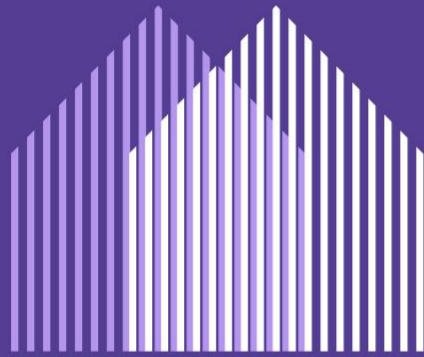


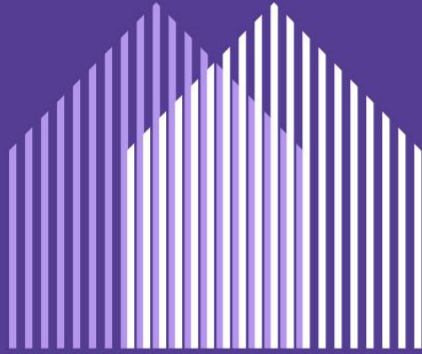
DESEGREGATE CONNECTICUT

Torrington Town Brief
February 28th, 2024



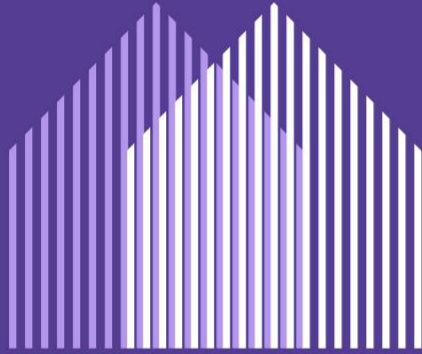
We are a pro-homes coalition of neighbors and nonprofits

We believe that better land use laws will make CT more prosperous, equitable, and sustainable



We believe in “All of the Above”

- Build more kinds of homes
- Act at every level of government
- Connect all related issues



Work Live Ride is a policy framework to align local & state planning to create more transit oriented communities (TOCs)

The goal is to focus growth around parts of our communities with public transportation and existing infrastructure



**Work:
TOCs are pro-jobs**



- Creates jobs and increases access to jobs
- Generates foot traffic for local businesses
- Rejuvenates downtowns and commercial districts



Live:
TOCs are pro-homes



- Creates more variety to own & rent
- Offers better way to concentrate Affordable Housing spending (at project or voucher level)
- Makes construction more economical



Ride:

TOCs are anti-sprawl

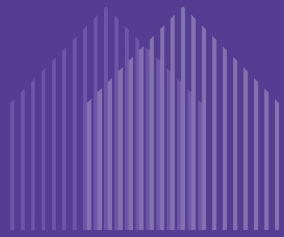


- Creates critical mass for higher public transit ridership
- Reduce the number of Vehicle Miles Traveled by increasing the use of transit and other mobility options
- Concentrates growth in environmentally responsible places



**Transit Oriented
Communities = New
England Character**

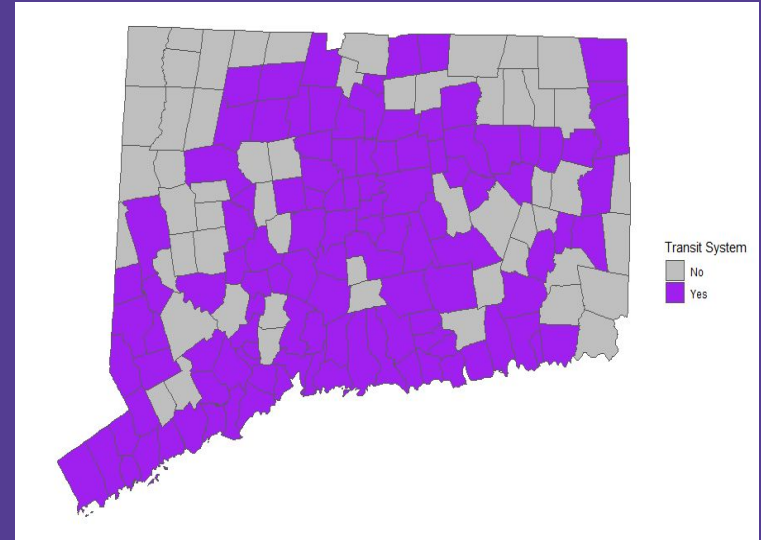




111 towns & cities served by
local bus, rapid bus, or train

42+ million annual bus rides

40+ million annual rail rides





Key Refreshers:

- Opt-in, locally-driven process
- TOC Districts include general planning guidelines with lots of flexibility for local nuances
- Office of Responsible Growth (ORG) will provide technical assistance for town planning departments that request it and will review compliance with guidelines
- Munis that opt-in are prioritized for certain state funds



Examples of funds prioritized for towns that opt in

- **Brownfield Remediation Grants**
 - Planning Grant, Municipal Grant Program, Targeted Brownfield Development Loan
- **Revitalization Grants**
 - STEAP, Urban, Communities Challenge, Innovation Corridor, Housing for Economic Growth Program, Main Street Investment Fund
- **Transit Oriented Development Grants**
 - TOD Fund, Responsible Growth TOD Program



Key Guidelines:

- Local gov determines which transit station to build around
- District must be a reasonable size
- Must not have excessive requirements for: parking, lot size, FAR, setbacks, height
- To be clear: districts can still require things like parking, but can not require so much as to discourage development in practice



Affordable Housing Guidelines:

- Missing middle (6 homes per development) allowed as of right
- Developments with 30% AH units or more allowed as of right
- Developments with 100% AH owned by PHA, non-profit, or religious entity allowed as of right
- All other developments have Inclusionary Zoning requirements and public hearing processes



Schedule for Affordable Housing Requirements

% of units required to be deed-restricted affordable	Opportunity Level	Market Activity
15%	High	Heating
15%	High	Cooling
10%	Low	Heating
5%	Low	Cooling



Key Updates:

- Focuses just on towns & cities with bus or rail service
- TOC District Guidelines are universal, not based on population or transit service anymore
- Environmental review expanded to include Wetlands Commissions in creation of district
- More affordability & ownership incentives
- More funding incentives for infrastructure expansion



Work Live Ride and MRDA:

- Work Live Ride is designed to add to MRDA. Compiling with WLR means you're eligible for MRDA
- The funds available through Work Live Ride are different and provide more options for communities
- The Office of Responsible Growth already exists and has funding
- Work Live Ride syncs up with the State P&D Plan



Work Live Ride defeats sprawl



- Incentivizes local governments to concentrate growth around existing infrastructure to maximize public investments
- Stops development pressure in forests, farmland, and other natural spaces we want to protect
- Creates denser, more walkable centers near transit to reduce traffic and driving, to reduce energy consumption, and to reduce public costs



Work Live Ride defeats small zoning



- The Office of Responsible Growth = getting the state's act together across agencies
- Incentivizes local governments to think bigger and to coordinate regionally around transit
- Concentrates state funding and technical know-how into places that want to think bigger and more long-term



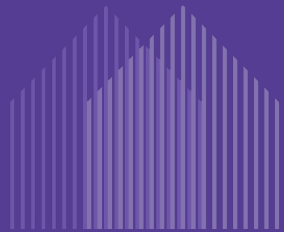
**The Office of
Responsible Growth
passed with additional
funding in 2023**



**But we need to pass
the TOC District
pieces in 2024**



**And we need to
incorporate WLR into
the State POCD in
2025**



**Let us show you the
value of Work Live Ride**



Case Studies

Waterbury

- Transit: Waterbury Branch MetroNorth / CTtransit routes
- Status: Grandfathered in
- Infrastructure Needs
 - Brownfield remediation on Freight St
- ORG:
 - Provides related technical assistance, streamlines brownfield funding, coordinates AH funding



Clinton

- Transit: Shore Line East/ Amtrak / 9 Town 641 Route
- Status: Needs to create TOC District
- Infrastructure Needs
 - Sewer/ public water
- ORG:
 - Provides related technical assistance, streamlines and coordinates funding for improved infrastructure



Work Live Ride in Torrington

- Transit: Northwestern CT Transit District, primarily around Main Street
- Torrington's Planning and Zoning Commission will work with the Inland Wetlands Commission to determine which existing transit station the TOD will be built around and will pass a TOD through the normal public process
 - Then Torrington will work with the state Office of Responsible Growth to get the necessary technical assistance and grant funding to create the district

Thank

You

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