



General Assembly

**Amendment**

January Session, 2023

LCO No. 7191



Offered by:

REP. DOUCETTE, 13<sup>th</sup> Dist.

SEN. MILLER P., 27<sup>th</sup> Dist.

REP. DELNICKI, 14<sup>th</sup> Dist.

To: Subst. House Bill No. 6688

File No. 184

Cal. No. 146

**"AN ACT CONCERNING MORTGAGES, THE RESIDENTIAL HEATING EQUIPMENT FINANCING PROGRAM, THE CONNECTICUT HOUSING FINANCE AUTHORITY AND MOBILE MANUFACTURED HOMES."**

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 49-31o of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective October 1, 2023*):

5 (a) Nothing in sections 49-31k to 49-31n, inclusive, shall require a  
6 mortgagee to modify a mortgage or change the terms of payment of a  
7 mortgage without its consent.

8 (b) (1) A mortgagee that agrees to modify a mortgage pursuant to the  
9 Ezequiel Santiago Foreclosure Mediation Program, established  
10 pursuant to section 49-31m, shall send such modification to the  
11 mortgagor for execution at least fifteen business days prior to the first

12 modified payment due date under such modification. The mortgagee or  
13 the mortgagee's attorney may satisfy the requirements of this  
14 subdivision by sending the modification to (A) the mortgagor, or (B) if  
15 the mortgagor is represented by an attorney, the mortgagor and the  
16 mortgagor's attorney.

17 (2) Any failure by a mortgagee to timely send a modification  
18 pursuant to subdivision (1) of this subsection shall constitute grounds  
19 for a court to, in a pending foreclosure action, after notice and a hearing,  
20 issue an order requiring the mortgagee to send such modification in  
21 accordance with the requirements of subdivision (1) of this subsection.

22 (3) Any failure by a mortgagee to send a modification in accordance  
23 with the requirements of subdivision (2) of this subsection shall  
24 constitute conduct contrary to the objectives of the mediation program  
25 for the purpose of imposing sanctions under subsection (b) of section  
26 49-31n.

27 [(b)] (c) Information submitted by the mortgagor to a mediator, either  
28 orally or in writing, including financial documents, shall not be subject  
29 to disclosure by the Judicial Branch.

30 Sec. 2. Subsection (a) of section 49-8 of the general statutes is repealed  
31 and the following is substituted in lieu thereof (*Effective October 1, 2023*):

32 (a) (1) The mortgagee or a person authorized by law to release the  
33 mortgage shall execute and deliver, or cause to be delivered, to the town  
34 clerk of the town in which the real estate is situated or, if so requested  
35 in writing by the mortgagor or a designated representative of the  
36 mortgagor, to the mortgagor or the designated representative of the  
37 mortgagor, a release to the extent of the satisfaction tendered before or  
38 against receipt of the release: [(1)] (A) Upon the satisfaction of the  
39 mortgage; [(2)] (B) upon a bona fide offer to satisfy the mortgage in  
40 accordance with the terms of the mortgage deed upon the execution of  
41 a release; [(3)] (C) when the parties in interest have agreed in writing to  
42 a partial release of the mortgage where that part of the property securing  
43 the partially satisfied mortgage is sufficiently definite and certain; or

44 [(4)] (D) when the mortgagor has made a bona fide offer in accordance  
45 with the terms of the mortgage deed for such partial satisfaction on the  
46 execution of such partial release.

47 (2) If a release is not delivered to the mortgagor or a designated  
48 representative of the mortgagor in accordance with subdivision (1) of  
49 this subsection, the mortgagee or a person authorized by law to release  
50 the mortgage shall deliver a copy of such release to the mortgagor  
51 concurrently with the delivery of such release to the town clerk.

52 Sec. 3. Section 49-8a of the general statutes is repealed and the  
53 following is substituted in lieu thereof (*Effective October 1, 2023*):

54 (a) For the purposes of this section and section 49-10a:

55 (1) "Mortgage loan" means a loan secured by a mortgage on one, two,  
56 three or four family residential real property located in this state,  
57 including, but not limited to, a residential unit in any common interest  
58 community, as defined in section 47-202.

59 (2) "Person" means an individual, corporation, limited liability  
60 company, business trust, estate, trust, partnership, association, joint  
61 venture, government, governmental subdivision or agency, or other  
62 legal or commercial entity.

63 (3) "Mortgagor" means the grantor of a mortgage.

64 (4) "Mortgagee" means the grantee of a mortgage; provided, if the  
65 mortgage has been assigned of record, "mortgagee" means the last  
66 person to whom the mortgage has been assigned of record; and  
67 provided further, if the mortgage has been serviced by a mortgage  
68 servicer, "mortgagee" means the mortgage servicer.

69 (5) "Mortgage servicer" means the last person to whom the mortgagor  
70 has been instructed by the mortgagee to send payments of the mortgage  
71 loan. The person who has transmitted a payoff statement shall be  
72 deemed to be the mortgage servicer with respect to the mortgage loan  
73 described in that payoff statement.

74 (6) "Attorney-at-law" means any person admitted to practice law in  
75 this state and in good standing.

76 (7) "Title insurance company" means any corporation or other  
77 business entity authorized and licensed to transact the business of  
78 insuring titles to interests in real property in this state.

79 (8) "Institutional payor" means any bank or lending institution that,  
80 as part of making a new mortgage loan, pays off the previous mortgage  
81 loan.

82 (9) "Payoff statement" means a statement of the amount of the unpaid  
83 balance on a mortgage loan, including principal, interest and other  
84 charges properly assessed pursuant to the loan documentation of such  
85 mortgage and a statement of the interest on a per diem basis with  
86 respect to the unpaid principal balance of the mortgage loan.

87 (b) If a mortgagee fails to execute and deliver a release of mortgage  
88 to the mortgagor or to the mortgagor's designated agent within sixty  
89 days from receipt by the mortgagee of payment of the mortgage loan (1)  
90 in accordance with the payoff statement furnished by the mortgagee, or  
91 (2) if no payoff statement was provided pursuant to a request made  
92 under section 49-10a, in accordance with a good faith estimate by the  
93 mortgagor of the amount of the unpaid balance on the mortgage loan  
94 using (A) a statement from the mortgagee indicating the outstanding  
95 balance due as of a date certain, and (B) a reasonable estimate of the per  
96 diem interest and other charges due, any attorney-at-law or duly  
97 authorized officer of either a title insurance company or an institutional  
98 payor may, on behalf of the mortgagor or any successor in interest to the  
99 mortgagor who has acquired title to the premises described in the  
100 mortgage or any portion thereof, execute and cause to be recorded in  
101 the land records of each town where the mortgage was recorded, an  
102 affidavit which complies with the requirements of this section.

103 (c) An affidavit pursuant to this section shall state that:

104 (1) The affiant is an attorney-at-law or the authorized officer of a title

105 insurance company, and that the affidavit is made on behalf of and at  
106 the request of the mortgagor or the current owner of the interest  
107 encumbered by the mortgage;

108 (2) The mortgagee has provided a payoff statement with respect to  
109 the mortgage loan or the mortgagee has failed to provide a payoff  
110 statement requested pursuant to section 49-10a;

111 (3) The affiant has ascertained that the mortgagee has received  
112 payment of the mortgage loan (A) in accordance with the payoff  
113 statement, or (B) in the absence of a payoff statement requested  
114 pursuant to section 49-10a, in accordance with a good faith estimate by  
115 the mortgagor of the amount of the unpaid balance on the mortgage  
116 loan calculated in accordance with subdivision (2) of subsection (b) of  
117 this section, as evidenced by a bank check, certified check, attorney's  
118 clients' funds account check or title insurance company check, which has  
119 been negotiated by the mortgagee or by other documentary evidence of  
120 such receipt of payment by the mortgagee, including a confirmation of  
121 a wire transfer;

122 (4) More than sixty days have elapsed since payment was received by  
123 the mortgagee; and

124 (5) At least fifteen days prior to the date of the affidavit, the affiant  
125 has given the mortgagee written notice by registered or certified mail,  
126 postage prepaid, return receipt requested, of intention to execute and  
127 cause to be recorded an affidavit in accordance with this section, with a  
128 copy of the proposed affidavit attached to such written notice; and that  
129 the mortgagee has not responded in writing to such notification, or that  
130 any request for additional payment made by the mortgagee has been  
131 complied with at least fifteen days prior to the date of the affidavit.

132 (d) Such affidavit shall state the names of the mortgagor and the  
133 mortgagee, the date of the mortgage, and the volume and page of the  
134 land records where the mortgage is recorded. The affidavit shall provide  
135 similar information with respect to every recorded assignment of the  
136 mortgage.

137 (e) The affiant shall attach to the affidavit (1) photostatic copies of the  
138 documentary evidence that payment has been received by the  
139 mortgagee, including the mortgagee's endorsement of any bank check,  
140 certified check, attorney's clients' funds account check, title insurance  
141 company check, or confirmation of a wire transfer, and (2) (A) a  
142 photostatic copy of the payoff statement, or (B) in the absence of a payoff  
143 statement requested pursuant to section 49-10a, a copy of a statement  
144 from the mortgagee that is in the possession of the mortgagor indicating  
145 the outstanding balance due on the mortgage loan as of a date certain  
146 and a statement setting out the mortgagor's basis for the estimate of the  
147 amount due, and shall certify on each that it is a true copy of the original  
148 document.

149 (f) Such affidavit, when recorded, shall constitute a release of the lien  
150 of such mortgage or the property described therein.

151 (g) The town clerk shall index the affidavit in the name of the original  
152 mortgagee and the last assignee of the mortgage appearing of record as  
153 the grantors, and in the name of the mortgagors and the current record  
154 owner of the property as grantees.

155 (h) Any person who causes an affidavit to be recorded in the land  
156 records of any town in accordance with this section having actual  
157 knowledge that the information and statements therein contained are  
158 false shall be guilty of a class D felony.

159 (i) A mortgagee shall accept, as payment tendered for satisfaction or  
160 partial satisfaction of a mortgage loan, a bank check, certified check,  
161 attorney's clients' funds account check, title insurance company check,  
162 wire transfer or any other form of payment authorized under federal  
163 law.

164 Sec. 4. Subsections (a) to (g), inclusive, of section 16a-40l of the general  
165 statutes are repealed and the following is substituted in lieu thereof  
166 (*Effective October 1, 2023*):

167 (a) On or before October 1, 2011, the Department of Energy and

168 Environmental Protection shall establish a residential heating  
169 equipment financing program. Such program shall allow residential  
170 customers to finance, through on-bill financing or [other] another  
171 mechanism, the installation of energy efficient (1) natural gas or heating  
172 oil burners, boilers and furnaces, [or] ductless heat pumps or  
173 geothermal heating and cooling systems to replace [(1)] (A) burners,  
174 boilers and furnaces that are not less than seven years old with an  
175 efficiency rating of not more than seventy-five per cent, or [(2)] (B)  
176 electric heating systems, or (2) heat pump dryers to replace less efficient  
177 dryers. Eligible fuel oil furnaces shall have an efficiency rating of not  
178 less than eighty-six per cent. An eligible fuel oil burner shall have an  
179 efficiency rating of not less than eighty-six per cent with temperature  
180 reset controls. An eligible natural gas boiler shall have an annual fuel  
181 utilization efficiency rating of not less than ninety per cent and an  
182 eligible natural gas furnace shall have an annual fuel utilization  
183 efficiency rating of not less than ninety-five per cent. To participate in  
184 the program established pursuant to this subsection, a customer shall  
185 first have a home energy audit, the cost of which may be financed  
186 pursuant to subsection (b) of this section.

187 (b) Any customer who participates in the financing program  
188 established pursuant to this section may repay such financing as part of  
189 such customer's monthly gas or electric distribution company bill. Said  
190 program may be funded by the residential financing program offered  
191 by the Energy Efficiency Fund or the Clean Energy Fund established  
192 pursuant to section 16-245n.

193 (c) "Eligible entity" means (1) any residential, commercial,  
194 institutional or industrial customer of an electric distribution company  
195 or natural gas company, as defined in section 16-1, who employs or  
196 installs an eligible in-state energy savings technology, (2) an energy  
197 service company certified as a Connecticut electric efficiency partner by  
198 the Department of Energy and Environmental Protection, or (3) an  
199 installer certified by the Connecticut Green Bank.

200 (d) "Energy savings infrastructure" means tangible equipment,

201 installation, labor, cost of engineering, permits, application fees and  
202 other reasonable costs incurred by eligible entities for operating eligible  
203 in-state energy savings technologies designed to reduce electricity  
204 consumption, natural gas consumption, heating oil consumption or  
205 promote combined heat and power systems.

206 (e) The Department of Energy and Environmental Protection shall  
207 [establish] maintain an energy savings infrastructure [pilot] program  
208 consisting of financial incentives for the installation of combined heat  
209 and power systems, energy efficient heating oil burners, boilers and  
210 furnaces, [and] natural gas boilers and furnaces, geothermal heating and  
211 cooling systems and heat pump dryers by eligible entities. [On or before  
212 June 30, 2014, the department shall evaluate the efficacy of the program  
213 established pursuant to this section.]

214 (f) On or before October 1, 2011, the department shall begin accepting  
215 applications for financial incentives for combined heat and power  
216 systems of not more than one megawatt of power. To qualify for such  
217 financial incentives, such combined heat and power system shall reduce  
218 energy costs at an amount equal to or greater than the amount of the  
219 installation cost of the system within ten years of the installation. The  
220 department shall review the current market conditions for such systems,  
221 including any existing federal or state financial incentives, and  
222 determine the appropriate financial incentives under this program  
223 necessary to encourage installation of such systems. Such financial  
224 incentives may include providing private financial institutions with  
225 loan loss protection or grants to lower borrowing costs. Financial  
226 incentives pursuant to this subdivision shall not exceed two hundred  
227 dollars per kilowatt. A project accepted for such incentives shall qualify  
228 for a waiver of (1) the backup power rate under section 16-243o, and (2)  
229 the requirement to provide baseload electricity under section 16-243i.  
230 Any purchase of natural gas for any combined heat and power system  
231 installed pursuant to this subdivision shall not include a distribution  
232 charge pursuant to section 16-243l.

233 (g) [On or before December 31, 2011, the] The department shall [begin



234 accepting] accept applications for financial incentives for the installation  
235 of more efficient (1) fuel oil and natural gas boilers and furnaces, and  
236 geothermal heating and cooling systems, that replace existing boilers or  
237 furnaces that are not less than seven years old with an efficiency rating  
238 of not more than seventy-five per cent, or (2) heat pump dryers to  
239 replace less efficient dryers. A qualifying fuel oil furnace shall have an  
240 efficiency rating of not less than eighty-six per cent. A qualifying fuel oil  
241 boiler shall have an efficiency rating of not less than eighty-six per cent  
242 with temperature reset controls. A qualifying natural gas boiler shall  
243 have an annual fuel utilization efficiency rating of not less than ninety  
244 per cent and a qualifying natural gas furnace shall have an annual fuel  
245 utilization efficiency rating of not less than ninety-five per cent. The  
246 department shall review the current market conditions for such systems  
247 and equipment upgrades, including, but not limited to, any existing  
248 federal or state financial incentives, and establish the appropriate  
249 financial incentives under this program necessary to encourage such  
250 upgrades. Financial incentives shall provide private financial  
251 institutions with loan loss protection or grants to lower borrowing costs  
252 and, if the department deems it necessary, grants to the lending financial  
253 institution to lower borrowing costs and allow for a ten-year loan. Such  
254 financial incentive package shall ensure that the annual loan payment  
255 by the applicant shall be at not more than the projected annual energy  
256 savings less one hundred dollars. Any loan provided as a financial  
257 incentive pursuant to this subsection shall include the cost of any related  
258 incentives, as determined by the department. The department shall  
259 arrange with an electric distribution or gas company to provide for  
260 payment of any loan made as financial assistance under this subsection  
261 through the loan recipient's monthly electric or gas bill, as applicable.

262 Sec. 5. Section 8-286 of the general statutes is repealed and the  
263 following is substituted in lieu thereof (*Effective October 1, 2023*):

264 (a) The authority shall administer, within the resources allocated by  
265 the State Bond Commission to the Department of Housing for the  
266 purposes of sections 8-283 to 8-289, inclusive, as amended by this act,  
267 the homeownership loan program established by said sections 8-283 to

268 8-289. The purpose of the program shall be to provide, through a  
269 contract, an eligible family or person based on the financial needs of  
270 such family or person, a loan, [or deferred loan] which loan may be  
271 amortizing, deferred or forgivable as to principal or interest, to assist in  
272 the purchase of a dwelling or the purchase and rehabilitation of a  
273 dwelling containing up to four residential units, provided such family  
274 or person shall reside in at least one of such units. [In the case of a  
275 deferred loan, the contract shall require that payments on interest are  
276 due currently but that payments on principal may be made at a later  
277 time.]

278 (b) (1) Not later than October 1, 2021, the authority shall establish  
279 guidelines for issuing loans under the program. Such guidelines shall  
280 permit the authority to [(1)] (A) provide loans to borrowers with a debt-  
281 to-income ratio equal to the highest debt-to-income ratio permitted by  
282 the Federal Housing Administration, the Federal National Mortgage  
283 Association and the Federal Home Loan Mortgage Corporation for  
284 residential mortgage loans, as applicable, subject to any other  
285 limitations of this chapter, and [(2)] (B) consider [(A)] (i) the application  
286 of a prospective borrower, regardless of the prospective borrower's  
287 credit score, and [(B)] (ii) nontraditional credit references submitted by  
288 the prospective borrower including, but not limited to, proof of  
289 employment or proof of rental and utility payments.

290 (2) If the dwelling being purchased by an eligible applicant under the  
291 program is situated within an affordability incentive zone, established  
292 pursuant to section 8-286e, the authority may utilize lending guidelines  
293 that are different from the guidelines utilized for the purchase of a  
294 dwelling that is not situated within an affordability incentive zone,  
295 which alternative lending guidelines may include, but need not be  
296 limited to, increased eligibility limits with respect to the purchase price  
297 of the dwelling or the maximum loan amount or a reduced interest rate  
298 for such loan.

299 (c) [A] Any loan [or deferred loan] issued under the program shall  
300 include the customary and reasonable closing costs of the purchase of

301 the dwelling, if so requested by the borrower, and to the extent the loan  
302 amount inclusive of such closing costs does not exceed the maximum  
303 loan amount under the authority's procedures and guidelines, and shall  
304 not exceed twenty-five per cent of the cost of acquiring such dwelling or  
305 twenty-five per cent of the value of such dwelling after rehabilitation, if  
306 greater; except that no such limitation may apply to any loan made to a  
307 tenant whose dwelling unit is being converted to a condominium and  
308 who is able to obtain a mortgage for the purchase of such dwelling unit.  
309 Such value shall be determined from the appraisal, if any, required by  
310 the lending institution granting the first mortgage loan on such  
311 dwelling, and if no such appraisal has been made at the time that a  
312 contract for loan is entered into pursuant to this chapter, the authority  
313 shall cause such appraisal to be made.

314 (d) Commencing October 1, 1995, the proceeds of the sale of any  
315 bonds of the state authorized by any public or special act effective on or  
316 after July 1, 1995, that are to be used for the purpose of making loans [or  
317 deferred loans] pursuant to this chapter shall be used by the department  
318 to make grants-in-aid to the authority and used by the authority, subject  
319 to the purposes and conditions of this chapter, for the purpose of  
320 making loans [or deferred loans] pursuant to this chapter.

321 (e) The commissioner shall establish and administer within available  
322 funds a residential mortgage guarantee program for eligible persons  
323 purchasing a home for owner occupancy. Real property eligible for the  
324 program shall be located in public investment communities, as defined  
325 in section 7-545, and may contain one to three dwelling units.

326 Sec. 6. Section 8-286a of the general statutes is repealed and the  
327 following is substituted in lieu thereof (*Effective October 1, 2023*):

328 Any contract for a loan to purchase a dwelling under section 8-286<sub>z</sub>  
329 as amended by this act, may require that the state or the authority shall  
330 receive, in exchange for any such loan, a share in the appreciation of the  
331 dwelling or any interest therein upon its sale. Such share shall be in an  
332 amount determined by the [the] authority.

333 Sec. 7. Section 8-287 of the general statutes is repealed and the  
334 following is substituted in lieu thereof (*Effective October 1, 2023*):

335 (a) Any loan [or deferred loan] contracted for pursuant to this chapter  
336 shall be secured by a [second] subordinate mortgage on the dwelling  
337 purchased by the recipient of such loan. [or deferred loan.] If the  
338 recipient of such loan [or deferred loan] assigns, transfers or otherwise  
339 conveys his interest in such dwelling or ceases to occupy such dwelling,  
340 the unpaid principal balance of said [second] mortgage, together with  
341 interest thereon, shall become due and payable. If the recipient of any  
342 loan [or deferred loan] is unable to repay the loan, [or deferred loan,]  
343 the authority or the commissioner, for loans [or deferred loans] made  
344 under this chapter prior to October 1, 1995, and the authority for loans  
345 [or deferred loans] acquired from the state or made after October 1, 1995,  
346 at [his or its] the discretion of the authority or the commissioner, as the  
347 case may be, may adjust the interest rate, terms and conditions of the  
348 loan [or deferred loan] to facilitate repayment.

349 (b) Repayment of any loan [or deferred loan] provided in accordance  
350 with this chapter shall be subject to an interest rate to be determined in  
351 accordance with subsection (t) of section 3-20 and such terms and  
352 conditions as the commissioner or the authority may establish,  
353 including, but not limited to, any interest rate, terms of repayment or  
354 conditions for forgiveness of the principal or interest of any such loan.  
355 The authority, in its discretion, (1) may approve repayment of a loan for  
356 a term [that is concurrent with the first mortgage] to be established by  
357 the authority in its discretion or, in the case of a first mortgage that is a  
358 graduated payment mortgage, for a term of no more than thirty years  
359 or (2) may require the loan be due and payable upon assignment,  
360 transfer, sale or other conveyance of the property. Payments by  
361 homeowners who have received financial assistance under this chapter  
362 prior to October 1, 1995, shall be paid to the State Treasurer and  
363 deposited in the General Fund of the state. Payments by homeowners  
364 who have received financial assistance under this chapter after October  
365 1, 1995, shall be paid to the authority, deposited in such funds or  
366 accounts as the authority may establish from time to time for such

367 purpose and [paid by the authority to the State Treasurer and deposited  
368 in the General Fund, except that with the approval of] used by the  
369 authority to make additional loans pursuant to this chapter unless the  
370 Secretary of the Office of Policy and Management [and] directs such  
371 payments to be paid to the State Treasurer [payments received by the  
372 authority may be used by the authority to make additional loans  
373 pursuant to this chapter] and deposited in the General Fund.

374 Sec. 8. Section 8-289 of the general statutes is repealed and the  
375 following is substituted in lieu thereof (*Effective October 1, 2023*):

376 The commissioner [shall] may adopt regulations providing for  
377 financial qualifications of eligible families or persons, requirements and  
378 limitations as to adjustments of terms and conditions of repayment,  
379 funding priorities, guarantee conditions and any additional  
380 requirements as [he] the commissioner deems necessary to carry out the  
381 purposes of this chapter for loans [or deferred loans] made under this  
382 chapter prior to October 1, 1995. The authority shall adopt written  
383 procedures under section 1-121 for such purposes for loans [or deferred  
384 loans] made after October 1, 1995.

385 Sec. 9. (NEW) (*Effective July 1, 2023*) (a) Notwithstanding any  
386 provision of chapter 134 of the general statutes, the Connecticut  
387 Housing Finance Authority shall, within the resources allocated by the  
388 State Bond Commission to the Department of Housing, establish a small  
389 multifamily lending program to provide a revolving loan fund, which  
390 fund shall be available to community development financial institutions  
391 established under 12 CFR Part 1805, as amended from time to time, and  
392 other comparable institutions deemed eligible by the authority, to  
393 provide acquisition, construction, rehabilitation and permanent  
394 financing for small multifamily properties with not fewer than two and  
395 not more than twenty units, except that properties with more than  
396 twenty units may be deemed eligible by the authority in order to  
397 accomplish the objectives of the program.

398 (b) Not later than January 1, 2024, the Connecticut Housing Finance

399 Authority shall establish guidelines for issuing loans under the program  
400 established pursuant to subsection (a) of this section. Such guidelines  
401 shall provide that:

402 (1) Loans issued under such program shall be utilized to provide  
403 acquisition, construction, rehabilitation or permanent financing to (A)  
404 increase the affordable housing stock in higher income communities,  
405 including housing which would qualify for housing unit equivalent  
406 points pursuant to section 8-30g of the general statutes, (B) restore  
407 vacant and blighted properties or properties in need of rehabilitation to  
408 performing properties, or (C) assist revitalization efforts in low and  
409 moderate-income communities; and

410 (2) If the property being purchased by an eligible applicant under  
411 such program is situated within an affordability incentive zone  
412 established pursuant to section 8-286e of the general statutes, the  
413 authority may utilize lending guidelines that are different from the  
414 guidelines utilized for the financing of a property that is not situated  
415 within an affordability incentive zone, which alternative lending  
416 guidelines may include, but need not be limited to, increased eligibility  
417 limits with respect to the purchase price of the property or the maximum  
418 loan amount or a reduced interest rate for such loan.

419 Sec. 10. (*Effective from passage*) (a) There is established a working  
420 group to study ways to provide greater access to loans used by  
421 individuals to purchase mobile manufactured homes for the purpose of  
422 promoting homeownership.

423 (b) The working group shall consist of the following members:

424 (1) The chairpersons and ranking members of the joint standing  
425 committee of the General Assembly having cognizance of matters  
426 relating to banking, or their designees;

427 (2) The Commissioner of Housing, or the commissioner's designee;

428 (3) The Banking Commissioner, or the commissioner's designee;

429 (4) The executive director of the Connecticut Housing Finance  
430 Authority, or the executive director's designee;

431 (5) A representative of an association that represents financial  
432 institutions in the state, who shall be appointed by the chairpersons of  
433 the joint standing committee of the General Assembly having  
434 cognizance of matters relating to banking; and

435 (6) A representative of an organization that represents credit unions  
436 in the state, who shall be appointed by the chairpersons of the joint  
437 standing committee of the General Assembly having cognizance of  
438 matters relating to banking.

439 (c) Any member of the working group appointed under subdivision  
440 (5) or (6) of subsection (b) of this section may be a member of the General  
441 Assembly.

442 (d) All initial appointments to the working group shall be made not  
443 later than thirty days after the effective date of this section. Any vacancy  
444 shall be filled by the appointing authority.

445 (e) The chairpersons of the joint standing committee of the General  
446 Assembly having cognizance of matters relating to banking shall be the  
447 chairpersons of the working group. Such chairpersons shall schedule  
448 the first meeting of the working group, which shall be held not later than  
449 sixty days after the effective date of this section.

450 (f) The administrative staff of the joint standing committee of the  
451 General Assembly having cognizance of matters relating to banking  
452 shall serve as administrative staff of the working group.

453 (g) Not later than January 1, 2024, the working group shall submit a  
454 report on its findings and recommendations to the joint standing  
455 committees of the General Assembly having cognizance of matters  
456 relating to banking and housing, in accordance with the provisions of  
457 section 11-4a of the general statutes. The working group shall terminate  
458 on the date that it submits such report or January 1, 2024, whichever is

459 later."

|   |                        |                   |
|---|------------------------|-------------------|
| This act shall take effect as follows and shall amend the following sections: |                        |                   |
| Section 1   | <i>October 1, 2023</i> | 49-31o            |
| Sec. 2  | <i>October 1, 2023</i> | 49-8(a)           |
| Sec. 3  | <i>October 1, 2023</i> | 49-8a             |
| Sec. 4  | <i>October 1, 2023</i> | 16a-401(a) to (g) |
| Sec. 5  | <i>October 1, 2023</i> | 8-286             |
| Sec. 6  | <i>October 1, 2023</i> | 8-286a            |
| Sec. 7  | <i>October 1, 2023</i> | 8-287             |
| Sec. 8  | <i>October 1, 2023</i> | 8-289             |
| Sec. 9  | <i>July 1, 2023</i>    | New section       |
| Sec. 10   | <i>from passage</i>    | New section       |