

PA12-161

HB5106

House	5516-5530	15
<u>Senate</u>	<u>4446, 4497-4499</u>	<u>4</u>
		19

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**CONNECTICUT
GENERAL ASSEMBLY
HOUSE**

**PROCEEDINGS
2012**

**VOL.55
PART 17
5507 – 5828**

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If so, the machine will be locked, and the Clerk will take a tally.

And the Clerk will announce the tally.

THE CLERK:

~~House Bill 5237 as amended by House "A",~~

Total Number Voting	142
Necessary for Passage	72
Those Voting Yea	142
Those Voting Nay	0
Those Absent and Not Voting	9

DEPUTY SPEAKER GODFREY:

~~The bill as amended has passed.~~

(Deputy Speaker Orange in the Chair.)

DEPUTY SPEAKER ORANGE:

Will the Clerk please call Calendar Number 174.

THE CLERK:

On page 6, Calendar 174, Substitute for House Bill Number 5106, AN ACT CONCERNING THE PRIVATE RENTAL INVESTMENT MORTGAGE AND EQUITY PROGRAM, favorable report by the Committee on Housing.

DEPUTY SPEAKER ORANGE:

Representative Berger.

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REP. BERGER (73rd):

Thank you, Madam Speaker, and good afternoon.

I move for acceptance of the joint committee's favorable report and passage of the bill.

DEPUTY SPEAKER ORANGE:

The question is acceptance of the joint committee's favorable report and passage of the bill.

Will you remark?

Representative Berger.

REP. BERGER (73rd):

Yes. Thank you, Madam Speaker.

Let me just start out by saying that this is -- this is a labor of love, certainly, between the Commerce Committee, the General Assembly and the Housing Committee. And let me thank the leadership of Representative Butler and all that he's done in the committee work with the Housing Committee to help bring a concept together and a bill, which we are hopefully going to vote on very shortly, to fruition, along with Commerce.

The bill before us deals with what we call "PRIME", and that is -- was established by the General Assembly in 1988. That is the Private Rental Investment Mortgage and Equity Program.

Madam Speaker, this program provides state grants, deferred loans and rental subsidies to CHFA financed low- and moderate-income rental housing projects.

Madam Speaker, DECD calculates the grants or deferred loan amounts on the basis of one half of a project's per-unit cost multiplied by the number of units rented to low- and moderate-income people.

By law, 20 percent to 40 percent of these units must be rented to people whose income is 50 percent or less of the area medium income.

Madam Speaker, the Clerk is in possession of Amendment LCO Number 4489. I ask that he call it and I be allowed to summarize.

DEPUTY SPEAKER ORANGE:

Will the Clerk please call LCO Number 4489.

THE CLERK:

House Bill 4489, House "A," offered by Representatives Burger and Butler.

DEPUTY SPEAKER ORANGE:

The Representative seeks leave of the Chamber to summarize.

Is there objection?

Hearing none, Representative Berger.

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REP. BERGER (73rd):

Yes. Again, thank you, Madam Speaker.

And to bring consensus to what the amendment does, the primary purpose here is to allow the DECD commissioner to directly provide grants, deferred loans and second mortgages to developers and mortgagors of CHFA projects, not just directly through CHFA, as is in current law.

It would also require rather than allow DECD to receive equity in those projects that the programs are funded through. It also will require the proceeds of bonds issued for the program to go into the Housing Repayment and Revolving Loan Fund, which was established by this General Assembly in 1990 to consolidate the repayments of several bond-funded revolving loan funds.

I move adoption.

DEPUTY SPEAKER ORANGE:

The question before the Chamber is on adoption.

Will you remark further on House Amendment Schedule "A"? Will you remark further on House "A"?

If not, let me try your minds. All in favor, please signify by saying aye.

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Aye.

DEPUTY SPEAKER ORANGE:

All those opposed, nay.

The ayes have it. The amendment is adopted.

Will you care to remark further on the bill as amended?

Representative Butler of the 72nd, you have the floor, sir.

REP. BUTLER (72nd):

Thank you, Madam Speaker.

I'd just like to rise in favor of this bill as amended. I'd like to commend the chairman of the Commerce Committee, Representative Berger, for bringing this forward.

This is just one more tool that the state can use in the revitalization of our neighborhoods. It's a program that's going to expand on the -- the kind of building that can be done, and also it will make more money available for uses such as offices, whether it may be for health or recreation or administrative services and the kind of things that could actually help in our goal of trying to revitalize our neighborhoods. So, again, I'd like to commend the chairman of the Commerce Committee.

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This did pass in the Housing Committee by an 11-0 vote, and I would urge all my colleagues to support this initiative.

Thank you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Thank you, Representative Butler.

Will you care to remark further on the bill as amended?

Representative Fred Camillo, you have the floor, sir.

REP. CAMILLO (151st):

Thank you.

Good afternoon, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Good afternoon.

REP. CAMILLO (151st):

Madam Speaker, a couple of questions to the chairman of Commerce.

DEPUTY SPEAKER ORANGE:

Please proceed.

REP. CAMILLO (151st):

Thank you.

Madam Speaker, this program, as traditionally funded, projects for low- to moderate-income rental

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units, so my question here is, we're expanding this now beyond that to facilities related with these projects.

Will that at all -- any chance that that will affect any of the monies that would have gone to the low- and moderate-income housing projects?

Through you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes, thank you.

Through you, Madam Speaker, to the Representative.

It certainly is the intent, if needed, through the DECD authority of the commissioner to authorize bonds for -- for these programs. So there can be a bond authority through the commissioner to the bonding commission, the executive branch. And also -- and another component is the equity position, that the -- that the agency then would acquire through the lending of funds and the equity position that they would possess in projects which would, again, gain in revenue. So those are sources that are available as need arises.

So as the need arises for projects, bonding authorization, equity interest, income will be available to fund additional expanded projects under the context of the bill.

Through you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Representative Camillo.

REP. CAMILLO (151st):

Thank you, Madam Speaker.

I thank the chairman for his answer. He actually answered my second question in that first one, so I just want to rise to urge passage of this. This certainly will help spur economic development in areas that do need it, and it's a good bill. And, again, I urge passage.

Thank you.

DEPUTY SPEAKER ORANGE:

Thank you, sir.

Will you care to remark further? Will you care to remark?

Representative John Rigby.

REP. RIGBY (63rd):

Thank you.

Good evening, Madam Speaker.

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DEPUTY SPEAKER ORANGE:

Good evening. All ready?

REP. RIGBY (63rd):

Well, good afternoon.

Madam Speaker, if I may, a question or two for the proponent of the bill as amended.

DEPUTY SPEAKER ORANGE:

Please proceed.

REP. RIGBY (63rd):

Madam Speaker, through you.

Does this measure allow for acquisition costs to be financed as well as renovations to a project?

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes. Through you, Madam Speaker.

It's my understanding, yes.

DEPUTY SPEAKER ORANGE:

Representative Rigby.

REP. RIGBY (63rd):

Thank you.

And, Madam Speaker, through you.

What -- what would be the -- the maximum loan to value? How much -- how much down payment or equity

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position would a nonprofit have to have in a project in order for it to be considered by the Connecticut Housing Finance Authority?

Through you.

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes. Through you, Madam Speaker.

The CHFA normally requires or could require 100 percent financing. Through some normal processes, they could require 3 percent.

There's also available through the program additional grants along with preferred loans that could be bundled for a project, which could then equal 100 percent.

Through you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Representative Rigby.

REP. RIGBY (63rd):

Thank you.

I appreciate the gentleman's response. It sounds like it could help a lot of projects move forward that would normally be held back by conventional financing.

And one last question. Would this program be

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available in -- in areas that are designated economic enterprise corridors? You know, I have a town and a smaller section of a larger town in my district that would be eligible for this financing.

Through you.

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes. Through you, Madam Speaker.

Certainly the intent of what we do here today in the expansion of the program to allow it to -- in all communities throughout the entire State of Connecticut.

Through you, to the representative.

DEPUTY SPEAKER ORANGE:

Representative Rigby.

REP. RIGBY (63rd):

Thank you.

I intend to support the measure, and I appreciate the efforts by the Commerce Committee to put forth this -- this measure, and I think it will help a lot of buildings become renovated and habitable.

Thank you very much.

DEPUTY SPEAKER ORANGE:

Thank you, Representative.

Will you care to remark further on the bill as amended?

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Madam Speaker.

If I may, a quick question to the proponent of the bill?

DEPUTY SPEAKER ORANGE:

Please proceed.

REP. ALBERTS (50th):

Thank you.

And just for my reference, the type of financing that we're envisioning here in the bill that's now before us, this is financing that would not normally be something that can be financed through a typical financial institution such as one of our banks or credit unions; is that not correct?

Through you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes. Through you, Madam Speaker.

That potential could and has existed.

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Through you.

DEPUTY SPEAKER ORANGE:

Representative Alberts.

REP. ALBERTS (50th):

So -- so this is financing that typically could
be done through a bank?

Through you, Madam Speaker.

DEPUTY SPEAKER ORANGE:

Representative Berger.

REP. BERGER (73rd):

Yes. Through -- through you, Madam Speaker.

As a point of clarification, typically these
would not be able to go through a conventional
bankable source.

DEPUTY SPEAKER ORANGE:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Madam Speaker.

That's my understanding as well. I just wanted
clarification.

Thank you.

DEPUTY SPEAKER ORANGE:

Thank you, sir.

Will you care to remark further on the bill as

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amended? Will you care to remark further on the bill
as amended? Will you care to remark?

If not, staff and guests, please come to the well
of the House. Members, take your seats. The machine
will be open.

THE CLERK:

The House of Representatives is voting by roll
call. Members to the Chamber. The House is taking a
roll call vote. Members to the Chamber, please.

DEPUTY SPEAKER ORANGE:

Have all members voted? Have all members voted?
Have all the members voted?

If all the members have voted, please check the
board to determine if your vote has been properly
cast.

If so, the machine will be locked, and the Clerk
will take a tally.

A VOICE:

One forty-four, zero, seven.

DEPUTY SPEAKER ORANGE:

And will the Clerk please announce the tally.

THE CLERK:

House Bill 5106 as amended by House "A".

Total Number Voting

144

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Necessary for Passage	73
Those Voting Yea	144
Those Voting Nay	0
Those Absent and Not Voting	7

DEPUTY SPEAKER ORANGE:

The bill as amended passes.

Will the Clerk please call Calendar Number 464.

THE CLERK:

On page 3, Calendar 464, Substitute for Senate Bill 198, AN ACT CONCERNING DESECRATION OF WAR OR VETERANS' MEMORIALS, favorable report of the Committee on the Judiciary.

DEPUTY SPEAKER ORANGE:

Representative Jack Hennessey, you have the floor, sir.

REP. HENNESSEY (127th):

Thank you, Madam Speaker.

Madam Speaker, I move acceptance of the joint committee's favorable report and passage of the bill.

DEPUTY SPEAKER ORANGE:

The question is acceptance of the joint committee's favorable report and passage of the bill.

Will you remark?

Representative Hennessey.

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So ordered, sir.

SENATOR LOONEY:

Thank you, Madam President.

Also calendar page 8, Calendar 482, House Bill 5106, move to place the item on the consent calendar.

THE CHAIR:

So ordered, sir.

SENATOR LOONEY:

Thank you, Madam President.

Calendar page 19, Calendar 489, House Bill 5248, move to place the item on the consent calendar.

THE CHAIR:

So ordered, sir.

SENATOR LOONEY:

Thank you, Madam President.

Calendar page 21, Calendar 504, House Bill 5319, move to place the item on the consent calendar.

THE CHAIR:

So ordered.

SENATOR LOONEY:

Thank you, Madam President.

Calendar page 21, Calendar 505, House Bill 5328, move to place the item on the consent calendar.

THE CHAIR:

So ordered, sir.

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(HB 5283)

On page 3, Calendar 240, House Bill 3283; page 3, Calendar 299, House Bill 5437; page 5, Calendar 349, Senate Bill 374; page 6, Calendar 375, House Bill 5440; page 6, 362, House Bill 5011.

On page 7, Calendar 376, House Bill 5279; on page 7, 387, House Bill 5290; on page 8, 394, House Bill 5032; on page 8, 396, House Bill 5230.

Also on page 8, Calendar 398, House Bill 5241; on page 8, Calendar 393, House Bill 5307; on page 9, Calendar 403, House Bill 5087; on page 9, Calendar 406, House Bill 5276; on page 9, 407, House Bill 5484; on page 11, Calendar 424, House Bill 5495; on page 12, Calendar 435, House Bill 5232; on page 13, Calendar 5 -- excuse me Calendar 450, House Bill 5447; on page 14, Calendar 455, House Bill 3 -- I'm sorry -- House Bill 5353.

On page 14, Calendar 453, House Bill 5543; on page 14, Calendar 459, House Bill 5271; on page 15, Calendar 464, House Bill 5344; on page 15, Calendar 465, House Bill 5034; on page 16, Calendar 469, House Bill 5038; on page 17, Calendar 475, House Bill 5550; on page 17, Calendar 474, House Bill 5233; on page 17, Calendar 477, House Bill 5421.

Page 18, 480, House Bill 5258; on page 18, Calendar 479, House Bill 5500; page 18, Calendar 482, House Bill 5106; on page 18, Calendar 483, House Bill 5355; on page 19, Calendar 489, House Bill 5248; on page 19, Calendar 488, House Bill 5321; on page 20, Calendar 496, House Bill 5412.

On page 21, Calendar 504, House Bill 5319; page 21, Calendar 505, House Bill 5328; on page 22, Calendar 508, House Bill 5365; on page 22, Calendar 510, House Bill 5170; on page 23, Calendar 514, House Bill 5540; on page 23, Calendar 517, House Bill 5521.

Page 24, Calendar 521, House Bill 5343; page 24, Calendar 518, House Bill 5298; page 24, Calendar 523, House Bill 5504; page 29, Calendar 355, Senate Bill 418; on page 13, Calendar 444, 5037; and Calendar 507, House Bill 5467.

THE CHAIR:

Senator -- Senator Suzio.

SENATOR SUZIO:



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Bills placed on the Consent Calendar on May 9, 2012

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Bills from Senate Agenda Number 3 from the May 9th Senate Session that were placed on the Consent Calendar

HB5304
HB 5342

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Good evening, Madam President.

I just want to clarify. I thought I heard the Clerk call House Bill 5034? Is that on the consent calendar?

THE CHAIR:

Do you know what page that is, sir?

SENATOR SUZIO:

No I -- he was reading so fast, Madam, I couldn't get it.

THE CHAIR:

It's -- yes it's 53 -- I don't know.

SENATOR SUZIO:

5034.

THE CHAIR:

5034, yes sir.

SENATOR SUZIO:

I object to that being put on the consent calendar, Madam President.

THE CHAIR:

Okay, that will be removed.

Senator Looney.

SENATOR LOONEY:

Thank you, Madam President.

Yes, just seeing that -- ask to remove that item from the consent calendar.

THE CHAIR:

So ordered.

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At this time we'll call a roll call vote on the consent calendar.

Mr. Clerk.

THE CLERK:

Immediate roll call has been ordered in the Senate.
Senators please return to the Chamber. Immediate roll call has been ordered in the Senate.

THE CHAIR:

Senator Coleman, we need your vote, sir.

Senator Kissel, Senator Kissel. Senator Kissel, will you vote on the consent calendar please?

All members have voted?

If all members have voted, the machine will be closed.

Mr. Clerk, will you call the amendment -- I meant the tally.

THE CLERK:

On today's consent calendar.

Total Number Voting	36
Necessary for Adoption	19
Those Voting Yea	36
Those Voting Nay	0
Those Absent and Not Voting	0

THE CHAIR:

The consent calendar has passed.

Senator Looney.

SENATOR LOONEY:

Thank you, Madam President.

Madam President, I believe the Clerk is in possession of Senate Agenda Number 6 for today's session.