
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2623 Session of
2020

INTRODUCED BY CEPHAS, KINSEY, GALLOWAY, SAPPEY, SOLOMON, ROZZI,
FREEMAN, DRISCOLL, SCHWEYER, HILL-EVANS, WARREN, GREEN,
SANCHEZ, CIRESI, OTTEN, HOHENSTEIN, T. DAVIS AND HOWARD,
JUNE 23, 2020

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JUNE 23, 2020

AN ACT

1 Amending the act of December 3, 1959 (P.L.1688, No.621),
2 entitled "An act to promote the health, safety and welfare of
3 the people of the Commonwealth by broadening the market for
4 housing for persons and families of low and moderate income
5 and alleviating shortages thereof, and by assisting in the
6 provision of housing for elderly persons through the creation
7 of the Pennsylvania Housing Finance Agency as a public
8 corporation and government instrumentality; providing for the
9 organization, membership and administration of the agency,
10 prescribing its general powers and duties and the manner in
11 which its funds are kept and audited, empowering the agency
12 to make housing loans to qualified mortgagors upon the
13 security of insured and uninsured mortgages, defining
14 qualified mortgagors and providing for priorities among
15 tenants in certain instances, prescribing interest rates and
16 other terms of housing loans, permitting the agency to
17 acquire real or personal property, permitting the agency to
18 make agreements with financial institutions and Federal
19 agencies, providing for the purchase by persons of low and
20 moderate income of housing units, and approving the sale of
21 housing units, permitting the agency to sell housing loans,
22 providing for the promulgation of regulations and forms by
23 the agency, prescribing penalties for furnishing false
24 information, empowering the agency to borrow money upon its
25 own credit by the issuance and sale of bonds and notes and by
26 giving security therefor, permitting the refunding,
27 redemption and purchase of such obligations by the agency,
28 prescribing remedies of holders of such bonds and notes,
29 exempting bonds and notes of the agency, the income
30 therefrom, and the income and revenues of the agency from
31 taxation, except transfer, death and gift taxes; making such
32 bonds and notes legal investments for certain purposes; and

1 indicating how the act shall become effective," in
2 homeowner's emergency assistance, providing for COVID-19
3 disaster emergency mortgage assistance.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. The act of December 3, 1959 (P.L.1688, No.621),
7 known as the Housing Finance Agency Law, is amended by adding a
8 section to read:

9 Section 413-C. COVID-19 Disaster Emergency Mortgage
10 Assistance.--(a) Notwithstanding any other provision of this
11 article, the agency may make a mortgage assistance loan as
12 provided under this article to a mortgagor for a property which
13 the mortgagor rents to a tenant from funds transferred under
14 subsection (d). A mortgage assistance loan under this section
15 shall only be for past due mortgage payments during the COVID-19
16 disaster emergency.

17 (b) To be eligible for a mortgage assistance loan under this
18 section, a mortgagor shall be current on municipal inspections,
19 municipal fees and all taxes on the property.

20 (c) If a mortgagor receives a mortgage assistance loan under
21 this section, the mortgagor shall repay the loan within twelve
22 (12) months of the expiration or termination of the COVID-19
23 disaster emergency.

24 (d) The State Treasurer shall transfer the sum of twenty-
25 five million dollars (\$25,000,000) of the funds the Commonwealth
26 receives under the CARES Act to the Homeowner's Emergency
27 Mortgage Assistance Fund for the purpose of making mortgage
28 assistance loans under this section.

29 (e) As used in this section, the following words and phrases
30 shall have the meanings given to them in this subsection unless
31 the context clearly indicates otherwise:

1 "CARES Act." The Coronavirus Aid, Relief, and Economic
2 Security Act (Public Law 116-136, 134 Stat. 281).

3 "COVID-19 disaster emergency." The proclamation of disaster
4 emergency issued by the Governor on March 6, 2020, published at
5 50 Pa.B. 1644 (March 21, 2020), and any renewal of the state of
6 disaster emergency.

7 Section 2. This act shall take effect in 60 days.