\$394	3,302.65	249.58
9	Iron And Steel	\$213	\$351	\$170	64.78	-51.47
10	Paper & Paperboard & Articles (Inc Paper Pulp Articles)	\$131	\$133	\$157	1.42	17.89

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

Connecticut improved in the Kauffman Foundation's second globalization measure as well that represents the percentage of the workforce employed by foreign companies moving from #4 in 2007 to #3 in 2010 (footnote 5, p. 24).

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

- U.S. subsidiaries of foreign companies employ 99,000 workers (104,900 workers in 2007) in Connecticut.
- U.S. subsidiaries provide the livelihood for more than 7% of Connecticut's private sector workforce.
- Connecticut ***tied for first*** with South Carolina in the share of its workforce supported by U.S. subsidiaries in 2007.
- Overall, U.S. subsidiaries employ 5.6 million (5.3 million in 2007) Americans or 4.7% of private sector employment.
- U.S. subsidiaries provide compensation per U.S. worker of \$73,023 (\$68,317 in 2007); this is 33% higher than compensation at all U.S. companies.<sup>15</sup>

#### **4. Energy**

"The foundational factors that have significantly impacted New England's historic economic growth, transportation and energy, are increasingly viewed as problems stifling its economic growth" (footnote 15, p. 20). The cost of electricity is of considerable concern to Connecticut, as several reports rank Connecticut near the bottom in the price of this commodity:

- Electricity prices per million BTU: Connecticut ranks 49<sup>th</sup> (footnote 11, p. 22)
- Electric utility costs: Connecticut ranks 50<sup>th</sup> (but technically not last, because Washington, D.C. is included among the 50 states in this ranking)<sup>16</sup>
- Energy costs: #46 (footnote 11, p. 2)

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<sup>15</sup> Organization for International Investment (OFII), "Insourcing State Job Facts," <http://www.ofii.org/jobs/ct>.

<sup>16</sup> Small Business Entrepreneurial Council (SBEC), *Small Business Survival Index 2010*, December 2010, p. 42.

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

The CERC *Benchmarking Connecticut 2006* study captures the relative cost of energy in Connecticut and the New England states saying, "In 2003, the cost of electricity in the New England states was on average nearly 41% higher than the nation (\$30.67 per million BTUs for the six New England states when compared to \$21.81 for the United States)" (footnote 13, p. 20).

The energy sector standing represents a competitive disadvantage for Connecticut. Energy is a ubiquitous component of the cost of doing business in a state, as it factors into the equation of where to locate or expand one's business. Therefore, to compensate for high energy costs, a state must offer other assets of high value, such as a highly skilled workforce (footnote 12, p. 10).

## **5. Housing Affordability**

Affordable housing is an important element in attracting and sustaining a young workforce and retaining seniors who may be downsizing to properties that are more manageable and efficient. The lack of affordable housing, whether it is via ownership or rental, can be an obstacle to attracting and retaining workers. In a literature review, Connecticut does seem to have a competitive disadvantage in this sector (footnote 13, p. 30).

CNBC's report of *Top States for Business* ranks Connecticut 45th (the state ranked #43 in 2009) in its cost of living index, which measures the cost of housing, food and energy in each state (footnote 8).

The Beacon Hill Institute study ranks Connecticut 45<sup>th</sup> (the state ranked #44 in 2008) on its measure of median monthly housing costs (footnote 7, p. 22). CERC finds that median "values of housing units in 2005 were greater than \$200,000 in all Connecticut counties...The median value of housing units in Fairfield County was almost seven times its median household income...But for renters, the share of median gross rent to income was higher" (footnote 13, p. 30). CERC finds that a number of Connecticut counties approach or exceed the limit on the percentage of income typically accepted as the threshold for housing affordability, 30% (footnote 13, p. 30). Table 48 presents the 2005 county median household income, value of housing units, monthly ownership costs and gross rent as percentages of median household income.

<b>Table 48: Connecticut Median Income and Housing, 2005</b>				
<b>County</b>	<b>Median Household Income, 2005</b>	<b>Median Value of Housing Units, 2005</b>	<b>Median Monthly Owner Costs % Household Income, 2005</b>	<b>Median Gross Rent % Household Income, 2005</b>
Fairfield County	\$71,633	\$475,000	24.7	29.8
Hartford County	\$57,939	\$224,200	21.7	29.1
Litchfield County	\$64,544	\$254,200	23.3	27.7
Middlesex County	\$70,821	\$265,600	21.4	22.8
New Haven County	\$53,591	\$245,600	23.9	31.9
New London County	\$59,268	\$237,400	21.3	27.2
Tolland County	\$73,919	\$229,000	20.1	24
Windham County	\$47,684	\$204,000	23	29.4

Source: CERC Benchmarking Report, page 30, using U.S. Census American Community Survey

According to figures from the American Community Survey referenced in CERC's *Benchmarking* study (footnote 38) regarding the ratio of median housing value to median household income, Connecticut has the 12<sup>th</sup> highest ratio among the 50 states. However, compared to the Northeastern states, Connecticut's ratio is average. Sufficient affordable housing is an issue across the Northeast. Using the most recent American Community Survey data available (2009), we present Table 49.

<b>Table 49: Connecticut Median Income and Housing, 2009</b>				
<b>County</b>	<b>Median Household Income, 2009</b>	<b>Median Value of Housing Units, 2009</b>	<b>Median Monthly Owner Costs % Household Income, 2009</b>	<b>Median Gross Rent % Household Income, 2009</b>
Fairfield County	\$79,063	\$460,500	26.3	32.1
Hartford County	\$62,030	\$250,300	23.4	30.5
Litchfield County	\$67,835	\$279,700	23.5	29.8
Middlesex County	\$74,947	\$299,800	24	29.1
New Haven County	\$60,601	\$272,500	24.8	34.4
New London County	\$64,148	\$264,700	23.2	28.6
Tolland County	\$80,078	\$267,800	21.6	29.9
Windham County	\$58,459	\$224,600	25.7	27

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

We notice in Table 49 that while median household incomes in the state's eight counties increased slightly in four years, the median value of housing units increased in each county

except in Fairfield County where median values declined 3%. We notice as well that the median monthly owner costs as a percentage of household income increased in each county from 2005 through 2009. The same is true for median gross rent as a percentage of household income except for Windham County in which these costs declined from 29.4% to 27%.

Using data from the National Association of Realtors, housing affordability in Connecticut is the 11<sup>th</sup> highest in the nation, slipping one spot relative to the 2005 ranking.

Despite Connecticut's relative wealth, there are housing issues related to inequality in household assets and homeownership rates. Other issues regarding housing involve housing for an aging population—as baby boomers retire and seek alternative housing options, perhaps a greater number of smaller and more efficient units will be required.<sup>17</sup>

## **6. Workers' Compensation**

High workers' compensation costs affect competitiveness in that high premiums and "rates impact the economy... [t]he cost of labor relative to capital is increased."<sup>18</sup> Connecticut ranked towards the bottom of the pack in the SBEC's state rankings of workers' compensation premiums, ranking 40<sup>th</sup> in 2004 and declining one spot to #41 in 2005.<sup>19</sup> In subsequent years, the SBEC changed its measure of workers' compensation rankings to reflect benefits per \$100 of covered wages rather than premium rates. A review of those statistics reveals that Connecticut ranks among the states that award the greatest workers' compensation benefits. In the SBEC's 2006, 2007, 2008, 2009 and 2010 reports, Connecticut increased such benefits, reflected in the state's gradually rising rankings of 14, 12, 11, 13 and 11 for those respective years. Similarly, Connecticut's high workers' compensation premiums are painted as a competitive disadvantage in the Beacon Hill Institute's 2010 report, in which Connecticut ranks 48<sup>th</sup> (the state ranked #31 in 2008) in terms of premium rates.<sup>20</sup>

Connecticut is at a competitive disadvantage in terms of workers' compensation rates, as an increase to non-wage labor cost represents an increase to the cost of doing business in the state.

## **7. Regulations/Cost of Doing Business**

Several factors may be grouped into regulations and/or the "costs of doing business," including labor, taxes and energy costs. Some of these costs have been explored in earlier sections of this analysis. In the literature examined, there were limited references to regulatory costs;

<sup>17</sup> Bruce Blakely, presentation at Partnership for Strong Communities event, "Housing and the Workforce," January 22, 2009.

<sup>18</sup> Small Business & Entrepreneurship Council (SBEC), *Small Business Survival Index 2004*, October 2004, p. 6.

<sup>19</sup> SBEC 2004, p. 23 and SBEC 2005, p. 32.

<sup>20</sup> Beacon Hill Institute, p. 22.

rather, taxes were a predominant focus of business costs and will be explored in the next section. Moody's Economy.com, however, did find that overall Connecticut has the 8<sup>th</sup> highest business costs among the 50 states in 2006 (footnote 13, p. 51); the ranking was the result of a weighted combination of labor, tax and energy costs. Additionally, the Milken Institute found that in 2007 Connecticut had the 5<sup>th</sup> highest business costs, a ranking which has been relatively constant since 2004. The Milken Institute index included a combined calculation of wage cost, tax burden, electricity cost, industrial rent costs and office rent costs.<sup>21</sup>

CNBC's report of *Top States for Business* ranks Connecticut 47<sup>th</sup> (the state's same rank as in 2009) in its cost of doing business index, which includes tax burden (including individual income and property taxes, business taxes and the gasoline tax), cost of wages and state workers' compensation insurance, as well as rental costs for office and industrial space in each state (footnote 8).

Ray et al. (2010) criticize the Milken Institute study and CNBC's report and argue that 'they confuse *input prices* (wages, rents, energy prices, etc.) with *production costs*.'<sup>22</sup> Ray et al. (2010) point out that high wages do not necessarily imply high unit costs of production because the latter depend on the prices of non-labor inputs as well as the degree to which various inputs substitute for or complement one another in the production process. Ray et al. (2010) use the Economic Census for 2007 to calculate the cost of producing a dollar of manufacturing output for each state and find that Connecticut has low manufacturing production costs relative to other states. Connecticut ranked 43<sup>rd</sup> out of 50, with #1 being the most costly (footnote 22, p. 9).

Regulatory costs are difficult to measure as each state has its own collection of regulations that are not necessarily comparable across states and may depend on the type of project undertaken or operation envisioned. Regulations reflect local scarcities (water) and environmental concerns (auto emissions). One could theoretically construct standard projects or operations and estimate the regulatory burden experienced in each state under each project or operational scenario.

In the CNBC's report of *Top States for Business*, regulation and litigation are considered as the bane of business though some of each is inevitable. It grades the states on the perceived "friendliness" of their legal and regulatory frameworks to business and Connecticut ranks 23<sup>rd</sup> (the state ranked #20 in 2009) in its business friendliness index.

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<sup>21</sup> Milken Institute, *2007 Cost-of-Doing Business Index: State Level Data*.

<sup>22</sup> Ray, Subhash, Lei Chen, and Dennis Heffley, "High Wages, Low Costs: A Connecticut Paradox?" *The Connecticut Economy*, Fall 2010, p. 7.

## 8. Taxes

An important business consideration is the ratio of taxes businesses pay in return for the state and local public services they receive in a given state. When taxes and other costs exceed benefits to a business, this can affect a company's decision about development and/or expansion in a state. According to a 2010 Ernst & Young study, U.S. businesses paid \$590 billion in state and local taxes, 3.5% lower than the previous fiscal year, attributable to the recession that started in December 2007 rather than mandated tax reductions.<sup>23</sup> Additionally, according to Ernst & Young, the "estimated value of public services directly benefiting businesses is, on average, 59% of the total state and local business tax burden. In other words, businesses paid an estimated 1.7 times more in taxes than they received in government services" (footnote 23, p. 1).

A review of various reports and studies indicates that Connecticut does not compare favorably with respect to business tax burden and especially with respect to the property tax. The Tax Foundation's *2011 State Business Tax Climate Index* finds that Connecticut scores second to last at 49<sup>th</sup> place, only besting Tennessee, in its property tax per capita index.<sup>24</sup> "Property taxes are especially important to businesses because the tax rate on commercial property is generally higher than on residential property," plus property taxes may be levied on business machinery and equipment (footnote 24, p. 27). For the past several years, Connecticut has consistently scored poorly in the Small Business & Entrepreneurship Council's (SBEC) rankings of the state's local property tax rate. From 2004-06, the SBEC rated the state #45 out of 51 states and D.C. in this particular measure.<sup>25</sup> Connecticut improved one position to #44 in the SBEC's study of this measure in its 2007 and 2008 reports, and one more step to #43 in the SBEC's 2009 report and then fell back to #44 in the SBEC's 2010 report.<sup>26</sup> Similarly, the Beacon Hill Institute found Connecticut ranked 48<sup>th</sup> in its index of state/local property taxes per capita from its 2010 and 2008 reports (footnote 7, p. 2). High property taxes reduce housing affordability, and as property taxes form the base of municipal education budgets, to "control these costs, municipalities are taking steps to manage student enrollments by limiting certain housing developments" (footnote 5, p. 31). Again, this creates issues when workers of all ages and incomes struggle to find appropriate and affordable housing.

Regarding individual ranks of Connecticut's various taxes, the SBEC chronicles several measures as part of its annual series of studies that gauge state policy environments for entrepreneurship. Connecticut's position within the individual measures does not vary greatly

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<sup>23</sup> Ernst & Young, *Total State and Local Business Taxes*, March 2010, p. 1.

<sup>24</sup> Kail M. Padgett, Tax Foundation, *2011 State Business Tax Climate Index*, October 2010, p. 29.

<sup>25</sup> Small Business & Entrepreneurship Council (SBEC), *Small Business Survival Index 2004*, p. 18; SBEC, *Small Business Survival Index 2005*, p. 28; SBEC, *Small Business Survival Index 2006*, p. 30.

<sup>26</sup> SBEC, *Small Business Survival Index 2007*, p. 32; SBEC, *Small Business Survival Index 2008*, p. 32; SBEC, *Small Business Survival Index 2009*, p. 38; and SBEC, *Small Business Survival Index 2010*, p. 38.

over the five years of reports. With the exception of the state's local sales, gross receipts and excise taxes, there is not substantial, marked improvement. Rather, in some in areas, Connecticut's rankings worsened.

<b>Table 50: Connecticut Rankings from the SBEC <i>Small Business Survival Index</i></b>							
<b>Measure</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Top personal income tax rates	18 (t)*	18 (t)	18 (t)	19	19 (t)	32 (t)	33 (t)
Top capital gains tax rates	21 (t)	22 (t)	22 (t)	22 (t)	21 (t)	34 (t)	35 (t)
Top corporate income tax rates	29	30	30	31	30	34 (t)	34 (t)
Top corporate capital gains tax rates	N/A	N/A	N/A	32	31	35 (t)	35 (t)
State local sales, gross receipts, excise	14	14	11	12 (t)	10	8	10
State gas tax	41 (t)	40 (t)	51	50	50	48	48

\*t = tie

Source: SBEC, *Small Business Survival Index, 2004-2010*.

Regarding an *overall* rank of tax systems, the Tax Foundation and the SBEC produced such scores. Their reports thoroughly reviewed various tax indexes, the findings of which appear below.

The Tax Foundation used five tax component indexes, corporate, individual, sales and property, to calculate its overall rank of 47 for Connecticut, a 10<sup>th</sup> position drop from its rank of 37 in 2008. In these five areas, the Tax Foundation's findings scored the state well out of the "top 10," indicating that taxes may be a sector in which Connecticut is at a competitive disadvantage. Connecticut's Tax Foundation scores were as follows (footnote 24, p. 10):

- Corporate taxes: #18 (same rank as in 2008)
- Individual taxes: #47 (the state ranked #25 in 2008)
- Sales taxes: #26 (the state ranked #25 in 2008)
- Unemployment taxes: #30 (the state ranked #21 in 2008)
- Property taxes: #49 (the state same rank as in 2008)
- OVERALL: #47 (the state ranked #37 in 2008)

The SBEC *Business Tax Index* for 2008 to 2010 "ranks the states from best to worst in terms of the costs of their tax systems...The Index assembles 16 different tax measures and combines those into one tax score that allows the 50 states and District of Columbia to be compared and ranked."<sup>27</sup> The 16 measures include the state's top personal income tax rate, capital gains tax rate, corporate capital gains tax rate, added income tax on S-corporations,

<sup>27</sup> Small Business & Entrepreneurship Council (SBEC), *Business Tax Index 2008*, April 2008, p. 2.

alternative minimum taxes, whether income tax brackets are indexed for inflation, property taxes, consumption taxes, death taxes, unemployment taxes, whether the state has a tax limitation mechanism, Internet access taxes, gas taxes and diesel taxes. Based upon the above measures, the SBEC findings were similar to those of the Tax Foundation. The SBEC ranked Connecticut's tax system as 33<sup>rd</sup> in 2008, but the state improved three notches to #30 in 2009 but dropped to #38 in 2010.<sup>28</sup>

The stated purpose of business tax climate studies is to "aid business leaders and government policymakers in their determination of whether a state's tax system enhances or harms the competitiveness of the state's business environment" (footnote 49, p. 35).

## **9. Business Climate**

Commercial Property News (CPN)-Nielsen conducted a 50 state ranking exercise to determine the best states for corporations. In its current study, CPN-Nielsen awards Connecticut first place. The "ranking measures the statewide business climate for corporations. It is not a measure of states' popularity among corporations."<sup>29</sup> The CPN-Nielsen study factored in the cost of living, labor force education, population density, incentive aggressiveness, corporate taxes, electricity costs, sustainability acceptance (based on the number of commercial LEED and energy star buildings) and economic health (based on unemployment rates). As other reports referenced in this competitive analysis award Connecticut varying ranks within the above mentioned categories, it is imperative to monitor future CPN-Nielsen studies to determine if Connecticut is able to maintain its top spot.

## **10. Economic Outlook**

The American Legislative Exchange Council (ALEC) has produced two editions of *Rich States, Poor States*, authored by Arthur Laffer, Stephen Moore and Jonathan Williams.<sup>30</sup> The report serves as a resource for citizens and lawmakers as an evaluation of state economic and fiscal policies. The report includes two rankings: an economic outlook index and an economic performance rank. The economic outlook index is a forecast based on 15 policy factors, including highest marginal personal income tax rate, highest marginal corporate income tax rate, personal income tax progressivity, property tax burden, sales tax burden, tax burden from all remaining taxes, estate/inheritance tax, legislated tax policy changes, debt service as a share of tax revenue, public employees per 1,000 residents, quality of state legal system, state minimum wage, workers' compensation costs, right-to-work state and tax/expenditure limits. The second rank, economic performance, is a historical measure based on ten years of

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<sup>28</sup> SBEC, *Business Tax Index 2008*, p. 3; SBEC, *Business Tax Index 2009*, p. 3; SBEC, *Business Tax Index 2010*, p. 3.

<sup>29</sup> CPN-Nielsen, "Top States for Corporations," *Commercial Property News*, April 2009, p. 15.

<sup>30</sup> American Legislative Exchange Council (ALEC), *Rich States, Poor States*, 2010, p. 78.

economic data that considers three variables: personal income per capita, absolute domestic migration and non-farm payroll employment.

In 2010, the ALEC-Laffer index awarded Connecticut #36 out of 50 in its economic outlook rank, which is a four-position improvement over its 2008 rank of 40. With #1 being the top score, Connecticut scored fairly well in some of the index's various policy factors, such as: number of tax or expenditure limits (#13), sales tax burden (#10) and the remaining tax burden (#7). Conversely, the state scored poorly in areas such as property tax burden (#42) and minimum wage (#44). In the ALEC-Laffer economic performance rank, Connecticut ranked #45, an eight-position fall from its rank of #37 in 2007 (footnote 30, p. 78).

### **11. Entrepreneurial Activity**

Entrepreneurial activity is a crucial factor in a state's competitiveness portfolio. For many, in a discussion of the knowledge and technology-based economy, entrepreneurial activity is the factor of greatest importance in determining competitiveness because it is the largest source of investment and capital, business growth, job creation, and ultimately, economic growth (footnote 23, p. 5). The modern, developed economy "is about economic dynamism and competition, epitomized by the fast-growing, entrepreneurial companies that are one of its hallmarks... the ability of state economies to rejuvenate themselves through the formation of new, innovative companies is critical to economic vitality" (footnote 30, p. 25).

Connecticut received mixed marks in several reports' overall examinations of economic dynamism: both high and low—however, within the various sub-indexes of dynamism or entrepreneurial climate, the state scored well. The Milken Institute ranked Connecticut #14 in terms of technology concentration and dynamism, a measure of a state's entrepreneurial, governmental and policy-formulating success (footnote 4, p. 41). The SBEC ranked Connecticut 41<sup>st</sup> (the state ranked #38 in 2008) in terms of policy friendliness towards entrepreneurs (footnote 16, p. 2), and the Kauffman Foundation ranked Connecticut at 22<sup>nd</sup> (the state ranked #24 in 2008) in its index of economic dynamism (footnote 5, p. 25). CERC's *Benchmarking Report* ranked Connecticut higher at #11 among the states, in terms of the concentration of entrepreneurs/business vitality (footnote 13, p. 54). However, a report cited within CERC's study found "Connecticut 48<sup>th</sup> (out of 50) among the best states for entrepreneurs in 2006, down from 43<sup>rd</sup> in 2005."<sup>31</sup>

Why such variation? Different organizations' definitions of entrepreneurialism may vary and some reports and studies may focus on certain variables within this broad factor. For example, the Kauffman Foundation gauges economic dynamism using six measures (gazelle

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<sup>31</sup> Entrepreneurs and NPRC's 2006 *Hot Cities for Entrepreneurs*.

firms, business churn, Deloitte Technology Fast 500/Inc. 500 firms, IPOs, entrepreneurs' startups and patents), while the Milken Institute greatly values the amount of risk capital available to entrepreneurs.<sup>32</sup> The Kauffman Foundation states that "there appear to be many factors affecting entrepreneurial activity, making it difficult to predict which states will fare better than others" (footnote 5, p. 29). Therefore, drilling down into some of the variables that constitute entrepreneurial climate and/or dynamism provides greater insight. Factors taken into consideration in examining entrepreneurialism include workforce (see the "workforce quality" section earlier in this report<sup>33</sup>), patents, research, venture capital, business churn, gazelle firms and IPOs. Connecticut has competitive advantages in many of these sub-measures but competitive disadvantages in others.

#### **a. Patents**

CERC and the Beacon Hill Institute rank Connecticut #8 in terms of the number of patents issued, while CFED ranks Connecticut #9 for the same measure.<sup>34</sup> The Kauffman Foundation examines Connecticut's patents and finds that the state ranks #5 (the state ranked #2 in 2008) in terms of the number of individual inventor patents issued (per 1,000) (footnote 5, p. 30). In examining the number of patents issued relative to the size of its workforce, Connecticut ranks 15<sup>th</sup> (the state ranked #14 in 2008) (footnote 5, p. 40). These relatively high marks indicate that Connecticut's new product innovation rates correlate to the state's high-tech labs, corporate R&D labs and the number of scientists, engineers and graduate students pursuing research in Connecticut. However, OWC expresses concern regarding Connecticut's patent growth, finding that the state is "slipping in the utilization of its research and development base to support innovation...While Connecticut is a *leader in absolute patents per worker* [emphasis added], growth of patents is lagging well behind the nation—rising only 5 percent in Connecticut compared to 22 percent for the nation from 1996 to 2005" (see footnote 12, p. 10). This growth rate may be an area of concern and is an issue to be monitored.

#### **b. IPOs**

Connecticut scores well in the number of IPOs offered within the state, as the Beacon Hill Institute ranks Connecticut #3 and CFED ranks Connecticut #5 in this measure.<sup>35</sup> In terms of the value of companies' IPOs, the Kauffman Foundation ranks Connecticut 8<sup>th</sup> (the state ranked #7 in 2008) (footnote 5, p. 28). IPO rankings from all three sources have shown improvement over previous reports. IPOs are a competitive advantage for the state in that they are a sign that "financial markets have embraced entrepreneurial dynamism" (footnote 5, p. 28).

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<sup>32</sup> Kauffman Foundation, p. 29 and DeVol et al, p. 2.

<sup>33</sup> Workforce quality may be a component of a state's entrepreneurial climate because it can lend itself to the creative economy in terms of new product creation, and hence, new business formation.

<sup>34</sup> CFED, p. 2; CERC, p. 54; Beacon Hill Institute, p. 22.

<sup>35</sup> Beacon Hill Institute, p. 22 and CFED, p. 2.

### **c. Gazelle Jobs and Deloitte Fast 500 List**

Another component of the entrepreneurial climate is the number of gazelles in a state. Typically, gazelles are firms with annual sales growth of 20% for four consecutive years; gazelles also indicate an adaptive economy (footnote 5, p. 30). Connecticut receives mixed marks here—4<sup>th</sup> (the state ranked 7<sup>th</sup> in 2006) from the CERC 2008 report, and #23 according to the Kauffman Foundation.<sup>36</sup> If these figures are viewed in conjunction with the number of Connecticut companies on the Deloitte Fast 500 and/or Inc. 500 firms, the fast job/company growth picture is a bit clearer and brighter. Connecticut ranks #8 (the state ranked #5 in 2010 and #7 in 2008) in terms of the number of firms Deloitte has on the “Fast 500” lists. This positive ranking is good for the state, because such “fast” firms “represent a state’s most successful entrepreneurial efforts and hold the most promise for continued growth” (footnote 5, p. 27). It is a sign of a state’s high-tech industry strength.

### **d. Business Churn**

The degree of the state’s business churn, or the number of new start-ups and business failures combined as a share of the total number of businesses in each state, is a competitive disadvantage for Connecticut, as evidenced in several reports DECD examined. Fast employment growth is a by-product of business churn. Slow churn is an issue of concern, because when “business churn is low, fewer innovative companies are being created in the area, and potential workers are being lured away to other states” (footnote 15, p. 35). CERC’s 2008 report finds Connecticut to be 43<sup>rd</sup> (the state ranked 44<sup>th</sup> in 2006) out of 50 in terms of business churn, while the Kauffman Foundation ranks the state at #50 (the state ranked 49<sup>th</sup> in 2008).<sup>37</sup>

### **e. R&D**

Connecticut receives mixed marks in the R&D category, depending on the group and the various sub-measures of private, federal or university R&D. For example, in terms of private or industry R&D, some studies find that Connecticut performs quite well. CERC finds Connecticut to be 2<sup>nd</sup> (the state ranked 4<sup>th</sup> in 2006) out of 50 states in terms of industry R&D; CFED rates the state #2 for private R&D and #6 for federal R&D; and the Milken Institute finds Connecticut to be 7<sup>th</sup> in R&D inputs.<sup>38</sup> In fact, the Milken Institute found that Connecticut has made great improvements in its R&D measures, reinforced by Connecticut’s expenditures and policies in areas such as stem cell research, life sciences and biomedicine. CERC and CFED standings both improved two spots over the previous reports’ rankings.

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<sup>36</sup> CERC 2008, p. 36 and Kauffman Foundation 2008, p. 30. (This index is not included in the 2010 report)

<sup>37</sup> CERC 2008, p. 36 and Kauffman Foundation 2010, p. 26.

<sup>38</sup> CERC 2008, p. 36; CFED, p. 2; and DeVol et al., p. 19.

Both CERC and Kauffman assign Connecticut lower marks when it comes to federal R&D— CERC 2008 ranks Connecticut 47<sup>th</sup> (the state ranked 43<sup>rd</sup> in 2006) and Kauffman ranks the state 37<sup>th</sup> in 2009 (the state ranked 38<sup>th</sup> in 2008).<sup>39</sup> Another issue is the number of businesses created via university R&D— CFED ranks Connecticut 41<sup>st</sup> (footnote 9, p. 2) and CERC ranks Connecticut 28<sup>th</sup> (footnote 13, p. 36). Commercialization from university R&D into actual business formation is important and needs to be encouraged— since 1980, more than 3,800 U.S. companies have formed out-of-university licenses (footnote 5, p. 14).

The variety of scores makes it difficult to determine whether Connecticut has a definitive competitive advantage in the R&D field. More information is needed to make a conclusive determination of Connecticut's R&D competitiveness.

#### **f. Venture Capital (VC)**

"To be successful over the long haul, a state needs capable entrepreneurs and the risk capital to support the conversion of research into commercially viable technology products and services" (footnote 13, p. 2). While Connecticut scores well in terms of VC, as it ranked 7<sup>th</sup> (the state ranked 18<sup>th</sup> in 2008) in the Kauffman Foundation report and 8<sup>th</sup> (the state ranked 17<sup>th</sup> in 2009) in the CNBC report, it is an issue of critical importance because VC is a "source of funding for new, fast-growing entrepreneurial companies"— it identifies innovation, brings products to market and serves as a source of job growth (footnote 8, p. 44). Entrepreneurs need risk capital to convert research into products and services. Connecticut cannot afford to slip further in the VC rankings. In fact, according to OWC, "Connecticut is not keeping pace in the growth of venture capital— an indicator of investment in high growth potential emerging companies. Venture capital investments in Connecticut from 1996 to 2006 have increased only 56 percent as compared to growth of 115 percent for the entire nation." (footnote 12, p. 10).

### **D. Recommendations to Improve Connecticut's Competitiveness**

1. Build on Existing Business Base
  - a. Proactive outreach with largest/targeted companies
  - b. Provide support for growth opportunities (through programs like First Five, Small Business Express, tax incentives, etc.)
  - c. Help create a fair, competitive and responsive regulatory environment
  - d. Ensure transportation, facilities and local infrastructure support growth
  - e. Dedicate additional resources to strengthen international trade efforts

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<sup>39</sup> CERC 2008, p. 36 and Kauffman Foundation, p. 42.

## 2. Grown Innovative Industries

- a. Strengthen relationship between universities and startups and between research facilities
- b. Create networks for entrepreneurs that help create a platform for startups in the state
- c. Grown innovation-related talent
- d. Strengthen the access to capital and mentoring, particularly for early phase startups
- e. Ensure access to infrastructure and lab/flex space, etc.

## 3. Brand Connecticut

- a. Develop a brand identity for state that will bolster Connecticut's reputation as a business and tourism destination.
- b. Continue to focus on brownfield redevelopment opportunities
- c. Continue to invest in workforce development initiatives and education to strengthen talent base
- d. Develop new business portal that will be a "one stop" resource for Connecticut businesses
- e. Continue to invest in workforce housing
- f. Focus on arts as an economic driver

### **E. Recent Measures Taken by States to Improve Business Competitiveness**

Among various factors that affect the business competitiveness of a state, its taxes on business are undoubtedly significant. According to the Small Business and Entrepreneurship Council (SBEC), Connecticut ranks 38<sup>th</sup> in the overall Business Tax Index in 2010.<sup>40</sup> It ranked 30<sup>th</sup> in 2009 and 33<sup>rd</sup> in 2008.<sup>41</sup> This downward movement of Connecticut's business-friendly status is due to the relative movement of other states as well as due to Connecticut's own tax changes. In 2010, Connecticut witnessed tax hikes in the four major categories of taxes, namely, the personal income tax, corporate income tax, individual capital gains tax and the corporate capital gains tax.

The top 10 business-friendly states (with a higher Business Tax Index rank) in 2010 according to SBEC are South Dakota, Texas, Nevada, Wyoming, Washington, Florida, Alabama, Alaska, Ohio and Colorado. Among them, the top five states have no personal income tax, corporate income tax, individual capital gains or corporate capital gains taxes. Each of these states except Texas has a zero tax rate in each of the latter categories of taxes at least since 2008. Prior to 2009, Texas had a 4.5% tax rate for corporate income and corporate capital gains

<sup>40</sup> See [www.sbecouncil.org/uploads/BTI2010\\_2.pdf](http://www.sbecouncil.org/uploads/BTI2010_2.pdf). Rank one is the best relative rank.

<sup>41</sup> [www.sbecouncil.org/uploads/BusinessTaxIndex2009Final.pdf](http://www.sbecouncil.org/uploads/BusinessTaxIndex2009Final.pdf)  
[www.sbecouncil.org/uploads/BusinessTaxIndex2008.pdf](http://www.sbecouncil.org/uploads/BusinessTaxIndex2008.pdf)

taxes that was reduced to zero in 2009. Similarly, Ohio reduced its 3.4% tax rate on corporate income and corporate capital gains taxes to 1.9% in 2009 and to zero in 2010. However, Ohio created a new commercial activities tax (see below). In general, most states have increased tax rates since 2008. Notwithstanding, seven states have reduced the tax rate in one or more of the above four major tax categories since 2008. Oklahoma reduced its personal income and individual capital gains tax rate from 5.55% to 5.25% in 2009, but then increased these rates to 5.50% in 2010.

Considering competitiveness factors such as education level and health status of its labor force Connecticut ranks highly. Connecticut is the sixth healthiest state in 2009.<sup>42</sup> With respect to health status, the top five business-friendly states (South Dakota, Texas, Nevada, Wyoming, Washington) rank 15<sup>th</sup>, 46<sup>th</sup>, 49<sup>th</sup>, 22<sup>nd</sup> and 13<sup>th</sup> respectively.

According to the CNBC Business Friendliness Index 2009 (this index is based on 10 different variables: [Cost of Doing Business](#), Workforce, Quality of Life, Economy, Transportation, Technology & Innovation, [Education](#), Business Friendliness, [Access to Capital](#), and Cost of Living), Connecticut ranks number 2 in Quality of Life, number 9 in Education, number 20 in Business Friendliness and its overall ranking is 35<sup>th</sup>.<sup>43</sup>

Four states raised and five states lowered their sales taxes in 2010. Delaware removed its sales tax in 2010 that was 2.07% in 2009.<sup>44</sup> The effects of minor changes in tax rates is not only ambiguous, their effects cannot be assessed in a short time. Individuals and businesses need to calculate their responses and assess their alternatives. When a bill drafted to repeal relatively recent sales tax exemptions was under consideration, Colorado representative Rep. Cheri Gerou (R-Evergreen) expressed his concern, "I think we're a little premature in trying to see what the impact of (repealing) those tax exemptions were," and he found it frustrating for lawmakers to not know definitively if the tax law changes generated the additional revenue estimated.<sup>45</sup> These concerns are warranted because tax changes affect relative prices of various commodities and consumers and businesses respond differently depending on the price elasticity of the commodity.

Changes in economic incentives take time to show results and the assessment of those results is cumbersome. If contradictory objectives are in play (balancing the budget vs. increasing business incentives), adjusting tax rates reveals the emotional side of the argument. The Denver Post reports – a candy-maker in Colorado who was carrying the fight

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<sup>42</sup> [www.americashealthrankings.org](http://www.americashealthrankings.org)

<sup>43</sup> [www.cnbc.com/id/31765936](http://www.cnbc.com/id/31765936)

<sup>44</sup> [www.taxadmin.org/fta/rate/sales.pdf](http://www.taxadmin.org/fta/rate/sales.pdf) ; [www.usa-sales-use-tax-e-commerce.com/table\\_sales\\_rates.asp](http://www.usa-sales-use-tax-e-commerce.com/table_sales_rates.asp)

<sup>45</sup> *The Denver Post*, August 8, 2010.

for the National Confectioners' Association against the bill increasing sales taxes says - "It just struck us as morally objectionable to fund (state) salaries on the backs of little kids riding their bikes to the 7-Eleven to get a Mars bar."

Business-friendliness and relatively lower tax rates exhibit an inverse relationship. Most high-ranking states in the SBEC Business Tax Index exhibit lower per capita state spending than lower ranking states. The top three business-friendly states, South Dakota, Texas and Nevada rank 42<sup>nd</sup>, 50<sup>th</sup> and 47<sup>th</sup> in 2007 in per capita state spending.<sup>46</sup> In per capita local and state spending, they ranked 48<sup>th</sup>, 42<sup>nd</sup> and 30<sup>th</sup> in 2006.<sup>47</sup> While Connecticut ranks 38<sup>th</sup> (in 2010) in the SBEC Business Tax Index, it was 14<sup>th</sup> in state spending per capita in 2007 and 9<sup>th</sup> in state and local spending per capita in 2006. Two states, Alaska and Wyoming have the most impressive state spending per capita (they rank 1<sup>st</sup> and 2<sup>nd</sup>), despite their relatively low tax rate and high ranking in the Business Tax Index (ranked 8<sup>th</sup> and 4<sup>th</sup> in 2007), thanks to their abundant energy resources and sparse population. There is, however, a positive relationship between the Business Tax Index and per capita state spending.

Among the indicators compiled by various agencies during last three years, Connecticut ranks highly in categories such as Quality of Life, Human Capital Investment, Human Resources, Science and Technology, Openness, Risk Capital, Entrepreneurial Infrastructure, State Spending Per Capita, Security and Access to Capital. Connecticut ranks low in transportation, Cost of Living, Cost of Business and Government & Fiscal Policy.

Apart from calibrating fiscal policy in order to improve business competitiveness, policy makers rely on other measures to lure new startups in their states. One such example is the creation of the MassChallenge Venture Funds Competition announced by Governor Patrick on June 10, 2009. Organized by a nonprofit called MassChallenge.org, the fund provides seed money to 30 startup finalists who are willing to headquarter their companies in Massachusetts. The finalists would get the money in terms of both cash and equity investment worth roughly \$1 million.<sup>48</sup>

In an effort to improve its competitiveness, the Illinois Department of Commerce and Economic Opportunity (DCEO) recently implemented the Employer Training and Investment Program (ETIP). The program is designed to support "Illinois workers' efforts to upgrade their skills in order to remain current in new technologies and business practices, enabling companies to remain competitive, expand into new markets and introduce more efficient technologies into their operations."<sup>49</sup> The ETIP grants reimburse Illinois companies for up to 50% of their em-

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<sup>46</sup> [www.taxfoundation.org/research/show/287.html](http://www.taxfoundation.org/research/show/287.html)

<sup>47</sup> [www.taxfoundation.org/research/show/276.html](http://www.taxfoundation.org/research/show/276.html)

<sup>48</sup> [www.xconomy.com/boston/2009/06/10/governor-patrick-announces-1-million-business-plan-competition-to-draw-startups-to-massachusetts/](http://www.xconomy.com/boston/2009/06/10/governor-patrick-announces-1-million-business-plan-competition-to-draw-startups-to-massachusetts/)

<sup>49</sup> [www.illinoisbiz.biz/dceo/Bureaus/Technology/Technology+Grants+Programs/20-ETIP.htm](http://www.illinoisbiz.biz/dceo/Bureaus/Technology/Technology+Grants+Programs/20-ETIP.htm)

ployee training costs and may be disbursed to “individual businesses, intermediary organizations operating multi-company training projects and original equipment manufacturers sponsoring multi-company training projects for employees of their Illinois supplier companies.”(note 14).

In dealing with the issue of business competitiveness, states often compare themselves with neighboring states. Political leaders in Washington, Nevada and Wyoming are quick to claim business friendliness compared to neighboring Idaho because they do not have a corporate income tax. Idaho’s corporate income tax being higher than its border states might reduce it, even though making up for the lost revenue from other sources is difficult in bad economic times.<sup>50</sup>

The enactment of Ohio’s Commercial Activity Tax (CAT) beginning in tax year 2006 was an attempt to modernize the state’s tax code. The two major changes it brought were a phase-out over five years of the corporation franchise tax at the rate of 20% annually beginning in tax year 2006 and a phase-out of the tangible personal property (TPP) tax on most businesses inventory, manufacturing machinery and equipment and furniture and fixtures over four years at about 25% annually beginning in tax year 2006.<sup>51</sup> Two years into the implementation phase, business entities such as Procter & Gamble Company, Goodyear Tire & Rubber Company and Hy-Ko Products Company praised the tax reform in favor of business.<sup>52</sup> However, despite this tax reform, Ohio is witnessing a shrinking economy and a smaller tax base. According to Scott Hodge, president of the Tax Foundation, Ohio lost 231,000 taxpayers between 1993 and 2008 and more than 105,000 of those taxpayers left within the past five years.<sup>53</sup> He finds the Ohio Commercial Activity Tax (CAT) not only fails to create comparative advantage regionally or nationally over its neighbors who impose traditional corporate income taxes, but it hurts grocery stores, department stores and other high-volume, but low-profit margin businesses. He expresses his views in the Tax Foundation as follows (see note 16):

“When it comes to corporate and business taxes, Ohio is an outlier. Since the introduction of the Commercial Activity Tax (CAT) in 2005, Ohio has been imposing two tax systems on businesses as the Corporate Franchise Tax was being phased out. This has clearly impacted the state’s rankings. When the franchise tax fully expires in early 2010, the state’s ranking will improve modestly in the Tax Foundation’s *State Business Tax Climate Index*.

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<sup>50</sup> [www.magicvalley.com/news/opinion/editorial/article\\_00b41966-8e2a-11df-ae37-001cc4c03286.html](http://www.magicvalley.com/news/opinion/editorial/article_00b41966-8e2a-11df-ae37-001cc4c03286.html)

<sup>51</sup> [http://tax.ohio.gov/divisions/communications/news\\_releases/news\\_release\\_063005.stm](http://tax.ohio.gov/divisions/communications/news_releases/news_release_063005.stm)

<sup>52</sup> [www.ohiomeansbusiness.com/incentives-and-tax-reform/tax-climate/ohio-tax-reform-year-2-in-review/impact-of-ohios-tax-reform.php](http://www.ohiomeansbusiness.com/incentives-and-tax-reform/tax-climate/ohio-tax-reform-year-2-in-review/impact-of-ohios-tax-reform.php)

<sup>53</sup> [www.taxfoundation.org/research/show/25674.html](http://www.taxfoundation.org/research/show/25674.html)

But having only the CAT will not necessarily give Ohio a comparative advantage regionally or nationally over its neighbors who impose traditional corporate income taxes because the CAT is a particularly harmful type of tax known as a gross receipts tax.

Ohio is one of just seven states to impose a gross receipts tax, which is imposed on businesses regardless of their profitability. While politicians like gross receipts taxes because they have deceptively low rates and they are thought to be a more stable source of tax revenue, economists have found gross receipts taxes to be particularly harmful because they tax all transactions, including intermediate business-to-business purchases of supplies, raw materials and equipment. As a result, gross receipts taxes lead to taxes on taxes—something economists call “tax pyramiding.”

This can lead to more job losses and even bankruptcies. In contrast, a traditional corporate income tax would collect more when companies are doing well, but little or nothing when companies are doing poorly.

The CAT is also harmful for grocery stores, department stores and other high-volume, but low profit margin businesses. Even during boom times, businesses with high volume and low profit margins will pay a disproportionate tax compared to businesses with low volume and high profit margins, like jewelry stores. Normal corporate income taxes put both types of firms on a level playing field.

Ohio, like all states, would do well to lower the overall tax burden on businesses. A recent Tax Foundation study found that for every dollar that states increased corporate taxes, wages fell by \$2.50 over the next five years.<sup>54</sup> And the opposite is true: When states cut corporate taxes, wages tend to rise over subsequent years.”

Virginia is aggressively doling out cash and business incentives to lure job-creating investments to the state as it slashes spending to close a huge budget gap.<sup>55</sup> The effort is part of a \$57 million economic development package the Virginia General Assembly passed early in 2010 at the request of Gov. Robert McDonnell, who on December 19, 2010 requested an additional \$54 million for the program.

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<sup>54</sup> Robert Carroll, *The Corporate Income Tax and Workers' Wages: New Evidence from the 50 States*, Tax Foundation Special Report No. 169 (Aug. 2009), <http://www.taxfoundation.org/news/show/24960.html>.

<sup>55</sup> “Virginia Spends to Draw Jobs,” *The Wall Street Journal*, December 21, 2010.

The Virginia jobs push is responsible for more than 215 deals in 2010, including \$22.9 million in incentives for 20 major projects, up from \$15 million spent on 13 big deals in 2009, according to the office of Lt. Gov. Bill Bolling that is overseeing the effort. As the state ramped up spending on business development, lawmakers closed a \$4.2 billion budget deficit largely through spending cuts, including \$1.2 billion slashed from public education and putting off \$600 million in contributions to the pension fund for state employees.

Virginia's increased economic-development spending amid cutbacks elsewhere illustrates the pressures on states to generate jobs as the national economy continues to sputter. There are signs the effort is helping. Virginia's unemployment rate fell to 6.8% in October from 7.2% in February and the state gained 55,000 new jobs during that period, the third-best job-creation rate of any state according to the U.S. Bureau of Labor Statistics (BLS). Virginia ranked 35th on that scale in 2009.

Virginia's proximity to the nation's capitol in Washington helped bring employment benefits. Approximately 2,600 of the 55,000 new jobs were on the federal payroll, according to BLS. Even with the recent employment growth, joblessness in some rural areas of Virginia remains as high as 18%.

Edwin Burton, an economics professor at the University of Virginia and a trustee of the state employee pension fund, criticized cuts to the fund. "The fund is underfunded. Borrowing from it just made it more seriously underfunded," he said. Mr. Bolling said that more cuts to state services are likely as money is redeployed to economic development. "We are not going to be able to address any of these other needs until we get the economy going," he said, adding that money will be directed to core services as the state sees more revenue from economic development.

The Virginia jobs program has benefited companies like Northrop Grumman Corp. that received \$13 million from the state for agreeing in April to move its corporate headquarters from Los Angeles to northern Virginia that will create 300 jobs. Microsoft Corp. received \$2.1 million in August for a planned new data center in Mecklenburg that will create 50 jobs. Polymer Group Inc., a North Carolina manufacturer of materials for hygiene products, recently broke ground on an expansion at its Waynesboro plant. Virginia gave the company \$1.5 million, while Waynesboro offered up land, six years of tax breaks and \$550,000 in cash. Ian Mills, the plant manager, said the expansion created 44 jobs paying roughly \$17 an hour—and he has 10 applications for each opening. Critics say incentive payments often go to companies that would have invested in the state anyhow. Mr. Bolling's team counters that helping an existing Virginia company expand gives the operation more reason to stay in the

state. Mr. Bolling may be the only lieutenant governor currently playing a prominent economic-development role, said Julia Hurst, executive director of the National Lieutenant Governors Association. Lieutenant governors typically focus more on such things as promoting tourism and reducing red tape for businesses, Ms. Hurst said.

Below are key changes that states have made to their tax systems during 2010 according to the Tax Foundation.<sup>56</sup> These changes do not necessarily improve business competitiveness as some of these measures were adopted to improve the revenue situation of the states.

### **State Changes to Income Taxes**

#### *Tax Increases*

- Oregon voters on January 26, 2010 approved Measure 66 by a margin of 54% to 46%, ratifying an income tax increase retroactive to January 1, 2009. The new brackets are 10.8% on income over \$125,000 and 11% on income over \$250,000. After 2011, the new 10.8% rate will drop to 9.9%, and the 11% bracket will be eliminated. Oregon's 11% personal income tax rate is now tied with Hawaii's for the highest rate in the country. Because its capital gains tax rate is linked to the income tax, Oregon's tax on investment gains is the nation's highest.
- Ohio postponed for one year a planned 4.2% reduction in its income tax rates due to begin in January 2010.

#### *Tax Decreases*

- New Jersey's "millionaires' tax" income tax rates, with a top rate of 10.75%, were allowed to expire as scheduled on December 31, 2009, despite calls to renew them. Governor Chris Christie vetoed a bill to do so in June 2010.
- Rhode Island on June 5, 2010 passed a new tax reform bill that goes into effect January 1, 2011, eliminating the optional flat-tax method of preparing individual income taxes, reducing the number of tax brackets from five to three, and lowering the top income tax rate, from 9.9% to 5.99%.

#### *Other Changes*

- Maine voters in June 2010 approved Question 1 by a margin of 61% to 39%, repealing a year-old law that would have replaced its four-rate income tax structure with a top rate of 8.5% with a flatter income tax and a top rate of 6.85%. The new system would have taken effect January 1, 2010, but was suspended until the referendum. Maine has reverted to its existing income tax structure.

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<sup>56</sup> [www.taxfoundation.org/publications/show/26645.html](http://www.taxfoundation.org/publications/show/26645.html)

## **State Changes to Sales Tax Rates**

### *Rate Increases*

- Arizona voters approved Proposition 100 in May 2010 by a margin of 64% to 36%, increasing its sales tax by one percentage point, from 5.6% to 6.6%, effective June 1, 2010. This is a temporary increase lasting three years, although a similar sales tax increase in 1983 was made permanent before it expired.
- Kansas in its FY 2010 budget increased its sales tax rate from 5.3% to 6.3%, starting July 1, 2010.

### *Rate Decreases*

- Arkansas decreased its sales tax on groceries. They will now be subject to a 2% rather than 3% tax rate.

### *Other Sales Tax Changes*

- **Click-through Nexus/“Amazon” taxes.** Colorado approved H.B. 1193, a tax law designed to compel out-of-state businesses to collect the state’s use tax from consumers. The law requires out-of-state online retailers to identify their Colorado customers with costly non-compliance penalties. As predicted, upon enacting this law, out-of-state retailers terminated affiliate relationships within the state and some have launched a legal battle to challenge the law. New York, Rhode Island and North Carolina have standard Amazon taxes that impose the obligation directly.
- **Sales tax holidays.** Nineteen states enacted sales tax holidays for 2010 (Alabama, Connecticut, Florida, Illinois, Iowa, Louisiana, Maryland, Massachusetts, Mississippi, Missouri, New Mexico, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Vermont, Virginia and West Virginia). Some sales tax holidays’ exemptions apply to most purchases; however, many sales tax holidays exempt only clothing, school supplies, computers or Energy Star products.
- **Legalizations.** Rhode Island legalized fireworks on June 14 ahead of July 4, a move that boosted sales tax revenue by approximately \$500,000.

## **State Changes to Selective Sales Taxes**

### *Cigarette Taxes*

The federal cigarette tax is \$1.0066 per pack of 20 cigarettes and each state levies a tax in addition to this. Five states increased cigarette taxes in 2010

compared to 18 states that increased these taxes in 2009. Hawaii is the only state to raise the tax in both 2009 and 2010.

- Hawaii: from \$2.60 to \$3.00
- New Mexico: from 91 cents to \$1.66
- New York: from \$2.75 to \$4.35
- South Carolina: from 7 cents to 57 cents
- Utah: from 70 cents to \$1.70

#### *Soda Taxes*

New York again considered a tax on sugary sodas attracting national attention before the idea was shelved in March. Mississippi is considering legislation to tax syrup used to sweeten soda at the distributor level. Colorado in May removed sugared beverages and candy from the list of groceries that were exempt from the sales tax. Washington enacted a new soda tax adding 2 cents to each 12 oz. can and extended the sales tax to candy. The District of Columbia considered a soda tax, but ultimately removed soda from the list of exempt groceries.

#### *Gasoline Taxes*

Nebraska has raised its gasoline excise tax in two steps, from 27.3 cents to 28 cents.

#### *Powerball*

Eleven states (Georgia, Illinois, Maryland, Massachusetts, Michigan, New Jersey, New York, Ohio, Texas, Virginia and Washington) began selling Powerball tickets in 2010, bringing the total number of states participating in the multistate jackpot game to 42. In tax terminology, the “profit” generated when states monopolize gambling operations is best categorized as a selective sales tax on the tickets.

### **Other State Tax Changes**

#### *Film Tax Credits*

Virginia enacted a film tax credit program in June 2010 joining more than 40 states offering tax incentive packages to motion picture productions. The program begins in 2011 and caps credits at \$2.5 million per year. Iowa, Kansas and New Jersey, on the other hand, eliminated or suspended their film tax credit program, the first states in the nation to do so.

#### *Energy Taxes*

Wyoming will place a tax on wind energy beginning in 2012. The Wyoming Legislature passed a \$1 per megawatt hour ‘wind energy generation tax’ and allowed a sales tax exemption for renewable energy projects to expire at the end of 2011.

## *Estate Taxes*

In June 2010, Hawaii re-enacted its estate tax that had been dormant since 2005. On April 30, the legislature overrode a veto by Governor Linda Lingle and imposed a tax on estates of Hawaii residents over \$3.5 million ranging from 0.8% to 16% rate on estates over \$10.1 million. Nonresidents receive a reduced exemption, paying estate tax on as little as \$60,000 of property.

Another area in which development executives are brainstorming at various state agencies is removing bureaucratic hurdles and pushing the business competitiveness agenda aggressively. Although they are aware that a precise state-to-state comparison of business competitiveness is not possible, they claim to have a general feel of bureaucratic hurdles in their states compared to surrounding states and how aggressively their own state is pursuing its business competitiveness agenda.<sup>57</sup> Cory Nettles, partner in Quarles & Brady LLP, Milwaukee, and former state commerce secretary of Wisconsin, thinks that his state's effort in these directions has always been somewhat milder. Jim Paetsch, Vice President of Milwaukee 7 Regional Economic Development Partnership, opines that the limit on the enterprise zones and limits on other programs offering tax credits for job creation should be removed altogether (see note 17). One such example is Indiana where tax credit and development zones are uncapped.

In a research paper entitled "Enterprise Zones and Local Employment: Evidence from the States' Programs" (1999) Daniele Bondonio and John Engberg of Carnegie Mellon University find that EZ programs do not have a significant impact on local employment.<sup>58</sup> In the introduction of their book State Enterprise Zone Programs: Have They Worked? (2002), Alan H. Peters and Peter S. Fisher of the University of Iowa identify the problem with EZ programs as – "A central problem with almost all economic-development program evaluation is that, even after decades of research, we lack conclusive evidence on the effectiveness of policy. The problem is particularly acute in the case of enterprise zone incentives. Two difficulties bear special attention: proper measurement of incentives and assessing the impact of incentives on firm behavior."<sup>59</sup>

Other studies find EZs to be a partial success story. In the Policy Brief (2005) (entitled "Enterprise Zones: A Review of the Economic Theory and Empirical Evidence") of the Research Department of the Minnesota House of Representatives, Don Hirasuna and Joel

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<sup>57</sup> The Business Journal, Friday, September 17, 2010

<sup>58</sup> <http://www.heinz.cmu.edu/research/53full.pdf>

<sup>59</sup> [http://research.upjohn.org/cgi/viewcontent.cgi?article=1060&context=up\\_bookchapters](http://research.upjohn.org/cgi/viewcontent.cgi?article=1060&context=up_bookchapters)

Michael review ten studies of which four find an increase in employment (or a decrease in unemployment) while six studies find no significant increase in employment.<sup>60</sup>

In a yet inconclusive impact of overall economic policies on employment, however, one thing clearly stands out – states are aggressively competing with each other to bring in new businesses often catering to their special needs and giving them several types of incentives to establish their production units at home and create employment. As states win jobs and investment away from others, there is no net change in the nation’s employment or GDP. Thus, the new war between the states is a zero sum game unless states can attract jobs and investment from abroad. Taxpayers that depend on public services and assets to promote their general welfare should require the public sector to demonstrate the efficient and effective use of their money towards that end. Otherwise, key public investments such as education and transportation may be compromised.

#### **F. The Connecticut Economy, State Programs and Policies and the Business Environment**

To describe how the programs and policies of Connecticut’s state government affect the state economy and its business environment, a logical first step would be to acquire knowledge of all programs and policies currently in place at the state level. This is a vast undertaking. Some state policies contribute to or influence directly and others less so the economy and the state business environment. While programs and policies related to lotteries and gaming, consumer protection, motor vehicles, public safety, homeland security and the penal system do not seem to affect the business environment as directly as the state’s tax, housing, transportation, education and economic development policies, the importance of the former cannot be overlooked in the creation of a hospitable environment in which economic activities flourish.

This section attempts to list and describe most State of Connecticut programs and policies currently in place<sup>61</sup> that more or less directly relate to the state’s business environment and to portray how these policies and programs affect the economy and its business competitiveness in general. For this reason, this section’s narrative ignores programs and policies related to homeland security, motor vehicles, lotteries, the penal system, consumer protection and the like with a clear understanding that these and others are vital elements of a functioning

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<sup>60</sup> [www.house.leg.state.mn.us/hrd/pubs/entzones.pdf](http://www.house.leg.state.mn.us/hrd/pubs/entzones.pdf)

<sup>61</sup> The listed programs are primarily from the state agency’s website and we assumed that if they were there, they are ongoing programs unless mentioned otherwise. This description does not exhaust all policies and programs that may influence the business environment and the state government.

economy, but their contribution to the business environment is not a direct one. An extensive and not exhaustive list of Connecticut's executive agency policies and programs included for this purpose appears in an appendix.

We broadly categorize the policy and programs of Connecticut in the following areas: **Agriculture and Environment**; **Health and Human services**; **Education and Training**; **Business, Community Development and Infrastructure** (including transportation, banking, financial services, insurance, labor, revenue services, policy management, and economic and community development programs); **Regulatory Services** (that includes consumer protection); and **Recreational Programs** (that includes culture and tourism).

### **1. Agriculture and Environment Programs**

The Connecticut Agriculture Experimentation Station (CAES), Department of Agriculture (DOAG), and Department of Environmental Protection (DEP) are the agencies directly involved in agriculture and the environment of the State of Connecticut. Although the contribution of the agriculture sector in Connecticut's overall economy is not large (a forthcoming report from the University of Connecticut will estimate the sector's economic contribution), the Connecticut Agriculture Experimentation Station (CAES) provides an important service to the agriculture community. As stated in their mission statement, the agency develops, advances, and disseminates scientific knowledge, helps improve agricultural productivity and environmental quality, protects plants and enhances human health and wellbeing through research for the benefit of Connecticut residents and the nation.

Contrary to what its name suggests, CAES programs go beyond agriculture. Some of its programs directly relate to the environment and some to public health. An example is the agency's Mosquito Surveillance program. The agency is responsible for trapping, identifying and testing mosquitoes for encephalitis viruses. The agency, thus, not only helps the state economy by directly assisting the agriculture community through its programs such as soil testing and plant problems identification, but in addition helps other public health programs through various insect identification programs. Further, in developing new strains of oil seed plants such as winter rapeseed and soybeans, the agency seeks to provide knowledge for using fallow land for biofuel and related green jobs.<sup>62</sup>

The mission of the Department of Agriculture (DOAG), on the other hand, is to foster a healthy economic, environmental and social climate for agriculture by developing, promoting and regulating agricultural businesses; protecting agricultural and aqua-cultural resources; enforcing laws pertaining to domestic animals as well as promoting an understanding among

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<sup>62</sup> Krol, Walter J. (2007). "Biodiesel from Connecticut Oilseed," [http://www.ct.gov/caes/lib/caes/documents/plant\\_science\\_day/plant\\_science\\_day\\_spring/krol2007.pdf](http://www.ct.gov/caes/lib/caes/documents/plant_science_day/plant_science_day_spring/krol2007.pdf)

the state's citizens of the diversity of Connecticut agriculture, its cultural heritage and its contribution to the state economy. The programs under this agency provide grant assistance to specialty crop growers, distribute the "CT Grown" logo to create demand for Connecticut produce, help its farmers through the Dairy Farm Reinforcement Program, Crop Insurance Program and with agriculture waste management in alignment with the state's and nation's environmental protection policy. In addition, DOAG helps the economy by providing a venue for farmers and wholesalers to sell and distribute food and other agricultural products through its Hartford Regional Market Program. These programs directly benefit the shrinking Connecticut agriculture community and are of great importance to Connecticut heritage and open space lovers and to those who take pride in their environment and local industry.

Connecticut's emphasis in protecting its environment cannot be overemphasized, which has significant economic and cultural value. The state's topmost standing in per-capita income among U.S. states is due to a large degree to its natural environment. A large concentration of high-income people in Connecticut who work in New York and Massachusetts is certainly due to its proximity to those states, but their residency in Connecticut would be in jeopardy if its environment degrades significantly. Therefore, investing in environment protection makes economic sense in Connecticut. Connecticut is protecting its environment aggressively through its more than sixty programs under the Department of Environmental Protection (DEP). These programs range from water management to forest management, protecting its coastline and endangered species, as well as programs for hazardous waste management and site remediation and clean up.

Through the Office of Brownfield Remediation and Development at DECD, Connecticut provides gap financing, seeds capital programs, provides corporate tax credits and offers environmental liability insurance for brownfield projects. Brownfield redevelopment programs are important for the Connecticut economy as they improve the businesses environment and the natural environment as well as support and facilitate transit-oriented development through adaptive reuse of assets close to urban and transit centers.

## **2. Health and Human Service Programs**

The economic value of a healthy workforce cannot be overstated. A healthy workforce is prepared and sustained through an investment in public health. There are a large number of health and human services programs in Connecticut distributed across several agencies. Programs such as child care, child health, substance abuse and elderly services serve the needs of people at different periods of life. It makes sense to differentiate these programs by age group and the nature of assistance and thus the existence of agencies such as the Department of Children and Families, the Department of Mental Health and Addiction

Services, the Office of the Child Advocate, the Office of the Healthcare Advocate is justified to serve the health and nutrition needs of disparate populations.

However, it is not difficult to find overlap among the large variety of programs offered by different agencies that cater to similar needs of the same group of people. The overlap seems to emanate mainly from the size of the target population served. With careful deliberation some of these overlaps can be reduced or eliminated. For example, programs under the Department of Children and Families, the Children's Trust Fund and the Department of Development Services are similar in nature and their missions are similar. It could make economic sense to bring them together and pool their scarce resources in their mission of helping Connecticut children grow in good health and dignity and support their perhaps distressed parents in rearing them. The programs they offer differ slightly in their nature, but the closeness of their mission is revealing.

“The mission of the Department of Children and Families is to protect children, improve child and family well-being and support and preserve families. These efforts are accomplished by respecting and working within individual cultures and communities in Connecticut, and in partnership with others.”

“In 1997, the Children's Trust Fund became an independent state agency in the Executive Branch, responsible to the General Assembly with the mission of preventing child abuse and neglect and establishing resources in communities statewide that support and strengthen families and ensure the positive growth and development of children.”

The Department of Development Services mission includes: “Presence and participation in Connecticut life; Opportunities to develop and exercise competence; Opportunities to make choices in the pursuit of a personal future; Good relationships with family members and friends; Respect and dignity.”

Although the Children's Trust Fund is vested with the responsibility of preventing child abuse and neglect, the Early Childhood Intervention Program of the Department of Children and Families seems to be doing similar things. The Safe Haven for Newborns Act allows a parent to voluntarily give up custody of an infant age 30 days or younger to the nursing staff of an emergency room. Under this Act, the parent will not be subject to arrest for abandonment. Child abandonment – a case of severe child abuse - is prevented under the program of the DCF, not the Children's Trust Fund that is 'responsible for preventing child abuse'. Other examples exist. The Department of Development Services' programs such as Birth to Three

System, Family Respite service, Family Support Groups, Health and Clinical Services, Oral Health and Dental Services each serve children and their families in various aspects of their life. Similar programs that help children and families exist in the Department of Children and Families.

The Office of the Child Advocate (OCA) examines the rights and well-being of children from a legal perspective. Their program description includes - advocating for children at risk; addressing public policy issues concerning juvenile justice, child care, foster care and treatment; reviewing individual cases and investigating complaints; educating and informing the public of laws and services affecting families and children placed under state supervision; coaching families, concerned citizens, and agencies to “navigate” public service and information systems and advocate for children effectively; reviewing facilities and procedures of public or private institutions or residences where juveniles are placed; and facilitating change by bringing different agencies together to find creative solutions to difficult problems. This last function hints at the potential problems inherent in a system of multiple and similar programs in a variety of agencies.

There are other five other agencies that are involved in the in the health affairs of adults. The Office of Healthcare Advocate’s outreach and education efforts include education on insurance coverage, managed care and the rights of people to medically necessary healthcare. The Office makes presentations to community, provider and advocacy groups and has recently started a cable access television series, “Your Health Matters”, which should appear on local community access stations.

Another agency, the Department of Mental Health and Addiction Services (DMHAS) declares its mission as – “to improve the quality of life of the people of Connecticut by providing an integrated network of comprehensive, effective and efficient mental health and addiction services that foster self-sufficiency, dignity and respect.” Through its more than 30 programs, this agency provides services to Connecticut residents which are quite expansive. The programs range from Empowerment Service to a brain-injured person to employment service to a person recently recovered from addiction; from the Youth Suicide Prevention Initiative to the Connecticut Healthy Campus Initiative; and from Homeless Services to Woman and Children Services to Young Adult Services, to name a few.

The Office of Health Care Access (OHCA) operates more at a policy level and is incorporated within the Department of Public Health. Its mission helps ensure that Connecticut citizens have access to a quality health care delivery system. The agency fulfills its mission by advising policymakers of health care issues, informing the public and industry of statewide and

national trends, designing, and directing health care system development. The Office has its own Research and Planning Unit that assists the Office in creating health policies.

The Department of Social Services (DSS), although primarily dealing with the basic needs of low-income families, focuses on health concerns of these families as well. Therefore, its programs not only include Energy and Housing Assistance, but also healthcare programs such as State Administered General Assistance (SAGA) Medical Assistance, HUSKY (Healthcare for Uninsured Kids and Youth), Medicaid, the Elderly Nutrition Program, the Alzheimer's Respite Care Program and the Connecticut Traumatic Brain Injury Implementation Project among others. The Department of Social Services (DSS) is expansive in its programs and services.

The Department of Public Health (DPH) has approximately 90 programs and its reach is comprehensive. For example, DPH identifies Ground Water and Well Contamination, Food Contamination, Hazardous Waste Sites and Soil Contamination and it regulates family campgrounds.

For children, DPH operates programs such as the Child Day Care Safer Program, the Child Day Care Licensing Program, Children's Environmental Health program, Child Care Health Consultation, Children & Youth with Special Health Care Needs and Connecticut's Medical Home Initiative and School Based Health Centers among others. DPH operates the Tobacco Use Prevention & Control Program, the Tuberculosis Control Program, AIDS Drug Assistance Program and the Stem Cell Research Program.

Through its numerous programs, DPH helps the people of Connecticut become and stay healthy, informs them about new health risks, fosters research and devises new health legislation in tandem with future public health needs. It is not a coincidence that Connecticut maintains its high health ranking among U.S. states.<sup>63</sup> The state's healthy workforce is touted as one of the factors that raise its status in the overall business competitiveness ranking compiled by different agencies.

In addition, if Connecticut were compared to 169 countries with respect to the human development index (HDI) that attempts to give a snapshot of a country's success by combining three important indicators: health, education and wealth, Connecticut would place third in the world and first among the fifty states.<sup>64</sup> The most recent global HDI ranking from the United Nations' Development Program places Norway first, with the United States fourth (out of 169

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<sup>63</sup> Connecticut ranks 6<sup>th</sup> in the list of healthy states according to [americashealthrankings.org](http://americashealthrankings.org) (2009).

<sup>64</sup> See "Nation States," November 16, 2010, the Economist online, [http://www.economist.com/blogs/dailychart/2010/11/human\\_development/print](http://www.economist.com/blogs/dailychart/2010/11/human_development/print)

countries). However, with more than 300 million people living in 50 states, America varies greatly, and therefore, the American Human Development Project releases a state-based version of the HDI. Combining the two indices determines where America's states would rank if they were countries.

### **3. Education and Training**

Knowledge, skill and productivity of current and future workers depend critically on their education and training. Qualities such as scientific reasoning, analytical thinking and objective decision-making by workers are facilitated through a high-quality education from pre-K through university. Knowledge workers are more important in the world's economy today than ever before. Education promotes managerial and leadership skills - two of the most important skills people possess without which much human endeavor would be in disarray. Life-long education not only trains a worker to become more productive, it nurtures consumers to refine their tastes and preferences who will, in turn, shape future production of goods and services as well as the rules and regulations governing market behavior. In a way, education is both means and an end in itself. Hence, a state's involvement in its citizens' education assumes a high significance.

The Connecticut State Department of Education (SDE) and the Department of Higher Education (DHE) are the two agencies that have responsibility for educating Connecticut residents. As an administrative arm of Connecticut State Board of Education, the SDE helps to ensure equal opportunity and excellence in education for all Connecticut students. To realize its goal, SDE offers programs that involve children of low-income families early in their lives to give them a head start in their education.

SDE offers the **Child Nutrition Program** and **School Nurse Program** so that children's learning ability is not compromised because of their health and nutrition status. In order to help school districts realize their goal of a higher education standard, SDE established various grants. SDE encourages teachers through various awards and honors and provides them many professional development opportunities. SDE assists students with limited learning ability and students with learning and behavioral problems through its early intervention programs. SDE offers **English as a Second Language** program to non-native adults so that they can improve their English skills in listening, speaking, reading and writing that will help them in finding or maintaining employment, attaining citizenship, becoming more involved with their children's schooling and making greater use of community resources.

The SDE runs the **Tech Preparation Programs**. The Tech Prep Programs are organized around consortia consisting of community colleges, local comprehensive high schools, regional vocational technical schools and business and industry. The coordination of the Tech

Prep consortia exists through a minimum of quarterly meetings of its members to discuss the Tech Prep Quality Indicators: articulation, curriculum student opportunities, professional development and accountability and sustainability, as well as other information to ensure programmatic and student success. As partners in the consortia, business and industry play a key role in providing work-based learning experiences for students and teachers on the secondary and post-secondary levels.

Located between New York and Massachusetts, Connecticut is a unique place to acquire higher education. While Yale University is renowned for its historic excellence, the University of Connecticut claims prominence in New England as the region's best public university. The Connecticut State University System consisting of Eastern CT State University, Western CT State University, Central CT State University and Southern CT State University provides higher education opportunities to a wide range of students in terms of both quality and affordability. Connecticut's community college system provides access to higher education for many recent secondary school graduates as well as adults seeking to further their education.

Some community college graduates go on to a four-year degree program at one of the state's public or private institutions of higher learning. Several private universities, colleges and occupational schools in Connecticut impart valuable skills and knowledge to new and old workforce members alike.

The Department of Higher Education (DHE) offers various grants and scholarships to qualified students in their pursuit of higher education. DHE promotes awareness of higher education among high school students and helps them gain experience overseas through a program such as the **Baden-Württemberg Exchange Program**. Through its **AmeriCorps\*State Programs**, DHE offers students an opportunity to be involved in community service. For those who want to teach and help the next generation of students, DHE offers the **Teacher Certification** program.

#### **4. Business, Community Development and Infrastructure Programs**

As mentioned above, the term 'infrastructure' is broadly defined here. It includes the programs of the Departments of Transportation (DOT), Labor (DOL), Banking (DOB), Insurance (DOI), Revenue Services (DRS), Economic and Community Development (DECD) and the Office of Policy Management (OPM).

Apart from running, maintaining and expanding ground, air and water transportation systems and venues, the Department of Transportation (DOT) is involved in numerous other activities through its various programs. Some programs deal with the aesthetics of motorways.

Programs like 'Adopt a Highway' and 'Connecticut Scenic Roads' encourage the beautification of roads that in turn encourages sightseeing and tourism. In order to mitigate the burden of constructing and maintaining bridges on municipal-maintained roads, the DOT runs a "Local Bridge Program." In addition to these programs, the DOT runs numerous child safety and passenger safety programs that promote safety on Connecticut roads and highways. Under its Employment and Training Consulting Services, the Department of Labor (DOL) with the aid of staff in the Business Services Units of the local Connecticut Works Centers provides workplace consultation to businesses to move toward becoming high-performance work organizations.

The Connecticut Department of Labor is the state agency responsible for the development, implementation and monitoring of apprenticeship programs in Connecticut. Specific responsibility for administering apprenticeship program standards is housed in the Office of Apprenticeship Training.

The Connecticut State Department of Education, Technical High School System provides classroom instruction for the apprenticeship programs and approves other providers of apprenticeship-related instruction training on behalf of the Connecticut Department of Labor. The Office of Apprenticeship Training's Regional Apprenticeship Representatives, also known as Field Representatives, are assigned a specific geographic workload in the state for purposes of program implementation, oversight and administration.

Moreover, DOL has established partnerships with the following institutions and networks in order to facilitate Connecticut workers with education, training and labor market information.

The Connecticut Employment and Training Commission (CETC) is the governor's principal policy board for workforce investment - the education, training and retraining of the current and future workforce - so that Connecticut is prepared for the 21st century.

The Governor's JOBS Cabinet, created pursuant to Executive Order No. 14 on April 12, 1999, establishes the implementation arm for statewide policies developed by the CETC. It is charged with exploring, identifying and reporting on policies and actions necessary to ensure that Connecticut leads the nation in building a well-trained and employed workforce. The Cabinet includes the following members: the Commissioners of Labor, Economic and Community Development, Education and Social Services; the Secretary of the Office of Policy and Management; and the Chancellor of Community Colleges.

The Office for Workforce Competitiveness (OWC), also created by Executive Order No. 14, focuses on the changes needed to prepare Connecticut's workforce for the rapidly changing and competitive economy of the 21st century. The OWC has a small staff to support both the CETC and the Governor's JOBS Cabinet.

The Connecticut Employment and Training Commission (CETC) was directed by Governor Rell's Executive Order No. 23 to establish Connecticut Energy Sector Partnership (CESP - formerly known as Green Jobs Council) along with the advisory role of the Energy Workforce Development Consortium. The CESP is responsible for developing a State Energy Sector Strategic Plan and to guide and monitor plan implementation.

Connecticut created Workforce Development Boards in 1992. The membership of the Boards includes representatives of community-based organizations, state and local organized labor, state and municipal government, human service agencies, economic development agencies, community-technical colleges and other educational institutions, including secondary and post-secondary institutions and regional vocational technical schools.

Boards administer employment and training activities at the local level in five regions of the state, working in partnership with local elected officials. Under the Workforce Investment Act, Boards are given increased authority for oversight, strategic planning and policymaking at the local level (in continuing close collaboration with local elected officials).

The Connecticut Career Resource Network (CCRN) is the state counterpart of the federal America's Career Resource Network (ACRN). The ACRN provides school administrators, teachers, guidance and career counselors, job developers and others with resources and training needed to assist youth and adults to make lifelong informed decisions about career choice and preparation.

The Department of Banking (DOB) is primarily a regulatory body. As stated in its mission, the DOB protects users of financial services from unlawful or improper practices by requiring that regulated entities and individuals adhere to the law. Further, DOB assures the safety and soundness of state chartered banks and credit unions, educates and communicates with the public and other stakeholders and promotes cost-efficient and effective regulation.

Another regulatory body that affects the business environment is the Department of Insurance (DOI). DOI's mission is to serve consumers in a professional and timely manner by providing assistance and information to the public and to policymakers and by regulating the insurance industry in a fair and efficient manner that promotes a competitive and financially sound

insurance market for consumers. In addition, the DOI enforces the state's insurance laws to ensure that consumers are treated fairly and are protected from unfair practices.

The following two regulatory agencies facilitate transactions among businesses, workers and consumers and promote a competitive business environment.

The Department of Revenue Services (DRS) administers the tax laws of the State of Connecticut and collects the tax revenues in a cost-effective manner. The agency is responsible for ensuring voluntary compliance with the tax laws through accurate, efficient and courteous customer services. It accomplishes this by educating the public about their tax responsibilities and by assisting taxpayers in filing appropriate tax returns and paying taxes. DRS has the authority to initiate action to collect unpaid taxes and apply enforcement measures when necessary. DRS is responsible for exercising its authority fairly and impartially for both the state and the taxpayer and for performing in a manner that instills public confidence in the integrity and fairness of the state's tax programs. It has been helping the business community, farmers, non-profit organizations and other entities with a variety of tax credit programs.

The Office of Policy Management (OPM) serves as a staff agency reporting directly to Governor and provides information and analysis required to formulate public policy for the state. In addition, OPM assists state agencies and municipalities in implementing policy decisions. Most of its programs directly assist municipalities through grants or reimbursements of lost tax because of various property tax exemptions (PILOT payments). Other programs benefit individuals (for example, the Disabled Tax Relief Program), while others help the business community although the primary recipients are municipalities. One such program is "Housing for Economic Growth (Incentive Housing Zones)." This program provides incentives to municipalities to create Incentive Housing Zones (IHZ) in eligible locations, such as near transit facilities, an area of concentrated development or an area that because of existing, planned or proposed infrastructure is suitable for development as an IHZ.

Another municipal development program is the "Local Capital Improvement Program," under which municipalities are the recipients, but the program ultimately leads to increased construction activity. Similarly, the Small Town Economic Assistance Program (STEAP) funds economic development, community conservation and quality of life projects for localities ineligible to receive Urban Action (CGS §4-66c) funds. Recipients in this program can be municipalities, regional and non-profit organizations or state agencies. In any case, STEAP promotes business activities.

The Department of Economic and Community Development (DECD) develops and implements strategies to attract and retain businesses and jobs, revitalize neighborhoods and communities, ensure quality housing and foster appropriate development in Connecticut's towns and cities. The agency is not only involved in assisting businesses through programs providing export assistance, tax credits and business financing, it assists business projects from inception to completion through its site selection and technical assistance programs in cooperation with sister agencies such as CONNSTEP, the Connecticut Economic Resource Center (CERC), the Connecticut Development Authority (CDA), the Connecticut Housing Finance Authority (CHFA) and Connecticut Innovations, Inc. (CII).

DECD provides housing programs that include the Affordable Housing Program, the Home Investment Partnership Program, the Housing Trust Fund Program, the Pre-development Loan Program, the Land Bank and Land Trust Program, the Congregate Facility Operating Cost Program, the Elderly Rental Assistance Program, the Moderate Rental PILOT (Payment in Lieu of Taxes) Program, the Resident Services Coordinator (RSC) Program, Section 8 New Construction/Substantial Rehabilitation, the Surplus Property Program and the Enterprise Zone Property Tax Abatement Program.

These programs promote the construction and renovation of low- and moderate-income housing, help with operating costs of certain housing and help housing seekers find appropriate housing in the state as well as reward and stimulate investment in distressed areas of the state.

Similarly, under its community development programs, DECD operates the Small Cities Community Development Block Grant Program, the Energy Conservation Loan Program, the Connecticut Main Street Program and the HUD Neighborhood Stabilization Program (NSP). Programs such as the Dry Cleaning Establishment Remediation Fund, the Special Contaminated Property Remediation and Insurance Fund (SCPRIF), the Connecticut EPA Assessment Program, the Connecticut Brownfield Revolving Loan Fund, the Underground Storage Tank Petroleum Clean-Up Program, the Environmental Insurance Program and the Urban Sites Remedial Action Program (USRAP) improve contaminated sites and promote their redevelopment and appropriate infill.

DECD assists businesses through the Urban Action Grant program, the Connecticut Small & Minority Contractors Set-Aside Program, the Small Business Credit Assistance Program, the Manufacturing Assistance Act and the Naugatuck Valley Revolving Loan Fund.

These DECD programs directly and indirectly assist large and small businesses in Connecticut create jobs, improve infrastructure, promote redevelopment of otherwise unused and unusable industrial sites and provide housing for otherwise underserved populations.

## **5. Regulatory Services**

The regulatory services of the Department of Consumer Protection (DCP) are important to the state's business environment. Through its regulatory and protective measures, DCP on the one hand creates a business environment in which consumers are assured of the safety of the goods and services they consume as well as the fairness of their price, while on the other hand, it deters service providers from engaging in fraudulent activities. A balanced and effective regulatory mechanism helps create a healthy business environment where buyers and producers of goods and services both benefit.

DCP through its various programs regulates food, drugs, alcohol, cosmetics and medical devices in order to safeguard the health and safety of Connecticut residents. It regulates professional and occupational licensing so that Connecticut residents receive the services of qualified and competent providers.

DCP protects the public from unfair or deceptive trade practices and unsafe consumer products and helps to mediate disputes between buyers and sellers by regulating health clubs, closing-out sales and itinerant vendors. DCP responds to telephone and written consumer complaints; it administers the Lemon Law and the Home Improvement, Product Safety and New Home Construction programs. DCP enforces the Connecticut Unfair Trade Practices Act.

## **6. Culture and Tourism Programs**

An important sector of Connecticut economy is culture, heritage and tourism. Connecticut is home to many historic sites. Her flora and fauna and the distinct seasonal characteristics make Connecticut a special destination for tourists and visitors. Consequently, the leisure and hospitality industry assumes an important place in the Connecticut economy. The Connecticut Commission on Culture and Tourism (CCT) now incorporated into DECD has put forward a number of programs to promote tourism, to groom local artists from various backgrounds and to attract them from other states so that they can make Connecticut their permanent home. With more than 80 programs, CCT offers grants and fellowships to promote fledgling artists, offers tax credits for the rehabilitation of historic buildings, implements historic preservation and museum services, supports non-profit cultural organizations, publishes the Connecticut Tourism E-Newsletter and hosts the Connecticut Open-House Day among others. In part due to CCT efforts and programs, Connecticut may promote its status as not only a vibrant economy, but also as a beautiful place to live, work or visit.

An appendix that lists and describes several programs provided by Connecticut executive branch agencies and their affiliates is available from DECD upon request.

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## **IV. ECONOMIC DEVELOPMENT PERFORMANCE**

### **A. Economic Development Introduction**

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

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

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

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

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

These four components make up a comprehensive economic development strategy aimed at improving both businesses and communities. They are combined for the purpose of increasing private investment, raising private-sector employment, enhancing development capacity, strengthening the state's economic climate and achieving the state's public policy goals and objectives.

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

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

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

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

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

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

## **B. Economic Development Overview**

### **1. Economic Growth Requires a Comprehensive Approach**

Nurturing economic growth requires a comprehensive and holistic approach. An economy is a dynamic system. Forming its foundation are numerous interconnected factors whose condition can either foster or constrain economic growth. These factors include not only access to capital for businesses but also the supply and affordability of quality housing, the functionality and quality of transportation and education systems, access to and the affordability of healthcare, the supply and affordability of energy, the preservation, enhancement and expansion of the workforce, and the support of the

state's culture and arts assets. As such, it must be recognized that these factors are inextricably linked and the success or failure of an economy is determined by the quality, vitality and strength of its underlying foundations.

## **2. Economic Development and Business Assistance**

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

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

## **3. Economic Development Mission**

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

### **Mission Implementation**

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

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

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

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

#### **4. Functional Components**

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

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

## **5. Economic Development and Business Assistance Tool Box**

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

- Digital Animation Production Company Tax Credit;
- Digital Media & Motion Picture Tax Credit;
- Enterprise Zone (EZ) Program;
- Export Assistance;
- Film and Digital Media Industry Infrastructure Tax Credit;
- 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 Fund;
- 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;
- Technical Business Assistance Programs;
- Turnaround Management Assistance Program;
- Urban Action (UA) Program;
- Urban and Industrial Site Reinvestment Tax Credit Program; and
- Minority Bonding Guaranty Program;
- Workforce Development and Training Assistance.

## **C. Economic Development Goals, Objectives, and Measures**

### **1. Measuring Performance**

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

## **2. Measuring Investment Portfolio Performance**

The measures used are:

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

## **3. Measuring Economic Impact**

The measures used are:

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

## **4. Investment Standards**

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

These include, but are not limited to:

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

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

DECD's due diligence process includes five primary components:

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

## **5. Financial Analysis Process**

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

- information collection
- pre-application form
- business plan
- threshold projects form
- high-performance workplace form
- project description
- source and use statement
- financial statements – three consecutive years;
- balance sheets
- income statements
- associated schedules
- notes to financial statements
- annual reports or 10K for a publicly-traded company
- projections – three consecutive years;
- projected balance sheets

- projected income statements
- projected employment
- type of jobs
- payroll
- projected taxes
- corporate taxes paid to Connecticut
- payroll taxes paid to Connecticut
- sales taxes paid to Connecticut
- taxes generated by the project
- spreadsheet analysis – DECD utilizes financial statement analysis software that provides:
  - ratio analysis
  - trend analysis
  - cash flow analysis
  - industry comparison
- credit risk rating – DECD utilizes an internally developed Credit Risk Rating spreadsheet that produces a risk rating based on several key financial and operational factors.
- economic impact analysis (EIA) – DECD utilizes an internally-developed cost-benefit analysis tools to estimate a project’s preliminary economic impact and payback period. As the project develops, DECD will conduct another extensive EIA, using the Regional Economic Models, Inc. (REMI), Policy Insight Econometric model or other economic models as required, or an externally-generated third party REMI analysis and/or other contracted third party economic analysis.
- due diligence – In some cases it may be necessary, as part of the agency’s due diligence, to initiate background checks. These checks may include tax verification with Department of Revenue Services (DRS), credit bureau checks, character/reference checks and additional research using reference materials and the Internet. DECD may also utilize the services of a third party investigative research company.

- financial write-ups – Projects receive a financial write-up report based on the results of DECD's due diligence process. The financial write-up is used as part of the financial assistance decision-making process. The financial write-up consists of the following categories:
  - summary information
  - issues/risks
  - company overview
  - products
  - market outlook
  - project description
  - eligibility
  - public policy objectives
  - financial analysis
  - repayment sources
  - collateral
  - management
  - employment analysis
  - economic impact analysis
  - credit risk rating
  - deal structure

In addition, proposed investments are reviewed for consistency with state environmental and land use policies. Information for each location decision is collected and reviewed for both consistency with the *State of Connecticut Plan for Conservation and Development*, and for early determination of any regulatory permits that may be needed for the development schedule.

The primary goal of economic development policy must be to build stronger and better communities through sustained economic growth and development. DECD has a fiduciary responsibility to invest taxpayer dollars in an efficient and a responsible manner, while maximizing economic and social benefit.

A principal reason for executing economic and community development projects is to achieve public policy objectives other than job creation and retention—such as brownfields remediation and redevelopment; urban revitalization; infrastructure improvements; job training; cultural and quality-of-life improvements; promoting economic diversity; and maintaining and expanding the state and local tax bases. While job creation and retention is certainly one important goal of a government's economic development efforts, it is not the only goal.

Other socio-economic benefits derived from economic and community development investments must not be overlooked. To ensure public funds are appropriately directed, government has at its disposal numerous tools used to gain insight into the needs of its citizens and to construct and test public policy alternatives.

In an effort to quantify the impact of a proposed project on a city, a region and the state, DECD prepares an economic impact analysis utilizing various econometric models and economic multiplier systems. Economic impact analysis (EIA) studies determine the economic development need of a project and its return on investment and, ultimately, justify public funding. These studies are an assessment of the likely impacts of proposed actions and/or possible events, or of the economic activity associated with past or current actions on the economy. Such studies assess many types of projects, such as business expansion, business retention, industrial or commercial park development, transportation (highways, rail, airports, ports), downtown revitalization or the impact of state and/or local tax policies, environmental remediation and community development projects.

Based on an EIA, DECD develops a fiscal impact that determines the cost-benefit of a proposed action. A fiscal impact is the effect on government revenue and expenditure resulting from or related to economic policies or activities. Fiscal impacts, while related to economic impacts, are not the same, and the differences between the two should be noted. A fiscal impact assists policymakers in making informed decisions on the highest and best use of public funds.

## **6. Marketing Efforts**

During SFY 2010-11, DECD used a broad range of marketing efforts, including but not limited to:

- DECD continued working closely with CDA and CI at both the executive and staff levels to better coordinate the delivery of services to customers. This improved collaboration is helping to attract and retain jobs and businesses in Connecticut, and is creating a more clear and consistent message to prospective business clients.
- DECD participated in several out-of-state recruitment marketing events by sending staff to attend and represent the state; by procuring space for Connecticut companies to market their products and services; and by leading groups of Connecticut companies and facilitating meetings with new business leads.
- DECD participated in several in-state expansion and retention marketing events, which allowed OBID staff to assist Connecticut businesses in accessing the many state and federal resources; showcase available industrial properties to various companies; and inform site selectors and corporate real estate executives about the benefits of doing business in Connecticut.

## **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, CDA and CI – as well as through their agents and partners including participating banks, regional revolving loan funds, Connecticut Economic Development Fund (CEDF), Connecticut State Technical Extension Program (CONNSTEP), Procurement Technical Assistance Program (PTAP), Connecticut Small Business Development Centers (SBDC) and others. Connecticut also provides business assistance through other state agencies such as the Department of Revenue Services (DRS) tax credits, the Department of Labor (DOL)

Labor Training and Employment Services, and OWC. A complete list of Connecticut's business tax credits appears in the Appendix of this report.

DECD administers numerous economic development and business assistance programs and provides several types of business assistance products and services, which fall into the following broad categories:

- a. Financing** – DECD's direct business assistance efforts include direct financing programs, in which loans and/or grants are provided to eligible companies to assist them with fulfilling eligible projects. Eligibility varies according to funding source. Business assistance projects make up the department's Business Assistance Portfolio. The composition and performance of DECD financial business assistance is reported in the Business Portfolio section.
- b. Tax Credits** – DECD administers three job creation 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. DECD also administers three tax credit programs: the Digital Media & Motion Picture Tax Credit, the Film and Digital Media Infrastructure Tax Credit and the Digital Animation Production Company Tax Credit.
- c. Technical Assistance** – Because not all businesses need financial assistance to enhance their projects, DECD staff is also responsible and available for brokering services and technical assistance on behalf of businesses. The range of services includes: access to turnaround management intervention; facilitating state permitting processes with various regulatory agencies; coordinating project development that may include major infrastructure improvements with the Department of Transportation; and access to a myriad of assistance programs that help companies modernize their facilities, including transfer technology and linkage to workforce development, education and training resources and programs.

## **2. Economic Development and Public Sector Financing**

DECD may grant or lend money, but it is not a bank; it is a government agency that provides gap financing. As such, it lends money to support various public policies, some of which put receiving a direct monetary return behind laudable social goals and objectives such as: inner city revitalization, brownfields remediation, inner city job creation, job retention or preservation, workforce development and enhancements to quality of life.

The primary purpose of a bank is to provide access to capital in exchange for compensation for the use of that capital. The bank's compensation comes in the form of fees collected and interest charged on the principal amount. Herein lies the major difference between public economic development financing and private business financing. A bank's primary consideration in providing access to capital is to make a profit for the bank ownership. Its existence rests on the ability to collect its contracted return, so a bank must fully secure its loaned capital against the possibility of the customer defaulting on its obligations. Again, the bank's overriding motivation is making the largest profit possible. When public sector financing is employed, it must be flexible in order to meet the unique needs that often accompany the types of projects the agency is called upon to finance.

DECD is a gap financier. Sometimes a gap often occurs because there is not enough security available for a conventional lender, or a quasi-public agency like CDA, to provide all of the funding necessary for a project. Underfunding a project is, in most cases, throwing good money after bad. Without someone to fill the gaps, these projects may not go forward. As a gap financier, DECD funds the difference and allows projects to go forward. These economic development investments, while financially sound, are intended to implement public policy that benefits taxpayers and businesses. It is, therefore, the responsibility of economic developers to balance financial risk and return with the fulfillment of public policy. For this reason, they tend to accept higher levels of risk than those programs that are exclusively privately financed.

Economic development financing programs vary according to risk. There is a spectrum of financing products that fall onto a risk continuum. At one end is private financing; this uses financial return on investment as the sole criterion for financing. At the other

end, the public grant measures return in public purpose, as well as the direct and indirect financial benefits that accrue to the state and local community.

In Connecticut, this spectrum of risk absorption is apparent in the range of economic development financing programs. The state's three economic development agencies are responsible for different pieces of the overall economic development strategy. Each of Connecticut's economic development agencies provides financing, however, the financial tools differ due to each agency's structure, specialization and overall mission.

CI focuses on the development of new technology by emerging companies and research institutions, as well as the application of new technologies by existing firms. CI's financial programs are most similar to those of a venture capital firm, with an emphasis on technology development as well as a financial return on investment. CI is accountable for high-risk technology development investments because public policy has recognized technology development as a high priority.

CDA specializes in business finance. Its operations and procedures are closest to those of a traditional bank, as they tend to focus on the least risk loan. This structure is necessitated by the fact that CDA is a self-sustaining organization and must earn a minimum return.

DECD provides the policy framework for economic development in Connecticut. The agency has a variety of finance programs complemented by services. In providing financing, DECD operates primarily as a gap financier or lead financier for higher risk projects targeted by state public policy priorities, such as loans to businesses in low-income urban centers. DECD also provides development financing and public investment in economic foundation projects, such as human and capital infrastructure investments. These investments create and/or enhance the economic environment, making development possible. Public investment projects have substantial economic and social benefits, and often must be made before business financing can take place.

Financial assistance from DECD to businesses, including loans and grants to individual companies, was created to augment CDA (particularly when financial risk is beyond CDA's traditionally accepted risk rate) and designed to be flexible 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 substantial. One of DECD's statutorily mandated obligations is to venture into lending territory where conventional lenders fear to tread. In many cases, the agency has become the lender of last opportunity, working with companies that show potential for turnaround and growth, but will not qualify for conventional or CDA financing.

Because of the higher risk of certain projects that DECD participates in, it is not always possible to attain the same level of security in an investment as a conventional lender. For these projects, DECD endeavors to identify and mitigate existing risks to the fullest extent possible. If security were available on these projects, conventional lenders and/or the CDA would take them on and DECD would not have to get involved.

If a project is risky and the security protection is not available, why does DECD provide financing? The answer is that these projects have high socioeconomic benefits and fulfill important public policy goals and objectives. It is also important to note that if DECD does not undertake these types of projects, no one will, and the state's public policy goals will go unmet. DECD evaluates each project and finance recipient in much the same way as any other lending organization. However, DECD has a responsibility to go one step further and evaluate the project's potential economic and social impact/benefits as well as its ability to meet the state's public policy goals and objectives; and then consider these factors in the agency's lending decision-making process.

DECD began providing financing in the early 1990s with passage of the Economic Development and Manufacturers Assistance Act (MAA). Programs such as MAA were relatively new in the country at the time (especially to Connecticut), and the state was in the midst of a severe economic downturn.

Over the years, DECD has become more sophisticated in its lending practices, underwriting and assistance agreements (contracts). An assistance agreement of

today is vastly different from one 10 years ago. Reporting criteria to the legislature has also changed in the past decade. The agency's portfolio still contains projects from that earlier period. Older assistance agreements do not contain language that calls for the submission of certain information to DECD, nor do they have language that provides DECD the ability to demand it. As new reporting requirements emerge, DECD adjusts its contracts to include them, and ensures the required information, going forward, is reported. It is, however, difficult for DECD to impose these requirements retroactively.

At times, DECD does provide funding to companies in financial trouble, although this is done in an attempt to save the companies and preserve Connecticut jobs. DECD also provides funding to early stage companies in an effort to create jobs in urban areas and to renovate and remediate inner city properties. In all cases, DECD identifies the risks associated with these investments. In conjunction with the Connecticut chapter of the Turnaround Management Association (CT-TMA), DECD developed a pro-bono program where turnaround management professionals assess a troubled company's health, problems, and chances for survival. They then make recommendations to the company and to DECD. This is done in addition to DECD's due diligence.

Sometimes, the state's efforts are successful and the companies do turn around and grow. Sometimes, companies fail despite all of the agency's efforts. Other times, the best that can be hoped for is to keep the company going long enough for other economic development efforts to create employment opportunities so when the company does fail, there is a place for its employees to go.

### **3. Business Assistance and Accountability (Clawbacks) Protection of State Instruments**

DECD has policies and systems in place to safeguard the state's investments. In accordance with C.G.S. Section 32-701 and the department's project review procedures, DECD requires businesses receiving financial assistance from DECD to commit to the creation and retention of jobs. DECD ensures that those commitments are enforced through the use of penalties and clawback provisions within assistance agreements.

C.G.S. Section 32-5a requires all businesses that receive state financial assistance to retain operations in the state for no less than 10 years. Failure to meet this provision automatically requires the assistance recipient to immediately repay the financial

assistance they received plus a minimum 5% penalty. DECD routinely requires recipients to pay a 7.5% penalty.

In addition, DECD assistance agreements generally contain special requirements and/or additional terms and conditions, including penalties, unique to a specific project and/or assistance recipient to ensure taxpayers' dollars are adequately protected. Any renegotiating of DECD contracts is done with the goal of preserving jobs and taxpayer dollars.

Typically, DECD's financial assistance agreements with businesses require the creation and/or retention of jobs as of a specific date as a condition of financial assistance. Companies with these requirements may have from two to five years within which to reach the agreed upon job goals. DECD or an independent public accountant conducts job audits required by contract that cover a specific period in which the companies are required to have these positions in place.

In cases where a contractual job obligation is not met, DECD has, in accordance with the assistance agreement between the department and the recipient, the right to impose penalties that include an increase in the interest rate of the loan for the remainder of the life of the loan and/or require a dollar-per-job penalty repayment. However, in some cases, DECD will need to work with a client that has failed to meet its contractual obligation and come to a suitable resolution. DECD actively encourages financial assistance recipients to notify it of any potential or pending non-attainment of the jobs obligation of the agreement. In such cases, DECD makes every effort to help the business meet its contractual obligation. This is done to ensure the long-term viability of the company and to protect current jobs, the company's employees and the state's investment.

DECD understands that businesses are subject to market forces and that an adverse change in a given market or industry, or in the general economy, may preclude assistance recipients from meeting negotiated job levels. DECD is sensitive to the unpredictable fluctuations in economic markets. The agency also understands that imposing onerous penalties on a company experiencing difficult times could make a bad situation worse. DECD will, depending on the circumstances, restructure the job creation and retention requirements by changing the job attainment/retention level,

extending the creation/retention period or restructuring the penalty. When there is no justification to support a change in the contractual obligations, DECD will actively enforce the recovery or clawback of funds.

DECD assistance agreements may require companies to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. The agency considers requests to modify a company's employment obligation and/or its related penalty when a company fails to reach its target. As part of the review process, DECD evaluates several factors before changing terms and conditions. These factors may include, but are not limited to, financial capacity and ability to repay, economic conditions that impact job growth and market conditions of the company's industry. In addition, DECD considers the potential impact on the workforce that may occur as a result of penalties being imposed.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the company, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions considered would be intended to preserve the current workforce.

DECD tracks contract requirements and has procedures in place for conducting job audits, including appropriate guidelines related to non-compliance with employment obligations. The agency also conducts project audits and has appropriate guidelines related to non-compliance with project expenditures.

DECD utilizes the Office of the Attorney General when the agency is unsuccessful in securing a remedy to any default by the assistance recipient. Thus, DECD assistance agreements are enforced through the courts, with the help of the attorney general's office, when DECD has exhausted its ability to collect from a defaulting funding recipient.

#### **4. Presentation of the Portfolio**

DECD's business assistance portfolio is composed of loans and grants that were provided to Connecticut businesses by DECD to assist them in the fulfillment of specific projects that, but for state assistance, would not have occurred. This portfolio only contains active investments, that is, companies in the portfolio still have

contractual obligations with the state, such as the 10-year residency requirement under C.G.S Section 32-5a and, in many cases, job requirements. Companies are removed from the portfolio when they have completed their contractual obligations, have had their obligations discharged from bankruptcy or have gone out of business. In some cases, there are projects that have ongoing contractual obligations (e.g. loan payments) due to the state that go beyond the 10-year period and those are noted in the report. As such, the composition of this portfolio is dynamic – changing from year to year with new companies joining and older ones with completed obligations retiring – and represents a snapshot in time.

Some companies have more than one assistance agreement with DECD. This is primarily due to companies expanding and making requests for additional funds to support their growth. For example, a company may need to purchase machinery and equipment to support increasing sales, but conventional financing will only provide a certain amount of funds based on their lending criteria. DECD would help to fill that financing gap, as well as to lower the borrowing costs for the company. In the future, this company may come back to DECD with another project to expand its facility and that may require additional gap or low-cost financing.

DECD's business assistance portfolio as of June 30, 2011, spanned the period from May 1992 through June 2011. 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, 2011. As of that date, the financial default rate for active projects under this portfolio was .12%.

## **6. Portfolio Activity**

In SFY 2010-11, DECD provided \$37,930,000 in direct financial assistance and entered into contracts for \$111,322,526 in tax credits to Connecticut companies. DECD's 2010-11 investment portfolio leveraged approximately \$184,664,007 in additional private investment. Additional information regarding these investments is in the Appendix of this report.

## 7. Composition of the Portfolio

Table 51 shows the number of projects that make up the business assistance portfolio.

<b>Table 51: Business Assistance Portfolio</b>		
Total Number of DECD Projects	89	55%
Total Number of DECD/CDA Seamless Projects	15	9%
Total Number of DECD Tax Credit Projects (URA, JCTC)	59	36%
<b>Total Number of Projects</b>	<b>163</b>	<b>100%</b>

Source: DECD

## 8. Seamless Projects

To encourage state economic growth, and in accordance with C.G.S. Section 32-222, the DECD and the CDA offer low-cost capital to Connecticut businesses. As part of this initiative to assist businesses in accessing this low cost capital and to facilitate a borrower-friendly loan approval and provide for one funding process, DECD or CDA may propose participating in certain loan transactions together. These transactions are called seamless projects.

## 9. Type of DECD Financial Assistance

Table 52 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 163 projects, 59 were for tax credits.

<b>Table 52: Types of Financial Assistance</b>	
Projects Funded by Loan Only	94
Projects Funded by Grant Only	9
Projects Funded by Combination of Grant and Loan	1
Tax Credit Projects	59
<b>Total</b>	<b>163</b>

Source: DECD

## 10. Total Value of DECD Business Assistance Investments

Table 53 shows the total value of the direct business assistance portfolio and the tax credit portfolio.

<b>Table 53: Business Assistance Value</b>		
Loans	\$139,155,815	80%
Grants	\$34,750,000	20%
<b>Total Portfolio Value</b>	<b>\$173,905,815</b>	<b>100%</b>
Tax Credits	\$354,938,616	100%

Source: DECD

Table 54 provides the percent of grants and loans by year and amount. Table 55 provides the percentage distribution of grants and loans in each of the portfolio years.

<b>Table 54: Percent of Grants and Loans by Year and Amount</b>				
<b>SFY</b>	<b>\$ Value of Grants</b>	<b>% of Total</b>	<b>\$ Value of Loans</b>	<b>% of Total</b>
1992	\$ -	9.00%	\$2,099,074	0.00%
1993	\$3,000,000	0.00%	\$750,000	1.00%
1994	\$ -	0.00%	\$ -	0.00%
1995	\$ -	6.00%	\$ -	0.00%
1996	\$2,000,000	0.00%	\$ -	0.00%
1997	-	0.00%	\$ -	0.00%
1998	\$ -	6.00%	\$395,000	1.00%
1999	\$2,000,000	14.00%	\$3,000,000	3.00%
2000	\$5,000,000	0.00%	\$1,850,000	2.00%
2001	\$ -	0.00%	\$540,000	24.00%
2002	\$ -	0.00%	\$7,437,831	4.00%
2003	\$ -	7.00%	\$5,470,000	2.00%
2004	\$2,500,000	0.00%	\$ -	0.00%
2005	\$ -	0.00%	\$775,000	0.00%
2006	\$ -	0.00%	\$4,227,950	2.00%
2007	\$ -	0.00%	\$17,826,000	7.00%
2008	\$ -	0.00%	\$26,150,000	10.00%
2009	\$ -	6.00%	\$20,182,448	8.00%
2010	\$2,250,000	47.00%	\$28,522,512	8.00%
2011	\$18,000,000	9.00%	\$19,930,000	28.00%
<b>Total</b>	<b>\$34,750,000</b>	<b>100%</b>	<b>\$139,155,815</b>	<b>100%</b>

Source: DECD

<b>Table 55: Percent of Grants and Loans By Year</b>						
<b>SFY</b>	<b># of Grants</b>	<b>% of Total</b>	<b>Cuml %</b>	<b># of Loans</b>	<b>% of Total</b>	<b>Cuml %</b>
1992	0	0	0.00%	1	1.00%	1.00%
1993	1	11	11.00%	2	2.00%	3.00%
1994	0	0	11.00%	0	0.00%	3.00%
1995	0	0	11.00%	0	0.00%	3.00%
1996	1	11	22.00%	0	0.00%	3.00%
1997	0	0	22.00%	0	0.00%	3.00%
1998	0	0	22.00%	2	2.00%	5.00%
1999	1	11	33.00%	2	2.00%	7.00%
2000	1	11	44.00%	2	2.00%	9.00%
2001	0	0	44.00%	1	1.00%	10.00%
2002	0	0	44.00%	10	10.00%	20.00%
2003	0	0	44.00%	5	5.00%	25.00%
2004	1	12	56.00%	0	0.00%	25.00%
2005	0	0	56.00%	3	3.00%	28.00%
2006	0	0	56.00%	10	10.00%	38.00%
2007	0	0	56.00%	11	12.00%	49.00%
2008	0	0	56.00%	16	17.00%	66.00%
2009	0	0	56.00%	11	12.00%	77.00%
2010	2	22	78.00%	11	12.00%	88.00%
2011	2	22	100.00%	7	9.00%	100.00%
<b>Total</b>	<b>9</b>	<b>100%</b>	<b>100%</b>	<b>94</b>	<b>100%</b>	<b>100%</b>

Source: DECD - Totals may differ due to rounding

## 11. Project Funding Sources

The MAA program is DECD's primary funding source for providing direct financial assistance to businesses. MAA was created by the legislature in 1990 to strengthen the state's economy by providing financial assistance to manufacturers and economic-based businesses for eligible economic development projects.

Table 56 provides a breakdown of funding by funding source.

<b>Table 56: Funding Break Down</b>		
	<b>Dollar</b>	<b>%</b>
MAA	\$157,605,815	91%
NVRLF	\$200,000	0%
UA	\$16,100,000	9%
<b>Total</b>	<b>\$173,905,815</b>	<b>100%</b>

Source: DECD – Grants & Loans

Table 57 provides a breakout of loans and grants for MAA. Ninety-two percent of MAA funds used for business assistance projects were provided in the form of loans.

<b>Table 57: Funding Source Detail – MAA</b>		
	<b>Dollar Value</b>	<b>%</b>
Loans	\$138,955,815	87%
Grants	\$20,000,000	13%

Source: DECD

Table 58 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.

<b>Table 58: Funding Source Detail – NVRLF</b>		
	<b>Dollar Value</b>	<b>%</b>
Loans	\$200,000	100%
Grants	\$ -	0%

Source: DECD

Table 59 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.

<b>Table 59: Funding Source Detail – UA</b>		
	<b>Dollar Value</b>	<b>%</b>
Loans	\$ -	0%
Grants	\$14,750,000	100%

Source: DECD

## 12. Leveraging

As a result of DECD's business assistance investments of \$174 million, an additional \$1.3 billion in private funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 6.36 dollars were invested by private industry. (Table 60)

<b>Table 60: Leveraging</b>		
Total Amount Invested in Projects	\$1,279,650,675	100%
Total Non-DECD Invested in Projects	\$1,105,744,860	86%
Total DECD Invested In Projects	\$173,905,815	14%
Leverage Ratio	6.36	

Source: DECD (does not include tax credit projects)

## 13. Industrial Composition of the Portfolio

Table 61 shows the industry mix of the DECD business assistance portfolio as a percentage of the total investment. Fifty-Nine percent (59%) of DECD business assistance funding was invested in Connecticut manufacturers and Nineteen percent (19%) invested in businesses in the finance and insurance sector.

<b>Table 61: Business Assistance Portfolio Industrial Composition</b>			
<b>NAICS</b>		<b>Total DECD Investment</b>	<b>%</b>
11	Agriculture	\$810,000	0.00%
22-23	Utilities/Construction	\$900,000	0.00%
31-33	Manufacturing	\$100,805,815	59.00%
42	Wholesale	\$7,140,000	5.00%
44-45	Retail Trade	\$2,000,000	1.00%
48-49	Transportation and Warehousing	\$1,500,000	0.00%
51	Information	\$11,000,000	7.00%
52	Finance and Insurance	\$32,000,000	19.00%
53	Real Estate and Rental and Leasing	\$3,000,000	1.00%
54	Professional, Scientific and Technical Services	\$2,250,000	1.00%
56	Administrative and Waste Management	\$12,500,000	7.00%
61	Educational Services	\$	0.00%
81	Other Services	\$	0.00%
<b>Total</b>		<b>\$173,905,815</b>	<b>100%</b>

Source: DECD-Totals may differ due to rounding

#### 14. Business Assistance Portfolio Mix of Investment Instruments

Table 62 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 87% of DECD's total business assistance portfolio. Nineteen percent (19%) of business assistance loan dollars went to finance and insurance sector businesses while 59% of business assistance loan dollars went to Connecticut manufacturers. Grants make up 13% of the total business assistance portfolio, 91% of business assistance grant dollars went to Connecticut manufacturers.

#### 15. Rate of DECD Participation

Table 62 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 15%. The two industries that make up the largest segments of the total portfolio, manufacturing (59%) and Finance and Insurance (19%), have participation rates of 20% and 6% respectively, which is higher than the portfolio average participation rate.

Table 62: Business Assistance Portfolio Mix of Investment Instruments							
	NAICS	# of Projects	Grant	Loan	Total Assistance	% of DECD Participation	Total Project Costs
11	Agriculture	9	\$ -	\$810,000	\$810,000	49%	\$1,658,563
22-23	Utilities/Construction	1	\$ -	\$900,000	\$900,000	10%	\$9,406,000
31-33	Manufacturing	69	\$29,250,000	\$71,555,815	\$100,805,815	20%	\$499,911,342
42	Wholesale	7	\$	\$7,140,000	\$7,140,000	11%	\$68,344,099
44-45	Retail Trade	1	\$	\$2,000,000	\$2,000,000	20%	\$10,000,000
48-49	Transportation and Warehousing	1	\$	\$1,500,000	\$1,500,000	44%	\$3,500,000
51	Information	3	\$	\$11,000,000	\$11,000,000	11%	\$84,372,643
52	Finance and Insurance	5	\$	\$32,000,000	\$32,000,000	6%	\$471,179,028

<b>Table 62: Business Assistance Portfolio Mix of Investment Instruments (continued)</b>							
<b>NAICS</b>		<b># of Projects</b>	<b>Grant</b>	<b>Loan</b>	<b>Total Assistance</b>	<b>% of DECD Participation</b>	<b>Total Project Costs</b>
53	Real Estate and Rental and Leasing	2	\$2,500,000	\$500,000	\$3,000,000	54%	\$5,400,000
54	Professional, Scientific and Technical Services	4	\$	\$2,250,000	\$2,250,000	20%	\$11,800,000
56	Administrative and Waste Management	2	\$3,000,000	\$9,500,000	\$12,500,000	81%	\$14,790,000
61	Educational Services	0	\$ -	\$ -	\$ -	0%	\$ -
81	Other Services	0	\$ -	\$ -	\$ -	0%	\$ -
<b>Total</b>		<b>104</b>	<b>\$34,750,000</b>	<b>\$139,155,815</b>	<b>\$173,905,815</b>	<b>15%</b>	<b>\$1,180,361,675</b>

Source: DECD-Totals may differ due to rounding

## 16. Wage Analysis

Table 63 provides the results of a portfolio wage analysis. Companies in DECD's active portfolio paid an average annual salary of \$55,024. The most recent data from DOL states the average annual compensation in Connecticut for all industries is \$59,463.

<b>Table 63: Business Assistance Portfolio Wages</b>	
Straight Average	\$ 55,024
High	\$457,093
Low	\$ 4,500
Median	\$ 55,879

Source: DECD

Table 64 provides the portfolio wage data, stratified over the portfolio industry mix. The highest average wage paid by companies in DECD's business assistance portfolio was with those businesses in the finance and insurance industry followed by those in the professional, scientific and technical industry. The lowest average wage was with those businesses in the agriculture, forestry, fishing and hunting industries.

<b>Table 64: Business Assistance Portfolio Wages by Industry</b>					
<b>2 Digit NAICS Code</b>	<b>NAICS Category</b>	<b>CT Average Wage</b>	<b>High</b>	<b>Low</b>	<b>Median</b>
11	Agriculture, Forestry, Fishing and Hunting	\$28,919	\$68,343	\$29,000	\$54,925
22-23	Utilities/Construction	\$81,017	\$67,000	\$14,350	\$48,000
31-33	Manufacturing	\$73,395	\$457,093	\$4,500	\$48,704
42	Wholesale Trade	\$81,554	\$110,996	\$20,000	\$75,000
44-45	Retail Trade	\$30,813	\$174,800	\$35,000	\$68,790
48-49	Transportation and Warehousing	\$44,995	\$136,840	\$22,880	\$60,730
51	Information	\$77,196	\$116,635	\$18,000	\$33,280
52	Finance and Insurance	\$144,677	\$336,393	\$28,201	\$612,115
53	Real Estate and Rental and Leasing	\$54,293	\$64,186	\$39,000	\$61,200
54	Professional, Scientific and Technical Services	\$88,482	\$88,809	\$6,000	\$37,835
56	Administrative and Waste Management	\$39,987	\$126,900	\$126,900	\$126,900
61	Educational Services*	\$53,515	N/A	N/A	N/A

Source: DECD

## 17. Benefits Analysis

The majority of companies in DECD's current business assistance portfolio provide some form of health benefits to their employees. Of 116 respondents to questions regarding healthcare benefits, 109 (94%) indicated that they provide healthcare benefits to their full-time employees. Of 94 respondents to questions regarding healthcare benefits for part-time employees, 27 (29%) provide benefits.

## 18. Employment Summary

DECD's business assistance portfolio represents approximately 16% 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 10 years, in which specific employment goals need to be met. There are some instances where companies have multi-year employment obligations and their final contract performance cannot be determined until all years have been reviewed.

When recipients of DECD business assistance have jobs creation and/or retention requirements, the attainment/retention date is also stipulated in their respective contracts. It is very important to note that the business is not required to meet its jobs created and/or retained obligations prior to or after the contractual attainment/retention date.

In the period prior to the contractual attainment/retention date, DECD monitors a company's employment. DECD does this to keep apprised of a company's performance as it approaches its goal and contractual attainment/retention date so that potential problems can be addressed as early as possible.

Once the contractual attainment/retention date is reached, a one-time audit of the company's payroll and personnel records is conducted by DECD. Furthermore, DECD also tracks a company's employment level, via an annual survey, in the post attainment/retention date period.

In cases where a contractual job obligation is not met, DECD has, in accordance with the contract between DECD and the recipient, the right to impose penalties that include an increase in the interest rate of the loan for the remainder of the life of the loan and/or a repayment penalty per job not attained/retained. However, DECD makes every effort to work with the client to come to a suitable resolution and actively encourages its financial assistance recipients to notify DECD of any potential or pending non-attainment of the jobs obligation of the agreement with the state.

In such cases, DECD makes every effort to help the company meet its contractual obligation, including, but not limited to, technical assistance, such as turnaround management, lean manufacturing, procurement assistance, etc. This is done to ensure the long-term viability of the company and to protect the company's employees. DECD recognizes the fact that businesses are subject to market forces and that an adverse change in a given business market or industry or in the general economy may preclude a recipient from meeting its contractual job levels. DECD is equally cognizant of its fiduciary responsibility to Connecticut taxpayers.

DECD contracts may require recipients to repay all or a portion of their financial assistance and/or have their loan interest rates increase as a result of failing to meet job goals on time. Depending on the circumstances, including but not limited to financial capacity, ability to repay, economic conditions that impact job growth, market conditions for their industry and/or potential impact on the workforce that may occur as a result of penalties being imposed, DECD may consider contractual modifications such as reducing or modifying the financial penalty, revising job targets, extending the time to create/retain jobs or waiving all or a portion of the penalty and job requirement. DECD may also allow for payment of a penalty to occur over a period of time. In some instances, the original contract may not have included a penalty, which could occur in older agreements.

In situations where modifications are made, DECD typically seeks to obtain additional commitments or requirements from the recipient, such as additional time commitments to Connecticut beyond the statutory 10-year obligation, additional capital investments, additional job commitments or alternative penalties. Any contractual revisions are intended to preserve the business and the current workforce. When all other reasonable remedies are exhausted, DECD actively enforces the clawback of funds from recipients not meeting their contractual obligations. DECD takes its fiduciary responsibilities seriously and as such does not take contractual defaults lightly. It is important to note that DECD makes changes to executed assistance agreements only after careful and informed consideration, including multiple levels of internal review. DECD considers the modification of executed assistance agreements to be a serious undertaking and should a dialogue between the assistance recipient and the department becomes unproductive, the matter can ultimately be referred to the Office of the Attorney General for legal action, including collection of any amounts owed to the department per the terms of the financial assistance agreement.

#### **19. DECD's Job Creation and Job Retention Performance**

DECD's business assistance portfolio needs to be judged by its performance as a portfolio and not solely by the performance of its individual investments. As with any portfolio, there are performers and non-performers. Given the nature of the type of projects DECD is called upon to invest in, it is inevitable that the business assistance portfolio will contain some poor performers. As indicated earlier, it is important to consider and understand that job creation/retention, though important, is not the only way in which success should be measured. DECD's investments generate many other benefits to the state, such as increased revenues via corporate, sales and personal income taxes, increased economic activity, indirect job creation, increased property taxes to local communities, brownfields remediation and urban redevelopment, to name a few. Another point to be acknowledged is that DECD is often the lender of last resort and, without state financial assistance, businesses in this position would most likely fail. In these situations, DECD provides financial assistance with a full understanding of the risks involved in an attempt to save a company and, more importantly, preserve jobs.

## 20. Job Audits

The following information in Table 65 is the status summary of job audits that have been conducted as of June 30, 2011. 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 contracts, must be satisfied on or before June 30, 2011. Again, it is important to note that DECD's business assistance portfolio accounts for about 12% of DECD's total investment portfolio.

Job Goal Attainment	# of Companies	Contract			Actual Jobs Per Audit	% of Contract Requirement Attained
		Jobs Retained	Jobs Created	Total		
Met	33	12,464	3,467	15,931	17,005	107%
Did Not Meet	26	2,325	1,584	3,909	3,060	78%
<b>Total</b>	<b>59</b>	<b>14,789</b>	<b>5,051</b>	<b>19,840</b>	<b>20,065</b>	<b>101%</b>

Source: DECD-Totals may differ due to rounding

As noted in Table 65, of the 33 companies that met goal, results actually exceeded obligation by 7% (created/retained more than the required number of jobs).

Companies that did not meet their obligation had a 78% 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 1% more jobs than the assistance recipients were contracted to produce.

Table 66 shows that 56% of the companies that have undergone their contractually obligated job audit either met or exceeded their respective job goals. Eighty-three percent of the companies met 70% or more of their contractual jobs commitment. As of June 30, 2011, overall contractual employment targets have been exceeded by 225 jobs.

<b>Table 66: Business Assistance Portfolio Job Goal Attainment as of June 30, 2011</b>			
<b>% of Target</b>	<b># of Companies</b>	<b>Total Jobs Required by Contract</b>	<b>Total Jobs Based on Job Audit</b>
>150%	2	295	535
141-150%	1	38	54
131-140%	-	-	-
121-130%	4	593	744
111-120%	5	1,199	1,410
101-110%	16	13,475	13,931
100%	5	331	331
99-90%	10	1,564	1,517
89-80%	2	184	151
79-70%	4	771	582
69-60%	4	1,168	762
59-50%	1	20	11
<50%	5	202	37
<b>Total</b>	<b>59</b>	<b>19,840</b>	<b>20,065</b>

Source: DECD

As stated before, the composition of this portfolio is dynamic and as such this number will fluctuate yearly, due to new companies being added to the portfolio and companies that have fulfilled obligations being dropped off of the report. There are also several companies that have multi-year employment obligations, so their numbers will rise and fall over time and the overall performance of the contractual employment targets will change. Due to the dynamic nature of the department's business assistance portfolio and the state, national and global economies, the numbers reported herein represent a snapshot in time.

Since 1994, cumulative recoveries associated with companies that did not meet job targets total \$6.89 million. Recoveries include prepayments of loans, interest rate assessment, and partial repayments of grants. This number does not include interest rate increases or reductions in tax credits that have been implemented.

## 21. Dollar-per-Job Analysis

Table 67 provides the cost to the state per job created and retained.

<b>Table 67: DECD Dollar Cost Per Job Based on Actual Job Audit Results</b>						
<b>Job Goal Attainment</b>	<b>Total Grant</b>	<b>Total Loan</b>	<b>Tax Credits</b>	<b>Total Assistance</b>	<b>Actual Jobs Created/Retained</b>	<b>DECD Dollar Cost Per Job</b>
Met	\$11,250,000	\$46,186,000	\$51,908,210	\$109,344,210	17,005	\$6,430
Did Not Meet	\$0	\$15,373,229	\$60,000,000	\$75,373,229	3,060	\$24,632
<b>Total</b>	<b>\$11,250,000</b>	<b>\$61,559,229</b>	<b>\$111,908,210</b>	<b>\$184,717,439</b>	<b>20,065</b>	<b>\$9,206</b>

Source: DECD

It is important to note that each person employed as a result of DECD business assistance pays income tax to the state. Assuming each of the 20,065 jobs noted in Table 67 earned the median portfolio wage of \$55,879 and paid 3% of their wages in income taxes, the jobs created and retained by DECD business assistance represent approximately \$34 million in annual tax revenue to the state. Based on this figure alone, the state recoups DECD's investment in just over eight years.

## 22. Business Assistance Portfolio Survey

In an effort to meet all of this report's statutory reporting requirements, DECD surveyed recipients of DECD business assistance regarding their employment and wage levels. The data collected in this survey is located in the Appendix of this report. The survey data represents a snapshot in time. Businesses and markets are dynamic; factors such as sales volume, interest rate, and production and employment levels will fluctuate over the course of a year as well as over many 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, is not used in determining compliance with the recipient's contract, and is, therefore, not discussed in this section of the report.

## 23. Economic Impact Analysis

### **Business Development Portfolio**

Using the Regional Economic Models, Inc. (REMI) Policy Insight model for Connecticut, DECD estimates the impact of its business assistance investments from state fiscal years 1990 through 2011. Table 68 shows the impact DECD's business assistance investments (including active and inactive investments) have had on Connecticut's economy. The portfolio aggregate is the sum of impacts in 2011 constant dollars from calendar year 1990 through 2011. The economic and fiscal impacts represent cumulative changes from the baseline forecast of the Connecticut economy. That is, as a result of DECD business assistance investments, gross state product increased by more than \$1.3 billion dollars over the twenty one fiscal-year period.

The impacts appearing in Table 68 capture the construction spending and 20% of the machinery and equipment spending (considered as sales in the wholesale sector) that occurred as a result of DECD's business assistance investments.

<b>Table 68: Business Assistance Portfolio Economic Impact Changes from Baseline in 2011 Constant Dollars</b>		
	<b>Portfolio Aggregate</b>	<b>Fiscal Year 2010</b>
Gross State Product	\$1,350,573,325	\$61,887,253
Personal Income	\$1,940,889,765	\$103,455,000
State Net Revenue	\$ 172,737,200	\$ 6,521,200

*Source: DECD*

The reported impact does not capture the additional output and employment such investment afforded the firms receiving state assistance and is, therefore, a conservative estimate of the benefits of these investments.

The nominal value of the construction, machinery and equipment increased the non-residential capital stock in Connecticut, which is reflected in the towns' increased grand lists and their tax receipts (not reported here). In addition, this analysis captures the debt service the state incurred in funding the business assistance programs offsetting payments made to the state by firms receiving loans and grants. This accounts for the negative impacts in some years because the state's debt service is not always matched with offsetting outlays.

DECD has not accounted for the ongoing increases in capacity afforded by the business assistance program, therefore, this analysis is conservative.

**Estimated Increases in Property Value and Property Tax Revenue as a Result of DECD’s Business Assistance Investments**

Table 69 provides the estimated impact that DECD business assistance investments have had on property values in the municipalities in which the investments were made and provides the estimated property taxes generated by DECD’s business assistance investments.

<b>Table 69: Business Assistance Portfolio Property and Tax Value Impact</b>	
SFY 2010-11 Project Town’s Assessed Values	\$108,230,477
Project Town’s Assessed Value (Total Grand List Increase) from SFY 1990-2011	\$1,291,874,313
SFY 2010-2011 Property Tax Revenue	\$2,288,209
Portfolio Cumulative Property Tax Revenue SFY 1990-2011	\$301,094,021

Source: DECD

**E. Economic and Competitiveness Conditions Affecting Connecticut’s Businesses**

DECD asked each of the companies in its portfolio to rate their level of concern regarding several competitiveness issues facing Connecticut businesses. Table 70 provides a breakdown of the responses received.

<b>Table 70: Competitiveness Concerns</b>					
<b>Companies were asked to indicate their level of concern regarding several specific competitive issues.</b>					
<b>Property Taxes</b>			<b>State Regulations</b>		
	SFY 2010-11	SFY 2009-10		SFY 2010-11	SFY 2009-10
Very Concerned	56%	51%	Very Concerned	54%	39%
Somewhat Concerned	30%	41%	Somewhat Concerned	34%	44%
Not Very Concerned	14%	6%	Not Very Concerned	11%	13%
Not Concerned	0%	2%	Not Concerned	1%	4%
<b>Finding Skilled Workers</b>			<b>Healthcare Costs</b>		
	SFY 2010-11	SFY 2009-10		SFY 2010-11	SFY 2009-10
Very Concerned	53%	45%	Very Concerned	89%	80%
Somewhat Concerned	35%	47%	Somewhat Concerned	10%	17%
Not Very Concerned	10%	7%	Not Very Concerned	1%	0%
Not Concerned	2%	1%	Not Concerned	0%	2%

<b>Table 70: Competitiveness Concerns (continued)</b>					
<b>Companies were asked to indicate their level of concern regarding several specific competitive issues.</b>					
<b>State Business Taxes</b>			<b>Transportation/Highway Congestion</b>		
	SFY 2010-11	SFY 2008-09		SFY 2010-11	SFY 2009-10
Very Concerned	74%	42%	Very Concerned	32%	33%
Somewhat Concerned	23%	42%	Somewhat Concerned	38%	29%
Not Very Concerned	3%	14%	Not Very Concerned	24%	34%
Not Concerned	0%	2%	Not Concerned	6%	4%
<b>Workers Compensation Costs</b>			<b>Energy Prices</b>		
	SFY 2010-11	SFY 2009-10		SFY 2010-11	SFY 2009-10
Very Concerned	60%	62%	Very Concerned	66%	89%
Somewhat Concerned	27%	30%	Somewhat Concerned	30%	10%
Not Very Concerned	11%	6%	Not Very Concerned	3%	0%
Not Concerned	2%	2%	Not Concerned	1%	1%

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 Connection sessions, bringing together several businesses and technical service providers to identify and match resources needed such as 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 MetroHartford Alliance;
- The Middlesex County Chamber of Commerce;
- The Greater New Haven Chamber of Commerce; and
- The Waterbury Regional Chamber

DECD also assisted minority business enterprises in June of 2011 at the city of Bridgeport's 2011 Business Expo and Multicultural Marketplace. The expo provided an opportunity for small, minority and women-owned businesses to display their products, services, and network with other entrepreneurs. In addition, DECD participated in a workshop regarding business programs available to small businesses as well as one-on-one meetings with companies seeking assistance.

DECD participated in numerous outreach events to encourage business and industry development in Connecticut (including small businesses and minority business enterprises): the Connecticut Expo for Business with over 3,000 attendees; the Business Showcase of Fairfield County with several hundred attendees; and numerous chamber, local development commission and business association events.

Additionally, DECD provided support for the Connecticut Entrepreneurial Centers, the Connecticut Procurement Technical Assistance Program (CT PTAP) and the Connecticut Small Business Innovation Research (SBIR) office.

DECD is continuing its support of the Small Business Development Center (SBDC) program. In 2010-11, DECD provided Central Connecticut State University (CCSU) a \$384,874 grant in Manufacturing Assistance Act monies leveraged with \$1,004,045 of U.S. Small Business Administration (SBA) funds to continue to support the overall program and provide an office within DECD staffed with a business development specialist and a business development advisor.

SBDC is operated and staffed by a team of business professionals, specialists and advisors. In addition to the full and part-time SBDC professionals, staffing resources from the Connecticut State University System (Deans from the Schools of Business/Management) are available from each of the four university campuses. The central office is located at Central Connecticut State University and the satellites are located at Southern, Western and Eastern Connecticut State Universities, and at DECD in Hartford. The Connecticut Small Business Development Center Program (SBDC) is an integral part of the agency's Office of Small Business.

DECD, through the Office of Small Business (OSB), provides technical and financial assistance to businesses throughout Connecticut. The department is a one-stop business resource that matches company needs with many programs and services. DECD can provide technical assistance, low-cost financing opportunities and access to tax incentives, as well as assistance with operational efficiencies, site searches and facility planning, regulatory issues, training, exporting and research. DECD works in conjunction with its many partners including Connecticut's quasi-public entities and CDA.

DECD's Office of Business and Industry Development (OBID) is the state's central point for incentives, investment, and technical assistance and the state advocate for business and economic development. This office maintains a staff of experienced business development specialists who are knowledgeable of the many programs, services and incentives available to businesses in Connecticut. This office is the principal point of contact for in-state and out-of-state companies seeking assistance. OBID works closely with companies to address their short and long-term business needs, and strengthen their overall competitiveness in the global marketplace. OBID's team of business advisors are creative and flexible when it comes to addressing customer needs. In addition, their responsive, hands-on project management approach is one of the keys to turning economic development plans and proposals into successful – and profitable – realities.

DECD's OSB, works in conjunction with OBID's staff and to coordinate the many resources available to small businesses throughout Connecticut. The OSB leverages these resources to effectively and efficiently serve the needs of small businesses in a timely manner.

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

DECD has a number of initiatives that it administers to assist the creation and growth of small and minority-owned businesses.

DECD committed a total of \$800,000 to the Micro Loan Guarantee Program for Women and Minority Business Owners initiative (C.G.S. Section 32-9n). Under this program, CEDF provides a 30% guarantee on loans of up to \$50,000 to eligible women and minority business owners.

The 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 \$2,900,000 of DECD Urban Action (UA) funds to guarantee \$20 million of payment bonds issued to minority-owned construction companies.

The Hartford Economic Development Corporation's Business Resource Center (HEDCo-BRC) prequalifies minority contractors for participation in the payment bond program, and HEDCo-BRC provides administrative fund control management and back-office management assistance to program participants. The goal of this program is to enhance the opportunities for minority-owned construction firms to successfully bid for capital projects, with the expectation of increased construction-related employment opportunities for workers in the target communities.

### 3. Business Assistance Portfolio Small Businesses

Table 71 provides the breakout of small businesses in the DECD business assistance portfolio. Of the 117 respondents to DECD's business assistance portfolio survey, approximately 61% fall into the small business category (defined as having fewer than 100 employees).

<b>Table 71: Business Assistance Portfolio Small Businesses</b>	
# Of Small Businesses (less than 100 jobs and based on respondents)	71
# Of Small Businesses (less than 50 jobs and based on respondents)	57

Source: DECD

## G. Business Assistance

### 1. Business Expansion, Recruitment and Retention

During the SFY 2010-2011, 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 2010-11, the Connecticut Economic Resource Center (CERC) Business Response Center or call center, funded by DECD, referred 83 calls to OBID, including 35 out-of-state calls, while OBID received 312 calls directly and 99 from the Contact Management System on the Web. These contacts have led to the development of a pipeline of more than 62 financial deals and 7 loan/project closings. In addition, OBID responded to over seven requests for information from project consultants and/or site selectors.

Through the MAA, DECD funded a total of 5 business development projects involving \$10,250,000 in state funds, leveraging a total investment of \$43,850,789. These projects resulted in the retention of 1,691 jobs and the creation of 501 jobs in Connecticut. DECD Business Development staff took in and managed 411 calls/referrals, issued 16 offers of assistance, and negotiated 8 business assistance proposals.

- **Enterprise Zone and Urban Jobs Program** Enterprise Zone Incentives: Up to a five year, 80% local property tax abatement on real estate and personal property as well as up to a 10-year, 50% corporation tax credit for companies locating in one of Connecticut's 35 enterprise zone/enterprise corridor zone communities. Enterprise Zone: During the time period of July 1, 2009 through June 30, 2010, DECD certified 42 companies with a gross floor space of 2,747,145 square feet; 4,488 jobs were retained and 1,306 new jobs were created under the Enterprise Zone program. DECD is reviewing 78 applications. The most active municipalities were Waterbury and Stamford.
- **Urban and Industrial Site Reinvestment (URA) Tax Credit Program**  
The Urban and Industrial Site Tax Credit Program is a dollar-to-dollar corporate tax credit of up to 100% of capital investment on eligible projects with a minimum investment of \$5 million in distressed communities or an industrial project and \$50 million in all other communities. The credits can be used over 10 years. Should a company not be in a position to take advantage of the earned credits, credits can be carried forward for five consecutive years or be transferred to another corporate taxpayer to be used in the same year the credits were earned. DECD's current portfolio consists of 6 business projects with \$130 million in credits, which anticipate the creation of 1,585 jobs, the retention of 1,501 jobs and a total capital investment of \$193.3 million.

The majority of DECD's business development staff time is spent by providing matchmaking services and technical assistance through its own resources and those of its partners, many of which are programs funded through the department. DECD also works closely with state agencies and utility companies to provide assistance with energy issues, labor training, environmental remediation, permitting, etc.

## **2. Connecticut's Business Recruitment Plan**

Connecticut's business recruitment mission is to encourage businesses to relocate to Connecticut by showcasing the state as a strategic business location on a national and international level.

The overall recruitment goal is to facilitate business recruitment through a proactive, industry-driven approach utilizing some of the following strategies:

- national and international marketing and outreach campaign to three primary audiences including:
  - relocation consultants, site selectors, real estate brokers and corporate relocation managers,
  - businesses in targeted industries, and
  - businesses located in neighboring states such as New York, New Jersey, Massachusetts and Rhode Island that can benefit from the existing resources in Connecticut such as labor and technology;
- promote Connecticut's strategic location, superior quality of life, best workforces in the world, easy access to capital, etc.;
- capitalize on relationships with existing Connecticut businesses and solicit input on their acquisition plans and work to provide incentives to bring out-of-state operations into Connecticut; and
- attendance at industry-based trade shows to showcase and market Connecticut on a national and international level.

OBID 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. Out-of-State Recruitment Marketing Efforts

During 2010-11, DECD, through OBID, attended the following national and international trade shows:

- **International Air Shows** annually DECD leads a group of Connecticut aerospace manufacturers and suppliers to exhibit at the world's largest and most prestigious air show. The air show alternates each year between Farnborough, England and Le Bourget, France. Connecticut's exhibit is designed to promote the more than 1,000 Connecticut aerospace and defense manufacturers and suppliers in the state. DECD continues to fully support the efforts of the Connecticut Center for Advanced Technology (CCAT) in coordinating this event. DECD's and CCAT's objective is to introduce Connecticut aerospace and defense suppliers to original equipment manufacturers (OEMs), both domestically and worldwide, and to schedule meetings between those Connecticut suppliers and the OEMs. The staff also uses the opportunity to encourage businesses to relocate to Connecticut, by highlighting Connecticut as a strategic business location on a national and international level.
- **MEDICA** is the leading international trade show for people in the medical field. More than 4,000 exhibitors and 136,000 attendees participate every year. It is the premiere show for a medical device company, diagnostic company, university with a focus on medical & pharmaceutical research, information and communication technology; building services engineering; laboratory equipment; medical technology. The show is held annually in Dusseldorf, Germany. For the past two years, Connecticut, through DECD along with its New England partners has procured booth space as part of "Best of New England." In turn, "Best of New England" invites companies from the respective states to exhibit within the booth. These shows are extremely expensive for a small to medium sized company. By collaborating as a regional block, "Best of New England" dramatically reduces the cost to the company. DECD was a key partner in the planning of this event. Medical devices, biotechnology and precision manufacturing are key industries for the State of Connecticut, making this show a key event.
- **CoreNet Global Summit, Chicago** is the world's premier association for corporate real estate and related professionals. The bi-annual global summits bring together between 2,000 and 3,000 of the world's top corporate realtors

and site selection consultants to learn and network. OBID attends with marketing staff from CERC to comprise the Connecticut marketing team. We coordinate our efforts with Northeast Utilities' Team New England initiative that supports the marketing of the entire New England region at this and other events. The event gives Connecticut market reps the opportunity to network and build long-term relationships with attendees. These relationships can result in significant new business development projects for the state. Over the past three years, several of the site consultants we have met at CoreNet Global have brought clients to Connecticut.

- **Medical Design and Manufacturing East, New York City (MD&M East)** is the world's largest medical OEM event and provides an unparalleled array of resources and exhibitors for the design and manufacture of current and next-generation medical devices. The medical device industry is in position to be an important component of Connecticut's economy. DECD staff attended MD&M East to encourage businesses to relocate to Connecticut, by showcasing the State of Connecticut as a strategic business location on a national and international level.

##### **5. Connecticut's Retention and Expansion Plan**

OBID is organized to work with Connecticut businesses. Staff is assigned to outreach to targeted industries including, but not limited to, insurance and financial services, bioscience, machine manufacturing, metals, plastics, medical devices, energy and fuel cells, aerospace and defense, film and more. The purpose of this outreach is to:

- promote Connecticut as a great place to do business;
- inform companies of the many programs, services and business incentives the state offers;
- develop relationships with Connecticut's businesses and provide for an early warning/intervention system in order to assure that businesses remain and grow in Connecticut; and
- identify issues affecting the competitiveness of Connecticut businesses.

This outreach program has identified several common issues among these industries:

- high cost of insurance (health, workers' and unemployment compensation);

- cost of living;
- increasing taxes (both business and personal property);
- aging and shrinking workforce in the manufacturing industry;
- highway congestion;
- high utility rates;
- lack of mass transit;
- cumbersome regulatory process;
- lack of private funding for small businesses, particularly for working capital; and
- outsourcing.

Based on findings derived from the outreach completed, the Job Creation Tax Credit Program was amended to include Connecticut businesses undertaking expansion plans and increasing jobs.

Business retention and expansion responsibilities include:

- outreach to incumbent companies, chambers of commerce, local economic professionals, attorneys, accountants and real estate brokers;
- client intake, assessment and project feasibility review;
- assistance in identification of entitlements, incentives and services (site selection assistance and point of contact to other state agencies);
- deal negotiations and structuring assistance packages;
- packaging and delivery of products, services and financial assistance to clients;
- collecting and maintaining performance data for monitoring on the business and economic development projects executed by staff;
- leveraging DECD assistance funds through other lending sources including, but not limited to, CDA, the revolving loan funds and banks;
- linkage to workforce development, education and training resources and programs, and other business assistance programs/partners including, but not limited to, the utility companies, CONNSTEP, PTAP and CCAT; and
- ongoing business development and outreach.

## **6. Highlights in Business Expansion and Retention**

The following information highlights specific projects that were funded during SFY 2010-11:

- **Oakleaf Waste Management LLC** created 40 new jobs and retained 387 jobs by receiving \$5,290,000 to relocate their Corporate Headquarters to Windsor, CT.
- **Higher One, Inc.**, received state funding in the amount of \$2,000,000 for a total investment to expand their facility to 150,000 s.f. at Science Park, New Haven of \$45,916,463. This project created 240 new jobs in Connecticut.
- **Columbia Elevator Products Company, Inc.** relocated their Port Chester, New York facility to Bridgeport Connecticut. The Department of Economic and Community Development provided funding in the form of a state loan for \$2,000,000 to purchase and renovate the facility. This project will create 100 new jobs.
- **Aperture Optical Sciences** located in Durham Connecticut received a \$350,000 loan through the Small Business Revolving Loan Program to purchase machinery and equipment as part of its expansion. This project created 9 new jobs and retained 4 jobs.
- **Inline Plastics Corp of Shelton** received a \$500,000 state loan to purchase new machinery and equipment, which assisted in retaining 196 jobs and created 18 new jobs.
- **Barden Corporation located in Danbury** created 70 new jobs and retained 430 jobs by receiving a \$6,000,000 loan. The project included the purchase of machinery and equipment, building improvements and training.

## 7. In-State Expansion and Retention Marketing Efforts

The following SFY 2010-11 activities contributed to in-state marketing efforts:

- **Business Connections Program** – The program is aimed at providing Connecticut businesses with direct access to the many state and federal resources available to support them. DECD, through OBID, conducted a series of business outreach sessions across the state, in conjunction with business assistance partners and the regional chambers of commerce. The purpose of the sessions was to bring state programs and services to local businesses in their own backyard and to provide one-on-one counseling and follow-up. Agencies participating in the one-stop outreach effort included DECD, DOL, CDA, CI, CCAT, CONNSTEP, PTAP, SBDC, University of Connecticut Technology Incubation Program, Community Economic Development Fund (CEDF), Institute for Technology and Business Development, Northeast Utilities (UI), United

Illuminating, U.S. Department of Commerce (USDOC) and representatives of area regional revolving loan funds.

- The Department of Economic and Community Development along with Connecticut Innovations sponsored a Business Connection Event for Technology Companies held in Stamford to provide an opportunity for technology based businesses to learn and interact with organization that support entrepreneurship and innovation.h
- **CERC Sitefinder Showcase Extravaganza** – June 9, 2011, Rocky Hill and June 16, 2011, New Haven - This event is Connecticut's real estate showcase of available industrial properties and allows OBID staff to interact with a good cross-section of the commercial and industrial real estate communities. In addition, there are timely presentations by DECD to this constituency. Attendance usually exceeds 200 people.
- **CT Business Expo** – Connecticut Convention Center, June 9, 2011, Hartford - This annual event was sponsored by the Hartford Business Journal and allowed Connecticut businesses and industries to showcase their products and services. It also provided OBID with an excellent opportunity to meet with a significant number of manufacturers and economic base businesses. Attendance exceeds 700.
- **Connecticut Metropolitan Regional Chambers Alliance Program** – There has been a continuing need in Connecticut to provide opportunities for DECD to make the business community aware of the many programs and services that Connecticut offers to assist businesses in becoming more competitive in the global market place and to reduce the costs of doing business here. Experience has shown that one of the best vehicles to outreach and networking with the business community is through the regional chambers of commerce. DECD established a pilot program by entering into an agreement with the Connecticut Metropolitan Regional Chambers Alliance that allowed DECD staff to attend chamber functions, including board meetings and business expos, with the eight member chambers of the Connecticut Metro Regional Chamber Alliance. This program enabled DECD to better coordinate programs, services and resources; help raise awareness about the state's economic development tools; and foster more state and local collaboration on marketing and other outreach opportunities at the local and regional level.

- **Northeast Technology Exchange Conference (NeTEC)** – Presented by CCAT DECD participated in and sponsored the NeTEC Conference to showcase Connecticut’s emerging Aerospace & Defense Technologies.
- **Site Selector Events** - DECD hosted a two day event:
  - In June of 2011, DECD hosted a two-day event focusing in the Greater New Haven and Hartford areas in conjunction with the United Illuminating Company (UI) and Northeast Utilities (NU) with site selection consultants that show-cased the area and presented various sites available for development. The event also focused on the area’s prominence with such organizations as Yale University and the University of Connecticut.
  - As part of DECD’s ongoing efforts to market the state and maintain solid relationships with site selectors and corporate real estate executives, OBID hosted the 2<sup>nd</sup> annual Connecticut Champions Site Selector Event. The two-day event was a wonderful opportunity to “sell” Connecticut and further position the state as a leading location for world-renowned companies. Highlights included a Roundtable Discussion with Governor Malloy, a Tour of Rentschler Field, site tour of a major development area in New Haven and a Dinner with Connecticut Business Leaders.

## **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. In addition to developing foreign-owned prospects and leads, DECD International also provides technical assistance to foreign-owned companies located in Connecticut.

## **3. Protocol and International Trade Delegations**

During SFY 2010-11, International staff scheduled, hosted and met with several delegations from China, including Shandong Province, one of Connecticut's sister-states. The delegations visited DECD due to their interest in learning about economic cooperation, trade development, business practices and government. Connecticut and Shandong Province each emphasize bilateral trade relations and trade leads. Future Shandong delegations will undoubtedly visit the state in the next fiscal year.

China's continued delegations to Connecticut underscore our lengthy sister-state relationship. The state's 25 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 and guest-lecture. This program has trained over 200 Chinese provincial officials in Western government and business practices. As a function of Connecticut's sister-state relationship, in February 2010, the Connecticut China Council, of which the U.S. Department of Commerce and DECD are members, led a trade mission to China with stops in Beijing and Shandong Province. Approximately ten Connecticut companies participated in the mission.

In SFY 2010-11, Connecticut also continued to support the Baden-Wurttemberg, Germany sister-state relationship. An important component of the Connecticut-Baden-Wurttemberg relationship is a cooperative engineering/German apprenticeship program located at the University of Connecticut. This five-year engineering program incorporates one year of study and training in Germany.

Additionally, in SFY 2010-11, DECD International staff also met with ambassadors, consul generals, business delegations and other various groups from Belgium, Canada, China, France, Germany, Israel, Italy, Spain, Taiwan and the United Kingdom. Bilateral trade and cooperation were the typical issues discussed during such meetings.

A special protocol event was held in March 2010 in conjunction with the Canadian Consul General's Office in New York, "Canada Day in Connecticut." The daylong program began with meetings on Connecticut-Canada synergies, and concluded with a networking reception at the Legislative Office Building for officials, legislators and companies. Canada Day celebrated Connecticut's relationship with one of its top trading partners and furthered the trade dialogue on important cross-border issues. Approximately 100 individuals attended the celebration. The Canadian Consul General's Office hopes to schedule this event every other year.

#### **4. Trade Shows and Missions**

DECD staff, in conjunction with the Connecticut Center for Advanced Technology (CCAT) and Northeast Utilities, led a group of aerospace and defense manufacturers and suppliers to exhibit at the Farnborough Air Show in the U.K., July 19-23, 2010. The 2010 Farnborough Air Show featured close to 1,500 exhibitors from 40 countries. Eighteen Connecticut companies sub-exhibited in the Connecticut booth space, which reminded OEMs, suppliers, customers and others to connect to the over 1,000 Connecticut companies in the state's rich and diverse aerospace and defense supply chain. Pre-arranged meetings between DECD and the show's attending companies and exhibitors were organized. Hundreds visited the Connecticut booth. Dignitaries, including the Deputy Chief of Mission for the U.S. Embassy in London and the U.S. Department of Commerce's Assistant Secretary for Manufacturing and Services, also visited the Connecticut booth.

In June 2011, DECD, CCAT and Northeast Utilities, exhibited at Farnborough's sister show, the Paris Air Show in Le Bourget, France. Eighteen companies sub-exhibited within the Connecticut booth, including four companies new to the booth and international air show arena. Connecticut sub-exhibitors reported making approximately 230 significant contacts at the air show. The 2011 air show attracted over 2,000 international exhibitors. While at the show, DECD and Northeast Utilities business recruiters also met with aerospace business executives interested in learning about Connecticut and ways to enter or expand into the North American market.

In SFY 2010-11, DECD International recruited for the "Best of New England" booth at the annual Medica trade show in Dusseldorf, Germany. This was the New England states' fifth collaborative effort at Medica, the world's largest medical device trade show which regularly attracts over 4,000 exhibitors. Two Connecticut companies exhibited as part of the 2010 Best of New England booth, and both had successful meetings with numerous prospective overseas customers and distributors. Efforts are underway to prepare for Medica 2011.

## **5. Technical Assistance and Outreach**

During SFY 2010-11, International staff fielded hundreds of commercial inquiries, ranging from referrals to providing technical assistance on international marketing, export regulations, documentation, export financing, partner searches, freight forwarding, customs, duty drawback processes, etc.

In SFY 2010-11, DECD international staff participated in approximately 100 outreach events. Outreach was implemented through site visits to Connecticut businesses, seminars, workshops and other events with partners such as the U.S. Department of Commerce, various chambers of commerce, colleges and universities and other groups and organizations.

## **6. Eastern Trade Council**

Connecticut is an active participant in the Eastern Trade Council (ETC), and since February 2010 has chaired the ETC and its Board of Directors. The ETC is composed of the following jurisdictions: Connecticut, Delaware, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Puerto Rico, Rhode Island and

Vermont. Collectively, ETC member states and jurisdictions rank in the top five world economies. The ETC is the accelerator for regional trade development and policy that leverages economies of scale, reduces costs, bolsters competitive advantages and increases efficiencies. The ETC works collaboratively to increase exports, thereby creating and retaining jobs, and enhancing global competitiveness. As a region, the ETC holds a group discount/subscription rate to the WISER (World Institute for Strategic Economic Research) trade data service. Connecticut uses WISER for its export statistics, briefings and press releases. In the past, the ETC has organized trade missions to Saudi Arabia, Poland, South Africa and Turkey, to name a few. Companies who participate in an ETC trade mission have customized business matchmaking appointments. The ETC is currently updating its strategic vision, priorities and action item agenda. Proposed, future ETC projects include industry-specific seminars, implementing a legislator trade education program and increasing regional trade communications. By means of structural background, the ETC is an affiliate organization of the Council of State Governments (CSG)/Eastern Regional Conference (ERC). The CSG serves all three branches of state government, and is a regional-based forum that fosters the exchange of insights and ideas to help state officials shape public policy.

## **7. Webinars / Webcasts**

DECD promoted dozens of webinars, web-based seminars, sponsored by the USDOC and other groups in SFY 2010-11 on topics such as intellectual property rights, country briefings, trade agreements, trade finance, regulations and licensing. Webinars continue to be immensely popular as they are a convenient way to access information. Companies can learn more about new markets without incurring time and travel expenses.

## **8. Workshops, Seminars and Conferences**

DECD International teamed with the USDOC, Eastern Trade Council, Council of State Governments, universities, chambers of commerce and other partner associations and organizations to present and/or participate on panel discussions on a variety of topics such as export programs, services, resources and international readiness.

## 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 72. 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.

<b>Table 72: State Enterprise Zone Programs</b>			
<b>State</b>	<b>Program(s)</b>	<b>State</b>	<b>Program(s)</b>
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, personal property, and a 10-year corporate business tax credit. There are 17 targeted investment communities with enterprise zones, and three 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

From November 1, 2009, to October 31, 2011 (local tax cycle), DECD certified 42 companies for EZ-related incentive benefits. Another 40 pre-applications were received and reviewed in anticipation of certifications in 2011. The gross floor space of all the projects certified in 2010 was 2,727,145 square feet. In addition, 4,488 jobs were retained and 1,306 new positions were projected by certified businesses.

Tables 73 and 74 provide details on Connecticut's EZ Program activity in SFY 2010-11, based on the most recent data available.

<b>Table 73: SFY 2011 Statistical Summary</b>				
	<b>Area</b>	<b>Existing</b>	<b>Projected</b>	<b>Total</b>
Total Construction	110,580	156	161	317
Total Expansion	126,967	441	67	508
Total Leased Property	705,538	1,445	316	1,761
Total Purchased	1,804,060	2,446	762	3,208
Total Renovated Property	-	0	0	0
<b>Grand Total</b>	<b>2,747,145</b>	<b>4,488</b>	<b>1,306</b>	<b>5,794</b>

Source: DECD, OBID

The most active municipalities were the cities of Waterbury and Bridgeport. These represent 237,796 square feet of space and 101 new jobs in these distressed communities.

<b>Table 74: SFY 2011 Certifications by Municipalities and by Program</b>					
Location	EZ	UJ	ECZ	CMZ	RDZ
Ansonia					
Bridgeport	5	1			
Bristol	1	2			
Derby			1		
East Hartford					2
New London	1				
Hartford		2			
Middletown		1			
New Britain		2			
New Haven	2	1			
Norwalk	1				
Seymour			1		
Southington	2				
Stamford	3	1			
Torrington			2		
Waterbury	6	2			
Winchester			3		
<b>Total = 42</b>	<b>21</b>	<b>12</b>	<b>7</b>		<b>2</b>

Source: DECD

<b>Certifications by Municipality and by Program Code Key</b>	
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

#### Property Tax Abatement

The Distressed Municipalities Property Tax Reimbursement Program provides a five-year state reimbursement of a portion of the property tax loss towns sustain as a result of property tax exemptions granted to qualified manufacturing facilities in designated municipalities.

For SFY 2009-10, the most recent year of data available as of December 31, 2010, the state's portion of the total real and personal property taxes abated was \$8,081,366 which is calculated on a pro-rated basis.

<b>Table 75: Distressed Municipality Exemption Program</b>	
<b>Municipality</b>	<b>Total Payment with All Adjustments</b>
Ansonia	\$8,924
Beacon Falls	\$29,117
Bloomfield	\$40,235
Bridgeport	\$365,551
Bristol	\$163,204
East Hartford	\$96,466
Groton	\$126,338
Hamden	\$21,361
Hartford	\$291,310
Killingly	\$70,872
Meriden	\$162,913
Middletown	\$122,448
Naugatuck	\$97,522
New Britain	\$219,898
New Haven	\$84,402
New London	\$2,374,339
Norwalk	\$494,569
Norwich	\$87,612
Plainfield	\$480,926
Plainville	\$27,193
Putnam	\$14,208
Seymour	\$29,896
Southington	\$59,865
Sprague	\$1,135
Stamford	\$1,639,804
Sterling	\$0
Thompson	\$1,759
Torrington	\$150,807
Waterbury	\$162,602
Winchester	\$30,888
Windham	\$15,058
Groton-Sewer Dist.	\$78
Middletown (City Fire)	\$1,717
Attawaugan FD	\$1,006
Dayville FD	\$5,109

<b>Table 75: Distressed Municipality Exemption Program (continued)</b>	
<b>Municipality</b>	<b>Total Payment with All Adjustments</b>
Westfield FD	\$9,640
Sterling FD	\$0
Plainfield FD	\$24,354
Wauregan FD	\$1,094
<b>Total</b>	<b>\$8,081,366</b>

Source: Connecticut Office of Policy and Management

Table 76 provides the program totals for SFY 2002-03 through SFY 2009-10.

<b>Table 76: Distressed Municipality Exemption Program SFY 2002-03 to SFY 2009-10</b>	
<b>State Fiscal Year</b>	<b>Amount</b>
2002-03	\$8,101,651
2003-04	\$7,000,000
2004-05	\$7,486,278
2005-06	\$7,098,291
2006-07	\$7,046,907
2007-08	\$6,328,289
2008-09	\$7,265,292
2009-2010	\$8,081,366

Source: Connecticut Office of Policy and Management

#### **J. Small Business Assistance Revolving Loan Program**

**Small Business Assistance Revolving Loan Program** provides Connecticut's small businesses with the financial resources they need to operate and grow in the state. Under this program, Connecticut-based businesses with less than 50 employees are eligible for loans and lines of credit of up to \$500,000. Eligible uses of funds include the purchase of new or used machinery and equipment, real estate acquisition, new facility construction, rehabilitation of existing facility, leasehold improvements and inventory.

#### **K. Tax Credits 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 URA program is designed to encourage development and redevelopment activities in eligible communities and to encourage private investment in contaminated properties.

### **a. Urban Site**

An eligible Urban Site project is defined as an investment that will add significant new economic activity and generate significant additional tax revenues to the municipality and the state. Communities may participate in the Urban and Industrial Site Reinvestment Tax Credit Program if they have an EZ, have been designated as a distressed municipality or have a population in excess of 100,000, or any municipality that the commissioner determines is connected with the relocation of an out-of-state operation or the expansion of an existing facility that will result in a capital investment by a company of not less than \$50 million dollars. Investments can be made either directly by the taxpayer or indirectly through an investment fund. The investment fund must have a minimum asset value of \$60 million. The fund must have been established for the specific purpose of making investments under this program and must be managed by a certified program fund manager. The minimum amount for direct investments is \$5 million except for mixed-use development with at least four housing units or the preservation of an historic facility, for which the minimum is \$2 million. There is no minimum investment amount for indirect investments made by certified fund managers.

### **b. Industrial Site**

An eligible Industrial Site project is defined as an investment made in real property, or in improvements to real property, located within Connecticut that has been subject to environmental contamination. The investment will return the property to a viable business condition that will add significant new economic activity, increase employment and generate additional tax revenue to the state and the municipality in which the property is located.

**c. Credits**

The state allows an eligible taxpayer to claim up to \$100 million in business tax credits for the amounts they invest in any one project in designated towns or in redeveloping contaminated or potentially contaminated properties. A business can invest the funds directly in a project or through a fund manager registered under the act. Those making direct investments qualify if the investment exceeds \$5 million in an eligible project. Businesses investing through a fund manager qualify to receive credits if the fund's total value is \$60 million in the first year they claim the credits. Investments can be in the form of equity or a loan made to the fund for the benefit of a taxpayer.

Credits can equal up to 100% of the invested amount spread out over 10 years from when it was made. A business can begin claiming the credits three full years after that date. It can claim 10% per year during the next four years and 20% during the last three. Businesses can carry forward, for up to five consecutive years, tax credits they cannot use during the year in which they can be claimed. They can do this until the full amount is used. An investor in an eligible project may be eligible to receive a dollar for dollar corporate tax credit of up to 100% of their investment up to a maximum of \$100 million.

**d. Credit Timing and Revenue Neutrality**

The tax credits are performance-based and distributed over a 10-year period. Unlike cash incentives, the credits are awarded only after the business has made its investment. This program is designed to be revenue neutral or revenue positive to the state. The credits must be earned each year. If the business does not meet performance requirements, such as tax revenue generation, job creation and retention targets, they do not get the credits. The bulk of any tax credits the company may be eligible for are in the final three years.

**e. Urban and Industrial Sites Reinvestment (URA) Tax Credit Program Portfolio**

The URA program portfolio is detailed in Tables 77, 78 and 79. Table 77 provides information on tax credit projects closed in SFY 2010-11. Table 78

contains the entire portfolio (all program projects for which an assistance agreement has been executed). Table 79 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.

<b>Table 77: Urban and Industrial Site Reinvestment Tax Credits – Projects Added SFY 2010-11</b>										
<b>Company</b>	<b>NAICS</b>	<b>Municipality</b>	<b>Total Development Cost</b>	<b>Total Authorized Tax Credits</b>	<b>Leverage Ratio</b>	<b>Credits Awarded To Date</b>	<b>SFY</b>	<b>Jobs To Be Retained</b>	<b>Jobs To be Created</b>	<b>Total Jobs</b>
Gartner, Inc.	541910	Stamford	\$ 27,000,000	\$ 20,000,000	0.35	\$0	11	861	340	1,201
Nestle Waters North America Inc.	312111	Stamford	\$ 27,800,000	\$ 5,000,000	4.56	\$0	11	475	25	500
Higher One, Inc.	522320	New Haven	\$ 45,916,463	\$ 18,500,000	1.48	\$0	11	165	203	368
Eppendorf Manufacturing Corporation	326199	Enfield	\$ 17,610,300	\$ 10,000,000	0.76	\$0	11	134	139	273
<b>Total</b>			<b>\$ 118,326,763</b>	<b>\$ 53,500,000</b>	<b>1.21</b>	<b>\$0</b>	<b>11</b>	<b>1,635</b>	<b>707</b>	<b>2,342</b>

*Note: Leverage ratio was adjusted to include a DECD loan when part of the company's assistance package.*

*Source: DECD as of June 30, 2011*

**Table 78: Urban and Industrial Site Reinvestment Tax Credits Portfolio**

Company	NAICS	Municipality	Total Development Cost	Total Authorized Tax Credits	Leverage Ratio	Credits Awarded To Date	SFY	Jobs To Be Retained	Jobs To Be Created	Total Jobs
Diageo North America, Inc.	312130	Norwalk	\$107,100,000	\$40,000,000	168.00%	\$27,960,000	4	700	300	1,000
FactSet Research Systems, Inc.	518210	Norwalk	\$36,050,000	\$7,000,000	415.00%	\$4,173,970	5	365	180	545
Lowe's Home Centers, Inc.	493190	Plainfield	\$80,000,000	\$20,000,000	300.00%	\$7,456,136	5	-	525	525
Eppendorf Manufacturing Corp.	326199	Enfield	\$23,100,000	\$5,000,000	362.00%	\$3,000,000	6	1,700	115	1,815
Greenwich Capital Markets, Inc.	523110	Stamford	\$345,000,000	\$100,000,000	245.00%	\$40,000,000	7	700	1,150	1,850
Blue Sky Studios, Inc.	512110	Greenwich	\$65,000,000	\$18,000,000	261.00%	\$-	8	0	300	300
Prudential Retirement Insurance & Annuity Co.	524116	Hartford	\$12,600,000	\$8,000,000	58.00%	\$1,600,000	9	713	275	988
Comcast of Connecticut, Inc.	515210	Enfield	\$7,572,643	\$5,000,000	51.00%	\$1,000,000	10	927	344	1,271
Aldi, Inc. (CT)	445110	South Windsor	\$52,400,000	\$1,900,000	2658.00%	\$380,000	10	0	30	30
Burris Logistics, Inc.	424420	Rocky Hill	\$56,819,000	\$2,000,000	2741.00%	\$-	10	0	220	220
Engineered Electric Company d/b/a DRS Vermont	335310	Bridgeport	\$15,115,000	\$10,000,000	51.00%	\$-	10	404	95	499
CF Foods, LLC	311520	New Britain	\$22,008,000	\$2,000,000	1000.00%	\$200,000	10	40	220	260
Gen Re Corporation	524130	Stamford	\$130,000,000	\$19,500,000	567.00%	\$-	10	820	0	820
Starwood Hotel & Resorts	561110	Stamford	\$75,000,000	\$75,000,000	-		10	0	813	813
Gartner, Inc.	541910	Stamford	\$27,000,000	\$20,000,000	35.00%		11	861	340	1,201
Nestle Waters North America Inc.	312111	Stamford	\$27,800,000	\$5,000,000	456.00%		11	475	25	500
Higher One, Inc.	522320	New Haven	\$45,916,463	\$18,500,000	148.00%		11	165	203	368
Eppendorf Manufacturing Corp.	326199	Enfield	\$17,610,300	\$10,000,000	76.00%		11	134	139	273
<b>Portfolio Total</b>			<b>\$1,146,091,406</b>	<b>\$366,900,000</b>	<b>212.00%</b>	<b>\$85,770,106</b>		<b>8,004</b>	<b>5,274</b>	<b>13,278</b>

Note: Leverage ratios for Blue Sky and Prudential Retirement were adjusted to include DECD loans.

Source: DECD, as of June 30, 2011

**Table 79 Urban and Industrial Site Reinvestment Tax Credits Portfolio– Estimated Credit Distribution Schedule (\$ millions)**

<b>Company</b>	<b>Total Auth. Tax Credit</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Diageo North America, Inc.	\$40.00	\$4.00	\$4.00	\$4.00	\$4.00	\$8.00	\$8.00	\$8.00						
FactSet Research Systems, Inc.	\$7.00		\$0.70	\$0.70	\$0.70	\$0.70	\$1.40	\$1.40	\$1.40					
Lowe's Home Centers, Inc.	\$20.00			\$2.00	\$2.00	\$2.00	\$2.00	\$4.00	\$4.00	\$4.00				
Eppendorf Manufacturing Corporation	\$5.00	\$0.50	\$0.50	\$0.50	\$0.50	\$1.00	\$1.00	\$1.00						
Greenwich Capital Markets, Inc.	\$100.00		\$10.00	\$10.00	\$10.00	\$10.00	\$20.00	\$20.00	\$20.00					
Blue Sky Studios, Inc.	\$18.00					\$1.80	\$1.80	\$1.80	\$1.80	\$3.60	\$3.60	\$3.60		
Prudential Retirement Insurance & Annuity Co.	\$8.00					\$0.80	\$0.80	\$0.80	\$0.80	\$1.60	\$1.60	\$1.60		
Comcast of Connecticut, Inc.	\$5.00				\$0.50	\$0.50	\$0.50	\$0.50	\$1.00	\$1.00	\$1.00			
Aldi, Inc. (Connecticut)	\$1.90				\$0.19	\$0.19	\$0.19	\$0.19	\$0.38	\$0.38	\$0.38			
Burris Logistics, Inc.	\$2.00					\$0.20	\$0.20	\$0.20	\$0.20	\$0.40	\$0.40	\$0.40		
Engineered Electric Company d/b/a DRS Vermont	\$10.00						\$1.00	\$1.00	\$1.00	\$1.00	\$2.00	\$2.00	\$2.00	
CF Foods, LLC	\$2.00					\$0.20	\$0.20	\$0.20	\$0.20	\$0.40	\$0.40	\$0.40		
Gen Re Corporation	\$19.50						\$1.95	\$1.95	\$1.95	\$1.95	\$3.90	\$3.90	\$3.90	
Starwood Hotel & Resorts	\$75.00							\$7.50	\$7.50	\$7.50	\$7.50	\$15.00	\$15.00	\$15.00
Gartner, Inc.	\$20.00						\$2.00	\$2.00	\$2.00	\$2.00	\$4.00	\$4.00	\$4.00	
Nestle Waters North America Inc.	\$5.00						\$0.50	\$0.50	\$0.50	\$0.50	\$1.00	\$1.00	\$1.00	
Higher One, Inc.	\$18.50							\$1.85	\$1.85	\$1.85	\$1.85	\$3.70	\$3.70	\$3.70
Eppendorf Manufacturing Corporation	\$10.00							\$1.00	\$1.00	\$1.00	\$1.00	\$2.00	\$2.00	\$2.00
<b>Total</b>	<b>\$238.4</b>	<b>\$4.50</b>	<b>\$15.20</b>	<b>\$17.20</b>	<b>\$17.90</b>	<b>\$25.40</b>	<b>\$41.50</b>	<b>\$53.90</b>	<b>\$45.60</b>	<b>\$27.20</b>	<b>\$28.60</b>	<b>\$37.60</b>	<b>\$31.60</b>	<b>\$20.70</b>

Source: DECD

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

The economic impact of the URA program portfolio is outlined in Table 80. This table shows the state will derive significant economic benefit from the application of this economic development tool.

Table 80 also shows the jobs created, the net new state gross domestic product generated and the net state revenue created as a result of the state's investment in these firms. Net state revenue is revenue from all domestic sources less expenditure on all domestic uses arising from the direct and indirect effects of the URA tax credit award. Note that the first audit of firms receiving URA tax credits occurs three years after the award and therefore, the first audit incorporates three years of actual performance data for each firm.

**Table 80: Estimated Economic and Fiscal Impacts of the DECD  
Urban and Industrial Site Investment Tax Credit Portfolio**

Firm Name	URA Contract Start Date	Total Award	Job Creation Since Award		State Gross Domestic Product		Net New State Revenue	
			Average Direct Jobs Created Each Year	Average Indirect Jobs Added Each Year	Cumulative Since Contract	Per Year Average Since Contract	Cumulative Since Contract	Per Year Average Since Contract
Lowe's	2002	\$20 MM	614	114	\$258,452,247	\$43,075,374	\$22,972,743	\$3,828,790
Diageo	2003	\$40 MM	641	736	\$2,381,047,325	\$264,560,814	\$119,765,430	\$13,307,270
Eppendorf	2004	\$5 MM	64	42	\$650,449	\$92,921	\$5,492,752	\$784,679
FactSet	2004	\$7 MM	75	126	\$88,170,682	\$14,695,114	\$11,652,056	\$1,942,009
Greenwich Capital Markets nka RBS Securities Inc.	2005	\$100 MM	581	2,303	\$2,045,535,596	\$340,922,599	\$144,642,746	\$24,107,124
Blue Sky Studios	2008	\$18 MM	NA	NA	NA	NA	NA	NA
Prudential Retirement Insurance & Annuity Co.	2009	\$8 MM	29	83	\$53,361,461	\$13,340,365	\$3,281,525	\$820,381
Comcast of Connecticut	2009	\$5 MM	350	-155	\$37,097,269	\$7,419,454	\$1,069,915	\$213,983
Aldi, Inc. (Connecticut)	2009	\$1.9 MM	52	289	\$86,579,110	\$21,644,777	\$11,351,253	\$2,837,813
Burris Logistics, Inc.	2009	\$2 MM	NA	NA	NA	NA	NA	NA
Engineered Electric Company d/b/a DRS Vermont	2009	\$10 MM	NA	NA	NA	NA	NA	NA
CF Foods, LLC	2009	\$2 MM	248	258	\$173,296,746	\$43,324,187	\$17,468,842	\$4,367,210
General RE Corporation	2010	\$19.5 MM	NA	NA	NA	NA	NA	NA
Starwood Hotel & Resorts	2010	\$75MM	NA	NA	NA	NA	NA	NA
Gartner, Inc.	2011	\$20MM	NA	NA	NA	NA	NA	NA
Nestle Waters North America Inc.	2011	\$5MM	NA	NA	NA	NA	NA	NA
Higher One, Inc.	2011	\$18.5MM	NA	NA	NA	NA	NA	NA
Eppendorf Manufacturing Corporation	2011	\$10MM	NA	NA	NA	NA	NA	NA

Source: DECD, as of June 19 2012

## **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. Changes to the program were made under recently approved Public Act 10-75 and they include: no eligibility certificates can be issued on or after June 30, 2010 and no credits are allowed for an investment of less than one million dollars for which the commissioner issued a certificate of eligibility. On and after July 1, 2011, the commissioner shall revoke the certificate of eligibility for any insurance business for which its fund manager failed to provide sufficient documentation of said investment of not less than one million dollars.

#### **1. Insurance Reinvestment Tax Credit Program Portfolio State Fiscal Year 2010-11**

There were no new investments approved during the SFY 2010-11 to Schupp & Grochmal, LLC.

#### **2. Insurance Reinvestment Tax Credit Program Portfolio**

The Insurance Reinvestment Tax Credit Program Portfolio is composed of investments made by approved program fund managers in insurance and related businesses. As of June 30, 2011, there is no capital available for new investments that had not received prior approval. Approved investments as of that date totaled approximately \$547 million. Actual investments made as of that date totaled approximately \$217.7 million. The investment figure of \$217.7 million represents the total potential tax credits that may be claimed by fund investors as of June 30, 2011. 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.

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

Public Act 10-75, effective July 1, 2010, amended the Insurance Reinvestment Tax Credit Program administered by the Department of Economic and Community Development and created new provisions for the program, which provides a 100% insurance premiums tax credit to insurance companies that invest with approved fund managers who will provide financing to eligible Connecticut business, including 25% committed to green technology businesses and 3% to preseed investments. A total of \$200 million in tax credits has been set aside for this program. As of June 30, 2011 five funds were approved, totaling \$138.1 million. The approved funds are as follows:

<b>Table 81: Connecticut Insurance Reinvestment Fund Program (Public Act 10-75, sec. 14(c))</b>			
<b>Fund Manager</b>	<b>Allocation Request</b>	<b>Amount Approved</b>	<b>Approval Date</b>
Advantage Capital Connecticut Partners I, Limited Partnership	\$72,000,000	\$72,000,000	10/15/2010
Enhanced Capital Connecticut Fund I, LLC	\$22,100,000	\$22,100,000	1/25/2011
Enhanced Capital Connecticut Fund II, LLC	\$9,000,000	\$9,000,000	1/31/2011
Stonehenge Capital Fund Connecticut III, LLC	\$10,000,000	\$10,000,000	5/23/2011
Stonehenge Capital Fund Connecticut II, LLC	\$25,000,000	\$25,000,000	5/27/2011
<b>Total</b>	<b>\$138,100,000</b>	<b>\$138,100,000</b>	

Source: DECD

### **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 five new Job Creation Tax Credit Allocation Notices issued during SFY 2010-11 for a total amount of \$1,322,525. Credits are earned over a five year period based on the amount jobs created (10 or more) and their related payroll tax withheld. The five new Allocation Notices are as follows and they represent the maximum amount of credit that they can earn under the program:

- P.C. Richard & Son Long Island Corporation - \$867,043
- DRS Consolidated Controls, Inc. - \$275,880
- In-Line Plastics - \$62,158
- Norampac New England, Inc. - \$117,444

In addition to the Job Creation Tax Credit Program, Public Act 10-75 established the Qualified Small Business Job Creation Tax Credit Program. This job creation tax credit program is available to small businesses with less than 50 employees. Businesses that hire at least 1 new full-time worker after May 6, 2010 can receive a tax credit of \$200 per month during taxable years 2010-2012. A listing of projects for this program appears in the Appendix 3 of this report.

In addition, Public Act 10-75 created the Vocational Rehab Job Creation Tax Credit Program, which provides a \$200 per month tax credit during taxable years 2010-2012 to employers that higher a new employee who is receiving vocational rehabilitation services from the Bureau of Rehabilitation Services within the Department of Social Services. There were no applicants for this tax credit program.

## **L. DECD-Supported Economic Development Organizations**

### **Economic and Workforce Development Organizations Funded by DECD**

Because of the diverse nature and size Connecticut's industry and companies, DECD has developed capacity to provide specialized investments and technical assistance. In addition, this allows DECD the ability to promote entrepreneurship, innovation, productivity, technology development and alternative energies by funding and collaborating with other economic development organizations. These partners provide a variety of programs and initiatives that assist small businesses across the state.

- **Connecticut Center for Advanced Technology (CCAT)** is a non-stock, tax-exempt Corporation incorporated in May 2004, and is funded under federal and state sponsored grants to develop a national center that addresses military and civilian industrial manufacturing needs; promotes energy planning and policy initiatives; stimulates innovation; and enhances workforce development issues concerning technology competitiveness. Throughout the SFY 2011-12 DECD continued to fund and work in partnership with CCAT on various energy, innovation, productivity and manufacturing programs. The state sponsored initiatives include:
- **Center for Manufacturing Supply Chain Integration (CMSCI)** - CMSCI continues to assist small and medium-sized suppliers for aerospace and defense manufacturers to fully compete in the global marketplace by helping clients adopt digital manufacturing and information technologies, and learn best business practices to eliminate waste caused by poor information flow and counterproductive business practices.
- **Biodiesel Initiatives** - In SFY 2010-11, DECD partnered with CCAT to continue to administer a comprehensive Biofuel Initiative designed to spur the emerging industry's growth within the state and to encourage production of alternative energy sources. All grants awarded under the initiative provided funds for the production of biodiesel, purchasing equipment or constructing, modifying or retrofitting facilities,

including but not limited to, the actual costs of creating storage and distribution capacity of biodiesel.

- The Biofuel Initiative is comprised of the following:
  - The **Production Facilities** program that awarded 3 grants totaling over \$1.7 million to Connecticut Biofuel producers;
  - A **Distribution Facilities Grants** component that provided 6 grants totaling \$296,890; and
  - The **Biodiesel Production Subsidy** program component that provided approximately \$123,732 in funding to Connecticut Biofuel.
- **The Center for Energy Solutions and Applications**, which works to support a systematic installation of distributed energy technologies at small to medium sized manufacturing facilities in Connecticut. Through this program, CCAT has provided information and technical assistance to over 23 companies of which four have begun to move forward to install solar or fuel cell technology.
- **Small Business Incubator Program (SBIP)** DECD continues to partner with CCAT to administer the SBIP which is designed to defray the financial burden of maintaining and growing a technology-based start-up business. A total of \$492,548 is available for grants to companies located within an incubator facility for such uses as to acquire specialized equipment, build prototypes, conduct marketing, and protect intellectual property through patenting.
- **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 2010-11 DECD funded \$960,000 for the purposes of assisting small and medium sized to manufacturers learn about, evaluate, and implement modern manufacturing methods and technologies. This was accomplished by undertaking manufacturing modernization projects with emphasis on implementing new lean manufacturing, environmental management and quality improvement techniques.

- **CCSU Small Business Development Center** at Central Connecticut State University. The SBDC promotes and encourages the creation and growth of small business by providing sound business advice through professional no cost counseling, seminars, technical assistance and education for business owners and entrepreneurs in one-on-one or group training environments throughout the State of Connecticut. The SBDC advises and nurtures small businesses at the grass roots level. Regional offices are staffed by professional business counselors who provide the one-on-one counseling without charge to Connecticut's small business community.
- **Entrepreneurial Center Program** was established to help Connecticut men and women of all income levels achieve financial independence through self-employment. This unique training program provides self-assessment workshops, comprehensive small-business training, assistance with business plan development, guidance when seeking capital, access to business advisors, networking, referrals to professional services, and pre-planning and advanced business training. During SFY 2010-11, DECD supported two entrepreneurial programs:
  - DECD provided financial assistance to two Entrepreneurial Centers in CT: The Entrepreneurial Center of the University of Hartford and The Women's Business Development Center (WBDC) of Stamford. Both organizations provide low-and moderate-income individuals, including persons on public assistance, with the skills and support to make the transition into independent entrepreneurship. The Entrepreneurial Center assisted 196 individuals and 74 businesses. The success of its clients' businesses led to the employment of 152 in Connecticut. Of these, 25 were new businesses that created 36 jobs." The WBDC assisted 655 new individuals, and the ensuing development of new businesses created 110 new Connecticut jobs.
- **Southeastern Connecticut Enterprise Region (seCTer)** is a public-private regional economic development agency serving 21 towns in New London County. SeCTer's mission is to promote and preserve the region's attractiveness, to encourage new businesses, and to assist and nurture existing and expanding local enterprises. The Procurement Technical Assistance Program (PTAP), supported through seCTer, provides marketing and procurement assistance to Connecticut businesses interested in selling their goods to federal, state or local governments. Services include one-on-one business counseling, bid-match services, registration with government agencies, bid and proposal preparation, post-award assistance, electronic business information, subcontracting opportunities, education on laws and

regulations and other training that may assist an organization in obtaining or performing on government contracts or subcontracts. Four Procurement Technical Assistance Centers are located in Bridgeport, Hartford, New London and Waterbury. During SFY 2010-11, DECD provided matching funds to PTAP and CT PTAP clients reported winning approximately \$184.2 million in contract awards. DECD-Sponsored Revolving Loan Funds - DECD funds local, regional and statewide revolving loan funds as part of its effort to assist small businesses.

- Active Regional Revolving Loan Funds - The Appendix of this report provides detail on the various revolving loan funds funded by DECD.

Table 82 provides a short description of how each function of each fund is handled (either directly or through referral).

<b>Table 82: Revolving Loan Funds</b>						
<b>Organization</b>	<b>Business Plans</b>	<b>Financial Assistance</b>	<b>Marketing</b>	<b>Technical Assistance</b>	<b>Training Workshops</b>	<b>Area Covered</b>
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

## M. Industry Clusters/Sectors

In SFY 2010-11, the functions of the Office of Business and Industry Development (OBID) relating to the growth of economic industry clusters and/or industry sectors was focused on guiding policy and investments toward developing a high performing economy. OBID continues to define benchmarks, issues and possible solutions in order to design future strategic activities and provide strategic support for key industry sectors.

### 1. Existing Clusters

- **Aerospace** – DECD continues to support the efforts of the Aerospace Components Manufacturers (ACM) by attending key meetings and promoting the importance of the industry and cluster. In addition, the agency encourages international business development initiatives such as key industry international air shows.
- **Insurance and Financial Services** – DECD collaborated with the IFS Cluster and various public and private partners and stakeholders to continue the administration of the IFS Center for Educational Excellence. This collaboration included the second Actuarial Boot Camp for CT high school seniors. The camp had 10 participants and was held at The Phoenix in Hartford.

### 2. Emerging Clusters

- **Hydrogen-Fuel Cells** – DECD in support of creating a hydrogen/fuel cell economy has funded industry initiatives through CCAT over previous state fiscal years. DECD provided \$163,484 to CCAT to assist the hydrogen fuel cell industry with the identification and expansion of markets for product sales through marketing and public relations; an international recruiting pilot program; technical/economic assessments; an energy storage initiative; workforce readiness; and a renewable energy industrial development initiative. Through this effort, CCAT assists DECD in enhancing the hydrogen fuel cell industries' economic growth by focusing on three key areas and priorities: 1) business development and support; 2) leverage of government/private funding and 3) transportation infrastructure.
- Additionally, DECD maintains relationships and open lines of communications with the following cluster organizations. These organizations remain the voice for the industry and act as a link between the state and industry, research universities and other key industry organization within Connecticut.

- CT United for Research Excellence (Bioscience)
- CT Technology Council (Software/IT)

### **3. Bond funds Expended on Economic Clusters in State Fiscal Year 2011-12**

No Bond funds were allocated during this fiscal year. General Funds supported the above activities.

## **N. Film, Television and Digital Media**

The Connecticut Film office is the primary contact for statewide film, television and media production. With 3 tax credit programs (production, infrastructure and digital animation company), an on-line Production Resource Directory and Location Gallery, the film office serves as a clearinghouse for information, economic incentives and services that make Connecticut an ideal production location. The film office promotes these incentives and the state as a location to the digital media and film industry. The film office collaborates with the Office of Workforce Competitiveness to develop the necessary workforce comprised of Connecticut residents to ensure that this emerging industry in the state is sustainable.

The Office of Film, Television and Digital Media (Connecticut Film Office) actively assists local, national and international motion picture, television, media and entertainment entities with finding locations in Connecticut, rules and procedures, securing permits, hiring local cast and crew and other services. The film office represents the state and its agencies, municipalities and resident media professionals in interactions with media production entities and the industry at large.

Each year, the CT Film Office successfully serves hundreds of major TV networks and producers, movie studios, commercial producers and more, resulting in millions of dollars in economic benefit to Connecticut, its businesses and ultimately its residents.

The film office's activities include:

- Providing productions support to the film/TV/media industry.
- Promoting the state as a location for films, TV shows, commercials and photos shoots.
- Publishing a free online productions resource directory
- Maintaining a location photo gallery and database

Serving as a liaison between the industry and Connecticut state agencies, municipalities, business and private property owners, and residents to secure film permits and ensure a seamless production process for all parties.

- During SFY 2010-11, an estimated \$245.7 million was spent in Connecticut by qualified productions. 70 tax credit applications were processed and \$70,026,672 in tax credits were issued to 30 production companies (\$50.9 million to 28 production companies, \$16.8 million in digital animation tax credits, and \$2.2 million to one infrastructure project).
- Office of Film Television & Digital Media (OFTDM) staff provided services for 195 productions and assisted the operations of 84 productions, including 5 websites, that have begun or completed projects in Connecticut, and increased the ReelCrew© database to a total of 584 crew members and 359 film vendors.
- Office staff also participated in financial, educational and trade seminars for studios, film commissions, accountants, attorneys, producers and filmmakers in Connecticut, New York and Los Angeles.
- Notable highlights for SFY 2010-11 include:
  - Emmy-nominated Showtime cable series “The Big C” filmed Season 2 in a newly retrofit studio in Stamford. The NBCU talk shows situated at the recently renovated state-of-the-art Stamford Media Center provided the requisite critical mass to attract these new productions. Each production represents approximately 150-200 crew members. Audience members attending the NBCU talk shows provide further economic impact in the downtown Stamford area.
  - The WTBS television series “Are We There Yet” is contracted to produce 100 episodes in Stamford. This work should continue through early 2012.
  - The fourth annual Connecticut Film Industry Training Program (FITP) was conducted, in conjunction with the Office for Workforce Competitiveness, to prepare constituents for potential film union membership. There were 63 trainees in the 2011 FITP. To date 416 trainees have earned certificates.
  - The OFTDM along with ESPN co-sponsored the Filmmaker/Industry Lounge at the 2011 Tribeca Film Festival in New York City. This sponsorship facilitated access to nearly 200 key industry decision makers during a purpose-based hospitality event designed to showcase the benefits of bringing film, television and digital media productions to Connecticut.

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## **V. COMMUNITY DEVELOPMENT PERFORMANCE**

### **A. Community Development Introduction**

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

Community development activities create the environment necessary for sustainable economic growth, stable neighborhoods and healthy communities. Community development activities address the quality-of-life issues that create and reinforce the foundation that effective economic and housing development depend upon for success. Community development forms the nexus between housing and economic development and, as such, often overlaps and complements economic development and housing development. Community development activities, therefore, provide the critical link between these two different and distinct activities.

Community development provides communities with quality-of-life improvements such as:

- Housing rehabilitation and community facilities;
- Cultural arts and entertainment, recreation venues and activities and aesthetic improvements that enrich the quality of life for all members of the community;
- Integration of large-scale developments into the fabric of a community, including infrastructure improvements that stabilize neighborhoods and encourage safe environments; and
- Reuse of vacant and underutilized buildings and sites, including brownfields, which represent new opportunities, elimination of blight and renewed interest in investment.

As mentioned in the economic development section of this report, economic and community development requires a comprehensive and holistic approach. Community development activities often link business and industry assistance to those factors affecting and forming the foundation upon which an economy is supported. It is at the community development level that factors such as the adequacy, reliability and quality of transportation and education systems, the affordability of housing, the preservation of historical, cultural and natural resources, arts assets or access to affordable healthcare are addressed through state policy and development initiatives. Through close

coordination with the Department of Transportation (DOT), state investments in land use and transportation improvements are more comprehensively managed.

## **B. Community Development Overview**

### **1. Community Development Mission**

DECD's community development mission is to sustain our cities and towns as vibrant, diverse, healthy communities that are centers of culture, commerce, learning, the arts, history and prosperity.

### **2. Overarching Goal**

DECD's community development goal is to develop and implement community-based initiatives to 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 \$602,171);
- EPA Revolving Loan Fund (Statewide \$1.8 million);
- EPA Site Assessment Program;
- HOME Investment Partnership Program (HOME);

- Industrial Sites Reinvestment Tax Credit Program;
- Manufacturing Assistance Act (MAA) Program;
- Main Street Program;
- Municipal Development Program;
- Neighborhood Stabilization Program (NSP);
- Small Cities Community Development Block Grant (CDBG) Program;
- Small Town Economic Assistance Program (STEAP);
- Special Contaminated Property Remediation and Insurance Fund;
- Tax Credit Assistance Program (TCAP);
- Urban Action (UA) Grant Program;
- Urban and Industrial Site Reinvestment Tax Credit Program (URA); and
- Urban Sites Remedial Action Program

#### **4. Functional Components**

DECD's community development goals are supported by long- and short-term strategies. The short-term community development strategy centers on servicing the immediate amenity and infrastructure needs of Connecticut's communities through individual development projects that result in a broad social impact upon the communities. This strategy is executed project by project and may be initiated in conjunction with an economic development project, a housing development, or both, or as a stand-alone activity.

The long-term community development strategy is governed by the comprehensive planning, amenity, and infrastructure needs of Connecticut's communities and regions as communicated to DECD by each community and/or region. The goals and objectives set forth in Connecticut's 2005-2011 Consolidated Plan for Housing and Community Development reflect community needs and focus on the building of broad community foundations that enhance quality of life and support further economic expansion and quality affordable housing development. The state's Plan for Conservation and Development also provides development and land use guidelines and policies for Connecticut. Comprehensive planning for the future of our communities is also facilitated through the Municipal Development Plan process under Chapter 132 and 588I 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 2010-11, one agency office primarily supported DECD's community development efforts:

- Office of Responsible Development (ORD)

## C. Community Development Goals, Objectives, and Measures

### 1. Measuring Performance

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

### 2. Measuring Economic Impact

Measures used include:

- the effect of DECD investments on gross state product, personal income and state tax revenues; and
- socio-economic benefits of DECD's investments.

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

- gain in total state output;
- new personal income; and
- new state revenues.

### 3. Marketing Efforts

During SFY 2010-11, marketing and outreach accomplishments in community development were achieved by Office of Brownfield Remediation and Development (OBRD) and ORD. In addition to continuing ORD's successful outreach program, specific efforts were made in the following areas as shown in Table 83:

<b>Table 83: Training Sessions for ORD</b>		
<b>Type of Session</b>	<b>Date</b>	<b># Participants</b>
Regional EDD Workshop – CCM	7/13/10	50
OBRD EPA Training – Rensselaer	9/14/10	75
CCM	10/6/10	1,200
STEAP Workshop	10/19/10	50
Middlesex Chamber of Commerce Brownfield Presentation	11/3/2010	25
CBI Event for Dollars/Funding Moving Dirt	11/5/10	75
DRI Workshop	1/28/11	50

<b>Table 83: Training Sessions for ORD (continued)</b>		
COST Conference	1/19/2011	540
Quarterly Regional Economic Development Workshop with CEDS Regions & EPA	3/23/2011, 6/29/2011	30
National Brownfield Conference	4/3/2011 to 4/5/2011	6,500
DEEP Remediation Roundtable	4/12/2011	100
Sustainable Communities Conference (NYC)	4/15/11	250
CBI – “Bring Out Your Dead...Resurrecting Brownfields”	5/5/2011	60
Outreach conducted with CEDS Regions on Permitting and Brownfields	5/25/2011, 6/10/2011, 6/13/2011	20
DRI – Financial Resources for Managing & Developing CT Downtown’s	5/13/11	50
Construction Management Training	6/14 – 6/15/11	20
Governing Sustainability Summit (NYC)	6/21/11	50
DEEP Brownfields Transforming Workshop	6/27/2011	25

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. OBRD continues to update and improve the Connecticut brownfield’s Web site; the entry point for state brownfield support. In addition, OBRD maintains the brownfield opportunities inventory to provide site visitors with information regarding available brownfield sites.
- DECD actively supported responsible growth and regional economic development cooperation and will continue with the active collaborations with the state’s eight regional Comprehensive Economic Development Strategy (CEDS) organizations. In addition, four districts have been approved by the State as Economic Development Districts (EDD).
- DECD organized agency presentations to various audiences including the HUD training and the Planning and Economic Development Forum organized by the Connecticut Conference of Municipalities to provide an agency overview of responsible growth strategies and brownfield redevelopment.

#### **4. Community Development Initiatives**

DECD acting through ORD, initiated numerous projects to support our cities and towns through downtown revitalization and economic development infrastructure support.

Currently active projects that represent community development commitments by the state include the following:

- **Mansfield Downtown Redevelopment:** DECD is providing financial assistance for \$13,000,000 for costs associated with the redevelopment of Storrs Center which will include a mix of retail, residential and commercial development. Storrs Center Alliance, LLC is be the master developer for the Storrs Center Development which will consist of four and five story buildings with approximately 70,000 SF of retail on the ground floors, and 290 residential apartments above. State funding will be used for costs associated with improvements to Storrs Road (Route 195), construction of a parking garage, the realignment of Dog Lane, building demolition, and various infrastructure improvements.
- The First Tee of Connecticut was awarded a \$500,000 Urban Act Grant in 2008 to assist in the construction of a golf and life skills training facility in Cromwell, which includes the creation of a 9-hole golf course and supporting site amenities to serve 50,000 youth throughout Connecticut. As a result, young golfers have learned about nine core life-skill values such as honesty, integrity, sportsmanship, respect, confidence, responsibility, perseverance, courtesy and judgment.
- The town of Deep River successfully transformed its downtown with the state's \$1,250,000 investment. This town with fewer than 5,000 residents combined \$1,250,000 in Small Town Economic Assistance Program grants with \$71,301 in local funds and \$123,000 in in-kind services to revitalize the deteriorated town center. Deep River's economy relies heavily on development activity on Main Street. From 2006 to the present, Deep River has replaced sidewalks, installed lighting, and created additional parking spaces on about one-half mile of its Main Street. Deep River's economy relies heavily on development activity in its downtown. In addition to creating short-term construction jobs, these major infrastructure improvements have led to an increase in the number of businesses establishments on Main Street as well as an increase in local employment.
- Agency staff participated in numerous successful conferences and workshops throughout the year including; 1) the Connecticut Conference of Municipalities annual conference in Hartford; 2) the Conference of Small Towns annual meeting in

Cromwell; 3) the Connecticut Main Street Annual Gala in Torrington; 4) the national Brownfield 2011 semi-annual conference in Philadelphia, PA; 5) the National Sustainability 2011 Summit in New York, NY; and 6) the Hartford Metro Region Knowledge Corridor Rail Conference in Hartford, CT.

- The Office of Responsible Development executed contracts for 72 new community development projects supporting municipal and not-for-profit organizations with a total value of \$ 14,707,467.

A key element of responsible growth is encouraging regional collaboration among municipalities. DECD continues to support, Public Act 10-168, *An Act Concerning Regional Economic Development*. The act allows up to eight regional Economic Development Districts (EDD) throughout the state to coordinate projects and programs. DECD through ORD has been working closely with each region to establish EDDs and to ensure that all municipalities have access to regional economic development opportunities through districts. DECD requested support for \$4.6 million for the Regional Brownfield and Economic Development Fund, which will specifically provide additional capital to the Regional Brownfield Economic Development Program. Potential eligible recipients include municipalities, regional economic development organizations formed in accordance with the provisions of Public Act 10-168, and other organizations consistent with statutory requirements. The funds would finance assessment, planning, design, remediation, demolition, infrastructure improvements, construction, renovation and acquisition for brownfield redevelopment. Through the preparation of a CEDS process for each EDD, Connecticut's municipalities will be in better standing to target regional economic development priorities and pursue federal USEDA funding.

- The United States Economic Development Administration's (USEDA) investment priorities encourages a collaborative process that prioritizes projects that promote a green economy, global competitiveness related to entrepreneurship, brownfield redevelopment and the growth of innovation clusters. During the course of FY 2011, the USEDA approved funding for three capital improvement projects in Connecticut in East Hartford, West Haven and New Haven with a total federal investment of \$2.8 million.

- The city of West Haven received \$1 million in Urban Act Funds to match a \$1 million grant from the USEDA to remove a deteriorated, wooden bulkhead and replace the structure with a new steel-pile bulkhead in the West River area of New Haven Harbor. This project will enable a corporate headquarters and engineering research facility to relocate within the Municipal Development Plan (MDP) area and remain in the city. The project will retain 80 jobs in West Haven, and catalyze the implementation of the city's West River MDP.
- The Tweed New Haven Airport Authority received \$4,250,000 for airport operational and safety improvements. Funds will be used for various capital improvements at the airport as well as to purchase land needed as a buffer to an adjacent residential neighborhood and to provide various community benefits. The Airport Authority plans to expand services with air carriers to support regional businesses, entrepreneurs, academic researchers and medical professionals. This project will greatly enhance the operations and efficiency of the Tweed Airport as a regional transportation resource.
- Federal HUD Sustainable Communities Initiative Grant: DECD won a \$2 million Sustainable Community Initiative Challenge Planning Grant from the U.S. Department of Housing and Urban Development. In 2010, HUD awarded, nationally, \$100 million in Regional Planning grants to 45 rural and metropolitan regions in a highly competitive application round. Proceeds from this prestigious grant award will be used to support planning and zoning activities around the train stations to enhance mixed use development in the cities of New Haven and Meriden. Portions of the grant will be used for land acquisition in Meriden and training and research on affordable housing and sustainable communities.
- The Office of Brownfield Remediation and Development (OBRD) executed a \$5 million grant to the Town of Hamden to create the Newhall Community Development Fund (NCDF). OBRD is working in collaboration with the Connecticut Department of Energy and Environmental Protection to support remediation activities in an 18 block area in the southern portion of the Town. The area was historically wetlands and low lying areas that were filled with contaminated industrial and municipal waste. Over time, a residential neighborhood was built over this fill, which is causing

structural failures for homes and greater health risks to residents. DECD funded activities, implemented in concert with DEEP and responsible party remediation includes; land acquisition, abatement, assessments, demolition, relocation and down payment assistance.

- OBRD executed approximately \$7.2 million in contracts. States funds assisted projects in Bridgeport, Waterbury, Hartford Meriden, Redding, Naugatuck, Willimantic, Hamden, Somers, Seymour, Salisbury and Enfield.
- The Dry Cleaning Establishment Remediation Fund approved more than \$580,000 in funding reimbursement for site investigations and remediation activities to 19 program participants.

#### **D. Portfolio Analysis**

##### **1. Community Development Activities**

Three DECD offices provided community development in SFY 2010-11. All provided municipalities and nonprofits with financial and technical assistance for community development activities.

ORD supports the following special community development activities:

- The **Energy Conservation Loan (ECL) Program** provides state funds for energy conservation measures through a contract with Connecticut Housing Investment Fund (CHIF) for low-interest loans to homebuyers and owners of one- to four-unit residential buildings. Loans are limited to borrowers with incomes at or below 200% of the area median. Low-interest loans can also be made on more than four units through the Multifamily Energy Conservation Loan Program.
- The **Connecticut Main Street Program** provides technical support through the Connecticut Main Street Center to help communities revitalize downtowns or neighborhood commercial districts.

ORD supports community development activities through the following programs:

- The **Economic Development and MAA** 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, Connecticut Housing Finance Authority (CHFA), Connecticut Department of Agriculture (DOAG) and DOT on the application of responsible growth practices, principles and policies.

ORD managed the inclusion of responsible growth criteria into the project selection criteria for DECD's various programs.

- **State Plan of Conservation and Development (C&D Plan)** guidelines pertain to all projects that receive more than \$200,000 in state assistance. ORD provides technical assistance to DECD line offices in reviewing effects of DECD sponsored development to ensure compliance.
- **The Connecticut Environmental Policy Act (CEPA)** evaluation identifies and evaluates the impacts of proposed state actions that may significantly impact the environment and the National Environmental Policy Act (NEPA) evaluation along with the C&D Plan identifies and evaluates the impact of proposed federal actions that may significantly impact the environment. Both processes provide information necessary for deciding whether to proceed with a project, and also provide the opportunity for public review and comment.

- A **CEPA/NEPA** review is required for each state agency action supported with state, federal or other funds that could have a major impact on the state's land, water, air or other environmental resources and the built environment. A CEPA/NEPA review does not apply to emergency measures undertaken in response to an immediate threat to public health or safety, and activities in which state agency participation is administrative in nature and involves no exercise of discretion.
- **The Connecticut Flood Management Program** requires certification, or an exemption, for all state actions within floodplains. For certain minor activities within regulated floodplain, DECD can certify projects through a "General Certification" process. DECD, in cooperation with DEP streamlined and reduced the time required for the state flood plain certification process for brownfields and former mill sites.

OBRD supports community development activities through the following programs:

- **CT EPA Assessment Program** - Municipalities and related organizations refer sites for program consideration that may be complicated by hazardous substance contamination or petroleum contamination. OBRD hires an environmental consultant to investigate the environmental condition of an eligible site and to prepare the remedial action work plan.
- **Connecticut Brownfield Revolving Loan Fund** – This provides EPA funds for the remediation of environmental contamination located in any Connecticut municipality.
- **Special Contaminated Property Remediation and Insurance Fund (SCPRIF)** - This is a loan program managed by OBRD that provides assistance to municipalities, developers or owners for Phase II and III investigations, Remedial Action Plans (RAP), demolition of structures and remedial action activities.
- **Targeted Brownfield Development Loan Program** - The Targeted Brownfield Development Loan Program provides financial assistance in the form of low-interest loans to applicants who seek to develop property for purposes of retaining or expanding jobs in the state or for developing housing to serve the needs of

first-time homebuyers. Loans shall be available to manufacturing, retail, residential or mixed-use developments, expansions or reuses.

- **Urban Sites Remedial Action Program (USRAP)** – This is the state's flagship, and the oldest Brownfield specific redevelopment program and is jointly managed by OBRD and DEP for projects that are significant to Connecticut's economy and quality of life. A site must be located in a distressed municipality. This program provides seed capital to facilitate the transfer, reuse and redevelopment of the property.
- **Brownfield Municipal Grant 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.
- **Environmental Insurance Program** – This is funded through the MAA, this program provides loans and grants to subsidize the cost of Environmental Insurance Premiums. OBRD staff also provides technical assistance to help clients choose the proper coverage for their project.

## 2. Presentation of the Portfolio

DECD's community development investment portfolio contains investments in a diverse set of community development projects, organizations and programs such as infrastructure, brownfields, arts, cultural and entertainment projects, museums, libraries, revolving loan funds, technical assistance programs, and other community development activities throughout the state. The total value of this portfolio is \$715.5 million.

In SFY 2010-11, DECD invested \$34.6 million in community development projects across the state. Table 84 outlines community development investment activity during SFY 2010-11. Table 85 provides project type definitions used in this section of the report.

<b>Table 84: Community Development Portfolio State Fiscal Year 2010-11</b>				
<b>Project Category</b>	<b>Total Number of Projects</b>	<b>Total DECD Investment</b>	<b>Total Development Cost</b>	<b>Leverage Ratio</b>
<b>AC&amp;E</b>	5	\$612,949	\$1,088,249	0.78
<b>BEXP</b>	1	\$500,000	\$500,000	0.00
<b>BF</b>	12	\$2,381,000	\$3,277,530	0.38
<b>HNC</b>	1	\$250,000	\$653,000	1.61
<b>INF</b>	54	\$23,302,081	\$29,893,741	0.28
<b>LIB</b>	2	\$350,000	\$350,000	0.00
<b>MDP</b>	1	\$2,800,000	\$3,672,000	0.31
<b>MU</b>	3	\$385,625	\$385,625	0.00
<b>RLF</b>	6	\$1,571,400	\$1,571,400	0.00
<b>SPF</b>	1	\$750,000	\$750,000	0.00
<b>TPS</b>	4	\$1,793,332	\$5,059,032	1.82
<b>Total</b>	<b>88</b>	<b>\$34,696,387</b>	<b>\$47,200,577</b>	<b>0.47</b>

Source: DECD

<b>Table 85: Community Development Portfolio State Fiscal Year 2010-2011</b>	
AC&E	Arts, Culture and Entertainment Projects
BF	Brownfields & Environmental Remediation/Protection Projects
BEXP	Business Expansion
BRET	Business Retention
CDP	Commercial Development Projects
EDU	Education-Related Projects
HNC	Housing Development- New Construction
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, 2011, follows. Detailed information regarding the DECD Community Development Investment Portfolio is located in the appendix of this report.

Table 86 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.

<b>Table 86: Composition of the Community Development Investment Portfolio</b>	
Total Number of Loans	24
Total Number of Grants	622
Total Number of Grant and Loan Combination	0
Total Number Loan Guarantees	1
<b>Total Number of Projects</b>	<b>647</b>

Source: DECD

Table 87 provides the percentage breakdown of the financial instruments used in the portfolio.

<b>Table 87: Percentage of Financial Instrument Used</b>	
Loan Only	4%
Grant Only	96%
Combination of Grant and Loan	<1%
Loan Guarantee	<1%
<b>Projects</b>	<b>100%</b>

Source: DECD

Table 88 provides the breakdown of loans and grants within the portfolio.

<b>Table 88: Total value of DECD Economic and Community Development Investments</b>		
Loans	\$ 6,636,920	<1%
Grants	\$ 708,693,483	99%
Loan Guarantee	\$ 200,000	<1%
<b>Total Portfolio Value</b>	<b>\$ 715,530,403</b>	<b>100%</b>

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 85 also apply to this section of the report.

<b>Table 89: Community Development Portfolio Investments by Project Type</b>			
<b>Project Type</b>	<b>Total DECD Investment</b>	<b>Total Non-DECD Investment</b>	<b>Total Project Investment</b>
AC&E	\$36,522,249	\$51,473,430	\$87,995,679
BF	\$20,961,243	\$8,907,331	\$29,868,574
BRET	\$56,000	\$56,000	\$112,000
CDP	\$17,700,000	\$43,535,400	\$61,235,400
EDU	\$7,729,000	\$6,670,698	\$14,399,698
INF	\$467,583,656	\$404,225,266	\$871,808,922
LIB	\$5,950,000	\$4,000,000	\$9,950,000
MDP	\$4,900,000	\$872,000	\$5,772,000
MU	\$62,538,625	\$56,194,329	\$118,732,954
PL	\$6,059,859	\$4,058,116	\$10,117,975
RLF	\$6,471,400	\$4,060,000	\$10,531,400
SPF	\$40,900,000	\$32,274,917	\$73,174,917
TPS	\$37,408,371	\$62,399,160	\$99,807,531
HNC	\$250,000	\$403,000	\$653,000
BEXP	\$500,000	-	\$500,000
<b>TOTAL</b>	<b>\$715,530,403</b>	<b>\$679,129,647</b>	<b>\$1,394,660,050</b>

Source: DECD

DECD has invested \$715 million in community development projects, including approximately \$708 million in the form of community development grants and \$6.6 million in the form of community development loans and \$200,000 in the form of loan guarantees. Table 89 outlines the breakdown of community development investments by project type. It also provides the amount of funds leveraged by DECD's investment.

Table 90 provides the distribution of community development investments by funding source and investment instrument. Twenty-seven percent of the projects in the DECD community development investment portfolio were funded through the UA Program. Fourteen percent of the projects in the portfolio were funded under MAA. In terms of dollars invested, 40% of the agency's community development investments were funded through the UA Program. Twelve percent were funded via Special Act Legislation and 5% via the MAA Program.

<b>Table 90: Community Development Portfolio Investment Instrument Mix by Funding Source</b>					
<b>Funding Source</b>	<b># of Projects</b>	<b>Grants</b>	<b>Loans</b>	<b>Loan Guarantees</b>	<b>Total DECD Investment</b>
BF-Pilot	4	\$1,925,000	-	-	\$1,925,000
CBRLF	2	\$90,000	\$160,000	-	\$250,000
CCEDA	2	\$32,463,750	-	-	\$2,463,750
Dry Cleaning	74	\$10,413,500	-	-	\$10,413,500
GF	15	\$5,209,125	-	-	\$5,209,125
HEPARLF	1	\$200,000	-	-	\$200,000
MAA	88	\$32,904,052	\$4,528,400	\$200,000	\$37,632,452
PA	12	\$61,959,000	-	-	\$61,959,000
REG	1	\$332,000	-	-	\$332,000
Multi Program*	9	\$124,543,075	-	-	\$24,543,075
SA	41	\$87,412,245	-	-	\$87,412,245
SCPRIF	15	\$86,000	\$1,948,520	-	\$2,034,520
STEAP	207	\$58,830,018	-	-	\$58,830,018
UA-DECD	3	\$1,449,300	-	-	\$1,449,300
UA/OPM	171	\$288,035,195	-	-	\$88,035,195
USRAP	2	\$2,841,223	-	-	\$2,841,223
	<b>647</b>	<b>\$708,693,483</b>	<b>\$6,636,920</b>	<b>\$200,000</b>	<b>\$715,530,403</b>

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

## 5. Types of Community Development Projects Funded

Table 91 provides the percentage distribution of community development investments by program type. Out of the 647 community development projects funded by DECD, 315 were community development infrastructure projects.

<b>Table 91: Community Development Portfolio Projects by Type</b>		
<b>Project Type</b>	<b># Project</b>	<b>% Projects</b>
AC & E	48	7%
BEXP	1	0%
BF	106	16%
BRET	1	0%
CDP	3	0%
EDU	9	1%
INF	315	49%
LIB	6	1%
MDP	2	0%
MU	52	8%
PL	23	4%
RLF	11	2%
SPF	8	0%
HNC	1	0%
TPS	61	9%
<b>TOTAL</b>	<b>647</b>	<b>100%</b>

Source: DECD

Table 92 provides the distribution of community development investments by type of project and investment instrument. Of the \$715 million DECD invested in community development projects, \$467.5 million was invested in community development infrastructure projects.

<b>Table 92: Community Development Portfolio Investment Instrument Mix by Project Type</b>				
<b>Project Type</b>	<b>Grants</b>	<b>Loans</b>	<b>Loan Guarantees</b>	<b>Total DECD Investment</b>
AC&E	\$36,165,249	\$357,000	-	\$36,522,249
BEXP	\$500,000	-	-	\$500,000
BF	\$19,042,723	\$1,918,520	-	\$20,961,243
BRET	\$56,000	-	-	\$56,000
CDP	\$17,700,000	-	-	\$17,700,000
EDU	\$7,729,000	-	-	\$7,729,000
INF	\$466,893,656	\$690,000	-	\$467,583,656
LIB	\$5,950,000	-	-	\$5,950,000
MDP	\$2,800,000	\$2,100,000	-	\$4,900,000
MU	\$62,538,625	-	-	\$62,538,625
PL	\$6,059,859	-	-	\$6,059,859
RLF	\$4,900,000	\$1,571,400	-	\$6,471,400
SPF	\$40,900,000	-	-	\$40,900,000
HNC	\$250,000	-	-	\$250,000
TPS	\$37,208,371	-	\$200,000	\$37,408,371
<b>Total</b>	<b>\$708,693,483</b>	<b>\$6,636,920</b>	<b>\$200,000</b>	<b>\$715,530,403</b>

Source: DECD

Nearly 66% of all community development grants were for economic and community development infrastructure projects.

## 6. Participation

Table 93 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.

<b>Table 93: Community Development Portfolio Investment Participation Rates</b>				
<b>Project Type</b>	<b>Grants</b>	<b>Loans</b>	<b>Loan Guarantees</b>	<b>Total DECD Investment</b>
AC&E	41.00%	0.41%	0.00%	42.00%
BF	64.00%	6.00%	0.00%	70.00%
BRET	50.00%	0.00%	0.00%	50.00%
CDP	29.00%	0.00%	0.00%	29.00%
EDU	54.00%	0.00%	0.00%	54.00%
INF	54.00%	0.08%	0.00%	54.00%
LIB	60.00%	0.00%	0.00%	60.00%
MDP	49.00%	36.00%	0.00%	85.00%
MU	53.00%	0.00%	0.00%	53.00%
PL	60.00%	0.00%	0.00%	60.00%
RLF	47.00%	15.00%	0.00%	61.00%
SPF	56.00%	0.00%	0.00%	56.00%
HNC	38.00%	0.00%	0.00%	38.00%
TPS	37.00%	0.00%	0.00%	37.00%
<b>TOTAL</b>	<b>51.00%</b>	<b>0.48%</b>	<b>0.01%</b>	<b>51.00%</b>

Source: DECD

## 7. Leveraging

As a result of DECD's economic and community development investment of \$715 million, an additional \$679 million in non-DECD funds were invested in Connecticut's economy. In other words, for every dollar invested by DECD, 95 cents was invested by a non-DECD source.

## 8. DECD Participation and Leverage Ratios

Table 94 provides participation and leveraging ratios for the different types of community development projects funded by DECD.

<b>Table 94: Community Development Portfolio Investment Leveraging</b>			
<b>Project Type</b>	<b>Total DECD Investment</b>	<b>Project Type</b>	<b>Leverage Ratios</b>
AC&E	42%	AC&E	1.41
BF	70%	BF	0.42
BRET	50%	BRET	1.00
CDP	29%	CDP	2.46
EDU	54%	EDU	0.86
INF	54%	INF	0.86
LIB	60%	LIB	0.67
MDP	85%	MDP	0.18
MU	53%	MU	0.90
PL	60%	PL	0.67
RLF	61%	RLF	0.63
SPF	56%	SPF	0.79
HNC	38%	HNC	1.61
TPS	37%	TPS	1.67
<b>Total</b>	<b>51%</b>	<b>Total</b>	<b>0.95</b>

Source: DECD

Tables 95 and 96 provide a geographic perspective on DECD's community development investments.

<b>Table 95: Geographic Analysis Of Community Development Investments by County</b>							
<b>COUNTY</b>	<b># of Prjts</b>	<b>Grant Amount</b>	<b>Loan Guarantee</b>	<b>Loan Amount</b>	<b>Total Assistance</b>	<b>Other Project Funds</b>	<b>Total Project Cost</b>
Fairfield	114	\$138,846,112	-	\$379,000	\$139,225,112	\$83,442,378	\$222,667,489
Hartford	193	\$183,642,394	-	\$1,288,220	\$184,930,614	\$363,858,152	\$548,788,766
Litchfield	64	\$26,831,884	-	\$60,000	\$26,891,884	\$24,411,737	\$51,303,621
Middlesex	38	\$13,841,245	-	\$517,000	\$14,358,245	\$12,996,431	\$27,354,676
New Haven	122	\$227,835,593	\$200,000	\$1,409,400	\$229,444,993	\$110,963,639	\$340,408,632
New London	59	\$87,521,681	-	\$2,648,000	\$90,169,681	\$65,488,717	\$155,658,398
Tolland	33	\$23,116,960	-	-	\$23,116,960	\$12,261,145	\$35,378,105
Windham	24	\$7,057,615	-	\$335,300	\$7,392,915	\$5,707,448	\$13,100,363
<b>TOTAL</b>	<b>647</b>	<b>\$708,693,483</b>	<b>\$200,000</b>	<b>\$6,636,920</b>	<b>\$715,530,403</b>	<b>\$679,129,647</b>	<b>\$1,394,660,050</b>

Source: DECD

<b>Table 96: County Distribution Of Community Development Investments By Type Of Project</b>								
<b>Type Of Project</b>	<b>Fairfield Total Investment</b>	<b>Hartford Total Investment</b>	<b>Litchfield Total Investment</b>	<b>Middlesex Total Investment</b>	<b>New Haven Total Investment</b>	<b>New London Total Investment</b>	<b>Tolland Total Investment</b>	<b>Windham Total Investment</b>
AC&E	\$ 7,927,949	\$10,409,000	\$8,965,000	\$ 823,300	\$6,015,000	\$ 2,382,000	\$ -	\$ -
BF	\$5,059,500	\$6,388,220	\$ 610,000	\$822,000	\$6,006,223	\$150,000	\$1,300,000	\$ 625,300
BRET	\$ -	\$56,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDP	\$ -	\$7,500,000	\$ -	\$ -	\$ 9,900,000	\$300,000	\$ -	\$ -
EDU	\$ 135,000	\$2,750,000	\$ -	\$ -	\$4,262,000	\$582,000	\$ -	\$ -
INF	\$83,069,975	\$80,005,592	\$15,544,884	\$10,039,945	\$186,272,370	\$66,727,680	\$20,191,960	\$5,731,250
LIB	\$ -	\$ 850,000	\$ 400,000	\$ -	\$ -	\$4,500,000	\$200,000	\$ -
MDP	\$ -	\$ -	\$ -	\$ -	\$2,800,000	\$2,100,000	\$ -	\$ -
MU	\$7,001,000	\$40,325,000	\$ 572,000	\$2,138,000	\$1,900,000	\$9,762,625	\$ 800,000	\$ 40,000
PL	\$ 395,000	\$2,726,250	\$ 550,000	\$ 350,000	\$ 375,000	\$ 442,244	\$ 625,000	\$ 596,365
RLF	\$279,000	\$600,000	\$ -	\$ -	\$ 4,844,400	\$ 348,000	\$ -	\$ 400,000
SPF	\$35,000,000	\$ 2,700,000	\$ -	\$ -	\$3,000,000	\$ 200,000	\$ -	\$ -
TPS	\$ 357,688	\$30,120,552	\$ -	\$185,000	\$4,070,000	\$2,675,132	\$ -	\$ -
BEXP	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HNC	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>139,225,112</b>	<b>184,930,614</b>	<b>26,891,884</b>	<b>14,358,245</b>	<b>229,444,993</b>	<b>\$90,169,681</b>	<b>23,116,960</b>	<b>7,392,915</b>

Source: DECD

Table 97 contains community development investments in projects and programs that primarily support business expansion and retention. These differ from the investments included in the business assistance portfolio in that they have been made to benefit numerous businesses or to enhance economic conditions as opposed to being made for the primary benefit of a specific business. The business assistance portfolio contains investments made for the primary benefit of a specific business.

<b>Table 97: Economic Development Projects SFY 2010-11</b>	
Total Number of Loans	6
Total Number of Grants	71
Total Number of Grant and Loan Combination	1
Total Number Loan Guarantees	0
<b>Total Number of Projects</b>	<b>78</b>
Loans	\$1,871,400
Grants	\$51,904,371
Loan Guarantee	\$200,000
<b>Total Portfolio Value</b>	<b>\$53,975,771</b>

Source: DECD

## 9. Economic Impact Analysis

### Community Development Portfolio

The estimated impact of DECD's community development investments (including active and inactive projects) from state fiscal years 1990 through 2011, was determined using the REMI Policy Insight model for the Connecticut economy, Table 98 shows the impact of DECD's community development investment portfolio on the state's economy. Cumulative and current debt service has a deleterious effect on state revenue.

<b>Table 98: Community Development Portfolio Economic Impact</b>		
<b>Changes from Baseline in 2011 Constant Dollars</b>		
	Portfolio Aggregate	Fiscal Year 2010
Gross State Product	-\$1,656,616,022	-\$279,050,064
Personal Income	-\$3,026,957,803	-\$537,231,450
State Net Revenue	-\$57,945,500	-\$15,520,100

Source: DECD

This analysis captures the effects of the state's cumulative debt service which, relative to each year's investment size and composition, is variable. Thus, in some years, investment impact offsets debt service while, in other years, it does not. In fact, the reductions in state spending for debt service accumulate faster than benefits from community development investment. As REMI is dynamic, there is also a distributed lag in the effect of a shock, such as occurs from a reduction in state spending for debt service. Further, this analysis captures the effect of increasing the stock of non-residential capital by virtue of these investments that results in increased property tax revenue for towns.

#### **10. Small Cities Community Development Block Grant (CDBG) Program Portfolio**

DECD is designated by the governor, with concurrence from HUD, as the principal state agency for the allocation and administration of the federal CDBG program within the state. OMD administers the program under DECD.

The primary statutory objective of the CDBG program is to develop viable communities by providing housing, a suitable living environment, and by expanding economic opportunities for persons of low and moderate income. To achieve these goals, the CDBG regulations outline eligible activities and national objectives that each activity must meet.

In 1981, Congress amended the Housing and Community Development Act of 1974 to give each state the opportunity to administer CDBG funds for non-entitlement areas. Non-entitlement areas include those units of general local government that do not receive CDBG funds directly from HUD as part of the entitlement program. Non-entitlement areas in Connecticut are generally cities and towns with populations of less than 50,000 or unless designated a central city of an area. States participating in the CDBG program have three major responsibilities: formulating community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with applicable state and federal laws and requirements.

Entitlement communities receive annual grants directly from HUD as part of the entitlement program. Listed below are Connecticut municipalities that are entitlement communities and, therefore, are ineligible for state-administered CDBG funds.

<b>CDBG Entitlement Communities</b> (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	

Source: DECD

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

#### 11. Small Cities (CDBG) Activities in State Fiscal Year 2010-11

Table 99 outlines DECD's Small Cities CDBG program activity for SFY 2010-11.

<b>Table 99: CDBG Projects Awarded During FY 2010-11</b>		
<b>Municipality</b>	<b>Project Description</b>	<b>Investment</b>
Ansonia	Residential Rehab - Town-wide	\$300,000
Ashford	Ashford Food Program	\$50,000
Bethlehem	Hous Auth Rehab - North Purchase Ph. 2	\$461,000
Canterbury	Residential Rehab - Town-wide	\$300,000
Clinton	Residential Rehab - Town-wide	\$300,000
Coventry	Hous Auth Rehab - Orchard Hill Estates	\$500,000
East Haven	Residential Rehab - Town-wide	\$300,000
East Windsor	Infrastructure - Drainage - Prospect Hill Ph. 2	\$500,000
Ellington	Residential Rehab - Regional	\$500,000
Essex	Hous Auth Rehab - Essex Court	\$500,000
Farmington	Residential Rehab - Town-wide	\$300,000
Franklin	Residential Rehab - Town-wide	\$300,000
Guilford	Hous Auth - Boston Terr. CB Expan.& Infra. Site / Zero Energy	\$375,000
Hampton	Residential Rehab - Regional	\$400,000
Jewett City	Hous Auth Rehab - Ashland Manor Ph. 2	\$575,000
Killingly	Hous Auth Rehab/Expansion - Maple Court	\$610,000
Lebanon	Residential Rehab - Town-wide	\$300,000

<b>Table 99: CDBG Projects Awarded During FY 2010-11 (continued)</b>		
Morris	Hous Auth Rehab - Eldridge Senior	\$555,000
Naugatuck	Infrastructure - Drainage - Nettleton Ave	\$500,000
New Fairfield	Residential Rehab - Town-wide - 10 units	\$300,000
Newtown	Hous USDA Rur Dev Rehab - Nunnawauk Meadows	\$546,000
Plainville	Residential Rehab - Town-wide	\$300,000
Plymouth	Residential Rehab - Town-wide	\$300,000
Sprague	Infrastructure - Street Improve. - Upper High St. Baltic	\$500,000
Stafford	Infrastructure - Street Improve. - High St. Stafford Springs	\$500,000
Tolland	ADA Improve - Elevator Hicks Municipal Ctr. & Library	\$480,000
Torrington	Residential Rehab - Town-wide	\$300,000
Vernon	Infrastructure - Street Improve. - Prospect St Rockville	\$250,000
Watertown	Residential Rehab - Town-wide	\$300,000
Wethersfield	Hous Auth Rehab - Harvey Fuller	\$600,000
Windham	Residential Rehab - Town-wide	\$300,000
Windsor	Hous Auth Rehab - Fitch Court - Energy Conserv/Security Improve	\$350,000
Windsor Locks	Infrastructure - Street/Infra. Improve. - Pleasant & Olive Street	\$500,000
Wolcott	Residential Rehab - Town-wide	\$300,000
Woodstock	Residential Rehab - Town-wide	\$300,000
<b>TOTAL</b>		<b>\$13,752,000</b>
<i>Source: DECD</i>		

## 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 \$353,912,177.88 in community, housing and economic development projects throughout Connecticut. As of June 30, 2011, DECD has 148 active CDBG/Small Cities projects with a total investment value of \$65,355,643.81

### 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.

The OBRD mission to accelerate the return of brownfields to productive use is critical to the Connecticut economy and the health and well-being of its citizens. In 2010-11, 31 projects were active and leveraged a total investment in brownfields of over \$109 million with over 282 acres under investigation or remediation.

**a. Structure and Role**

OBRD is a dedicated office within DECD with the primary mission to be the official one-stop office for brownfields in Connecticut. As such, OBRD coordinates the state response for brownfields assistance to communities and businesses.

Returning brownfield properties to productive use is a major element in supporting the state's communities and advancing the state's responsible growth strategy.

The scope of OBRD under C.G.S. Section 32-9cc, as amended by P.A. 07-233, is to:

- assist brownfield developers in advancing their projects;
- streamline the process for brownfield remediation;
- identify potential sources of funding and develop procedures for expediting the application of funds;
- identify and prioritize statewide brownfield development opportunities;
- provide assistance and information concerning the state's technical assistance, funding, regulatory and permitting programs; and
- develop a communication and outreach program to educate municipalities, property owners, economic development agencies and other organizations on the state's brownfield programs.

**b. Milestones and Accomplishments**

This year OBRD continued to carry out its mission in accordance with the scope established by statute noted above. OBRD:

- led meetings of the brownfield partnership that includes CDA, DEP, and DPH focusing on improving communications including topics on federal programs (EPA, HUD etc.), state initiatives such as the Abandoned Brownfield Cleanup (ABC) program, Targeted Brownfield Loan Program, and Brownfield Municipal Pilot Program;

- submitted applications for federal EPA brownfield funding for \$1 million in brownfield assessment funding as part of new Eastern CT Brownfield Coalition (ECBC) formed by DECD with the Windham County Council of Governments and the Northeast Connecticut Council of Governments.
- 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.

### **c. Communication and Partnerships**

A key objective of OBRD is to facilitate communication and partnerships with clients and industry professionals that foster expertise and contribute to the adoption of the best brownfield practices for Connecticut.

OBRD receives requests for technical and funding assistance from many types of clients: owners, potential owners, consultants, attorneys, real estate professionals, funding partners, and others. Brownfield redevelopment projects are usually long-term and have a variety of complicating site, legal, and financial obstacles to overcome.

## **2. Programs and Projects**

DECD has a toolbox of programs that are used for a variety of brownfield projects. OBRD works very closely with CDA, DEP, and other state entities like the Historic Division at the Office of Culture and Tourism and CHFA, as well as federal agencies like HUD. OBRD also collaborates with CDA to encourage use of the Tax Incremental Finance Program (TIF), a beneficial tool for municipalities that want to attract private development on significant brownfield sites, returning them to a taxable status.

Other DECD programs available for brownfield projects include the dry cleaning program and three DEP-funded programs: the jointly administered Abandoned Brownfield Cleanup Program, the Urban Sites Remedial Action Program and the Special Contaminated Property Remediation Insurance Fund. Both ORD and OBRD have used OPM's Urban Act program, the Urban Sites Remedial Action Program, and the DECD MAA program for undertaking brownfield projects.

Active brownfield projects are reported in Table 100. The dry cleaning program and the Special Contaminated Property Remediation and Insurance Program Fund are reported separately. On October 30, 2009, the bond commission approved an additional \$2.25 million in funding for a second round of Brownfield Municipal Pilot program funding. Project awards are shown in Table 103b.

<b>Table 100: SFY 2010-11 Bond Funded Active Brownfield Projects</b>				
<b>Project Name</b>	<b>Developer/Applicant</b>	<b>Project Location</b>	<b>Municipality</b>	<b>DECD \$</b>
Seaview Avenue	City of Bridgeport	Seaview Avenue	Bridgeport	\$ 5,316,000
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
Roosevelt Mills	Town of Vernon	East Main Street	Vernon	\$1,200,000
New Hall	Town of Hamden	New Hall section of Hamden	Hamden	\$5,000,000
<b>Total</b>				<b>\$19,766,000</b>

Source: DECD, ORD and OBID

**a. EPA Hartford Brownfield Revolving Loan Fund Program**

In 2004, DECD was awarded a \$432,000 grant (which was increased to \$602,171 in 2006) from EPA to operate a revolving loan fund for the remediation of hazardous waste. Since the funds were originally awarded to Hartford, only projects in Hartford are eligible. By April 2005, this complex program was operating and a loan of \$160,000 was issued to Public Housing Residents Going Places, Inc. The site was later developed as a neighborhood shopping center. The loan was fully paid off in December of 2008. In FY 2009-10, remediation was completed on four small parcels in Hartford. The sites have been redeveloped as eight new housing units within an established neighborhood. During FY 2010-11, OBRD continued to work with a private party to refine a potential remediation project as part of a major redevelopment in the city. Also under discussion is the potential remediation of a former factory site in a residential area of the city.

**b. EPA Statewide Revolving Loan Fund Program**

DECD was awarded \$1 million from the EPA in 2007 for the Statewide RLF, a program that provides grant and loan funds for the remediation of petroleum and hazardous substance contamination for sites throughout the state. In SFY 2009-10, an additional \$600,000 was awarded in supplemental funding and an additional \$200,000 was awarded in the summer of 2010. During SFY 2010-11, Habitat for

Humanity of Southeastern Connecticut utilized a grant of \$42,500 to remediate two lots in New London necessary to facilitate the development of two units of affordable housing. The city of Middletown began pre-mediation work on the Remington Rand remediation project. The project will support remediation at the former Remington Rand facility and will allow the city to transfer the property to a private owner for use as a small business incubator. The project is expected to result in increased tax revenue and additional jobs for the local economy. The 14 Bridge Street project in Montville progressed to closing following some delays. The Willimantic Whitewater Partnership project in Willimantic closed and pre-remediation work began in early summer 2011.

Upon completion of remediation at 14 Bridge Street in Montville, the town will sell the property to a company that designs and assembles trade exhibits and allows for expansion of its business. The Willimantic Whitewater Partnership project will remove underground storage tanks and remediate soil at the site, facilitating Willimantic River access, a park with picnic areas, a trail, welcome center with retail space and restoration of the river with fish passage facilities. During SFY 2010-11, the Town of Madison was awarded a \$200,000 grant for remediation at the former Griswold Airport site. The former Griswold Airport is a 41.4-acre site that will be redeveloped for a waterfront municipal park with athletic fields, field house, trails, and a possible retail/restaurant/convenience component. Funding was in the closing stage at the end of the fiscal year.

<b>Table 101: EPA Statewide Revolving Loan Fund Program FY 2010-2011 Remediation Projects</b>					
<b>Municipality</b>	<b>Site</b>	<b>Recipient</b>	<b>Grant</b>	<b>Loan</b>	<b>Acreage</b>
New London	Fitch Avenue	Habitat For Humanity	\$42,500	N/A	0.3
Middletown	180 Johnson Ave.	City of Middletown	\$100,000	\$100,000	10
Montville	14 Bridge Street	Town of Montville	\$165,000	\$55,000	1
Willimantic Whitewater Partnership	28-36 Bridge Street, Willimantic	Willimantic Whitewater Partnership	\$90,000	N/A	3.5
Madison	1362 Boston Post Road, Madison	Town of Madison	\$200,000	N/A	41.4
<b>Total</b>			<b>\$597,500</b>	<b>\$155,000</b>	

Source: DECD

**c. EPA Statewide Assessment Program**

In 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. In this fiscal year, OBRD conducted environmental site assessments under this program as evidenced above in Table 102. During this fiscal year, OBRD completed assessment projects in Seymour and Somers and worked with the towns of Enfield, Salisbury, New Milford, Killingly, and Thompson on upcoming assessment projects.

<b>Table 102: EPA Assessment Program</b>				
<b>Municipality</b>	<b>Site</b>	<b>Recipient</b>	<b>Services Provided</b>	<b>Grant Value</b>
Seymour	79-101 Bank Street	Town of Seymour	Phase I ESA	\$2,450
Somers	19 Field Road	Town of Somers	Phase I ESA	\$3,450
<b>TOTAL</b>				<b>\$5,900</b>

Source: DECD

**d. Brownfield Municipal Pilot Program**

This state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for \$4.5 million for SFY 2007-08. At the May 30, 2008 bond commission, \$2.25 million was released to fund the Brownfield Municipal Pilot program. The program identified five Connecticut municipalities, see table 103a below, in which untreated brownfields hinder economic development. OBRD continues to work with these municipalities as these projects progress.

A summary of the first round of funded projects is indicated in Table 103a. At the October 30, 2009 meeting of the Bond Commission, a second round of funding in the amount of \$2.25 million was released for the program. Fifteen applications were received in March 2010, requesting a total of \$9,778,353 in funding. A summary of the second round of funded projects is indicated in Table 103b.

<b>Table 103a: Brownfield Municipal Pilot Program – Round I</b>			
Stamford	Harbor Point Partnership Project	Walter Wheeler Drive	\$450,000
Redding	Georgetown Remediation Project	Routes 57 & 107	\$425,000
Waterbury	Cherry Street Industrial Park Remediation	167 Maple Street & 16 Cherry Ave	\$650,000
Shelton	Axton Cross Remediation Project	113 Canal Street	\$425,000
Norwalk	South Norwalk Transit Remediation	30 Monroe Street	\$300,000
<b>Total</b>			<b>\$2,250,000</b>

Source: DECD

<b>Table 103b: Brownfield Municipal Pilot Program – Round II</b>			
Hartford	Swift Factory	Love Lane	\$600,000
Waterbury	Waterbury Industrial Commons	Thomaston Avenue	\$600,000
Meriden	Factory H	77 Cooper and 104 Butler Street	\$300,000
Naugatuck	Train Station	195 Water Street	\$50,000
Putnam	Cargill Falls Mill	Route 44 & Kennedy Drive	\$500,000
<b>Total</b>			<b>\$2,050,000</b>

Source: DECD

**e. Brownfield Revolving Loan Fund Program**

This state bond fund program was established under C.G.S. Section 32-9cc in the June Special Session and budgeted for \$2.5 million for SFY 2007-08. On October 30, 2009, the Bond Commission approved \$2.5 million in funding for the targeted brownfield loan program and in April of 2011 an additional \$2.5 million was approved. The program has been established with applications accepted on an ongoing basis. As of the end of the fiscal year, requests for \$4.6 million were under consideration.

**f. Abandoned Brownfield Cleanup Program**

In the spring of 2010, DECD opened a pilot round for the new Abandoned Brownfield Cleanup Program (ABC), established under Public Act 09-235. The ABC program offers an opportunity for developers, who are not responsible for contamination, to be afforded liability protection from the responsibility to investigate and remediate off-site contamination provided that the projects meet certain economic development thresholds and remediation is completed under a formal DEP program. No applications were received by the end of the fiscal year.

**g. Special Contaminated Property Remediation and Insurance Fund (SCPRIF)**

ORD administers SCPRIF in cooperation with DEEP. 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 2010-11, funding commitments were made for four new projects as identified in the Table 104 below. The SCPRIF program has funded 22 loans with a contract value of \$2,440,690 since its inception in 1999.

<b>Table 104: SFY 2010-11 New SCPRIF Projects</b>				
<b>Project Name</b>	<b>Developer/Applicant</b>	<b>Project Location</b>	<b>Municipality</b>	<b>DECD \$</b>
Former Conco site (Phase 3)	Columbia Elevators Products Inc.	380 Horace Street	Bridgeport	\$20,000
Foster Street	Foster Street Group & RBFH, LLC	191 Foster Street	New Haven	\$50,000
Swift Factory	Northeast Neighborhood Partners, Inc.	Love Lane	Hartford	\$45,000
Hillard Mills	Hillard Mills, LLC	640 Hillard Street	Manchester	\$180,000
<b>TOTAL</b>				<b>\$295,000</b>

Source: DECD

#### **h. Dry Cleaning Establishment Remediation Fund**

Since January 1, 1995, all dry cleaning establishments have been required to pay a surcharge on the gross receipts at retail for any dry cleaning services performed. This money is deposited into the dry cleaning establishment remediation account which is a non-lapsing account within the General Fund. These funds are used to address a pollution problem that is unique to this industry that is comprised of small businesses that do not have the financial capacity to absorb costs for site clean-up.

Owners/operators of a dry cleaning establishment and owners of property that are occupied by a dry cleaning establishment are eligible for funding from this program, provided they meet the eligibility criteria set forth by DECD. DECD accepts applications twice per year, the last Friday of March and the last Friday of August.

The program is available statewide.

At this time, the Dry Cleaning Establishment Remediation Fund is oversubscribed by \$1.7 million. DECD is working to closeout completed or inactive projects and evaluating the possibility of funding partial grants on projects. The time period between submission of an application and the decision to approve or deny the grant has become lengthy due to the lack of funding; it has been known to range anywhere from 11 months to over two years.

There are currently 31 applications pending funding for a total of \$1.5 million.

The state, acting through DECD, uses the dry cleaning account to provide grants to eligible dry cleaning establishments for the environmental investigation and remediation of pollution resulting from the release of tetrachloroethylene (TCE), Stoddard solvent, or other chemicals used for dry cleaning.

DECD has established procedures for distribution of grants and has adopted criteria to carry out the provisions of C.G.S. Section 12-263m.

Since the inception of the Dry Cleaning Establishment Remediation fund, a total of 77 dry cleaning sites have been approved for approximately \$11,045,507 in funding statewide. Table 105 below identifies the program activities for funding, both for new applications received in 2010-11 and applications from previous funding rounds with complex issues which were modified by the client and approved within this time period for contracting. No applications have been denied.

<b>Table 105: Dry Cleaning Establishment Remediation Fund Activity for SFY 2010-11 Applicants</b>				
Applicant	Municipality	Street Address	Application Status	Grant Amount
<b>Applications Pending</b>				
White Sheep Demunda Cleaners	Waterbury	416-418 Watertown Avenue	Hold	\$50,000
CJ Dry Cleaners	New Britain	70 South Street	Hold	\$50,000
Quality Cleaners	Colchester	79 Linwood Avenue	Hold	\$100,000
Superior Cleaners	West Haven	99 Garnet Park Road	Hold	\$50,000
Seccombes Cleaners	Ansonia	1 Holbrook Street	Hold	\$75,000
Mayflower Laundry	Hartford	266 Prospect Avenue	Hold	\$50,000
Crown Cleaners	Hartford	395-301 Franklin Avenue	Hold	\$50,000
State of the Art	Norwalk	120 New Canaan Avenue	Hold	\$100,000
Timely Cleaners	Cromwell	77 Berlin Road	Hold	\$46,970

<b>Table 105: Dry Cleaning Establishment Remediation Fund Activity for SFY 2010-11 Applicants (continued)</b>				
New U.S.	Enfield	95 High Street	Hold	\$100,000
Neet Cleaners	Glastonbury	2705 Main Street	Hold	\$100,000
Eagle Cleaners	Bristol	123 Farmington Avenue	Hold	\$50,000
Sylvan Cleaners	New Haven	363 Whalley Avenue	Hold	\$43,000
Newtown Cleaners	Newtown	54 Church Hill Road	Hold	\$200,000
Brother's Dry Cleaners	New Britain	234 North Street	Hold	\$100,000
<b>TOTAL Pending</b>	<b>15</b>			<b>\$1,164,970</b>
<b>Applications Approved</b>				
Battiston's of Windsor	Bloomfield	395 Cottage Grove Road	Approved	\$100,000
71 Pine St. Cleaners, Inc.	New Canaan	71 Pine Street	Approved	\$50,000
Steven's Cleaners	Norwalk	47 Stevens Street	Approved	\$50,000
Valu Clean	Stamford	949 Bedford Street	Approved	\$50,000
<b>TOTAL Approved</b>	<b>4</b>			<b>\$250,000</b>

Source: DECD's ORD and OBRD

The Dry Cleaning Establishment Remediation Fund program has served as the sole resource for financial assistance to small dry cleaning businesses to address the unique site pollution problems associated with their usage of perchloroethylene (or perc) and other chemicals. Perchloroethylene is the dominant cleaning agent used nationally and many dry cleaners are located in sensitive ground water resource areas where this pollution is a threat to potable water supply wells. This program provides these small businesses much needed assistance to both quantify sites for clean-up requirements through hiring of professional services and to fulfill their obligation to remediate sites to meet DEP regulatory criteria. This business sector represents about 3,900 employees statewide and has a payroll of over \$60 million.

#### **F. The Office of the Permit Ombudsman**

The Office of the Permit Ombudsman was created in October 2010 within DECD to expedite regulatory state agency approvals for qualifying economic development projects. The role of the Permit Ombudsman is to serve as a catalyst for the creation and expansion of business in Connecticut by providing comprehensive permit assistance and streamlining the regulatory compliance. The permit assistance staff acts as a facilitator between state regulatory agencies and businesses to fast track projects through regulatory approvals and resolve permitting issues.

The Office has:

1. Executed a Memorandum of Understanding (MOU) among DECD, DEEP, DOT and DPH concerning the responsibilities of each entity for expediting eligible permit applications;
2. Responded to more than 25 requests for permitting assistance including coordination with DEEP to expedite expansion of New Haven based barge manufacturer Buchanan Marine LP to create 16 new jobs and retain 50 existing jobs in Connecticut,
3. Coordinated multiple pre-application meetings and conducted several site visits for job creating projects;
4. Posted Expedited Permitting Guidelines and application material on the DECD web site and developed a partnership with the Connecticut Licensing Info Center to better serve the Connecticut business community; and
5. Developed public outreach materials and conducted an outreach campaign with regional development organizations.

Table 106 represents the activity of the Office of the Permit Ombudsman.

**Table 106: DECD Office of the Permit Ombudsman 2010-2011 Annual Report Table**

Municipality	Applicant's Name	Date of Request	Applicants States Reasons for eligibility	Jobs	Participating Agencies	Date(s) for granting/denying the permit(s)	Date of non-eligibility determination	If applicable, the reason why the applicant did not qualify
Killingly	Frito Lay Expansion	8/2/2010	Jobs		STC	8/5/2010	N/A	N/A
Enfield	Eppendorf Expansion	4/8/2010	Jobs	150	DEP	6/22/2010	N/A	N/A
Enfield	Eppendorf Expansion	9/1/2010	Jobs	N/A	STC	9/3/2010	N/A	N/A
Hartford	Sims Metal	8/20/2010	Jobs, Targeted Investment Community		DPS	8/26/2010	N/A	N/A
Statewide	CT Film Commission		Statewide economic benefits		DOT	TBD	N/A	N/A
Waterbury	Waterbury Retail Development	11/18/2010	Jobs	1000	DEP, DOT	TBD	N/A	N/A
Suffield	Town of Suffield, Solid Waste Disposal Area	12/15/2010	Economic impact factors		DEP	2/9/2011	N/A	N/A
Sprague	Clean Tech Oil	12/28/2010	Jobs, Green Jobs, Brownfields	35	DEP	TBD	N/A	N/A
Statewide	Ballast water management	1/20/2011	Jobs	N/A	DEP, DOT, DECD	N/A	N/A	N/A
Enfield	Eppendorf Expansion	2/28/2011	Jobs	150	DEP	5/13/2011	N/A	N/A
Thomaston	Drawn Metal Tube/American UniBrass	3/7/2011	Jobs		DEP	N/A	N/A	N/A
Statewide	ACOE CT General Permit	3/10/2011	State/Federal Permitting Process	N/A	ACOE, DEP	6/31/2011	N/A	N/A
North Haven	Central Connecticut Solid Waste Authority	3/14/2011	Jobs	125-175	DEP, DOT	TBD	N/A	N/A
East Haddam	East Haddam Brewing Co.	3/17/2011	Jobs	2 to 5	DPH	TBD	N/A	N/A
Westbrook	The Lee Company	3/30/2011	Jobs	300	DOT	TBD	N/A	N/A
Torrington	Stuart Ormsby	3/24/2011	Timber Harvest	0	DEP	N/A	3/31/2011	No permits required
Bridgeport	Barnum Landing/Bridgeport Ferry relocation	4/12/2011	Economic impact factors		DEP, DOT	TBD	N/A	N/A
New Haven	Buchanan Marine	5/9/2011	Jobs	10	DEP	TBD	N/A	N/A
Oxford	Executive Aircraft Interiors	5/12/2011	Jobs	20-30	DOT	TBD	N/A	N/A
New London	Fort Trumbull	5/12/2011	Economic impact factors		DEP	TBD	N/A	N/A
Enfield	True North Bridged Technologies	5/13/2011	Jobs		DEP, DOT	TBD	N/A	N/A
Putnam	Daniele Foods	6/10/2011	Jobs	250	DEP	TBD	N/A	N/A
Rocky Hill	Inner Circle Fresh Food	6/15/2011	Jobs	162	STC	TBD	N/A	N/A
Milford	PPG Prosperities	6/20/2011	Jobs		STC	TBD	N/A	N/A

Source: DECD

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## **VI. HOUSING DEVELOPMENT PERFORMANCE**

This section begins with an overview of Connecticut's housing environment for SFY 2010-11 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.

This 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;
- The Housing tax subsidy programs; and
- A discussion of fair housing and racial and economic integration.

### **A. Housing Development Overview**

#### **Housing Development and Support Programs Performance**

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

A brief overview of housing development in Connecticut is followed by DECD's housing development criteria. The section culminates with an analysis of the performance of DECD's housing programs.

DECD is the lead state agency for all matters relating to housing in Connecticut. As part of the agency's overall mission, DECD works to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices. To fulfill its mission, DECD monitors and analyzes the Connecticut housing environment and develops policies, strategies, programs and services that maximize success in expanding affordable housing opportunities in Connecticut. In so doing, the agency helps to build a strong community tax base, encourage safe streets, and empower neighborhoods and communities to stabilize and flourish.

### **1. Housing Development Mission**

DECD's housing development mission is to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices.

### **2. Overarching Goal**

DECD's housing development and support programs are designed to create and preserve quality affordable housing, and improve the quality of life for residents.

### **3. Mission Implementation**

DECD monitors and analyzes the Connecticut housing environment by undertaking several strategic planning efforts including the State of Connecticut Long Range Housing Plan and the Connecticut Consolidated Plan for Housing and Community Development. DECD also publishes housing related research and statistics on its Web site and through various publications such as this report, to assist other government agencies, municipalities, community groups, nonprofit housing developers, advocacy groups and private developers to plan, support, develop and preserve affordable housing in Connecticut. Based on the quantified affordable housing needs present in Connecticut, DECD utilizes numerous state and federally funded housing development and support programs to address housing issues and create housing opportunities. Some of these programs and services are as follows:

- Affordable Housing Program (AHP);
- Energy Conservation Loan Program (ECL);
- HOME Investment Partnerships Program (HOME);
- Housing Trust Fund Program (HTF);
- Neighborhood Stabilization Program (NSP);
- Pre-development Loan Program;
- Project-based Section 8 Rental Assistance Program;
- Small Cities Community Development Block Grant (CDBG) Program;
- State Housing Sustainability Fund;
- Surplus Property Program; and
- Urban Action Grant Program (UA).

DECD also provides technical and financial assistance to nonprofit and business sponsors, advocacy groups and municipalities for the development, preservation and

rehabilitation of affordable housing and associated housing support programs and services. Through the utilization of these and other programs and services, DECD leverages other public, private and federal resources to promote and advocate for the creation and preservation of affordable housing for low- and moderate-income persons and families.

DECD's housing development and support service programs are designed to promote and facilitate the rehabilitation and development of affordable housing through information brokering, technical assistance and project financing. The department also supplies financial and technical oversight assistance to recipients of state funds. This oversight function ensures quality management and fiscal oversight of publicly assisted housing assets. DECD also administers rental subsidy and tax related assistance designed to promote housing affordability.

#### **4. Functional Components**

DECD's housing strategies (short- and long-term) are governed by the immediate housing needs of Connecticut's communities and by the goals and objectives set forth in Connecticut's 2010-15 Consolidated Plan for Housing and Community Development, State of Connecticut Long-Range State Housing Plan and the State's Conservation and Development Policies Plan for Connecticut. The following offices directly support both the short- and the long-term housing development and assistance functions:

- Office of Housing and Community Development (OHCD);
- Office of Responsible Development (ORD).

DECD works to provide opportunities to live in safe, quality housing at affordable prices. OHCD 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.

OHCD 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, and affordable quality housing for the elderly and for families and individuals.

Responsibilities of OHCD 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.

OHCD 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, and was administered by OHCF 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 affordable housing for low- and very low-income households. 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 or grants to eligible sponsors of affordable housing.

The goals of the Housing Trust Fund are to:

- encourage the creation of affordable housing for homeownership for low- and moderate-income families;
- 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.
- NSP1 - The Neighborhood Stabilization Program 1 (NSP1) was established as part of the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment by providing funding for affordable housing. The Act specifies that communities identify areas of greatest need hit hardest by the foreclosure crisis. Funding was allocated and distributed through five activities: acquisition and rehabilitation, financing, land bank, demolition of blighted structures, and redevelopment. Additionally, 30% of the acquisition and rehabilitation was required to be used for housing for persons making less than 50% of the area median income.
- NSP3 - Federal funding for the Neighborhood Stabilization Program 3 (NSP3) was allocated under the Wall Street Reform and Consumer Protection Act of 2010 (C.P.L. 111-203 (October 6, 2008)) for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Eligible applicants and grant amounts were determined by the allocation formula used for the Community Development Block Grant Program (CDBG). NSP applications are considered to be substantial amendments to a grantee's current approved Consolidated Plan and annual Action Plan. DECD prepared and submitted an NSP-3 application/substantial amendment to HUD on March 1, 2011, which resulted in the receipt of \$ 9,322,756 in NSP- 3 funding. DECD awarded the NSP-3 funding to the following municipalities; Bridgeport, Danbury, Hartford, Meriden, New Britain, New Haven, New London, Norwich, Stamford, and Waterbury based on foreclosure rates.

- NSP-3 funding will be used for the following eligible activities; acquisition and rehabilitation, demolition of blighted structures, redevelopment of demolished or vacant properties, financing mechanisms and administration.
- The Pre-development Loan Program provides interest-free loans to eligible nonprofit sponsors for predevelopment costs associated with constructing, rehabilitating or renovating housing for low- and moderate-income households at prices they can afford. Pre-development loans may also be made available to for-profit developers in communities where the supply of affordable housing is less than 10%.
- The State-Assisted Housing Sustainability Fund provide below market-rate financial assistance for repairs to “eligible housing pursuant to CGS sec. 8-37uu.” All assistance was in the form of deferred loans.
- The UA grant program provides funds to improve and expand state activities that promote community development and revitalization designed to improve the quality of life for urban residents.

#### **5. Accomplishments of OHCD during State Fiscal Year 2010-2011**

In SFY 2010-2011, OHCD invested over \$41 million in HOME, HTF, AHP and other state funds for 18 projects around the state and, in so doing, created or preserved 434 units of housing.

#### **B. Fair Housing Choice and Racial and Economic Integration**

DECD is responsible for administering housing programs in compliance with state and federal laws promulgated to ensure that programs provide equal opportunities in employment, contracting and the provision of services and benefits. DECD has institutionalized requirements and guidelines pertaining to affirmative action, racial and economic integration and economic development opportunities for Section 3 and 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 perform outreach to these firms;
- Include the statement “affirmative action/equal opportunity employer” and/or fair housing statement or logo when applicable in all advertisements/notices;
- When using federal funds, have in place and implement a federal Section 3 plan to provide employment and training opportunities to Section 3 residents and businesses;
- Develop and implement an affirmative action policy statement;
- Develop and implement a fair housing 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 all contract documents to demonstrate compliance with applicable state and federal laws and regulations; and
- Display applicable anti-discrimination posters and notices at organization offices.

## **1. Affirmative Marketing of State Housing Programs**

DECD programs are administered in a nondiscriminatory manner, in accordance with equal opportunity, affirmative action, and fair housing requirements. Recipients of state funds for housing related activities are required, as applicable, to comply with the following civil rights laws and regulations:

- Title VI of the Civil Rights Act of 1964;
- Title VIII of the Civil Rights Act of 1968, as amended;
- Americans with Disabilities Act;
- Executive Orders 11063, 11246, and 12138;
- Section 3 of the Housing and Urban Development Act of 1968, as amended;
- Age Discrimination Act of 1975, as amended;
- Section 504 of the Rehabilitation Act of 1973, as amended;
- Regulations of C.G.S. Section 8-37ee-300 through Section 8-37ee-314 and the Affirmative Fair Housing Marketing and Selection Procedures Manual, under C.G.S. Sections 8-37ee-1 through 8-37ee-17;

- C.G.S. Sections 8-37t, 8-37-bb, and 8-37dd, promoting racial and economic integration;
- C.G.S. Section 46a-64b on discriminatory housing practices;
- C.G.S. Section 32-9e, Set-aside program for small, and minority- and women-owned firms; and
- 24 CFR 85.36 (e) Good faith efforts to award contracts to MBE/WBE.

Recipients must 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 to Impediments to Fair Housing (AI), and a resource directory.

## **2. Efforts to Affirmatively Further Fair Housing**

In SFY 2010-11, DECD provided financial assistance to the Connecticut Fair Housing Center. In addition to its ongoing activities of legal advice and counseling, investigating, testing, and litigating, the center provided training sessions on housing discrimination to service providers and advocates assisting the elderly and disabled, and classes to provide information on the legal foreclosure process to Connecticut families facing foreclosure. DECD staff received detailed training on Affirmative Fair Housing Marketing Plans and tenant selection policies. The center continued to provide technical assistance as DECD updated its policies, procedures and fair housing/civil rights handbooks for all of its programs. In addition, DECD has begun the process of updating its (AI). The HUD requires the AI to be updated every five years as a condition of receiving federal funds. The AI will be completed by December 2012.

Recipients of HOME program funds for housing must make every good faith effort to maintain a racially and economically integrated housing development by affirmatively

marketing their units to those persons and families least likely to apply to the housing without special outreach. DECD must provide an annual assessment of the state's affirmative marketing actions to HUD, as required by 24CFR92.351.520(d), HOME. The goal is 20% of the units to be occupied by applications least likely to apply. The first report to HUD will be made in the 2012 Annual Performance Report.

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.

### **C. 2010-2015 Consolidated Plan**

The state's 2010-15 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.

#### **1. Goals**

There are 7 goals outlined in the Consolidated Plan document. These goals are as follows:

Goal 1: Affordable Housing – Enhance suitable living environment, create decent housing, and provide economic opportunities for low- and moderate-income persons and address the shelter, housing and service needs of the homeless, those threatened with homelessness with an emphasis on preventing homelessness.

Goal 2: Public Housing – Provide decent housing and enhance suitable living environments for residents of public housing.

Goal 3: Homelessness Prevention & Supportive Housing – Enhance suitable living environments, create decent housing, and provide economic opportunities

for low- and moderate-income persons and address the shelter, housing and service needs of the homeless, those threatened with homelessness with an emphasis on preventing homelessness.

Goal 4: Other Special Needs – Create decent housing and a suitable living environment and economic opportunities for low- and moderate-income persons with special needs and address the shelter, housing and service needs of persons with special needs.

Goal 5: Non-Housing Community Development – Enhance suitable living environments, create decent housing and provide economic opportunities for low- and moderate-income persons through community development activities that promote responsible growth principles to develop viable urban communities and suitable living environments.

Goal 6: Community Revitalization – Enhance suitable living environments, create decent housing and provide economic opportunities for low- and moderate-income persons through community development activities that promote responsible growth principles to develop viable urban communities and suitable living environments.

Goal 7: Lead-Based Paint Hazards – Enhance suitable living environment and create decent housing for low- and moderate-income persons through the evaluation and reduction of lead-based paint hazards and the implementation of healthy homes principles, assessment practices, and evidence-based interventions.

## **2. Objectives, Outputs, Outcomes and Indicators**

Each goal is supported by specific objectives (objectives are either specific actions to be taken or specific milestones to be achieved) designed to help achieve the goal. Each of these objectives is, in turn, followed by an output a corresponding proposed outcome and an indicator. Outputs are the products of the activities undertaken to meet the objectives and outcomes are the benefits that result from undertaking those activities. Indicators are the metric that will gauge the performance of the state in meeting the objectives and ultimately the goal to which they relate.

### **3. Basis for Assigning Priority**

Each objective and accomplishment also has a proposed funding source (or sources), a targeted population and geographic target, and a priority rating.

Each objective is supported by a brief discussion of the need/basis for assigning the priority and of obstacles to meeting underserved needs summarized from the Needs Assessment and Housing Market Analysis sections of the Consolidated Plan.

Priority ratings were established after a thorough examination of Connecticut's housing and community development needs and the current and historical housing market. (See needs assessment and housing market analysis sections of the Consolidated Plan). Based on the state's review of all relevant and available data, specific issues were selected and run through an internal screening at DECD and the Department of Social Services (DSS). Issues chosen to be assigned high priority funding status within this plan were selected based on three overarching factors: the issue's relative demonstrated need (as identified in the needs assessment); the availability of other funds to address the need; and the eligibility criteria of each of the four federal programs governed by this plan.

### **4. High Priority Needs and Funding**

As stated above, only those issues deemed to be a high priority to the state have been identified in the Consolidated Plan. Other issues are lower priority in terms of federal funding.

This does not exclude the state from funding lower priority projects. The high priority designation serves to emphasize to the public the areas in which the state will concentrate its efforts the next five years, in terms of housing and community development. Further, it defines where the state will focus its usage of the federal funds accessed through the four state administered federal programs.

A proposed project that addresses a high priority need is not guaranteed funding based solely on that status. All projects funded by the state must be financially and logistically feasible as well as meet all of the eligibility criteria of the proposed funding source.

When two or more projects are competing for funding dollars, all things being equal, the project addressing the high priority need will be given funding preference.

Note: for the purposes of the Consolidated Plan, “other funds” include all available state, federal or private funds other than those allocated to the state under the CDBG, ESG, HOME and HOPWA programs.

#### **D. Connecticut Long-Range State Housing Plan 2010-2015**

The State of Connecticut Long-Range State Housing Plan 2010-2015 (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. The 55 objectives of the SLRPH are divided into the following three goal categories:

##### **1. Fair Housing and Housing Choice**

- Within budget appropriations, DECD will continue to support the Connecticut Fair Housing Center with its efforts to assist the state of Connecticut to fulfill the recommendations in the State’s Analysis of Impediments (AI) for state level action. Utilization of the Fair Housing Center has enabled the state to better address the objectives of the AI by increasing the access of people in the protected classes to the existing supply of affordable housing, expanding fair housing outreach and education activities, providing increased training of state employees, service providers, housing developers or other funding recipients in the area of fair housing/civil rights and increasing monitoring and enforcement of fair housing laws and policies within Connecticut.
- DECD will continue to conduct regular monitoring of its funding recipients in the areas of civil rights and fair housing and enforcement.
- Update the Analysis of Impediments to Fair Housing Choice including the Action Steps for state and local governments.

## **2. Quality Affordable Housing**

- With regard to new affordable rental housing:
  - DECD will work to create 750 new quality affordable rental housing units.
  
- With regard to new homeownership opportunities:
  - DECD will work to create 300 new affordable homeownership opportunities.
  - The Connecticut Housing Finance Authority (CHFA) will work to assist 13,500 to 15,000 first-time homebuyers, conditioned on the availability of funds and market conditions.
  
- With regard to preserving existing affordable rental units:
  - DECD will work to preserve 1,000 existing affordable rental housing units.
  
- With regard to maintaining homeownership
  - DECD will work to maintain homeownership for 400 households.
  
- With regard to CHFA multifamily housing development mortgage programs and tax credit equity funding programs to fund the new construction, rehabilitation and preservation of affordable rental housing:
  - CHFA will work to fund the development and/or preservation of 3,200 units, conditioned on the availability of funds and market conditions.

## **3. Homelessness Prevention and Supportive Housing**

- DECD will address the shelter, permanent affordable housing and service needs of the homeless and those at risk of becoming homeless to ensure that individuals and families receive emergency assistance that includes prevention, relocation assistance and/or provides emergency shelter services as a last resort once housing is lost and alternative resources cannot be identified quickly.
  
- The state will:
  - Develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing;

- Provide rent subsidies or operating subsidies to increase housing affordability (DSS/RAP); and
  - Expand homeless prevention services, follow-up services and increase transitional services throughout the system.
  - Work to have in place housing units to help households who experience homelessness or are at high risk of homelessness to access permanent housing.
- The state will:
    - 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 the renovation of existing buildings; and
    - Continue to work through the Governor’s Interagency Council on Supportive Housing and Homelessness to finance housing with services for people facing homelessness and people with disabilities.
    - Work to ensure that the systems are in place to assist those at immediate risk of becoming homeless to avoid homelessness.

**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. Federal Housing Administration (FHA) insured loan – 1.10 or FHA standard, whichever is higher; non-residential space – 1.20 relative to the net income. DECD may require a separate Operating Deficit Letter of Credit when a developer does not meet the debt service coverage ratio or a debt service coverage reserve account.

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

**Loan to Value Ratio** – The loan to value ratio shall not exceed 80% of the lesser of the appraised market value or total replacement cost. This ratio may be increased to 90% if it is in the best interest of the state. This requirement may be modified or exempted for nonprofit developers.

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

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

**Developer's Equity** – An owner shall have a minimum continued financial interest in the development of at least 2% of total development cost for no fewer than 10 years. This requirement may be modified or exempted for nonprofit developers.

**Return on Equity** – The owner's equity in a development shall consist of the difference between the total amount of certified project costs, whether or not such cost has been paid in cash or in a form other than cash, and the total amount of mortgage and/or grant proceeds. Return on equity shall be subject to an agreement between DECD and the owner limiting the owner, and its principals or stockholders, to a return on the owner's equity in any development assisted by DECD. To the extent economically feasible, the cumulative cash return on equity shall be no greater than 10% per annum. To the extent economically feasible, the cumulative cash return on equity shall be increased by up to an additional 2% for developments in areas designated as urban centers and urban conservation areas as defined in the State Plan of Conservation and Development.

**Developer's Fee** – A developer's fee shall not exceed 10% of total development costs. When state bond funds will be used to pay for a developer's fee, then the state developer's fee regulations shall apply. When the developer's fee is paid from federal HOME funds, the following schedule applies:

- 25% of the fee shall be paid at construction contract;
- 75% of the fee shall be paid upon completion of initial rent-up in accordance with projections; and
- if actual total project costs exceed the budgeted total development costs, then the developer's fee must be used to defray the additional costs.

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

**Bridge Loan Financing** – All sources of funds shall be available to the development prior to execution of a contract for DECD financial assistance. Funds derived from the syndication of low-income housing and/or historic tax credits shall be available either from the syndication proceeds or bridge loan financing in an amount and manner satisfactory to DECD. If there is an identity of interest between the lender and the syndicator, the owner, or the developer, the rate shall be consistent with the Applicable Federal Rate (AFR). The interest cost of financing the developer's fee shall not be recognized. This requirement may be modified or exempted for nonprofit developers.

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

**Rent Limitations** – To the extent economically feasible, the maximum gross rents shall be set at a level affordable to the targeted income group(s) to be served, market conditions/trends, any program limitations and the ability to serve specified income groups.

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

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

**Vacancy Assumptions** – Residential property vacancy rates shall be based on the percentage of the area median income (AMI) of the intended tenant population as of the stabilized year (if multiple AMI, then blend rates).

<b>AMI</b>	<b>Vacancy Rate</b>
0 - 50%	2.5 - 5%
51- 80%	5.0 - 10%
+ Year 1	10 - 15%
Year 2	10 - 12%
Year 3	+10%
<b>Non-residential Properties</b>	
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 2010-11, DECD invested nearly \$23 million in state funds in affordable housing projects across the state. Table 107 outlines DECD’s state housing development investment activity during the state fiscal year.

<b>Table 107: State-Funded Housing Development SFY 2010-11</b>					
<b>State Funds</b>	<b>Total Number of Projects</b>	<b>Total Units</b>	<b>Total Development Cost</b>	<b>Total DECD Investment</b>	<b>Leverage Ratio</b>
<b>SFY 2010-11 Total*</b>	<b>10</b>	<b>300</b>	<b>\$101,604,832</b>	<b>\$22,916,500</b>	<b>3.43</b>
Rental	7	283	\$91,730,634	\$20,606,747	<b>3.45</b>
Home Ownership	1	11	\$7,441,430	\$1,076,986	<b>5.91</b>
Projects with Combination Rental & Home Ownership	1	6	\$2,183,167	\$983,167	<b>1.22</b>
Pre-development & Non-development*	1	0	\$249,600	\$249,600	<b>0.00</b>
DECD’s Per Unit Cost - Rental			\$72,815	-	
DECD’s Per Unit Cost - Home Ownership			\$97,908	-	

\*Non-development projects include program funding such as technical assistance, rental assistance, etc. Numbers may not total due to rounding.

Source: DECD

## 2. About the State-Funded Housing Portfolio

In May 2002, during a special session, the General Assembly authorized the transfer of state-financed housing loans from DECD to 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 2010-11, DECD invested approximately \$18.1 million in federal funds in affordable housing projects across the state. Table 108 outlines DECD's federal housing development investment activity during the state fiscal year.

<b>Table 108: Federally-Funded Housing Development SFY 2010-11</b>					
<b>Federal Funds</b>	<b>Total Number of Projects</b>	<b>Total Units</b>	<b>Total Development Cost</b>	<b>Total DECD Investment</b>	<b>Leverage Ratio</b>
<b>SFY 2010-11 Total*</b>	<b>8</b>	<b>134</b>	<b>\$95,947,213</b>	<b>\$18,172,532</b>	<b>4.28</b>
Rental	6	91	\$76,741,923	\$13,072,491	<b>4.87</b>
Home Ownership	1	33	\$18,655,290	\$4,550,041	<b>3.10</b>
Projects with Combination Rental & Home Ownership	0				
Pre-development & Non-development*	1	10	\$550,000	\$550,000	<b>0.00</b>
DECD's Per Unit Cost - Rental			\$143,654		
DECD's Per Unit Cost - Home Ownership			\$137,880		

\*Non-development projects, such as technical assistance programs, rental assistance programs, down-payment assistance, etc., are not included in the calculations above. Numbers may not total due to rounding.

Source: DECD

## 4. 2010-2011 Housing Production and Preservation Analysis

For the purposes of this section, "elderly units" is defined as units for which occupancy is restricted by age, and "family units" means dwelling units for which occupancy is not restricted by age.

Table 109 outlines the number of units created by municipality and sorted by unit type.

<b>Table 109: Total Units Created by Municipality</b>			
<b>Town</b>	<b>Family Units Created</b>	<b>Elderly Units Created</b>	<b>Total Units Created</b>
Avon	-	11	11
Bridgeport	4	-	4
Franklin	-	10	10
Hartford	-	46	46
Manchester	20	-	20
Sharon	-	-	-
Stamford	-	50	50
West Hartford	-	14	14
Windham	-	22	22
<b>Total</b>	<b>24</b>	<b>153</b>	<b>177</b>

Source: DECD

Table 110 outlines the number of units preserved by municipality and sorted by unit type.

<b>Table 110: Total Units Preserved by Municipality</b>			
<b>Town</b>	<b>Family Units</b>	<b>Elderly Units</b>	<b>Total</b>
Bridgeport	10	0	10
Meriden	122	0	122
New Haven	10	0	10
New London	54	0	54
Norwich	51	0	51
<b>Total</b>	<b>247</b>	<b>0</b>	<b>247</b>

Source: DECD

## 5. Housing Development Portfolio as of June 30, 2011

As of June 30, 2011, DECD's active housing development portfolio had a total value of over \$2 billion, of which approximately \$512 million had been 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.

## 6. Composition of the Housing Development Portfolio

Table 111 outlines the distribution of projects within the portfolio by funding source and type of affordable housing project.

Table 111: Total Number of Projects – All Funding Sources								
Funding Source and Distribution of Projects across DECD Housing Development Portfolio		Type of Affordable Housing Project						
		DECD New Rental Projects	DECD Rehabbed Rental Projects	DECD Home-Ownership Projects	DECD Combined Rental & Ownership Projects	Land Acquisition	DECD Pre-Development Projects	DECD Program Funding Projects*
State only	196	36	24	16	8	65	31	16
Federal only	137	52	30	33	5	0	1	16
Combined Funding	21	8	4	5	0	0	0	4
<b>Total</b>	<b>354</b>	<b>96</b>	<b>58</b>	<b>54</b>	<b>13</b>	<b>65</b>	<b>32</b>	<b>36</b>

\*DECD Program Funding Projects include programs for technical assistance, rental assistance.

Notes: Does not include the 13 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Source: DECD

Table 112 provides the distribution of projects as a percentage of the portfolio by each funding source and by type of project. In SFY 2010-11, 56% of the DECD housing development portfolio had projects funded exclusively with state funds, 38% were funded exclusively with federal funds, and the remaining 6% were funded with a combination of both state and federal funds.

Table 112: Distribution of Projects Across Housing Development Portfolio								
Funding Source and Distribution of Funding across DECD Housing Development Portfolio		Type of Affordable Housing Project						
		New Rental Projects	Rehabbed Rental Projects	Home Ownership Projects	Combined Rental & Ownership Projects	Land Acquisition	Pre-Development Projects	Program Funding Projects*
State only	56%	10%	7%	5%	2%	18%	9%	5%
Federal only	39%	15%	9%	9%	1%	0%	0%	5%
Combined Funding	5%	2%	1%	1%	0%	0%	0%	1%
<b>Total</b>	<b>100%</b>	<b>27%</b>	<b>17%</b>	<b>15%</b>	<b>3%</b>	<b>18%</b>	<b>9%</b>	<b>11%</b>

\*DECD Program Funding Projects include programs for technical assistance, rental assistance, etc.

Notes: Does not include the 13 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Source: DECD

Table 113 shows the level and distribution of funding within the portfolio. In SFY 2010-2011, nearly 60% of the DECD housing development portfolio was funded with only state funds, 28% of the projects were funded with only federal funds and the remaining 13% were funded with a combination of both state and federal funds.

Table 113: Distribution of Project Funding Sources								
Funding Distribution of DECD Housing Development Portfolio		Type of Affordable Housing Project						
		New Rental Projects	Rehabbed Rental Projects	Home Ownership Projects	Combined Rental & Ownership Projects	Land Acquisition	Pre-Development Projects	Program Funding Projects*
State only	59%	24%	7%	7%	1%	10%	7%	4%
Federal only	28%	13%	7%	5%	1%	0%	0%	1%
Combined Funding	13%	4%	4%	5%	0%	0%	0%	0%
<b>Total</b>	<b>100%</b>	<b>41%</b>	<b>18%</b>	<b>17%</b>	<b>2%</b>	<b>10%</b>	<b>7%</b>	<b>5%</b>

\*DECD Program Funding Projects include programs for technical assistance, rental assistance, etc.

Notes: Does not include the 13 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Source: DECD

Table 114 shows the total DECD investment by funding source as well as the distribution of funding by project type within the housing development portfolio.

Table 114: Total DECD Housing Development Investment – All Funding Sources								
TOTAL DECD Investment by Funding Source		Type of Affordable Housing Unit Project						
		Projects with New Rental Units	Projects with Rehabbed Rental Units	Projects with Home Ownership Units	Projects with Combined Rental and Home Ownership Units	Land Acquisition (LA) Projects	DECD Pre-Development Projects	DECD Program Funding Projects*
State	\$287,145,870	\$114,483,203	\$33,401,505	\$31,642,757	\$4,128,608	\$48,701,265	\$34,362,784	\$20,425,748
Federal	\$133,139,124	\$62,789,595	\$34,035,441	\$25,369,982	\$3,866,864	\$0	\$935,000	\$6142,242
Multi	\$63,406,998	\$18,969,548	\$17,934,108	\$24,120,688	\$0	\$0	\$0	\$2,382,654
<b>Total</b>	<b>\$483,691,993</b>	<b>\$196,242,347</b>	<b>\$85,371,054</b>	<b>\$81,133,427</b>	<b>\$7,995,472</b>	<b>\$48,701,265</b>	<b>\$35,297,784</b>	<b>\$28,950,644</b>
State SHSF	\$3,999,400							
Federal NSP	\$24,417,300							
<b>Grand Total</b>	<b>\$512,108,693</b>							

\*DECD Program Funding Projects include programs for technical assistance, rental assistance, etc. Numbers may not total due to rounding.

Source: DECD

## 7. Created and Rehabbed Housing Units

Table 115 presents the total number and distribution of affordable housing units created and rehabbed by DECD's housing development investments. By SFY 2010-11, 57% of DECD's development portfolio had been devoted to bringing to the market new additional affordable housing units. Over 60% of all the state's publicly funded housing units were made possible by the investment of state funds.

Table 115: Total Created and Rehabbed Units						
Funding Source	Total Units	Total Units	Total New Units	Total New Units	Total Rehabbed Units	Total Rehabbed Units
State only	5,100	62%	2,984	36%	2,116	26%
Federal only	2,586	31%	1,386	17%	1,200	15%
Combined Funding*	589	7%	312	4%	277	3%
<b>Total**</b>	<b>8,275</b>	<b>100%</b>	<b>4,682</b>	<b>57%</b>	<b>3,593</b>	<b>43%</b>
DECD Program Funding Projects*	<b>1,630</b>					
DECD Predevelopment Projects*	<b>307</b>					
SHSF	<b>796</b>					
NSP	<b>260</b>					
<b>Grand Total</b>	<b>11,268</b>					

\* Projects with a combination of both state and federal funds.

\*\* Total only includes projects directly associated with the creation or preservation of housing units.

Note: Does not include the 11 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

Numbers may not total due to rounding.

Source: DECD

Table 116 shows the investment in the creation or rehabilitation of actual housing units across funding sources and project type.

Table 116: 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	5,100	1879	60%	1647	56%	1,495	73%	79	43%
Federal	2,586	1033	33%	1015	35%	432	21%	106	57%
Combination	589	209	7%	262	9%	118	6%	0	0%
<b>Total*</b>	<b>8,275</b>	<b>3,121</b>	<b>100%</b>	<b>2,924</b>	<b>100%</b>	<b>2,045</b>	<b>100%</b>	<b>185</b>	<b>100%</b>
SHSF	<b>796</b>			796					
NSP	<b>260</b>	To be determined							
<b>Grand Total</b>	<b>9,331</b>								

\* Total only includes projects directly associated with the creation or preservation of housing units.

Source: DECD

Table 117 provides DECD's cost per unit for the affordable housing units created and rehabbed by DECD's housing development investments.

<b>Table 117: Housing Development Portfolio Per Unit Cost By Unit Type</b>			
<b>All Funding Sources</b>	<b>DECD Investment</b>	<b>Units</b>	<b>DECD Per Unit Cost</b>
Rental – New	\$196,242,347	3,121	\$62,878
Rental – Preserved/Rehabilitated	\$85,371,054	2,924	\$29,197
Home Ownership only – New	\$66,806,741	1,425	\$46,882
Home Ownership Preserved/Rehabilitated	\$14,326,686	620	\$23,108
Rental & Ownership – New	\$5,844,056	136	\$42,971
Rental & Ownership – Preserved/Rehabilitated	\$2,151,416	49	\$43,906
<b>Total Portfolio*</b>	<b>\$370,742,300</b>	<b>8,275</b>	<b>**44,803.00</b>

\*Total only includes projects directly associated with the creation or preservation of housing units. Does not include per unit cost of the 13 projects funded through the State Housing Sustainability Fund, nor the 10 projects assisted through the federally-funded Neighborhood Stabilization Program.

\*\*Average cost per unit.

Source: DECD

## 8. Portfolio Production and Preservation Analysis

For the purposes of this section, “elderly units” is defined as units for which occupancy is restricted by age, and “family units” means dwelling units for which occupancy is not restricted by age.

Table 118 outlines the total number of units created, sorted by municipality.

<b>Table 118: Portfolio Analysis of units created by Municipality</b>			
<b>Town</b>	<b>Family Units</b>	<b>Elderly Units</b>	<b>Total</b>
Avon	-	11	11
Branford	-	11	11
Bridgeport	267	161	428
Burlington	-	24	24
Canaan	-	24	24
Canton	-	11	11
Cheshire	3	-	3
Colchester	22	23	45
Cromwell	-	20	20
Danbury	8	-	8
East Hartford	7	-	7
Farmington	-	4	4
Franklin	-	10	10
Glastonbury	19	25	44
Greater Hartford	79	-	79
Greenwich	10	-	10
Guilford	10	32	42
Hamden	34		34

<b>Table 118: Portfolio Analysis of units created by Municipality(continued)</b>			
<b>Town</b>	<b>Family Units</b>	<b>Elderly Units</b>	<b>Total</b>
Hartford	628	270	898
Kent	11	-	11
Litchfield	10	-	10
Manchester	20	43	63
Meriden	5	-	5
Middletown	-	78	78
New Britain	35	-	35
New Hartford	-	10	10
New Haven	511	142	653
New London	46	-	46
New Milford	40	-	40
Newtown	-	6	6
North Haven	20	-	20
Norwich	89	31	120
Plymouth	55	14	69
Ridgefield	20	-	20
Seymour	-	68	68
Sharon	-	-	0
Shelton	-	35	35
Somers	-	86	86
South Windsor	-	22	22
Stamford	325	60	385
Statewide	285	-	285
Thomaston	-	36	36
Tolland	-	5	5
Trumbull	43	11	54
Vernon	23	-	23
Waterbury	68	10	78
West Hartford	-	14	14
Westport	40	78	118
Wethersfield	-	42	42
Windham	-	22	22
Winsted	-	39	39
<b>Total</b>	<b>2733</b>	<b>1478</b>	<b>4,211</b>

Source: DECD

Table 119 outlines the total number of units preserved, sorted by municipality.

<b>Table 119: Portfolio Analysis of Units Preserved by Municipality</b>			
<b>Town</b>	<b>Family Units</b>	<b>Elderly Units</b>	<b>Total</b>
Ansonia	9	-	9
Bridgeport	48	-	48
Bristol	44	-	44
Danbury	290	-	290
East Hartford	150	30	180
Farmington	11	-	11
Greenwich	4	-	4
Hamden	25	62	87
Hartford	2062	-	2062
Meriden	285	-	285
Middletown	36	-	36
Milford	467	-	467
Naugatuck	32	-	32
New Britain	55	-	55
New Canaan	-	1	1
New Haven	537	12	549
New London	89	-	89
Norwalk	1	-	1
Norwich	169	-	169
Ridgefield	-	120	120
Seymour	112	40	152
Somers	-	52	52
Stamford	47	40	87
Statewide	239	-	239
Tolland	29	-	29
Torrington	54	-	54
Wallingford	28	-	28
Waterbury	35	-	35
Willimantic	7	-	7
Windsor Locks	21	-	21
<b>Total</b>	<b>4886</b>	<b>357</b>	<b>5,243</b>

Source: DECD

## 9. Leveraging

Table 120 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.

<b>Table 120: Housing Development Portfolio Leveraging*</b>			
<b>All Funding Sources</b>	<b>Leverage Ratio</b>	<b>Total Development Cost</b>	<b>DECD Investment</b>
Rental – New	4.94	\$1,164,889,961	\$196,242,347
Rental – Rehabilitated/Preserved	2.65	\$311,672,689	\$85,371,054
Home Ownership only – New	1.99	\$199,851,548	\$66,806,741
Home Ownership – Rehabilitated/Preserved	0.66	\$23,756,546	\$14,326,686
Rental & Ownership – New	1.09	\$12,223,766	\$5,844,056
Rental & Ownership – Rehabilitated/Preserved	3.58	\$9,856,088	\$2,151,416
<b>Total</b>	<b>3.65</b>	<b>\$1,722,250,598</b>	<b>\$370,742,300</b>
DECD Non-Development Projects*	1.14	\$241,722,344	\$112,949,693
State SHSF	0.04	\$4,149,397	\$3,999,400
Federal NSP	1.84	\$69,292,000	\$24,417,300
<b>Grand Total</b>	<b>2.98</b>	<b>\$2,037,414,339</b>	<b>\$512,108,693</b>

\*DECD Non-development Projects may include land acquisition, pre-development activities or DECD program funding.  
Source: DECD

### 10. State Housing Sustainability Fund (SHSF)

Over the last three years, DECD invested approximately \$4 million of State Housing Sustainability Fund (SHSF) funds into the preservation of eligible housing projects across the state. Table 121 outlines DECD's SHSF investment activity during the last three state fiscal years. All projects have been closed and rehabilitation activity has been completed with the exception of one project in Hartford. It is anticipated that this project will be completed in the next 12 months.

<b>Table 121: DECD Housing Development Investment in the State Housing Sustainability Fund (SHSF)</b>				
<b>Federal Funds</b>	<b>Total Number of Projects</b>	<b>Total Units</b>	<b>Total Development Cost</b>	<b>Total DECD Investment</b>
<b>SFY 2008-2011 Total</b>	13	796	\$4,149,397	\$3,999,400
<b>DECD's Per Unit Cost -all rental units \$5,024.00</b>				

Source: DECD

### 11. Neighborhood Stabilization Program (NSP)

Over the last three years, DECD invested approximately \$24.4 million in federal NSP funds in 10 eligible communities across the state. Table 122 outlines DECD's NSP investment activity during the last three state fiscal years.

<b>Table 122: DECD Housing Development Investment in the Neighborhood Stabilization Program (NSP)</b>					
<b>Federal Funds</b>	<b>Total Number of Recipients</b>	<b>Total Units to Date</b>	<b>Total Development Cost*</b>	<b>Total DECD Investment</b>	<b>Leverage Ratio</b>
SFY 2008-11 Total	10	260	\$69,292,000	\$24,417,300	1.84
<b>DECD's Per Unit Cost \$93,913</b>					

\* includes demolition and redevelopment activities

Source: DECD

## 12. Geographic Analysis by County

Table 123 shows a geographical distribution of DECD's housing development investments by county.

<b>Table 123: Combined Housing Development Portfolio (State and Federal) Geographic Analysis by County</b>										
	<b>Number of Projects</b>	<b>Total Units</b>	<b>New Rental Units</b>	<b>Rehab Rental Units</b>	<b>HO New Units</b>	<b>HO Rehabbed Units</b>	<b>Combo New Units</b>	<b>Combo Rehabbed Units</b>	<b>Total Project Costs</b>	<b>Total DECD Investment</b>
Fairfield	45	1,522	1,072	268	91	21	66	4	\$409,492,070	\$70,135,318
Hartford	87	4,236	1,163	1,849	908	292	16	8	\$688,451,436	\$183,261,129
Litchfield	12	273	176	42	55	-	-	-	\$49,665,030	\$14,387,011
Middlesex	5	82	45	9	10	15	-	3	\$18,589,171	\$7,540,002
New Haven	50	1,632	440	523	351	248	36	34	\$419,236,413	\$59,342,331
New London	17	463	187	233	10	15	18	-	\$106,733,818	\$30,862,714
Tolland	3	45	16	-	-	29	-	-	\$16,772,992	\$1,785,000
Windham	1	22	-	22	-	-	-	-	\$13,309,667	\$3,428,794
<b>Total*</b>	<b>220</b>	<b>8,275</b>	<b>3,009</b>	<b>2,946</b>	<b>1,425</b>	<b>620</b>	<b>136</b>	<b>49</b>	<b>\$1,722,250,598</b>	<b>\$370,742,299</b>
DECD Non-Development Projects**	<b>134</b>	<b>1,937</b>							\$241,722,344	\$112,949,693
SHSF	<b>13</b>	<b>796</b>							<b>\$4,149,397</b>	\$3,999,400
NSP	<b>10</b>	<b>260</b>							<b>\$69,292,000</b>	\$24,417,300
<b>Grand Total</b>	<b>377</b>	<b>11,268</b>							<b>\$2,037,414,339</b>	<b>\$512,108,692</b>

\*Total only includes projects directly associated with the creation or preservation of housing units.

\*\* DECD Non-development projects may include land acquisition, pre-development activities or DECD program funding.

NOTE: The State Housing Sustainability Fund and the Neighborhood Stabilization Program projects are analyzed in further in the report.

Source: DECD

**13. Economic Impact Analysis**  
**Housing Development Portfolio**

Using the REMI Insight model of the Connecticut economy, DECD estimated the economic and fiscal impact of its affordable housing development investments from state fiscal years 1989 through 2011. Table 124 illustrates the impact of DECD's housing portfolio investments on the state economy,

It is important to note that this analysis captures only the direct demand changes in construction-related businesses, direct sales in professional and planning services, and direct sales in grant making and other nonprofit entities that the portfolio supports. The analysis does not capture the socio-economic benefits that flow from the provision of housing or improved housing to those who may not otherwise be able to afford it. These benefits include the increased attractiveness of the state in retaining and growing its workforce, and the creation of stable neighborhoods through increased home ownership. The analysis does include the fiscal offset due to accumulating debt service incurred from the rounds of bonds issued to pay for housing investment.

<b>Table 124: Housing Development Portfolio Economic Impact Change from Baseline in 2011 Constant Dollars</b>		
	<b>Portfolio Aggregate</b>	<b>Fiscal Year 2011</b>
<b>Gross State Product</b>	\$923,391,822	\$34,446,626
<b>Personal Income</b>	\$1,078,085,878	\$42,000,000
<b>State Net Revenue</b>	\$8,315,596	-\$227,406

Source: DECD

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

Table 125 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 2011 (in nominal dollars). It is important to note that the DECD does not track local tax abatement agreements that may be in place for an affordable housing development. It also provides the estimated property taxes generated by DECD's housing development assistance investments. The tax revenue estimates are calculated using local 2010 nominal mill rates (published by OPM) and the estimates, therefore, do not accurately reflect actual, historical or municipal revenues realized.

The portfolio aggregate annual impact represents the sum of investments for each municipality for state fiscal years 1991 through 2011 converted to property tax revenue using the local 2010 nominal mill rate. Therefore, there is an accumulation of property tax revenue as in the last line of the table.

<b>Table 125: Combined Housing Development Portfolio and Tax Value Impact</b>	
SFY 2010-11 Project Town's Assessed Value	\$137,901,431
Project Town's Assessed Value (Total Grand List Increase) from SFY 1991-2011	\$1,247,943,063
SFY 2010-11 Property Tax Revenue	\$52,324,297
Portfolio Cumulative Property Tax Revenue SFY 1991-2011	\$302,012,693

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 SFY 2010-11.

DECD has 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 authority to DECD to fund housing and related facilities. This program has expanded the state's ability to serve the needs of housing applicants and allows DECD to do under one program what it previously had done under many. Because of this program's flexibility, DECD has used it almost exclusively since its enactment for providing state-funding rather than the myriad of other housing development programs. As a result, DECD's housing development portfolio is primarily composed of projects funded through the federal HOME program, the AHP, the combination of HOME and AHP, and state Housing Trust Fund.

### **1. Data Collection**

DECD collected data through a survey titled "Tenant Demographic Information Survey on State Administered Housing Developments." This survey was either mailed or e-mailed to 75-rental property management firms that have received financing through HOME, AHP, the combination of HOME and AHP, and/or State Housing Trust Fund.

Due to the reduction of agency staff, DECD did not conduct telephone and e-mail follow-ups with the respondents. DECD received 24 responses yielding a 32% response rate.

The survey results showed that 420 affordable rental-housing units (multi-family and apartments) were occupied during SFY 2010-11. There were 269 (64.2%) rental units occupied by families and 150 rental units (35.8%) occupied by elderly residents.

More than 90% (99% of those whom responded) of the households surveyed were low-income households with incomes between 1% and 80% of the Area Median Income (AMI). The analysis that follows derives information from only those rental property managers responding to the survey.

## 2. Overview

The tenant demographic survey shows 24 projects with 420 housing units utilized the HOME, AHP and the combination of HOME and AHP programs during the SFY 2010-11. The HOME program funded 22 housing projects consisting of 375 units. The AHP program funded one housing project with six units, and HOME/AHP combined program also funded one other project with 39 units. See Table 126.

<b>Table 126: Total Projects and Units by Programs</b>			
<b>Programs</b>	<b># Projects</b>	<b># Units</b>	<b>% of Total</b>
AHP	1	6	1.4%
HOME	22	375	89.3%
HOME/AHP	1	39	9.3%
Total	24	420	100.0%

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 53.5% of units are located in urban communities and 46.5% are located in non-urban communities, see Table 127. The data in Table 127 suggests that family households in urban settings account for 39.1% of the units, while the urban elderly occupy 14.3% of the units.

Conversely, the elderly in non-urban settings account for 21.5% of households, while the families in non-urban areas occupy 25.1% of housing units.

<b>Table 127: Number of Households by Type and Urban</b>			
	<b># of Families</b>	<b># of Elderly</b>	<b>Total</b>
Urban	164	60	224
Non-Urban	105	90	195
Total	269	150	419
<b>Percent of Households by Type and Urban</b>			
	<b>% of Family</b>	<b>% of Elderly</b>	<b>Total</b>
Urban	39.1%	14.3%	53.5%
Non-Urban	25.1%	21.5%	46.5%

Source: DECD

The Table 128 shows family households that utilized HOME program accounts for 53.5% of total households, while the elderly households receiving HOME program funds accounts for 35.8% of total housing units. The combined HOME/AHP programs served 39 family households, representing 9.3% of total housing units.

<b>Table 128: Number of Households by Type and Program</b>			
<b>Programs</b>	<b>Family</b>	<b>Elderly</b>	<b>Total</b>
AHP	6	0	6
HOME	224	150	374
HOME/AHP	39	0	39
Total	269	150	419
<b>Percent of Households by Type and Program</b>			
<b>Programs</b>	<b>Family</b>	<b>Elderly</b>	<b>Total</b>
AHP	1.4%	0.0%	1.4%
HOME	53.5%	35.8%	89.3%
HOME/AHP	9.3%	0.0%	9.3%
Total	64.2%	35.8%	100.0%

Source: DECD

### 3. Characteristics of Households

The two main areas of interest in the DECD tenant demographic survey are area median income and ethnicity and race.

### 4. Area Median Income (AMI)

Table 129 shows that 121 (29.3%) 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 2010-11. Additionally, 214 (51.8%) households reported on the survey their earned income between 26-50% of the AMI, while a small fraction (18.2%) of households earned income between 51-80% of the AMI. In total, 99.3% of residents being served by state-funded and federally funded programs earned a household income of less than 80% of AMI.

<b>Table 129: Number of Households by AMI and Program</b>						
<b>Programs</b>	<b>0-25%</b>	<b>26-50%</b>	<b>51-80%</b>	<b>81-100%</b>	<b>100%+</b>	<b>Total</b>
AHP	6	0	0	0	0	6
HOME	98	197	72	1	0	368
HOME/AHP	17	17	3	2	0	39
Total	121	214	75	3	0	413
<b>Percent of Households by AMI and Program</b>						
<b>Program</b>	<b>0-25%</b>	<b>26-50%</b>	<b>51-80%</b>	<b>81-100%</b>	<b>100%+</b>	
AHP	1.5%	0.0%	0.0%	0.0%	0.0%	
HOME	23.7%	47.7%	17.4%	0.2%	0.0%	
HOME/AHP	4.1%	4.1%	0.7%	0.5%	0.0%	
Total*	29.3%	51.8%	18.2%	0.7%	0.0%	

Source: DECD

\* Numbers may not total due to rounding

23.7% of residents living in DECD's HOME units have earned income of less than 25% of AMI. However, more than 47% of the total HOME housing units reported their earned household income between 26-50% of AMI.

### 5. Ethnicity and Race

Table 130 displays the ethnic and racial distribution of current residents of the housing units assisted by DECD housing programs between July 1, 2010, and June 30, 2011.

Of those responding to the tenant demographic survey, more than 41% of residents are white non-Hispanic (WNH), more than 32% are Hispanic and Black tenants account for nearly 25% of all residents living in assisted housing units.

<b>Table 130: Number of Households by Ethnicity and Program</b>						
<b>Programs</b>	<b>WNH</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	<b>Total</b>
AHP	3	3	0	0	0	6
HOME	143	95	128	0	2	368
HOME/AHP	26	5	6	2	0	39
Total	172	103	134	2	2	413
<b>Percent of Households by Ethnicity and Program</b>						
<b>Programs</b>	<b>WNH</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	
AHP	0.7%	0.7%	0.0%	0.0%	0.0%	
HOME	34.6%	23.0%	31.0%	0.0%	0.5%	
HOME/AHP	6.3%	1.2%	1.5%	0.5%	0.0%	
Total	41.6%	24.9%	32.4%	0.5%	0.5%	

Source: DECD

Table 131 shows Hispanic residents occupy 108 family households that represent more than 26% of total housing units. From elderly-type household perspective, there are 98 housing units occupied by WNH that presented 23.7% of total households.

<b>Table 131: Number of Households by Ethnicity and Type</b>						
<b>Type</b>	<b>WNH</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	<b>Total</b>
Elderly	98	24	26	0	0	148
Family	74	79	108	2	2	265
Total	172	103	134	2	2	413
<b>Percent of Households by Ethnicity and Type</b>						
<b>Type</b>	<b>WNH</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	
Elderly	23.7%	5.8%	6.3%	0.0%	0.0%	
Family	17.9%	19.1%	26.2%	0.5%	0.5%	
Total*	41.6%	24.9%	32.4%	0.5%	0.5%	

Source: DECD

\* Numbers may not total due to rounding

## H. Supportive Housing

Over the last decade, state agencies and private organizations have joined in an interagency collaborative effort to identify and develop long-term solutions to end chronic and long-term homelessness.

As these initiatives have evolved, so has membership in this effort. Currently, the partners in this effort are DECD, the Department of Mental Health and Addiction Services (DMHAS), DSS, OPM, CHFA, the Department of Corrections, the Court Support Services Division (Judicial) and the Corporation for Supportive Housing. Connecticut is a leader nationally with regard to investing in the development of supportive housing on a statewide basis.

The Supportive Housing PILOTS Initiative was created under C.G.S. Section 17a-485c to provide an estimated 650 units of affordable housing and support services for individuals and families affected by psychiatric disabilities, chemical dependency, or both, who are either homeless or at risk of homelessness. The program can also assist persons with serious mental health needs who are offenders and supervised in the community by either the executive or the judicial branch. The goal is to link individuals and families under this program with targeted employment and service supports. The 650 units in the PILOTS Initiative were created in two ways: Phase one consisted of housing created through the leasing of 350 scattered-site, existing apartments; Phase two consisted of housing created through the development of 300 housing units utilizing acquisition and new construction or rehabilitation.

The first phase of PILOTS, known as the scattered site apartments, included rental vouchers and social service support for 350 units of scattered site apartments. During the second phase, DECD has provided a total of \$26 million in financing for an additional 300 newly developed housing units. DECD sources of funding were a \$20 million bond allocation provided under C.G.S. Section 17a-485c, \$3 million in DHMAS pass-through funds, and \$3 million in DECD PRIME funding. DECD funds were used for loans, deferred loans and grants. A unique component of housing created through development under the PILOTS initiative is the “bundled” financing strategy that combines the funding for development, operating and support services into one program that can be applied for through one consolidated application process. To date, all DECD financing has been provided under general obligation bonds subject to state bond commission approval. The majority of the housing created through the PILOTS initiative results in permanent housing wherein residents have their own apartments, enter into leases, and pay rent as in other rental housing.

A small number of supportive housing units take the form of transitional housing programs where residents focus on health stability and the development of certain skills in advance of moving to permanent housing. In both cases, residents have access to support services, such as the help of a case manager, and connections to community treatment and employment services, designed to address their individual needs.

One of the goals of the program is to mix PILOTS supportive units with non-PILOTS units to avoid warehousing of PILOTS clients. Housing created under the PILOTS initiative must be: affordable – tenants generally pay less than one third of their income for housing costs; good quality – must meet HUD Housing Quality Standards; accessible – must be convenient to transportation; and safe – must be safe and secure. The supportive services provided to PILOTS clients include rehabilitation services that help the client achieve and retain permanent housing and are either provided at the housing on-site or off-site and are funded primarily through DMHAS.

As a follow-up to the successful PILOTS program, Connecticut launched the Next Steps Supportive Housing Program. The program is structured quite differently from the PILOTS program. Rather than direct funding, OPM has committed to paying annual debt service to cover the expense of 501(c) three bonds issued by CHFA. In simpler terms, CHFA bonds for the money, provides non-amortizing loans to the developers and the state pays the debt service. Though there was no direct DECD investment provided under the first two rounds of the program, DECD has continued to play a lead role as a member of the Interagency Committee on Supportive Housing. During round three, DECD provided gap funding totally approximately \$3,000,000 through its federal HOME Investment Partnerships Program to two of the projects.

Funding under the program to date is as follows:

- **Next Steps Round One:** \$27 million in CHFA capital financing; total project development costs were approximately at \$33 million; eight projects funded with a total of 75 service-enhanced units and 131 total affordable units;

- **Next Steps Round Two:** \$37 million in CHFA capital financing; total project development costs were approximately at \$46 million; five projects funded with a total of 106 service-enhanced units and 156 total affordable units;
- **Next Steps Round Three:** \$19 million in CHFA capital financing with debt service on bonds paid by the state. \$3 million in DECD capital financing (federal). Total project development costs are approximately at \$25 million; four projects funded with a total of 47 service-enhanced units and 82 total affordable units.

Based on section 9 of P.A. 11-57, \$30 million in state general obligation bonds are being made available for capital activity through a Request for Proposal via the interagency committee. Combined with \$1.5 million in rental subsidies, and \$1.1 million in supportive service funds, it is anticipated that 150 additional units of supportive housing will be developed over the next two years.

#### I. **DECD-Administered Housing Support Programs**

OHCD 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;
- interpretation of regulations;
- partnerships with housing authorities, nonprofit and for-profit developers and other state and federal agencies;
- leveraging DECD assistance funds; and
- pipeline and portfolio reports.

OHCD 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. OHCD provides compliance with notifications, filings and fees to DECD.

- **Congregate Facilities Operating Cost Subsidies** – subject to availability of legislative authorizations, OHCD provides grants to housing authorities and nonprofit corporations that own/operate state-financed congregate rental housing for the elderly. Core services include one main meal a day, housekeeping services and a 24-hour emergency service. The program also provides rental assistance for those tenants so they pay no more than 30% of their income toward rent.
- **Elderly Rental Assistance Program** – provides rental assistance to low-income elderly persons residing in DECD-assisted rental housing for the elderly. DECD contracts with nonprofit organizations as well as local housing authorities that provide rental subsidies in accordance with an approved contract.
- **Housing Assistance and Counseling Program/Assisted Living in Federal Facilities (ALFF)** – 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 2010-11.
- **Housing Sustainability Fund (HSF)** – provides grants, loans, deferred loans, no interest and low interest loans, loan guarantees, interest subsidies to eligible housing developments transferred from the department to CHFA pursuant to C.G.S. Section 8-37uu. This program was not open to new applicants in SFY 2010-11.
- **Resident Service Coordinator (RSC) Program (also known as the Elderly Rental Registry and Counselor Program)** – provides grant funds to sponsors of DECD-assisted rental housing for the elderly to hire a resident services coordinator

to perform an evaluation of all tenants and to provide other services related to housing when necessary.

- **Southeastern Connecticut Housing Alliance (SECHA)** – contractual agreement with DECD in SFY 2008-09 provided \$25,000 to SECHA to develop and implement the region’s affordable housing plan. SECHA’s mission is to facilitate the development of affordable and workforce housing in southeastern Connecticut. Under the agreement, SECHA will prepare a plan to replace state assistance after year three of pilot funding and will write other grant applications and implement fundraising activities to sustain its work. In addition, SECHA will facilitate partnerships between housing and service providers, including federal, state and local government, as well as nonprofit agencies and advocacy groups. The establishment of SECHA represents a staffed, nonprofit, regional affordable housing agency for Eastern Connecticut.
- **Tax Abatement Program** – designed to ensure financial feasibility of privately owned, nonprofit and limited dividend low- and moderate-income housing projects by providing reimbursement for taxes abated by municipalities up to \$450 per unit per year for up to 40 years. The abatement of taxes enables the owner to maintain the rents at an affordable level for the tenants. This program was not open to new applicants in SFY 2010-11.

#### **J. Section 8 New Construction/Substantial Rehabilitation**

The Section 8 New Construction/Substantial Rehabilitation Program (Section 8 NC/SR) is a federal project-based rental subsidy program administered by DECD under C.G.S. Section 8-37r, Section 8-37u and Section 8-37x, as well as the U.S. Housing Act of 1937, as amended.

The Section 8 NC/SR program provides federal rental assistance to 22 projects throughout Connecticut. Under this program, HUD provides financial assistance to local housing authorities (HAs) or to private owners for up to 20 or 40 years after completion of the construction or substantial rehabilitation of rental housing. Financing for the rehabilitation or new construction of these units was provided by DECD.

HUD has not approved any new projects since 1983, but projects approved before then still receive subsidies.

DECD acts as contract administrator to ensure HUD-subsidized properties are serving eligible families at the correct level of assistance. The agency also provides asset management functions to ensure the physical and financial health of these HUD properties. HUD pays DECD an administrative fee for this service. For the period of July 1, 2010 through June 30, 2011 DECD expended \$4,285,374 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 132 details information on DECD's HUD Section 8 projects across the state.

<b>Table 132: HUD Section 8 Projects</b>			
<b>Town</b>	<b>Project Name</b>	<b># Elderly</b>	<b># Family</b>
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	
<b>Total</b>		<b>385</b>	<b>316</b>

Source: DECD, OHCD

### K. Elderly Rental Assistance Program (ERAP)

In accordance with C.G.S. Section 8-119ll, DECD, in consultation with the CHFA, is required to annually conduct a comprehensive assessment of the current and future needs for rental assistance under C.G.S. Section 8-119kk. The program administered under this statute is commonly referred to as the Elderly Rental Assistance Payments program (ERAP). The initial report was sent to the legislature in April 2006. This analysis is the sixth update to the 2006 report.

Annually, DECD and CHFA collect detailed information through the submission of Tenant Certification and Rent Roll forms. These forms breakdown actual tenant contributions toward rent, as well as the subsidy portion to be paid through ERAP. The analysis of these subsidy costs includes taking into consideration the effect of anticipated rent increases projected both during the current year and in the coming year, allowing accurate estimates of the impacts of these necessary rent increases on the cost of the program. Further, it provides the department with information on the potential impact of funding reductions should cuts be necessary.

Finally, this data is used to estimate the annualized needs of these residents should the program be encouraged to fully subsidize all of the eligible residents of these facilities. Currently, not all residents of these participating facilities who are eligible are receiving assistance. This is strictly due to available funding levels and an equitable distribution of those funds.

Table 133 below summarizes this analysis, and identifies both the current subsidy levels, as well as those projected funding levels necessary to maintain the current roster of eligible residents, and an estimate of the funding necessary to include all of those eligible elderly and young disabled residents who pay more than 30% of their income for rent and utilities living in these participating facilities.

<b>Table 133: Elderly Rental Assistance Program Needs</b>			
<b>Current Year SFY 11-12 Allocation</b>	<b>SFY 11-12 Current Participants Contractual</b>	<b>SFY 11-12 Projected Need</b>	<b>SFY 12-13 Annualized Need</b>
\$ 2,389,796	\$ 1,920,784	\$ 1,943,912	\$ 2,000,160

Source: DECD, OHCD

It should be noted that the amount listed under **SFY 2011-12 Current Participants Contractual** is significantly less than was anticipated for the period. This was due to a one-time loophole in the federal Housing and Economic Recovery Act legislation allowing the conversion of some state elderly housing units into federal low-income public housing. Due to this legislation, 464 units of state-financed elderly housing were converted to federal low-income public housing; 263 of these units were in projects receiving ERAP, resulting in a considerable savings to the state. The SFY 2011-12 **Current Participants Contractual** reflects the current contractual obligations to fund the 1,257 participating residents living in the 85 participating facilities managed by the 39 owners at their current operating level. This does not take into consideration the annualized cost of proposed rent increases between January 1, 2012 and June 30, 2012, nor is there any allowance for changes in tenant contribution due to income recertification and turnover in occupancy during this period. The implementation of proposed and/or anticipated rent increases between January 2012 and June 2012 is reflected in **SFY 11-12 Projected Need** above, and indicates that only \$1,920,784 is needed against a current approved budget of \$2,389,796; a savings of \$469.

This savings is due to three main causes; the conversion of 464 units of state-financed elderly into federal low income elderly housing; changes in tenant contributions due to changes in income and/or expenses; and tenant turnover. In the case of tenant turnover, if an ERAP participant leaves the facility, the subsidy does not automatically become available to another resident. It has been the department's position that subsidy requirements of the existing participants in the program be met before including any additional participants due to turnover. However, tenant turnover has resulted in additional unmet need in these facilities. There are as many as 200 residents in these facilities that could benefit from inclusion in the ERAP.

Adding these needy residents to ERAP yields **SFY 2012-13 Annualized Need**, \$1,943,912, which reflects the total funding needed to assist all of the eligible tenants (1,457) living in these same 89 facilities for a full 12 month period, with an additional allowance for minimal rent increases (ranging between \$5 and \$25 per unit per month depending upon the facility).

Even with the additional participation, this means that there will not be a need to increase funding over the current year allocation of \$2,389,796; and in fact will result in a substantial savings; \$389,636.

Finally, there continues to be a need to address the long term capital needs of these facilities, as is further described in the department's Consolidated Plan for Housing and Community Development. This document is available on the department's website.

#### **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 OHCD. 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 \$135 million in state financing to assist individuals and organizations to purchase, rehabilitate or construct homes for low- and moderate-income families.

ECL and the MEL Programs provide financing at below market rates to single family and multi family residential property owners for the purchase and installation of cost-saving energy conservation improvements. Single family (one- to four-units) homeowners may borrow up to \$25,000, and multi family property owners may borrow up to \$2,000 per unit (a maximum of \$60,000 per building), for a period of 10 years for eligible improvements.

The following are some of the improvements eligible under the ECL and MEL programs:

- automatic set-back thermostats;
- caulking and weather stripping;
- heat pumps;
- insulation;
- replacement heating systems;
- replacement roofs;
- replacement windows;
- siding; and
- solar systems and passive solar additions.

## **HELP Program:**

The HELP (Homeownership Emergency Loan Program) offered secured loans to homeowners for unreimbursed repairs in the massive flooding the week of March 28, 2010 to April 1, 2010. This program was a supplement to CHIF's Energy Conservation Loan Program. This program was designed to help homeowners recover losses and/or conduct critical health and safety related repairs/ replacements that are not covered by insurance.

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

- **Application Intake** – Persons receive applications in several ways including: a direct call to CHIF and the application is mailed immediately; available for pick up at CHIF; through contractors who take a supply of applications to give to customers; and/or from the CHIF website. Clients then mail or bring completed applications to CHIF, where each application is date stamped upon receipt. The required supporting documents are listed on the application. The program administrator reviews each application to make sure it is complete and inputs information about the applicant into the CHIF database. Each applicant is given a unique internal loan number. Credit reports for all new applications are automatically requested and received via modem.
- **Pre-Qualification** – The program administrator reviews the file and, using a pre-qualification work sheet, determines whether the client has a debt load less than or equal to 39% of income. This calculation includes housing expenses, loan obligations, revolving charges, and monthly income. Data for these calculations is gathered by way of the application, credit report, tax forms, phone calls, and letters. Eligibility is based on income limits, term, and interest rates, underwriting criteria, income, obligations, and credits set forth in the regulations. If the applicant's eligibility is in question, a letter is prepared notifying the applicant of the problem. The assigned program administrator will work with applicants on a one-to-one basis to review circumstances contributing to the problem and to provide guidance so that the applicant can qualify for the program. If the program administrator determines that the client is eligible, the client is then mailed a summary instruction sheet and affidavits. The summary/instruction sheet explains the use of the contractor/supplier selection form, remaining procedures and time line. An employment verification form is also mailed to the client's employer.

- **Counseling** – The applicant is then counseled in person or on the telephone on establishing energy saving priorities. The program administrator outlines and discusses the cost of recommended energy conservation measures and advises the client on obtaining bids, permits and warranties, as well as selecting contractors/suppliers and signing contracts. The program administrator also reviews the applicant’s ability to borrow, and determines the amount the applicant is eligible to borrow. Loan procedures, savings and payback periods are also discussed. Once the applicant’s ability to repay the loan is determined, the amount of the loan is based on contractor bids and supply estimates provided by the applicant. The loan may not exceed \$25,000 or be less than \$400. The monthly payment is calculated using a term of up to 10 years.
- **Rejections/Withdrawals** – If, after discussion and clarification, the client were to still be considered ineligible, the program administrator would complete a rejection form describing the reason for ineligibility. CHIF would send a formal rejection letter to the client and the original file would be kept at CHIF.
- **Commitment Review/Loan Closing/Loan Proceeds Disbursement** – If the applicant is eligible, supporting documentation (e.g., tax forms, verification of employment, mortgage statement, estimates, and contractor’s license) is received and assigned to an underwriter to complete. A commitment letter is printed with information including the loan number, loan amount, term, monthly payment and description of improvements.

During SFY 2010-11, the average time from receipt of application to closing was approximately 35 days. Table 134 shows the ECL/MEL activity during SFY 2010-11.

<b>Table 134: Activity Under ECL/MEL SFY</b>		
<b>Loan Type</b>	<b>Number</b>	<b>Investment</b>
ECL	186	\$1,587,259
MEL	0	
Deferred	24	\$213,069
HELP	4	\$24,235
<b>Total</b>	<b>214</b>	<b>\$1,824,563</b>
<b>Fee Type</b>		
Administration		\$160,050
Loan Servicing		\$73,092
Recovered Late Fees		\$14,336
<b>Total</b>		<b>\$247,478</b>

Source: DECD

### M. Tax Subsidy Programs

DECD administers two tax subsidy programs related to housing: the PILOT Program in state-assisted housing built under C.G.S. Chapter 128, Part II, and the Tax Abatement Program.

The PILOT Program allows the commissioner to enter into a contract with a municipality and the housing authority of the municipality to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority under the provisions of Chapter 128 Part II of the Connecticut General Statutes.

DECD is authorized to use general fund appropriations to provide funds to those municipalities annually in an amount equal to the taxes that would have been paid on such property were the property not exempt from taxation. This program has helped to keep approximately 4,700 units of moderate rental housing in 22 communities more affordable. Table 135 details the PILOT projects and funding during SFY 2010-11.

<b>Table 135: SFY 2010-11 Funding Under PILOT</b>			
<b>Municipality</b>	<b>Project Name(s)</b>	<b>Total # Units</b>	<b>Total \$</b>
Bristol	Dutton Heights & Zbikowski Park	174	\$ 74,226
Danbury	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	290	\$135,000
Darien	Allen O'Neill Homes	53	\$ 69,148
East Hartford	King Court	80	\$ 54,914
Enfield	Green Valley Village & Laurel Park	174	\$ 87,796
Greenwich	Adams Garden Apts., Armstrong Court & Manor at Byram I	245	\$ 92,802
Hartford	Bowles Park & Westbrook Village	770	\$468,187
Mansfield	Holinko Estates	35	\$ 9,749
Meriden	Johnson Farms & Yale Acres	215	\$114,501
Middletown	Rockwood Acres, Santangelo Circle & Sunset Ridge	198	\$131,952
New Britain	Corbin Heights, Pinnacle Heights & Extension	844	\$148,316
New Canaan	Millport	16	\$8,627
New London	Bates Woods & Briarcliff	302	\$90,300
Norwich	Hillside Terrace, JFKennedy Heights, Melrose Park & Sunset Park	286	\$143,966
Ridgefield	Prospect Ridge	14	\$ 17,901
Seymour	Castle Heights, Hoffman Heights, Smith Acres & Extension	81	\$ 69,290
Sharon	Sharon Ridge	20	\$4,638
Stamford	Lawn Hill Terrace, Oak Park & Vidal Court	590	\$310,113
Stratford	Meadowview Manor	100	\$ 64,812
Westport	Hales Court	40	\$ 34,107
Wethersfield	Highvue Terrace	28	\$ 20,427
Windham	Eastman Curran Terrace & Terry Court	146	\$ 53,228
<b>Total</b>		<b>4,701</b>	<b>\$2,204,000</b>

Source: DECD, OHCD

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 5,900 units of low- or moderate-income housing in 57 projects in 14 communities more affordable. Table 136 details the Tax Abatement projects and funding during SFY 2010-11.

<b>Table 136: SFY 2010-11 Funding Under Tax Abatement</b>			
<b>Municipality</b>	<b>Project Name(s)</b>	<b>Total # Units</b>	<b>Total \$</b>
Ansonia	Liberty Park	30	\$11,500
Bethel	Augustana Homes	101	\$26,762
Bloomfield (2)	Interfaith Homes & Wintonbury II	130	\$49,834
Bridgeport (6)	Cedar Park, Marionville, Seaview Gardens/Union Village, Sycamore Place, Unity Heights & Washington Heights	368	\$141,066
Danbury	Beaver Street Apartments	70	\$9,370
Granby	Stony Hill Village	30	\$11,074
Hartford (17)	Barbour Kensington, Capitol Towers, Clearview Apts., Dart Garden, Immanuel House, Lower Garden, Main/Nelson, Main/Pavillion, Mansfield Edgewood, Martin Luther King Cooperative, Plaza Terrace, St. Christopher Apts., SANA, Sheldon Oak Cooperative, Tuscan Brotherhood, Upper Garden, Vinewood Apts.	1,507	\$529,309
Kent	Templeton Farms	19	\$6,510
Middletown (3)	Newfield Towers, Stoneycrest Towers & Wadsworth Grove	245	\$76,880
New Britain	Interfaith Housing	84	\$32,200
New Haven (8)	Bella Vista I, Bella Vista II, Bella Vista III, Dwight Cooperative, Friendship Homes, Jewish Elderly/Tower I, Seabury Housing, University Row	1,548	\$ 203,599
Norwalk (3)	King's Daughters, Leonard Street & St. Paul's	224	\$17,896
Stamford (7)	Bayview Towers, Coleman Towers, Friendship House, Ludlow Town House, Martin Luther King Apts., Pilgrim Towers & St. John's Towers	971	\$ 367,321
Waterbury (5)	Frost Homestead, Lambda Rho Apts., Prospect Towers, Robin Ridge Apts. & Savings Towers	578	\$ 221,569
<b>Total</b>		<b>5,905</b>	<b>\$ 1,704,890</b>

Source: DECD, OHCD

## **N. Housing Trust Fund (HTF) Program**

As of June 30, 2011, DECD has received from the State Bond Commission \$70 million in Housing Trust Fund allocations to support 59 projects and programs, which have created or are in the process of creating 1,794 units of affordable housing.

Seven separate application funding rounds were used to award these funds to various projects and programs on a statewide basis. Though private funds have not been obtained for direct deposit into the Housing Trust Fund account as identified in C.G.S. Section 8-336p, the program has nonetheless attracted over \$526 million non-HTF funds, representing nearly an eight-fold leverage to state funds.

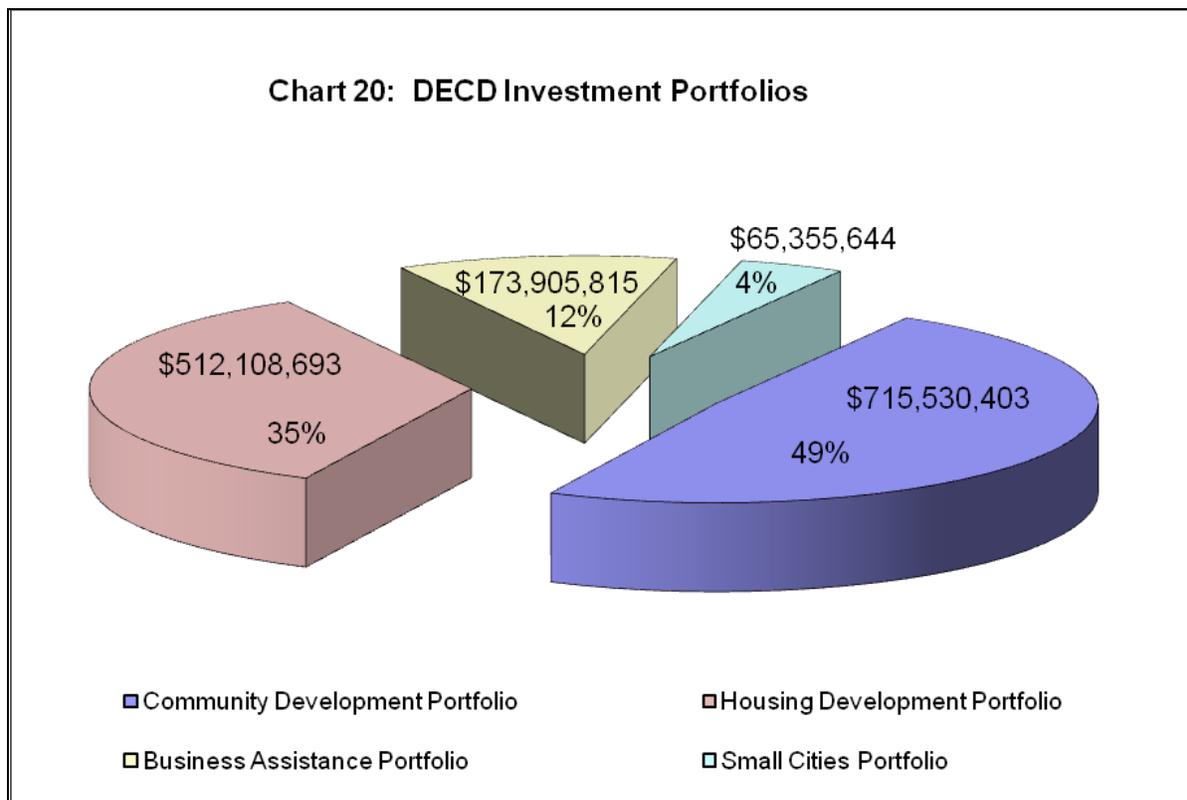
During SFY 2010-2011 DECD invested \$9.8 million dollars into 6 HTF projects across the state.

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## VII. REPORT CONCLUSION

This consolidated annual report clearly illustrates the breadth of the DECD's activities, as well as its broad and diverse mandate to serve its many customers. DECD's accomplishments, when taken in their entirety, are having an enormous impact on Connecticut's businesses, communities, environment, families, and overall quality of life.

Chart 20 shows DECD's current active investments in community, housing and economic development projects of approximately \$1.5 billion. With this investment, DECD leveraged over \$3.3 billion in non-DECD funds.



Note: Business Assistance does not include tax credits. *Source: DECD*

Making economic, community and housing development investments is only one part of DECD's story. DECD also provides countless hours of technical assistance to businesses, entrepreneurs, for-profit and nonprofit housing developers, municipalities, non-governmental agencies and other state agencies. DECD is small compared to most of the state's agencies, but this report demonstrates it has risen to meet the challenge of its multiple responsibilities.

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VII. APPENDIX

Appendix-1: Business Assistance Portfolio

Table A-1.1: Business Assistance Portfolio- Pending Job Audits					
COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS		
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT
Alstom Power, Inc	5/4/2011	5/4/2012	1,000	0	1,000
Barden Corporation	2/28/2011	2/28/2014	430	0	430
Electric Boat Corporation	12/16/2010	3/31/2013	2,300	700	3,000
Eppendorf Manufacturing Corporation	3/31/2011	12/31/2015	134	139	273
Gartner, Inc.	9/24/2010	12/31/2015	861	340	1,201
Henkel Corporation	8/24/2010	4/30/2012	355	65	420
Higher One, Inc.	2/22/2011	12/31/2018	368	0	368
Liquifix, Inc.	11/12/2010	1/31/2014	4	52	56
Nestle Waters North America, Inc	12/13/2010	12/31/2013	475	25	500
Oakleaf Waste Management, LLC	12/14/2010	1/1/2015	427	0	427
Starwood Hotels & Resorts Worldwide, Inc.	5/21/2010	12/31/2014	813	0	813
Avalence, LLC	10/21/2009	12/31/2011	7	13	20
Boardman Silversmiths, Inc.	9/16/2009	6/30/2013	11	10	21
CBS Manufacturing Co., Inc./35 Kripes Road****	8/17/2007	6/30/2011	35	14	49
Composite Machining Experts, LLC	1/26/2009	1/26/2012	2	9	11
Electric Boat Corporation	8/20/2007	12/31/2016	4,000	0	4,000
General Re Corporation	2/24/2010	12/31/2013	820	0	820
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	9/27/2006	12/31/2011	700	1,150	1,850
Hartford Provision Company	8/9/2006	12/31/2010	114	67	181
Hermell Products, Inc.	2/27/2008	2/27/2011	35	3	38
Ikonysis, Inc.	11/17/2005	5/23/2011	18	22	40
ING Life Insurance and Annuity Company	6/1/2007	9/26/2012	1,700	0	1,700
Jonal Laboratories, Inc.	4/21/2009	4/21/2013	67	13	80
Lex Products Corporation****	9/21/2006	3/30/2011	100	30	130
OptiWind Corp.	3/24/2010	1/1/2013	27	38	65
PDC International Corporation ****	10/3/2008	12/31/2010	55	2	57
Polylok, Inc.	11/6/2006	11/6/2013	39	20	59
Prudential Retirement Insurance and Annuity Company	2/18/2009	12/31/2012	713	275	988
Strain Measurement Devices, Inc.	2/15/2008	2/15/2011	20	14	34
Summit Corporation of America	11/24/2009	12/31/2011	79	0	79
Walgreen Eastern Co., Inc.	12/26/2006	8/18/2013	0	550	550
Windsor Marketing Group, Inc.	3/20/2009	3/20/2012	125	0	125
<b>Totals</b>			<b>15,834</b>	<b>3,551</b>	<b>19,385</b>

\*\*\*\* Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction. Note: Some contracts allow for the company to have their employment audit conducted earlier than their target date.

Source: DECD, Office of Financial Review, as of June 30, 2011

**Table A-1.2: Business Assistance Portfolio- Job Requirements Fulfilled\***

COMPANY	CONTRACT DATE	PER CONTRACT JOB AUDIT DUE DATE	CONTRACT REQUIREMENTS			ACTUAL JOBS AT TIME OF REVIEW
			JOBS TO BE RETAINED	JOBS TO BE CREATED	CONTRACT TOTAL RET/CRT	
Aero Gear, Inc.	8/8/2008	8/8/2011	120	20	140	145
Aero-Craft, LLC n/k/a Volve Aero Connecticut, LLC	5/23/2007	10/31/2011	52	44	96	98
Aetna, Inc.	7/23/2008	12/31/2010	7,266	200	7,466	7573
Aldi, Inc. (Connecticut)	8/27/2009	12/31/2009	30	0	30	64
Bauer Howden, Inc. ****	12/12/2002	12/31/2005	48	2	50	52
Becton Dickinson ****	12/4/2001	12/31/2003	563	0	563	567
Blue Sky Studios, Inc.	6/30/2008	6/30/2012	0	300	300	360
Burriss Logistics, Inc.	3/5/2009	5/31/2010	0	220	220	222
Carwild Corporation/McWild LLC****	8/31/2007	9/30/2009	33	5	38	54
CF Foods, LLC	12/14/2009	6/30/2010	40	225	265	471
Chaves Bakery II, Inc.	10/1/98,11/13/98	9/30/2002	25	75	100	100
Comcast of Connecticut	7/27/2009	12/31/2009	927	344	1,271	1,393
Cuno, Inc.	9/17/2001	10/26/05-10/26/12	675	0	675	741
Cytec Industries, Inc.	7/26/1995	6/30/96-12/31/2011	150	0	150	150
Derecktor Shipyards Conn., LLC	3/25/00,3/6/8/10	3/31/04,5/6/12	92	33	125	156
DiSanto Technology, Inc.	5/21/2007	5/31/2010	62	20	82	83
Engineered Electric Company d/b/a DRS Vermont	9/23/2009	8/31/2010	404	95	499	594
Eppendorf Manufacturing Corporation	8/15/2005	12/31/07-12/31/13	0	115	115	142
FactSet Research Systems, Inc.	1/20/2005	12/15/07-11/29/18	356	180	536	550
Flanagan Brothers, Inc.	1/31/2007-11/8/07	11/8/2010	106	0	106	107
Hilltop Investments, LLC/Daticon, Inc.	2/24/2003	7/1/2005	200	50	250	315
Lane Construction Corporation	8/12/2008	12/31/2010	92	0	92	104
Martin Brower Co. ****	9/28/2001	12/31/2003	99	59	158	184
MBI, Inc.	1/14/2003	1/14/06-12/31/11	525	100	625	632
Modelcraft Company, Inc.	9/30/2008	8/30/2010	30	4	34	34
MTU Aero Engines North America, Inc.	10/2/2001	10/1/2004	0	45	45	47
Noujaim Tool Co., Inc.	12/30/04	12/31/2006	22	5	27	27
PEZ Manufacturing, Inc.	4/25/2006	12/21/10-12/21/11	127	20	147	148
Pfizer Central Research	12/23/99	12/31/2001	0	1,300	1,300	1,406
Republic Foil, Inc.	8/20/2007	12/31/2010	19	1	20	20
Swiss Army Brands, inc	12/3/2007	6/18/2011	150	0	150	168
Thompson Candy Company, LLC	2/8/2006	6/30/2008	103	0	103	131
Weeden & Co., L.P.	6/15/2009	6/15/2013	148	5	153	167
<b>Total</b>			<b>12,464</b>	<b>3,467</b>	<b>15,931</b>	<b>17,005</b>

\* Projects for which contractual job requirements have been fulfilled based on last job audit.

\*\*\*\* Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction. Note: Some contracts allow for the company to have their employment audit conducted earlier than their target date.

Source: DECD, Office of Financial Review, as of June 30, 2011

<b>Table A-1.3: Business Assistance Portfolio - No Contractual Job Requirements*</b>	
<b>COMPANY</b>	<b>Contract Date</b>
Accel International Holdings, Inc.	12/12/2005
Allied Controls, Inc.	10/15/1992
Aperture Optical Sciences, Inc.	5/27/2011
Bass Farm	11/7/2007
Connecticut Cattle Co., LLC	8/16/2007
Creamery Brook Farms	7/2/2007
Elm Knoll Farm Partnership	10/3/2007
Fairvue Farms, LLC	1/15/2008
Freund's Farm, Inc.	6/11/2007
HO Products Corporation	9/18/2009
Incubator Associates, LP	3/30/1993, 1/6/2004
Kaman Aerospace Corporation	11/19/1992
Laurelbrook Farm	9/4/2007
Protein Sciences Corporation/MEDCO	5/5/1992
Simmons Family Farm	2/15/2008
Sunnyside Farm, LLC	11/16/2009
<b>Total- Job Audit Not Required</b>	<b>16</b>

\* Projects for which there is no contractual job requirement.

\*\*\*\* 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, Office of Financial Review, as of June 30, 2011

<b>Table A-1.4: Business Assistance Portfolio- Job Requirements Not Fulfilled</b>						
<b>Company</b>	<b>Contract Date</b>	<b>Job Audit Due Date</b>	<b>CONTRACT REQUIREMENTS</b>			<b>ACTUAL JOBS AT TIME OF REVIEW</b>
			<b>Jobs To Be Retained</b>	<b>Jobs To Be Created</b>	<b>Total Retained Created</b>	
ADKO Intertrade, Inc.****	5/4/2007	6/30/2009	62	13	75	74
Ahlstrom Windsor Locks, LLC	9/30/2002	4/11/2006	495	15	510	500
Alto Products Corp. d/b/a Plainville Special Tool	2/26/2002	12/31/03-12/31/12	50	2	52	35
Americus Dental Labs	11/3/2005	12/31/2005	54	21	75	59
Asper, Inc. d/b/a Futuristics Components, LLC	6/14/2005	12/31/2006	29	5	34	28
Atlantic Steel & Processing, LLC	4/26/00,5/30/02	8/30/2005	0	35	35	13
Atticus Bakery ****	5/18/2001	9/30/2004	55	35	90	87
Carla's Pasta ****	10/5/2001	12/31/2005	75	36	111	110
Carling Technologies, Inc.	10/2/2007	11/28/08-11/28/12	150	0	150	123
DCG -PMI, Inc.	11/21/2006	3/1/2008	47	0	47	46
Diageo North America, Inc.	6/29/2004	6/30/08-6/30/14	700	300	1,000	654
Energy Beam Sciences, Inc.	11/17/2005	1/12/2010	0	20	20	11
Fairfield Crystal Technologies, LLC	12/28/2005	12/28/2010	2	25	27	2
Genomas, Inc.	3/30/2005	3/29/09-3/29/11	4	21	25	8
Greenwich Associates, LLC	5/7/2008	12/31/2009	163	15	178	173
Hartford-West Indian Bakery Co., Inc.	11/5/1997	8/31/2002	47	20	67	41
Industrial Heater Corporation	1/12/1998	7/31/2002	75	15	90	63
Innovative Arc Tubes Corporation	6/8/00	12/31/2002	0	75	75	4
Latex Foam International, LLC	6/19/2002	6/18/2006	54	199	253	238
Lowe's Home Centers, Inc.	7/12/2004	5/9/07-5/1/16	0	525	525	402
Neeltran, Inc.	12/5/2005	12/31/2008	64	34	98	90
NESSteel, Inc.	6/21/2006	11/21/2009	29	20	49	32
Porcelen Limited Connecticut, LLC ****	4/12/2002	6/30/2007	68	100	168	166
SeConn Fabrication, LLC	11/4/2008	12/31/2010	58	23	81	58
Southington Tool & Manufacturing Corp.	3/29/06	6/30/2007	34	0	34	33
Vertrax, Inc.	6/18/2002	12/31/2004	10	30	40	10
<b>Total- Jobs Goals Not Met</b>	<b>26</b>		<b>2,325</b>	<b>1,584</b>	<b>3,909</b>	<b>3,060</b>

\*\*\*\* Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a borrower friendly loan approval and funding process. There is one closing for the borrower and DECD buys a participation in the loan transaction. Note: The job information obtained from surveys is utilized solely for this report and is not used in determining compliance with the recipient's contract.

Source: DECD, Office of Financial Review, as of June 30, 2011

## Appendix-2: Business Assistance Portfolio

### Table A-2.1

As of June 30, 2011

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT		FUNDING SOURCE
													COST	AMOUNT LEVERAGED	
<b>FY 91-92</b>															
Protein Sciences Corporation/MEDCO	1000 Research Parkway	Meriden	CT	06450	Manufacturing	2836	325414	no	5/5/1992	\$0	\$2,099,074	\$2,099,074	\$3,260,000	\$1,160,926	MAA
<b>FY 92-93</b>															
Allied Controls, Inc.	150 East Aurora Street	Waterbury	CT	06708	Manufacturing	3679	334418	no	10/15/1992	\$0	\$250,000	\$250,000	\$500,000	\$250,000	MAA
Kaman Aerospace Corporation	Old Windsor Road	Bloomfield	CT	06002	Manufacturing	3721	336411	no	11/19/1992	\$3,000,000	\$0	\$3,000,000	\$8,000,000	\$3,000,000	MAA
Incubator Associates, LP	955 Connecticut Avenue	Bridgesport	CT	06607	Service	6511	531120	no	3/30/1993	\$0	\$500,000	\$500,000	\$2,000,000	\$1,500,000	MAA
<b>FY 95-96</b>															
Cytac Industries, Inc.	South Cherry Street	Wallingford	CT	06492	Manufacturing	2834	325412	no	7/26/1995	\$2,000,000	\$0	\$2,000,000	\$20,000,000	\$18,000,000	MAA
<b>FY 97-98</b>															
Hartford-West Indian Bakery Co., Inc.	801 Windsor Street	Hartford	CT	06120	Manufacturing	2051	311812	yes	11/5/1997	\$0	\$195,000	\$195,000	\$996,000	\$801,000	MAA
Industrial Heater Corporation	30 Knotter Drive	Cheshire	CT	06410	Manufacturing	3567	333994	no	11/2/1998	\$0	\$200,000	\$200,000	\$406,000	\$206,000	MAA
<b>FY 98-99</b>															
Chaves Bakery II, Inc.	1365 State Street	Bridgesport	CT	06605	Manufacturing	2051	311812	yes	10/1/1998	\$0	\$3,000,000	\$3,000,000	\$8,400,000	\$5,400,000	MAA
Chaves Bakery II, Inc.	1365 State Street	Bridgesport	CT	06604	Manufacturing	2051	311812	yes	11/13/1998	\$2,000,000	\$0	\$2,000,000	***	***	UA-OPM
<b>FY 99-00</b>															
Pfizer Central Research	285 East 42nd Street	New London	CT	10017	Manufacturing	2833	325411	no	12/23/1999	\$5,000,000	\$0	\$5,000,000	\$5,000,000	\$0	UA-OPM
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	4/29/2000	\$0	\$350,000	\$350,000	\$1,650,000	\$1,300,000	MAA
Innovative Arc Tubes Corporation	1240 Central Avenue	Bridgesport	CT	06607	Manufacturing	3646	335122	no	6/9/2000	\$0	\$1,500,000	\$1,500,000	\$3,198,000	\$1,698,000	MAA
<b>FY 01-02</b>															
Cuno, Inc.	400 Research Parkway	Meriden	CT	06450	Manufacturing	3399	333319	no	9/17/2001	\$0	\$100,000	\$100,000	\$300,000	\$200,000	MAA
MTU Aero Engines North America, Inc.	100 Corporate Place	Rocky Hill	CT	06067	Manufacturing	3728	336411	no	10/2/2001	\$0	\$200,000	\$200,000	\$2,300,000	\$2,100,000	MAA
Atlantic Steel & Processing, LLC	1875 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3316	331221	no	5/30/2002	\$0	\$200,000	\$200,000	\$940,000	\$740,000	IN/RIF
Vertax, Inc.	59 Elm Street - Suite 330	New Haven	CT	06510	Service	7373	541512	no	6/18/2002	\$0	\$200,000	\$200,000	\$2,450,000	\$2,250,000	MAA
Letar Foam International, LLC	510 River Road	Shelton	CT	06484	Manufacturing	3069	326299	no	6/19/2002	\$0	\$3,000,000	\$3,000,000	\$19,400,000	\$16,400,000	MAA
<b>FY 02-03</b>															
Ablstrom Windsor Locks, LLC	Two Elm Street	Windsor Locks	CT	06096	Manufacturing	2297	313230	no	9/30/2002	\$0	\$550,000	\$550,000	\$49,921,925	\$49,371,925	MAA
MBI, Inc.	47 Richards Avenue	Norwalk	CT	06857	Manufacturing	4541	454110	no	1/14/2003	\$0	\$2,000,000	\$2,000,000	\$10,000,000	\$8,000,000	MAA
Derektor Shipyards Conn., LLC	837 Seaview Avenue	Bridgesport	CT	06607	Manufacturing	3732	336612	no	3/25/2003	\$0	\$1,200,000	\$1,200,000	\$3,200,000	\$2,000,000	MAA
<b>FY 03-04</b>															
Incubator Associates, LP	955 Connecticut Avenue	Bridgesport	CT	06607	Service	6511	531120	no	1/8/2004	\$2,500,000	\$0	\$2,500,000	\$3,400,000	\$900,000	UA-OPM
<b>FY 04-05</b>															
Noujaim Tool Co., Inc.	412 Chase River Road	Waterbury	CT	06704	Manufacturing	3499	332999	yes	12/30/2004	\$0	\$175,000	\$175,000	\$1,075,000	\$900,000	MAA
Genomas, Inc.	67 Jefferson Street	Hartford	CT	061016	Service	8731	541710	yes	3/30/2005	\$0	\$200,000	\$200,000	\$1,000,000	\$800,000	MAA
Asper, Inc. db/a Futuristics Components, LLC	2120 Thomaston Avenue	Waterbury	CT	06704	Manufacturing	3145	332721	no	6/14/2005	\$0	\$400,000	\$400,000	\$1,075,000	\$675,000	MAA
<b>FY 05-06</b>															
Energy Beam Sciences, Inc.	29-B Kripes Road	East Granby	CT	06026	Manufacturing	3679	334516	no	11/17/2005	\$0	\$300,000	\$300,000	\$1,968,000	\$1,668,000	MAA
Bionysis, Inc.	5 Science Park	New Haven	CT	06501	Manufacturing	3841	339111	no	11/17/2005	\$0	\$200,000	\$200,000	\$600,000	\$400,000	MAA
Neeltran, Inc.	71 Pickett District Road	New Milford	CT	06776	Manufacturing	3629	335999	no	12/5/2005	\$0	\$500,000	\$500,000	\$1,500,000	\$1,000,000	MAA
Fairfield Crystal Technologies, LLC	8 South End Plaza/Old Town Ro	New Milford	CT	06776	Manufacturing	3679	334419	no	12/28/2005	\$0	\$200,000	\$200,000	\$637,000	\$437,000	MAA
Southington Tool & Manufacturing Corp.	300 Abwater Street	Southington	CT	06479	Manufacturing	3495	332612	no	3/29/2006	\$0	\$175,000	\$175,000	\$836,265	\$661,265	MAA
Pez Manufacturing, Inc.	35 Prindle Hill Road	Orange	CT	06477	Manufacturing	2054	31134	no	4/25/2006	\$0	\$2,000,000	\$2,000,000	\$4,665,400	\$2,665,400	MAA
NESSteel, Inc.	83 Gerber Drive	Tolland	CT	06084	Manufacturing	3495	33271	no	6/21/2006	\$0	\$199,000	\$199,000	\$1,700,000	\$1,501,000	MAA
<b>FY 06-07</b>															
Hartford Provision Co.	625 Nutmeg Road North	South Windsor	CT	06074	Wholesale	5141	42241	no	8/9/2006	\$0	\$1,500,000	\$1,500,000	\$16,439,099	\$14,939,099	MAA
Polylok, Inc.	3 Fairfield Boulevard	Wallingford	CT	06492	Wholesale	5162	42261	no	11/8/2006	\$0	\$1,000,000	\$1,000,000	\$6,475,000	\$5,475,000	MAA
DCG Precision Manufacturing	9 Troxbridge Road	Bethel	CT	06801	Manufacturing	3599	333999	no	11/21/2006	\$0	\$110,000	\$110,000	\$265,000	\$155,000	MAA
Walgreen Eastam Co., Inc.	200 Wilmot Road MS 1435	Windsor	CT	60015	Wholesale	5122	44611	no	12/26/2006	\$0	\$1,500,000	\$1,500,000	\$3,600,000	\$2,000,000	MAA
Aero-Craft, LLC n/a Volvo Aero Connecticut, LLC	179 Louis Street	Newington	CT	06111	Manufacturing	3724	336412	no	5/1/2007	\$0	\$1,500,000	\$1,500,000	\$15,300,000	\$13,800,000	MAA
DiSanto Technology, Inc.	10 Constitution Boulevard	Shelton	CT	6484	Manufacturing	3841	339112	no	5/21/2007	\$0	\$500,000	\$500,000	\$4,000,000	\$3,500,000	MAA
ING Life Insurance and Annuity Co.	One Orange Way C4-N	Windsor	CT	06095	Financial Services	6311	524113	no	6/1/2007	\$0	\$9,900,000	\$9,900,000	\$101,675,000	\$91,775,000	MAA
Freund's Farm, Inc.	324 Norfolk Road	East Canaan	CT	06024	Agriculture	0241	112120	no	6/11/2007	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
<b>FY 07-08</b>															
Creamery Brook Farms	19 Purvis Road	Brooklyn	CT	06234	Agriculture	0241	112120	yes	7/2/2007	\$0	\$85,000	\$85,000	\$175,000	\$90,000	MAA

**Appendix-2: Business Assistance Portfolio**  
**Table A-2.1 (continued)**  
**As of June 30, 2011**

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL			FUNDING SOURCE
												TOTAL ASSISTANCE	PROJECT COST	AMOUNT LEVERAGED	
Electric Boat Corporation	75 Eastern Point Road	Groton	CT	06389	Manufacturing	3731	336610	no	8/20/2007	\$0	\$9,500,000	\$9,500,000	\$65,000,000	\$55,100,000	MAA
Republic Foli, Inc.	55 Triangle Street	Danbury	CT	06810	Manufacturing	3353	331315	no	8/20/2007	\$0	\$300,000	\$300,000	\$600,000	\$300,000	MAA
Laurelbrook Farm	390 Norfolk Road	East Canaan	CT	06024	Agriculture	0241	112120	no	9/4/2007	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
Flanagan Brothers, Inc.	911 New London Turnpike	Glastonbury	CT	06033	Manufacturing	3724	336412	no	9/17/2007	\$0	\$275,000	\$275,000	\$2,410,000	\$1,244,000	MAA
Carling Technologies, Inc.	60 Johnson Avenue	Plainville	CT	06062	Manufacturing	3613	335313	no	10/2/2007	\$0	\$2,000,000	\$2,000,000	\$4,000,000	\$2,000,000	MAA
Swiss Army Brands, Inc.	7 Victoria Drive	Monroe	CT	06484	Wholesale	5091	423910	no	12/3/2007	\$0	\$1,500,000	\$1,500,000	\$25,550,000	\$24,080,000	MAA
Fainva Farms, LLC	199 Route 171	Woodstock	CT	06281	Agriculture	0241	112120	yes	1/15/2008	\$0	\$100,000	\$100,000	\$226,363	\$126,363	MAA
Strain Measurement Devices, Inc.	55 Barnes park Nort	Wallingford	CT	06492	Manufacturing	3829	334519	no	2/15/2008	\$0	\$500,000	\$500,000	\$2,007,000	\$1,507,000	MAA
Hernell Products, Inc.	9 Britton Drive	Bloomfield	CT	06002	Manufacturing	3841	339113	no	2/27/2008	\$0	\$120,000	\$120,000	\$240,000	\$120,000	MAA
Greenwich Associates, LLC	6 HighRidge Park	Stamford	CT	06905	Service	8742	541613	no	5/7/2008	\$0	\$1,500,000	\$1,500,000	\$8,000,000	\$6,500,000	MAA
Blue Sky Studios, Inc.	One American Lane	Greenwich	CT	06831	Service	7812	512110	no	6/30/2008	\$0	\$8,000,000	\$8,000,000	\$65,000,000	\$57,000,000	MAA
<b>FY 08-09</b>															
Aero Gear, Inc.	1050 Day Hill Road	Windsor	CT	06095	Manufacturing	3724	336412	no	8/8/2008	\$0	\$2,400,000	\$2,400,000	\$5,500,000	\$3,100,000	MAA
Aetra, Inc.	151 Farmington Avenue	Hartford	CT	06156	Financial Services	6324	524114	no	7/23/2008	\$0	\$6,000,000	\$6,000,000	\$219,000,000	\$213,000,000	MAA
Composite Machining Experts, LLC	290 Pratt Street	Meriden	CT	06450-6600	Manufacturing	3599	334519	yes	1/26/2009	\$0	\$270,000	\$270,000	\$575,608	\$305,608	MAA
Jonal Laboratories, Inc.	458 Center Street	Meriden	CT	06450	Manufacturing	3053	339991	no	4/21/2009	\$0	\$500,000	\$500,000	\$1,000,000	\$500,000	MAA
Lane Construction Corporation	90 Fieldstone Court	Cheshire	CT	06410	Service	1611	237310	no	8/12/2008	\$0	\$900,000	\$900,000	\$9,406,000	\$8,506,000	MAA
Modelcraft Company, Inc.	50 Altair Avenue	Plymouth	CT	06782	Manufacturing	3999	332721	no	9/30/2008	\$0	\$175,000	\$175,000	\$363,000	\$168,000	MAA
Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	CT	06103	Financial Services	6311	524113	no	2/18/2009	\$0	\$4,600,000	\$4,600,000	\$12,600,000	\$8,000,000	MAA
SeConn Fabrication, LLC	180 Cross Road	Waterford	CT	06355	Manufacturing	3444	332322	no	11/4/2008	\$0	\$452,448	\$452,448	\$2,262,448	\$1,800,000	MAA
Weeden & Co., L.P.	145 Mason Street	Greenwich	CT	06830	Financial Services	6211	523120	no	6/15/2009	\$0	\$2,500,000	\$2,500,000	\$7,904,028	\$5,404,028	MAA
Windsor Marketing Group, Inc.	Marketing Drive	Windsor	CT	06078	Manufacturing	2752	323110	no	3/20/2009	\$0	\$2,000,000	\$2,000,000	\$7,100,000	\$5,100,000	MAA
<b>FY 09-10</b>															
Derektor Shipyards Conn., LLC	837 Seaview Avenue	Bridgeport	CT	06607	Manufacturing	3732	336612	no	6/8/2010	\$1,000,000	\$0	\$1,000,000	\$3,947,710	\$2,947,710	UA-OPM
General Re Corporation	120 Long Ridge Road	Stamford	CT	06901	Financial Services	6331	524130	no	2/24/2010	\$0	\$9,000,000	\$9,000,000	\$130,000,000	\$121,000,000	MAA
CF Foods, LLC	One Celebration Way	New Britain	CT	06053	Manufacturing	2024	311520	no	12/14/2009	\$1,250,000	\$2,600,000	\$3,850,000	\$22,008,000	\$18,158,000	MAA/UA
Summit Corporation of America	1430 Waterbury Road	Thomaston	CT	06787	Manufacturing	3479	332812	no	11/24/2009	\$0	\$500,000	\$500,000	\$1,000,000	\$500,000	MAA
Sunnyside Farm, LLC	99 Campbell Mill Road	Voluntown	CT	06384	Agriculture	0241	112120	yes	11/16/2009	\$0	\$25,000	\$25,000	\$57,200	\$32,200	MAA
Avalance, LLC	1240 Oronoque Road	Milford	CT	06460	Manufacturing	2813	325120	yes	10/21/2009	\$0	\$200,000	\$200,000	\$480,000	\$280,000	MAA
Engineered Electric Company d/b/a DRS Ferromot	141 North Avenue	Bridgeport	CT	06606	Manufacturing	3612	335310	no	9/23/2009	\$0	\$3,500,000	\$3,500,000	\$15,115,000	\$11,615,000	MAA
HO Products Corporation	12 Munro Street	Winsted	CT	06098	Manufacturing	3069	339113	no	9/18/2009	\$0	\$50,000	\$50,000	\$100,000	\$50,000	MAA
Boardman Silversmiths, Inc.	22 N. Plains Industrial Road	Wallingford	CT	06492	Manufacturing	3914	332999	no	9/16/2009	\$0	\$147,512	\$147,512	\$295,025	\$147,513	MAA
Comcast of Connecticut	90 Phoenix Avenue	Enfield	CT	06082	Service	4841	515210	no	7/27/2009	\$0	\$1,500,000	\$1,500,000	\$7,572,643	\$6,072,643	MAA
Starwood Hotels & Resorts Worldwide, Inc.	333 Ludlow Street	Stamford	CT	06906	Service	8741	561110	no	5/21/2010	\$0	\$9,500,000	\$9,500,000	\$75,000,000	\$65,500,000	MAA
OptWind Corp.	59 Field Street	Torrington	CT	06790	Manufacturing	3511	333611	no	3/24/2010	\$0	\$1,500,000	\$1,500,000	\$2,500,000	\$1,000,000	MAA
<b>FY 10-11</b>															
Atsom Power, Inc.	200 Great Pond Drive	Windsor	CT	06095	Manufacturing	3511	333611	no	5/4/2011	\$0	\$3,000,000	\$3,000,000	\$39,055,000	\$36,055,000	MAA
Aperture Optical Sciences, Inc.	27 Person Lane	Durham	CT	06422	Manufacturing	3827	333314	no	5/27/2011	\$0	\$350,000	\$350,000	\$1,139,000	\$789,000	MAA/SBRFL
Barden Corporation	200 Park Avenue	Danbury	CT	06810	Manufacturing	3562	332991	no	12/31/2010	\$0	\$6,000,000	\$6,000,000	\$20,500,000	\$14,500,000	MAA
Electric Boat Corporation	75 Eastern Point Road	Groton	CT	06340	Manufacturing	3731	336610	no	12/16/2010	\$15,000,000	\$0	\$15,000,000	\$99,000,000	\$84,000,000	MAA
Garner, Inc.	58 Top Gallant Road	Stamford	CT	06902	Service	8731	541910	no	9/24/2010	\$0	\$5,000,000	\$5,000,000	\$27,000,000	\$22,000,000	MAA
Henkel Corporation	1 Henkel Way	Rocky Hill	CT	06067	Manufacturing	2891	325520	no	8/24/2010	\$0	\$825,000	\$825,000	\$1,160,007	\$365,007	MAA
Liquifix, Inc.	110 Lenox Avenue	Stamford	CT	06906	Manufacturing	2992	324191	no	11/11/2010	\$0	\$125,000	\$125,000	\$1,000,000	\$875,000	MAA
Nestle Waters North America, Inc.	900 Long Ridge Road Bldg.	Stamford	CT	06902	Manufacturing	2066	312111	no	12/13/2010	\$0	\$4,000,000	\$4,000,000	\$27,800,000	\$23,800,000	MAA
OAXLEAF Waste Management, LLC	415 Day Hill Road	Windsor	CT	06095	Service	8741	561110	no	12/14/2010	\$3,000,000	\$0	\$3,000,000	\$5,290,000	\$2,290,000	UA-OPM

**SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD COMPANIES**

**Appendix-2: Business Assistance Portfolio**  
**Table A-2.1 (continued)**  
**As of June 30, 2011**

FY	COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OR WOMEN OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL		FUNDING SOURCE
														PROJECT COST	AMOUNT LEVERAGED	
FY 01-02	<b>DECD/CDA Participation Companies****</b>															
	Alto Products Corp. d/b/a Plainville Special Tool	63 North Washington Street (near Plainville)	CT	06062	Manufacturing	3499	334290	yes	2/26/2002	\$0	\$600,000	\$600,000	\$1,660,000	\$1,060,000	MAA	
FY 02-03	Hiltop Investments, LLC/Dalson, Inc.	11 Stott Avenue	Norwich	CT	06360	Service	7374	518210	no	2/24/2003	\$0	\$1,500,000	\$1,500,000	\$11,800,000	\$10,300,000	MAA
FY 07-08	Bass Farm	135 Bass Road	Windham	CT	06280	Agriculture	0241	112120	no	11/7/2007	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
	Connecticut Cattle Co., LLC	131 Rabbit Hill Road	Warren	CT	06777	Agriculture	0241	112120	yes	8/16/2007	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
	Elm Knoll Farm Partnership	294 East Canaan Road	East Canaan	CT	06024	Agriculture	0241	112120	no	10/9/2007	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
	Simmons Family Farm	199 Town Farm Road	Farmington	CT	06032	Agriculture	0241	112120	yes	2/15/2008	\$0	\$100,000	\$100,000	\$200,000	\$100,000	MAA
FY 09-01	<b>DECD/CDA Participation Companies****</b>															
	Atticus Bakery ****	360 James Street	New Haven	CT	06511	Wholesale	5142	424420	no	5/18/2001	\$0	\$540,000	\$540,000	\$3,130,000	\$2,590,000	MAA
FY 01-02	Carla's Pasta ****	50 Talbot Lane	South Windsor	CT	06074	Manufacturing	2038	311412	no	10/5/2001	\$0	\$197,831	\$197,831	\$8,574,754	\$8,376,923	MAA
	Becton Dickinson ****	Rte 7 and Graceway	Canaan	CT	06018	Manufacturing	3841	339112	no	12/4/2001	\$0	\$1,000,000	\$1,000,000	\$29,590,000	\$28,590,000	MAA
FY 05-06	Acel International Holdings, Inc.****	75 Progress Lane	Waterbury	CT	06385	Manufacturing	3357	331422	no	12/12/2005	\$0	\$250,000	\$250,000	\$500,000	\$250,000	MAA
	Thompson Candy Company, LLC ****	80 South Vine Street	Malden	CT	06451	Manufacturing	2084	31133	no	2/3/2006	\$0	\$250,000	\$250,000	\$2,180,000	\$1,930,000	MAA
FY 06-07	Lex Products Corporation ****	401 Shippan Ave	Stamford	CT	06902	Manufacturing	3629	335999	no	9/21/2006	\$0	\$225,000	\$225,000	\$500,000	\$275,000	MAA
	Flanagan Brothers, Inc.****	911 New London Turnpike	Glastonbury	CT	06033	Manufacturing	3724	336412	no	1/31/2007	\$0	\$891,000	\$891,000	***	***	MAA
	ADKO Intertrade, Inc.****	1435 State Street	Bridgeport	CT	06605	Wholesale	5032	423990	no	5/4/2007	\$0	\$600,000	\$600,000	\$2,020,000	\$1,420,000	MAA
FY 07-08	Canwild Corporation/McWild LLC****	3 State Pier Road	Old Mystic	CT	06320	Wholesale	5199	424990	no	8/31/2007	\$0	\$500,000	\$500,000	\$3,000,000	\$2,500,000	MAA
	CBS Manufacturing Co., Inc./B5 Kripes Road****	35 Kripes Road	East Granby	CT	06026	Manufacturing	3728	336413	no	8/17/2007	\$0	\$900,000	\$900,000	\$4,350,000	\$3,450,000	MAA
FY 08-09	PDC International Corporation ****	8 Sheehan Drive	Norwalk	CT	06854	Manufacturing	3565	333993	no	10/3/2008	\$0	\$375,000	\$375,000	\$2,750,000	\$2,375,000	MAA
<b>SURVEYS WERE NOT RECEIVED FROM THE FOLLOWING DECD/CDA PARTICIPATION COMPANIES</b>																
FY 01-02	Martin Brower Co. ****	333 East Butterfield Rd, Suite 5C	Enfield	CT	06148	Wholesale	5149	424420	no	9/28/2001	\$0	\$1,500,000	\$1,500,000	\$11,700,000	\$10,200,000	MAA
	Porcelen Limited Connecticut, LLC ****	129 Leader Hill Road	Hamden	CT	06517	Manufacturing	2651	332323	no	4/12/2002	\$0	\$1,040,000	\$1,040,000	\$2,325,000	\$1,265,000	MAA
FY 05-06	Americus Dental Labs****	38 Mills Street	Wethersfield	CT	06109	Manufacturing	3843	339114	no	11/3/2005	\$0	\$153,950	\$153,950	\$5,440,000	\$5,286,050	MAA
FY 02-03	Bauer Howden, Inc. ****	175 Century Drive	Bristol	CT	06010	Manufacturing	3728	333900	no	12/12/2002	\$0	\$220,000	\$220,000	\$4,000,000	\$3,760,000	MAA
<b>Urban and Industrial Tax Credit Program</b>																
FY 03-04	Diageo North America, Inc.	25 Glover Avenue	Norwalk	CT	06851	Service	8741	551114	no	6/29/2004		\$40,000,000	\$27,960,000	\$107,100,000	\$107,100,000	URA
FY 04-05	Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	CT	06374	Service	5031	444110	no	7/12/2004		\$20,000,000	\$7,456,136	\$80,000,000	\$80,000,000	URA
	FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	CT	06851	Financial Services	6289	523991	no	1/20/2005		\$7,000,000	\$4,173,970	\$36,060,000	\$36,060,000	URA
FY 05-06	Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	CT	06082	Manufacturing	3089	326199	no	8/15/2005		\$5,000,000	\$3,000,000	\$23,100,000	\$23,100,000	URA
FY 06-07	Greenwich Capital Markets, Inc n/a RBS Securities Inc.	600 Steamboat Road	Greenwich	CT	06830	Financial Services	6211	52311	no	9/27/2006		\$100,000,000	\$40,000,000	\$345,000,000	\$345,000,000	URA
FY 07-08	Blue Sky Studios, Inc.	One American Lane	Greenwich	CT	06831	Service	7812	512110	no	6/30/2008		\$18,000,000	\$0	***	***	URA
FY 08-09	Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	CT	06103	Financial Services	6311	524113	no	2/18/2009		\$8,000,000	\$1,600,000	***	***	URA

**Appendix-2: Business Assistance Portfolio**  
**Table A-2.1 (continued)**  
**As of June 30, 2011**

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY OWNED	CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL ASSISTANCE	TOTAL PROJECT AMOUNT		FUNDING SOURCE
													COST	LEVERAGED	
<b>FY 09-10</b>															
Comcast of Connecticut, Inc.	90 Phoenix Avenue	Enfield	CT	06082	Service	4841	515210	no	7/27/2009		\$5,000,000	\$1,000,000	***	***	URA
Adi, Inc. (Connecticut)	295 Rye Street	South Windsor	CT	06074	Wholesale	5411	445110	no	8/27/2009		\$1,900,000	\$380,000	\$52,400,000	\$52,400,000	URA
Burr's Logistics, Inc.	490 Brock Street	Rocky Hill	CT	06067	Wholesale	5142	424420	no	9/15/2009		\$2,000,000	\$0	\$56,819,000	\$56,819,000	URA
Engineered Electric Company d/b/a DRS Fermont	141 North Avenue	Bridgeport	CT	06606	Manufacturing	3512	335310	no	9/23/2009		\$10,000,000	\$0	***	***	URA
CF Foods, LLC	One Celebration Way	New Britain	CT	06053	Manufacturing	2024	311520	no	12/14/2009		\$2,000,000	\$200,000	***	***	URA
Starwood Hotels & Resorts Worldwide, Inc.	333 Ludlow Street	Stamford	CT	06906	Service	8741	561110	no	5/21/2010		\$75,000,000	\$0	***	***	URA
General Re Corporation	120 Long Ridge Road	Stamford	CT	06901	Financial Services	6331	524130	no	2/24/2010		\$19,500,000	\$0	***	***	URA
<b>FY 10-11</b>															
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	CT	06082	Manufacturing	3089	326199	no	3/31/2011		\$10,000,000	\$0	\$17,610,300	\$17,610,300	URA
Gartner, Inc.	66 Top Gallant Road	Stamford	CT	06902	Service	8731	541910	no	10/12/2010		\$20,000,000	\$0	***	***	URA
Nestle Waters North America, Inc.	900 Long Ridge Road Bldg	Stamford	CT	06902	Manufacturing	2098	312111	no	12/13/2010		\$5,000,000	\$0	***	***	URA
Higher One, Inc.	25 Science Park	New Haven	CT	06511	Financial Services	7389	522320	no	2/22/2011		\$18,500,000	\$0	\$45,916,463	\$40,416,463	URA
<b>Job Creation Tax Credit Program</b>															
<b>FY 07-08</b>															
Sparta Insurance Holdings, Inc.	165 Asylum Street, City Place II	Hartford	CT	06103	Financial Services	6331	524126	no	6/24/2008		\$508,711	\$96,569	n/a	n/a	JCTC
<b>FY 08-09</b>															
Cartier's Retail, Inc.	1000 Bridgeport Avenue	Shelton	CT	06484	Service	5641	448130	no	3/9/2009		\$471,529	\$24,553	n/a	n/a	JCTC
Burr's Logistics	501 S.E. 5th Street	Rocky Hill	CT	06067	Wholesale	5142	424420	no	3/5/2009		\$1,008,210	\$431,818	n/a	n/a	JCTC
<b>FY 09-10</b>															
Sun Products	60 Danbury Road	Wilton	CT	06897	Manufacturer	2841	325611	no	7/31/2009		\$1,496,426	\$645,492	n/a	n/a	JCTC
Tire Rack, Inc.	100 International Drive	Windsor	CT	06095	Wholesale	5014	423130	no	8/17/2009		\$177,277	\$17,243	n/a	n/a	JCTC
Mercuria Energy Trading, Inc.	33 Benedict Place	Greenwich	CT	06830	Financial Services	6799	523140	no	9/11/2009		\$472,500	\$0	n/a	n/a	JCTC
Astarisk Financial, Inc.	1224 Mill Street	East Berlin	CT	06023	Financial Services	6371	524290	no	3/1/2010		\$1,081,437	\$17,792	n/a	n/a	JCTC
<b>FY 10-11</b>															
DRS Consolidated Controls, Inc.	21 South Street	Danbury	CT	06810	Manufacturing		3674907	no	9/27/2010		\$275,680	\$0	n/a	n/a	JCTC
Inline Plasto Corporation	42 Canal Street	Shelton	CT	06484	Manufacturing		326199	no	2/10/2011		\$62,158	\$0	n/a	n/a	JCTC
Norampac New England, Inc.	720 Thompson Road	Thompson	CT	06277	Manufacturing		322211	no	4/9/2011		\$117,444	\$0	n/a	n/a	JCTC
P.C. Richard & Son Long Island Corporation	150 Price Parkway	Farmington	CT	11735	Retail		443111	no	12/21/2010		\$667,043	\$0	n/a	n/a	JCTC
<b>Qualified Small Business Job Creation Tax Credit Program****</b>															
<b>FY 10-11</b>															
Acme Wire Products Co, Inc.	7 Broadway Extension	Mystic	CT	06355	Manufacturing		332618	no	n/a		*****	\$4,200	n/a	n/a	OSBJCTC
Bard & DeFelice, CPAs, LLC	310 Quinipiac Avenue	North Haven	CT	06473	Financial Service		541211	no	n/a		*****	\$800	n/a	n/a	OSBJCTC
Bold Wood Interiors, LLC	138 Haven Street	New Haven	CT	06513	Manufacturing		337212	no	n/a		*****	\$2,400	n/a	n/a	OSBJCTC
Bridgeport Biosesal, LLC	P.O. Box 3135	Bridgeport	CT	06606	Manufacturing		325199	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Business Owners Liability Team, LLC	10 Waterside Drive Suite 202	Farmington	CT	06032	Financial Service		524126	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Cardiology Associates of Central CT, LLC	1062 Barnes Road Suite 300	Wallingford	CT	06492	Service		621111	no	n/a		*****	\$5,000	n/a	n/a	OSBJCTC
CBS Manufacturing Company	35 Kripes Road	East Granby	CT	06026	Manufacturing		336412	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Connecticut Tool & Cutter, Inc.	280 Redstone Hill Road	Bristol	CT	06010	Manufacturing		333512	no	n/a		*****	\$1,200	n/a	n/a	OSBJCTC
Excello Tool Engineering & Manufacturing Co., Inc.	37 Wainfield Street	Milford	CT	06461	Manufacturing		332710	no	n/a		*****	\$2,800	n/a	n/a	OSBJCTC
Executive Search Services International, LLC	200 Connecticut Avenue	Norwalk	CT	06854	Service		541614	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Fiduciary Investment Advisor, LLC	100 North Field Drive	Windsor	CT	06095	Financial Service		523930	no	n/a		*****	\$2,600	n/a	n/a	OSBJCTC
Fuelrite, LLC	2 Mattoon Road	Waterbury	CT	06708	Service		522210	no	n/a		*****	\$600	n/a	n/a	OSBJCTC
Ibasa of Fairfield County, LLC	1139 Post Road	Fairfield	CT	06824	Service		541512	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Job Target, LLC	225 State Street Suite 300	New London	CT	06320	Service		519130	no	n/a		*****	\$0	n/a	n/a	OSBJCTC
Lamont Digital Systems, Inc.	35 Mason Street 3rd Floor	Greenwich	CT	06830	Service		515210	no	n/a		*****	\$0	n/a	n/a	OSBJCTC

**Appendix-2: Business Assistance Portfolio**  
**Table A-2.1 (continued)**  
**As of June 30, 2011**

COMPANY	ADDRESS	CITY	STATE	ZIP	INDUSTRY	SIC CODE	NAIC CODE	MINORITY		CLOSING DATE	GRANT AMOUNT	LOAN AMOUNT	TOTAL		FUNDING SOURCE	
								OR WOMEN OWNED					PROJECT COST	AMOUNT LEVERAGED		
Madsen, Prestley & Parentsau, LLC	44 Capital Avenue	Hartford	CT	06106	Service		541110	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Moab Oil, Inc.	20 Marshal Street Suite 200	Norwalk	CT	06854	Service		523140	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Monta Financial Group, LLC	30 Long Hill Road	Guilford	CT	06437	Financial Service		523120	no		n/a		*****	\$600	n/a	n/a	OSBJCTC
New Britain Dental Arts, LLC	35 Pearl Street	New Britain	CT	06051	Service		621210	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
New England Orthopaedic Center, LLC	18 Terrace Drive	Avon	CT	06001	Service		621111	yes		n/a		*****	\$0	n/a	n/a	OSBJCTC
New England Seating Company	138 Haven Street	New Haven	CT	06513	Manufacturing		337212	no		n/a		*****	\$2,600	n/a	n/a	OSBJCTC
New England Systems, Inc.	102 Great Hill Road	Naugatuck	CT	06770	Service		541519	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Norampac New England, Inc. Thompson Division	720 Thompson Road	Thompson	CT	06277	Manufacturing		322211	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Privatier, LTD.	500 Main Street	Deep River	CT	06417	Service		323100	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Putnam Ford	3 Park Road	Putnam	CT	06260	Service		44111	no		n/a		*****	\$2,600	n/a	n/a	OSBJCTC
Sofinsky Eyecare, LLC	1013 Farmington Avenue	West Hartford	CT	06107	Service		621320	no		n/a		*****	\$3,800	n/a	n/a	OSBJCTC
Tecton Architects, Inc.	1 Hartford Square Suite 103	Hartford	CT	06106	Service		8712	no		n/a		*****	\$5,400	n/a	n/a	OSBJCTC
Toyo Tanso USA, Inc.	37 Ozick Drive	Durham	CT	06422	Manufacturing		335991	no		n/a		*****	\$4,200	n/a	n/a	OSBJCTC
Tri-Star Industries, Inc.	101 MassiVo Drive	Berlin	CT	06037	Manufacturing		332721	no		n/a		*****	\$2,000	n/a	n/a	OSBJCTC
Valley Sports Center, LLC	163 Robin Drive	Canton	CT	06019	Service		713940	no		n/a		*****	\$0	n/a	n/a	OSBJCTC
Zackin Publications	100 Witenbrook Road	Oxford	CT	06478	Service		51120	no		n/a		*****	\$1,200	n/a	n/a	OSBJCTC

163 Projects  
145 Companies Surveyed  
117 Participating Companies

18 companies with two projects but 1 survey counted  
MAA - Economic Development and Manufacturing Assistance Act  
UA - Urban Act  
NVRLF - Naugatuck Valley Revolving Loan Fund  
URA - Urban and Industrial Tax Credit Program  
\*\*\* - data not available or identified elsewhere in the report  
\*\*\*\* - Participation deals are designed to allow DECD and CDA to participate in loan transactions together while creating a  
\*\*\*\*\* - Tax credits under the Qualified Small Business Job Creation Tax Credit Program are earned based on job creation and do not receive an initial allocation from which to draw upon as jobs are created like the Job Creation Tax Credit Program.

<b>Table A-2.2: Business Assistance Portfolio- Portfolio Data Summary of 2011 Surveys</b>	
<b>Total Number of Projects</b>	<b>163</b>
Number of DECD Projects	148
Number of DECD/CDA Seamless Projects	15
<b>Total Number of Companies Surveyed</b>	<b>145</b>
<b>Total Number of Surveys Returned</b>	<b>117</b>
Number of DECD Companies Surveyed	130
Number of DECD Surveys Returned	107
Number of DECD Surveys Not Returned	24
Number of DECD/CDA Seamless Companies Surveyed	15
Number of DECD/CDA Seamless Surveys Returned	11
Number of DECD/CDA Seamless Surveys Not Returned	4
Companies with Multiple Projects/Assistance Agreements	18

Source: DECD, Office of Financial Review

**Table A2.3a: Business Assistance Portfolio- Employment Survey Results  
Full-Time Employees**

COMPANY	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Accel International Holdings, Inc	17	11	56	17	39	0	0
Acme Wire Products Co., Inc.	47	0	42	42	0	0	0
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	52	40	135	52	83	52	40
Aero Gear, Inc.	120	20	106	106	0	120	20
Aetna, Inc.	6,580	0	6,919	6,580	339	7,266	200
Ahlstrom Windsor Locks, LLC	495	15	431	431	0	495	15
Akdo Intertrade, Inc.	62	15	43	43	0	62	13
ALDI, Inc.	10	20	n/a	10	n/a	0	30
Allied Controls, Inc.	104	496	5	5	0	0	0
Alstom Power, Inc.	1205	0	1012	1,012	0	495	15
Alto Products Corp. d/b/a Plainville Special Tool	50	15	28	28	0	50	2
Americus Dental Labs	54	25	n/a	54	n/a	54	21
Aperture Optical Sciences, Inc.	4	9	n/a	4	n/a	0	0
Asper, Inc. d/b/a Futuristics Components, LLC	28	5	31	28	3	29	5
Asterick Financials, Inc.	0	145	8	0	8	0	145
Atlantic Steel & Processing, LLC	10	25	16	10	6	0	35
Atticus Bakery	55	35	188	55	133	55	35
Avalence, LLC	7	8		0	0	7	13
Banti & DeFelice, CPA's, LLC	n/a	n/a	4	4	n/a	N/A	N/A
Barden Corporation	430	0	495	430	65	430	0
Bass Farm	10	0	0	0	0	0	0
Bauer Howden, Inc.	38	11	n/a	38	n/a	48	2
Becton, Dickinson and Company	563	0	335	335	0	563	0
Blue Sky Studios, Inc.	0	300	402	0	402	0	300
Boardman Silversmiths, Inc.	11	10	4	4	0	11	10
Bold Wood Interiors, LLC	n/a	n/a	13	13	n/a	N/A	N/A
Bridgeport Biodiesel, LLC	n/a	n/a	0	0	n/a	N/A	N/A
Burris Logistics	194	220	n/a	194	n/a	0	220
Business Owners Liability Team, LLC	n/a	n/a	n/a	n/a	n/a	N/A	N/A
Cardiology Associates of Central CT, LLC	n/a	n/a	27	27	n/a	N/A	N/A
Carla's Pasta	75	36	83	75	8	75	36
Carling Technologies, Inc.	153	0	94	94	0	150	0
Carter's Retail, Inc.	120	44	124	120	4	120	44
Carwild Corp. (McWild, LLC)	30	4	44	30	14	33	5
CBS Manufacturing	34	14	31	31	0	35	14
CF Foods, LLC d/b/a Celebration Foods	40	225	300	40	260	40	225
Chaves Bakery II, Inc.	25	75	118	25	93	25	75
Comcast of Connecticut, Inc.	927	344	n/a	927	n/a	927	344
Composite Machining Experts, LLC	1	5	4	1	3	2	9
Connecticut Cattle Co., LLC	3	1	n/a	3	n/a	0	0
Connecticut Tool & Cutter, Inc.	n/a	n/a	n/a	n/a	n/a	N/A	N/A
Creamery Brook Farms	2	0	0	1	0	0	0
Cuno, Inc.	728	22	n/a	728	n/a	728	22
Cytec Industries, Inc.	585	0	n/a	585	n/a	180	0
DCG Precision Manufacturing	47	0	42	42	0	47	0
Derecktor Shipyards Conn., LLC	92	20	119	92	27	92	33
Diageo North America, Inc.	700	300	716	700	16	700	300
DiSanto Technology, Inc.	62	20	92	62	30	62	20
DRS Consolidated Controls, Inc.	224	155	305	224	0	N/A	N/A
Electric Boat Corporation	10,039	0	8,251	8,251	0	4,000	0
Elm Knoll Farm Partnership	3	1	0	0	0	0	0

**Table A2.3a (continued): Business Assistance Portfolio- Employment Survey Results  
Full-Time Employees**

COMPANY	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
Energy Beam Sciences, Inc.	0	20	10	10	10	0	20
Engineered Electric Company	224	95	305	305	81	404	95
Eppendorf Manufacturing Corporation	134	5	n/a	134	n/a	0	89
Excello Tool Engineering & Manufacturing Co., Inc.	n/a	n/a	19	19	n/a	N/A	N/A
Executive Search Services International, LLC	n/a	n/a	n/a	n/a	n/a	N/A	N/A
FactSet Research Systems, Inc.	356	180	728	728	372	356	180
Fairfield Crystal Technologies, LLC	2	25	3	3	1	2	25
Fairvue Farms, LLC	16	0		0	0	0	0
Fiducary Investment Advisor, LLC	n/a	n/a	33	33	n/a	N/A	N/A
Flanagan Brothers, Inc.	106	0	97	97	0	106	0
Freund's Farm, Inc.	5	0	9	9	4	0	0
Fuelrite, LLC	n/a	n/a	7	7	n/a	N/A	N/A
Gartner, Inc.	861	150	873	873	12	861	340
General Reinsurance Corp.	834	100	899	899	65	820	0
Genomas, Inc.	4	17	3	3	0	4	21
Greenwich Associates, LLC	163	15	137	137	0	163	15
Greenwich Capital Markets, Inc n/a RBS Securities Inc.	700	1,150	2,111	700	1,411	700	1,150
Hartford Provision Co.	114	67	161	114	47	114	67
Hartford-West Indian Bakery Co., Inc.	42	15	32	32	0	47	20
Henkel Corporation	355	80	429	355	74	355	65
Hermell Products, Inc.	35	3		0	0	35	3
Higher One, Inc.	165	38	217	165	52	368	0
Hilltop Investments, LLC / Daticon, Inc.	200	50	n/a	200	n/a	200	50
H-O Products Corp.	23	2	18	18	0	0	0
Ibase of Fairfield County, LLC	n/a	n/a	11	11	n/a	N/A	N/A
Ikonyxis, Inc	18	33	n/a	18	n/a	18	22
Incubator Associates, LP	231	95	8	0	3	0	0
Industrial Heater Corporation	70	15	n/a	70	n/a	75	15
ING Life Insurance and Annuity Co.	1,634	0	1,746	1,634	112	1,700	0
Inline Plastics Corporation	n/a	n/a	201	201	n/a	N/A	N/A
Innovative Arc Tubes Corporation	0	75	9	0	9	0	75
Job Target, LLC	n/a	n/a	52	52	n/a	N/A	N/A
Jonal Laboratories, Inc.	67	13	51	51	0	67	13
Kaman Aerospace Corporation	1,349	71	275	275	0	0	0
Lamont Digital System, Inc.	n/a	n/a	8	8	n/a	N/A	N/A
Lane Construction Corporation	92	0	120	92	28	92	0
Latex Foam International, LLC	54	199	146	54	92	54	199
Laurelbrook Farm	17	2	14	14	0	0	0
Lex Products	100	30	186	100	86	100	30
Liquifix, Inc.	3	0	3	3	0	4	52
Lowe's Home Centers, Inc.	0	425	372	0	372	0	525
Madson, Prestley & Parenteau, LLC	n/a	n/a	12	12	n/a	N/A	N/A
Martin-Brower Company, LLC	99	59	n/a	99	n/a	N/A	N/A
MBI, Inc.	515	100	475	475	0	525	100
Mercuria Energy Trading, Inc.	4	15		0	0	5	15
Moab Oil, Inc.	n/a	n/a	17	17	n/a	N/A	N/A
Modelcraft Company, Inc.	27	4	36	27	9	30	4
Monte Financial Group, LLC	n/a	n/a	2	2	n/a	N/A	N/A
MTU Aero Engines North America, Inc.	0	45	80	0	80	0	45
Neeltran, Inc.	64	30	114	64	50	64	34
NESSteel, Inc.	28	20	26	26	0	29	20
Nestle Waters North America, Inc.	475	10	530	475	55	475	25

**Table A2.3a (continued): Business Assistance Portfolio- Employment Survey Results  
Full-Time Employees**

COMPANY	PER APPLICATION		ACTUAL			CONTRACT REQUIREMENTS	
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created	Jobs To Be Retained	Jobs To Be Created
New Britain Dental Arts, LLC	n/a	n/a	7	7	n/a	N/A	N/A
New England Orthopaedic Center, LLC	n/a	n/a	2	2	n/a	N/A	N/A
New England Seating Company	n/a	n/a	16	16	n/a	N/A	N/A
New England System, Inc.	n/a	n/a	37	37	n/a	N/A	N/A
Norampac New England, Inc.	n/a	n/a	97	97	n/a	N/A	N/A
Noujaim Tool Co., Inc.	14	18	25	14	11	22	5
OAKLEAF Waste Management, LLC	n/a	n/a	349	349	n/a	427	0
Optiwind	27	19	25	25	0	27	38
P.C. Richard & Son Long Island Corporation	n/a	n/a	100	100	n/a	N/A	N/A
PDC International Corporation	52	0	51	51	0	N/A	N/A
Pez Manufacturing, Inc.	127	20	127	127	0	127	20
Pfizer Central Research	n/a	n/a	4,113	0	4,695	-	1,300
Polylok, Inc.	40	19	19	19	0	39	20
Porcelen LTD CT, LLC	68	32	n/a	68	n/a	68	100
Privateer, Ltd.	n/a	n/a	16	16	n/a	N/A	N/A
Protein Sciences Corporation/MEDCO	0	0	82	0	82	0	0
Prudential Retirement Insurance and Annuity Company	713	275	774	713	61	713	275
Putnam Ford	n/a	n/a	23	23	n/a	N/A	N/A
Republic Foil, Inc.	19	1	16	16	0	19	1
SeConn Fabrication, LLC	58	15	42	42	0	58	23
Simmons Family Farm	1	0	n/a	1	n/a	0	0
Solinsky Eyecare, LLC	n/a	n/a	n/a	n/a	n/a	N/A	N/A
Southington Tool & Manufacturing Corp.	33	0	34	33	1	34	0
Sparta Insurance Holdings, Inc.	30	30	53	30	23	30	30
Starwood Hotels & Resorts Worldwide, Inc.	900	813	n/a	900	n/a	813	0
Strain Measurement Devices, Inc.	20	14	23	20	3	20	14
Summit Corporation of America	75	5	80	75	5	79	0
Sun Products Corporation	65	100	242	65	177	65	100
Sunnyside Farm, LLC	1	0		0	0	1	0
Swiss Army Brands, Inc.	148	20	147	147	0	150	0
Tecton Architects, Inc.	n/a	n/a	46	46	n/a	N/A	N/A
Thompson Brands, LLC / Thompson Candy Co.	103	42	94	94	0	103	0
Tire Rack, Inc.	0	45	25	0	31	0	45
Toyo Tanso USA, Inc.	n/a	n/a	7	7	n/a	N/A	N/A
Tri-Star Industries, Inc.	n/a	n/a	30	30	n/a	N/A	N/A
Valley Sports Center, LLC	n/a	n/a	5	5	n/a	N/A	N/A
Vertrax, Inc.	10	30	16	10	6	10	30
Walgreen Eastern Co., Inc.	0	550	432	0	432	0	550
Weeden & Co., L.P.	148	25	148	148	0	148	5
Windsor Marketing Group, Inc.	128	35	118	118	0	125	0
Zackin Publications	n/a	n/a	24	24	n/a	N/A	N/A

\* = 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, Office of Financial Review

**Table A2.3b: Business Assistance Portfolio- Employment Survey Results  
Part-Time Employees**

COMPANY	PER APPLICATION		ACTUAL		
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created
Accel International Holdings, Inc	0	0	0	0	0
Acme Wire Products Co., Inc.	6	0	0	0	0
Aero-Craft, LLC n/k/a Volvo Aero Connecticut, LLC	0	0	1	0	1
Aero Gear, Inc.	5	0	0	0	0
Aetna, Inc.	420	0	214	214	0
Ahlstrom Windsor Locks, LLC	0	0	0	0	0
Akdo Intertrade, Inc.	1	0	2	1	1
ALDI, Inc.	0	0	n/a	0	n/a
Allied Controls, Inc.	0	0	4	0	4
Alstom Power, Inc.	15	0	13	13	0
Alto Products Corp. d/b/a Plainville Special Tool	0	0	0	0	0
Americus Dental Labs	17	5	n/a	17	n/a
Aperture Optical Sciences, Inc.	2	0	n/a	2	n/a
Asper, Inc. d/b/a Futuristics Components, LLC	1	0	4	1	3
Asterick Financials, Inc.	0	0	0	0	0
Allantic Steel & Processing, LLC	0	0	0	0	0
Atticus Bakery	0	0	2	0	2
Avalence, LLC	0	0		0	0
Banti & DeFelice, CPA's, LLC	n/a	n/a	3	3	n/a
Barden Corporation	0	0	2	0	2
Bass Farm	3	0	0	0	0
Bauer Howden, Inc.	1	0	n/a	1	n/a
Becton, Dickinson and Company	0	0	0	0	0
Blue Sky Studios, Inc.	0	0	0	0	0
Boardman Silversmiths, Inc.	1	1	4	1	3
Bold Wood Interiors, LLC	n/a	n/a	0	0	n/a
Bridgeport Biodiesel, LLC	n/a	n/a	n/a	n/a	n/a
Burriss Logistics	0	0	4	0	4
Business Owners Liability Team, LLC	n/a	n/a	n/a	n/a	n/a
Cardiology Associates of Central CT, LLC	n/a	n/a	3	3	n/a
Carla's Pasta	0	0	5	0	5
Carling Technologies, Inc.	2	0	2	2	0
Carter's Retail, Inc.	0	0	83	0	83
Carwild Corp. (McWild, LLC)	3	1	2	2	0
CBS Manufacturing	1	0	0	0	0
CF Foods, LLC d/b/a Celebration Foods	0	0	4	0	4
Chaves Bakery II, Inc.	0	0	45	0	45
Comcast of Connecticut, Inc.	12	10	n/a	12	n/a
Composite Machining Experts, LLC	1	0	1	1	0
Connecticut Cattle Co., LLC	0	0	n/a	0	n/a
Connecticut Tool & Cutter, Inc.	n/a	n/a	n/a	n/a	n/a
Creamery Brook Farms	1	0	1	0	0
Cuno, Inc.	0	0	n/a	0	n/a
Cytec Industries, Inc.	0	0	n/a	0	n/a
DCG Precision Manufacturing	0	0	1	0	1
Derecktor Shipyards Conn., LLC	0	0	0	0	0
Diageo North America, Inc.	0	0	4	0	4
DiSanto Technology, Inc.	0	0	0	0	0
DRS Consolidated Controls, Inc.	1	1	1	1	0
Electric Boat Corporation	14	0	13	13	0
Elm Knoll Farm Partnership	3	1	n/a	3	n/a

Table A2.3b (continued): Business Assistance Portfolio- Employment Survey Results Part-Time Employees					
COMPANY	PER APPLICATION		ACTUAL		
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created
Energy Beam Sciences, Inc.	0	0	2	0	2
Engineered Electric Company	0	0	1	0	1
Eppendorf Manufacturing Corporation	0	1	n/a	0	n/a
Excello Tool Engineering & Manufacturing Co., Inc.	n/a	n/a	0	0	n/a
Executive Search Services International, LLC	n/a	n/a	n/a	n/a	n/a
FactSet Research Systems, Inc.	0	0	14	0	14
Fairfield Crystal Technologies, LLC	0	0	6	0	6
Fairvue Farms, LLC	1	0		0	0
Fiducary Investment Advisor, LLC	n/a	n/a	1	1	n/a
Flanagan Brothers, Inc.	1	0	0	0	0
Freund's Farm, Inc.	5	0	0	0	0
Fuelrite, LLC	n/a	n/a	4	4	n/a
Gartner, Inc.	0	0	3	0	3
General Reinsurance Corp.	0	0	97	0	97
Genomas, Inc.	1	0	4	1	3
Greenwich Associates, LLC	4	0	2	2	0
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	0	0	10	0	10
Hartford Provision Co.	0	0	0	0	0
Hartford-West Indian Bakery Co., Inc.	3	2	11	3	8
Henkel Corporation	0	0	0	0	0
Hermell Products, Inc.	1	0		0	0
Higher One, Inc.	12	0	20	12	8
Hilltop Investments, LLC / Daticon, Inc.	40	10	n/a	40	n/a
H-O Products Corp.	0	0	0	0	0
Ibase of Fairfield County, LLC	n/a	n/a	0	0	n/a
Ikonyosis, Inc	0	0	n/a	0	n/a
Incubator Associates, LP	4	0	0	0	0
Industrial Heater Corporation	0	0		0	0
ING Life Insurance and Annuity Co.	101	0	56	56	0
Inline Plastics Corporation	n/a	n/a	4	4	n/a
Innovative Arc Tubes Corporation	0	0	0	0	0
Job Target, LLC	n/a	n/a	15	15	n/a
Jonal Laboratories, Inc.	1	0	2	1	1
Kaman Aerospace Corporation	0	0	3	0	3
Lamont Digital System, Inc.	n/a	n/a	1	1	n/a
Lane Construction Corporation	2	0	5	2	3
Latex Foam International, LLC	0	0	0	0	0
Laurelbrook Farm	0	0	1	0	1
Lex Products	0	0	2	0	2
Liquifix, Inc.	1	0	1	1	0
Lowe's Home Centers, Inc.	0	100	5	0	5
Madson, Prestley & Parenteau, LLC	n/a	n/a	1	1	n/a
Martin-Brower Company, LLC	2	0	n/a	2	n/a
MBI, Inc.	50	0	14	14	0
Mercuria Energy Trading, Inc.	0	0	0	0	0
Moab Oil, Inc.	n/a	n/a	0	0	n/a
Modelcraft Company, Inc.	3	1	2	2	0
Monte Financial Group, LLC	n/a	n/a	1	1	n/a
MTU Aero Engines North America, Inc.	0	5	3	0	3
Neeltran, Inc.	2	2	3	2	1
NESSteel, Inc.	1	0	2	1	1

**Table A2.3b (continued): Business Assistance Portfolio- Employment Survey Results  
Part-Time Employees**

COMPANY	PER APPLICATION		ACTUAL		
	CT Jobs at Application	Jobs To Be Created	Emp. at 6/30/11	Jobs Retained	Jobs Created
Nestle Waters North America, Inc.	0	0	6	0	6
New Britain Dental Arts, LLC	n/a	n/a	6	6	n/a
New England Orthopaedic Center, LLC	n/a	n/a	0	0	n/a
New England Sealing Company	n/a	n/a	0	0	n/a
New England System, Inc.	n/a	n/a	2	2	n/a
Norampac New England, Inc.	n/a	n/a	1	1	n/a
Noujaim Tool Co., Inc.	3	4	5	3	2
OAKLEAF Waste Management, LLC	n/a	n/a	1	1	n/a
Optiwind	0	0	2	0	2
P.C. Richard & Son Long Island Corporation	n/a	n/a	5	5	n/a
PDC International Corporation	0	0	1	0	1
Pez Manufacturing, Inc.	0	0	0	0	0
Pfizer Central Research	n/a	n/a	42	42	83
Polylok, Inc.	0	0	2	0	2
Porcelen LTD CT, LLC	0	0	n/a	0	n/a
Privateer, Ltd.	n/a	n/a	0	0	n/a
Protein Sciences Corporation/MEDCO	0	0	4	0	4
Prudential Retirement Insurance and Annuity Company	0	0	15	0	15
Putnam Ford	n/a	n/a	4	4	n/a
Republic Foil, Inc.	0	0	0	0	0
SeConn Fabrication, LLC	8	0	0	0	0
Simmons Family Farm	0	0	n/a	0	n/a
Solinsky Eyecare, LLC	n/a	n/a	n/a	n/a	n/a
Southington Tool & Manufacturing Corp.	1	0	1	1	0
Sparta Insurance Holdings, Inc.	0	0	1	0	1
Starwood Hotels & Resorts Worldwide, Inc.	0	0	n/a	0	n/a
Strain Measurement Devices, Inc.	0	0	3	0	3
Summit Corporation of America	1	1	8	1	4
Sun Products Corporation	0	0	1	0	0
Sunnyside Farm, LLC	1	1		0	1
Swiss Army Brands, Inc.	2	0	1	1	0
Tecton Architects, Inc.	n/a	n/a	2	2	n/a
Thompson Brands, LLC / Thompson Candy Co.	0	0	2	0	2
Tire Rack, Inc.	0	0	0	0	0
Toyo Tanso USA, Inc.	n/a	n/a	1	1	n/a
Tri-Star Industries, Inc.	n/a	n/a	2	2	n/a
Valley Sports Center, LLC	n/a	n/a	33	33	n/a
Vertrax, Inc.	0	0	0	0	0
Walgreen Eastern Co., Inc.	0	0	8	0	8
Weeden & Co., L.P.	0	0	1	0	1
Windsor Marketing Group, Inc.	0	0	10	0	10
Zackin Publications	n/a	n/a	3	3	n/a

\* = 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, Office of Financial Review

<b>Table A-2.4: Business Assistance Portfolio Employment Survey Results – Gross Revenues</b>		
<b>Gross Revenues For Latest SFY End</b>		<b>Number of Companies</b>
\$0	- \$ 1,000,000	6
\$1,000,001	- \$ 5,000,000	12
\$5,000,001	- \$ 10,000,000	26
\$10,000,001	- \$ 20,000,000	14
\$20,000,001	- \$ 50,000,000	9
\$50,000,001	- \$ 100,000,000	13
\$100,000,001 and over		9
Information not provided		28
<b>Total</b>		<b>117</b>

Source: DECD, Financial Review Division, as of June 30, 2011

<b>Table A-2.5: Business Assistance Portfolio Employment Survey Results – Company Benefit Information Health Insurance Coverage Provided</b>		
	<b>Full-Time</b>	<b>Part-Time</b>
Yes	108	27
No	7	67
Information not provided	2	23
<b>Total Number of Companies</b>	<b>117</b>	<b>117</b>

Source: DECD, Financial Review Division, as of June 30, 2011

**Table A-2.6a: Business Assistance Portfolio  
Employment Survey Results - Wages: Full-Time**

Full-Time Jobs to be Retained:			Full-Time Jobs to be Created:		
Average Annual Salaries at Application		Number of Companies	Average Annual Salaries at Application		Number of Companies
Information not available		40	Information not available		50
0	- \$ 10,000	0	0	- \$ 10,000	1
\$10,001	- \$ 20,000	3	\$10,001	- \$ 20,000	6
\$20,001	- \$ 30,000	8	\$20,001	- \$ 30,000	17
\$30,001	- \$ 40,000	12	\$30,001	- \$ 40,000	12
\$40,001	- \$ 50,000	20	\$40,001	- \$ 50,000	12
\$50,001	and over	34	\$50,001	and over	19
<b>Total</b>		<b>117</b>	<b>Total</b>		<b>117</b>

Full-Time Jobs Retained:			Full-Time Jobs Created:		
Average Annual Salaries at June 30, 2011		Number of Companies	Average Annual Salaries at June 30, 2011		Number of Companies
Information not provided		1	Information not provided		18
0	- \$ 10,000	0	0	- \$ 10,000	0
\$10,001	- \$ 20,000	1	\$10,001	- \$ 20,000	3
\$20,001	- \$ 30,000	5	\$20,001	- \$ 30,000	17
\$30,001	- \$ 40,000	16	\$30,001	- \$ 40,000	22
\$40,001	- \$ 50,000	28	\$40,001	- \$ 50,000	21
\$50,001	and over	66	\$50,001	and over	36
<b>Total</b>		<b>117</b>	<b>Total</b>		<b>117</b>

Source: DECD, Office of Financial Review, as of June 30, 2011

**Table A-2.6b: Business Assistance Portfolio  
Employment Survey Results - Wages: Part-Time**

Part-Time Jobs to be Retained:			Part-Time Jobs to be Created:		
Average Annual Salaries at Application		Number of Companies	Average Annual Salaries at Application		Number of Companies
Information not available		72	Information not available		92
0	- \$ 10,000	13	0	- \$ 10,000	10
\$10,001	- \$ 20,000	16	\$10,001	- \$ 20,000	8
\$20,001	- \$ 30,000	7	\$20,001	- \$ 30,000	5
\$30,001	- \$ 40,000	4	\$30,001	- \$ 40,000	0
\$40,001	- \$ 50,000	2	\$40,001	- \$ 50,000	2
\$50,001	and over	3	\$50,001	and over	0
<b>Total</b>		<b>117</b>	<b>Total</b>		<b>117</b>

Part-Time Jobs Retained:			Part-Time Jobs Created:		
Average Annual Salaries at June 30, 2011		Number of Companies	Average Annual Salaries at June 30, 2011		Number of Companies
Information not provided		34	Information not provided		18
0	- \$ 10,000	12	0	- \$ 10,000	0
\$10,001	- \$ 20,000	24	\$10,001	- \$ 20,000	3
\$20,001	- \$ 30,000	13	\$20,001	- \$ 30,000	17
\$30,001	- \$ 40,000	10	\$30,001	- \$ 40,000	22
\$40,001	- \$ 50,000	4	\$40,001	- \$ 50,000	21
\$50,001	and over	20	\$50,001	and over	36
<b>Total</b>		<b>117</b>	<b>Total</b>		<b>117</b>

Source: DECD, Office of Financial Review, as of June 30, 2011

### Appendix 3- Tax Credit Programs

Table A-3.1: Urban and Industrial Site Reinvestment Tax Credit Program Portfolio										
COMPANY	ADDRESS	CITY	INDUSTRY	NAIC CODE	MINORITY OR WOMEN OWNED	Tax Credit Allocation Amount	Actual Tax Credit Award to Date	TOTAL PROJECT COST	AMOUNT LEVERAGED	
<b>FY 03-04</b>										
Diageo North America, Inc.	25 Glover Avenue	Norwalk	Service	551114	no	\$40,000,000	\$27,960,000	\$107,100,000	\$107,100,000	
<b>FY 04-05</b>										
Lowe's Home Centers, Inc.	Lowe's Way	Plainfield	Service	444110	no	\$20,000,000	\$7,456,136	\$80,000,000	\$80,000,000	
FactSet Research Systems, Inc.	601 Merritt 7	Norwalk	Financial Services	523991	no	\$7,000,000	\$4,173,970	\$36,050,000	\$36,050,000	
<b>FY 05-06</b>										
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	Manufacturing	326199	no	\$5,000,000	\$3,000,000	\$23,100,000	\$23,100,000	
<b>FY 06-07</b>										
Greenwich Capital Markets, Inc n/k/a RBS Securities Inc.	600 Steamboat Road	Greenwich	Financial Services	52311	no	\$100,000,000	\$40,000,000	\$345,000,000	\$345,000,000	
<b>FY 07-08</b>										
Blue Sky Studios, Inc.	One American Lane	Greenwich	Service	512110	no	\$18,000,000	\$0	***	***	
<b>FY 08-09</b>										
Prudential Retirement Insurance and Annuity Company	280 Trumbull Street	Hartford	Financial Services	524113	no	\$8,000,000	\$1,600,000	***	***	
<b>FY 09-10</b>										
Comcast of Connecticut, Inc.	90 Phoenix Avenue	Enfield	Service	515210	no	\$5,000,000	\$1,000,000	***	***	
Aldi, Inc. (Connecticut)	295 Rye Street	South Windsor	Wholesale	445110	no	\$1,900,000	\$380,000	\$52,400,000	\$52,400,000	
Burris Logistics, Inc.	490 Brook Street	Rocky Hill	Wholesale	424420	no	\$2,000,000	\$0	\$56,819,000	\$56,819,000	
Engineered Electric Company d/b/a DRS Vermont	141 North Avenue	Bridgeport	Manufacturing	335310	no	\$10,000,000	\$0	***	***	
CF Foods, LLC	One Celebration Way	New Britain	Manufacturing	311520	no	\$2,000,000	\$200,000	***	***	
Stanwood Hotels & Resorts Worldwide, Inc.	333 Ludlow Street	Stamford	Service	561110	no	\$75,000,000	\$0	***	***	
General Re Corporation	120 Long Ridge Road	Stamford	Financial Services	524130	no	\$19,500,000	\$0	***	***	
<b>FY 10-11</b>										
Eppendorf Manufacturing Corporation	175 Freshwater Blvd.	Enfield	Manufacturing	326199	no	\$10,000,000	\$0	\$17,610,300	\$17,610,300	
Gartner, Inc.	56 Top Gallant Road 900 Long Ridge Road Bldg.	Stamford	Service	541910	no	\$20,000,000	\$0	***	***	
Nestle Waters North America, Inc.	900 Long Ridge Road Bldg.	Stamford	Manufacturing	312111	no	\$5,000,000	\$0	***	***	
Higher One, Inc.	25 Science Park	New Haven	Financial Services	522320	no	\$18,500,000	\$0	\$45,916,463	\$40,416,463	

\* = amount leveraged does not include DECD loan or grant  
 Source: DECD, Office of Financial Review, as of June 30, 2011

Table 3.2: Job Creation Tax Credit Program									
COMPANY	ADDRESS	CITY	INDUSTRY	NAIC CODE	MINORITY OR WOMEN OWNED	Tax Credit Allocation Amount	Actual Tax Credit Award to Date	TOTAL PROJECT COST	AMOUNT LEVERAGED
<b>FY 07-08</b>									
Sparta Insurance Holdings, Inc.	185 Asylum Street, City Place II	Hartford	Financial Services	524126	no	\$508,711	\$96,559	n/a	n/a
<b>FY 08-09</b>									
Carter's Retail, Inc.	1000 Bridgeport Avenue	Shelton	Service	448130	no	\$471,529	\$24,553	n/a	n/a
Burris Logistics	501 S.E. 5th Street	Rocky Hill	Wholesale	424420	no	\$1,008,210	\$431,818	n/a	n/a
<b>FY 09-10</b>									
Sun Products	60 Danbury Road	Wilton	Manufacturer	325611	no	\$1,496,426	\$645,492	n/a	n/a
Tire Rack, Inc.	100 International Drive	Windsor	Wholesale	423130	no	\$177,277	\$17,243	n/a	n/a
Mercuria Energy Trading, Inc.	33 Benedict Place	Greenwich	Financial Services	523140	no	\$472,500	\$0	n/a	n/a
Asterisk Financial, Inc.	1224 Mill Street	East Berlin	Financial Services	524290	no	\$1,081,437	\$17,792	n/a	n/a
<b>FY 10-11</b>									
DRS Consolodated Controls, Inc.	21 South Street	Danbury	Manufacturing	36749907	no	\$275,880	\$0	n/a	n/a
In/line Plastic Corporation	42 Canal Street	Shelton	Manufacturing	326199	no	\$62,158	\$0	n/a	n/a
Norampac New England, Inc.	720 Thompson Road	Thompson	Manufacturing	322211	no	\$117,444	\$0	n/a	n/a
P.C. Richard & Son Long Island Corporation	150 Price Parkway	Farmingdale	Retail	443111	no	\$867,043	\$0	n/a	n/a

Source: DECD, Office of Financial Review, as of June 30, 2011

**Table 3.3: Qualified Small Business Job Creation Tax Credit Program**

COMPANY	ADDRESS	CITY	INDUSTRY	NAIC CODE	MINORITY OR WOMEN OWNED	Tax Credit Allocation Amount	Actual Tax Credit Award to Date	TOTAL PROJECT COST	AMOUNT LEVERAGED
<b>FY 10-11</b>									
Acme Wire Products Co, Onc.	7 Broadway Extension	Mystic	Manufacturing	332618	no	*****	\$4,200	n/a	n/a
Banfi & DeFelice, CPA's, LLC	310 Quinipiac Avenue	North Haven	Financial Service	541211	no	*****	\$800	n/a	n/a
Bold Wood Interiors, LLC	138 Haven Street	New Haven	Manufacturing	337212	no	*****	\$2,400	n/a	n/a
Bridgeport Biodiesel, LLC	P.O. Box 3135	Bridgeport	Manufacturing	325199	no	*****	\$0	n/a	n/a
Business Owners Liability Team, LLC	10 Waterside Drive Suite 202	Farmington	Financial Service	524126	no	*****	\$0	n/a	n/a
Cardiology Associates of Central CT, LLC	1062 Barnes Road Suite 300	Wallingford	Service	621111	no	*****	\$5,000	n/a	n/a
CBS Manufacturing Company	35 Kripes Road	East Granby	Manufacturing	336412	no	*****	\$0	n/a	n/a
Connecticut Tool & Cutter, Inc.	280 Redstone Hill Road	Bristol	Manufacturing	333512	no	*****	\$1,200	n/a	n/a
Excello Tool Engineering & Manufacturing Co., Inc.	37 Wairfield Street	Milford	Manufacturing	332710	no	*****	\$2,800	n/a	n/a
Executive Search Services International, LLC	200 Connecticut Avenue	Norwalk	Service	541614	no	*****	\$0	n/a	n/a
Fiduciary Investment Advisor, LLC	100 North Field Drive	Windsor	Financial Service	523930	no	*****	\$2,600	n/a	n/a
Fuelrite, LLC	2 Mattoon Road	Waterbury	Service	522210	no	*****	\$600	n/a	n/a
Ibase of Fairfield County, LLC	1139 Post Road	Fairfield	Service	541512	no	*****	\$0	n/a	n/a
Job Target, LLC	225 State Street Suite 300	New London	Service	519130	no	*****	\$0	n/a	n/a
Lamont Digital Systems, Inc.	35 Mason Street 3rd Floor	Greenwich	Service	515210	no	*****	\$0	n/a	n/a
Madsen, Prestley & Parenteau, LLC	44 Capital Avenue	Hartford	Service	541110	no	*****	\$0	n/a	n/a
Moab Oil, Inc.	20 Marshall Street Suite 200	Norwalk	Service	523140	no	*****	\$0	n/a	n/a
Monte Financial Group, LLC	30 Long Hill Road	Guilford	Financial Service	523120	no	*****	\$600	n/a	n/a
New Britain Dental Arts, LLC	35 Pearl Street	New Britain	Service	621210	no	*****	\$0	n/a	n/a
New England Orthopaedic Center, LLC	18 Terrace Drive	Avon	Service	621111	yes	*****	\$0	n/a	n/a
New England Seating Company	138 Haven Street	New Haven	Manufacturing	337212	no	*****	\$2,600	n/a	n/a
New England Systems, Inc.	102 Great Hill Road	Naugatuck	Service	541519	no	*****	\$0	n/a	n/a
Norampac New England, Inc. Thompson Division	720 Thompson Road	Thompson	Manufacturing	322211	no	*****	\$0	n/a	n/a
Privateer, LTD.	500 Main Street	Deep River	Service	323100	no	*****	\$0	n/a	n/a
Putnam Ford	3 Park Road	Putnam	Service	44111	no	*****	\$2,600	n/a	n/a
Sołnsky Eyecare, LLC	1013 Farmington Avenue	West Hartford	Service	621320	no	*****	\$3,800	n/a	n/a
Tecton Architects, Inc.	1 Hartford Square Suite 103	Hartford	Service	8712	no	*****	\$5,400	n/a	n/a
Toyo Tanso USA, Inc.	37 Ozick Drive	Durham	Manufacturing	335991	no	*****	\$4,200	n/a	n/a
Tri-Star Industries, Inc.	101 Massirio Drive	Berlin	Manufacturing	332721	no	*****	\$2,000	n/a	n/a
Valley Sports Center, LLC	163 Robin Drive	Canton	Service	713940	no	*****	\$0	n/a	n/a
Zackin Publications	100 Willenbrook Road	Oxford	Service	51120	no	*****	\$1,200	n/a	n/a

\* = amount leveraged does not include DECD loan or grant  
 Source: DECD, Office of Financial Review, as of June 30, 2011

## Appendix- 4: Insurance Reinvestment Tax Credit Program

Table A-4.1: Insurance Reinvestment Tax Credit Portfolio Fund Summary							
Fund Manager	Fund	Capital Commitment	# Of Investments Approved	Investments Approved as of 6/30/10	# of Actual Investments Made	Actual Investments	Capital Remaining for Investment
Conning & Company, Inc.	Conning CT Insurance Fund, LP	\$40,404,040	8	\$37,491,119	7	\$34,714,466	\$5,689,574
Dowling & Partners Asset Management, LLC <sup>1</sup>	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 <sup>2</sup>	Prospector Partners Connecticut Funds	\$135,000,000	2	\$2,100,000	2	\$2,100,000	\$132,900,000
Schupp & Grochmal, LLC <sup>3</sup>	SG Insurance Investment Fund, LLC	\$300,000,000	24	\$313,750,000	19	\$46,795,558	\$253,204,442
<b>Total</b>		<b>\$788,104,090</b>	<b>50</b>	<b>\$547,616,119</b>	<b>37</b>	<b>\$193,885,024</b>	<b>\$570,319,066</b>

1 = Dowling has 3 funds (Dowling & Partners Connecticut Fund, LP I, II, and III), which total \$205,000,000.

2 = Prospector Partners has 2 funds (Prospector Partners Connecticut Fund, LP and Prospector Partners Connecticut Fund II, LP) totaling \$135,000,000.

3 = Schupp & Grochmal has 2 funds totaling \$300 million (\$150 million each).

4 = Capital Remaining for investment equals Capital Committed minus Actual Investments.

Source: DECD, as of June 30, 2011

Table A-4.2: Insurance Reinvestment Tax Credit Program Summary Data of Actual Investments							
Fund Manager	Number of Actual Investments	CT Employees At Application	Proposed Created # of CT Employees	Required Jobs to be Created Under the Current Statute (25% rule)	Total Investments Approved as of 6/30/2011	\$ 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	19	58	982	17	\$217,785,024	\$47,653	\$2,836,094
<b>Total</b>	<b>22</b>	<b>623</b>	<b>1,741</b>	<b>167</b>	<b>\$193,885,024</b>		
Average						\$125,092	\$1,308,018

Source: DECD, as of June 30, 2011

**Appendix-5: Manufacturing Machinery and Equipment**

The Manufacturing Machinery and Equipment Exemption Program provides for 100% exemption of local property taxes on qualified, newly acquired manufacturing machinery and equipment. Connecticut reimburses municipalities for the exemptions granted under the provisions of the program. Qualified manufacturing and biotechnology companies may receive a tax exemption on their local property taxes for a period of five years. To qualify for exemption, machinery and equipment must be five- or seven-year property, as defined by the Internal Revenue Service; acquired within prescribed time periods; and used predominantly for manufacturing and research and development purposes. Biotechnology and the production of motion pictures, video and sound recordings and recycling as defined in C.G.S. Section 22a-260, as well as more traditional manufacturing activities, are included in the program. Applicants may apply for the exemption at the local assessor's office by November 1 of each year. The table below details program activity from SFY 2001-02 through SFY 2010-11. The table includes the reimbursements not only for MM&E grant but also the commercial motor vehicle property tax reimbursement.

<b>Table A-5: Manufacturing Machinery and Equipment Exemption Program</b>	
<b>State Fiscal Year</b>	<b>Total</b>
2010 – 11	\$47,895,199
2009 - 10	\$57,348,215
2008 - 09	\$57,348,215
2007 - 08	\$ 53,379,556
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**

<b>Table A-6 Credit Claimed on 2008 Corporation Business Returns</b>		
<b>Type of Credit</b>	<b>Number</b>	<b>\$ Amount Claimed</b>
Apprenticeship Training	6	21,071
Clean Alternative Fuels	1	7,511
Displaced Workers	3	9,605
Donation of Land	3	1,344,066
Electronic Data Processing	1371	13,025,091
Film Production Infrastructure	2	323
Film Production	11	12,923,918
Financial Institutions	3	184,219
Fixed Capital	2076	69,555,015
Hiring Incentive	2	265
Housing Program Contribution	2	3,113,438
Human Capital	140	1,626,952
Insurance Reinvestment	5	3,590,856
Machinery and Equipment	103	1,508,658
Manufacturing Facility in Targeted Investment Community or Enterprise Zone	35	1,013,317
Neighborhood Assistance	56	1,382,983
Research & Development	130	4,827,816
Research & Development Grants to Institutions of Higher Education	1	321
Research & Experimental Expenditures	153	20,564,948
SBA Guaranty Fee	1	991
Urban and Industrial Site Reinvestment	8	1,850,045
<b>Total</b>	<b>4,112</b>	<b>\$136,551,409</b>

Source: Connecticut Department of Revenue Services 2009-2010 Annual Report

**Appendix-7: DECD-Supported Regional Revolving Loan Funds**

<b>Table A-7: DECD-Supported Regional Revolving Loan Funds</b>						
<b>Managing Organization</b>	<b>Address</b>	<b>Contact Person</b>	<b>Program</b>	<b>Year Est.</b>	<b>Program Description</b>	<b>Service Area</b>
Community Economic Development Fund (CEDF)	965 East Main Street Meriden, CT 06450	Donna Wertenbach, President	Micro Loan Guarantee Program for Women and Minority-Owned Business	1994	Provides loan guarantees on direct loans offered through CEDF, to foster business development and employment growth for women and minority-owned businesses that cannot access financing through conventional means.	Statewide
			Eastern Connecticut Segmented Loan Fund	2005	A pilot program to make loans to women and minority owned businesses and other eligible business seeking start-up high-risk loans in Targeted and Public Investment Communities in Eastern Connecticut.	Eastern Connecticut
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 Community Loan Fund		Rex Fowler	South Hartford Initiative (SHI)	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
HEDCO, Inc.	15 Lewis Street, Hartford, CT 06103	Sam Hamilton, Executive Director	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

**Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds**

Managing Organization	Address	Contact Person	Program	Year Est.	Program Description	Service Area
			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		Business/Community Loan Fund and Technical Assistance	1994 2005	Provides below-market rate loans for up to \$150,000 and targets small businesses located in the cities of Hartford, Meriden and New Britain that might not typically qualify for a bank loan. Also provides a loan pool partnership with SAMA and DECD, in conjunction with HEDCo, and provides loan administration, servicing and reporting services and technical assistance.	Hartford, Meriden and New Britain
Waterbury Development Corporation <sup>1</sup>	24 Leavenworth Street, Waterbury, CT 06702	Avery Gaddis	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.
		Avery Gaddis	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
		Avery Gaddis	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

<sup>1</sup> 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
HEDCO, Inc.			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 <i>fn/a</i> 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
Metro Hartford Alliance	31 Pratt Street, Hartford, CT 06103	John Shemo	Metro Hartford Growth Fund Revolving Loan Fund	1997	The Fund began with \$2,000,000 to mirror the DECD Manufacturing Assistance Act (MAA) that defined eligible funding projects as manufacturing and distribution companies, economic based companies and infrastructure uses. In 2001, the use of funds was expanded to include financial services, health care, tourism and entertainment, recycling, pollution prevention, and Connecticut Inner City Business Strategy Initiative companies (The Hartford Urban Initiative). The maximum lending amount was increased from \$200,000 to \$350,000, with a maximum per-job loan of \$20,000 per full-time job. The MetroHartford Growth Council administers the Fund.	Andover, Avon, Bloomfield, Bolton, Canton, Coventry, Cromwell, East Granby, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor, Windsor Locks.
Northeast Connecticut Economic Alliance	83 Windham Street, Eastern Connecticut State University, Willimantic, CT 06226	Roberta Dwyer, Executive Director	Northeast Alliance Regional Revolving Loan Fund	1993	Provides loan guarantees and direct loans. Applicants must demonstrate that there is little prospect of obtaining the conventional project financing requested from a bank or public source of funding within the region, and little prospect of obtaining adequate project financing from private sources of capital. In the case of a loan guarantee, the applicant must demonstrate that there is little prospect of obtaining project financing without the loan guarantee.	Ashford, Brooklyn, Canterbury, Chaplin, Columbia, Coventry, Eastford, Hampton, Killingly, Lebanon, Mansfield, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Willington, Windham and Woodstock.

**Table A-7 (continued): DECD-Supported Regional Revolving Loan Funds**

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

Appendix-8: Community Development Portfolio  
Table A-8

Applicant	Address	Municipality	Zip Code	County	Project	Closing Date	FY	Source Fund	Grant Amount	Loan Guarantee	Loan Amount	Total Assistance	Other Project Funds	Total Project Cost
FY 10-11														
Colebrook, Town of	553 Colebrook Road	Colebrook	06021	Litchfield	Historical Society Renovation	3/17/2011	11	STEAP	\$ 69,000	\$ -	\$ -	\$ 69,000	\$ -	\$ 69,000
Sherman, Town of	P.O. Box 39	Sherman	06784	Fairfield	Sherman Playhouse Improvements	2/28/2011	11	STEAP	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ 3,500	\$ 48,500
Simsbury, Town of	933 Hopmeadow Street	Simsbury	06070	Hartford	Band Shell Curtin System	3/2/2011	11	STEAP	\$ 115,000	\$ -	\$ -	\$ 115,000	\$ 16,000	\$ 131,000
Waterford, Town of	15 Rope Ferry Road	Waterford	06335	New London	O'Neill Center Roof Replacement	6/20/2011	11	STEAP	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ 270,000
Weston, Town of	56 Norfield Road	Weston	06883	Fairfield	Historical Society Archival Records Center Equipment	2/23/2011	11	STEAP	\$ 113,949	\$ -	\$ -	\$ 113,949	\$ 455,800	\$ 569,749
Windsor, Town of	275 Broad Street	Windsor	06006	Hartford	Connecticut Radio Information System, Inc. Renovation	12/8/2010	11	UA-OPM	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
Columbia Elevator	380 Horace Street	Bridgeport	06610	Fairfield	Columbia Elevator Phase II	12/16/2010	11	SCRPIF	\$ 88,000	\$ -	\$ -	\$ 88,000	\$ -	\$ 88,000
Hartford, City of	650 Main Street	Hartford	06103	Hartford	Swift Factory Pilot	4/14/2011	11	BF-MPILOT	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000
Meriden, City of	142 East Main Street	Meriden	06450	New Haven	77 Cooper Street	5/10/2011	11	BF-MPILOT	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000
Milford, City of	70 West River Street	Milford	06460	New Haven	C & R Cleaners	3/7/2011	11	PA	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 110,000	\$ 160,000
Naugatuck, Borough of	229 Church Street, #3	Naugatuck	06770	New Haven	Haugsbuck Train Station Brownfield	8/10/2010	11	Dry Cleaning	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 160,000	\$ 220,000
Nonwask, City of	125 East Avenue	Nonwask	06850	Fairfield	Stevens Cleaners	12/29/2010	11	STEAP	\$ 425,000	\$ -	\$ -	\$ 425,000	\$ -	\$ 425,000
Redding, Town of	109 Hill Road	Redding	06376	Fairfield	1 North Main Street	10/20/2010	11	Dry Cleaning	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Valu Clean Cleaners	5/31/2011	11	Dry Cleaning	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 120,000
Waterbury, City of	City Hall 235 Grand Street	Waterbury	06702	New Haven	Waterbury Industrial Commons	6/13/2011	11	BF-MPILOT	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000
West Haven, City of	355 Main Street	West Haven	06516	New Haven	Superior Cleaners	7/7/2010	11	Dry Cleaning	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 282,130	\$ 342,130
Williamantic Whitewater Partnership, Inc.	41 High Street	Williamantic	06228	Windham	28-36 Bridge Street Remediation Project	7/22/2010	11	CBRVLF	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Windsor, Town of	275 Broad Street	Windsor	06006	Hartford	Battison's of Windsor	9/15/2010	11	Dry Cleaning	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 284,400	\$ 344,400
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	Gagarin Place Phase One	11/8/2010	11	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 403,000	\$ 653,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Ansonia Nature Center Improvements	1/25/2011	11	General Fund	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 10,500	\$ 60,500
Branford, Town of	P.O. Box 150	Branford	06405	New Haven	Municipal Parking Lot	4/11/2011	11	STEAP	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 6,000	\$ 81,000
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	06804	Fairfield	Brookfield Four Corners Streetscape Improvements	2/15/2011	11	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Cheshire, Town of	84 South Main Street	Cheshire	06410	New Haven	West Main Street Improvements Phase II	4/18/2011	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 33,750	\$ 183,750
Cornwall, Town of	P.O. Box 205	Cornwall	06753	Fairfield	Cornwall Facade Improvement Program II	6/23/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Cromwell, Town of	41 West Street	Cromwell	06416	Middlesex	Phase II Downtown & Riverfront Improvement Project	7/23/2010	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Darien, Town of	2 Renshaw Road	Darien	06820	Fairfield	Fire Training Facility	8/31/2010	11	STEAP	\$ 210,000	\$ -	\$ -	\$ 210,000	\$ -	\$ 210,000
Deep River, Town of	174 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements Phase IV	1/10/2011	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 49,150	\$ 199,150
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Main Street Enhancements-Phase III	2/10/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
East Windsor, Town of	11 Rye Street	East Windsor	06016	Hartford	Industrial Park Roadway Improvements	6/3/2011	11	UA-OPM	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000
Farmington, Town of	1 Monteth Drive	Farmington	06030	Hartford	Unionville Center Improvements Program, Phase IV	2/9/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Griswold, Town of	Town Hall, 28 Main Street	Griswold	06351	New London	Main Street Corridor Streetscape Improvements	4/18/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Hydrogen Fueling Station	9/15/2010	11	PA	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 1,200,000	\$ 1,450,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Newhall Neighborhood Revitalization Project	3/2/2011	11	PA	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
Hampton, Town of	164 Main Street	Hampton	06027	Windham	Construction of a New Town Garage	11/8/2010	11	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 1,072,000	\$ 1,322,000
Hartland, Town of	Town Hall, 22 South Road	Hartland	06027	Litchfield	Hartland/West Hartland Community Building	8/2/2010	11	STEAP	\$ 89,625	\$ -	\$ -	\$ 89,625	\$ -	\$ 89,625
Harwinton, Town of	100 Bentley Drive	Harwinton	06781	Litchfield	Construction of the Ambulance Facility	5/12/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Harwinton, Town of	100 Bentley Drive	Harwinton	06781	Litchfield	Property Acquisition for Harwinton	5/12/2011	11	UA-OPM	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000
Harwinton, Town of	100 Bentley Drive	Harwinton	06781	Litchfield	Local Building Renovation for Ambulance	5/12/2011	11	STEAP	\$ 420,000	\$ -	\$ -	\$ 420,000	\$ -	\$ 420,000
Hebron, Town of	Town Hall, 15 Glead Street	Hebron	06248	Tolland	Hebron Main Street Continuation Phase II	5/10/2011	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
Kent, Town of	41 Kent Green Blvd.	Kent	06757	Litchfield	Community House Renovations Phase II	4/27/2011	11	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	06339	New London	Town-Wide Improvements	2/28/2011	11	STEAP	\$ 87,000	\$ -	\$ -	\$ 87,000	\$ -	\$ 87,000
Middlefield, Town of	393 Jackson Hill Road	Middlefield	06455	Middlesex	Installation of Solar Powered Sirens	4/1/2011	11	STEAP	\$ 62,456	\$ -	\$ -	\$ 62,456	\$ -	\$ 62,456
Monroe, Town of	Town Hall, 7 Fan Hill Road	Monroe	06468	Fairfield	Elm Street Reconstruction Project	2/17/2011	11	STEAP	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ 400,000
New Hartford, Town of	530 Main Street, P.O. Box 316	New Hartford	06057	Litchfield	Highway Department Garage Relocation	9/2/2010	11	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
New Milford, Town of	10 Main Street	New Milford	06776	Litchfield	Village Center Zone Façade Improvements	11/11/2010	11	STEAP	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Newtown, Town of	131 Cedar Street	Newtown	06111	Hartford	Market Square Streetscape Improvements	5/17/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Norfolk, Town of	45 Main Street	Newtown	06470	Fairfield	Sandy Hook Streetscape Project	3/29/2011	11	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Oxford, Town of	19 Maple Avenue	Norfolk	06058	Litchfield	Botelle Elementary School Playscape Project	3/24/2011	11	STEAP	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000
Prospect, Town of	489 Oxford Road	Oxford	06478	New Haven	Robinson Lane Design Project	12/16/2010	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Roxbury, Town of	265 Main Street	Portland	06480	Middlesex	Brownstone Avenue Extension, Phase III	6/5/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Roxbury, Town of	38 Center Street	Prospect	06712	New Haven	Public Works Garage Project	3/31/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Roxbury, Town of	29 North Street, P.O. Box 200	Roxbury	06783	Litchfield	Robury Playground Equipment Project	1/7/2011	11	STEAP	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 16,000	\$ 76,000
Salem, Town of	29 North Street, P.O. Box 200	Roxbury	06783	Litchfield	Firehouse Upgrade	8/25/2010	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Salisbury, Town of	270 Hartford Road	Salem	06420	New London	Construction of Community Pavilion	3/23/2011	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 20,000	\$ 170,000
Seymour, Town of	Town Hall	Salisbury	06668	Litchfield	Renovation of Town's Bldg. At 194 Main Street	2/3/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 130,000	\$ 330,000
Seymour, Town of	One First Street	Seymour	06483	New Haven	Industrial Park Roadway Improvements	3/24/2011	11	STEAP	\$ 37,000	\$ -	\$ -	\$ 37,000	\$ -	\$ 37,000
Seymour, Town of	One First Street	Seymour	06483	New Haven	Police Department Roof	4/29/2011	11	STEAP	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
Seymour, Town of	One First Street	Seymour	06483	New Haven	Seymour Sewer Replacement	9/30/2010	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
Trumbull, Town of	5666 Main Street	Trumbull	06611	Fairfield	Trumbull Center Streetscape Improvements	5/12/2011	11	STEAP	\$ 92,500	\$ -	\$ -	\$ 92,500	\$ -	\$ 92,500
Trumbull, Town of	5666 Main Street	Trumbull	06611	Fairfield	Trumbull Corporate Industrial Park Improvements	6/23/2011	11	PA	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Tweed New Haven Airport Authority	155 Burr Street	New Haven	06512	New Haven	Tweed Airport Improvements	6/3/2011	11	STEAP	\$ 8,500	\$ -	\$ -	\$ 8,500	\$ -	\$ 8,500
Union, Town of	Town Hall, 1043 Buckley Highway	Union	06076	Tolland	Veterans Monument Purchase & Install	1/18/2011	11	UA-OPM	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ 197,500	\$ 1,697,500
Vernon, Town of	14 Park Place	Vernon	06066	Tolland	Community Art Center Renovation	6/8/2010	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 50,000	\$ 250,000
Wallingford, Town of	54 North Elm Street	Wallingford	06492	Hartford	Doherty Building Roof Replacement	3/31/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Acquisition & Renovations	6/9/2011	11	UA-OPM	\$ 2,800,000	\$ -	\$ -	\$ 2,800,000	\$ -	\$ 2,800,000
West Haven, City of	Town Hall Annex, 424 Main Street	Waterbury	06795	Litchfield	Main Street Streetscape Improvements	3/10/2011	11	STEAP	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 38,760	\$ 188,760
Wethersfield, Town of	355 Main Street	West Haven	06516	New Haven	West River Bulkhead Replacement	4/25/2011	11	PA	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Gateway Entrance Project	7/12/2010	11	UA-OPM	\$ 115,000	\$ -	\$ -	\$ 115,000	\$ 40,000	\$ 155,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Completion of Street Scape Project	3/21/2011	11	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Willington, Town of	40 Old Farms Road	Willington	06279	Tolland	Old Town Hall Renovations	6/23/2011	11	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Wilton, Town of	238 Danbury Road	Wilton	06097	Fairfield	River Road Streetscape Reconstruction Project	2/9/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Woodbridge, Town of	11 Meetinghouse Lane	Woodstock	06252	New Haven	Streetscape Project	3/29/2011	11	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Woodstock, Town of	415 Route 169	Woodstock	06281	Windham	Expansion of Highway Maintenance Facility	12/2/2010	11	STEAP	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 2,460,000	\$ 2,960,000
Canaan, Town of	P.O. Box 47	Falls Village	06031	Litchfield	David M. Hunt Library Improvements	3/23/2011	11	STEAP	\$ 200,000	\$ -	\$ -			

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

Community Capital Fund, Inc.	240 Fairfield Avenue, #303	Bridgeport	06504	Fairfield	CT Credit Consortium Small Business Assistance Rev	2/8/2011	11	MAA	\$ -	\$ -	\$ 279,000	\$ 279,000	\$ -	\$ 279,000
Community Economic Development	965 East Main Street	Merriden	06450	New Haven	CT Credit Consortium Small Business Assistance Rev	12/2/2010	11	MAA	\$ -	\$ -	\$ 734,400	\$ 734,400	\$ -	\$ 734,400
Connecticut Community Investment Corporation	2315 Whitney Avenue, Suite	Hamden	06518	New Haven	CT Credit Consortium Small Business Assistance Rev	12/2/2010	11	MAA	\$ -	\$ -	\$ 110,000	\$ 110,000	\$ -	\$ 110,000
Hartford Economic Development Corporation	15 Lewis Street, #204	Hartford	06103	Hartford	CT Credit Consortium-Small Business Assistance Rev	12/2/2010	11	MAA	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT Credit Consortium Small Business Assistance Rev	12/2/2010	11	MAA	\$ -	\$ -	\$ 348,000	\$ 348,000	\$ -	\$ 348,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	CT Credit Consortium Small Business Assistance Rev	12/29/2010	11	MAA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Municipal Stadium Phase III	6/2/2011	11	SA	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000
Connecticut Main Street Center, Inc.	P.O. Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 11	2/3/2011	11	MAA	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 325,700	\$ 425,700
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	Green Manufacturing Facility Pilot	12/14/2010	11	PA	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT's Manufacturing Ext. Program 2010-2011	4/11/2011	11	MAA/PA	\$ 950,000	\$ -	\$ -	\$ 950,000	\$ 2,940,000	\$ 3,900,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT Procurement Technical Assistance Program	8/31/2010	11	MAA	\$ 233,332	\$ -	\$ -	\$ 233,332	\$ -	\$ 233,332
									\$ 33,124,987	\$ -	\$ 1,571,400	\$ 34,696,387	\$ 12,504,190	\$ 47,200,577
<b>FY 09-10</b>														
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Cherry Street Industrial Park Remediation	10/7/2009	10	PA	\$ 650,000	\$ -	\$ -	\$ 650,000	\$ -	\$ 650,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Expansion of Ansonia Nature Center	6/14/2010	10	GF	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Connecticut Main Street Center, Inc.	P.O. Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 9	7/10/2009	10	MAA	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 324,700	\$ 424,700
Connecticut Main Street Center, Inc.	P.O. Box 261595	Hartford	06126	Hartford	Connecticut Main Street Project # 10	5/20/2010	10	MAA	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 283,500	\$ 383,500
Connecticut Science Center, Inc.	250 Columbus Boulevard	Hartford	06103	Hartford	Public Relations Initiative 09-10	2/23/2010	10	MAA	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ 1,621,500	\$ 1,686,500
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT Procurement Technical Assistance Program	10/29/2009	10	MAA	\$ 226,800	\$ -	\$ -	\$ 226,800	\$ 277,200	\$ 504,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	South Norwalk Transit Remediation Project	7/27/2009	10	PA	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 400,000
Shelton, City of	54 Hill Street	Shelton	06484	Fairfield	Axon Cross Remediation Project	7/10/2009	10	PA	\$ 425,000	\$ -	\$ -	\$ 425,000	\$ 470,000	\$ 895,000
Vernon, Town of	14 Park Place	Vernon	06065	Tolland	Roosevelt Mills Cleanup	1/5/2010	10	PA/UA	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Mansfield Parking Garage	2/18/2010	10	SA	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ 490,000	\$ 10,490,000
Putnam, Town of	126 Church Street	Putnam	06260	Windham	Quinebaug Technology Park Planning	10/7/2009	10	SA	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Stamford, City of	688 Washington Boulevard	Stamford	06904	Fairfield	Harbor Point Partnership Remediation	8/27/2009	10	PA	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -	\$ 450,000
University of New Haven, Incorporated	300 Boston Post Road	West Haven	06516	New Haven	Henry C. Lee, Institute of Forensic Science	12/9/2009	10	SA	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 6,000,000	\$ 8,000,000
West Hartford, Town of	950 Trout Brook Drive	West Hartford	06119	Hartford	Relocation of Children's Museum	1/29/2010	10	SA	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
Avon, Town of	60 West Main Street	Avon	06001	Hartford	Village Center Streetscape Improvements, Phase II	3/5/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Victorian Farmhouse Renovations	6/22/2010	10	STEAP	\$ 175,000	\$ -	\$ -	\$ 175,000	\$ 60,000	\$ 235,000
Colebrook, Town of	558 Colebrook Road	Colebrook	06021	Litchfield	Generator Upgrade Project	2/9/2010	10	STEAP	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Improvements to Szedga Farm	8/3/2009	10	STEAP	\$ 19,419	\$ -	\$ -	\$ 19,419	\$ -	\$ 19,419
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Volunteer Fire Department Breathing Air Compressor	3/2/2010	10	STEAP	\$ 47,546	\$ -	\$ -	\$ 47,546	\$ 1,725	\$ 49,271
Columbia, Town of	323 Route 87	Columbia	06237	Tolland	Sudon B. Little Library Expansion	3/19/2010	10	STEAP	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Deep River, Town of	191 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements Phase III	5/27/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 55,620	\$ 255,620
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Main Street Enhancement, Phase II	1/29/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Farmington, Town of	11 Mountain Drive	Farmington	06030	Hartford	Unionville Center Improvements, phase III	1/21/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 7,465	\$ 207,465
Kent, Town of	41 Kent Green Blvd	Kent	06767	Litchfield	Old Community House Renovations	5/21/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Lebanon, Town of	579 Exeter Road	Lebanon	06249	New London	Alden Tavern Parking Lot	3/25/2010	10	STEAP	\$ 250,885	\$ -	\$ -	\$ 250,885	\$ 163,238	\$ 414,123
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Downtown Revitalization & Enhancement Phase III	5/27/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 500,000	\$ 700,000
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	06812	Fairfield	Radio Towers	5/21/2010	10	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 691,292	\$ 1,141,292
Naxos, Town of	131 Cedar Street	Newington	06111	Hartford	Market Square Project 4th Phase	3/22/2010	10	STEAP	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Animal Control Facility	4/26/2010	10	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
North Haven, Town of	Memorial Town Hall, 18 Chur	North Haven	06473	New Haven	Public Works Expansion Second Phase	3/15/2010	10	STEAP	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Plainfield, Town of	8 Community Avenue	Plainfield	06374	Windham	Village Center Improvements	9/3/2009	10	STEAP	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ 400,000
Pomfret, Town of	5 Haven Road	Pomfret Cent	06259	Windham	Village Center Improvements	9/3/2009	10	STEAP	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Upgrades to the Old Town Meeting House	1/6/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Rocky Hill, Town of	Town Hall, 761 Old Main Str	Rocky Hill	06087	Hartford	Brownstone Ave. Extension Improvements, Phase II	4/16/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Sharon, Town of	63 Main Street	Sharon	06069	Litchfield	Silas Deane Highway Revitalization, Phase IV	8/19/2009	10	STEAP	\$ 305,000	\$ -	\$ -	\$ 305,000	\$ 30,500	\$ 335,500
Somers, Town of	600 Main Street	Somers	06071	Tolland	06-09 Main Street & School Street Streetscape	5/18/2010	10	STEAP	\$ 580,000	\$ -	\$ -	\$ 580,000	\$ -	\$ 580,000
Southington, Town of	75 Main Street	Southington	06489	Hartford	Southington Library Parking Lot Improvements	10/7/2009	10	STEAP	\$ 222,500	\$ -	\$ -	\$ 222,500	\$ -	\$ 222,500
Stafford, Town of	1 Main Street	Stafford Sprin	06076	Tolland	Main/East Main Sidewalks	6/22/2010	10	STEAP	\$ 227,000	\$ -	\$ -	\$ 227,000	\$ 25,000	\$ 252,000
Trumbull, Town of	8666 Main Street	Trumbull	06611	Fairfield	Expansion of the Trumbull Animal Shelter	6/22/2010	10	STEAP	\$ 82,000	\$ -	\$ -	\$ 82,000	\$ 55,000	\$ 137,000
Wolcott, Town of	10 Kenea Avenue	Wolcott	06716	New Haven	Firehouse Station Upgrade	3/8/2010	10	STEAP	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Seelye Homestead Renovations	1/14/2010	10	UA-OPM	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 180,425	\$ 330,425
Hartford Stage Company, Inc.	50 Church Street	Hartford	06103	Hartford	Phase I Improvements to the Theatre	11/18/2009	10	UA-OPM	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 4,000,000
Lutz Children's Museum	247 South Main Street	Manchester	06040	Hartford	Reconfiguration of the Museum	8/19/2009	10	UA-OPM	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Madison, Town of	8 Campus Drive	Madison	06443	New London	Madison Utility Relocation II	10/15/2009	10	UA-OPM	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Spruce Street Fire Station Improvement Project	8/10/2009	10	UA-OPM	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 10,031	\$ 1,010,031
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Phase III Implementation Capital Improvement Plan	10/7/2009	10	UA-OPM	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Waypoints Development Project	9/23/2009	10	UA-OPM	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Community Cleaners of Connecticut, Frances Cleaners, Inc.	842 Main St	Danielson	06239	Windham	Dry Cleaning Site Remediation Project	2/24/2010	10	Dry Cleaning	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Debonair Cleaners - 12 Burtis Avenue, LLC	145 High Ridge Ave.	Ridgefield	06887	Fairfield	Dry Cleaning Site Remediation Project	12/15/2009	10	Dry Cleaning	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
	12 Burtis Ave.	New Canaan	06840	Fairfield	Dry Cleaning Site Remediation Project	6/30/2010	10	Dry Cleaning	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
	50								\$ 30,876,150	\$ -	\$ -	\$ 30,876,150	\$ 13,552,198	\$ 44,428,348
<b>FY 08-09</b>														
Cromwell, Town of	41 West Street	Cromwell	06416	Middlesex	Cromwell Industrial Park	6/18/2009	09	STEAP	\$ 945,000	\$ -	\$ -	\$ 945,000	\$ -	\$ 945,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Bridgeport Fire Station	6/19/2009	09	UA-OPM	\$ 1,100,000	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Seaview Avenue Industrial Park- Phase II	6/10/2009	09	UA-OPM	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000
University of Hartford	50 Elizabeth Street	Hartford	06105	Hartford	Entrepreneurial Center Program	5/29/2009	09	GF	\$ 67,688	\$ -	\$ -	\$ 67,688	\$ 141,303	\$ 208,991
Women's Business Development Center	888 Washington Blvd - 10th Fl	Stamford	06901	Fairfield	Emerging Needs of New and Growing Enterprises	5/21/2009	09	GF	\$ 67,688	\$ -	\$ -	\$ 67,688	\$ 67,688	\$ 135,375
Connecticut Center for Advanced Technology, Inc.	222 Pktn Street, Suite 101	East Hartford	06108	Hartford	Hydrogen/Fuel Cell Economy	5/14/2009	09	GF	\$ 487,500	\$ -	\$ -	\$ 487,500	\$ -	\$ 487,500
Southington, Town of	75 Main Street	Southington	06489	Hartford	Southington Drive-In	5/14/2009	09	SA	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Trinity On Main, Ltd	69 Main Street	New Britain	06051	Hartford	Renovation of the Former Trinity United Methodist Chur	5/4/2009	09	SA	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000

Appendix-8: Community Development Portfolio  
Table A-8 (continued)

Lockwood-Mathews Mansion Museum of Norwalk, Inc.	295 West Avenue	Norwalk	06850	Fairfield	Renovations to the Mansion	4/24/2009	09	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Facade and Traffic Calming Program	4/11/2009	09	STEAP	\$ 150,000		\$ 150,000	\$ 10,000	\$ 160,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Highwood Square Project	4/17/2009	09	SA	\$ 750,000		\$ 750,000	\$ 150,000	\$ 900,000
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Newington Market Square Parking Lot	4/17/2009	09	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000
Guilford Art Center, Inc.	411 Church Street	Guilford	06437	New Haven	Pole Barn Improvements	4/8/2009	09	UA-OPM	\$ 80,000		\$ 80,000	\$ 23,700	\$ 103,700
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Tunnels Removal Project	4/8/2009	09	STEAP	\$ 125,000		\$ 125,000	\$ -	\$ 125,000
Pope Park Zion, LLC	207 Washington Street	Hartford	06106	Hartford	Pope Park Zion Cleanup Project	4/8/2009	09	HEPARLRF	\$ 200,000		\$ 200,000	\$ 40,000	\$ 240,000
Voluntown, Town of	115 Main Street	Voluntown	06384	New London	Village Center Improvements-Phase III	4/8/2009	09	STEAP	\$ 300,000		\$ 300,000	\$ -	\$ 300,000
Ashford, Town of	25 Pompey Hollow Road	Ashford	06426	Middlesex	Old Post Office Improvements	4/1/2009	09	UA-OPM	\$ 50,000		\$ 50,000	\$ -	\$ 50,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Knovton Playhouse Repairs	4/1/2009	09	STEAP	\$ 75,000		\$ 75,000	\$ -	\$ 75,000
Deep River Cleaners	191 Main Street	Deep River	06417	Middlesex	Dry Cleaning Site Remediation Project	3/16/2009	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 37,800	\$ 187,800
Lyme Academy College of Fine Arts, Ledyard, Town of	84 Lyme Street	Ledyard	06371	New London	Infrastructure Improvements	3/16/2009	09	SA	\$ 250,000		\$ 250,000	\$ -	\$ 250,000
Northeast CT Economic Alliance, Inc.	Colonel Ledyard Highway	Ledyard	06339	New London	Ledyard Industrial park	2/11/2009	09	MAA	\$ 200,000		\$ 200,000	\$ 200,000	\$ 400,000
Fairfield, Town of	83 Windham Street - Beckert	Williamantic	06226	Windham	Revolving Loan Fund-2008	2/6/2009	09	SA	\$ 200,000		\$ 200,000	\$ -	\$ 200,000
Kenmore Cleaners, LLC	211 Riverside Avenue	Bristol	06010	Hartford	Brooklawn Parkway (Route 59) Improvement Project	2/2/2009	09	SA	\$ 150,000		\$ 150,000	\$ -	\$ 150,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Dry Cleaning Site Remediation Project	2/2/2009	09	Dry Cleaning	\$ 200,000		\$ 200,000	\$ 10,657	\$ 210,657
Connecticut Golf Foundation, Inc.	35 Cold Spring Road, Suite 2	Rocky Hill	06067	Hartford	Municipal Stadium Renovations-Phase II	2/2/2009	09	SA	\$ 750,000		\$ 750,000	\$ -	\$ 750,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	The First Tee of Connecticut Learning Facility Pro	1/23/2009	09	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Farmington, Town of	1 Monteth Drive	Farmington	06030	Hartford	Upper Main Street Improvements	1/16/2009	09	UA-OPM	\$ 50,000		\$ 50,000	\$ -	\$ 50,000
Bethlehem, Town of	36 Main Street	Bethlehem	06761	Litchfield	Rails to Trails	1/7/2009	09	SA	\$ 50,000		\$ 50,000	\$ -	\$ 50,000
Marlborough, Town of	28 North Main Street	Marlborough	06247	Hartford	Town Center Paving Parking	12/31/2008	09	STEAP	\$ 75,000		\$ 75,000	\$ 12,952	\$ 87,952
Rocky Hill, Town of	701 Main Street	Rocky Hill	06067	Hartford	Town Center Enhancement Project - Phase 1, 2 & 3	12/16/2008	09	STEAP	\$ 900,000		\$ 900,000	\$ 261,865	\$ 1,161,865
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Belden Library Renovations	12/16/2008	09	UA-OPM	\$ 850,000		\$ 850,000	\$ -	\$ 850,000
Stonington, Borough of	152 Elm Street	Stonington	06378	New London	Knovton Village Streetscapes	12/11/2008	09	STEAP	\$ 91,300		\$ 91,300	\$ -	\$ 91,300
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rock Hill	06067	Hartford	Cannon Restoration	12/11/2008	09	UA-OPM	\$ 20,000		\$ 20,000	\$ 10,000	\$ 30,000
Stonington, Town of	152 Elm Street	Stonington	06378	New London	CT's Manufacturing Ext. Program 2008-2009	12/8/2008	09	GF	\$ 950,000		\$ 950,000	\$ 3,350,000	\$ 4,300,000
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	06403	New Haven	Stonington Ice Making Facility	12/8/2008	09	UA-OPM	\$ 300,000		\$ 300,000	\$ -	\$ 300,000
Columbia, Town of	323 Route 87	Columbia	06237	Toiland	Renovation to Town Hall	12/5/2008	09	UA-OPM	\$ 25,000		\$ 25,000	\$ 35,165	\$ 60,165
Farmington, Town of	1 Monteth Drive	Farmington	06030	Hartford	Columbia School Parking Reconstruction	12/3/2008	09	STEAP	\$ 47,548		\$ 47,548	\$ -	\$ 47,548
HBN Front Street District, Inc.	Columbus Boulevard	Hartford	06103	Hartford	Unionville Streetscape Improvements & Firehouse Rest	12/3/2008	09	STEAP	\$ 400,000		\$ 400,000	\$ 4,000	\$ 404,000
Hebron, Town of	Town Hall, 15 Glead Street	Hebron	06248	Toiland	Front Street District at Adriaen's Landing	12/3/2008	09	UA-OPM	\$ 7,500,000		\$ 7,500,000	\$ 21,630,000	\$ 29,130,000
Wadsworth Atheneum	600 Main Street	Hartford	06103	Hartford	Main Street Commercial Revitalization	12/3/2008	09	STEAP	\$ 487,630		\$ 487,630	\$ -	\$ 487,630
Cheshire, Town of	84 South Main Street	Cheshire	06410	New Haven	Phase One Renovation and Reconfiguration Project	12/2/2008	09	UA-OPM	\$ 15,000,000		\$ 15,000,000	\$ 2,000,000	\$ 17,000,000
Naugahuck, Borough of	239 Church Street	Naugahuck	06710	New Haven	Streetscape Improvements in the W. Main St	11/25/2008	09	STEAP	\$ 900,000		\$ 900,000	\$ -	\$ 900,000
Columbia, Town of	323 Route 87	Columbia	06237	Toiland	Renovations to Naugahuck High School Davis Auditorium	11/20/2008	09	UA-OPM	\$ 300,000		\$ 300,000	\$ 300,000	\$ 600,000
North Haven, Town of	Memorial Town Hall, 18 Church	North Haven	06473	New Haven	Route 6 & 66E Corridor Enhancement	11/13/2008	09	STEAP	\$ 65,000		\$ 65,000	\$ -	\$ 65,000
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Public Works Facility Expansion & Renovation Project	11/10/2008	09	STEAP	\$ 350,000		\$ 350,000	\$ -	\$ 350,000
Stratford, Town of	2725 Main Street	Stratford	06497	Fairfield	Silas Deane Highway Revitalization, Phase III	11/10/2008	09	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000
Derby City of	One Elizabeth Street	Derby	06418	New Haven	Perry House Renovation	11/4/2008	09	UA-OPM	\$ 225,000		\$ 225,000	\$ 4,000	\$ 229,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Downtown Development	11/3/2008	09	SA	\$ 250,000		\$ 250,000	\$ -	\$ 250,000
Bolton, Town of	222 Bolton Center Road	Bolton	06043	Toiland	Shartenberg Ninth Square Development Project	11/3/2008	09	SA	\$ 9,900,000		\$ 9,900,000	\$ 21,605,400	\$ 31,605,400
Ashford, Town of	25 Pompey Hollow Road	Ashford	06278	Windham	Route 6 Corridor Enhancement Project	10/30/2008	09	STEAP	\$ 65,000		\$ 65,000	\$ -	\$ 65,000
Avon, Town of	60 West Main Street	Avon	06001	Hartford	Town-Wide Capital Improvements	10/15/2008	09	STEAP	\$ 166,250		\$ 166,250	\$ -	\$ 166,250
Best Cleaners, Inc.	138 Mill Street	Berlin	06037	Hartford	Streetscape Improvements	10/15/2008	09	STEAP	\$ 309,595		\$ 309,595	\$ 36,600	\$ 346,195
Best Cleaners, Inc.	69 East Street	Plainville	06062	Hartford	Dry Cleaning Site Remediation Project	10/15/2008	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 359,020	\$ 509,020
Burlington, Town of	200 Spielman Highway	Burlington	06013	Hartford	Dry Cleaning Site Remediation Project	10/15/2008	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 228,850	\$ 378,850
Community Economic Development Fund	665 East Main Street	Meriden	06450	New Haven	Addition onto Historic Eton Tavern	10/15/2008	09	STEAP	\$ 250,000		\$ 250,000	\$ 50,000	\$ 300,000
Kent, Town of	41 Kent Green Blvd.	Kent	06757	Litchfield	Southwestern CT Segmented Loan Pool	10/15/2008	09	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 4,000,000	\$ 4,000,000
Portland, Town of	265 Main Street	Portland	06460	Middlesex	The Restoration of the Swift House	10/15/2008	09	STEAP	\$ 92,000		\$ 92,000	\$ -	\$ 92,000
Andover, Town of	17 School Road	Andover	06232	Toiland	Streetscape Improvements	10/15/2008	09	STEAP	\$ 326,170		\$ 326,170	\$ 10,000	\$ 336,170
Connecticut Technology Council	222 Pitkin Street, Suite 113	East Hartford	06108	Hartford	Route 6 Enhancements	10/7/2008	09	STEAP	\$ 65,000		\$ 65,000	\$ -	\$ 65,000
Monroe, Town of	Town Hall, 7 Fan Hill Road	Monroe	06468	Fairfield	Innovation Pipeline Accelerator	10/3/2008	09	MAA	\$ 110,914		\$ 110,914	\$ -	\$ 110,914
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	School's Elevators	10/3/2008	09	UA-OPM	\$ 135,000		\$ 135,000	\$ -	\$ 135,000
Best Cleaners, Inc.	622 South Main Street	Middletown	06457	Middlesex	Reed Putnam Urban Renewal Project	10/3/2008	09	SA	\$ 10,000,000		\$ 10,000,000	\$ 12,125,000	\$ 22,125,000
Best Cleaners, Inc.	292 Popponock Avenue	Windsor	06006	Hartford	Dry Cleaning Site Remediation Project	9/28/2008	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 115,650	\$ 265,650
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Dry Cleaning Site Remediation Project	9/26/2008	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 179,620	\$ 329,620
Arrow Cleaners	1097 Main Street	Newington	06111	Hartford	Dry Cleaning Site Remediation Project	9/22/2008	09	STEAP	\$ 458,300		\$ 458,300	\$ -	\$ 458,300
Fairfield, Town of	Old Town Hall, 611 Old Post	Fairfield	06425	Fairfield	Streetscape and Beautification Project	9/18/2008	09	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 85,400	\$ 185,400
Torrington, City of	140 Main Street	Torrington	06790	Litchfield	Dry Cleaning Site Remediation Project	9/18/2008	09	STEAP	\$ 450,000		\$ 450,000	\$ -	\$ 450,000
Wethersfield, Town of	505 Silas Deane Highway	Wethersfield	06109	Hartford	Downtown Redevelopment	9/18/2008	09	SA	\$ 504,875		\$ 504,875	\$ -	\$ 504,875
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Facade Program	9/18/2008	09	STEAP	\$ 200,000		\$ 200,000	\$ 40,000	\$ 240,000
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	06360	New London	Water Storage Tank Project	9/9/2008	09	MAA	\$ 600,000		\$ 600,000	\$ 600,000	\$ 1,200,000
Darien, Town of	2 Renshaw Road	Darien	06520	Fairfield	Grant to fund the Executive Director's Position	9/9/2008	09	GF	\$ 25,000		\$ 25,000	\$ 68,250	\$ 93,250
Wiford, City of	70 West River Street	Wiford	06460	New Haven	Improvements to the Darien Arts Center	9/4/2008	09	STEAP	\$ 60,000		\$ 60,000	\$ 21,953	\$ 81,953
North Canaan, Town of	100 Pease Street	North Canaan	06018	Litchfield	Walnut Beach/Silver Sands Upgrade	8/4/2008	09	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000
Stafford, Town of	1 Main Street	Stafford Springs	06076	Toiland	Streetscape Improvements & Utility Pole Relocation	8/28/2008	09	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Prospect Street Sidewalk Project	8/28/2008	09	STEAP	\$ 300,000		\$ 300,000	\$ 39,420	\$ 339,420
Connecticut Maritime Coalition	P.O. Box 188	Stonington	06378	New London	Capital Equipment Financing	8/27/2008	09	UA-OPM	\$ 126,000		\$ 126,000	\$ -	\$ 126,000
Best Cleaners, Inc.	1 Lovely Street	Canton	06019	Hartford	Economic Impact Study	8/23/2008	09	MAA	\$ 172,244		\$ 172,244	\$ 173,244	\$ 344,488
Best Cleaners, Inc.	2769 Main Street	Glastonbury	06033	Hartford	Dry Cleaning Site Remediation Project	8/20/2008	09	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 4,110	\$ 304,110
C and R Cleaners	545 Naugahuck Avenue	Middletown	06450	New Haven	Dry Cleaning Site Remediation Project	8/18/2008	09	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 39,345	\$ 189,345
Columbia Elevator Products, Inc.	380 Horace Street	Bridgeport	06604	Fairfield	Dry Cleaning Site Remediation Project	8/18/2008	09	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 210,000	\$ 310,000
East Haven, Town of	250 East Main St	East Haven	06512	New Haven	Phase II environmental Assessments	8/18/2008	09	SCRIF	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
Trumbull, Town of	5886 Main Street	Trumbull	06611	New Haven	Central Business District Revitalization Phase II	8/18/2008	09	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 1,514,326	\$ 2,514,326
Bestever Dry Cleaners	121 Park Street	New Canaan	06840	Fairfield	Historic Helen Plumb Building Restoration	8/15/2008	09	UA-OPM	\$ 20,000		\$ 20,000	\$ -	\$ 20,000
Goodwin College, Inc.	745 Burnside Avenue	Hartford	06108	Hartford	Dry Cleaning Site Remediation Project	8/12/2008	09	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 300,000	\$ 400,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Goodwin College Riverfront Campus Development	8/12/2008	09	SA	\$ 2,250,000		\$ 2,250,000	\$ 250,000	\$ 2,500,000
Seymour, Town of	One First Street	Seymour	06483	New Haven	Fairfield Hills Parking and Streetscape Impv. Proj	7/31/2008							

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

Trumbull, Town of	5856 Main Street	Trumbull	06611	Fairfield	Trumbull Center Streetscape Improvements	7/29/2008	09	STEAP	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	
Barkhamsted, Town of	Ripley Hill Road	Barkhamsted	06063	Litchfield	Improvements to the Historic Squire's Tavern	7/23/2008	09	STEAP	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	
United Way of Connecticut, Inc.	1344 Sias Deane Highway	Rocky Hill	06067	Hartford	Comprehensive and Specialized Training Pilot Prog	7/22/2008	09	MAA	\$ 1,500,000		\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	
Mansfield, Town of	4 South Eagleville Road	Mansfield	06269	Tolland	Improvements to Storrs Road (Route 195)	7/17/2008	09	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ 2,500,000	\$ 5,000,000	
The Clothes Clinic	61 Riverside Street	Oakville	06779	Litchfield	Dry Cleaning Site Remediation Project	7/17/2008	09	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 10,000	\$ 310,000	
Sunset Cleaners	700 Burnside Avenue	East Hartford	06108	Hartford	Dry Cleaning Site Remediation Project	7/17/2008	09	Dry Cleaning	\$ 60,000		\$ 60,000	\$ 10,000	\$ 70,000	
	94								\$ 80,100,699	\$ -	\$ 100,000	\$ 80,200,699	\$ 76,649,618	\$ 158,850,317
<b>FY 07-08</b>														
Deep River, Town of	174 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements - Phase II	6/26/2008	08	STEAP	\$ 400,000		\$ 400,000	\$ 35,000	\$ 435,000	
Westville Village Renaissance Alliance	873 Whalley Avenue	New Haven	06515	New Haven	Connecticut Main Street Designation Capacity Grant	6/17/2008	08	GF	\$ 80,000		\$ 80,000	\$ 92,200	\$ 172,200	
Connecticut Center for Advanced Technology, Inc.	222 Pkinn Street, Suite 101	East Hartford	06108	Hartford	Center for Energy Solutions and Applications	5/29/2008	08	GF	\$ 438,750		\$ 438,750	\$ -	\$ 438,750	
Best Cleaners, Inc.	2359 Main Street	Rocky Hill	06067	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 600,000	\$ 900,000	
Best Cleaners, Inc.	100 North Main Street	Bristol	06010	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 210,400	\$ 360,400	
Hour Glass Cleaners	459 Hartford Road	Manchester	06040	Hartford	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 200,679	\$ 300,679	
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Pinnacle Heights Project	5/22/2008	08	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 1,142,042	\$ 2,142,042	
State of the Art Cleaners	120 New Canaan Avenue	Norwalk	06850	Fairfield	Dry Cleaning Site Remediation Project	5/22/2008	08	Dry Cleaning	\$ 73,500		\$ 73,500	\$ 9,925	\$ 83,425	
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Renovation to Cornwall's Historical Society Building	5/16/2008	08	STEAP	\$ 250,000		\$ 250,000	\$ 205,500	\$ 455,500	
Royal Cleaners	825P Cromwell Avenue	Rocky Hill	06067	Hartford	Dry Cleaning Site Remediation Project	5/12/2008	08	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 184,643	\$ 484,643	
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	06492	New Haven										
Minute Men Cleaners	395 East Putnam Avenue	Greenwich	06847	Fairfield	Royce House Restoration	5/12/2008	08	UA-OPM	\$ 350,000		\$ 350,000	\$ -	\$ 350,000	
University of Hartford	200 Bloomfield Ave	West Hartford	06117	Hartford	Dry Cleaning Site Remediation Project	4/23/2008	08	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 52,914	\$ 352,914	
CONNSTEP, INC.	1090 Elm Street, Suite 202	Rock Hill	06067	Hartford	Performing Arts Center Project	4/23/2008	08	UA-OPM	\$ 4,000,000		\$ 4,000,000	\$ 16,000,000	\$ 20,000,000	
Trinity On Main, Ltd	69 Main Street	New Britain	06051	Hartford	CT's Manufacturing Extension Program 2007-2008 Stat	3/27/2008	08	GF	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Stamford Center For The Arts, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Renovation of the Former Trinity United Methodist Chur	3/18/2008	08	SA	\$ 300,000		\$ 300,000	\$ 350,000	\$ 650,000	
Connecticut Main Street Center, Inc.	P.O. Box 261595	Hartford	06126	Hartford	Palace Theater Additional Funds - Final Phase	3/11/2008	08	SA	\$ 1,250,000		\$ 1,250,000	\$ -	\$ 1,250,000	
Prospect Cleaners, Inc.	87 Prospect Street	Stamford	06905	Fairfield	Connecticut Main Street Project # 8	3/6/2008	08	MAA	\$ 200,000		\$ 200,000	\$ 404,300	\$ 604,300	
Southeastern Connecticut Council of Governments	5 Connecticut Ave.	Norwich	06360	New London	Dry Cleaning Site Remediation Project	3/6/2008	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 60,003	\$ 160,003	
Bethlehem, Town of	36 Main Street	Bethlehem	06751	Litchfield	Grant to fund the Executive Director's Position	2/27/2008	08	GF	\$ 50,000		\$ 50,000	\$ -	\$ 50,000	
Ridgefield, Town of	400 Main Street	Ridgefield	06877	Litchfield	East Street Sidewalks along RT 32	2/6/2008	08	STEAP	\$ 162,500		\$ 162,500	\$ -	\$ 162,500	
Connecticut Historical Society, Inc.	One Elizabeth Street	Hartford	06101	Hartford	Route 35 Streetscape	2/6/2008	08	STEAP	\$ 250,000		\$ 250,000	\$ 35,000	\$ 285,000	
Connecticut Technology Council	222 Pkinn Street, Suite 113	East Hartford	06108	Hartford	Capital Improvements to the Museum	1/24/2008	08	SA	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Portland, Town of	265 Main Street	Portland	06480	Middlesex	2007 Innovation Pipeline Accelerator and Innovation Da	1/10/2008	08	MAA	\$ 200,000		\$ 200,000	\$ -	\$ 200,000	
Connecticut Lodging Association Inc.	100 Roscommon Drive, Suite	Middletown	06457	Middlesex	Main Street Streetscape Project	1/10/2008	08	STEAP	\$ 250,000		\$ 250,000	\$ 819,000	\$ 1,069,000	
Mattabuck Historical Society, Inc.	144 W. Main Street	Hartford	06702	Hartford	Connecticut Tourism and Industry Alliance Cluster Orga	12/14/2007	08	MAA	\$ 175,000		\$ 175,000	\$ 225,000	\$ 400,000	
Berlin, Town of	Town Hall, 240 Kensington R	Berlin	06037	Hartford	New History Exhibit Project	12/14/2007	08	UA-OPM	\$ 750,000		\$ 750,000	\$ 1,650,000	\$ 2,400,000	
Cappy's Cleaners, Inc.	57 Main Street	Winsted	06098	Litchfield	Commercial Streetscape Project	12/17/2007	08	STEAP	\$ 400,000		\$ 400,000	\$ -	\$ 400,000	
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06103	Hartford	Dry Cleaning Site Remediation Project	12/17/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 157,542	\$ 257,542	
Nunu 1973, LLC	107 Boston Post Road	Williamantic	06280	Windham	Minority Bonding Guaranty Program	12/17/2007	08	UA-DECD	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Stafford Cleaners	27 East Main street	Stafford Springs	06076	Tolland	Site Investigation and Remediation Project	12/17/2007	08	SCRPRF	\$ -	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	
Village Cleaners and Tailors	183 West Main Street	Avon	06001	Hartford	Dry Cleaning Site Remediation Project	12/17/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 210,000	\$ 310,000	
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 3	Brooklyn	06234	Windham	Dry Cleaning Site Remediation Project	12/17/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 320,000	\$ 420,000	
Litchfield Hills Council of Elected	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Day Street Project	11/28/2007	08	STEAP	\$ 455,000		\$ 455,000	\$ 75,274	\$ 530,274	
New London Development Corporation	165 State Street, Suite 313	New London	06350	New London	Facade Improvements (Torrington/Winchester)	11/29/2007	08	UA-OPM	\$ 500,000		\$ 500,000	\$ 492,000	\$ 992,000	
Branchford, Town of	P. O. Box 150	Branchford	06405	New Haven	Roof Improvement Project	10/25/2007	08	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
Norwich, City of	34 Courthouse Square	Norwich	06360	New London	Brown Park Seawall Rehabilitation	10/25/2007	08	SA	\$ 1,000,000		\$ 1,000,000	\$ 500,000	\$ 1,500,000	
Erington, Town of	55 Main Street	Erington	06029	Tolland	Pinney House Restoration	10/19/2007	08	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
New Sylvan Cleaners	363 Whalley Ave	New Haven	06511	New Haven	Dry Cleaning Site Remediation Project	10/19/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 93,000	\$ 193,000	
New U.S. Cleaners	95 High Street	Enfield	06082	Hartford	Dry Cleaning Site Remediation Project	10/19/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 60,000	\$ 160,000	
Cho's McKlean Cleaners, LLC	62 Rockwell Road	Bethel	06801	Fairfield	Dry Cleaning Site Remediation Project	10/10/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 18,000	\$ 118,000	
Hillard Mills, LLC	642 Hillard Street	Manchester	06040	Hartford	Site Investigation and Remediation Project	10/10/2007	08	SCRPRF	\$ -	\$ 148,500	\$ 148,500	\$ -	\$ 148,500	
Voluntown, Town of	115 Main Street	Voluntown	06324	New London	Village Center Development Project	9/29/2007	08	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Regal Cleaners	220 South Main Street	Southbury	06488	New Haven	Dry Cleaning Site Remediation Project	9/25/2007	08	Dry Cleaning	\$ 175,000		\$ 175,000	\$ 10,000	\$ 185,000	
Newtown Cleaners	54 Church Hill Road	Newtown	06470	Fairfield	Dry Cleaning Site Remediation Project	8/29/2007	08	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 177,000	\$ 277,000	
Old Greenwich Tailors & Cleaners	280 Sound Beach Ave.	Greenwich	06870	Fairfield	Dry Cleaning Site Remediation Project	8/15/2007	08	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 63,000	\$ 363,000	
Wallingford, Town of	54 North Elm Street	Wallingford	06492	Hartford	Restoration of the Johnson Mansion	7/25/2007	08	UA-OPM	\$ 50,000		\$ 50,000	\$ -	\$ 50,000	
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	06813	Fairfield	Marketing Concepts and Performances	7/24/2007	08	MAA	\$ 106,000		\$ 106,000	\$ 106,000	\$ 212,000	
Connecticut Agricultural Businesses Cluster, Inc.	775 Bloomfield Ave.	Windsor	06095	Hartford	Agritourism Marketing Initiative	7/20/2007	08	MAA	\$ 56,000		\$ 56,000	\$ 56,000	\$ 112,000	
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	06804	Fairfield	Village Center Fire Suppression	7/19/2007	08	STEAP	\$ 500,000		\$ 500,000	\$ 58,533	\$ 558,533	
Cromwell, Town of	41 West Street	Cromwell	06416	Hartford	Downtown and Riverfront Improvements	7/19/2007	08	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
Stonington, Town of	152 Elm Street	Stonington	06378	New London	Stonington Dock	7/19/2007	08	STEAP	\$ 100,000		\$ 100,000	\$ 226,527	\$ 326,527	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Multi-modal Transportation Center	7/19/2007	08	UA-OPM	\$ 2,200,000		\$ 2,200,000	\$ -	\$ 2,200,000	
	53								\$ 22,665,750	\$ -	\$ 268,500	\$ 22,934,250	\$ 24,929,482	\$ 47,863,732
<b>FY 06-07</b>														
Wethersfield, Town of	505 Sias Deane Highway	Wethersfield	06109	Hartford	Sias Deane Highway Revitalization Project - Phase II	6/29/2007	07	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Brooklyn, Town of	4 Wolf Den Road, P.O. Box 3	Brooklyn	06234	Windham	Peafishan Walkway Route 6	6/14/2007	07	STEAP	\$ 390,000		\$ 390,000	\$ 35,000	\$ 425,000	
Cornwall, Town of	P. O. Box 205	Cornwall	06753	Litchfield	Hughes Memorial Library	6/14/2007	07	STEAP	\$ 200,000		\$ 200,000	\$ -	\$ 200,000	
New Hartford, Town of	530 Main Street	New Hartford	06057	Litchfield	Downtown Revitalization	6/14/2007	07	STEAP	\$ 250,000		\$ 250,000	\$ 80,000	\$ 330,000	
University of Hartford	50 Elizabeth Street	Hartford	06105	Hartford	The Entrepreneurial Center	6/14/2007	07	GF	\$ 142,500		\$ 142,500	\$ 188,307	\$ 330,807	
University of Hartford	355 Main Street	West Haven	06516	New Haven	Art Masonic Temple Building Acquisition	6/14/2007	07	UA-OPM	\$ 550,000		\$ 550,000	\$ 50,000	\$ 600,000	
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Waterline Extension, Gilman Brothers Project	6/12/2007	07	STEAP	\$ 175,000		\$ 175,000	\$ 222,100	\$ 397,100	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Steel Point Acquisition/Infrastructure	6/8/2007	07	UA-OPM	\$ 23,350,000		\$ 23,350,000	\$ 1,500,000	\$ 24,850,000	
East Lyme, Town of	P.O. Box 519	Norbo	06357	New London	Main Street Enhancement, Street scape & sidewalk	5/31/2007	07	STEAP	\$ 400,000		\$ 400,000	\$ 270,000	\$ 670,000	
Middlefield, Town of	393 Jackson Hill Road	Middlefield	06455	Middlesex	Acquisition Project	5/31/2007	07	STEAP	\$ 500,000		\$ 500,000	\$ 475,000	\$ 975,000	
Sherman, Town of	P.O. Box 39	Sherman	06784	Fairfield	Sherman Playhouse Improvements	5/31/2007	07	STEAP	\$ 100,000		\$ 100,000	\$ -	\$ 100,000	

Appendix-8: Community Development Portfolio  
Table A-8 (continued)

Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06103	Hartford	Connecticut Hydrogen Fuel Cell Coalition's	5/25/2007	07	GF	\$ 375,000		\$ 375,000	\$ -	\$ 375,000
Windsor, Town of	275 Broad Street	Windsor	06066	Hartford	New England Tradeport Business Assistance Fund	5/24/2007	07	MAA	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	\$ 4,000,000
New London Turnpike Realty, LLC	911 New London Turnpike	Glastonbury	06033	Hartford	Roser Tannery Site Investigation Project	5/8/2007	07	SCRPIF	\$ -	\$ 171,800	\$ 171,800	\$ -	\$ 171,800
Hartford Cleaners, Inc.	51 & 65 Mansfield Ave.	Windsor	06228	Windham	Dry Cleaning Site Remediation Project	5/3/2007	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 70,631	\$ 170,631
Rocky Hill, Town of	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	\$145 Deane Commercial Revitalization (2)	5/3/2007	07	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT Procurement Technical Assistance Program 06/07	5/3/2007	07	MAA	\$ 357,500		\$ 357,500	\$ 357,500	\$ 715,000
Wilton, Town of	238 Danbury Road	Wilton	06897	Fairfield	Ambler Farm Improvements Project	5/3/2007	07	STEAP	\$ 250,000		\$ 250,000	\$ 425,000	\$ 675,000
Bertley Cleaners	607 Main Avenue	Norwalk	06851	Fairfield	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 67,500	\$ 367,500
French Cleaners	935 Farmington Avenue	West Hartford	06107	Hartford	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 211,675	\$ 311,675
Secombe's Cleaners, Inc.	1 Holbrook Street	Ansonia	06401	New Haven	Dry Cleaning Site Remediation Project	4/23/2007	07	Dry Cleaning	\$ 225,000		\$ 225,000	\$ 7,148	\$ 232,148
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06106	Hartford	Capital Repairs-Mortenson Theatre	3/30/2007	07	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Broad Street Streetscape	3/30/2007	07	UA-OPM	\$ 412,000		\$ 412,000	\$ -	\$ 412,000
Plymouth, Town of	80 Main Street	Plymouth	06766	Litchfield	Plymouth Business Park Water Pump Project	3/30/2007	07	UA-OPM/STEAP	\$ 700,000		\$ 700,000	\$ -	\$ 700,000
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Streetscape Improvement and Expan. III	3/22/2007	07	STEAP	\$ 400,000		\$ 400,000	\$ -	\$ 400,000
Berlin, Town of	Town Hall, 240 Kensington R	Berlin	06037	Hartford	Town Center Project	3/11/2007	07	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Mark Twain Memorial	351 Farmington Avenue	Hartford	06101	Hartford	Mark Twain Debt Retirement	3/11/2007	07	UA-OPM	\$ 3,510,000		\$ 3,510,000	\$ 35,000	\$ 3,545,000
Milford, City of	70 West River Street	Milford	06460	New Haven	Devon Center Revitalization III	3/11/2007	07	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ -	\$ 2,500,000
New Fairfield, Town of	Town Hall, P. O. Box 8896	New Fairfield	06812	Fairfield	New Fairfield Museum and Historic District	3/11/2007	07	STEAP	\$ 350,000		\$ 350,000	\$ 100,000	\$ 450,000
Windham, Town of	979 Main Street	Windham	06093	Windham	Windham Town Hall Code Compliance	3/11/2007	07	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000
Plainville, Town of	1 Central Square	Plainville	06062	Hartford	Downtown Revitalization Project	2/23/2007	07	UA-OPM	\$ 835,000		\$ 835,000	\$ 65,000	\$ 900,000
Salisbury, Town of	Town Hall	Salisbury	06068	Litchfield	Railroad Station Improvements	2/23/2007	07	STEAP	\$ 600,000		\$ 600,000	\$ -	\$ 600,000
Ashford, Town of	25 Pompey Hollow Road	Ashford	06028	Windham	Transfer Station Modernization Project	2/22/2007	07	STEAP	\$ 300,000		\$ 300,000	\$ -	\$ 300,000
Net Cleaners	2703 Main Street	West Hartford	06107	Hartford	Dry Cleaning Site Remediation Project	2/22/2007	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 96,704	\$ 196,704
Seagwick Cleaners, Inc.	17 Seagwick Road	West Hartford	06107	Hartford	Dry Cleaning Site Remediation Project	2/22/2007	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 9,684	\$ 309,684
Timely Cleaners, Inc.	77 Berlin Road	Cromwell	06416	Hartford	Dry Cleaning Site Remediation Project	2/22/2007	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 11,883	\$ 111,883
Wifege Cleaners	Routes 37 & 39	New Fairfield	06812	Fairfield	Dry Cleaning Site Remediation Project	1/19/2007	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 120,000	\$ 420,000
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Improvements to the Fairfield Hills Water System	1/12/2007	07	STEAP	\$ 275,000		\$ 275,000	\$ 375,000	\$ 650,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Gateway Downtown Development Project	12/29/2006	07	UA-OPM	\$ 10,000,000		\$ 10,000,000	\$ -	\$ 10,000,000
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Streetscape Improvement Project	12/28/2006	07	SA	\$ 125,000		\$ 125,000	\$ -	\$ 125,000
Brantford Cleaners	275 Main Street	Brantford	06405	New Haven	Dry Cleaning Site Remediation Project	12/26/2006	07	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 10,000	\$ 160,000
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Ext. Program 2006-2007	12/26/2006	07	GF	\$ 1,000,000		\$ 1,000,000	\$ 3,200,000	\$ 4,200,000
Oxford, Town of	468 Oxford Road	Oxford	06478	New Haven	E Commerce Drive	12/18/2006	07	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Access Road to Tolland Business Park	12/18/2006	07	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06103	Hartford	Fuel Cell Economic Plan/Hydrogen Roadmap	12/15/2006	07	GF	\$ 450,000		\$ 450,000	\$ -	\$ 450,000
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Support the Downtown Resource Center and Project #7	12/13/2006	07	MAA	\$ 200,000		\$ 200,000	\$ 338,500	\$ 538,500
East Haddam, Town of	Town Office Building	East Haddam	06423	Middlesex	Sidewalk & Lighting Enhancements	12/8/2006	07	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000
East Hampton, Town of	20 East High Street	East Hampton	06424	Middlesex	Infrastructure Improvements of Rt. 66	12/8/2006	07	STEAP	\$ 499,944		\$ 499,944	\$ -	\$ 499,944
Suffield Long Meadow	134 Mountain Road	Suffield	06078	Suffield	Dry Cleaning Site Remediation Project	12/8/2006	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 40,000	\$ 340,000
Unique Cleaners, Inc.	15 Boston Street	Guilford	06437	New Haven	Dry Cleaning Site Remediation Project	12/8/2006	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 10,000	\$ 310,000
Marla, LLC	31 Moulton Court	Windham	06226	Windham	Meadow Street Investigation & Remediation	11/29/2006	07	SCRPIF	\$ -	\$ 215,300	\$ 215,300	\$ -	\$ 215,300
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Maritime Aquarium Debt Refinancing	11/28/2006	07	SA	\$ 500,000		\$ 500,000	\$ -	\$ 500,000
Professional Dry Cleaners, Inc.	672 Foxon Boulevard	East Haven	06512	New Haven	Dry Cleaning Site Remediation Project	11/28/2006	07	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 10,000	\$ 160,000
Bloomfield, Town of	800 Bloomfield Avenue	Bloomfield	06002	Hartford	Bloomfield Façade Improvements	11/16/2006	07	SA	\$ 250,000		\$ 250,000	\$ -	\$ 250,000
Connecticut Science Center, Inc.	250 Columbus Boulevard	Hartford	06103	Hartford	Matching Funds - Science Center Design and Dev.	11/16/2006	07	SA	\$ 2,800,000		\$ 2,800,000	\$ 2,800,000	\$ 5,600,000
Stafford, Town of	1 Main Street	Stafford Springs	06076	Tolland	Main Street/Main Street Replacement	11/16/2006	07	STEAP	\$ 454,319		\$ 454,319	\$ 60,000	\$ 514,319
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Municipal Stadium	11/16/2006	07	UA-OPM	\$ 1,500,000		\$ 1,500,000	\$ -	\$ 1,500,000
Whiting Mills, LLC	210 Holabird Street	Winsted	06098	Litchfield	210 Holabird Ave. Project	11/12/2006	07	STEAP	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ 60,000
Farmington, Town of	11 Montleth Drive	Farmington	06030	Hartford	Revitalization of Unionville Center	11/12/2006	07	STEAP	\$ 500,000		\$ 500,000	\$ 170,000	\$ 670,000
Orange Historical Society	768 Deer Run Lane	Orange	06477	New Haven	Hathan Bryan-William Andrew House Restoration	11/12/2006	07	UA-OPM	\$ 285,000		\$ 285,000	\$ -	\$ 285,000
New Haven, City of	165 Church Street	New Haven	06510	New Haven	River Street Revitalization Project - Phase 1	10/26/2006	07	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ 12,603,202	\$ 15,003,202
Stepping Stones Museum for Children, Inc.	Mathews Park Box 184	Norwalk	06856	Fairfield	Healthy Children, Healthy Communities Project	10/26/2006	07	UA-OPM	\$ 250,000		\$ 250,000	\$ 750,000	\$ 1,000,000
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Sidewalk Replacement Program	10/26/2006	07	STEAP	\$ 200,040		\$ 200,040	\$ -	\$ 200,040
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Capital Improvement Project Phase II - Supplemental F	10/19/2006	07	UA-OPM	\$ 1,100,000		\$ 1,100,000	\$ 2,902,373	\$ 4,002,373
Southington, Town of	75 Main Street	Southington	06489	Hartford	Leach Property Improvements	10/19/2006	07	STEAP	\$ 195,000		\$ 195,000	\$ -	\$ 195,000
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Town Improvements	10/18/2006	07	STEAP	\$ 499,910		\$ 499,910	\$ -	\$ 499,910
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	Sidewalk Replacement in Town Center - Phase 2	10/18/2006	07	STEAP	\$ 170,000		\$ 170,000	\$ -	\$ 170,000
Orange, Town of	486 Oxford Road	Orange	06477	New Haven	Boston Post Road Lighting Phase II	10/18/2006	07	STEAP	\$ 175,000		\$ 175,000	\$ -	\$ 175,000
Connecticut Venture Group, Inc.	1895 Post Road Client	Fairfield	06430	Fairfield	The Angel Guild	10/13/2006	07	MAA	\$ 50,000		\$ 50,000	\$ 90,000	\$ 140,000
Deep River, Town of	174 Main Street	Deep River	06417	Middlesex	Downtown Streetscape Improvements	10/13/2006	07	STEAP	\$ 500,000		\$ 500,000	\$ 54,531	\$ 554,531
New Celebrity Cleaners, Inc.	280 Railroad Avenue	Greenwich	06830	Fairfield	Dry Cleaning Site Remediation Project	10/10/2006	07	Dry Cleaning	\$ 75,000		\$ 75,000	\$ 10,000	\$ 85,000
Valu Clean	849 Bedford Street	Stamford	06905	Fairfield	Dry Cleaning Site Remediation Project	10/10/2006	07	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 100,000	\$ 150,000
Connecticut Players Foundation, Inc.	222 Sargent Drive	New Haven	06511	New Haven	Long Wharf Theatre - Phase I	10/3/2006	07	UA-OPM	\$ 750,000		\$ 750,000	\$ -	\$ 750,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	Green Street Arts Center Project	10/3/2006	07	UA-OPM	\$ 300,000		\$ 300,000	\$ 1,202,537	\$ 1,502,537
Southside Institutions Neighborhood Alliance, Inc.	207 Washington Street	Hartford	06106	Hartford	SINA Sports Complex	9/25/2006	07	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 13,300,000	\$ 15,300,000
Broadway Cleaners	83 Quinipiac Avenue	North Haven	06473	New Haven	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	\$ 300,000		\$ 300,000	\$ 21,200	\$ 321,200
Buckland Cleaners & Tailors Limited	465 Buckland Road	South Windsor	06074	Hartford	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 24,000	\$ 124,000
Crystal Cleaners	1 New Haven Ave.	Fairfield	06418	Fairfield	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 210,000	\$ 310,000
DeLux Cleaners, Inc.	543 Hope Street	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	9/14/2006	07	Dry Cleaning	\$ 225,000		\$ 225,000	\$ 29,877	\$ 254,877
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Eugene O'Neill Property Purchase	9/12/2006	07	UA-OPM	\$ 425,000		\$ 425,000	\$ -	\$ 425,000
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull MDP Implementation Acquisition	8/15/2006	07	MAA	\$ -	\$ 2,100,000	\$ 2,100,000	\$ -	\$ 2,100,000
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Brownfield Study of the City of Waterbury	8/11/2006	07	UA-OPM	\$ 500,000		\$ 500,000	\$ 200,000	\$ 700,000
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O. Box 73	Rocky Hill	06067	Hartford	Implementation Program	8/11/2006	07	MAA	\$ 150,500		\$ 150,500	\$ 292,499	\$ 442,999
Putnam, Town of	126 Church Street	Putnam	06260	Windham	Downtown Putnam Façade Improvements	8/4/2006	07	SA	\$ 100,000		\$ 100,000	\$ -	\$ 100,000
Shippan Professional Cleaners, LLC	195 Shippan Ave.	Fairfield	06902	Fairfield	Dry Cleaning Site Remediation Project	7/28/2006	07	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 97,605	\$ 147,605
Connecticut Technology Council	11 Founders Plaza	East Hartford	06108	Hartford	Innovation Pipeline Accelerator	7/27/2006	07	MAA	\$ 200,000		\$ 200,000	\$ 40,000	\$ 240,000
Bristol, City of	111 North Main Street	Bristol	06010	Hartford	Revit. Downtown, Recreation and Comm. Ctr., Roadway	7/11/2006	07	UA-OPM	\$ 5,000,000		\$ 5,000,000	\$ -	\$ 5,000,000

Appendix-8: Community Development Portfolio  
Table A-8 (continued)

South Windsor, Town of	1540 Sullivan Avenue	South Windsor	06074	Hartford	I-291 Corridor Municipal Development Project	7/11/2006	07	STEAP	\$ 1,000,000		\$ 1,000,000	\$ 342,500	\$ 1,342,500	
The Workplace, Inc.	350 Fairfield Avenue	Bridgeport	06461	Fairfield	Metal Manufacturing Cluster	7/11/2006	07	IAA	\$ 200,000		\$ 200,000	\$ 200,000	\$ 400,000	
	89								\$ 81,306,713	\$ -	\$ 2,547,100	\$ 83,853,813	\$ 45,772,156	\$ 129,625,969
<b>FY 05-06</b>														
Thompson, Town of	815 Riverside Drive	Thompson	06277	Windham	VFW Roof Repair	6/21/2006	06	UA-OPM	\$ 20,000		\$ 20,000	\$ -	\$ 20,000	
Hartford, City of	550 Main Street	Hartford	06101	Hartford	Park Street Streetscape - Phase II	6/19/2006	06	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Connecticut United for Research Excellence (CURE)	300 George Street	New Haven	06501	New Haven	Clinical Trial & Bio 2006	6/14/2006	06	MAA	\$ 160,000		\$ 160,000	\$ 190,000	\$ 350,000	
Woodbury, Town of	281 Main Street South	Woodbury	06793	Litchfield	Judson Avenue Sidewalks	6/1/2006	06	STEAP	\$ 214,875		\$ 214,875	\$ -	\$ 214,875	
Northeast CT Economic Alliance, Inc.	83 Windham Street - Beckert	Williamantic	06226	Windham	Revolving Loan Fund	6/31/2006	06	SA	\$ 200,000		\$ 200,000	\$ -	\$ 200,000	
Manchester Redevelopment Agency	41 Center Street	Manchester	06045	Hartford	Dean Machine Project	5/19/2006	06	SCRPIF	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Litchfield	Warner Theater Restoration - Phase IV	5/19/2006	06	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	\$ 4,000,000	
Metro Hartford Alliance, Inc.	31 Pratt Street-5th floor	Hartford	06101	Hartford	Support of Cluster's 2006 Goals	5/10/2006	06	IAA	\$ 50,000		\$ 50,000	\$ 180,000	\$ 230,000	
Norwich, City of	34 Courthouse Square	Norwich	06360	New London	Dodd Stadium	5/5/2006	06	IAA	\$ 200,000		\$ 200,000	\$ 610,000	\$ 810,000	
North Branford, Town of	900 Foxon Road	North Branford	06471	New Haven	Facade Improvement Program	5/1/2006	06	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Riverfront Recapture, Inc.	One Hartford Square West, S	Hartford	06101	Hartford	Riverwalk South	4/19/2006	06	SA	\$ 750,000		\$ 750,000	\$ -	\$ 750,000	
Litchfield, Town of	74 West Street	Litchfield	06759	Litchfield	West Street Improvements	4/10/2006	06	STEAP	\$ 170,000		\$ 170,000	\$ -	\$ 170,000	
New Way Cleaners, Inc.	449 Enfield Street	Enfield	06043	Hartford	Dry Cleaning Site Remediation Project	4/10/2006	06	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 39,276	\$ 189,276	
Clinton, Town of	54 East Main Street	Clinton	06413	Middlesex	Senior Housing Feasibility/Predevelopment Planning	4/3/2006	06	STEAP	\$ 350,000		\$ 350,000	\$ -	\$ 350,000	
A-1 Cleaners	2 Commercial Parkway	Branford	06405	New Haven	Dry Cleaning Site Remediation Project	3/31/2006	06	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 75,000	\$ 125,000	
Best Cleaners, Inc.	1088 Newfield Street	Middletown	06457	Middlesex	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 5,995	\$ 105,995	
Best Cleaners, Inc.	1684 Farmington Avenue	Unionville	06035	Hartford	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Brookfield, Town of	Town Hall, 100 Pocono Road	Brookfield	06801	Fairfield	Four Corners Village Center	3/21/2006	06	STEAP	\$ 150,000		\$ 150,000	\$ 10,000	\$ 160,000	
Midway Cleaners, Inc.	47 Stevens Street	Norwalk	06850	Fairfield	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 10,000	\$ 160,000	
Stevens Cleaners	425 Washington Avenue	North Haven	06473	New Haven	Dry Cleaning Site Remediation Project	3/21/2006	06	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 10,000	\$ 110,000	
Today Cleaners, Inc.	284 Blaka Street	New Haven	06515	New Haven	Dry Cleaning Site Remediation Project	3/16/2006	06	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 29,950	\$ 79,950	
One Stop Cleaners	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #6	3/9/2006	06	MAA	\$ 200,000		\$ 200,000	\$ 332,900	\$ 532,900	
Connecticut Main Street Center, Inc.	360 Wallingford Road	Durham	06422	Middlesex	Remediation Project	3/8/2006	06	SCRPIF	\$ -	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	
65 Burrill Street	234 North Street	New Britain	06051	Hartford	Dry Cleaning Site Remediation Project	3/8/2006	06	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 10,000	\$ 110,000	
Brothers Dry Cleaners & Dyers, Inc.	27 West Main Street	New Britain	06051	Hartford	Downtown Econ. Dev. Feasibility Study	3/8/2006	06	UA-OPM	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
New Britain, City of	979 Main Street	Williamantic	06226	Windham	Windham Mills Property Acquisition Judgment	3/3/2006	06	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 1,727,478	\$ 3,727,478	
Windham, Town of	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center FY '06	2/23/2006	06	IAA	\$ 1,227,000		\$ 1,227,000	\$ 3,978,300	\$ 4,605,300	
CONNSTEP, Inc.	80 Church Street	Hartford	06103	Hartford	Palace Theatre Feasibility Study	2/23/2006	06	UA-OPM	\$ 500,000		\$ 500,000	\$ 100,000	\$ 600,000	
Hartford Stage Company, Inc.	307 Atlantic Street	Stamford	06901	Fairfield	Palace Theatre Final Phase - Additional Funds	2/23/2006	06	SA	\$ 750,000		\$ 750,000	\$ -	\$ 750,000	
Stamford Center For The Arts, Inc.	14 Park Place	Stamford	06906	Tolland	Ameribelle Mill Study	2/15/2006	06	MAA	\$ 125,000		\$ 125,000	\$ 125,000	\$ 250,000	
Vernon, Town of	100 Pease Street	North Canaan	06018	Litchfield	Reconstruction of Canaan Union Station	2/7/2006	06	STEAP	\$ 700,000		\$ 700,000	\$ 150,000	\$ 850,000	
North Canaan, Town of	Memorial Town Hall, 18 Church	North Haven	06473	New Haven	Widen Universal Road	1/31/2006	06	STEAP	\$ 386,000		\$ 386,000	\$ -	\$ 386,000	
North Haven, Town of	Sniffens Lane	Stratford	06497	Fairfield	Connecticut Air and Space Center Project	1/23/2006	06	UA-OPM/MAA	\$ 563,000		\$ 563,000	\$ 351,000	\$ 914,000	
Connecticut Aerospace Hall of Fame & Museum, Inc.	1240 Oroquoque Road	Milford	06460	New Haven	Phase II, III and RAP at the GECCO site in Milford	1/23/2006	06	SCRPIF	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	
Gas Equipment Engineering Corporation	100 Pease Street	North Canaan	06018	Litchfield	Municipal Parking Lot	1/23/2006	06	STEAP	\$ 500,000		\$ 500,000	\$ 50,000	\$ 550,000	
North Canaan, Town of	190 Governor Winthrop Blvd	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year XII	1/23/2006	06	MAA	\$ 357,500		\$ 357,500	\$ 357,500	\$ 715,000	
Southeastern Connecticut Enterprise Region Corporation	550 Main Street	Hartford	06101	Hartford	Parkville MDP Planning	1/20/2006	06	MAA	\$ 160,000		\$ 160,000	\$ 25,000	\$ 185,000	
Hartford, City of	155 Deer Hill Avenue	Danbury	06810	Fairfield	Boehringer-Ingelheim Infrastructure Project	1/11/2006	06	MAA	\$ 500,000		\$ 500,000	\$ 3,000,000	\$ 3,500,000	
Danbury, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	East Main Street Facade Improvements	1/9/2006	06	UA-OPM	\$ 250,000		\$ 250,000	\$ 185,000	\$ 435,000	
Bridgeport, City of	Town Hall Building	Goshen	06756	Litchfield	Goshen Theatre Restoration Project	12/22/2005	06	STEAP	\$ 100,000		\$ 100,000	\$ 51,471	\$ 151,471	
Goshen, Town of	Town Hall, 302 Main Street	Old Saybrook	06475	Middlesex	Town Hall Improvements	12/22/2005	06	STEAP	\$ 500,000		\$ 500,000	\$ 2,001,969	\$ 2,501,969	
Old Saybrook, Town of	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Aerospace & Defense Manufacturing Supply Chain Inter	11/22/2005	06	MAA	\$ 1,000,000		\$ 1,000,000	\$ 111,500	\$ 1,111,500	
Connecticut Center for Advanced Technology, Inc.	222 Pitkin Street, Suite 101	East Hartford	06108	Hartford	Aerospace and Defense Industry Initiative	11/22/2005	06	MAA	\$ 2,250,000		\$ 2,250,000	\$ 2,250,000	\$ 4,500,000	
Connecticut Center for Advanced Technology, Inc.	96 Lyme Street	Old Lyme	06371	New London	Restoration of the Florence Griswold House	11/18/2005	06	UA-OPM	\$ 750,000		\$ 750,000	\$ 1,693,856	\$ 2,443,856	
Lyme Historical Society, Inc.	77 Main Street	New Canaan	06840	Fairfield	Affordable Housing Planning Project	11/18/2005	06	STEAP	\$ 45,000		\$ 45,000	\$ -	\$ 45,000	
New Canaan, Town of	955 East Main Street	Meriden	06540	New Haven	Eastern Connecticut Segmented Loan Fund	11/14/2005	06	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	\$ 4,000,000	
Community Economic Development	Town Hall, 761 Old Main Street	Rocky Hill	06067	Hartford	Silas Deane Highway Revitalization Project	11/14/2005	06	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Rocky Hill, Town of	2 Bryan Plaza	Washington D	06794	Litchfield	Washington STEAP Project	11/14/2005	06	STEAP	\$ 450,000		\$ 450,000	\$ 3,500,000	\$ 3,950,000	
Washington, Town of	285 Broad Street	Hartford	06101	Hartford	Camp Courant Improvements	11/7/2005	06	MAA	\$ 75,497		\$ 75,497	\$ 76,623	\$ 152,120	
Camp Courant, Inc.	351 Farmington Avenue	Hartford	06101	Hartford	Supplemental Funding for Visitor Center	10/11/2005	06	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 12,676,584	\$ 13,676,584	
Mark Twain Memorial	Ripley Hill Road	Barkhamsted	06063	Litchfield	Streetscape Improvements in Riverton	10/11/2005	06	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Barkhamsted, Town of	24 Leavenworth Street	Waterbury	05702	New Haven	WDC Incentive Fund	10/11/2005	06	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ -	\$ 2,000,000	
Waterbury Development Corporation	100 Maple Street	Bristol	06010	Hartford	American Clock & Watch Museum Acquisition	9/30/2005	06	UA-OPM	\$ 100,000		\$ 100,000	\$ 68,391	\$ 168,391	
American Clock & Watch Museum, Inc.	4 South Eagleville Road	Mansfield	06269	Tolland	Mansfield Downtown Revitalization Project Phase II	9/26/2005	06	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Mansfield, Town of	142 East Main Street	Meriden	06540	New Haven	Hub Demolition	9/26/2005	06	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ -	\$ 2,000,000	
Meriden, City of	26 North Main Street	Marlborough	06447	Hartford	Streetscape Improvements To Town Center	9/13/2005	06	STEAP	\$ 275,000		\$ 275,000	\$ 20,000	\$ 295,000	
Marlborough, Town of	812 Park Street	Bloomfield	06002	Hartford	Dry Cleaning Site Remediation Project	8/17/2005	06	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 60,000	\$ 160,000	
Beautiful Cleaners, Inc.	74 West Street	Litchfield	06759	Litchfield	Litchfield Parking lots	8/17/2005	06	UA-OPM	\$ 285,000		\$ 285,000	\$ -	\$ 285,000	
Litchfield, Town of	45 Main Street	Newtown	06470	Fairfield	Newtown Technology Park Project	8/5/2005	06	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Newtown, Town of	158 Main Street	Thomaston	06787	Litchfield	Seth Thomas Homestead and Museum	8/2/2005	06	UA-OPM	\$ 450,000		\$ 450,000	\$ 13,830	\$ 463,830	
Thomaston, Town of	61								\$ 30,963,872	\$ -	\$ 435,000	\$ 31,398,872	\$ 37,518,760	\$ 68,917,652
<b>FY 04-05</b>														
Norwalk, City of	125 East Avenue	Norwalk	06850	Fairfield	Wall Street Bridge Renovation Project	6/28/2005	05	UA-OPM	\$ 50,000		\$ 50,000	\$ -	\$ 50,000	
Bethel, Town of	1 School Street	Bethel	06801	Fairfield	Phase II Sidewalk Improvements	6/27/2005	05	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
East Lyme, Town of	P.O. Box 519	Niantic	06357	New London	Hole in the Wall Environmentally Friendly Parking Lot	6/23/2005	05	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Children's Museum of Southeastern Connecticut, Inc.	408 Main Street	Niantic	06357	New London	Museum Expansion Feasibility Study	6/15/2005	05	UA-OPM	\$ 87,000		\$ 87,000	\$ -	\$ 87,000	
East Haven, Town of	250 East Main St	East Haven	06512	New Haven	First Phase Enhancement to Central Business District	6/15/2005	05	UA-OPM	\$ 550,000		\$ 550,000	\$ 525,000	\$ 1,075,000	
Hartford Economic Development Corporation	15 Lewis Street	Hartford	06106	Hartford	SAMA - Replenish Neighborhood Economic Development	6/9/2005	05	UA-OPM	\$ 3,000,000		\$ 3,000,000	\$ 3,700,000	\$ 6,700,000	

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

Wethersfield, Town of	605 Silas Deane Highway	Wethersfield	06109	Hartford	Silas Deane Highway Revitalization Project	6/9/2005	05	STEAP	\$ 500,000		\$ 500,000	\$ 100,000	\$ 600,000	
Connecticut Electric Railway Association, Inc.	58 North Road	East Windsor	06088	Hartford	Connecticut Trolley Museum	6/2/2005	05	UA-OPM	\$ 150,000		\$ 150,000	\$ 37,500	\$ 187,500	
Lyman Allyn Art Museum	625 Williams Street	New London	06320	New London	Capital Improvements Project	6/2/2005	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Neighborhood Music School, Inc.	100 Audubon Street	New Haven	06510	New Haven	Capital Improvement Project Phase II	6/2/2005	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Barnum Museum Foundation, Inc.	820 Main Street	Bridgeport	06604	Fairfield	Emergency Repair Project	5/25/2005	05	UA-OPM	\$ 118,000		\$ 118,000	\$ -	\$ 118,000	
Discovery Museum, Inc., The	4450 Park Avenue	Bridgeport	06604	Fairfield	Capital Improvements Project	5/25/2005	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
New Milford, Town of	10 Main Street	New Milford	08776	Litchfield	Railroad Street Improvements	6/25/2005	05	STEAP	\$ 420,700		\$ 420,700	\$ 550,000	\$ 970,700	
Portland, Town of	265 Main Street	Portland	06480	Middlesex	Portland Sidewalks Project	5/25/2005	05	UA-OPM	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	
Suffield, Town of	83 Mountain Road	Suffield	06078	Hartford	Town Center Redevelopment Project	5/25/2005	05	STEAP	\$ 400,000		\$ 400,000	\$ 87,988	\$ 487,988	
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Whitneyville Center Improvements	5/18/2005	05	UA-OPM	\$ 100,000		\$ 100,000	\$ 4,000	\$ 104,000	
Suffield, Town of	83 Mountain Road	Suffield	06078	Hartford	Babbs Beach Roller Rink Restoration	5/13/2005	05	STEAP	\$ 100,000		\$ 100,000	\$ 52,000	\$ 152,000	
Griswold, Town of	Tomn Hall, 28 Main Street	Griswold	06351	New London	Triangle Ware & Cable Company Redevelopment Plans	5/12/2005	05	MAA	\$ 195,000		\$ 195,000	\$ 500,000	\$ 695,000	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #5	5/10/2005	05	MAA	\$ 200,000		\$ 200,000	\$ 248,600	\$ 448,600	
Berlin, Town of	Tomn Hall, 240 Kensington R	Berlin	06037	Hartford	Town Center Public Improvements	5/6/2005	05	STEAP	\$ 500,000		\$ 500,000	\$ 275,000	\$ 775,000	
Orange, Town of	466 Oxford Road	Orange	06477	New Haven	Boston Post Road Lighting Program	5/6/2005	05	STEAP	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	
Madro Hartford Alliance, Inc.	31 Pratt Street-5th Floor	Hartford	06101	Hartford	The Hartford Partnership Plan	4/5/2005	05	MAA	\$ 150,000		\$ 150,000	\$ 150,000	\$ 300,000	
Public Housing Residence Going Places, Inc.	15 Pavilion Drive	Hartford	06109	Hartford	Main and Pavilion Shopping Center	4/5/2005	05	CBRLF	\$ -	\$ 160,000	\$ 160,000	\$ 40,000	\$ 200,000	
Sea Research Foundation, Inc.	55 Coogan Blvd.	Mystic	06355	New London	Mystic Marine/Life Aquarium Debt Restructure Project	3/31/2005	05	UA-OPM	\$ 4,500,000		\$ 4,500,000	\$ -	\$ 4,500,000	
Thomaston, Town of	158 Main Street	Thomaston	06787	Litchfield	Improvements to the Thomaston Opera House	3/16/2005	05	UA-OPM	\$ 180,000		\$ 180,000	\$ 28,000	\$ 208,000	
Connecticut Historical Society, Inc.	1 Elizabeth St	Hartford	06101	Hartford	CT Historical Society/ Old State House Renovation	2/25/2005	05	UA-OPM	\$ 3,000,000		\$ 3,000,000	\$ 2,935,000	\$ 5,935,000	
Essex, Town of	29 West Avenue	Essex	06426	Middlesex	Essex Town Center Improvements	2/25/2005	05	STEAP	\$ 488,090		\$ 488,090	\$ -	\$ 488,090	
Litchfield Hills Council of Elected	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Litchfield Hills Façade Improvement Program, U.A. Rur	2/25/2005	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 655,000	\$ 1,655,000	
Chatham Historical Society, Inc.	60 Colchester Avenue	East Hampton	06424	Middlesex	New Museum Construction Project	2/16/2005	05	UA-OPM	\$ 25,000		\$ 25,000	\$ 20,000	\$ 45,000	
Plainville, Town of	1 Central Square	Plainville	06062	Hartford	Neal Court Improvement Project	2/10/2005	05	UA-OPM	\$ 250,000		\$ 250,000	\$ 15,500	\$ 265,500	
Greater Hartford Business Development Center	15 Lewis Street/Room 204	Hartford	06103	Hartford	Central Connecticut Revolving Loan Fund	2/2/2005	05	MAA	\$ 500,000		\$ 500,000	\$ 60,000	\$ 560,000	
Southington, Town of	75 Main Street	Southington	06459	Hartford	D'Angelo Parking Lot Project	2/2/2005	05	UA-OPM	\$ 75,000		\$ 75,000	\$ 100,000	\$ 175,000	
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Streetscape Improvements - Phase 2	1/28/2005	05	STEAP	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
Earthplace, The Nature Discovery Center, Inc.	10 Woodside Circle	Westport	06880	Fairfield	Renovation of Exhibit Hall Project	1/21/2005	05	UA-OPM	\$ 25,000		\$ 25,000	\$ 25,000	\$ 50,000	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Stop & Shop Project	1/20/2005	05	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ -	\$ 2,500,000	
Hebron, Town of	Tomn Hall, 15 Glead Street	Hebron	06248	Tolland	Village Green District	1/20/2005	05	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Derby, City of	One Elizabeth Street	Derby	06418	New Haven	Sterling Opera House Restoration	1/13/2005	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 4,000,000	\$ 5,000,000	
Marlborough Arts Center & Museum,	231 North Main Street	Marlborough	06447	Hartford	Regional Arts Center	1/13/2005	05	UA-OPM	\$ 100,000		\$ 100,000	\$ 25,000	\$ 125,000	
Ot's Library	261 Main Street	Norwich	06360	New London	Renovation and Expansion Project	12/14/2004	05	UA-OPM	\$ 4,500,000		\$ 4,500,000	\$ 4,000,000	\$ 8,500,000	
Madison, Town of	8 Campus Drive	Madison	06443	New London	Madison Center Project	11/18/2004	05	STEAP	\$ 500,000		\$ 500,000	\$ 131,400	\$ 631,400	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Assist. Prog - Year XI	11/18/2004	05	MAA	\$ 300,000		\$ 300,000	\$ 415,000	\$ 715,000	
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Eugene O'Neill Theater Repairs - White House Project	10/27/2004	05	UA-OPM	\$ 150,000		\$ 150,000	\$ 43,939	\$ 193,939	
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	State Street MDP Implementation	10/20/2004	05	MAA	\$ 1,350,000		\$ 1,350,000	\$ 1,350,000	\$ 2,700,000	
Aldrich Contemporary Art Museum, Inc.	258 Main Street	Ridgefield	06877	Fairfield	Renovation and Expansion Project	9/17/2004	05	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	
Milford, City of	70 West River Street	Milford	06460	New Haven	Devon Center Revitalization II	9/17/2004	05	UA-OPM	\$ 1,600,000		\$ 1,600,000	\$ -	\$ 1,600,000	
Bridgeport Downtown Special Services District	10 Middle Street	Bridgeport	06601	Fairfield	Downtown Plan - Bridgeport	8/27/2004	05	UA-DECD	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
Colt Gateway, LLC/Homes for America Holdings, Inc.	140 Huyshope Ave., Suite 202	Hartford	06106	Hartford	Coltsville Armory Site Project	8/25/2004	05	UA-OPM	\$ 4,500,000		\$ 4,500,000	\$ 60,500,000	\$ 65,000,000	
CONNSTEP, Inc.	1050 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	8/12/2004	05	MAA	\$ 1,500,000		\$ 1,500,000	\$ 2,605,000	\$ 4,105,000	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center Phase V	8/9/2004	05	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 9,176,120	\$ 11,176,120	
Battiston's of Windsor, Inc.	395 Cottage Grove Rd.	Bloomfield	06002	Hartford	Dry Cleaning Site Remediation Project	7/29/2004	05	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 184,400	\$ 334,400	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #4	7/22/2004	05	MAA	\$ 183,200		\$ 183,200	\$ 189,300	\$ 372,500	
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	06002	Hartford	Captain Oliver Fiske House Renovation	7/16/2004	05	UA-OPM	\$ 200,000		\$ 200,000	\$ 1,314,000	\$ 1,514,000	
Hadsum, Town of	30 Field Park Drive	Hadsum	06438	Middlesex	Higganum Center Infrastructure Project	7/16/2004	05	STEAP	\$ 500,000		\$ 500,000	\$ 30,000	\$ 530,000	
Hellenic Society "Paldeia", Inc.	P.O. Box 1359	Bristol	06010	Hartford	Bristol Culture & Arts Center Project	7/16/2004	05	UA-OPM	\$ 225,000		\$ 225,000	\$ -	\$ 225,000	
Chappell Garden, Inc.	369A Barbour Street	Hartford	06120	Hartford	Ludella Williams Community Center Project	7/12/2004	05	UA-OPM	\$ 150,000		\$ 150,000	\$ 475,000	\$ 625,000	
	55								\$ 44,019,990	\$ -	\$ 160,000	\$ 44,179,990	\$ 94,845,747	\$ 139,025,737
<b>FY 03-04</b>														
Brookfield Craft Center, Inc.	286 Whisconier Road	Brookfield	06804	Fairfield	Acquisition & Renovation of Train Station Project	6/24/2004	04	UA-OPM	\$ 134,400		\$ 134,400	\$ 250,100	\$ 384,500	
Connecticut Center for Science and Exploration, Inc.	50 Columbus Boulevard	Hartford	06106	Hartford	Adriens Landing Technology Center (CTSE Planning)	6/24/2004	04	CCEDA	\$ 1,963,750		\$ 1,963,750	\$ 1,963,750	\$ 3,927,500	
New Britain Museum of American Art, Inc.	56 Lexington Street	New Britain	06050	Hartford	Museum Expansion Project	6/24/2004	04	UA-OPM	\$ 5,000,000		\$ 5,000,000	\$ 11,013,670	\$ 16,013,670	
Connecticut Development Authority/CCEDA	999 West Street	Rocky Hill	06067	Hartford	Northland Two Pillars, LLC	6/23/2004	04	CCEDA	\$ 30,500,000		\$ 30,500,000	\$ 121,141,161	\$ 151,641,161	
Covestry, Town of	1712 Main Street	Covestry	06238	Tolland	Covestry Village Development Project	6/22/2004	04	STEAP	\$ 500,000		\$ 500,000	\$ 125,000	\$ 625,000	
Ledyard, Town of	Colonel Ledyard Highway	Ledyard	06339	New London	Ledyard Infrastructure Improvements - Phase 1	6/22/2004	04	STEAP	\$ 490,000		\$ 490,000	\$ 988,750	\$ 1,478,750	
Simsbury, Town of	933 Hopmeadow Street	Simsbury	06070	Hartford	Simsbury Meadows Band Shell Project	6/22/2004	04	STEAP	\$ 500,000		\$ 500,000	\$ 150,000	\$ 650,000	
Connecticut Theatre Foundation, Inc.	25 Powers Road	Westport	06880	Fairfield	Westport County Playhouse Expansion Project	6/15/2004	04	SA	\$ 6,000,000		\$ 6,000,000	\$ 11,969,291	\$ 16,969,291	
Connecticut Technology Council	11 Founders Plaza	East Hartford	06108	Hartford	Connecticut Software Cluster	5/19/2004	04	MAA	\$ 100,000		\$ 100,000	\$ 107,000	\$ 207,000	
Connecticut Brownfield Redevelopment Authority	999 West Street	Rocky Hill	06067	Hartford	Steel Point Site Investigation	4/15/2004	04	UA-OPM	\$ 900,000		\$ 900,000	\$ -	\$ 900,000	
New Haven, City of	165 Church Street	New Haven	06510	New Haven	M-D Block Parking Garage	4/2/2004	04	SA	\$ 4,000,000		\$ 4,000,000	\$ 20,672,091	\$ 24,672,091	
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Bartlett Arboretum Project	3/30/2004	04	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ -	\$ 2,000,000	
Windham, Town of	979 Main Street	Williamantic	06229	Windham	Windham Textile & History Museum	3/10/2004	04	UA-OPM	\$ 40,000		\$ 40,000	\$ -	\$ 40,000	
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	2/20/2004	04	MAA	\$ 500,000		\$ 500,000	\$ 3,067,306	\$ 3,567,306	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT-Procurement Tech. Assist. Prog - Year X	2/6/2004	04	MAA	\$ 300,000		\$ 300,000	\$ 415,000	\$ 715,000	
Sherman, Town of	P.O. Box 39	Sherman	06784	Fairfield	Sherman Playhouse - Window Replacement	1/15/2004	04	STEAP	\$ 12,000		\$ 12,000	\$ -	\$ 12,000	
Meriden Economic Resource Group, Inc.	P.O. Box 888	Meriden	06450	New Haven	City Center Initiative Plan	12/15/2003	04	UA-OPM	\$ 250,000		\$ 250,000	\$ -	\$ 250,000	
Morris, Town of	3 East St P.O. Box 66	Morris	06763	Litchfield	Town Center Vision Project	12/15/2003	04	STEAP	\$ 435,800		\$ 435,800	\$ -	\$ 435,800	
Newington, Town of	131 Cedar Street	Newington	06111	Hartford	Town Center Improvement Project	11/19/2003	04	STEAP	\$ 400,000		\$ 400,000	\$ 153,680	\$ 553,680	

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

Southington Remediation Services, LLC	33 Colton Street	Farmington	06032	Hartford	Clark Street Rehabilitation Project	11/18/2003	04	SCRPIF	\$ -	\$ 50,000	\$ 50,000	\$ 350,000	\$ 400,000	
Orange, Town of	101 Field Point	Greenwich	06831	Fairfield	Bruce Museum of Arts Sciences	11/4/2003	04	UA-OPM	\$ 175,000		\$ 175,000	\$ 4,687	\$ 179,687	
Waterbury Development Corporation	486 Oxford Road	Orange	06477	New Haven	Edison Road Expansion	10/24/2003	04	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Waterbury Adult Continuing Education Technical Training	10/16/2003	04	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ -	\$ 2,000,000	
Berlin, Town of	Town Hall, 240 Kensington R	Berlin	06037	Hartford	Downtown Green Development	10/6/2003	04	STEAP	\$ 500,000		\$ 500,000	\$ 450,000	\$ 950,000	
Hill-Stead Museum	32 Mountain Road	Farmington	06032	Hartford	Exterior Renovation and Public Access Project	10/6/2003	04	UA-OPM	\$ 1,250,000		\$ 1,250,000	\$ 1,250,000	\$ 2,500,000	
Northwest Connecticut Association for the Arts, Inc.	68 Main St, P.O. Box 1012	Torrington	06790	Litchfield	Warner Theatre Restoration Project Phases 1, 2, 3	10/16/2003	04	UA-OPM	\$ 6,066,000		\$ 6,066,000	\$ 647,300	\$ 6,713,300	
Bristol Historical Society, Inc.	63 Summer Street	Bristol	06010	Hartford	Building Renovation Phase 1	8/28/2003	04	UA-OPM	\$ 200,000		\$ 200,000	\$ 150,000	\$ 350,000	
Groton DPUC, City of	295 Meridian Street	Groton	06340	New London	Infrastructure Road & Utility Improvement	8/28/2003	04	UA-OPM	\$ 1,675,000		\$ 1,675,000	\$ 12,800,000	\$ 14,475,000	
Oxford, Town of	488 Oxford Road	Oxford	06478	New Haven	Oxford Business Incubator	9/2/2003	04	STEAP	\$ 144,000		\$ 144,000	\$ 81,000	\$ 225,000	
Erlington, Town of	55 Main Street	Erlington	06029	Tolland	Nella McKnight House Restoration	8/8/2003	04	STEAP	\$ 100,000		\$ 100,000	\$ 15,000	\$ 115,000	
Bozrah, Town of	1 River Road	Bozrah	06334	New London	Electric Utilities Extension	7/30/2003	04	STEAP	\$ 250,000		\$ 250,000	\$ 819,065	\$ 1,069,065	
New Britain, City of	239 Church Street	Naugatuck	06770	New Haven	Goodyear Building Restoration	7/30/2003	04	UA-OPM	\$ 500,000		\$ 500,000	\$ 500,000	\$ 1,000,000	
New Britain, City of	165 Church Street	New Haven	06510	New Haven	Ninth Square Phase II	7/30/2003	04	SA	\$ 9,902,370		\$ 9,902,370	\$ 16,091,769	\$ 25,994,169	
New Milford, Town of	10 Main Street	New Milford	06776	Litchfield	Century Enterprise Center	7/30/2003	04	STEAP	\$ 500,000		\$ 500,000	\$ 4,832,000	\$ 5,332,000	
Windsor, Town of	275 Broad Street	Windsor	06006	Hartford	Summer Winds Plaza Theater	7/30/2003	04	STEAP	\$ 500,000		\$ 500,000	\$ 1,936,330	\$ 2,436,330	
Connecticut Sports Management Group, Inc.	290 Roberts Street	East Hartford	06108	Hartford	State Games of America - Connecticut 2003	7/29/2003	04	MAA	\$ 500,000		\$ 500,000	\$ 766,600	\$ 1,266,600	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06101	Hartford	Connecticut Main Street Project #3	7/15/2003	04	MAA	\$ 150,000		\$ 150,000	\$ 251,400	\$ 401,400	
	37								\$ 77,938,320	\$ -	\$ 50,000	\$ 77,988,320	\$ 212,962,080	\$ 290,950,400
<b>FY 02-03</b>														
East Haddam, Town of	Town Office Building	East Haddam	06423	Middlesex	Walkable Moodus Center	6/19/2003	03	STEAP	\$ 421,875		\$ 421,875	\$ 40,000	\$ 461,875	
Southington, Town of	75 Main Street	Southington	06459	Hartford	Industrial Park Study	6/12/2003	03	MAA	\$ 100,000		\$ 100,000	\$ 100,000	\$ 200,000	
Mansfield, Town of	4 South Eagleville Road	Mansfield	06268	Tolland	Mansfield Downtown STEAP Project	6/5/2003	03	STEAP	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Salisbury, Town of	Town Hall	Salisbury	06068	Litchfield	Salisbury & Lakeville Business Area Enhancement Project	6/5/2003	03	STEAP	\$ 300,000		\$ 300,000	\$ 5,000	\$ 305,000	
Suffield, Town of	63 Mountain Road	Suffield	06078	Hartford	Suffield Town Center Project	6/5/2003	03	STEAP	\$ 500,000		\$ 500,000	\$ 333,000	\$ 833,000	
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Downtown Rehabilitation and Redevelopment Project	6/2/2003	03	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Litchfield Hills Council of Elected Officials	42 North Street/P.O. Box 187	Goshen	06756	Litchfield	Facade Improvement Program	5/9/2003	03	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ 976,000	\$ 1,976,000	
Newtown, Town of	45 Main Street	Newtown	06470	Fairfield	Streetscape Improv. in Sandy Hook Bus. Section	4/24/2003	03	STEAP	\$ 475,000		\$ 475,000	\$ 775,000	\$ 1,250,000	
Redding, Town of	100 Hill Road	Redding	06875	Fairfield	Street Enhancements Plan Project	4/24/2003	03	STEAP	\$ 500,000		\$ 500,000	\$ 727,853	\$ 1,227,853	
Torrington, City of	140 Main Street	Torrington	06790	Litchfield	Master Planning Downtown Redevelopment Project	4/24/2003	03	UA-OPM	\$ 50,000		\$ 50,000	\$ 50,000	\$ 100,000	
Sharon, Town of	63 Main Street	Sharon	06069	Litchfield	Sharon Valley Line KIN Project	4/24/2003	03	STEAP	\$ 73,169		\$ 73,169	\$ 65,000	\$ 138,169	
Mark Twain Memorial	351 Farmington Avenue	Hartford	06105	Hartford	Mark Twain House Expansion and Enhancement Project	4/17/2003	03	UA-OPM/REG	\$ 4,000,000		\$ 4,000,000	\$ 12,671,584	\$ 16,671,584	
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Tolland Business Park Infrastructure Improvements	4/7/2003	03	STEAP	\$ 485,000		\$ 485,000	\$ 155,000	\$ 640,000	
Waterbury Partnership For Growth, Inc.	63 Bank Street	Waterbury	06702	New Haven	Waterbury Economic Resource Center	3/26/2003	03	MAA	\$ 100,000		\$ 100,000	\$ 150,000	\$ 250,000	
Beacon Falls, Town of	10 Maple Avenue	Beacon Falls	06403	New Haven	Downtown Redevelopment Project	3/25/2003	03	UA-OPM	\$ 20,000		\$ 20,000	\$ 28,248	\$ 48,248	
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	06360	New London	Norwich Industrial Park/Computer Sciences Corporation	3/25/2003	03	MAA	\$ 140,000		\$ 140,000	\$ 15,556	\$ 155,556	
Fusconi Cleaners, Inc.	5 Crystal Lake Drive	Groton	06340	New London	Dry Cleaning Site Remediation Project	3/12/2003	03	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 12,500	\$ 162,500	
Hollywood Cleaners	705 Shippan Avenue	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	3/12/2003	03	Dry Cleaning	\$ 100,000		\$ 100,000	\$ 50,000	\$ 150,000	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year IX	1/23/2003	03	MAA	\$ 300,000		\$ 300,000	\$ 300,000	\$ 600,000	
Stratford, Town of	2725 Main Street	Stratford	06497	Fairfield	Stratford Center Improvements	1/15/2003	03	UA-OPM	\$ 350,000		\$ 350,000	\$ 33,300	\$ 383,300	
Tolland, Town of	21 Town Green	Tolland	06084	Tolland	Dani Farms Expansion	12/27/2002	03	MAA	\$ 850,000		\$ 850,000	\$ 7,817,500	\$ 8,667,500	
Capital City Economic Development Authority	44 Capital Avenue, Suite 301	Hartford	06108	Hartford	Hartford Image Project	12/23/2002	03	MAA	\$ 50,000		\$ 50,000	\$ 2,231,000	\$ 2,281,000	
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Forest/Prospect and Bedford Intersection Improvements	12/9/2002	03	UA-OPM	\$ 155,000		\$ 155,000	\$ -	\$ 155,000	
Bridgeport Port Authority	330 Water Street	Bridgeport	06604	Fairfield	Bridgeport Regional Maritime Complex	11/25/2002	03	USRAP	\$ 2,500,000		\$ 2,500,000	\$ 8,142,169	\$ 10,642,169	
Riverfront Recapture, Inc.	One Hartford Square West, S	Hartford	06106	Hartford	Riverside Front Recapture Park Improvements	11/20/2002	03	SA	\$ 3,900,000		\$ 3,900,000	\$ 1,830,369	\$ 5,730,369	
Horace Bushnell Memorial Hall Corporation	166 Capitol Avenue	Hartford	06105	Hartford	Original Theater Improvements	11/8/2002	03	UA-OPM	\$ 1,800,000		\$ 1,800,000	\$ -	\$ 1,800,000	
Darien Cleaners	351 Post Road	Darien	06820	Fairfield	Dry Cleaning Site Remediation Project	11/7/2002	03	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 141,700	\$ 191,700	
KidCity, Inc.	119 Washington Street	Middletown	06457	Middlesex	Museum Expansion Project	10/18/2002	03	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ 1,197,610	\$ 3,197,610	
Tri-State Center For The Arts, Inc.	49 America Road	Sharon	06069	Litchfield	Renovation of the Sharon Playhouse	10/18/2002	03	SA	\$ 300,000		\$ 300,000	\$ 495,710	\$ 795,710	
Norwalk, City of	125 East Avenue	Norwalk	06850	Windham	Reed Putnam Urban Renewal Project - Phase 2	10/4/2002	03	SA	\$ 3,500,000		\$ 3,500,000	\$ -	\$ 3,500,000	
Killingly, Town of	172 Main Street, P.O. Box 60	Killingly	06239	Windham	Anchor Glass & Rock Avenue Redevelopment	9/30/2002	03	MAA	\$ 197,065		\$ 197,065	\$ 197,065	\$ 394,130	
Stamford Center For The Arts, Inc.	61 Atlantic Street	Stamford	06901	Fairfield	Final Phase of Palace Theater Improvement Project	9/28/2002	03	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ 4,000,000	\$ 6,500,000	
Plymouth, Town of	80 Main Street	Plymouth	06785	Litchfield	Plymouth Industrial Park - Phase 3 Expansion	9/23/2002	03	MAA	\$ 1,825,000		\$ 1,825,000	\$ 1,825,000	\$ 3,650,000	
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Intermodal Transportation Center - Phase IV	9/20/2002	03	UA-OPM	\$ 450,000		\$ 450,000	\$ 2,051,740	\$ 2,501,740	
Hartford Stage Company, Inc.	50 Church Street	Hartford	06101	Hartford	Leasehold Improvement and Equipment Project	9/20/2002	03	UA-OPM	\$ 669,000		\$ 669,000	\$ -	\$ 669,000	
Norwich Community Development Corporation	77 Main Street	Norwich	06360	New London	Mercantile Exchange Office Bldg & Parking	9/4/2002	03	UA-OPM	\$ 6,150,000		\$ 6,150,000	\$ 12,833,079	\$ 18,983,079	
Hartford, City of	550 Main Street	Hartford	06103	Hartford	Capital Region Jobs Corp. Center	8/30/2002	03	UA-OPM	\$ 4,000,000		\$ 4,000,000	\$ 16,000,000	\$ 20,000,000	
Riverfront Recapture, Inc.	One Hartford Square West, S	Hartford	06106	Hartford	State Street Landing Docks and Other Riverfront Improvements	8/30/2002	03	UA-OPM/SA	\$ 196,000		\$ 196,000	\$ -	\$ 196,000	
Naugatuck, Borough of	239 Church Street	Naugatuck	06770	New Haven	Downtown Revitalization Project	8/15/2002	03	UA-OPM	\$ 1,300,000		\$ 1,300,000	\$ 204,500	\$ 1,504,500	
Ansonia, City of	253 Main Street	Ansonia	06401	New Haven	Grove St. Blight Removal	7/29/2002	03	SCRPIF	\$ -	\$ 30,000	\$ 30,000	\$ 270,000	\$ 300,000	
Bloomfield, Town of	800 Bloomfield Ave	Bloomfield	06002	Hartford	Home Depot Expansion	7/23/2002	03	MAA	\$ -	\$ 300,000	\$ 300,000	\$ 600,000	\$ 900,000	
East Hartford, Town of	740 Main Street	East Hartford	06108	Hartford	Coca-Cola Main Street Infrastructure Project	7/19/2002	03	UA-OPM	\$ 830,000		\$ 830,000	\$ 250,000	\$ 1,080,000	
Valley Regional Planning Agency	12 Main Street	Derby	06418	New Haven	Environmental Site Remediation Initiative	7/10/2002	03	MAA	\$ 500,000		\$ 500,000	\$ 178,038	\$ 678,038	
Nutmeg Conservatory for the Arts, Inc.	58-62 Main Street	Torrington	06790	Litchfield	Nutmeg Conservatory for the Arts Building Rehab	7/9/2002	03	UA-OPM	\$ 250,000		\$ 250,000	\$ 6,450,000	\$ 6,700,000	
Superior Cleaners, Inc.	1200 Stratford Avenue	Bridgeport	06607	Fairfield	Dry Cleaning Site Remediation Project	7/1/2002	03	Dry Cleaning	\$ 150,000		\$ 150,000	\$ 31,100	\$ 181,100	
	45								\$ 44,217,109	\$ -	\$ 330,000	\$ 44,547,109	\$ 83,134,742	\$ 127,681,851
<b>FY 01-02</b>														
Community Economic Development	665 East Main Street	Meriden	06450	New Haven	Inner City Business Strategy Loan Guarantee	6/14/2002	02	MAA	\$ -	\$ 200,000	\$ 200,000	\$ 600,000	\$ 800,000	
Stamford, City of	888 Washington Boulevard	Stamford	06904	Fairfield	Summer Street Realignment Project	5/31/2002	02	UA-OPM	\$ 275,000		\$ 275,000	\$ -	\$ 275,000	
Connecticut Aeronautical Historical Association, Inc.	Bradley International Airport	Windsor Lock	06096	Hartford	New England Air Museum Expansion of Operations Pro	5/17/2002	02	UA-OPM	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

Norwich Community Development Corporation	77 Main Street	Norwich	06360	New London	Industrial Park Expansion, Occum Park, Chelsea Harbor, Heritage Discovery Ctr., Booth Parking Lot	5/17/2002	02	UA-OPM	\$ 2,666,795		\$ 2,666,795	\$ 1,240,000	\$ 3,906,795	
Windham, Town of	979 Main Street	Williamantic	06226	Windham	ArtSpace Windham - Predevelopment Feasibility Study	5/1/2002	02	UA-DECD	\$ 199,300		\$ 199,300	\$ 50,000	\$ 249,300	
Joseph N. Gott House, Inc.	2 Barton Hill Rd Box 337	East Hampton	06424	Middlesex	Golf House Reconstruction & Rehab	4/23/2002	02	UA-OPM	\$ 113,000		\$ 113,000	\$ 49,000	\$ 162,000	
Millford, City of	70 West River Street	Millford	06450	New Haven	Devon Center Revitalization Phase I - A1 Project	4/23/2002	02	UA-OPM	\$ 600,000		\$ 600,000	\$ -	\$ 600,000	
Shelton Economic Development Corporation	469 Howe Avenue	Shelton	06484	Fairfield	Shelton Enterprise And Commerce Park - Phase II	4/23/2002	02	MAA	\$ 1,000,000		\$ 1,000,000	\$ 2,432,650	\$ 3,432,650	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	West Main/Willow St. Initiative - Phase I Improvements	4/23/2002	02	UA-OPM	\$ 4,700,000		\$ 4,700,000	\$ 280,560	\$ 4,980,560	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Downtown Incentive/Information Technology Zone Prog	4/23/2002	02	UA-OPM	\$ 1,500,000		\$ 1,500,000	\$ -	\$ 1,500,000	
Woodbury, Town of	281 Main Street South	Woodbury	06798	Litchfield	Pedestrian Bridge Project	4/23/2002	02	STEAP	\$ 250,000		\$ 250,000	\$ 65,000	\$ 315,000	
Guilford Handcrafts Center, Inc.	411 Church Street	Guilford	06437	New Haven	Center Renovations and Upgrades	4/5/2002	02	UA-OPM	\$ 250,000		\$ 250,000	\$ 282,000	\$ 532,000	
Eugene O'Neill Theater Center, Inc.	305 Great Neck Rd	Waterford	06385	New London	Facilities Upgrade Project	4/1/2002	02	UA-OPM	\$ 787,000		\$ 787,000	\$ -	\$ 787,000	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Downtown Development Project - Phase II	3/21/2002	02	UA-OPM/PA	\$109,508,000		\$ 109,508,000	\$ -	\$ 109,508,000	
Norwich, City of - Department of Public Utilities	16 South Golden Street	Norwich	06360	New London	Norwich Industrial Park Roadway Improvement	3/15/2002	02	MAA	\$ -	\$ 200,000	\$ 200,000	\$ 254,067	\$ 454,067	
Riverfront Recapture, Inc.	One Hartford Square West, S	Hartford	06106	Hartford	Riverwalk Downtown	2/21/2002	02	SA	\$ 1,780,000		\$ 1,780,000	\$ -	\$ 1,780,000	
Connecticut District Export Council	213 Court Street - Suite 903	Middletown	06457	Middlesex	Export Promotion Program	2/15/2002	02	MAA	\$ 10,000		\$ 10,000	\$ -	\$ 10,000	
Norwalk, City of	125 East Avenue	Norwalk	06856	Fairfield	Reed Street Extension and Underpass Project	2/6/2002	02	SA	\$ 6,500,000		\$ 6,500,000	\$ -	\$ 6,500,000	
East Windsor Historical Society, Inc.	169 Wells Road	East Windsor	06038	Hartford	Restoration of the East Windsor Academy	1/31/2002	02	UA-OPM	\$ 125,000		\$ 125,000	\$ 25,000	\$ 150,000	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	Thomaston Avenue/Jackson Street Connector Study	1/24/2002	02	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Seven Angels Theatre, Inc.	Pink Road, Box 359	Waterbury	06705	New Haven	Theatre Production Building & Cast House Project	1/9/2002	02	UA-OPM	\$ 500,000		\$ 500,000	\$ -	\$ 500,000	
Wampus Millford Associates, LLC	60 Wampus Lane	Millford	06450	New Haven	Former Burndy Site Project	1/8/2002	02	SCPRIF	\$ -	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Hartford	Connecticut Main Street Project #2	1/7/2002	02	MAA	\$ 200,000		\$ 200,000	\$ 220,400	\$ 420,400	
Bridgesport Economic Development Corporation	10 Middle Street	Bridgesport	06604	Fairfield	Seaview Industrial Park	12/20/2001	02	UA-OPM/MAA	\$ 4,416,075		\$ 4,416,075	\$ 2,393,355	\$ 6,809,430	
Greater Hartford Jaycees, Inc.	One Financial Plaza	Hartford	06103	Hartford	Canon Gtr. Hartford Open - 50th Anny.	12/10/2001	02	MAA	\$ 200,000		\$ 200,000	\$ 471,936	\$ 671,936	
Harold Leever Regional Cancer Center, Inc.	1075 Chase Parkway	Waterbury	06709	New Haven	Cancer Center Project	12/7/2001	02	UA-OPM	\$ 3,000,000		\$ 3,000,000	\$ 10,900,000	\$ 13,900,000	
Charles Ives Center for the Performing Arts, Inc.	University Boulevard	Danbury	06811	Fairfield	Master Planning	11/23/2001	02	UA-OPM	\$ 100,000		\$ 100,000	\$ -	\$ 100,000	
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Gates Building Rehabilitation Phase III	10/29/2001	02	UA-OPM	\$ 2,000,000		\$ 2,000,000	\$ -	\$ 2,000,000	
Aerospace Components Manufacturers, Inc.	1090 Elm Street, P.O. Box 73	Rocky Hill	06087	Hartford	Cluster Activation Phase One And Two	10/22/2001	02	MAA	\$ 314,000		\$ 314,000	\$ 640,700	\$ 954,700	
Neighborhood Housing Services of Waterbury, Inc.	139 Prospect Street	Waterbury	06710	New Haven	WOW Learning Center	10/22/2001	02	UA-OPM	\$ 992,000		\$ 992,000	\$ -	\$ 992,000	
Cleaner Images, Inc.	47 Highridge Road	Stamford	06907	Fairfield	Dry Cleaning Site Remediation Project	10/4/2001	02	Dry Cleaning	\$ 50,000		\$ 50,000	\$ 33,662	\$ 83,662	
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd.	New London	06320	New London	CT-Procurement Tech. Ass't. Prog - Year IX	9/27/2001	02	MAA	\$ 300,000		\$ 300,000	\$ 300,000	\$ 600,000	
Waterbury Development Corporation	24 Leavenworth Street	Waterbury	06702	New Haven	East End Public Safety and Public Facility Expansion	9/10/2001	02	UA-OPM	\$ 2,400,000		\$ 2,400,000	\$ -	\$ 2,400,000	
Southington, Town of	75 Main Street	Southington	06489	Hartford	Former Beaton & Corbin Site	9/6/2001	02	SCPRIF	\$ -	\$ 82,920	\$ 82,920	\$ -	\$ 82,920	
Scott and Daniel's, Inc.	264 Freestone Avenue	Portland	06480	Middlesex	148 Freestone Avenue Project	9/4/2001	02	MAA	\$ 262,000		\$ 262,000	\$ 537,000	\$ 799,000	
Board of Trustees of Community Technical Colleges	61 Woodland Street	Hartford	06105	Hartford	Precision Manufacturing Institute -Phase II Of Mtp Prog	7/25/2001	02	MAA	\$ 1,000,000		\$ 1,000,000	\$ 3,865,400	\$ 4,865,400	
Wallingford Historic Preservation Trust, The	54 North Elm Street	Wallingford	06492	New Haven	Restoration of Johnson Mansion (Silver City Museum)	7/25/2001	02	UA-OPM	\$ 500,000		\$ 500,000	\$ 200,000	\$ 700,000	
	37								\$147,968,170	\$ 200,000	\$ 617,920	\$ 148,786,090	\$ 24,840,930	\$ 173,627,020
<b>FY 00-01</b>														
New London Development Corporation	165 State Street, Suite 313	New London	06320	New London	Fort Trumbull MDP Implementation #1,2,3,4	6/26/2001	01	PA	\$ 46,284,000		\$ 46,284,000	\$ 5,816,279	\$ 52,100,279	
Wadsworth Atheneum	600 Main Street	Hartford	06103	Hartford	Exterior Building Renovations and Upgrades Project	6/14/2001	01	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ -	\$ 2,500,000	
New Haven, City of	165 Church Street	New Haven	06510	New Haven	Amistad Dock Improvement Project	6/11/2001	01	SA	\$ 750,000		\$ 750,000	\$ 37,036	\$ 787,036	
CONNSTEP, Inc.	1090 Elm Street, Suite 202	Rocky Hill	06067	Hartford	CT Manufacturing Resource Center	6/7/2001	01	MAA	\$ 2,000,000		\$ 2,000,000	\$ 3,350,000	\$ 5,350,000	
Mattuck Historical Society, Inc.	144 West Main Street	Waterbury	06710	New Haven	Mattuck Museum Renovations	6/7/2001	01	UA-OPM	\$ 500,000		\$ 500,000	\$ 32,548	\$ 532,548	
Manchester, Town of	41 Center Street, Box 191	Manchester	06045	Hartford	Manchester Historic Firehouse Restoration	6/8/2001	01	UA-OPM	\$ 100,000		\$ 100,000	\$ 70,000	\$ 170,000	
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Manchester Historic Firehouse Restoration	6/8/2001	01	UA-OPM	\$ 1,700,000		\$ 1,700,000	\$ 1,700,000	\$ 3,400,000	
Bristol, City of	111 North Main Street	Bristol	06010	Hartford	New Britain Machine Industrial Park	6/1/2001	01	MAA	\$ 750,000		\$ 750,000	\$ 1,173,555	\$ 1,923,555	
Prospect, Town of	36 Center Street	Prospect	06712	New Haven	Scott Road Industrial Park	5/14/2001	01	MAA	\$ 175,000		\$ 175,000	\$ 175,000	\$ 350,000	
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	Former Remington Rand Facility-Improvements	5/7/2001	01	MAA	\$ 756,500		\$ 756,500	\$ 756,500	\$ 1,513,000	
East Haven, Town of	250 East Main St	East Haven	06512	New Haven	Revitalization of Central Business District	4/27/2001	01	UA-OPM	\$ 100,000		\$ 100,000	\$ 23,046	\$ 123,046	
Danbury Museum and Historical Society, Inc.	43 Main Street	Danbury	06810	Fairfield	Renovation of the Rider House	4/5/2001	01	UA-OPM	\$ 250,000		\$ 250,000	\$ 50,000	\$ 300,000	
New Britain, City of	27 West Main Street	New Britain	06051	Hartford	Arch Walkway Streetscape Project	3/12/2001	01	UA-OPM	\$ 3,500,000		\$ 3,500,000	\$ 519,855	\$ 4,019,855	
Bridgesport, City of	45 Lyon Terrace	Bridgesport	06604	Fairfield	Intermodal Transportation Center - Phase III	2/22/2001	01	UA-OPM	\$ 2,500,000		\$ 2,500,000	\$ -	\$ 2,500,000	
Hill Development Corporation of New Haven/LULAC Headstart, Inc.	649 Howard Avenue	New Haven	06510	New Haven	Hill Parent/Child Center Project	2/6/2001	01	USRAP	\$ 341,223		\$ 341,223	\$ -	\$ 341,223	
Jewett City, Borough of	32 School Street	Griswold	06351	New London	Wastewater Treatment Plant Upgrade	1/28/2001	01	UA-OPM/MAA	\$ 3,000,000		\$ 3,000,000	\$ 14,987,000	\$ 17,987,000	
Waterbury Opportunities Industrial Center, Inc.	232 North Elm Street	Waterbury	06702	New Haven	Joseph L. Jaynes Center	1/24/2001	01	MAA	\$ 800,000		\$ 800,000	\$ 308,390	\$ 1,108,390	
Lyme Academy of Fine Arts, Inc.	84 Lyme Street	Old Lyme	06371	New London	Expansion Planning Phase 4	1/5/2001	01	REG	\$ 332,000		\$ 332,000	\$ 110,667	\$ 442,667	
Bridgesport, City of	45 Lyon Terrace	Bridgesport	06604	Fairfield	Derektor Shipyard Development Proj - 2nd Phase	1/2/2001	01	UA-OPM	\$ 6,400,000		\$ 6,400,000	\$ -	\$ 6,400,000	
Goodspeed Opera House Foundation, Inc.	6 Main Street	East Haddam	06423	Middlesex	Expansion Project - Phase One	1/2/2001	01	SA	\$ 2,000,000		\$ 2,000,000	\$ 4,750,064	\$ 6,750,064	

**Appendix-8: Community Development Portfolio**  
**Table A-8 (continued)**

South Central Ct Reg. Econ. Develop. Corp. (aka Reg. Grow. Part)	600 Chapel Street	New Haven	06510	New Haven	South Central Regional Site Remediation Prog.	12/29/2000	01	MAA	\$ 750,000			\$ 750,000	\$ 84,000	\$ 834,000
East Hartford, Town of	740 Main Street	East Hartford	06108	Hartford	Strategic Econ. Dev. and Land Use Plan Review	12/8/2000	01	MAA	\$ 40,000			\$ 40,000	\$ 40,000	\$ 80,000
Southeastern Connecticut Enterprise Region Corporation	190 Governor Winthrop Blvd	New London	06320	New London	CT-Procurement Tech. Assist. Prog. - Year VIII	12/8/2000	01	MAA	\$ 300,000			\$ 300,000	\$ 300,000	\$ 600,000
Fairport Vtlet	1711-1718 Post Road East	Westport	06880	Fairfield	Dry Cleaning Site Remediation Project	12/1/2000	01	Dry Cleaning	\$ 150,000			\$ 150,000	\$ 65,635	\$ 215,635
Three J's Laundromat	623 Straits Turnpike	Watertown	06795	Fairfield	Dry Cleaning Site Remediation Project	12/1/2000	01	Dry Cleaning	\$ 150,000			\$ 150,000	\$ 85,422	\$ 235,422
Oxford, Town of	466 Oxford Road	Oxford	06478	New Haven	Oxford Industrial Park	11/26/2000	01	MAA	\$ 150,000			\$ 150,000	\$ 150,400	\$ 300,400
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Derektor Shipyard Predevelopment Project	11/6/2000	01	MAA	\$ 50,000			\$ 50,000	\$ 6,000	\$ 56,000
Middletown, City of	245 DeKoven Drive	Middletown	06457	Middlesex	River Road Sewer Project	11/6/2000	01	MAA	\$ 52,000			\$ 52,000	\$ 10,000	\$ 62,000
Bridgeport, City of	45 Lyon Terrace	Bridgeport	06604	Fairfield	Arena at Harbor Yard - Multiple Phases	10/30/2000	01	UA-OPM	\$ 35,000,000			\$ 35,000,000	\$ 17,126,481	\$ 52,126,481
Connecticut Main Street Center, Inc.	400-410 Sheldon Street	Hartford	06106	Hartford	Connecticut Main Street Program #1	10/13/2000	01	MAA	\$ 106,000			\$ 106,000	\$ 183,764	\$ 289,764
Ivoryton Playhouse Foundation, Inc.	P.O. Box 458	Ivoryton	06442	Middlesex	The Ivoryton Playhouse Foundation, Inc.	10/12/2000	01	MAA	\$ -	\$ 357,000		\$ 357,000	\$ 450,000	\$ 807,000
New Haven Development Corporation	100 Crown Street	New Haven	06510	New Haven	Shubert Theatre Emergency Repair Project	9/8/2000	01	UA-OPM	\$ 1,050,000			\$ 1,050,000	\$ -	\$ 1,050,000
Waterbury Partnership For Growth, Inc.	83 Bank Street	Waterbury	06702	New Haven	Strategic Economic Development Plan	9/8/2000	01	UA-OPM	\$ 125,000			\$ 125,000	\$ 38,500	\$ 163,500
AI Collinsville, LLC	Bridge Street	Canton	06019	Hartford	AI Collinsville Project	9/7/2000	01	SCRIF	\$ -	\$ 200,000		\$ 200,000	\$ -	\$ 200,000
Hamden, Town of	2372 Whitney Avenue	Hamden	06518	New Haven	Highwood Neighborhood Revitalization Project	7/21/2000	01	UA-OPM	\$ 500,000			\$ 500,000	\$ 5,000	\$ 505,000
Riverfront Reapture, Inc.	One Hartford Square West, S 36	Hartford	06101	Hartford	Columbus Boulevard Bridge	7/7/2000	01	SA	\$ 2,350,000			\$ 2,350,000	\$ 9,654	\$ 2,359,654
									\$ 115,511,723	\$ -	\$ 557,000	\$ 116,068,723	\$ 52,419,726	\$ 168,488,449
<b>Total</b>														
*** = data identified elsewhere in the report														

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Christian Activities Council	Pinewood Condos	West Hartford	Land Acquisition	\$808,500	\$808,500	DOH-Other	\$808,500				0			
Fairfield Cty Mutual Housing, Inc	Woodward Ave	Norwalk	Land Acquisition	\$312,160	\$312,160	DOH-Other	\$312,160				0			
Hartford Aptmt Improvement Prog	Barbour Street	Hartford	Land Acquisition	\$155,310	\$155,310	DOH-Other	\$155,310				0			
House of Bread, Inc	Main Street	Hartford	Land Acquisition	\$121,236	\$121,236	DOH-Other	\$121,236				0			
Nehemiah Housing Corporation	Ferry Street	Middletown	Land Acquisition	\$100,882	\$100,882	DOH-Other	\$100,882				0			
Neighborhood Preservation	Spruce St	Stamford	Land Acquisition	\$8,700,600	\$8,700,600	DOH-Other	\$8,700,600				0			
NHS of New Britain, Inc	North Street	New Britain	Land Acquisition	\$97,400	\$97,400	DOH-Other	\$97,400				0			
Nutmeg Housing Dev Corp	Wildwood	Plymouth	Land Acquisition	\$1,109,392	\$1,109,392	DOH-Other	\$1,109,392				0			
Rose City Comm Land Trust	Miriam Street	Norwich	Land Acquisition	\$61,650	\$61,650	DOH-Other	\$61,650				0			
				<b>\$11,467,130</b>	<b>\$11,467,130</b>		<b>\$11,467,130</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Action Housing, Inc	Crestwood	Norwalk	Land Acquisition	\$670,261	\$670,261	DOH-Other	\$670,261				0			
Action Housing, Inc	San Vincenzo PL	Norwalk	Land Acquisition	\$2,334,130	\$2,334,130	DOH-Other	\$2,334,130				0			
Committee on Training & Employment	Henry Street	Stamford	Land Acquisition	\$504,500	\$504,500	DOH-Other	\$504,500				0			
Community Renewal Team	Earle Street	Hartford	Land Acquisition	\$35,135	\$35,135	DOH-Other	\$35,135				0			
Co-op Initiatives, Inc	Common Thread	Manchester	Land Acquisition	\$297,012	\$297,012	DOH-Other	\$297,012				0			
Council of Concern Dev Corp	Orange Street	Meriden	Land Acquisition	\$49,750	\$49,750	DOH-Other	\$49,750				0			
Fairfield 2000 Homes Corp	Waterside Green	Stamford	Land Acquisition	\$2,070,000	\$2,070,000	DOH-Other	\$2,070,000				0			
New Neighborhoods, Inc	River Vista	Stamford	Land Acquisition	\$553,500	\$553,500	DOH-Other	\$553,500				0			
New Samaritan	Kugeman Village	Cornwall	Land Acquisition	\$178,700	\$178,700	DOH-Other	\$178,700				0			
Rose City Comm Land Trust	New London Tnpk	Norwich	Land Acquisition	\$90,775	\$90,775	DOH-Other	\$90,775				0			
Rose City Comm Land Trust	Talman Street	Norwich	Land Acquisition	\$16,025	\$16,025	DOH-Other	\$16,025				0			
South Park Inn	Mansion House	Hartford	Land Acquisition	\$2,052,006	\$2,052,006	DOH-Other	\$2,052,006				0			
Torrington Affordable Housing, Inc	Milici Village	Torrington	Land Acquisition	\$1,029,278	\$1,029,278	DOH-Other	\$1,029,278				0			
Vision Housing, Inc.	Maple Ridge	Hebron	Land Acquisition	\$1,000,000	\$1,000,000	DOH-Other	\$1,000,000				0			
<b>1990 Total</b>				<b>\$10,881,072</b>	<b>\$10,881,072</b>		<b>\$10,881,072</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Creative Dev for Colchester, Inc	Amston Road	Colchester	Land Acquisition	\$183,900	\$183,900	DOH-Other	\$183,900				0			
Creative Housing	Nike Site	East Windsor	Land Acquisition	\$459,533	\$459,533	DOH-Other	\$459,533				0			
Fairfield 2000 Homes Corp	Scattered Site	Westport	Land Acquisition	\$678,400	\$678,400	DOH-Other	\$678,400				0			

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Fairfield 2000 Homes Corp	Sound House	Bridgeport	Land Acquisition	\$1,277,405	\$1,277,405	DOH-Other	\$1,277,405				0			
Friendship Service Center	Arch St. Homeless	New Britain	Land Acquisition	\$196,330	\$196,330	DOH-Other	\$196,330				0			
Macedonia Baptist Church	Macedonia	Ansonia	Land Acquisition	\$340,000	\$340,000	DOH-Other	\$340,000				0			
Meriden Y.M.C.A.	Center Street	Meriden	Land Acquisition	\$564,950	\$564,950	DOH-Other	\$564,950				0			
Middletown Hsng Part Trust, Inc	Nike Site	Middletown	Land Acquisition	\$480,182	\$480,182	DOH-Other	\$480,182				0			
NHS of New Britain, Inc	Greenwood Commons	New Britain	Land Acquisition	\$407,236	\$407,236	DOH-Other	\$407,236				0			
NHS of Waterbury, Inc	Old Farms Rdg/Lake Pnt	Waterbury	Land Acquisition	\$3,852,550	\$3,852,550	DOH-Other	\$3,852,550				0			
Pathways Furures, Inc.	Brookside Dr.	Greenwich	Land Acquisition	\$586,154	\$586,154	DOH-Other	\$586,154				0			
Plainville Affordable Housing Corp	Cassidy Commons	Plainville	Land Acquisition	\$630,927	\$630,927	DOH-Other	\$630,927				0			
Rural Homes, Limited	Huntley Road	Killingly	Land Acquisition	\$500,410	\$500,410	DOH-Other	\$500,410				0			
Rural Homes, Limited	Kathleen Drive	Brooklyn	Land Acquisition	\$715,000	\$715,000	DOH-Other	\$715,000				0			
Salem Turnpike Housing Corporation	Trading Cove Commons	Norwich	Development Of LBLT Property For 35 Units Elderly Condos	\$1,030,301	\$1	DECD-Other	\$1				0			
<b>1991 Total</b>				<b>\$11,903,277</b>	<b>\$10,872,977</b>		<b>\$10,872,977</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Council of Concern Dev Corp	Springdale Ave	Meriden	Land Acquisition	\$251,300	\$184,959	DOH-Other	\$184,959				0			0
Manchester Interfaith Corp.	Rainbow Hollow Homes	Manchester	Land Acquisition	\$828,711	\$828,711	DOH-Other	\$828,711				0			
<b>1992 Total</b>				<b>\$1,080,011</b>	<b>\$1,013,670</b>		<b>\$1,013,670</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Christian Activities Council	Scattered Site	Hartford	Land Acquisition	\$2,446,379	\$2,446,379	DOH-Other	\$2,446,379				0			
Ecumenical Housing, Inc.	Tower Avenue	Hartford	Land Acquisition	\$199,937	\$199,937	DOH-Other	\$199,937				0			
Living in Safe Alternatives, Inc	Boardman Street	Bristol	Land Acquisition	\$219,235	\$219,235	DOH-Other	\$219,235				0			
New Samaritan	Wolcott Hills	Wolcott	Land Acquisition	\$4,000,000	\$4,000,000	DOH-Other	\$4,000,000				0			
Torrington Affordable Housing, Inc	Scattered Site	Torrington	Land Acquisition	\$497,956	\$497,956	DOH-Other	\$497,956				0			
Vision Housing, Inc.	Willow Glen	Coventry	Land Acquisition	\$845,000	\$845,000	DOH-Other	\$845,000				0			
West Hartford Interfaith Coalition, Inc	Scattered Site	West Hartford	Land Acquisition	\$394,151	\$394,151	DOH-Other	\$394,151				0			
<b>1993 Total</b>				<b>\$8,602,658</b>	<b>\$8,602,658</b>		<b>\$8,602,658</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Action Housing, Inc	Woodfield Common	Norwalk	Land Acquisition	\$1,018,949	\$1,018,949	DOH-Other	\$1,018,949				0			
ECHO, Inc	Scattered Site	New London	Land Acquisition	\$67,512	\$67,512	DOH-Other	\$67,512				0			
HA of the City of Stamford	Lead Program	Stamford	Lead Paint Abatement	\$1,114,354	\$1,114,354	HOME		\$1,114,354			31		31	31
Human Serv Council of Mid-Fairfield	New City Hotel	Norwalk	Land Acquisition	\$755,648	\$755,648	DOH-Other	\$755,648				0			

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Ass'd Units	DECD HO Units	DECD Rental Units	DECD Presr'd Units
Metcalfe House, Inc	Metcalfe House	Stamford	Forest Street Homeless	\$704,650	\$238,000	HOME		\$238,000			10		10	10
NHS of Norwalk, Inc	Ely Ave	Norwalk	Land Acquisition	\$125,375	\$125,375	DOH-Other	\$125,375				0			
Nutmeg Housing Development Corp	Wilde Wood Condominiums	Plymouth	Construct 55 Units Of Low-Income Condominiums	\$6,599,827	\$1,109,392	DECD-Other	\$1,109,392				55	55		
Regional Hsng Rehab Inst of CT	West St/Davenport Ave	New Haven	Land Acquisition	\$133,879	\$133,879	DOH-Other	\$133,879				0			
Rose City Comm Land Trust	Scattered Site	Norwich	Land Acquisition	\$59,082	\$59,082	DOH-Other	\$59,082				0			
St Vincent dePaul of Meriden	Village Green	New Britain	Land Acquisition	\$51,906	\$51,906	DOH-Other	\$51,906				0			
Tolland Non-Profit Housing Corp	Rolling Meadows	Tolland	Land Acquisition	\$636,136	\$636,136	DOH-Other	\$636,136				0			
Village Associates, Inc	Forest Glen	Milford	Land Acquisition	\$1,852,149	\$1,852,149	DOH-Other	\$1,852,149				0			
Vision housing, Inc	Breed's Tavern	Colchester	Construction of 22 LEC units	\$2,908,075	\$2,908,075	HOME/LEC	\$424,810	\$2,483,265			22		22	
<b>1994 Total</b>				<b>\$16,027,542</b>	<b>\$10,070,457</b>		<b>\$6,234,837</b>	<b>\$3,835,620</b>	<b>\$0</b>	<b>\$0</b>	<b>118</b>	<b>55</b>	<b>63</b>	<b>41</b>
Comm Dev Services, Inc.	Watch Factory	Cheshire	Land Acquisition	\$392,700	\$392,700	DOH-Other	\$392,700				0			
Comm Land Trust of Windham, Inc	36 Windham St.	Windham	Land Acquisition	\$47,000	\$47,000	DOH-Other	\$47,000				0			
CT Assoc for Comm Action	Lead Program	Statewide	CAFCA Lead Abatement	\$1,180,360	\$1,180,360	HOME		\$1,180,360			72		72	72
Grove St MHA LP	Grove Street Mutual	Windsor Locks	Substantial Rehab	\$3,639,350	\$2,057,530	HOME				\$2,057,530	21		21	21
Habitat for Humanity of Wallingford	Wallace Row	Wallingford	Land Acquisition	\$101,250	\$101,250	DOH-Other	\$101,250				0			
Litchfield Housing Trust	Scattered Site	Litchfield	Land Acquisition	\$356,354	\$356,354	DOH-Other	\$356,354				0			
West Hartford Interfaith Coalition, Inc	Brace/Dale Streets	West Hartford	Land Acquisition	\$176,050	\$176,050	DOH-Other	\$176,050				0			
West Hartford Interfaith Coalition, Inc	S. Quaker Lane	West Hartford	Land Acquisition	\$89,763	\$89,763	DOH-Other	\$89,763				0			
<b>1995 Total</b>				<b>\$5,982,826</b>	<b>\$4,401,006</b>		<b>\$1,163,116</b>	<b>\$1,180,360</b>	<b>\$0</b>	<b>\$2,057,530</b>	<b>93</b>	<b>0</b>	<b>93</b>	<b>93</b>
Arch St Assoc, LP	Hart Gardens	New Britain	Substantial Rehab	\$2,089,850	\$395,000	HOME				\$395,000	8		8	8
Seymour Assoc LP	Hudson Park	Hartford	Substantial Rehab	\$5,335,280	\$3,229,453	HOME				\$3,229,453	44		44	44
<b>1996 Total</b>				<b>\$7,425,130</b>	<b>\$3,624,453</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,624,453</b>	<b>52</b>	<b>0</b>	<b>52</b>	<b>52</b>
Bridgeport, City of	Bridgeport Block Grant 73	Bridgeport	Home Block Grant	\$529,100	\$529,100	HOME		\$529,100			41	6	35	
Bridgeport, City of	Bridgeport Home Block Grant 78	Bridgeport	Home Block Grant	\$476,098	\$476,098	HOME		\$476,098			25	3	22	
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder II (Old 180)	New London	Acquisition Of 9 Single Family Homes.	\$125,000	\$125,000	HOME		\$125,000			9	9		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Conn. Hsg Investment Fund Inc.	Neighborhood Rebuilder (Old 179)	New London	Acquisition & Rehab Of Homeownership Units To Stabilize Neigborhoods.	\$155,000	\$155,000	HOME		\$155,000			10	10		
Hartford, City of	Hartford Home Block Grant	Hartford	Moderate Rehab Annawan Street And Vine Street Apt Complexes	\$9,629,619	\$2,284,746	Multi		\$1,784,746	\$500,000		144		144	144
Marian Housing Corporation	Marion Housing	Cromwell	New Constructon Elderly Housing	\$6,627,918	\$1,500,000	HOME		\$1,500,000			20		20	
New Haven, City of	New Haven Home Block Grant	New Haven	Grant To City Of New Haven For Rental And Homeownership Activities.	\$1,197,012	\$1,197,012	HOME		\$1,197,012			19	5	14	
New Neighborhoods, Inc.	Stillwater Heights	Stamford	Rehab Of Three Existing Units	\$2,276,672	\$67,400	HOME		\$67,400			3		3	3
South Hartford Initiative	SHI Housing	Hartford	Rehabilitation Loans And Grants To Existing Low-Mod Income Owners	\$3,000,000	\$3,000,000	DECD-Other	\$3,000,000				157	157		157
Waterbury, City of	Waterbury Home Block Grant	Waterbury	Home Block Grant Assigned To Grace Congregate Project	\$716,804	\$716,804	HOME		\$716,804			20		20	
<b>1997 Total</b>				<b>\$24,733,223</b>	<b>\$10,051,160</b>		<b>\$3,000,000</b>	<b>\$6,551,160</b>	<b>\$500,000</b>	<b>\$0</b>	<b>448</b>	<b>190</b>	<b>258</b>	<b>304</b>
Alderhouse Residential Community	Huntington House	New London	Substantial Rehab Of Adjoining Buildings For 7 LEC Residences	\$25,000	\$25,000	HOME		\$25,000			7	7		7
Co-op Initiatives, Inc.	Ct Home Of Your Own	Hartford	Acquisition & Rehab Of Home Ownership Units For Disabled Individuals.	\$550,000	\$550,000	HOME		\$550,000			14	14		
Groton, Town of	Groton - Homeowner	Groton	Downpayment Assistance	\$867,628	\$223,708	HOME		\$223,708			7	7		
MLK Cooperative, Inc.	MLK Cooperative	Hartford	Rehab;Multi-Unit Residential	\$6,120,409	\$822,446	HOME				\$822,446	64		64	64
Neighborhood Hsg Srvs Stamford	48 Orchard Street	Stamford	The Creation Of 7 Units Of Affordable Family Rental Housing.	\$2,033,977	\$200,000	HOME		\$200,000			7		7	
Regional Hsg Rehab Inst of CT	Regional Housing Rehabilitation	New Haven	Renovation Of Blighted Homes For Homeownership By Eligible Buyers.	\$974,798	\$550,000	HOME				\$550,000	16	16		16
<b>1998 Total</b>				<b>\$10,571,812</b>	<b>\$2,371,154</b>		<b>\$0</b>	<b>\$998,708</b>	<b>\$0</b>	<b>\$1,372,446</b>	<b>116</b>	<b>44</b>	<b>71</b>	<b>87</b>

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
1-36 Jaidee Drive Associates Limited Partnership	Jaidee Drive	East Hartford	Creation Of 7 Units Of Rental Housing	\$6,128,065	\$500,000	HOME		\$500,000			7		7	
1665 Post 1 Limited Partnership	Hidden Brook	Westport	New Construction Of 40 Affordable Apartments	\$1,605,000	\$1,605,000	HOME		\$1,605,000			40			40
Co-op Initiatives, Inc.	Home-Of-Your-Own	Bloomfield	Acquisition & Rehab Of Home Ownership Units By Disabled Individuals	\$1,445,732	\$1,445,732	HOME		\$1,445,732			18	18		
Corporation for Independent Living	Accessibility Loans And Grants	Statewide	Make Dwelling Units Handicapped Accessible	\$1,050,000	\$1,050,000	HOME		\$1,050,000			33	33		33
Corporation for Independent Living	CIL II	Statewide	Rehab Dwelling Units For Handicapped Individuals.	\$550,000	\$550,000	HOME				\$550,000	16	16		16
New Haven, City of	730 George Street	New Haven	Substantial Renovation--Decd Home Units #58	\$5,079,756	\$750,000	HOME		\$750,000			58		58	
Sheldon Oak II Cooperative LP	Sheldon Oak II Cooperative	Hartford	Rehab;Multi-Unit Residential	\$7,959,713	\$850,000	HOME				\$850,000	72		72	72
Shelter for the Homeless, Inc.	Shelter For The Homeless	Stamford	Rehabilitation Of An Existing Building Into 12 Beds For The Homeless.	\$387,217	\$387,217	HOME		\$387,217			3		3	3
<b>1999 Total</b>				<b>\$24,205,483</b>	<b>\$7,137,949</b>		<b>\$0</b>	<b>\$5,737,949</b>	<b>\$0</b>	<b>\$1,400,000</b>	<b>247</b>	<b>67</b>	<b>180</b>	<b>124</b>
Artspace Norwich Limited Partnership	Norwich Artspace	Norwich	New Construction And Substantial Rehab/Artists' Housing	\$8,603,287	\$750,000	HOME				\$750,000	9		9	
Beulah Land Development Corporation	Orchard Street Townhomes	New Haven	New Construction Of 20 Townhouses In Ten Buildings.	\$3,704,365	\$1,136,300	MULTI	\$300,000	\$836,300			20	20		
City of Hartford	St. Monica's - Phase 2	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	\$3,571,213	\$1,074,257	HOME		\$1,074,257			11	11		
Metcalf Housing, Inc.	Torrington YMCA	Torrington	The Rehabilitation Of 42 Apartments	\$3,660,507	\$495,000	HOME		\$495,000			42		42	42
Mutual Housing Assoc of SC CT	Wild Rose	Guilford	New Construction Of 10 Units Of Homeownership	\$2,439,243	\$673,306	HOME		\$673,306			10	10		
New London Housing Authority	Scattered Sites	New London	Acquisition, Rehab, Resale In Target Neighborhood	\$618,821	\$618,600	HOME		\$618,600			8	8		8
New Samaritan Development Corporation	Shelton Senior Housing	Shelton	New Construction Of A 35 Unit Apartment Building For The Elderly.	\$800,000	\$800,000	HOME		\$800,000			35			35

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Pope-Park-Zion, LLC	Cityscape '96	Hartford	New Construction Of 4 Duplexes - 4 Home Units	\$1,062,628	\$368,000	HOME		\$368,000			4	4		
Regional Hsg Rehab Inst of CT	HRI Housing Support Circle	New Haven	Renovation Of Six Buildings	\$1,065,726	\$448,000	HOME		\$448,000			16	16		16
Senior Housing at Quail Hollow	Senior Housing At Quail Hollow II	Plymouth	Construction Of 8 Elderly Rental Projects	\$3,054,262	\$560,000	HOME				\$560,000	8		8	
Seymour, Town of	Seymour Scattered Site Rehab	Seymour	The Town Was Awarded Funds To Run A Homeowner Rehabilitation Program	\$129,192	\$129,192	HOME		\$129,192			5	5		5
The Connection Fund Realty, Inc.	The Connection Fund	Middletown	The Rehabilitation And Sale To Low Income Families Of 2 Ownership Units and 1 Rental Unit	\$43,916	\$43,916	HOME		\$43,916			3	2	1	3
<b>2000 Total</b>				<b>\$28,753,161</b>	<b>\$7,096,572</b>		<b>\$300,000</b>	<b>\$5,486,572</b>	<b>\$0</b>	<b>\$1,310,000</b>	<b>171</b>	<b>76</b>	<b>95</b>	<b>74</b>
3236 South Street, LP	Wethersfield Ave.	Hartford	Acquisition & Substantial Rehab	\$2,205,067	\$735,000	HOME		\$735,000			32		32	
Canterbury Village LLC	Canterbury Village	New Hartford	Construction Of 10 Elderly Rental Units	\$1,674,708	\$727,500	HOME				\$727,500	10		10	
Cheshire Interfaith Housing, Inc	Cheshire Interfaith Housing	Cheshire	Construction Of A Single-Family Home Through Habitat For Humanity.	\$161,912	\$86,912	HOME		\$86,912			1	1		
Christian Activities Council	Urban Suburban Affordables	Areawide	Homeownership	\$750,000	\$750,000	HOME		\$750,000			28	28		
Community Renewal Team	Home Solutions	Hartford	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	\$4,502,500	\$4,502,500	DECD-Other			\$4,502,500		275	275		275
Connecticut Housing Finance Authority	Pilots Supportive Housing Program	Statewide	Supportive Housing Pilots Program	\$54,482,903	\$23,000,000	DECD-Other	\$23,000,000				221		221	
Geer Village Development Co.	Geer Village	Canaan	Creation Of 24 Elderly Rental Units	\$3,340,433	\$956,018	HOME		\$956,018			24		24	
Manchester, Town of	Manchester Homeownership Program	Manchester	Acquisition-For Rehabilitation	\$1,682,571	\$373,569	HOME		\$373,569			10	10		
Mutual Housing Assoc of SC CT	Gilbert Avenue Mutual Housing	New Haven	Rehabilitation Of 10 Units Of Affordable Rental Housing In New Haven.	\$1,354,830	\$1,048,425	HOME		\$1,048,425			10		10	
Neighborhood Housing Services of New Britain	Sexton Street Homeowner	New Britain	Rehab Of 2 Units Of Owner Occupied Housing	\$294,100	\$124,100	HOME		\$124,100			2	2		2

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Neighborhood Housing Services of Waterbury, Inc.	WOW Neighborhood	Waterbury	Project To Develop Six Affordable Housing Units.	\$780,922	\$765,922	HOME		\$765,922			6	6		
ONE/CHANE, Inc.	Nelson Street CHDO Loan	Hartford	Affordable Family Rental Housing	\$140,000	\$140,000	HOME				\$140,000	1		1	
Orchard Ridge Associates Limited Partnership	Orchard Ridge	Berlin	Construction Of 126 Units Of Senior Rental Housing - 11 Home	\$13,638,737	\$800,000	HOME				\$800,000	11		11	
Pope-Park-Zion LLC	Cityscape 2	Hartford	New Construction Of 12 Units (6 Homes)	\$1,527,285	\$947,285	HOME		\$947,285			6	6		
Richard Street Limited Partnership	Richard Street Coops	New Haven	Renovation Of 20 Units At Richard Street And Saltonstall Ave.	\$2,606,577	\$138,000	HOME		\$138,000			20		20	20
Senior Housing at Quail Hollow, Inc.	Quail Hollow	Plymouth	Provide 6 Home-Assisted Senior Rental Units	\$333,000	\$333,000	HOME				\$333,000	6		6	
Tolland, Town of	Tolland Rehab	Tolland	Rehabilitation Of Owner Occupied Single Family Homes	\$400,000	\$400,000	HOME		\$400,000			29	29		29
Woodglen Enterprises, LLC	Wood Haven Estates	Waterbury	Development Of 11 Single Family Owner Occupied Homes.	\$1,603,437	\$593,330	HOME				\$593,330	11	11		
<b>2001 Total</b>				<b>\$91,478,983</b>	<b>\$36,421,562</b>		<b>\$23,000,000</b>	<b>\$6,325,232</b>	<b>\$4,502,500</b>	<b>\$2,593,830</b>	<b>703</b>	<b>368</b>	<b>335</b>	<b>336</b>
Birch Meadow Assoc. LP	Birch Meadow	Manchester	Construction Of A 100 Unit Low-Income Housing Tax Credit Project In Manchester. 11 Home units	\$12,607,164	\$1,000,000	HOME				\$1,000,000	11		11	
Co-op Initiatives, Inc.	Carter Court	Glastonbury	Acquisition & Rehab Of 20 Unit LEC. 19 HOME	\$3,833,386	\$2,029,947	HOME				\$2,029,947	19		19	
Co-op Initiatives, Inc.	Coop Initiatives	Hartford	Chdo Operating Grant	\$50,000	\$50,000	HOME		\$50,000			10		10	
Hartford, City of	St. Monica's - Phase 2	Hartford	Infrastructure In Exchange For 10 Home Units Of A 28 Unit Project	\$3,571,213	\$1,074,257	HOME		\$1,074,257			11	11		
Mansfield Housing Authority	Holinko Estates II Predev Loan	Storrs	Predevelopment Loan For Holinko Estates Phase II	\$100,000	\$100,000	Flex-RLF			\$100,000		0			
Mutual Housing Assoc of GH Inc	Park Terrace II	Hartford	Redevelopment Of 20 Properties Create 68 Units Of Mutual Housing	\$14,527,721	\$2,748,416	HOME				\$2,748,416	68		68	68
Neighborhood Housing Srv of NB	Skrentny Block	New Britain	5 Units Of Family Rental Housing	\$684,322	\$470,388	HOME		\$470,388			5		5	5

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
New Britain, City of	South High Street Home	New Britain	Rehab Of 3 Buildings Into 17 Co-Op Units	\$2,381,000	\$1,168,000	HOME		\$1,168,000			17		17	17
Park Squire Assoc. Partnership	Park Squire	Hartford	Urban Revitalization Project - 24 Residential And 5 Retail Units	\$5,101,836	\$3,924,170	MULTI	\$2,827,542	\$1,096,628			24		24	24
River Ridge Apartments LLP	River Ridge	Hamden	Constuction of a 62 Unit (10 HOME)	\$8,527,222	\$822,276	HOME				\$822,276	10		10	
Stamford Housing Authority	Margot Wormser	Stamford	Urgent Rehab Repair Work At Margot Wormser Apartments; 40 Units	\$377,150	\$377,150	DECD-Other	\$377,150				40		40	40
State Street Bridgeport, L.P.	651 State Street	Bridgeport	The Rehab Of The Bridgeport Ymca Into 102 Sro (10 Home) Units	\$11,270,997	\$200,000	HOME				\$200,000	10		10	10
Steponaitis, Lous	Hope House	Waterbury	Rehab Of Building Into 9 Units Of Supportive Housing	\$343,338	\$199,000	HOME		\$199,000			9		9	9
Tolland Senior Housing, Inc.	Tolland Senior Housing	Tolland	Construction Of Housing	\$3,765,828	\$385,000	HOME				\$385,000	5		5	
Trumbull Townhomes LLC	Trumbull Town Homes	Trumbull	New Construction Of Condo Units	\$8,852,000	\$2,399,999	HOME		\$2,399,999			43	43		
Wallingford Housing Authority	Simpson School	Wallingford	A Loan To Assist With Predev Costs To Rehab An Abandoned School	\$74,000	\$74,000	Flex-RLF			\$74,000		0			
Washington Developers, LLC	Washington Court	Hartford	Rehabilitation Of 66 Units Of Rental Housing	\$5,191,719	\$1,245,000	HOME				\$1,245,000	66		66	66
<b>2002 Total</b>				<b>\$81,258,897</b>	<b>\$18,267,604</b>		<b>\$3,204,692</b>	<b>\$6,458,273</b>	<b>\$174,000</b>	<b>\$8,430,639</b>	<b>348</b>	<b>54</b>	<b>294</b>	<b>239</b>
Alderhouse Residential Commun.	North End Artist Cooperative	Middletown	Rehabilitation Of 9 Units Of Cooperative Housing In Middletown, Ct.	\$1,329,052	\$822,000	HOME		\$822,000			9		9	9
Alderhouse Residential Communities, Inc.	Alderhouse Residential Communities	Middletown	CHDO Operating Grant	\$50,000	\$50,000	HOME		\$50,000			11		11	
Amber Properties, LLC/Peter Levine	73 Washington Street	New London	Renovate Historic Commercial Prop To 28 Units Rental Housing	\$3,199,274	\$750,000	Flex-RLF			\$750,000		28		28	
Beulah Land Development Corporation	Beulah Land Developmnt Corp CHDO Operating	New Haven	Operating Support, Office Expenses, Salaries, Training, Computers	\$50,000	\$50,000	HOME		\$50,000			10	10		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Burlington, Town of	Burlington Elderly	Burlington	Construction Of 24 Units Of Senior Housing.	\$2,796,064	\$800,000	HOME		\$800,000			24		24	
Cheshire Interfaith Housing, Inc	Byam Road	Cheshire	Cheshire Interfaith Housing Will Construct 2 Single Family Homes For R	\$386,082	\$150,000	HOME		\$150,000			2	2		
CHFA	Trumbull On The Park	Hartford	Development Of 100 Housing Units	\$39,522,000	\$6,000,000	DECD-Other	\$6,000,000				100		100	
CHFA	Herbert T. Clark	Glastonbury	Construction of 25 assisted living units	\$4,648,042	\$990,000	PRIME	\$990,000				25		25	
CHFA	The Retreat	Hartford	Construction of 100 assisted living units	\$16,740,404	\$5,000,000	PRIME	\$5,000,000				100		100	
CT Dept. of Econ & Com Develop	Rice Heights	Hartford	Homeownership	\$17,404,342	\$14,744,342	Multi	\$9,526,691	\$5,217,651			44	44		
Metro Realty Group, LTD	Boulder Ridge Elderly Housing	Canton	Acquisition Of Land For 90 Senior Rental Units (11 Home Assisted)	\$12,672,894	\$1,200,000	HOME				\$1,200,000	11		11	
Metro Realty Group, LTD	Watson Farms Elderly Rental	South Windsor	Construction Of Elderly Rental Housing	\$8,943,028	\$800,000	HOME				\$800,000	11		11	
Mutual Housing Assoc of SC CT	Mutual Housing Of Southcentral Ct	New Haven	CHDO Operating Costs	\$50,000	\$50,000	HOME		\$50,000			10		10	
Mutual Housing Assoc of SW CT	Mutual Housing Of Southwest Ct	Stamford	CHDO Operating Grant	\$50,000	\$50,000	HOME		\$50,000			43		43	
NE Hartford Affordable Housing	Northeast Hartford Affordable Housing	Hartford	Acquisition And Rehabilitation Of 68 Units (11 Home)	\$7,273,877	\$1,200,000	HOME		\$1,200,000			11		11	11
Neighborhood Housing Services of NB	Neighborhood Housing Services of NB	New Britain	CHDO Operating Grant	\$35,279	\$35,279	HOME		\$35,279			5		5	
New Haven, City of	Livable City Initiative Citywide Revitalization	New Haven	Program To Create 271 Homeownership Units & Community Improvements	\$59,549,302	\$7,000,000	DECD-Other	\$7,000,000				271	271		
North Haven Opport for Aff Hsg	Summerdale-NHOAH	North Haven	New Construction Of 20 Affordable Condominiums.	\$4,278,464	\$2,444,555	HOME		\$2,444,555			20	20		
ONE/CHANE, Inc.	Cleveland/Barbour	Hartford	Rehab Of 11 Unit Cooperative Housing Project	\$1,923,951	\$576,671	HOME		\$576,671			11		11	11
Pope-Park-Zion LLC	Cityscape 3	Hartford	Construction Of 19 Homeowner Units In The Frog Hollow Neighborhood.	\$6,361,766	\$2,672,280	Multi	\$500,000	\$2,172,280			19	19		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Salem Turnpike Housing Corporation	Parnell Brook Predev Loan	North Haven	Predevelopment Expenses For Fees And Services	\$245,600	\$245,600	Flex-RLF			\$245,600		1		1	
Seymour Housing Authority	Smith Street Assisted Living Predevelopment Loan	Seymour	Predev. Loan To Assist In The Development Of A 56-Unit Assisted Living	\$250,000	\$250,000	Flex-RLF			\$250,000		1		1	
The Community Builders, Inc.	Kent South Common	Kent	Development Of A 24 Unit (11 Home) Family Rental Project.	\$2,059,900	\$1,262,000	HOME		\$1,262,000			11		11	
Tim Bobroske Co., Inc.	Thomaston Valley Village	Thomaston	Construction Of 22 Units Of Senior Rental Housing	\$1,156,300	\$1,156,300	Flex- Bond			\$1,156,300		22		22	
WHA Dev Corp	Laurel Commons	Winsted	Predevelopment Costs For Laurel Housing Project	\$223,000	\$223,000	Flex-RLF			\$223,000		0			
<b>2003 Total</b>				<b>\$191,198,621</b>	<b>\$48,522,027</b>		<b>\$29,016,691</b>	<b>\$14,880,436</b>	<b>\$2,624,900</b>	<b>\$2,000,000</b>	<b>800</b>	<b>366</b>	<b>434</b>	<b>31</b>
210 State Street LP	Safe Haven--Liberty Community Services	New Haven	Adaptive Re-Use Of Old Cigar Factory To 33 Studio Units	\$8,304,004	\$3,610,500	Flex-Bond			\$3,610,500		33		33	
Artspace Bridgeport LP	Bridgeport Artspace/Sterling Market Lofts	Bridgeport	Rehab Of Read'S Dept Store Into 61 Units Of Rental Artist Housing. 7 FLEX units & 9 HOME units	\$14,496,948	\$1,200,000	S: Flex-RLF F: HOME			\$500,000	\$700,000	16		16	
Bella Vista Cooperative Inc.	Bella Vista Cooperative Rehab	Hartford	Vinyl Siding Installation At 270-276 Bellevue St, Hartford	\$68,581	\$68,581	Flex-RLF			\$68,581		8		8	8
CHFA	Luther Ridge	Middletown	Construction of 45 assisted living units	\$7,419,930	\$2,500,000	PRIME			\$2,500,000		45		45	
CHFA	UR Home Ownership	Statewide	Pilot Program Ur Home/Acquisition And/Or Rehab	\$10,000,000	\$10,000,000	DECD-Other	\$10,000,000				355	355		
Connecticut Housing Investment Fund, Inc.	Ct CDFI Alliance Revolving Loan Fund	Statewide	Statewide Revolving Loan Fund	\$14,770,000	\$1,500,000	Flex- Bond			\$1,500,000		10		10	
Connecticut Housing Investment Fund, Inc.	Neighborhood Rebuilder Program	Hartford	Appraisal Gap Subsidy	\$4,551,500	\$872,000	DECD-Other	\$872,000				18	18		
Co-Opportunity, Inc.	Youthbuild Hartford/Rice Heights	Hartford	\$50,000 For Operational Costs For Youthbuild Administration	\$50,000	\$50,000	HOME		\$50,000			0	0	0	0

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Corporation for Independent Living	Loans And Grants For Accessibility	Statewide	To Allow Handicapped Individuals To Make Their Dwelling Units Handicap	\$498,238	\$498,238	Flex-RLF			\$498,238		15	15		15
CT Urban Legal Initiative	Psa--Scovill Homes Feasibility Study	Waterbury	Feasibility Study Of Scovill Homes Neighborhood In Waterbury	\$155,000	\$75,000	Flex-RLF			\$75,000		0			
Grace Development Corporation	Grace House	Waterbury	Construction Of 40 Unit Elderly Rental Housing. 10 Units Funded Through Decd Home Program.	\$5,184,257	\$345,000	HOME		\$345,000			10		10	
Ida B Wells Inc	Ida B. Wells	Hartford	New Construction Of A 40 Unit Elderly Complex	\$4,464,100	\$685,000	HOME				\$685,000	40		40	
New Haven, City of	SA-Ninth Square Phase II	New Haven	Construction Costs Related To Mixed Use Development In Downtown	\$13,878,624	\$3,263,783	DECD-Other			\$3,263,783		83		83	
Nutmeg Housing Development Cor	Amston Village	Colchester	Predevelopment Loan For Decd Amston Road Lblt Property	\$235,100	\$235,100	Flex-RLF			\$235,100		0			
Ormont Court -WS Brooks Eld Hm	Ormont Court - 810 Orchard Street	New Haven	Renovate Blighted 3 Story Into 12 One Bedroom Elderly Units. 50%Ami	\$1,742,823	\$225,000	Flex- Bond	\$225,000				12		12	12
Regional Housing Rehabilitation Institute of CT, Inc.	HRI CHDO Operating Costs	New Haven	CHDO Operating Costs Program	\$33,600	\$33,600	HOME		\$33,600			10	10		
SOC Group II LP	SANA Apartments	Hartford	Acquisition & Rehab, A 256 Unit Of Multifamily Housing	\$32,735,704	\$4,913,089	HOME			\$4,913,089		256		256	256
Vernon NP Hsng Dev. Corp	Village Street Revitalization	Vernon	Demo, Rehab & New Const Of 23 Units Of Residential Properties	\$5,724,215	\$2,101,500	Multi	\$2,101,500				23	23		
<b>2004 Total</b>				<b>\$124,312,624</b>	<b>\$32,176,391</b>		<b>\$13,198,500</b>	<b>\$428,600</b>	<b>\$12,251,202</b>	<b>\$6,298,089</b>	<b>934</b>	<b>421</b>	<b>513</b>	<b>291</b>
130 Howe Street, Inc.	130 Howe Street	New Haven	Construction Of 12 Units Of Affordable Rental Housing.	\$1,790,226	\$803,296	HOME		\$803,296			12		12	
Augustana Homes East Bpt., Inc	Bishop Curtis Homes Project	Bridgeport	The Rehabilitation Of A Former School Into 48 Units Of Senior Housing	\$5,415,936	\$202,842	HOME		\$202,842			48		48	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Bethsaida Community, Inc.	Flora O'Neil Apartments	Norwich	New Construction Of 6 Units Of Permanent Rental Housing	\$891,799	\$652,003	Flex-RLF			\$652,003		6		6	
CHFA	Southwood Square - Phase 3	Stamford	New Construction Of 56 Rental Units As Part Of Hope 6 Project	\$23,099,035	\$4,721,852	DECD-Other	\$4,721,852				56		56	
CHFA	Temple Street Housing	Hartford	Construction Of 78 Units - Market Rate Housing	\$23,417,794	\$4,000,000	DECD-Other	\$4,000,000				78		78	
CHFA	Smithfield Gardens	Seymour	Construction of 56 assisted living units	\$12,249,250	\$3,200,000	PRIME			\$3,200,000		56		56	
CHFA	Wauregan Hotel Renovation	Norwich	Substantial Renovation Of Historic Norwich Hotel To Housing Units	\$22,187,094	\$3,650,000	DECD-Other	\$3,650,000				71		71	
CHFA	Temple Street Garage	Hartford	Construction Of Housing And Parking Garage	\$8,895,835	\$680,000	DECD-Other	\$680,000				78		78	
Co-op Initiatives, Inc.	Winthrop Drive Amendment	Farmington	Acquire And Rehabilitate 11 Units Of Low-Income Housing	\$1,683,768	\$783,118	HOME		\$678,118		\$105,000	11		11	11
Hall Neighborhood House	UA-Hall Commons	Bridgeport	New Construction Of A 41 Unit Hud 202 Elderly Complex	\$5,867,557	\$1,705,500	DECD-Other	\$1,705,500				41		41	
Hartford, City of	CCEDA Demolition/Redevelopment Project Phase II	Hartford	Demolition, Mothballing, Rehabilitation	\$25,000,000	\$25,000,000	DECD-Other	\$25,000,000				150	150		
Hill Development Corporation	Hill Homeownership Initiative	New Haven	Renovation Of Five Homes For Ownership With Rental Units.	\$2,565,027	\$677,027	HOME		\$677,027			5	5		5
Laurel Commons Housing L P	Laurel Commons Elderly Housing	Winsted	Development Of 44 Units Of Elderly Housing, 19 HOME units	\$7,248,059	\$2,133,844	HOME				\$2,133,844	19		19	
Mutual Housing Assoc of SC CT	Valley Mutual Housing Project	Ansonia	Project Consists Of The Rehab Of 9 Units Of Affordable Rental Housing	\$1,591,750	\$636,743	HOME				\$636,743	9		9	9
New Britain, City of	New Britain Home Block Grant	New Britain	Block Grant Funds Being Used In South High St Home Project	\$441,653	\$441,653	HOME		\$441,653			5		5	5
Newtown Housing for the Elderl	Nunnawauk Meadows Expansion Project	Newtown	New Construction Of 12 Elderly Units Of Housing - 6 Home	\$1,805,606	\$563,410	HOME		\$563,410			6		6	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
NINA	47 Sigourney Street	Hartford	Costs Associated With Moving A Vacant 1890 Brick Victorian Structure	\$447,865	\$50,000	DECD-Other	\$50,000				2	1	1	2
Norwalk Housing Authority	Colonial Village	Norwalk	Predev Loan For Homeownership Initiative Adjacent To Col Village	\$234,300	\$234,300	Flex-RLF			\$234,300		1	1		
Nutmeg Housing Development Cor	Amston Village Elderly Housing	Colchester	Conveyance Of Decd Lb Property For A Total Of 32 Units Elderly Housing	\$1	\$1	DECD-Other	\$1				0			
Spruce Street Townhomes LLC	Spruce Street Townhomes	Stamford	New Construction Of 19 Townhouse Style Condomiums Units	\$5,287,083	\$975,000	HOME		\$975,000			19	19		
The Connection Fund Realty Inc	Legion Woods Apartments	New Haven	20 Housing Units For Disabled Individuals In New Haven	\$3,028,474	\$807,500	Flex- Bond	\$807,500				20		20	20
Thomaston Valley Village LLC	Thomaston Valley Village Home	Thomaston	Construction Of 22 Units Of Elderly Rental Housing (14 Decd)	\$2,492,500	\$1,667,500	Multi			\$1,156,300	\$511,200	14		14	
Wallingford Housing Authority	Ulbrich Heights	Wallingford	Rehab Kitchens & Bathrooms	\$338,775	\$338,775	Flex- Bond	\$338,775				28		28	28
<b>2005 Total</b>				<b>\$155,979,387</b>	<b>\$53,924,364</b>		<b>\$40,953,628</b>	<b>\$4,341,346</b>	<b>\$5,242,603</b>	<b>\$3,386,787</b>	<b>735</b>	<b>176</b>	<b>559</b>	<b>80</b>
AHEPA National Housing Corp.	AHEPA 58-II Apartments	Wethersfield	Construction Of 42 Units Of Elderly Housing In Wethersfield.	\$7,315,300	\$1,890,000	HOME		\$1,890,000			42		42	
Amber Huntington Assoc LLC	New London Market & Residential Apartments	New London	Conversion Of Old Factory Into Mixed Use Rental Units And Commercial	\$3,215,738	\$650,000	Flex, Urban Act	\$200,000		\$450,000		6		6	
Amber Huntington Assoc, LLC	New London Market and Aptmts	New London	Substantial Rehab	\$4,309,500	\$650,000	Flex/UA	\$200,000		\$450,000		10		10	10
Brick Hollow LLP	Brick Hollow	Hartford	Rehab Of 50 Rental Units In The Frog Hollow Neighborhood. 30 Decd Home Units.	\$10,630,450	\$3,612,000	HOME				\$3,612,000	30		30	30
Christian Activities Council	ADDI-Urban Suburban Affordables	Hartford Area	Downpayment Assistance	\$580,442	\$580,442	S:Flex-Bond Other: Multi	\$250,000	\$330,442			19	19		
Community Capital Fund	Arcade (Downtown Phase I)	Bridgeport	Mixed Use Dev. 59 Rental Units/14,000 Commercial Space	\$22,979,910	\$1,200,000	DECD-Other			\$1,200,000		59		59	

**Appendix-9: Housing Development Portfolio  
Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Community Capital Fund	Citytrust (Downtown Phase I)	Bridgeport	Conversion Of Citytrust Bank Into 118 Apts 48,000 Retail Square Feet	\$31,087,621	\$3,100,000	DECD-Other			\$3,100,000		118		118	
Connecticut Housing Investment Fund, Inc.	Neighborhood Rebuilder - Appraisal Gap Subsidy Program	Hartford	Homeownership - Appraisal Gap Subsidy	\$5,300,000	\$1,250,000	Flex- Bond	\$1,250,000				9	9		
Corporation for Independent Living	Loans And Grants For Accessibility Program	Statewide	Provides Funds To Applicants To Make Accessibility Renovations To Home	\$2,000,000	\$2,000,000	HOME		\$2,000,000			24	24		17
Guilford Housing Authority	Sachem Hollow	Guilford	New Construction Of 32 Units Of Elderly Rental Housing	\$5,090,642	\$3,000,000	DECD-Other	\$3,000,000				32		32	
House New London, LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	\$580,442	\$580,442	S:Flex-Bond F:HOME	\$250,000	\$330,442			66	66		
Housing Development Fund, Inc.	ADDI - Housing Development Fund	Stamford	Financial Support For Downpayment Assistance In Fairfield County	\$580,442	\$580,442	S:Flex-Bond Other: Multi	\$250,000	\$330,442			22	22		
Mutual Housing Assoc of SC CT	Artisans Lofts West	New Haven	Rehabilitation Of Eleven Affordable Apartments - 9 Flex.	\$1,709,196	\$980,000	Flex- Bond	\$980,000				9		9	9
New Haven, City of	Casa Familia	New Haven	New Constr 30 Units Of Family Rental Housing. 11 HOME units	\$7,434,926	\$1,048,941	HOME		\$1,048,941			11		11	
New Milford Affordable Housing	Indian Field	New Milford	Predevelopment Loan For Indian Field Housing Development Project	\$180,750	\$180,750	Flex-RLF			\$180,750		0			
NHS of CT, Inc.	ADDI - NHS of Ct, Inc.	Statewide	Downpayment Assistance Program In New Haven And Waterbury Areas	\$641,328	\$641,328	S:Flex-Bond F: HOME	\$250,000	\$391,328			86	86		
Nutmeg Housing Development Cor	Hills Street Surplus Property	East Hartford	Construct 4 Affordable Single Family Homes On Surplus Property	\$5	\$5	DECD-Other	\$5				0			
Pathways Vision, Inc.	Pathways Vision	Greenwich	Supportive Housing For Mentally Handicapped.	\$2,133,724	\$535,000	HOME		\$535,000			10		10	
Plainville, Town of	56 Forestville Avenue	Plainville	Transfer Of Surplus Property From DOT to Town Of Plainville	\$1	\$1	DECD-Other	\$1				0			

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
<b>2006 Total</b>				<b>\$105,770,417</b>	<b>\$22,479,351</b>		<b>\$6,630,006</b>	<b>\$6,856,595</b>	<b>\$5,380,750</b>	<b>\$3,612,000</b>	<b>553</b>	<b>226</b>	<b>327</b>	<b>66</b>
16 Bank Street LLC	16 Bank Street Apartments	Seymour	Rehab Of 2 Downtown Properties For The Creation Of 12 Elderly Units	\$2,185,619	\$1,042,822	HTF	\$1,042,822				12		12	
CHFA	Pilots - Sorumundi Commons	Statewide	Supplemental Funding For Pilots Supportive Housing Project	\$8,517,097	\$3,000,000	PRIME	\$3,000,000				48		48	
City of Bristol/Bristol Development Authority	Bristol Residential Rehabilitation Program	Bristol	Rehabilitation Of 28 Rental Units And 16 Ownership Units. 44 Units.	\$800,000	\$400,000	HTF	\$400,000				44	44		44
Community Renewal Team	Hartford Grandfamily Housing	Hartford	40 New Housing Units For Seniors And Grandparents Grandchildren	\$10,451,018	\$1,591,018	HTF			\$1,591,018		40		40	
Connecticut Housing Investment Fund, Inc.	CDFI Alliance A-Gap Program	Statewide	Statewide Gap Financing Prog For New Const. & Rehab Of Rental & Owner	\$3,600,000	\$1,200,000	HTF	\$1,200,000				6	3	3	
Corporation for Independent Living	Grants For Accessibility Tenant Program	Statewide	Grant For Accessibility Tenant Program-	\$1,000,000	\$1,000,000	HTF	\$1,000,000				21		21	21
CT Dept. of Social Services	LAMPP	Statewide	Lead Abatement	\$950,000	\$950,000	Flex- Bond	\$950,000				25		25	25
Greater New Haven Community Loan Fund	Regional Gap Financing Pool	New Haven	Loans Made To Developers Creating Long-Term Affordable Housing	\$3,000,000	\$870,000	HTF	\$870,000				30	30		
Hartford Housing Authority	Westbrook Village/Bowles Park	Hartford	Infrastructure And Lead Abatement	\$2,915,500	\$2,915,500	DECD-Other	\$2,915,500				700		700	700
Housing Development Fund, Inc.	Opportunity Finance Program	Stamford	Buyer Affordability Gap, Multifamily Developer Appraisal Gap, Admin.	\$29,500,000	\$3,000,000	HTF	\$3,000,000				100		100	
Immanuel Church Housing Corporation	Seasons Of Hartford	Hartford	Predev Loan	\$250,000	\$250,000	Flex-RLF			\$250,000		1		1	
Main Street Development Corporation	220 Main Street Predevelopment Loan	Ansonia	Pre-Development Loan For The New Construction Of 28 Elderly Units	\$250,000	\$250,000	Flex-RLF			\$250,000		1		1	
Mutual Housing Assoc of SC CT	Highwood Square Pre -Dev	Hamden	Pre-Dev. Loan In The Amount Of \$250K For Highwood Sq., Mixed-Use Hsg.	\$230,000	\$230,000	Flex-RLF			\$230,000		1		1	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Mutual Housing Assoc of SC CT	Willow Mutual Housing Project	Waterbury	The Rehab Of 7 Buildings To Create 33 Mutual Housing Units. 20 Home units	\$6,046,310	\$1,770,918	HOME				\$1,770,918	20		20	20
Mutual Housing Assoc of SW CT	Huntington Place Senior Housing	Trumbull	New Construction Of 40 Units Of Senior Housing - 11 Home.	\$7,781,197	\$900,000	HOME		\$900,000			11		11	
Neighborhood Housing Services of New Haven, Inc.	Home Maintenance & Energy Conservation IDA	New Haven	Ind Dev Account (W/Matching Funds) To Help Homeowners Save For Rehab	\$600,000	\$300,000	HTF	\$300,000				45	45		45
Neighborhood Hsg Svcs Stamford	Mission/Taylor Streets Project	Stamford	Nhs/Nni Plan To Develop 10 Rental Units On The West Side Of Stamford.	\$2,210,000	\$935,000	HOME		\$935,000			10		10	
North Walke Housing Corporation	Norwalk Homebuyer Assistance Program	Norwalk	Downpayment Assistance And Counseling To 20 Qualified Buyers	\$1,100,000	\$1,100,000	HOME		\$1,100,000			21	21		
Nutmeg Housing Development Cor	Amston Village Elderly Housing	Colchester	Construction Of 32 Elderly Housing On LBLT Site	\$6,229,914	\$3,510,000	HOME, HTF			\$500,000	\$3,010,000	23		23	
Orford Village Housing Development Corporation	Orford Elderly Pre-Development Loan	Manchester	Pre-Development Costs For Orford Elderly Development	\$189,846	\$189,846	Flex-RLF			\$189,846		1		1	
Prudence Crandall Center, Inc.	Rose Hill Development	New Britain	Renovation Of Former Orphanage To 18 Units Low Income Housing	\$7,900,564	\$3,856,284	Multi	\$1,000,000	\$2,856,284			18		18	18
Ridgefield Housing Authority	Prospect Ridge Pre-development Loan	Ridgefield	Predevelopment Loan For The Prospect Ridge Project	\$150,000	\$150,000	Flex-RLF			\$150,000		1			1
Salem Turnpike Housing Corporation	Woodhaven Village	New Haven	20 Units Of Single Family Housing	\$5,976,841	\$978,822	HTF	\$978,822				20	20		
Schoolhouse Apartments	Schoolhouse Apartments Roof Replacement	New Canaan	Replace Seventy-Four Year Old Slate Roof	\$418,137	\$400,000	UA	\$400,000				1		1	1
South Aresenal Neighborhood Development Corp.	SAND-Net Zero Energy Homes Pre-development Loan	Hartford	Costs Associated With Pre-Development Loan Activities	\$250,000	\$250,000	Flex-RLF			\$250,000		1	1		
Southwood Square Homeownership	Southwood Square Homeownership Project	Stamford	New Construction Of 20 Homeowner Units (15 Home)	\$6,138,320	\$900,000	HOME		\$900,000			15	15		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
St. Luke's Senior Housing, Inc	St. Luke'S Senior Housing	New Haven	New Construction Of 18 Elderly Housing Units Under Hud 202 Program	\$3,606,300	\$450,000	HTF	\$450,000				18		18	
Stamford Housing Authority	Vidal Court Revitalization	Stamford	58 Progress Drive: new construction of 95 units of mixed income housing Phase I of VC Revitalization	\$43,650,106	\$5,000,000	DECD-Other	\$5,000,000				57		57	
The Community Builders, Inc.	Dutch Point Hope VI Phase 1 Rental	Hartford	Construction Of 73 Unit Family Rental Project (20 HOME)	\$15,301,556	\$1,000,000	HOME				\$1,000,000	20		20	
Zion Street Mutual Housing Ltm	Zion Street Mutual Housing	Hartford	New Construction Of 24 Units with 6 HOME Units	\$5,587,750	\$900,000	HOME				\$900,000	6		6	
<b>2007 Total</b>				<b>\$176,786,075</b>	<b>\$39,290,210</b>		<b>\$22,507,144</b>	<b>\$6,691,284</b>	<b>\$3,410,864</b>	<b>\$6,680,918</b>	<b>1,317</b>	<b>179</b>	<b>1138</b>	<b>874</b>
588-612 East Main, LLC	East Main Street Mews	Bridgeport	Mixed Use Substantial Rehab On East Side Of Bridgeport	\$5,321,063	\$460,000	HTF			\$460,000		20		20	20
Alderhouse Residential Commun.	New Britain Artist Housing Cooperative	New Britain	Rehab Of Historic Building Into 11 Units Of Artist Cooperative Housing	\$3,255,736	\$1,443,219	Multi			\$200,000	\$1,243,219	11		11	
Bridgeport Neighborhood Trust	Barnum Avenue Homes	Bridgeport	The Rehab Of 101 Barnum Ave Will Create 2 Homeowner And 2 Rental Units	\$1,015,268	\$200,000	HTF	\$200,000				4	2	2	4
Christian Activities Council	Upper Albany Revitalization Initiative	Hartford	The New Construction Of 5 Two- Family Homes For Homeownership	\$1,893,000	\$340,590	HTF	\$340,590				10	5	5	
City of Hartford	Hartford NSP Program	Hartford	Grant To City Of Hartford For NSP Activities in target neighborhoods.	\$23,236,550	\$2,741,550	NSP		\$2,741,550			60	tbd	tbd	tbd
Common Ground Community HDFC	The Hollander Foundation Center	Hartford	Rehab Mixed Use Bldg-70 Units (56 Affordable/14 Market Rate)	\$22,283,689	\$2,000,000	HTF			\$2,000,000		56		56	56
Community Renewal Team	Home Solutions	Statewide	Administer State Funded Direct Consumer Loans Including; Maz-Mat, Seni	\$3,072,056	\$3,072,056	FLEX - Bond	\$3,072,056				262	262		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Connecticut Coalition to End Homelessness	CT Counts 2008	Statewide	Funds used for salaries and benefits of CCEH staff in connection with CT Counts 2008.	\$35,000	\$35,000	DECD-Other	\$35,000				0	0	0	0
Connecticut Fair Housing Center	Connecticut Fair Housing - Year 2	Statewide	Funds for Fair Housing training, outreach and education.	\$332,500	\$332,500	DECD-Other	\$332,500				0	0	0	0
Connecticut Housing Investment Fund, Inc.	Replacement Windows Subsidy For Landlords	Statewide	Replacement Of Old Windows With New	\$760,750	\$400,000	DECD-Other	\$400,000				40		40	40
Corporation for Independent Living	Grafton Belden	Hartford	Rehab Of Historic House & 5 Homeownership 5 Rental And 1 Sub-Rehab	\$1,825,000	\$300,000	HTF	\$300,000				11	11		11
Eastern Connecticut Housing Op	Hempstead Neighborhood Revitalization	New London	Rehab Of 10 Units. Construction Of 8 Units. Ownership And Rental.	\$3,215,738	\$1,620,738	HOME		\$1,620,738			18	8	10	10
Empower New Haven	Homepower Repair Program	New Haven	Emergency Repair & Beautification Of Owner Occupied Housing In Ez	\$752,860	\$752,860	HTF	\$752,860				181	181		181
Empower New Haven	ADDI - MI Home Power	New Haven	Down Payment Assistance For 62 First Time Homebuyers	\$1,126,191	\$559,397	HOME		\$559,397			62	62		
Greater New Haven Community Loan Fund	Gap Financing For Owner Occupied ADA Rehab	New Haven	Gap Financing For Owner Occupied Ada Rehab	\$880,000	\$880,000	HTF	\$880,000				55	55		55
Handsome, Inc.	Garder Road Commons	Monroe	To Perform Predev/Planning Activites For 32 Unit Homeownership Project	\$250,000	\$250,000	Flex-RLF			\$250,000		0	0	0	0
House New London LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	\$958,691	\$311,717	HOME		\$311,717			66	66	0	0
Immanuel Church Housing Corpor	Immanuel House - Seasons Of Hartford	Hartford	Construction Of 40 Elderly Rental Units, Hud 202, On Hudson Near Park. 23 HOME units	\$8,514,900	\$2,020,000	HOME		\$2,020,000			23		23	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Metro Realty Group, LTD	The Village At Yorkshire	Farmington	Elderly Housing New Construction 91 Units, Decd Home Funds 4 Units	\$15,987,694	\$401,000	HOME				\$401,000	4		4	
Mutual Housing Assoc of SC CT	Rosenthal Gardens	Branford	Decd Will Assist 11 New Units Of A 17 Unit Construction Development.	\$3,675,378	\$776,762	HOME		\$776,762			11		11	
Nehemiah Housing Corp	North End Redevelopment PD0708302	Middletown	Rehab/New Construction 15 condominiums (3 new condo, 12 rehab condo)	\$50,000	\$50,000	HRRLF			\$50,000		3	3		0
Nehemiah Housing Corp	North End Redevelopment PD0708302	Middletown	Rehab/New Construction 15 condominiums (3 new condo, 12 rehab condo)	\$150,000	\$150,000	HRRLF			\$150,000		12	12		12
Neighborhood Housing Srv of NB	147 Broad Street	New Britain	New Construction Of A 4-Unit Residential Bldg And 2 Commercial Units	\$977,381	\$326,092	HOME		\$326,092			4		4	
Neighborhood Housing Srv of NH	Affordable Housing Development Project	New Haven	Rehab Of 12 2-Family Homes In New Haven For Low-Mod Income Residents	\$4,783,000	\$600,000	HTF	\$600,000				24	12	12	24
Neighborhood Hsg Srv Waterbury	1020 West Main Street Surplus Property	Waterbury	Rehab of Surplus Property Homebuyer W/2 Rentals	\$1	\$1	DECD-Other		\$1			3	1	2	3
New Haven Housing Authority	Eastview Terrace Rehabilitation	New Haven	Needed Repairs During Major Renovation.	\$989,000	\$722,908	DECD-Other	\$722,908				112		112	112
New Haven, City of	Quinnipiac Terrace Redevelopment	New Haven	Grant Through City To Ha For Studies And Remediation, Q1 Redevelopment	\$70,103,835	\$4,000,000	UA	\$4,000,000				0	0	0	0
New Milford Affordable Housing	Indian Field Housing	New Milford	Construction Of 40 Units Of Family Rental Housing	\$11,521,096	\$3,062,457	Flex, HTF			\$3,062,457		40		40	
NINA	Asylum Hill Homes Phase III	Hartford	Sub-Rehab Of One Historic House To 2 Homeowner units	\$447,865	\$50,000	HTF		\$50,000			2	2		2
Northwest Senior Housing Corpo	Northwest Senior Housing	Winsted	New Construction Of 20 Elderly Housing Units	\$4,078,700	\$784,000	HOME		\$784,000			20		20	

**Appendix-9: Housing Development Portfolio  
Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Pope-Park-Zion LLC	Cityscape Homes 2005	Hartford	Development Of 20 Homeowner Units. Decd Funds To Provide Developer Subsidy To Client.	\$6,684,248	\$2,608,748	HTF	\$2,608,748				20	20		20
Regional Hsg Rehab Inst of CT	Whetstone Hill Homes	New Haven	Acquisition And Rehabilitation Of 6 Owner -Occupied 2-Family Houses	\$1,543,300	\$321,000	HTF	\$321,000				12	6	6	
Ridgefield Housing Authority	Prospect Ridge Affordable Housing Expansion	Ridgefield	The New Construction Of 20 Units Of Family Rental Housing.	\$4,020,000	\$1,120,000	HOME		\$1,120,000			20		20	
Sheldon Oak Central, Inc.	North End Gateway	Hartford	Development Of 57 Affordable Housing Units In Hartford'S North End.	\$16,658,332	\$3,413,628	Flex- Bond			\$3,413,628		57			57
Southeastern CT Council of Gov	SECHA	Norwich	Funds Executive Director Position For Southeastern Ct Housing Alliance	\$50,000	\$50,000	DECD-Other	\$50,000				0	0		0
Stamford Housing Authority	Fairfield Court On-Site Development	Stamford	New Construction Of 90 Units-3Rd Phase Of Fairfield Crt.Revitalization	\$31,599,348	\$7,500,000	UA	\$7,500,000				90		90	
The Community Builders, Inc.	Dutch Point Hope Vi Phase 2 Rental	Hartford	Dutch Point Phase 2 Rental Project, Creation Of 54 Units Of Rental Hou	\$16,265,921	\$1,000,000	HOME				\$1,000,000	54		54	
Whalley Avenue Housing II Corporation	Whalley Avenue Housing II	New Haven	Rehab Of 4 Rental Units And New Constr Of 2 Rental Units	\$533,341	\$88,818	HTF	\$88,818				2		2	
Whalley Avenue Housing II Corporation	Whalley Avenue Housing II	New Haven	Rehab Of 4 Rental Units And New Constr Of 2 Rental Units	\$1,066,681	\$177,637	HTF	\$177,637				4		4	4
<b>2008 Total</b>				<b>\$269,914,113</b>	<b>\$44,922,678</b>		<b>\$22,432,118</b>	<b>\$10,260,266</b>	<b>\$9,586,085</b>	<b>\$2,644,219</b>	<b>1,373</b>	<b>708</b>	<b>605</b>	<b>554</b>
272 Cleveland Avenue, LLC	272 Cleveland Avenue	Hartford	Repair of roof, drainage system, and basement for one housing project, consisting of ten (10) units.	\$172,231	\$172,231	SHSF			\$172,231		10		10	10
Affordable Housing Development Ctr.	Stamford Metro Green Apartments	Stamford	New construction of 50 affordable rental units	\$20,102,637	\$2,000,000	HTF			\$2,000,000		50		50	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Bridgeport Housing Authority	Park City Senior Apartments	Bridgeport	Construction of 35 units of congregate housing for the elderly	\$19,665,573	\$3,500,000	Cong. Hsg. For the Elderly	\$3,500,000				35		35	
Bridgeport Neighborhood Trust	Pequonnock Replacement Program - Phase I HT0701502	Bridgeport	Rehab of 22 rental units of scattered site public housing in Bridgeport	\$3,672,147	\$1,100,000	HTF	\$1,100,000				22		22	
Bridgeport Neighborhood Trust	Holly Street Pre-development Loan	Bridgeport	Costs Associated With Pre-Development Loan Activities	\$53,040	\$53,040	FLE-RLF			\$53,040		4	4		4
City of Bridgeport	Bridgeport NSP Program	Bridgeport	Acquisition and Rehabilitation of foreclosed properties	\$19,038,000	\$5,865,300	NSP		\$5,865,300			70	tbd	tbd	tbd
City of Danbury	Neighborhood Stabilization Program	Danbury	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$1,367,350	\$867,850	NSP		\$867,850			8	tbd	tbd	tbd
City of Meriden	Neighborhood Stabilization Program	Meriden	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$2,455,000	\$1,785,000	NSP		\$1,785,000			5	tbd	tbd	tbd
City of Milford	Milford Housing Rehab Program HM0808401	Milford	Rehab of 20 units of owner occupied housing	\$900,000	\$750,000	HOME		\$750,000			20	20		20

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
City of New Britain	Neighborhood Stabilization Program	New Britain	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$2,931,850	\$1,781,850	NSP		\$1,781,850			20	tbd	tbd	tbd
City of New Haven	Neighborhood Stabilization Program	New Haven	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$3,244,500	\$3,244,500	NSP		\$3,244,500			25	tbd	tbd	tbd
City of New London	Neighborhood Stabilization Program	New London	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$1,767,850	\$867,850	NSP		\$867,850			12	tbd	tbd	tbd
City of Norwich	Neighborhood Stabilization Program	Norwich	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$2,447,850	\$867,850	NSP		\$867,850			12	tbd	tbd	tbd

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
City of Stamford	Neighborhood Stabilization Program	Stamford	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$3,517,050	\$2,909,550	NSP		\$2,909,550			18	tbd	tbd	tbd
City of Waterbury	Neighborhood Stabilization Program	Waterbury	The State of Connecticut received \$25,043,385 in which DECD is currently administering in order to provide stabilization within neighborhoods throughout the state facing high rates of home foreclosure.	\$9,286,000	\$3,486,000	NSP		\$3,486,000			30	tbd	tbd	tbd
Corporation for Independent Living, Inc.	Money Follows the Person - Loans and Grants for Accessibility	Statewide	Funds to provide grants to prospective tenants transitioning from nursing homes or other institutions back to the community.	\$500,000	\$500,000	HTF	\$500,000				0	0	0	0
Danbury Housing Authority	Mill Ridge, Mill Ridge Ext., Fairfield Ridge, & Coal Pit Hill	Danbury	Rehabilitation of roofs at four separate moderate-rental housing projects, totaling 290 units.	\$672,320	\$672,320	SHSF			\$672,320		290		290	290
East Hartford Housing Authority	Hutt Heights	East Hartford	Rehabilitation of roofs for 30 units of elderly housing.	\$296,658	\$296,658	SHSF			\$296,658		30		30	30
East Hartford Housing Authority	Veteran's Terrace & Veteran's Terrace Ext.	East Hartford	Abatement of exterior lead-based paint at two moderate-rental housing projects, totaling 150 units.	\$235,001	\$235,001	SHSF		\$235,001			150		150	150
Friendship House Apartments, LP	Friendship House	Stamford	Rehabilitation of 12 story apartment building	\$23,514,666	\$2,000,000	HTF	\$2,000,000				121		121	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Grace Development Corporation of Waterbury, Inc.	Grace Congregate Housing of Waterbury-Predev Loan	Waterbury	Development of 41 units of low income elderly units	\$194,000	\$194,000	FLEX-RLF			\$194,000		0		0	
Hartford Area Habitat for Humanity	Hartford Area Habitat for Humanity 200 Homes By 2009	Greater Hartford	Construct and sell 79 homes to meet there 200 homes by 2009 goal	\$7,430,475	\$1,850,000	HTF	\$1,850,000				79	79		
House New London LLC	ADDI - House New London	New London	Downpayment Assistance To First Time Buyers	\$1,097,232	\$138,541	HOME		\$138,541			66	66	0	0
Kelly Road Associates LP	Hillcrest HM0813201	South Windsor	New Construction of 88 elderly housing units, 11 HOME assisted	\$15,417,202	\$1,735,000	HOME				\$1,735,000	11		11	
Marian Heights, Inc.	Marian Heights HM0808901	New Britain	Rehab convent into 42 units of HUD 202 housing	\$9,232,834	\$2,100,000	UA/HOME	\$100,000	\$2,000,000			42		42	
Meriden Housing Authority	Yale Acres	Meriden	Rehabilitation of 163 moderate-rental units.	\$977,075	\$977,075	SHSF			\$977,075		163		163	163
MHA of South Central CT, Inc.	Highwood Square Mutual Housing HM0806202	Hamden	Construction of 27 units of artist housing	\$7,859,529	\$2,000,000	HOME				\$2,000,000	24		24	
Naugatuck Housing Authority	Lewis Circle	Naugatuck	Rehabilitation of roofs for 32 units of moderate-rental housing.	\$320,000	\$320,000	SHSF			\$320,000		32		32	32
Orford Village Housing Development Corporation	Orford Elderly Pre-Development Loan	Manchester	Pre-Development Costs for Orford Elderly	\$189,846	\$189,846	FLEX-RLF			\$189,846		1		1	
Riverside School Cooperative, Inc.	Riverside School Cooperative	Torrington	Rehabilitation of 12 LEC units.	\$391,400	\$391,400	SHSF			\$391,400		12		12	12
Seymour Housing Authority	Castle Heights	Seymour	Installation of a pump station, extension of sanitary sewer lines for three units to the public sewer system, and removal of old septic tanks at a 31-unit, moderate-rental housing project.	\$193,809	\$193,809	SHSF			\$193,809		31		31	31
Seymour Housing Authority	Norman Ray House	Seymour	Installation of an exterior site drainage system and HVAC system for prevention of mold.	\$581,815	\$581,815	SHSF			\$581,815		40		40	40

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Somers Housing Authority	Woodcrest Elderly Expansion HM0612901	Somers	Rehabilitation of 52 elderly rental units, new construction of 34 elderly rental units	\$6,551,422	\$2,115,754	Multi	\$347,136			\$1,768,618	34		34	0
Somers Housing Authority	Woodcrest Elderly Expansion HM0612901	Somers	Rehabilitation of 52 elderly rental units, new construction of 34 elderly rental units	\$10,019,823	\$3,235,859	Multi	\$530,914			\$2,704,945	52		52	52
Southeastern Connecticut Council of Governments	SECHA - Year 3	Norwich	Funds Executive Director Position For Southeastern Connecticut Housing Alliance	\$25,000	\$25,000	DECD-Other	\$25,000				0	0	0	0
Southside Institutions Neighborhood Alliance, Inc.	42 Vernon Street	Hartford	Installation of nine new gas boilers for nine affordable-housing units.	\$68,580	\$68,580	SHSF			\$68,580		9		9	9
Summers Square Cooperative, Inc.	Summer Square Cooperative	Hartford	Rehabilitation of front and rear porches/decks, roof, and gutter system for nine LEC units.	\$8,050	\$8,050	SHSF			\$8,050		9		9	9
Town of Hamden	Hamden Homeowner Rehabilitation Program HM0806201	Hamden	Rehabilitation of single family owner-occupied units	\$333,000	\$333,000	HOME		\$333,000			25	25		25
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	\$76,286	SHSF			\$76,286		7		7	7
Villa Coqui Cooperative Association, Inc.	Villa Coqui Cooperative	Hartford	Rehabilitation of gutters and roof fascia and soffit for 13 LEC units.	\$6,175	\$6,175	SHSF			\$6,175		13		13	13
VOA Victory Cathedral Elderly Housing, Inc.	Victory Cathedral Elderly Housing HM0706402	Hartford	Construction of 21 units of rental housing	\$5,561,428	\$1,200,000	HOME		\$1,200,000			21		21	
Waterbury NHS	1020 West Main St Surplus Prop	Waterbury	Surplus property rehab 3 units	\$135,000	\$1	DECD-Other	\$1				3	1	2	3
<b>2009 Total</b>				<b>\$182,659,701</b>	<b>\$50,695,191</b>		<b>\$9,953,051</b>	<b>\$26,097,291</b>	<b>\$6,436,286</b>	<b>\$8,208,563</b>	<b>1,606</b>	<b>195</b>	<b>1211</b>	<b>900</b>
Alpha Home, Inc.	Jessica Tandy	Bridgeport	Construction of 6 rental units	\$1,875,081	\$596,874	HOME		\$596,874			6		6	
Becker Development Association, LLC	360 State Street (Shartenberg)	New Haven	Construction of 47 affordable housing units	\$188,419,362	\$4,025,000	HOME/HTF/UA	\$2,000,000	\$2,025,000			47		47	
Beulah Land Development Corporation	Orchard Street Redevelopment	New Haven	Homeownership of 5 additional housing units	\$1,186,351	\$376,351	HTF	\$376,351				5	5		

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Cheshire Housing Authority	Beachport Family Housing	Cheshire	Pre-development loan	\$159,000	\$159,000	PRE-DEV			\$159,000		20		20	
Christian Activities Council	Edgewood Street	Hartford	Rehabilitation conversion of 2 perfect 6S to 4 homeownership and 4 rentals	\$2,103,904	\$807,500	HTF	\$807,500				8	4	4	
Dye House Associates, LLC	Dye House Apartments	Manchester	Rehabilitation to reuse historic mill	\$18,404,152	\$5,367,657	HOME				\$5,367,657	32		32	
Fair St Apartments LP	80 Fair Street	Norwalk	Construction of 57 units of rental housing	\$13,811,765	\$4,703,089	HTF	\$4,703,089				57		57	
Hamden Housing Authority	Centerville Village Renovation	Hamden	Rehabilitation of 62 unit elderly complex	\$877,600	\$370,000	HOME		\$370,000			62		62	62
Kent Affordable HSG	Stuart Farm Pre-Dev	Kent	Rehab	\$84,000	\$84,000	PRE-DEV			\$84,000		0	0	0	
Litchfield Hsg Trust	Gargarin Place Pre-Dev	Litchfield	New construction	\$172,200	\$172,200	PRE-DEV			\$172,200		10	10		
MHA of SW Ct	West Side Commons 2	Stamford	NC 10 condominiums	\$4,263,531	\$1,362,895	HOME		\$850,000		\$512,895	10	10		
Milford Redevelopment and Housing Partnership	Milford Public Housing Maintenance and Improvements	Milford	Provide maintenance and improvements to public housing projects	\$1,000,000	\$1,000,000	HSF	\$1,000,000				447		447	447
Nehemiah Housing Corporation	North End Redevelopment	Middletown	Homeownership of 15 scattered site units	\$7,357,030	\$3,500,780	HOME-HTF	\$425,000	\$3,075,780			15	15		
Neighborhood Housing Services of New Haven, Inc.	Affordable Housing Development Project II - Scattered Sites	New Haven	Substantial Rehab of 6 homeownership units and 4 rental units	\$1,910,000	\$500,000	HTF	\$500,000				10	6	4	10
New Canaan Housing Authority	Mill Apartments	New Canaan	Redevelopment of property from 16 to 40 units	\$4,703,452	\$1,282,890	HOME				\$1,282,890	24		24	
New Canaan Housing Authority	Mill Apartments	New Canaan	Redevelopment of property from 16 to 40 units	\$3,135,635	\$855,260	HOME				\$855,260	16		16	16
NHS of Waterbury, Inc.	885 North Main Street Pre-dev	Waterbury	New Construction	\$250,000	\$250,000	FLEX			\$250,000		1		1	
North Walke Housing Corporation	South Norwalk Targeted Residential Rehab	Norwalk	Residential Rehab program	\$19,889	\$19,889	HTF	\$19,889				1	1		1
Norwich Housng Authority	Hillside Terrace	Norwich	Lead Abatement removal of lead-painted clapboards from 36 of 68 buildings	\$1,548,370	\$275,000	DECD-Other	\$275,000				118		118	118
Pathways Vision, Inc.	Milbank Improvements	Greenwich	Rehabilitation of 4 rental and 3 new construction units	\$579,188	\$173,571	FLEX-RLF/HTF	\$75,726		\$97,845		3		3	

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
Pathways Vision, Inc.	Milbank Improvements	Greenwich	Rehabilitation of 4 rental and 3 new construction units	\$772,250	\$231,429	FLEX-RLF/HTF	\$100,969		\$130,460		4		4	4
Ridgefield Housing Authority	Ridgefield Modernization Initiative	Ridgefield	Rehabilitation of 120 units and the creation of 12 new units of elderly housing	\$1,352,108	\$416,364	FLEX-Bond			\$416,364		12		12	
Ridgefield Housing Authority	Ridgefield Modernization Initiative	Ridgefield	Rehabilitation of 120 units and the creation of 12 new units of elderly housing	\$13,521,084	\$4,163,636	FLEX-Bond			\$4,163,636		120		120	120
Seymour Housing Authority	Smith Acres, Smith Acres Extension and Castle Heights	Seymour	Lead Abatement for 3 housing developments	\$193,140	\$193,140	DECD-Other	\$193,140				76		76	76
Sheldon Oak Central, Inc.	Summitwoods II	Norwich	New Construction of 22 units of rental housing	\$5,979,878	\$2,000,000	HTF			\$2,000,000		22		22	
Westport Housing Authority	Hales Court	Westport	Construction of 78 family rental units	\$24,847,682	\$3,500,000	HOME		\$3,500,000			78		78	
WHA Development Corporation	Carriage Maker Place Predevelopment Loan	Winsted	Creation of 17 units of affordable elderly housing	\$193,500	\$193,500	PRE-DEV	\$193,500				17		17	
Women's Institute	Ferry Crossing Pre dev	Old Saybrook	Pre-dev loan for housing development	\$150,000	\$150,000	FLEX			\$150,000		0			
<b>2010 Total</b>				<b>\$298,870,152</b>	<b>\$36,730,025</b>		<b>\$10,670,164</b>	<b>\$10,417,654</b>	<b>\$7,623,505</b>	<b>\$8,018,702</b>	<b>1221</b>	<b>51</b>	<b>1170</b>	<b>854</b>
Access Senior Housing of Franklin, Inc.	Elisha Brook	Franklin	New Construction	\$5,500,000	\$700,000	HOME		\$700,000			10	0	10	
Aff Hsg Dev LLC	Metro Green 2	Stamford	New Construction	\$27,220,657	\$2,541,498	HTF			\$2,541,498		50		50	
Aff Hsg Dev LLC	Chamberlain Heights	Meriden	Substantial Rehab	\$26,881,388	\$6,000,000	FLEX			\$6,000,000		122		122	122
Bridgeport Neighborhood Trust	Pequonnock - Phase II	Bridgeport	Rehabilitation of 2 properties creating 10 units of scattered site rental hsg.	\$1,880,650	\$1,550,000	HTF	\$1,550,000				10	0	10	10
Bridgeport Neighborhood Trust	Holly Street Homes	Bridgeport	New Construction	\$1,110,000	\$310,000	HTF	\$310,000				4	4	0	
CHR Capital	Center Street	Manchester	New Construction	\$6,570,662	\$2,290,568	HOME				\$2,290,568	20		20	
Christian Act Council	Earle St Net Zero	Hartford	New Construction	\$2,183,167	\$983,167	HTF	\$983,167				6	3	3	
Common Ground	Cedarwoods	Windham	New Construction	\$13,309,667	\$3,428,794	HOME				\$3,428,794	22		22	
Metro Realty	Peachtree Village	Avon	New Construction	\$19,458,876	\$1,865,000	HOME				\$1,865,000	11		11	
New London Comm partnership	Bateswoods	New London	Rehab	\$22,007,377	\$6,015,249	FLEX			\$6,015,249		30		30	30

**Appendix-9: Housing Development Portfolio**  
**Table A-9.1 (continued)**

Applicant Name	Project Name	Municipality	Project Description	Total Project Cost	DECD Investment	Funding Source	State Grant	Federal Grant	State Loan	Federal Loan	DECD Asstd Units	DECD HO Units	DECD Rental Units	DECD Presrvd Units
New London Comm partnership	Briarcliff	New London	The rehabilitation of 106 units (21 buildings) of family rental housing owned by the New London HA	\$18,824,100	\$4,633,049	HOME-HTF			\$2,000,000	\$2,633,049	24		24	24
North Walke Housing Corporation	Norwalk Homebuyer Assistance Program	Norwalk	Residential Rehab Assistance to 20 homebuyers	\$550,000	\$550,000	HOME		\$550,000			10	10	0	
Norwich HA	Melrose Park	Norwich	Rehab LHA	\$2,814,853	\$2,000,000	HTF	\$2,000,000				51		51	51
Sharon Housing Authority	Sharon Ridge Apts. Exp. Pre-Dev	Sharon	New Construction	\$249,600	\$249,600	FLEX			\$249,600		0	0	1	
Sheldon Terr Supp Hsg Corp	Sheldon Terrace	New Haven	Rehab	\$2,799,700	\$500,000	HTF	\$500,000				10		10	10
The Community Builders, Inc.	Dutch Point - Phase 3	Hartford	Construction	\$17,062,864	\$2,066,986	CCEDA-HOME-HTF	\$766,986	\$1,300,000			20	20	0	
TORRAAL Development, LLC	Northeast Brackett School Ownership Housing Initiative	Hartford	New Construction	\$7,923,856	\$3,250,041	HOME		\$3,250,041			20	20	0	
West Hartford HA	Alfred E. Plant Elderly Apartments	West Hartford	Construction	\$21,204,627	\$2,155,080	HOME				\$2,155,080	14		14	
<b>2011 Total</b>				<b>\$197,552,044</b>	<b>\$41,089,032</b>		<b>\$6,110,153</b>	<b>\$5,800,041</b>	<b>\$16,806,347</b>	<b>\$12,372,491</b>	<b>434</b>	<b>57</b>	<b>378</b>	<b>247</b>
<b>Grand Total</b>				<b>\$2,037,414,339</b>	<b>\$512,108,693</b>		<b>\$241,211,607</b>	<b>\$122,347,377</b>	<b>\$74,539,042</b>	<b>\$74,010,667</b>	<b>11268</b>	<b>3233</b>	<b>7776</b>	<b>5247</b>

<b>Table A-9.2: Housing Development Portfolio Program Affordability</b>	
<b>Program</b>	<b>Maximum Income Limit in Area Median Income</b>
Congregate	80%
FLEX	100%
HOME (homeownership)	80%
HOME (rental)	60% <sup>1</sup>
Housing Sustainability Fund	N/A
Housing Trust Fund	120%
Limited Equity Cooperative	50-100% <sup>2</sup>
Neighborhood Stabilization Program	120% <sup>3</sup>
Pre-Development	100%
Private Rental Investment Mortgage Equity Program (PRIME)	50-80%
Revolving Loan Fund	100%
Urban Act	No long term affordability

<sup>1</sup>Rental Projects with 5 or more HOME units must have 20% of the units preserved for families earning 50% or below area median income

<sup>2</sup> Admission limit for grants is 50% of AMI. Income limit for loan or loan/gratn combination projects is 100% AMI

<sup>3</sup> 25% of units must be set-aside to serve those earning 50% of AMI

Source: DECD, OHCD

## Appendix-10: Tenant Demographic Data

Table A-10: Tenant Demographic Data						
Municipality	Project Name	Management	Total	Family	Elderly	Program
Bridgeport	Augustana Home East Bridgeport dba Bishop Curtis	Winn Managemnet Company, LLC	48	0	48	HOME
Bridgeport	Central Coast CT YMCA	Harrison Apartments	10	10	0	HOME
Canaan	Geer Village	Beckley House @Geer Village	24	0	24	HOME
Cromwell	Theresa A. Rook	Rook Retirement Community	20	0	20	HOME
Glastonbury	Carter Court	Mutual Hsg. of Greater Hartford, Inc.	20	20	0	HOME
Greenwich	Pathways Vision	Pathways, Inc.	10	10	0	HOME
Hartford	Park Terrace II Mutual Housing	Park Terrace II Mutual Housing LTP	68	68	0	HOME
Hartford	Zion Street Mutual	Zion Street Mutual Housing LTP	24	24	0	HOME
New Britain	Skretny Block	Neighbor Housing Services of New Britain Inc.	5	4	1	HOME
New Britain	New Britain Artists Housing Cooperative	Alderhouse Residential Communities Inc.	11	10		HOME
New Hartford	Canterbury Village	Tim Bobroske Construction Services	10	0	10	HOME
New Haven	HRI/Housing Support Circle	Regional Housing Rehab Institute	16	15	1	HOME
Newtown	Nunnawauk Meadows	Newtown Housing for the Elderly	6	0	6	HOME
Norwich	Artspace Norwich	Artspace Norwich Affordable Housing	9	9	0	HOME
Norwich	Flora O'Neil Apartments	Bethsaida Community Inc.	6	6	0	FLEX
Plymouth	Quail Hollow Village I	Tim Bobroske Construction Services	6	0	6	HOME
Plymouth	Quail Hollow Village II	Tim Bobroske Construction Services	9	0	9	HOME
Stamford	Berkeley House	Shelter for the Homeless Inc.	8	8	0	HOME
Stamford	Mission/Taylor	New Neighborhoods, Inc.	10	10	0	HOME
Stamford	Stillwater Heights	New Neighborhoods, Inc.	15	15	0	HOME
Thomaston	Thomaston Valley Village	Tim Bobroske Construction Services	14	0	14	HOME
Trumbull	Huntington Place	Huntington Senior Housing, LP	11	0	11	HOME
Westport	Hidden Brook	Westport Housing Authority	39	39	0	HOME/FLEX
Windsor Locks	Grove Street Mutual Housing (aka St. Mary's School)	Grove Street Mutual Housing LTP	21	21	0	HOME

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	353,175	229,745	30,857	28,335	62,961	1,205	72
Hartford	369,068	226,576	29,541	35,898	75,164	1,828	61
Litchfield	84,067	65,288	6,534	4,601	7,046	523	75
Middlesex	73,124	54,383	3,558	3,229	11,011	901	42
New Haven	352,914	209,760	33,320	39,549	68,285	1,939	61
New London	118,230	81,835	10,004	7,514	15,659	2,951	267
Tolland	56,899	42,179	2,100	3,532	8,331	748	9
Windham	47,628	32,890	4,436	3,880	4,963	1,432	27
Connecticut	1,455,105	942,656	120,350	126,538	253,420	11,527	614

Source: Census, as of December 2010

### 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: Amended 2010 Affordable Housing Appeals List

Table A-12.1: 2010 Affordable Housing Appeals List - Exempt Municipalities							
	Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
1	Ansonia	7,937	1,040	109	9	1,158	14.59%
2	Bloomfield	8,195	698	299	0	997	12.17%
3	Bridgeport	54,367	9,013	943	8	9,964	18.33%
4	Bristol	26,125	2,508	1,034	0	3,542	13.56%
5	Brooklyn	2,708	244	65	0	309	11.41%
6	Danbury	28,519	2,526	297	223	3,046	10.68%
7	Derby	5,568	562	61	0	623	11.19%
8	East Hartford	21,273	2,245	907	0	3,152	14.82%
9	East Windsor	4,356	604	96	14	714	16.39%
10	Enfield	17,043	1,536	545	7	2,088	12.25%
11	Groton	16,817	3,312	338	10	3,660	21.76%
12	Hartford	50,644	17,428	1,431	0	18,859	37.24%
13	Killingly	6,909	658	248	0	906	13.11%
14	Manchester	24,256	2,603	916	38	3,557	14.66%
15	Mansfield	5,481	576	80	0	656	11.97%
16	Meriden	24,631	2,725	1,046	4	3,775	15.33%
17	Middletown	19,697	3,679	613	0	4,292	21.79%
18	New Britain	31,164	4,322	1,163	0	5,485	17.60%
19	New Haven	52,941	13,775	1,128	453	15,356	29.00%
20	New London	11,560	1,980	452	42	2,474	21.40%
21	Norwalk	33,753	3,114	236	553	3,903	11.56%
22	Norwich	16,600	2,634	517	0	3,151	18.98%
23	Plainfield	5,676	597	254	0	851	14.99%
24	Putnam	3,955	450	98	0	548	13.86%
25	Stamford	47,317	5,342	299	1,143	6,784	14.34%
26	Torrington	16,147	1,375	631	17	2,023	12.53%
27	Vernon	12,867	1,875	371	0	2,246	17.46%
28	Waterbury	46,827	7,590	2,369	378	10,337	22.07%
29	West Haven	22,336	2,280	425	0	2,705	12.11%
30	Winchester	4,922	560	120	0	680	13.82%
31	Windham	8,926	2,150	438	0	2,588	28.99%
<b>Total Exempt Municipalities</b>		<b>639,517</b>	<b>100,001</b>	<b>17,529</b>	<b>2,899</b>	<b>120,429</b>	

Source: DECD, OHCD

**Table A-12.2: 2010 Affordable Housing Appeals List - Non-Exempt Municipalities**

Town	2000 Census Housing Units	Governmentally Assisted Units <sup>1</sup>	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Andover	1,198	25	21	0	46	3.84%
Ashford	1,699	34	35	0	69	4.06%
Avon	6,480	142	21	0	163	2.52%
Barkhamsted	1,436	3	12	0	15	1.04%
Beacon Falls	2,104	7	26	0	33	1.57%
Berlin	6,955	495	84	6	585	8.41%
Bethany	1,792	0	2	0	2	0.11%
Bethel	6,653	261	61	63	385	5.79%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	2	13	0	15	0.76%
Bozrah	917	4	14	0	18	1.96%
Branford	13,342	270	178	0	448	3.36%
Bridgewater	779	0	2	0	2	0.26%
Brookfield	5,781	41	39	27	107	1.85%
Burlington	2,901	30	23	0	53	1.83%
Canaan	610	0	9	1	10	1.64%
Canterbury	1,762	78	27	0	105	5.96%
Canton	3,616	230	52	32	314	8.68%
Chaplin	897	1	25	0	26	2.90%
Cheshire	9,588	240	77	17	334	3.48%
Chester	1,613	25	9	0	34	2.11%
Clinton	5,757	92	41	0	133	2.31%
Colchester	5,409	390	84	0	474	8.76%
Colebrook	656	0	6	0	6	0.91%
Columbia	1,988	28	39	0	67	3.37%
Cornwall	873	18	0	0	18	2.06%
Coventry	4,486	107	119	20	246	5.48%
Cromwell	5,365	217	213	0	430	8.01%
Darien	6,792	91	1	80	172	2.53%
Deep River	1,910	29	22	0	51	2.67%
Durham	2,349	34	11	0	45	1.92%
East Granby	1,903	73	33	0	106	5.57%
East Haddam	4,015	74	26	1	101	2.52%
East Hampton	4,412	75	71	25	171	3.88%
East Haven	11,698	544	298	0	842	7.20%
East Lyme	7,459	350	87	10	447	5.99%
Eastford	705	0	16	0	16	2.27%
Easton	2,511	0	0	11	11	0.44%
Ellington	5,417	271	74	0	345	6.37%
Essex	2,977	40	5	0	45	1.51%

**Table A-12.2 (continued) : 2010 Affordable Housing Appeals List - Non-Exempt Municipalities**

Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Fairfield	21,029	422	32	111	565	2.69%
Farmington	9,854	574	120	152	846	8.59%
Franklin	711	0	16	0	16	2.25%
Glastonbury	12,614	626	130	0	756	5.99%
Goshen	1,482	2	6	0	8	0.54%
Granby	3,887	89	34	5	128	3.29%
Greenwich	24,511	1,195	2	54	1,251	5.10%
Griswold	4,530	198	142	0	340	7.51%
Guilford	8,724	172	29	0	201	2.30%
Haddam	2,822	23	16	0	39	1.38%
Hamden	23,464	1,165	457	4	1,626	6.93%
Hampton	695	0	17	0	17	2.45%
Hartland	759	2	5	0	7	0.92%
Harwinton	2,022	24	21	0	45	2.23%
Hebron	3,110	62	28	0	90	2.89%
Kent	1,463	25	4	24	53	3.62%
Killingworth	2,283	0	5	5	10	0.44%
Lebanon	2,820	31	46	0	77	2.73%
Ledyard	5,486	39	161	4	204	3.72%
Lisbon	1,563	2	36	0	38	2.43%
Litchfield	3,629	144	11	29	184	5.07%
Lyme	989	0	0	7	7	0.71%
Madison	7,386	92	5	29	126	1.71%
Marlborough	2,057	24	13	0	37	1.80%
Middlebury	2,494	79	9	8	96	3.85%
Middlefield	1,740	30	11	0	41	2.36%
Milford	21,962	1,101	219	107	1,427	6.50%
Monroe	6,601	36	19	1	56	0.85%
Montville	6,805	111	183	0	294	4.32%
Morris	1,181	20	0	0	20	1.69%
Naugatuck	12,341	762	319	0	1,081	8.76%
New Canaan	7,141	146	3	31	180	2.52%
New Fairfield	5,148	0	23	13	36	0.70%
New Hartford	2,369	12	39	15	66	2.79%
New Milford	10,710	248	103	0	351	3.28%
Newington	12,264	478	392	36	906	7.39%
Newtown	8,601	138	18	15	171	1.99%
Norfolk	871	28	3	0	31	3.56%
North Branford	5,246	69	59	0	128	2.44%
North Canaan	1,444	101	7	0	108	7.48%

**Table A-12.2 (continued) : 2010 Affordable Housing Appeals List - Non-Exempt Municipalities**

Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
North Haven	8,773	371	77	1	449	5.12%
North Stonington	2,052	2	16	0	18	0.88%
Old Lyme	4,570	60	4	3	67	1.47%
Old Saybrook	5,357	51	14	1	66	1.23%
Orange	4,870	50	9	0	59	1.21%
Oxford	3,420	38	10	0	48	1.40%
Plainville	7,707	244	317	53	614	7.97%
Plymouth	4,646	184	143	0	327	7.04%
Pomfret	1,503	35	12	0	47	3.13%
Portland	3,528	276	44	0	320	9.07%
Preston	1,901	43	32	0	75	3.95%
Prospect	3,094	5	23	0	28	0.90%
Redding	3,086	0	0	0	0	0.00%
Ridgefield	8,877	179	7	5	191	2.15%
Rocky Hill	7,962	254	188	0	442	5.55%
Roxbury	1,018	19	1	0	20	1.96%
Salem	1,655	1	23	0	24	1.45%
Salisbury	2,410	16	3	8	27	1.12%
Scotland	577	0	9	0	9	1.56%
Seymour	6,356	285	76	0	361	5.68%
Sharon	1,617	21	4	0	25	1.55%
Shelton	14,707	267	86	82	435	2.96%
Sherman	1,606	0	2	0	2	0.12%
Simsbury	8,739	251	65	0	316	3.62%
Somers	3,012	59	18	0	77	2.56%
South Windsor	9,071	474	249	0	723	7.97%
Southbury	7,799	91	13	0	104	1.33%
Southington	15,557	640	292	51	983	6.32%
Sprague	1,164	28	30	0	58	4.98%
Stafford	4,616	192	141	0	333	7.21%
Sterling	1,193	2	22	0	24	2.01%
Stonington	8,591	314	51	0	365	4.25%
Stratford	20,596	878	261	33	1,172	5.70%
Suffield	4,853	215	45	15	275	5.67%
Thomaston	3,014	94	88	0	182	6.04%
Thompson	3,710	160	49	0	209	5.63%
Tolland	4,665	99	71	3	173	3.71%
Trumbull	12,160	321	35	289	645	5.30%
Union	332	2	4	0	6	1.81%
Voluntown	1,091	21	24	0	45	4.12%

<b>Table A-12.2 (continued) : 2010 Affordable Housing Appeals List - Non-Exempt Municipalities</b>						
<b>Town</b>	<b>2000 Census Housing Units</b>	<b>Governmentally Assisted Units</b>	<b>CHFA Mortgages</b>	<b>Deed Restricted Units</b>	<b>Total Assisted Units</b>	<b>Percent</b>
Wallingford	17,306	623	313	35	971	5.61%
Warren	650	1	2	0	3	0.46%
Washington	1,764	14	0	23	37	2.10%
Waterford	7,986	137	192	0	329	4.12%
Watertown	8,298	229	140	0	369	4.45%
West Hartford	25,332	1,254	319	277	1,850	7.30%
Westbrook	3,460	146	12	24	182	5.26%
Weston	3,532	1	0	0	1	0.03%
Westport	10,065	218	2	13	233	2.31%
Wethersfield	11,454	709	223	0	932	8.14%
Willington	2,429	165	32	0	197	8.11%
Wilton	6,113	89	6	70	165	2.70%
Windsor	10,900	354	383	0	737	6.76%
Windsor Locks	5,101	275	187	0	462	9.06%
Wolcott	5,544	315	130	0	445	8.03%
Woodbridge	3,189	36	5	0	41	1.29%
Woodbury	3,869	62	18	0	80	2.07%
Woodstock	3,044	28	38	0	66	2.17%
<b>Total Non-Exempt Municipalities</b>	<b>746,461</b>	<b>23,513</b>	<b>9,179</b>	<b>1,929</b>	<b>34,621</b>	

Source: DECD, OHCD

<b>Table A-12.3: 2010 Affordable Housing Appeals List: Summary</b>					
<b>Municipalities</b>	<b>2000 Census Housing Units</b>	<b>Governmentally Assisted Units</b>	<b>CHFA Mortgages</b>	<b>Deed Restricted Units</b>	<b>Total Assisted Units</b>
Exempt	639,517	100,001	17,529	2,899	120,429
Non-Exempt	746,461	23,513	9,179	1,929	34,621
<b>Total</b>	<b>1,385,978</b>	<b>123,514</b>	<b>26,708</b>	<b>4,828</b>	<b>155,050</b>

Source: DECD, OHCD

\*The 2010 list was amended because of a mathematical error. The total assisted unit count for West Hartford was originally listed as 1,851 and the correct count as shown on this list is 1,850. Therefore, the total count of assisted units was changed from 155,051 to 155,050 as shown. There are no other changes to the list.

## Appendix 13: GLOSSARY OF TERMS

### Important Terminology and Concepts Used in the EIA Process:

#### 1. Fiscal Impacts Reported for Both the State and Local Levels Are:

- Aggregate net new state revenue
- NPV net new state revenue
- Average per year net new state revenue

#### 2. Fiscal Impacts Reported for the State Level are:

- Aggregate Net New State Revenue: The cumulative (over the study period) total of New Indirect State Revenues minus total New Indirect State Expenditures.
- State Revenues at State Average Rate: The State Revenues at State Average Rates table in REMI reports indirect state revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
- State Expenditures at State Average Rates: The State Expenditures at State Average Rates table in REMI reports state expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
- Net New State Taxes: The estimated sum of personal income tax revenue, sales tax revenue, and corporate tax revenue. It is based on changes in personal income and Gross State Product. Generated by the REMI model's fiscal module.

#### 3. Fiscal Impacts Reported for the Local Levels are:

- Local Revenues at Adjusted State Average Rates: The Local Revenues at Adjusted State Average Rates table reports local revenue components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.
- Local Expenditures at Adjusted State Average Rates: The Local Expenditures at Adjusted State Average Rates table reports local expenditure components (calculated using state average rates) in billions of 2001 dollars. Generated by the REMI model's fiscal module.

### I. Other Important Economic and Econometric Terms:

1. **State and Local Government Spending:** Dollars spent by the state and local government on all goods and services; a final demand component of GRP. Spending is done on a per-capita basis.

2. **Gross State Product:** Gross State Product, as a value added concept, is analogous to the national concept of Gross Domestic Product. It is equal to output excluding the intermediate inputs. It represents compensation and profits. The GSP is the total dollar value of all final goods and services produced in the state, usually stated per year. It is sometimes alternatively called “total output.” The REMI model generates the project’s contribution to GSP.
3. **New Personal Income:** Additions to income received by persons from participation in production, from government, business transfers, and government interest. It is composed of wage and salary disbursements, other labor income, proprietor’s income, rental income of persons, personal dividend income, and transfer payments to persons, less contributions for social insurance. In short, it is the aggregate income from all sources to all individuals. The REMI model generates the projects’ impact on statewide personal income.
4. **Net Present Value (NPV):** NPV is the Present Value of future cash flows, discounted at the marginal cost of capital. It is the algebraic sum of discounted present values of all cash inflows (pluses) and all cash outflows (minuses) related to a particular investment.
5. **Direct Effects:** The initial, immediate effects caused by a specific activity, for example, the initial investment in a new manufacturing plant or the effects on increased public spending for specific goods and services. The direct effect, or impact, will subsequently initiate a series of iterative rounds of income creation, spending, and re-spending that will result in Indirect Effects and Induced Effects. These three component effects—direct, indirect, and induced effects—constitute the Total Effects resulting from the initial, direct effect. (Gary A. Horton)
6. **Indirect Effects:** The effects that result from the actions of the processing sectors to produce the Direct Effects. Therefore, the indirect effects are those changes to production, employment, incomes, etc., which take place as a result of the direct effects and include the effects on industry sectors that may be directly or indirectly related to the initially impacted sector. (Gary A. Horton)
7. **Induced Effects:** The effects of spending by the households in the regional economy as the result of Direct and Indirect Effects from some economic activity. For example, new jobs in the community will mean that the new employees will spend more on groceries, housing, etc. The induced effects arise from a general change in the earnings and spending patterns of the household sector of an economy due to the direct and indirect effects. (Gary A. Horton)

8. **Multipliers:** Multipliers capture the size of the secondary effects in a given region, generally as a ratio of the total change in economic activity in the region relative to the direct change. A multiplier is a numeric measurement, expressed as a mathematical ratio, of the Total Effects, including the Direct, Indirect, and Induced Effects, to the direct effects of a specific activity, or a change in some activity. Multipliers may be developed for any factor that may be measured in terms of a unit of output. Examples include income multipliers and employment multipliers. (Gary A. Horton)
9. **Input-Output Model:** An input-output model is a representation of the flows of economic activity between sectors within a region. The model describes what each business or sector must purchase from every other sector in order to produce a dollar's worth of goods or services. (Gary A. Horton)
10. **Final Demand:** The term used for sales to final consumers of goods and services. Within an economic system, such final demand is typically attributed to four basic sources: Households (personal consumption expenditures); Businesses (investment spending, housing construction, inventory spending); Governments (public expenditures); and Foreign (export demand). Economic impact analysis generally estimates the regional economic impacts of final demand changes. (Gary A. Horton)

## II. Housing Development Underwriting Definitions:

1. Annual Debt Service means all payments of principal and interest, or other charges, or any combination thereof, on loans secured by the project for a twelve (12) month period.
2. Annual Loan Constant means yearly fixed value of principal and interest payments on a specific loan.
3. Applicable Federal Rate means a monthly interest rate statistic issued by the Treasury Department that is based on the prevailing interest rate on mid term and long term government securities.
4. Appraisal means a report that sets forth the process of estimation and conclusion of value.
5. Bridge Loan Financing means a short- term loan made in anticipation of intermediate term or long term financing.
6. CHFA means the Connecticut Housing Finance Authority.
7. Consumer Price Index means a statistical measure of the change in price levels of a predetermined mix of consumer goods and services.

8. Credit Enhancement means an asset pledged as security.
9. Cumulative Cash Return on Equity means a gain on the equity in a project at the time of financing which is a non-compounding sum of cash generated from ordinary cash revenues, less cash expenses.
10. Debt Service Coverage Ratio means a quotient that measures the number of times loan principal and interest are covered by net income. A higher ratio indicates a lower risk associated with a particular loan.
11. DECD Cost Guidelines means total development cost for a typical dwelling unit based on DECD minimum design standards for unit types, sizes, common areas, location, and construction types.
12. Equity means the Owner's financial interest in real property above all claims and liens against it.
13. Grant means a contribution of funds that do not require repayment and are unsecured except to enforce compliance for use restrictions.
14. Junior Financing means an obligation that is subordinate in right or lien priority to an existing or proposed lien on the same property.
15. Life Cycle Cost Analysis means an evaluation of the capital and operational costs of a construction item or system during the estimated useful life of the project.
16. Loan means an interest free or interest-bearing obligation to repay principal.
17. Loan to Value Ratio means the ratio of the total amount of the secured loans to the appraised value of the property.
18. Market Analysis means a report that sets forth the process that analyzes the ability of a proposed use of an existing property to be absorbed, sold, or leased under current or anticipated market conditions.
19. Market Study means a report of a market analysis prepared by a third party.
20. Mortgage Insurance means a policy to cover the lender in case of default.
21. Net Operating Income means earnings after deducting normal operating expenses, including reserves for replacement, but before deducting depreciation, federal taxes and extraordinary gains, losses and charge offs.
22. Nonprofit means a housing authority; a nonprofit corporation incorporated or authorized to do business pursuant to Chapter 600 of the Connecticut General Statutes (C.G.S.), having as one of its purposes the construction, acquisition or related rehabilitation of affordable or assisted housing and having a certificate or articles of incorporation approved by the commissioner; a quasi public agency, as defined in

C.G.S. Section 1-120; a municipal developer; or a municipality or agency of a municipality; or a joint partnership where the nonprofit partner: (a) is materially participating in the development and operation of the development throughout the compliance period; (b) owns at least 51% of all general partnership interest in the development; (c) is not affiliated with or controlled by the for profit organization; and (d) was not formed for the principal purpose of qualifying as a nonprofit organization to gain some advantage eligible to only nonprofit developers.

23. Operating Deficit Letter of Credit means a written document issued by a financial institution guaranteeing the payment of drafts up to a stated amount to cover operating losses.
24. Rent means charges, excluding security deposits, down payments and membership fees, paid for occupancy of rental units or LEC/Mutual Housing units in housing developments that receive financial assistance from DECD.
25. Reserve for Replacement means a regulatory or contractual requirement to set aside cash for the replacement of capital items; funding for major repairs; additions that improve the property; or betterments that replace existing assets with more modern or efficient versions.
26. Return on Equity means net income divided by total equity that represents a profit provided to the developer based on the amount contributed to the project.
27. Stabilized Year means the first 12 months after 100% occupancy, less vacancy allowance.
28. State Plan of Conservation and Development means the five-year plan prepared by the Office of Policy and Management in accordance with C.G.S. Sections 16a-24 through 16a-33, which provides the growth, resource management and public investment policies for the state.
29. Syndication means the process of structuring financial arrangements, legal documents, and investors to take advantage of any or all-available tax benefits.
30. Total Development Cost (TDC) means all expenses incident to the creation of a project, including developer's fees.

### **III. Other Technical Terminology**

1. 5S or Five S: This English acronym refers to a Japanese management methodology based on five Japanese words which begin with the "S" sound. "5S" is a principle of structured and systematic organization of the workplace and work flows, intended to raise

business productivity, quality, and morale, and is often associated with lean manufacturing. (The five Japanese words Seiri, Seiton, Seiso, Seiketsu, and Shitsuke, loosely translated into English refer to Sort, Straighten or Set (in place), Shine, Standardize, and Sustain.)

2. Kanban: A Japanese term, associated with lean manufacturing, which literally translates to mean a "signal" or "sign" - a cycle of replenishment for production and materials. The use of kanban helps maintain an orderly and efficient flow of materials throughout the entire manufacturing process, and is used in the "Six Sigma" business management process developed by American engineer Bill Smith (1929 – 1993) for continuous quality improvement and total quality management (TQM).
3. Perchloroethylene (or "perc"): A colorless, nonflammable, non-explosive non-water based liquid,  $C_2Cl_4$ , 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,  $C_2Cl_4$ , used as a solvent, especially in dry cleaning. Also called perchloroethylene.