

**DESEGREGATE
CONNECTICUT**

CT Rail Commuter Council

www.desegregatect.org | [@desegregatect](https://twitter.com/desegregatect) | February 2022



Agenda

- Introduction
- The Need for Transit-Oriented Communities
- Our Proposal
- Your Questions and Comments



Introduction



**DESEGREGATE
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We are a pro-homes coalition of neighbors and nonprofits.



We believe that better zoning laws can lead to a more equitable and sustainable CT.





The Need for Transit-Oriented Communities

Our Issue Brief

desegregatect.org/toc

ISSUE BRIEF:

GET ON BOARD FOR EQUITABLE TRANSIT-ORIENTED COMMUNITIES

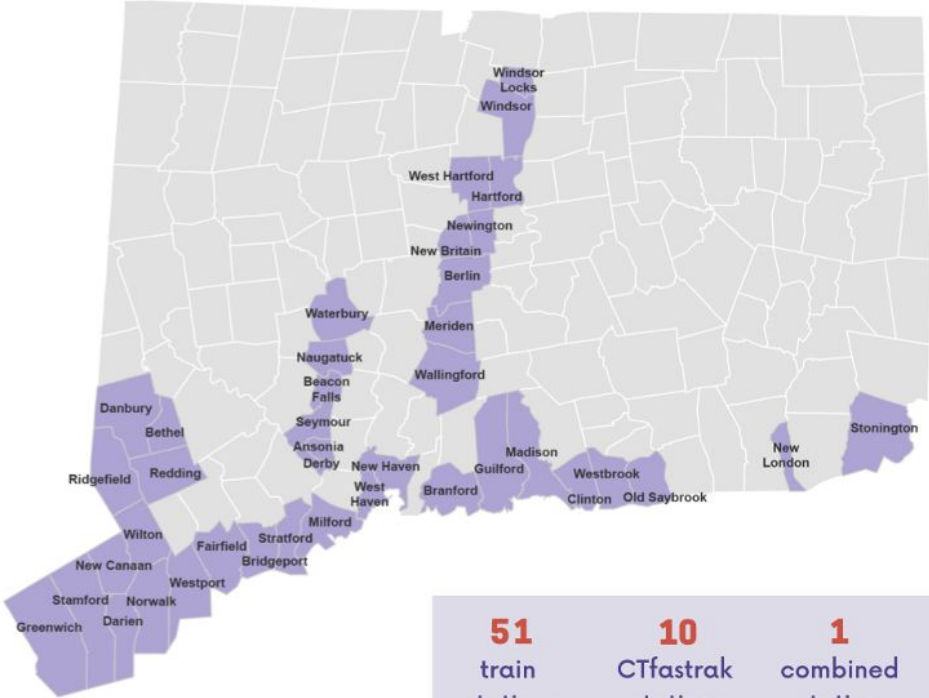


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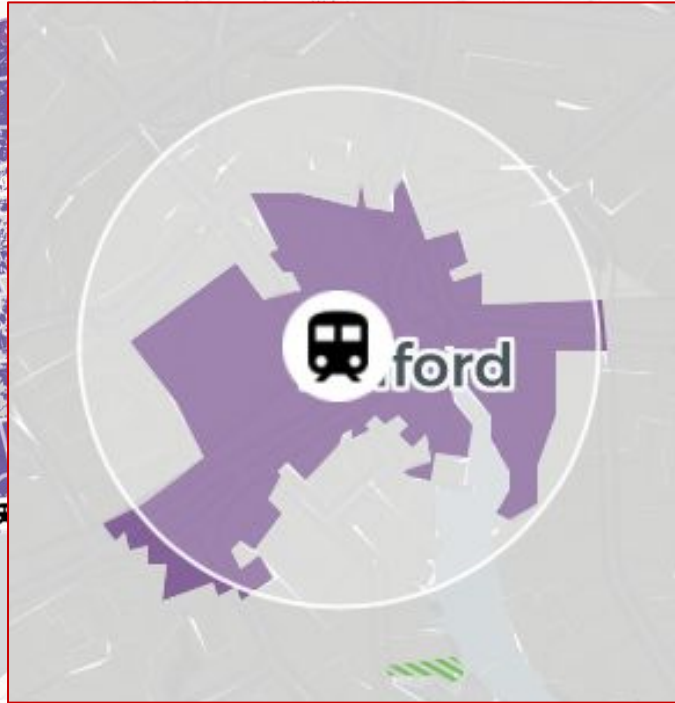
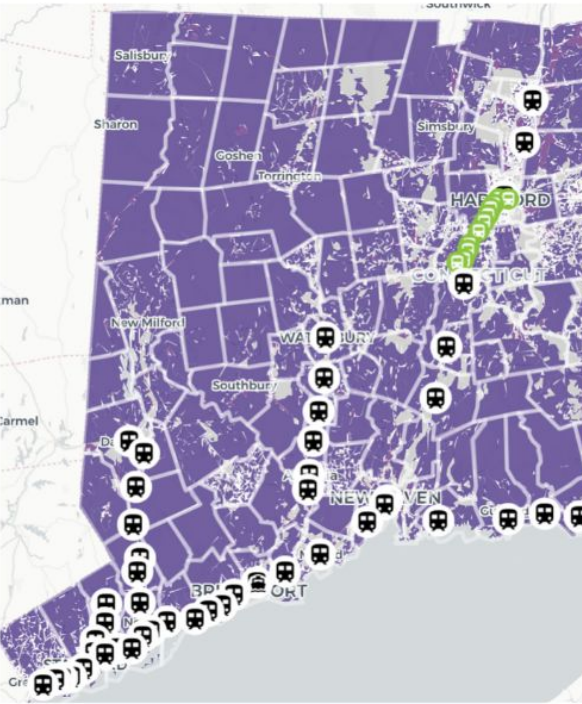
TOCs will create walkable neighborhoods - which capitalize on the State's investment - around transit.

TRANSIT STATION ZONING

40 "TRANSIT TOWNS" with at least one train or CTfastrak station:



www.desegregatect.org/atlas



If more people lived near transit stations, more people would join you in demanding improvements.

32 of 40 transit towns make
multi-family homes hard to build
near transit stations

15

transit towns

Do not allow any as-of-right multi-family housing near any of their transit stations.

Beacon Falls

Berlin

Branford

Clinton

Madison

Newington

Old Saybrook

Redding

Seymour

Stratford

Wallingford

Waterbury

Westbrook

Westport

Windsor Locks

22 of 40 transit towns have large minimum lot sizes for single-family homes near transit stations

10
transit towns

Require large minimum lot sizes for single-family homes on at least 50% of the land near at least one of their stations.

Ansonia

Darien

Madison

New Canaan

Norwalk

Redding

Ridgefield

Westbrook

Westport

Wilton



Our Proposal

This is what Massachusetts just allowed
with their bipartisan transit-zoning bill:



MA Bill Championed by Gov. Baker

"As a uniquely New England approach, it can strengthen the local civic life for which our towns have historically been known." - Salim Furth, Mercatus Center researcher



Charlie Baker ✓
@MassGovernor

Today I signed an economic development bill that will promote growth and help small businesses + communities recover from [#COVID19MA](#).

It includes our [#HousingChoice](#) proposal which is the result of several years of work with the Legislature and supports housing growth across MA.



MA Bill Nearly Unanimous

The bill passed the House 143-4 and the Senate 40-0.

AN ACT ENABLING PARTNERSHIPS FOR GROWTH

 View Text

 Print Preview

 Download PDF

Sponsor: Enabling Partnerships for Growth

Special Attachments: [H5250 - 11A Report](#)

Attachments:

Emergency Preamble


Whereas, The deferred operation of this act would tend to defeat its purpose, which is to forthwith finance improvements to the commonwealth's economic infrastructure and promote economic opportunity, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

[Bill History](#)

[Roll Call](#)

Senate Roll Call #483

January 06, 2021

Motion/Question	Status	Download
Question on passing the bill to be enacted	Prevailed Yea - 40 Nay - 0 Absent/Not Voting - 0	

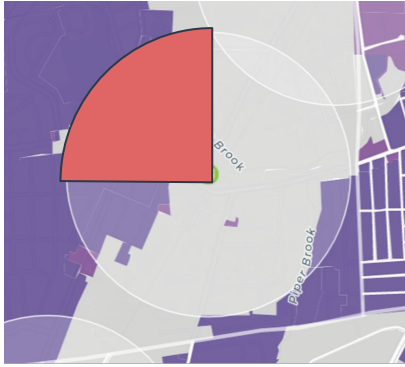
Our Proposal Matches Massachusetts

- 15 homes/acre
 - 10% deed-restricted affordable
- Around a 10-minute walk (1/2 mile) of a transit station
- No onerous parking mandates

Common-sense carve-outs for environmentally sensitive lands!

Why Now?

- Threat of MA development competition
- Threat of climate change if we keep building sprawl
- Opportunity of \$6 billion dollars in federal infrastructure funds to CT
- Opportunity of economic growth



1/2 mile radius contains 500 acres

Let's say 25% of that area ends up getting rezoned.

25% x 62 stations x 500 acres x 15 homes/acre =
116,260 homes

10% = 11,626 deed-restricted affordable homes



\$21 billion

dollars in income

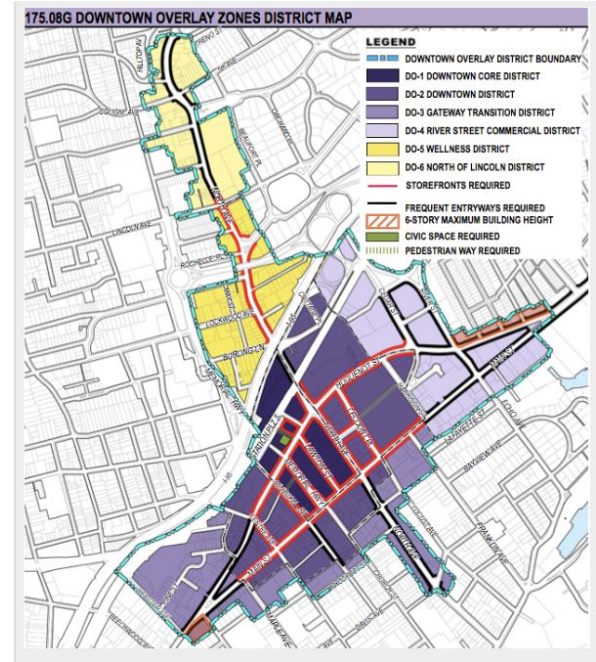
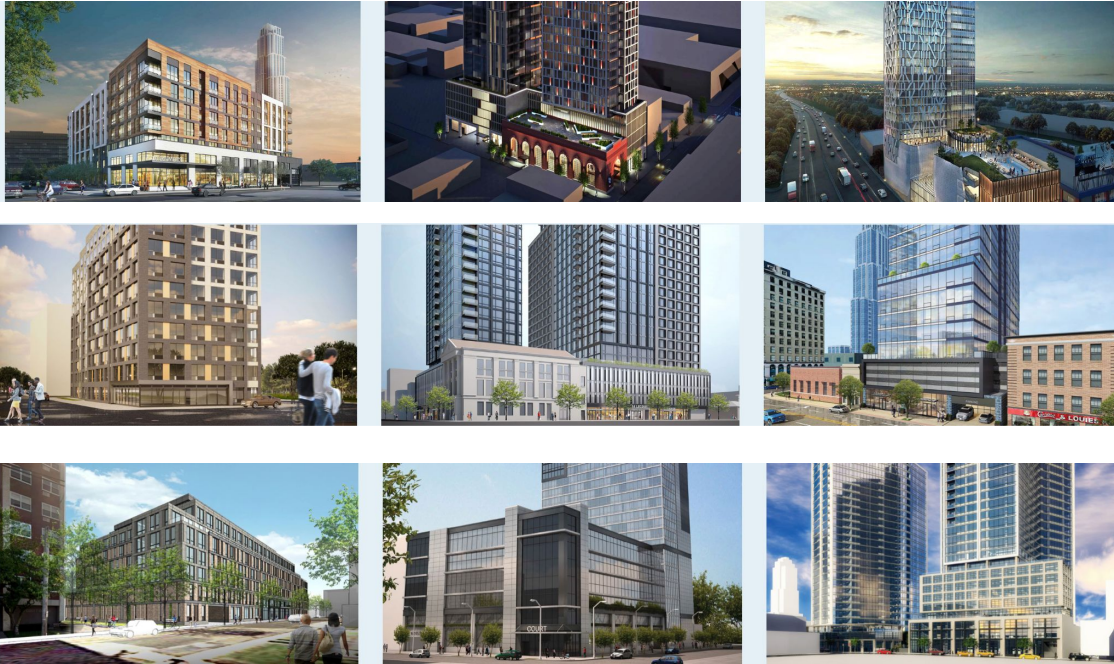
\$3.1 billion

**dollars in revenue for state
and local governments**

248,000

jobs

New Rochelle's Unanimous 2016 Transit Zoning Produced 6,370 Homes (10% Affordable) in 3 Years... + More Since



Source:
Smart Growth America, Ideally New Rochelle

Zoning Reform is Popular with CT Residents

65%

Feel housing is too expensive

58%

Support rezoning for transit-oriented development

66%

Support "clear, more uniform," as-of-right zoning

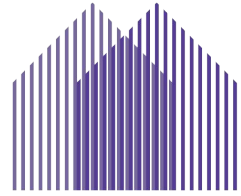
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Support more housing & more types of housing

Polling was conducted 01/2021 via the web by a third-party survey operator, with 300 randomized Connecticut residents over the age of 18.



Comments/Questions?

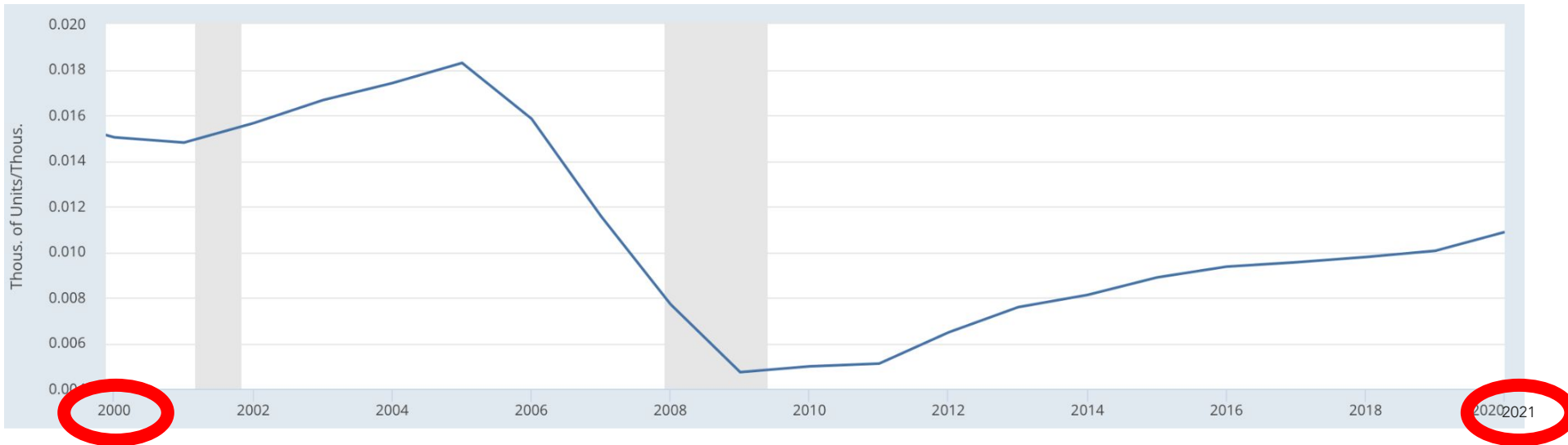


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Thank you for the opportunity to speak with you.

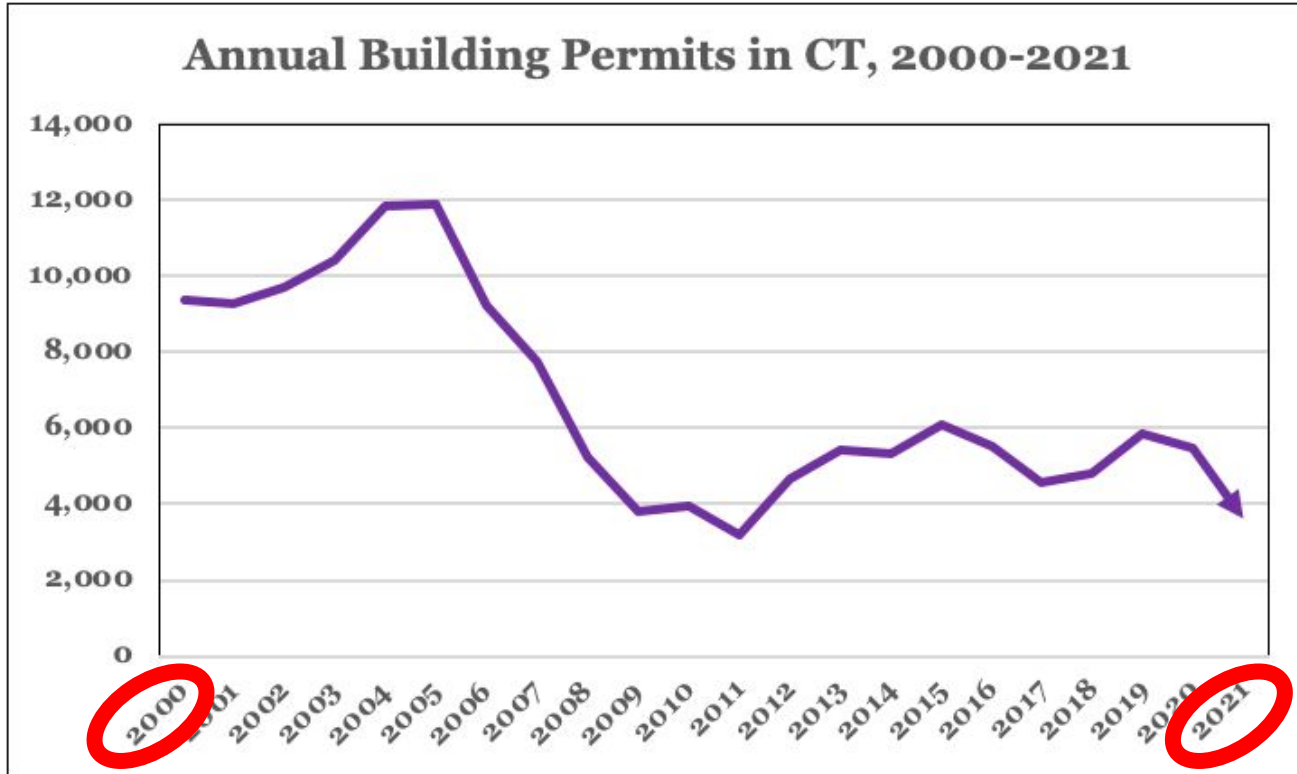
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Nationally, Housing Permits are Rising.



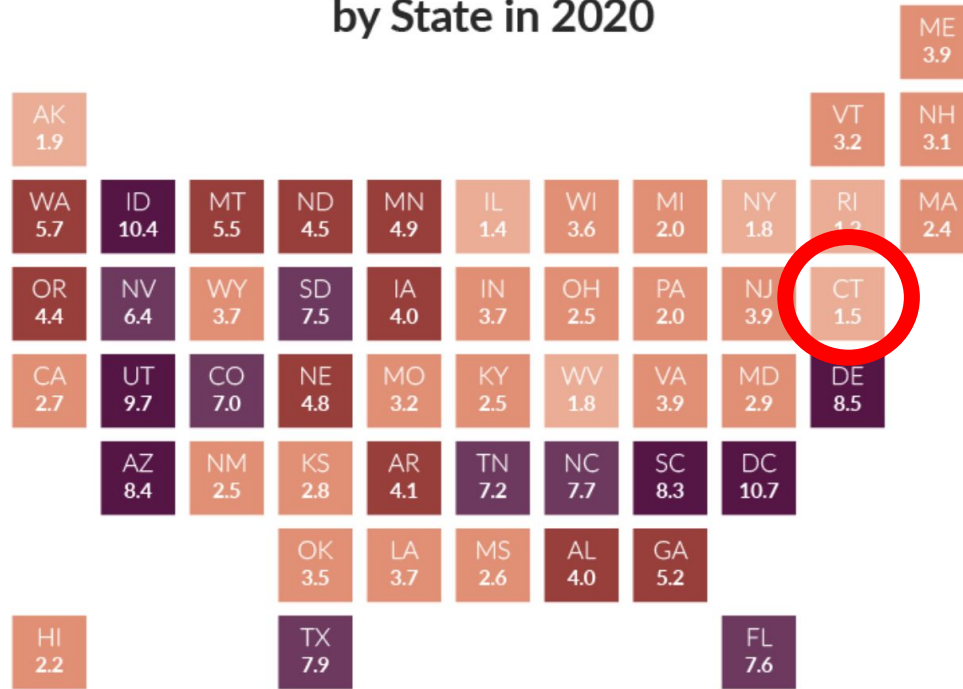
Source: US Census Bureau
& St. Louis Fed. New
Private Housing Permits

Ours are Not!



Source: CT Dept of Economic and Community Development

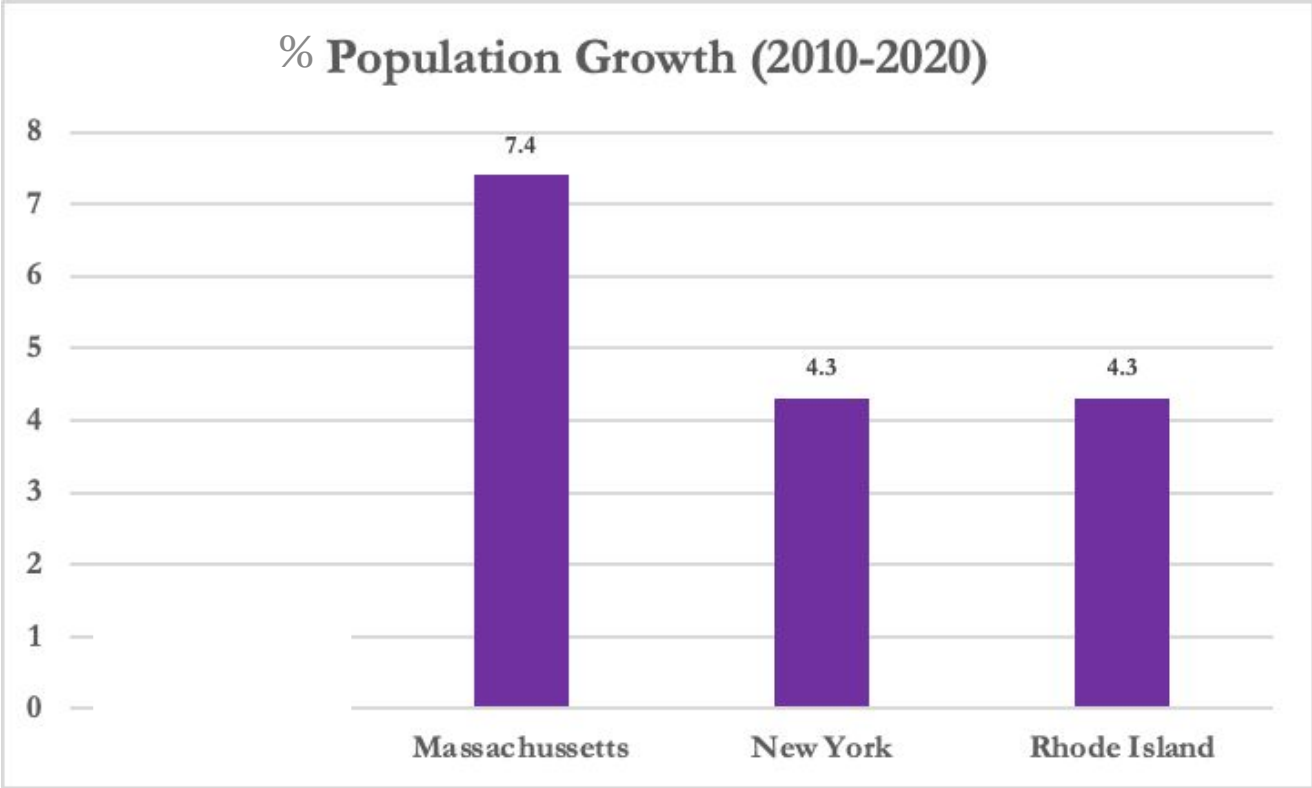
Number of Building Permits Per Capita by State in 2020



Per capita number of new privately owned housing units authorized by building permits

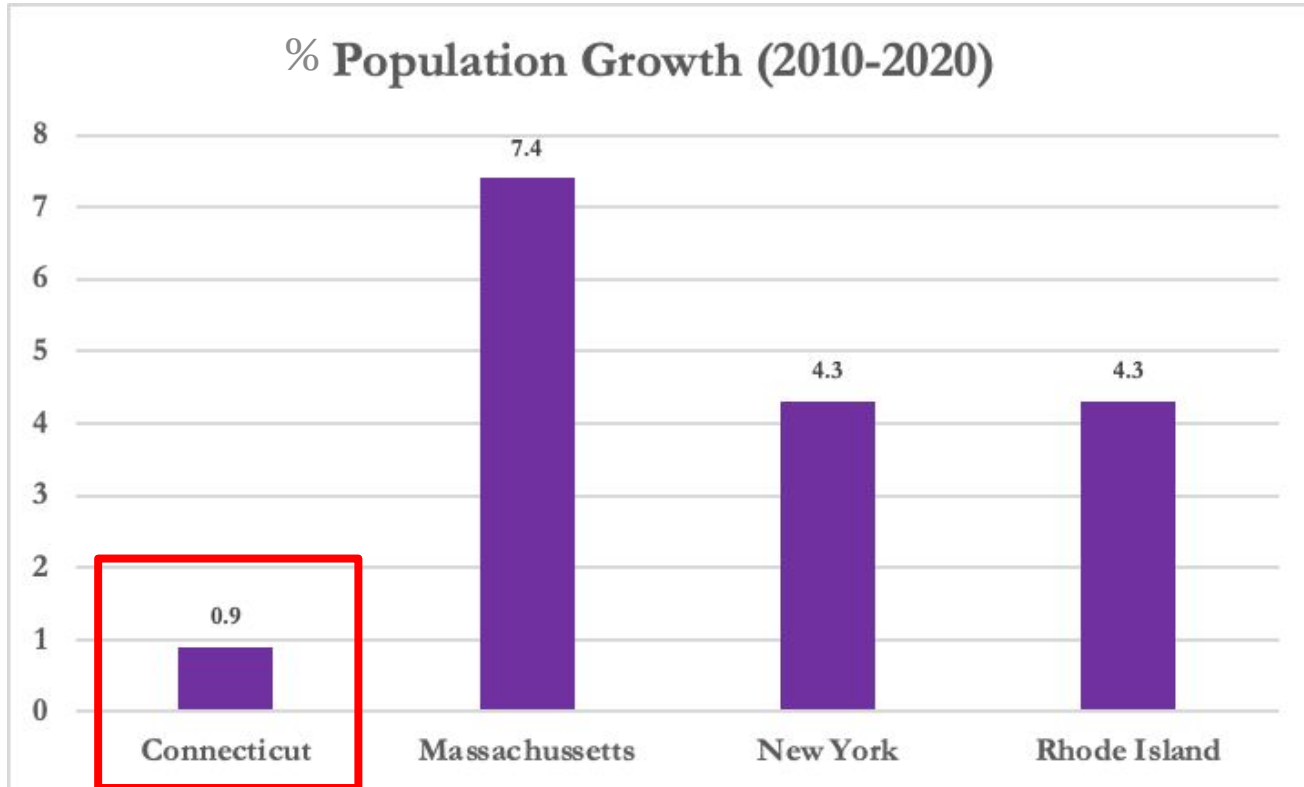


Our Neighbors are Growing

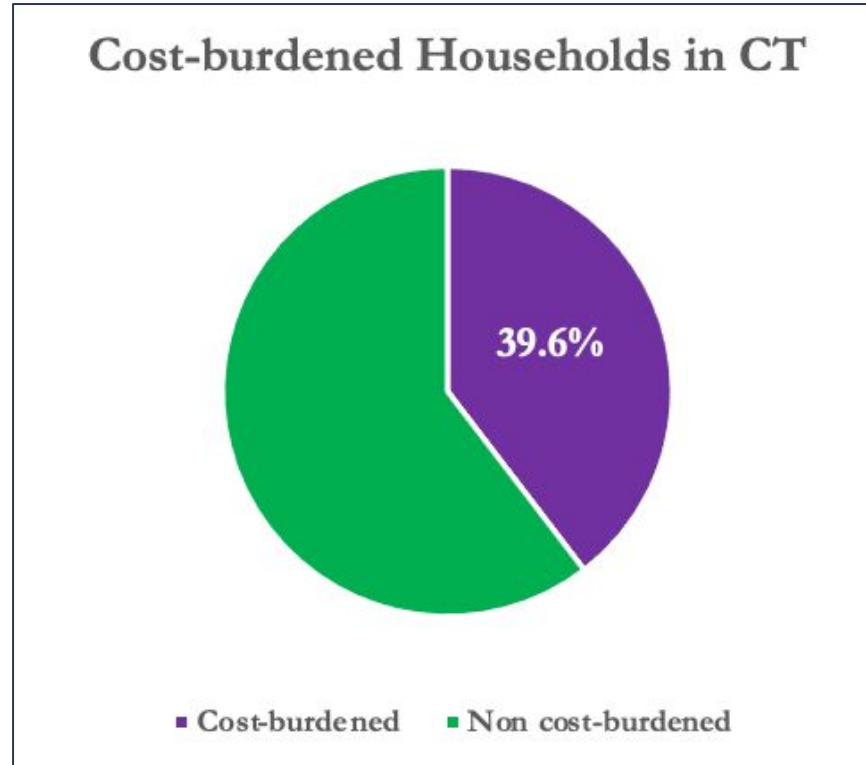


Source:
CT Data Collaborative

We Are Not!



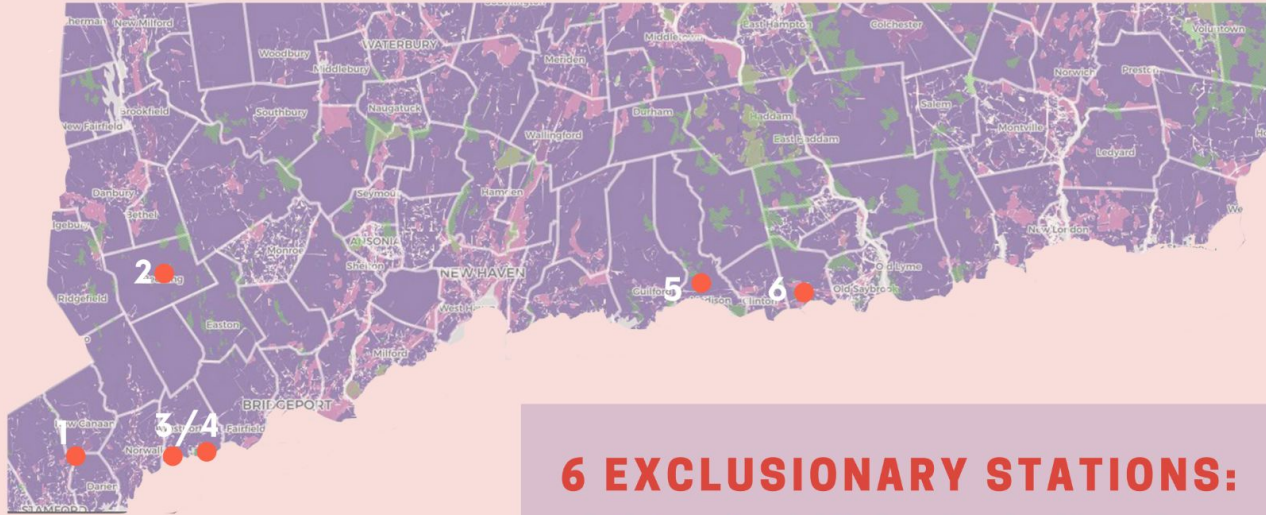
Meanwhile, 40% Spend $\frac{1}{3}$ + Income on Housing



Source:
US Census Bureau;
CT Data
Collaborative

The Legislature doesn't have the money
to subsidize or build all the housing we
need.

Smart zoning reforms can quickly
facilitate new homes.



6 EXCLUSIONARY STATIONS:

1. Talmadge Hill Station in New Canaan
2. Redding Station in Redding
3. Westport Station in Westport
4. Green's Farms Station in Westport
5. Madison Station in Madison
6. Westbrook Station in Westbrook