



General Assembly

February Session, 2024

**Raised Bill No. 283**

LCO No. 2351



Referred to Committee on BANKING

Introduced by:

(BA)

***AN ACT CONCERNING PROGRAMS ADMINISTERED BY THE  
CONNECTICUT HOUSING FINANCE AUTHORITY.***

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

1 Section 1. Section 8-265cc of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2024*):

3 As used in this section and sections 8-265dd to 8-265kk, inclusive, as  
4 amended by this act:

5 (1) "Aggregate family income" means the total income of adult  
6 persons residing in the same household as the homeowner and any  
7 other adult resident of the household, [declared by the homeowner as a  
8 dependent for federal tax purposes,] from whatever source derived,  
9 including, but not limited to, pensions, annuities, retirement benefits  
10 and Social Security benefits, provided the authority may exclude from  
11 income (A) reasonable allowances for dependents; [ ] (B) reasonable  
12 allowances for medical expenses; [ (C) all or any part of the earnings of  
13 gainfully employed minors or family members other than the chief  
14 wage earner, (D)] ~~(C)~~ income not regularly received; [ ] and [(E)] ~~(D)~~  
15 such other expenses as the authority may allow;

16 (2) "Authority" means the Connecticut Housing Finance Authority  
17 created under section 8-244;

18 (3) "Mortgage" means a mortgage deed or other instrument which  
19 constitutes a first or second consensual lien, including a reverse  
20 mortgage or a home equity conversion mortgage, on residential real  
21 property;

22 (4) "Mortgagee" means the original lender under a mortgage, or its  
23 agents, successors [,] or assigns;

24 (5) "Mortgagor" means a homeowner who is also the borrower under  
25 a mortgage encumbering such real property;

26 (6) "Housing expense" means the sum of the homeowner's monthly  
27 maintenance expense in a common interest community, [utility expense,  
28 heating expense,] hazard insurance payment, taxes and required  
29 mortgage payment, including escrows;

30 (7) "Financial hardship due to circumstances beyond the  
31 homeowner's control" means a significant reduction of aggregate family  
32 household income or increase in expenses which reasonably cannot be  
33 or could not have been alleviated by the liquidation of assets by the  
34 homeowner as determined by the Connecticut Housing Finance  
35 Authority, including, but not limited to, a reduction resulting from (A)  
36 (i) unemployment or underemployment of one or more of the  
37 homeowners; (ii) a loss, reduction or delay in receipt of such federal,  
38 state or municipal benefits as Social Security, supplemental security  
39 income, public assistance and government pensions; (iii) a loss,  
40 reduction or delay in receipt of such private benefits as pension,  
41 disability, annuity or retirement benefits; (iv) divorce or a loss of  
42 support payments; or (v) disability, illness or death of a homeowner; or  
43 (B) (i) a significant increase in the dollar amount of the periodic  
44 payments required by the mortgage; (ii) an unanticipated rise in  
45 housing expenses; or (iii) expenses related to the disability, illness or  
46 death of a member of the homeowner's family, but does not include  
47 expenses related to the accumulation of credit or installment debt

48 incurred for recreational or nonessential items prior to the occurrence of  
49 the alleged circumstances beyond the homeowner's control; [in an  
50 amount that would have caused the homeowner's total debt service to  
51 exceed sixty per cent of aggregate family income at that time;]

52 (8) "Consumer credit counseling agency" means a nonprofit  
53 corporation or governmental agency located in this state which has been  
54 designated by the authority to provide homeowners' emergency  
55 mortgage assistance program counseling. A qualified consumer credit  
56 counseling agency must either be certified as a housing counseling  
57 agency by the federal Department of Housing and Urban Development  
58 or otherwise determined accepted by the authority;

59 (9) "Foreclosure mediation program" means the Ezequiel Santiago  
60 Foreclosure Mediation Program established pursuant to section 49-31m;

61 (10) "Periodic payments" means principal, interest, taxes, insurance  
62 and, if applicable, condominium fees;

63 (11) "Lien" means debt secured by a lien on residential real property  
64 pursuant to section 7-239, 7-254, 7-258 or 47-258 or chapter 205;

65 (12) "Lienholder" means the original lienor of a lien, or its agents,  
66 successors or assigns;

67 (13) "Homeowner" means the owner-occupant of residential real  
68 property; and

69 (14) "Residential real property" means a one-to-four family owner-  
70 occupied residential real estate located in this state, including, but not  
71 limited to, a single-family unit in a common interest community.

72 Sec. 2. Section 8-265ff of the general statutes is repealed and the  
73 following is substituted in lieu thereof (*Effective October 1, 2024*):

74 (a) (1) Any homeowner who is a mortgagor may apply for emergency  
75 mortgage assistance payments under sections 8-265cc to 8-265kk,  
76 inclusive, as amended by this act, if (A) such homeowner (i) has received

77 notice of intent to foreclose as provided in section 8-265ee, (ii) is [sixty]  
78 thirty days or more delinquent on a mortgage, or (iii) anticipates that he  
79 or she will be [sixty] thirty days or more delinquent on a mortgage based  
80 on financial hardship beyond such homeowner's control, provided the  
81 authority determines that such homeowner will be so delinquent, or (B)  
82 the homeowner's mortgage is in forbearance.

83 (2) Any homeowner may apply for emergency lien assistance  
84 payments under sections 8-265cc to 8-265kk, inclusive, as amended by  
85 this act, if such homeowner (A) has received notice of the lienholder's  
86 intent to foreclose the lien, (B) is [sixty] thirty days or more delinquent  
87 on the debt secured by a lien, or (C) anticipates that he or she will be  
88 [sixty] thirty days or more delinquent on the debt secured by a lien  
89 based on financial hardship beyond such homeowner's control,  
90 provided the authority determines that such homeowner will be so  
91 delinquent.

92 (3) As part of the application process, the authority may refer the  
93 applicant to a counseling agency approved by the United States  
94 Department of Housing and Urban Development.

95 (b) If the homeowner applies for emergency mortgage or lien  
96 assistance payments under sections 8-265cc to 8-265kk, inclusive, as  
97 amended by this act, the authority shall, no later than eight business  
98 days after the date of receipt of such application, notify all of the  
99 mortgagees and lienholders listed on the application holding a  
100 mortgage or lien on the homeowner's real property.

101 (c) The homeowner shall apply for a loan on the form provided by  
102 the authority. The homeowner shall complete and sign the application  
103 subject to the penalty for false statement under section 53a-157b.

104 (d) The homeowner shall provide the authority with full disclosure  
105 of all assets and liabilities, whether singly or jointly held, and all  
106 household income regardless of source. For purposes of this subsection,  
107 both of the following are included as assets:

108 (1) The sum of the household's savings and checking accounts,  
109 market value of stocks, bonds and other securities, other capital  
110 investments, the value of any portion of pensions and retirement funds  
111 [valued in an amount greater than] in excess of one hundred thousand  
112 dollars, personal property and equity in real property including the  
113 subject mortgage or lien property. Income derived from family assets  
114 shall be considered as income. Equity is the difference between the  
115 market value of the property and the total outstanding principal of any  
116 loans secured by the property and other liens.

117 (2) Lump-sum additions to family assets such as inheritances, capital  
118 gains, insurance payments included under health, accident, hazard or  
119 workers' compensation policies and settlements, verdicts or awards for  
120 personal or property losses or transfer of assets without consideration  
121 within one year of the time of application. Pending claims for such items  
122 must be identified by the homeowner as contingent assets.

123 (e) The authority shall make a determination of eligibility for  
124 emergency mortgage or lien assistance payments by the date thirty  
125 calendar days after the date the homeowner's application is received by  
126 the authority. During said thirty-day period no judgment of strict  
127 foreclosure or any judgment ordering foreclosure by sale shall be  
128 entered in any action for the foreclosure of any mortgage or lien any  
129 mortgagee or lienholder holds on the homeowner's real property. No  
130 emergency mortgage or lien assistance payments may be provided  
131 unless the authority finds that:

132 (1) The real property securing the mortgage or underlying the lien is  
133 residential real property that is the principal residence of the  
134 homeowner;

135 (2) Payments, including amounts for taxes and insurance payments,  
136 including mortgage insurance, or for charges, assessments and fees  
137 associated with a condominium or common interest community, as such  
138 terms are defined in section 47-202, or any combination of such  
139 payments, whether or not such payments are made into escrow or

140 impound accounts as reserves, owed by the homeowner under any  
141 mortgage or lien on such real property have been delinquent and the  
142 mortgagee, taxing authority, unit owners association or lienholder has  
143 indicated to the homeowner its intention to foreclose;

144 (3) The homeowner is a resident of this state and is suffering financial  
145 hardship which renders the homeowner unable to correct the  
146 delinquency or delinquencies within a reasonable time and make full  
147 mortgage payments or payments on the debt secured by the lien. For the  
148 purposes of subdivision (7) of this subsection, in order to determine  
149 whether the financial hardship is due to circumstances beyond the  
150 homeowner's control, the authority may consider information  
151 regarding the homeowner's employment, credit history and current and  
152 past household income, assets, total debt service, net worth, eligibility  
153 for other types of assistance and any other criteria or related factors [it  
154 the authority deems necessary and relevant;

155 (4) There is a reasonable prospect that (A) a homeowner who applies  
156 for emergency mortgage assistance payments will (i) be able to resume  
157 full mortgage payments on the original, modified or refinanced  
158 mortgage within sixty months after the [beginning of the period in]  
159 monetary default for which emergency mortgage assistance payments  
160 are provided in accordance with a written plan formulated or approved  
161 by the authority and pay the mortgage in full in level monthly payments  
162 of principal and interest, subject only to payment changes as provided  
163 in the mortgage, by its maturity date, or (ii) have sufficient equity to  
164 repay the mortgage and emergency mortgage assistance payments at  
165 the end of the time period for which such assistance payments are  
166 provided, and (B) a homeowner who applies for emergency lien  
167 assistance payments will be able to bring the debt underlying the lien  
168 current and resume regular payments to the lienholder for the tax,  
169 water, assessment or usage charges underlying the lien after payment  
170 by the authority of emergency lien assistance payments;

171 (5) The homeowner has applied to the authority for emergency  
172 mortgage or lien assistance payments on an application form prescribed

173 by the authority which includes a financial statement disclosing all  
174 assets and liabilities of the homeowner, whether singly or jointly held,  
175 and all household income regardless of source;

176 (6) Based on the financial statement, the homeowner has insufficient  
177 household income or net worth to correct the delinquency or  
178 delinquencies within a reasonable period of time and make full  
179 mortgage payments or regular payments to the lienholder for the tax,  
180 water, assessment or usage charges underlying the lien;

181 (7) There is a reasonable prospect that the homeowner, as determined  
182 by the authority, will be able to repay the emergency mortgage or lien  
183 assistance [within a reasonable amount of time] under the terms of  
184 section 8-265hh, as amended by this act, including through a refinancing  
185 of the mortgage, and the authority finds that, except for the current  
186 delinquency, any homeowner who is a mortgagor has had a favorable  
187 residential mortgage credit history for the previous two years or period  
188 of ownership, whichever is less. For the purposes of this subdivision, if  
189 a homeowner has been more than thirty days in arrears four or more  
190 times on a residential mortgage within the previous year, the  
191 homeowner shall be ineligible for emergency mortgage assistance  
192 payments unless the homeowner can demonstrate that the prior  
193 delinquency was the result of financial hardship due to circumstances  
194 beyond the homeowner's control. In making a determination under this  
195 subsection, the authority may consider information regarding the  
196 structure of the mortgage, its repayment schedule, the length of time the  
197 homeowner has lived in his or her home, and any other relevant factors  
198 or criteria it deems appropriate;

199 (8) The mortgagee or lienholder is not otherwise prevented by law  
200 from foreclosing upon the mortgage;

201 (9) The homeowner has not mortgaged the real property for  
202 commercial or business purposes;

203 (10) The homeowner has not previously received emergency  
204 mortgage or lien assistance payments from the authority, except that (A)

205 a homeowner who has previously received mortgage assistance  
206 payments shall be eligible to reapply for mortgage assistance if the  
207 homeowner has reinstated the mortgage and the homeowner is not  
208 delinquent for at least six consecutive months immediately following  
209 such reinstatement, and (B) a homeowner who has previously received  
210 lien assistance payments shall be eligible to reapply for lien assistance if  
211 the homeowner has brought the debt underlying the lien current and  
212 the homeowner is not delinquent on regular payments to the lienholder  
213 for the tax, water, assessment or usage charges underlying the lien for  
214 eighteen consecutive months immediately following the date such debt  
215 is made current;

216 (11) The homeowner is not in default under the mortgage except for  
217 the monetary delinquency referred to in subdivision (2) of this  
218 subsection; and

219 (12) The homeowner meets such other procedural requirements as  
220 the authority may establish, provided the authority shall not prohibit a  
221 homeowner from participating in the program solely on the basis that  
222 the homeowner received a discharge of debt through a bankruptcy  
223 filing and did not reaffirm such debt.

224 Sec. 3. Subsections (a) to (e), inclusive, of section 8-265gg of the  
225 general statutes are repealed and the following is substituted in lieu  
226 thereof (*Effective October 1, 2024*):

227 (a) If the authority approves a homeowner for mortgage assistance  
228 under the provisions of section 8-265ff, as amended by this act, the  
229 authority shall make monthly emergency mortgage assistance  
230 payments or lump sum emergency mortgage assistance payments in  
231 lieu of such monthly payments, or both, directly to each mortgagee  
232 secured by the homeowner's real property [for a period not to exceed]  
233 in a total amount that does not exceed the amount of sixty months of  
234 emergency mortgage assistance payments, which amount shall include  
235 any such payments that the authority provides to reinstate a  
236 homeowner's mortgage or lien to a current status with the initial

237 disbursement of an emergency mortgage assistance payment, either  
238 consecutively or nonconsecutively, except no such payments shall be  
239 made after sixty months have passed since the date of the initial  
240 payment. The total monthly payment made by the authority, to or on  
241 behalf of a homeowner under subsection (c) of this section, shall be not  
242 more than twenty-eight per cent of one hundred forty per cent of annual  
243 area median income, as published by the United States Department of  
244 Housing and Urban Development, divided by twelve. Upon receipt of  
245 payment in full from a homeowner of the monthly amount established  
246 under subsection (b) of this section, the authority shall pay to each  
247 mortgagee the full amount then due to the mortgagee pursuant to the  
248 terms of the mortgage without regard to any acceleration under the  
249 mortgage. Such payments shall include, but not be limited to, principal,  
250 interest, taxes, assessments and insurance premiums. The initial  
251 payment made by the authority to each mortgagee may be an amount  
252 which pays all arrearages, [and pays] reasonable costs and reasonable  
253 attorney's fees incurred by the mortgagee in connection with foreclosure  
254 of the mortgage, and, if approved by the authority as part of a  
255 restructuring of the mortgage debt, a sum to reduce the principal  
256 balance of the mortgage to an amount that will cause the homeowner to  
257 have a reasonable prospect of resuming full periodic mortgage  
258 payments following the disbursement of all emergency mortgage  
259 assistance payments provided by the authority under this subsection.

260 (b) A homeowner on whose behalf the authority is making  
261 emergency mortgage assistance payments shall, during the period in  
262 which such assistance is provided, make monthly payments to the  
263 authority in lieu of the homeowner's monthly mortgage payments. Such  
264 payments to the authority shall be in an amount which will cause the  
265 homeowner's total housing expense to be [less than or equal to thirty-  
266 five] (1) not greater than forty-five per cent of the homeowner's  
267 aggregate family income, or (2) not greater than the total housing  
268 expense-to-income ratio for the homeowner for the one-year period  
269 immediately preceding the date when the homeowner experienced the  
270 financial hardship beyond the homeowner's control, whichever is

271 greater. The homeowner shall make such payments to the authority not  
272 later than seven days before each mortgage payment is due to the  
273 mortgagee.

274 (c) The amount by which the emergency mortgage assistance  
275 payments made by the authority to the mortgagee exceeds the payments  
276 made by the homeowner to the authority shall be a loan in that amount  
277 made by the authority to the homeowner. Any such loan shall be  
278 evidenced by such documents as the authority may require and [shall]  
279 may be subject to repayment with interest, if any, and secured as  
280 provided in section 8-265hh, as amended by this act.

281 (d) The authority shall establish procedures for periodic review of the  
282 homeowner's financial circumstances for the purpose of determining  
283 the necessity for continuation, termination or adjustment of the amount  
284 of emergency mortgage assistance payments or adjustment of the  
285 payments by the homeowner pursuant to subsection (b) of this section.  
286 Payments shall be discontinued when the authority determines that,  
287 due to changes in the homeowner's financial condition, the payments  
288 are no longer necessary in accordance with the standards contained in  
289 section 8-265ff, as amended by this act, the maximum amount of  
290 emergency mortgage assistance payments allowed under subsection (a)  
291 of this section has been provided or the sixty-month period [of eligibility  
292 for such payments under subsection (e) of section 8-265ff] established  
293 under subsection (a) of this section, during which one or more  
294 emergency mortgage assistance payments were provided, has expired,  
295 whichever is sooner. [, and a] A foreclosure of the homeowner's  
296 mortgage may, at any time thereafter, proceed without further  
297 restriction or requirement under sections 8-265cc to 8-265hh, inclusive,  
298 as amended by this act. The authority may adjust payments by the  
299 homeowner pursuant to subsection (b) of this section based on a review  
300 under this subsection.

301 (e) If the homeowner fails to pay to the authority any amounts due  
302 under subsection (b) of this section within seven days of the date due to  
303 the authority, the authority (1) may, at the discretion of the authority,

304 nevertheless advance emergency mortgage assistance payments to the  
305 mortgagee, and (2) shall, upon the homeowner's request, review the  
306 homeowner's financial circumstances to determine whether the  
307 delinquency is the result of additional financial hardship due to  
308 circumstances beyond the homeowner's control. If the homeowner does  
309 not demonstrate to the satisfaction of the authority that the delinquency  
310 is [not] the result of additional financial hardship due to circumstances  
311 beyond the homeowner's control in the homeowner's financial  
312 circumstances, the authority [shall] may terminate emergency mortgage  
313 assistance payments and the foreclosure of the homeowner's mortgage  
314 may, at any time thereafter, continue without any further restriction or  
315 requirement under sections 8-265cc to 8-265kk, inclusive, as amended  
316 by this act. If the delinquency is the result of a change in the  
317 homeowner's financial circumstances, the authority may modify the  
318 homeowner's required monthly payments to the authority.

319 Sec. 4. Section 8-265hh of the general statutes is repealed and the  
320 following is substituted in lieu thereof (*Effective October 1, 2024*):

321 (a) Upon approval of emergency mortgage or lien assistance  
322 payments, the authority shall enter into an agreement with the  
323 homeowner for repayment of all such assistance with any interest as  
324 provided in this section. The agreement shall provide for [monthly  
325 payments] repayment by the homeowner after emergency mortgage or  
326 lien assistance payments have ended and shall be subject to the  
327 following provisions:

328 (1) [If the homeowner's total housing expense, including projected  
329 repayments for assistance under this section, is greater than thirty-five  
330 per cent of the homeowner's aggregate family income, repayment]  
331 Repayment of the emergency mortgage or lien assistance payments  
332 shall be deferred until [such total housing expense, including projected  
333 repayments for assistance under this section, is less than or equal to  
334 thirty-five per cent of such aggregate family income;] the homeowner  
335 (A) transfers title to the homeowner's residential real property, other  
336 than a transfer to another mortgagor under the same mortgage pursuant

337 to a dissolution of marriage or by devise, descent or operation of law  
338 upon the death of a homeowner, (B) ceases to occupy the residential real  
339 property as a principal dwelling, or (C) obtains new mortgage loan  
340 financing, other than home improvement mortgage loan financing for  
341 repairs necessary to preserve the residential real property, which  
342 increases the amount of mortgage debt to an amount that is more than  
343 the amount of mortgage debt that encumbered the residential real  
344 property at the time when emergency mortgage or lien assistance  
345 payments were initially approved under section 8-265ff, as amended by  
346 this act; and

347 [(2) If repayment of emergency mortgage or lien assistance payments  
348 is not made by the date the mortgage is paid in full, the homeowner  
349 shall make monthly payments to the authority in an amount not less  
350 than the monthly mortgage or lien payment until such assistance is  
351 repaid;

352 (3) Interest shall accrue on all emergency mortgage and lien  
353 assistance payments made by the authority at a rate based upon the cost  
354 of funds to the state periodically determined by the State Treasurer in  
355 consultation with the authority. Interest shall start to accrue whenever  
356 the homeowner is required to commence repayment under this section.]

357 (2) (A) The authority may, at the discretion of the authority, elect to  
358 enter into an agreement with the homeowner to provide that (i) interest  
359 on emergency mortgage and lien assistance payments made by the  
360 authority shall be payable from time to time or accrue, and (ii) if such  
361 interest accrues, such interest will compound periodically or accrue as  
362 simple interest.

363 (B) For any such interest that accrues, (i) the rate of accrual shall be  
364 established by the authority in accordance with the authority's  
365 procedures, and (ii) such interest shall start to accrue at the end of the  
366 sixty-month period established under subsection (a) of section 8-265gg,  
367 as amended by this act, during which one or more emergency mortgage  
368 assistance payments were provided.

369 (b) Repayment of amounts owed to the authority from a homeowner  
370 under the provisions of sections 8-265cc to 8-265kk, inclusive, as  
371 amended by this act, shall be secured by a mortgage on the  
372 homeowner's real property, provided said mortgage shall not be  
373 deemed to take priority over any other mortgage or lien in effect against  
374 such property on the date the emergency mortgage is recorded. The  
375 authority may allow subordination of its mortgage if such  
376 subordination is required to permit the homeowner to obtain a home  
377 improvement loan for repairs necessary to preserve the property.

378 (c) The authority [shall establish written procedures for] may, at the  
379 discretion of the authority, waive any right of the authority to conduct  
380 periodic review of the homeowner's financial circumstances to  
381 determine the amounts of repayment required under this section.

382 (d) All moneys received by the authority from homeowners for  
383 repayment of emergency mortgage or lien assistance payments shall be  
384 paid to the authority, deposited in such funds or accounts as the  
385 authority may establish from time to time for such purpose and be used  
386 solely for the purposes of the program established pursuant to sections  
387 8-265cc to 8-265kk, inclusive, as amended by this act.

388 (e) Any homeowner who misrepresents any financial or other  
389 pertinent information in conjunction with the filing of an application for  
390 emergency mortgage or lien assistance or modification of such  
391 assistance, may be denied assistance and required to immediately repay,  
392 at the discretion of the authority, either in a lump sum or in installments,  
393 any amount of assistance already made together with interest at a rate  
394 of not greater than twelve per cent per annum or the maximum per  
395 annum rate allowed under section 37-4, whichever is less. The  
396 mortgagee or lienholder may, at any time thereafter, take any legal  
397 action to enforce the mortgage or lien without further restrictions or  
398 requirements.

399 (f) The authority may take any action it deems appropriate to recover  
400 emergency mortgage or lien assistance when the homeowner fails to

401 repay such assistance under the terms and conditions established under  
402 this section.

403 Sec. 5. Section 8-265ii of the general statutes is repealed and the  
404 following is substituted in lieu thereof (*Effective October 1, 2024*):

405 (a) The Connecticut Housing Finance Authority shall adopt  
406 procedures in accordance with section 1-121 to implement the  
407 provisions of sections 8-265cc to 8-265hh, inclusive, as amended by this  
408 act. Such procedures shall include the establishment of a process for  
409 notification to eligible homeowners of the availability of funds under  
410 sections 8-265cc to 8-265kk, inclusive, as amended by this act, and for  
411 notification to the mortgagee or lienholder that an application has been  
412 received by or on behalf of the homeowner and of the authority's  
413 determination of eligibility.

414 (b) The authority may, from time to time, adopt procedures in  
415 accordance with section 1-121 to establish an aggregate limit on the  
416 amount of emergency mortgage assistance payments that a homeowner  
417 may receive under sections 8-265cc to 8-265kk, as amended by this act.

418 Sec. 6. Subsection (b) of section 8-265kk of the general statutes is  
419 repealed and the following is substituted in lieu thereof (*Effective October*  
420 *1, 2024*):

421 (b) If funds are not available to provide emergency mortgage or lien  
422 assistance payments to homeowners in accordance with sections 8-265cc  
423 to 8-265kk, inclusive, as amended by this act, the authority shall [notify]  
424 post on the authority's Internet web site a notice for the benefit of all  
425 mortgagees and lienholders and shall [not accept] thereafter discontinue  
426 accepting applications for emergency mortgage or lien assistance  
427 payment. Upon [receipt of such] the posting of such notice, [from the  
428 authority] and until [mortgagees and lienholders receive a further] a  
429 subsequent notice [from] is posted by the authority on the authority's  
430 Internet web site disclosing that such funds are again available and  
431 applications for such assistance payments are again being accepted by  
432 the authority, [:] (1) [Mortgagees] mortgagees may commence

433 foreclosure actions without first providing the notice set forth in  
 434 subsection (a) of section 8-265ee, [;] and (2) the foreclosure of mortgages  
 435 and liens by mortgagees or lienholders may continue without any  
 436 further restriction or requirement under the provisions of sections 8-  
 437 265cc to 8-265kk, inclusive, as amended by this act.

438       Sec. 7. (NEW) (*Effective October 1, 2024*) Notwithstanding any  
 439 provision of the general statutes, for any revitalization or  
 440 redevelopment project that receives state or federal funding pursuant to  
 441 a program administered by the Connecticut Housing Finance Authority,  
 442 the developer for such project shall, not later than ten days after the  
 443 developer receives approval for the funding pursuant to the program,  
 444 provide funding to hire an advocate to represent the residents affected  
 445 by such project with respect to concerns about such project. The  
 446 developer shall continue to provide such funding until such project is  
 447 completed.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-265cc
Sec. 2	<i>October 1, 2024</i>	8-265ff
Sec. 3	<i>October 1, 2024</i>	8-265gg(a) to (e)
Sec. 4	<i>October 1, 2024</i>	8-265hh
Sec. 5	<i>October 1, 2024</i>	8-265ii
Sec. 6	<i>October 1, 2024</i>	8-265kk(b)
Sec. 7	<i>October 1, 2024</i>	New section

**Statement of Purpose:**

To (1) redefine "aggregate family income" and "financial hardship due to circumstances beyond the homeowner's control" in connection with the emergency mortgage assistance program, (2) change procedures (A) regarding applying for emergency mortgage assistance payments, (B) regarding making emergency mortgage assistance payments, (C) for establishing emergency mortgage assistance repayment agreements, and (D) regarding the posting of certain notices on the Connecticut Housing Finance Authority's Internet web site, (3) provide that the authority may adopt procedures to establish an aggregate limit on the amount of emergency mortgage assistance payments that certain

homeowners may receive, and (4) require developers for certain projects to hire an advocate for the residents affected by such projects.

*[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.]*