



General Assembly

February Session, 2008

Raised Bill No. 591

LCO No. 2794

02794_____ET_

Referred to Committee on Energy and Technology

Introduced by:
(ET)

AN ACT CONCERNING LOW-INTEREST LOANS TO STATE RESIDENTS FOR ENERGY EFFICIENT HOME IMPROVEMENTS.

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

1 Section 1. Section 16a-40a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 The commissioner shall establish an "Energy Conservation Loan
4 Fund". Such fund shall be used for the purposes of making and
5 guaranteeing loans or deferred loans authorized under section 16a-40b
6 of the 2008 supplement to the general statutes, as amended by this act,
7 and may be used for expenses incurred by the commissioner or the
8 Connecticut Housing Finance Authority, established under chapter
9 134, in the implementation of the program of loans, deferred loans and
10 loan guarantees under said section and in the servicing of loans made
11 before July 1, 1985, under section 16a-40k.

12 Sec. 2. Section 16a-40b of the 2008 supplement to the general statutes
13 is repealed and the following is substituted in lieu thereof (*Effective*
14 *from passage*):

15 (a) The commissioner, acting on behalf of the state, may, with
16 respect to loans for which funds have been authorized by the State
17 Bond Commission prior to July 1, 1992, in his discretion make low-cost
18 loans or deferred loans to residents of this state for the purchase and
19 installation in residential structures of insulation, alternative energy
20 devices, energy conservation materials and replacement furnaces and
21 boilers, approved in accordance with regulations to be adopted by the
22 Secretary of the Office of Policy and Management. In the purchase and
23 installation of insulation in new residential structures, only that
24 insulation which exceeds the requirements of the State Building Code
25 shall be eligible for such loans or deferred loans. The commissioner
26 may also make low-cost loans or deferred loans to persons in the state
27 residing in dwellings constructed not later than December 31, 1979,
28 and for which the primary source of heating since such date has been
29 electric resistance, for (1) the purchase and installation of a high-
30 efficiency secondary heating system using a source of heat other than
31 electric resistance, (2) the conversion of a primary electric heating
32 system to a high-efficiency system using a source of heat other than
33 electric resistance, or (3) the purchase and installation of a high-
34 efficiency combination heating and cooling system. As used in this
35 subsection, "high-efficiency" means having a seasonal energy efficiency
36 ratio of 11.0 or higher, or a heating season performance factor of 7.2 or
37 higher, as designated by the American Refrigeration Institute in the
38 Directory of Certified Unitary Air Conditioners, Air Source Heat
39 Pumps and Outdoor Unitary Equipment, as from time to time
40 amended, or an equivalent ratio for a fossil fuel system.

41 (b) Any such loan or deferred loan shall be available only for a
42 residential structure containing not more than four dwelling units,
43 shall be not less than four hundred dollars and not more than twenty-
44 five thousand dollars per structure and, with respect to any application
45 received on or after November 29, 1979, shall be made only to an
46 applicant who submits evidence, satisfactory to the commissioner, that
47 the adjusted gross income of the household member or members who
48 contribute to the support of his household was not in excess of one

49 hundred fifty per cent of the median area income by household size. In
50 the case of a deferred loan, the contract shall require that payments on
51 interest are due immediately but that payments on principal may be
52 made at a later time. Repayment of all loans made under this
53 subsection shall be subject to a rate of interest to be determined in
54 accordance with subsection (t) of section 3-20 and such terms and
55 conditions as the commissioner may establish. The State Bond
56 Commission shall establish a range of rates of interest payable on all
57 loans under this subsection and shall apply the range to applicants in
58 accordance with a formula which reflects their income. Such range
59 shall be not less than zero per cent for any applicant in the lowest
60 income class and not more than one per cent above the rate of interest
61 borne by the general obligation bonds of the state last issued prior to
62 the most recent date such range was established for any applicant for
63 whom the adjusted gross income of the household member or
64 members who contribute to the support of his household does not
65 exceed one hundred fifty per cent of the median area income by
66 household size.

67 (c) The commissioner shall establish a program under which [he
68 shall make] funds deposited in the Energy Conservation Loan Fund
69 shall be made available for low-cost loans or deferred loans under
70 subsection (a) of this section for residential structures containing more
71 than four dwelling units, or for contracts guaranteeing payment of
72 loans or deferred loans provided by private institutions for such
73 structures for the purposes specified under subsection (a) of this
74 section. Any such loan or deferred loan shall be an amount equaling
75 not more than two thousand dollars multiplied by the number of
76 dwelling units in such structure, provided no such loan or deferred
77 loan shall exceed sixty thousand dollars. If the applicant seeks a loan
78 or deferred loan for a structure containing more than thirty dwelling
79 units, [he] such applicant shall include in his application a
80 commitment to make comparable energy improvements of benefit to
81 all dwelling units in the structure in addition to the thirty units which
82 are eligible for the loan or deferred loan. Applications for contracts of

83 guarantee shall be limited to structures containing not more than thirty
84 dwelling units and the amount of the guarantee shall be not more than
85 three thousand dollars for each dwelling unit benefiting from the loan
86 or deferred loan. There shall not be an income eligibility limitation for
87 applicants for such loans, deferred loans or guarantees, but the
88 commissioner shall give preference to applications for loans, deferred
89 loans or guarantees for such structures which are occupied by persons
90 of low or moderate income. Repayment of such loans or deferred loans
91 shall be subject to such rates of interest, terms and conditions as the
92 commissioner shall establish. The state shall have a lien on each
93 property for which a loan, deferred loan or guarantee has been made
94 under this section to ensure compliance with such terms and
95 conditions.

96 (d) With respect to [such] any loans made under this section on or
97 after July 1, 1981, all repayments of principal shall be paid to the State
98 Treasurer for deposit in the Housing Repayment and Revolving Loan
99 Fund. The interest applicable to any such loans made shall be paid to
100 the State Treasurer for deposit in the General Fund. After the close of
101 each fiscal year, commencing with the close of the fiscal year ending
102 June 30, 1992, and prior to the date of the calculation required under
103 subsection [(f)] (g) of this section, the Commissioner of Economic and
104 Community Development shall cause any balance of loan repayments
105 under this section remaining in said fund to be transferred to the
106 Energy Conservation Loan Fund created pursuant to section 16a-40a,
107 as amended by this act.

108 (e) [The] As to any loan made under subsections (a) to (c), inclusive,
109 or subsection (f) of this section, the commissioner shall adopt
110 regulations in accordance with chapter 54, (1) concerning qualifications
111 for such loans or deferred loans, requirements and limitations as to
112 adjustments of terms and conditions of repayment and any additional
113 requirements deemed necessary to carry out the provisions of this
114 section and to assure that those tax-exempt bonds and notes used to
115 fund such loans or deferred loans qualify for exemption from federal

116 income taxation, (2) providing for the maximum feasible availability of
117 such loans or deferred loans for dwelling units owned or occupied by
118 persons of low and moderate income, (3) establishing procedures to
119 inform such persons of the availability of such loans or deferred loans
120 and to encourage and assist them to apply for such loans or deferred
121 loans, and (4) providing that (A) the interest payments received from
122 the recipients of loans or deferred loans made on and after July 1, 1982,
123 less the expenses incurred by the commissioner in the implementation
124 of the program of loans, deferred loans and loan guarantees under this
125 section, and (B) the payments received from electric and gas
126 companies under subsection [(f)] (g) of this section shall be applied to
127 reimburse the General Fund for interest on the outstanding bonds and
128 notes used to fund such loans or deferred loans made on or after July
129 1, 1982.

130 (f) (1) As used in this subsection, "energy-efficient improvements"
131 means measures expected to lower homeowner energy consumption,
132 including, but not limited to, high-efficiency replacement windows,
133 furnaces and boilers. The Connecticut Housing Finance Authority shall
134 establish a program under which funds are made available from the
135 Energy Conservation Loan Fund to make low-interest loans to
136 residents of this state for the purchase and installation in residential
137 structures of energy-efficient improvements. Such loans shall be made
138 from funds allocated to the program in accordance with section 3 of
139 this act.

140 (2) The authority may establish priorities for the low-cost loans
141 provided pursuant to subdivision (1) of this subsection, including, but
142 not limited to, types of improvements financed and the ability of
143 owners to repay such loans. The term of such loans shall be based
144 upon the life expectancy of the improvements installed. Repayment of
145 all loans made under this section shall be subject to a rate of interest to
146 be determined in accordance with subsection (t) of section 3-20 and
147 such terms and conditions as the authority may establish. The State
148 Bond Commission shall establish a range of rates of interest payable on

149 all loans under this subsection and shall apply the range to applicants
150 in accordance with a formula which reflects their income.

151 (3) Upon any subsequent transfer of title to the residential property
152 that contains any energy-efficient improvement funded by a low-
153 interest loan pursuant to this subsection, the balance of the loan and
154 any interest due on such loan shall be transferred to the subsequent
155 owner of title.

156 (4) The authority shall adopt written procedures in accordance with
157 section 1-121, which shall be in accordance with any regulations
158 adopted by the commissioner pursuant to subsection (e) of this section,
159 for the application and distribution of loans pursuant to this subsection
160 and the conditions for such loans.

161 ~~[(f)]~~ (g) Not later than August first, annually, the commissioner shall
162 calculate the difference between (1) the weighted average of the
163 percentage rates of interest payable on all subsidized loans made (A)
164 after July 1, 1982, from the Energy Conservation Loan Fund, (B) from
165 the Home Heating System Loan Fund established under section 16a-
166 40k, and (C) from the Housing Repayment and Revolving Loan Fund
167 pursuant to this section, and (2) the average of the percentage rates of
168 interest on any bonds and notes issued pursuant to section 3-20, which
169 have been dedicated to the energy conservation loan program and
170 used to fund such loans, and multiply such difference by the
171 outstanding amount of all such loans, or such lesser amount as may be
172 required under Section 103(c) of the Internal Revenue Code of 1986, or
173 any subsequent corresponding internal revenue code of the United
174 States, as from time to time amended. The product of such difference
175 and such applicable amount shall not exceed six per cent of the sum of
176 the outstanding principal amount at the end of each fiscal year of all
177 loans or deferred loans made (A) on or after July 1, 1982, from the
178 Energy Conservation Loan Fund, (B) from the Home Heating System
179 Loan Fund established under section 16a-40k, and (C) from the
180 Housing Repayment and Revolving Loan Fund pursuant to this

181 section, and the balance remaining in the Energy Conservation Loan
182 Fund and the balance of energy conservation loan repayments in the
183 Housing Repayment and Revolving Loan Fund. Not later than
184 September first, annually, the Department of Public Utility Control
185 shall allocate such product among each electric and gas company
186 having at least seventy-five thousand customers, in accordance with a
187 formula taking into account, without limitation, the average number of
188 residential customers of each company. Not later than October first,
189 annually, each such company shall pay its assessed amount to the
190 commissioner. The commissioner shall pay to the State Treasurer for
191 deposit in the General Fund all such payments from electric and gas
192 companies, and shall adopt procedures to assure that such payments
193 are not used for purposes other than those specifically provided in this
194 section. The department shall include each company's payment as an
195 operating expense of the company for the purposes of rate-making
196 under section 16-19.

197 Sec. 3. (*Effective July 1, 2008*) (a) For the purposes described in
198 subsection (f) of section 1 of this act, the State Bond Commission shall
199 have the power, from time to time, to authorize the issuance of bonds
200 of the state in one or more series and in principal amounts not
201 exceeding in the aggregate twenty million dollars, two hundred fifty
202 thousand of which shall be used for state-wide marketing of the
203 program described in subsection (f) of section 1 of this act.

204 (b) The proceeds of the sale of said bonds, to the extent of the
205 amount stated in subsection (a) of this section, shall be used by the
206 Connecticut Housing Finance Authority for the purposes specified in
207 subsection (f) of section 1 of this act.

208 (c) All provisions of section 3-20 of the general statutes, or the
209 exercise of any right or power granted thereby, which are not
210 inconsistent with the provisions of this section are hereby adopted and
211 shall apply to all bonds authorized by the State Bond Commission
212 pursuant to this section, and temporary notes in anticipation of the

213 money to be derived from the sale of any such bonds so authorized
 214 may be issued in accordance with said section 3-20 and from time to
 215 time renewed. Such bonds shall mature at such time or times not
 216 exceeding twenty years from their respective dates as may be provided
 217 in or pursuant to the resolution or resolutions of the State Bond
 218 Commission authorizing such bonds. None of said bonds shall be
 219 authorized except upon a finding by the State Bond Commission that
 220 there has been filed with it a request for such authorization which is
 221 signed by or on behalf of the Secretary of the Office of Policy and
 222 Management and states such terms and conditions as said commission,
 223 in its discretion, may require. Said bonds issued pursuant to this
 224 section shall be general obligations of the state and the full faith and
 225 credit of the state of Connecticut are pledged for the payment of the
 226 principal of and interest on said bonds as the same become due, and
 227 accordingly and as part of the contract of the state with the holders of
 228 said bonds, appropriation of all amounts necessary for punctual
 229 payment of such principal and interest is hereby made, and the State
 230 Treasurer shall pay such principal and interest as the same become
 231 due.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	16a-40a
Sec. 2	<i>from passage</i>	16a-40b
Sec. 3	<i>July 1, 2008</i>	New section

Statement of Purpose:

To provide low-interest loans to state residents to make energy efficient improvements to their homes.

[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.]