



House of Representatives

General Assembly

File No. 89

February Session, 2026

Substitute House Bill No. 5162

House of Representatives, March 19, 2026

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT AMENDING AN AUTHORIZATION OF BONDS OF THE STATE FOR A GRANT-IN-AID TO THE CONNECTICUT HOUSING FINANCE AUTHORITY.

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

1 Section 1. Subdivision (3) of subsection (c) of section 9 of public act
2 12-189, as amended by section 102 of public act 13-239, section 212 of
3 public act 15-1 of the June special session and section 157 of public act
4 16-4 of the May special session, is amended to read as follows (*Effective*
5 *July 1, 2026*):

6 (3) For the Department of Housing: Grant-in-aid to the Connecticut
7 Housing Finance Authority for the purposes of sections 8-265cc to 8-
8 265ii, inclusive, and section 8-265kk of the general statutes, and to
9 capitalize down payment assistance issued under the homeownership
10 loan program established pursuant to sections 8-283 to 8-289, inclusive,
11 of the general statutes, not exceeding \$38,000,000.

This act shall take effect as follows and shall amend the following sections:		
---	--	--

Section 1	<i>July 1, 2026</i>	PA 12-189, Sec. 9(c)(3)
-----------	---------------------	-------------------------

Statement of Legislative Commissioners:

The title was changed.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Treasurer, Debt Serv.	GF - See Below	See Below	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill expands the eligible uses of an existing General Obligation (GO) bond authorization for the Emergency Mortgage Assistance Program to allow funds to be used for downpayment assistance. Future General Fund debt service costs may be incurred or incurred sooner due to the programs' expansion to the degree that it causes authorized GO bond funds to be expended or to be expended more quickly than they otherwise would have been.

As of March 1, 2026, there is an unallocated bond balance of \$5 million under the authorization. The bill does not change overall GO bond authorization levels.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to any bonds issued.

OLR Bill Analysis

sHB 5162

AN ACT AMENDING AN AUTHORIZATION OF BONDS FOR THE CONNECTICUT HOUSING FINANCE AUTHORITY.

SUMMARY

This bill expands the allowable uses of an existing bond authorization for the Connecticut Housing Finance Authority (CHFA). Specifically, it allows CHFA to use the bond authorization (1) to capitalize assistance issued under its Down Payment Assistance Program (DAP) or (2) for its Emergency Mortgage Assistance Program (EMAP). Under current law, only the latter use is permitted.

EMAP provides emergency mortgage assistance or emergency lien assistance to eligible homeowners who have fallen behind (or anticipate falling behind) on their mortgage payment or non-mortgage expenses due to a financial hardship beyond their control. DAP generally seeks to help first-time homebuyers by providing subordinate mortgage loans to eligible borrowers for down payment or closing cost assistance (or both).

EFFECTIVE DATE: July 1, 2026

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 5 (03/05/2026)