



General Assembly

February Session, 2020

***Raised Bill No. 434***

LCO No. 2668



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:  
(FIN)

***AN ACT ESTABLISHING A LOAN PROGRAM FOR LOW-INCOME HOMEOWNERS FOR CERTAIN HOME REPAIRS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2020*) (a) (1) The Connecticut  
2 Housing Finance Authority established under section 8-244 of the  
3 general statutes shall establish a housing rehabilitation loan program to  
4 provide low-income homeowners with no-interest, deferred payment  
5 loans to help pay for the following work on such homeowners' primary  
6 residences: Roofing repairs, siding repairs, repairs to doors and  
7 windows, lead paint mitigation and abatement, weatherization  
8 upgrades and electrical work.

9 (2) Any loan provided under this section shall be due and payable  
10 when (A) the deed of such residence is transferred or conveyed to other  
11 than the applicant homeowner's spouse residing in such residence, (B)  
12 the applicant homeowner dies, if such homeowner was listed on the  
13 deed as the sole owner of such residence on the date of such  
14 homeowner's death, or (C) the surviving spouse of the applicant

15 homeowner dies, if such surviving spouse was listed on the deed as an  
16 owner of such residence on the date of the applicant homeowner's  
17 death.

18 (3) Any loan provided under this section shall constitute a lien on  
19 such residence, which may be recorded in the land records of the town  
20 in which such residence is located.

21 (b) The authority shall adopt written procedures in accordance with  
22 the provisions of section 1-121 of the general statutes, establishing (1)  
23 income requirements for eligible homeowners and limits, if any, on the  
24 aggregate amount of loans an eligible homeowner may receive under  
25 this section, (2) set loan amounts or procedures for determining the loan  
26 amount for a given eligible project, (3) procedures for the application for  
27 and distribution of loans under this section, and (4) any other  
28 procedures or requirements necessary to implement the provisions of  
29 this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	New section

**Statement of Purpose:**

To require the Connecticut Housing Finance Authority to establish a loan program to assist low-income homeowners in paying for certain repairs to their primary residences.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*