

# Housing Committee

## JOINT FAVORABLE REPORT

**Bill No:** HB-5162 / [Bill Status](#) / [Public Hearing Testimony](#)

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

**Vote Date:** 3/5/2026

**Vote Action:** Joint Favorable

**PH Date:** 2/17/2026

**File No.:**

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### SPONSORS OF BILL:

Housing Committee

### REASONS FOR BILL:

This bill seeks to amend a bond authorization for the Connecticut Housing Finance Authority's (CHFA) Emergency Mortgage Assistance Program (EMAP) to their Down Payment Assistance Program (DAP). This legislation will provide CHFA with the flexibility to allocate funds from their EMAP program to support their first-time homebuyer program, which is in high demand.

### RESPONSE FROM ADMINISTRATION/AGENCY:

**Department of Housing, Selia Mosquera-Bruno, Commissioner** submitted testimony in support of the legislation. She agrees with the legislative intent of the bill to amend a bond authorization from the CHFA emergency mortgage assistance program to permit funds to also be used to capitalize down payment assistance under the home ownership loan program. She believes that this proposal provides additional flexibility since many housing programs work in conjunction with one another.

**Connecticut Housing Finance Authority Nandini Natarajan, CEO & Executive Director** submitted testimony examining the two programs that this legislation touches. She explains that the EMAP provides emergency mortgage assistance or emergency lien assistance to eligible homeowners who have fallen behind on their mortgage payment or non-mortgage expenses because of a financial hardship beyond their control. She explains that the DAP is to help cover the down payment and closing costs. She notes that this program is less restrictive than the Time To Own (TTO), thereby allowing broader support for first-time

homebuyers. She points out that the bill does not alter the amount of the existing bond authorization but allows the remaining \$5 million to be used on either EMAP or DAP.

#### **NATURE AND SOURCES OF SUPPORT:**

**James Armstrong** submitted testimony noting he was once homeless, but with the assistance of public services, was able to find stable housing. He notes he worked and has retired and is now a homeowner, taxpayer, and voter. He believes public services can help end homelessness in time.

**HBRA of CT, Jim Perras, CEO** submitted testimony noting that expanding down payment assistance tools is a proven strategy to help more households achieve homeownership. He believes this program broadens flexibility of housing finance resources, thereby ensuring the Connecticut Housing Finance Authority (CHFA) to serve first-time and moderate-income buyers more effectively, which supports demand while encouraging investment in residential construction and community stability.

The following submitted general support for the bill:

**Homes with Hope Carmen Ayala, Director of Diversion Services,**  
**Guilford Planning & Zoning Commission, Larry Rizzolo, Commissioner**  
**CT Coalition of Property Owners, John Souza, President**

**Connecticut Legal Services, Inc, Raphael Podolsky, Attorney and Policy Advocate,** submitted testimony stating no position, noting the committee should examine the impact of this legislation on the Emergency Mortgage Assistance Program (EMAP). He notes that he has no objection to this legislation if it does not reduce the ability of EMAP to fully satisfy the needs of EMAP applicants for assistance in avoiding foreclosure of their owner-occupied home.

#### **NATURE AND SOURCES OF OPPOSITION:**

**Kimberly Grijalva** submitted testimony in opposition to this legislation noting that bond authorizations are debt obligations that taxpayers ultimately repay with interest. She believes it is difficult to justify asking taxpayers to assume additional long-term debt without a data-supported plan and accountability measures. She is interested in how the \$38 million figure was determined, she is of the opinion that public borrowing should be disciplined, targeted, and transparent. She points out that the \$38 million bond and \$33.5 million appropriation for homelessness programs, the state is asking taxpayers to commit more than \$70 million, she believes this is spending first and explaining later.

**Cynthia Steckler** submitted testimony in opposition to this legislation, noting that subsidies only cause rents and property taxes to increase. She believes that this legislation eliminates middle class and working-class families from competition for apartments and housing. She states that this legislation would only exacerbate the housing crisis. She notes that rents can be reduced by lowering taxes and creating good paying jobs.

The following submitted general opposition to the bill:

**Keva Fothergill**

Wendy Irving  
Edward Isenburg  
MCR, Stacey Spooner, Marketing Director  
Anonymous, Anonymous  
Anonymous, Anonymous  
Anonymous, Anonymous

Reported by: Tyler Fisher

Date: 3/16/2026