

1. Allowing Mixed-Income Homes Around Train Stations



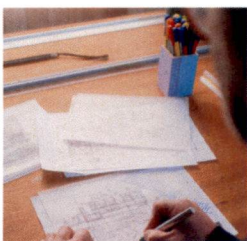
- **WHAT:** Equitable transit-oriented communities are mixed-use neighborhoods near train stations or CTfastrak stations which include diverse housing options.
- **WHY:** At no cost to taxpayers, we could create thousands of affordable homes, jump-start economic growth, connect businesses and employees, and protect our environment.
- **HOW:** Allow as-of-right housing within a 10-minute walk from train or CTfastrak stations, at an overall average of 15 homes/acre (matching Massachusetts' new law), with a 10% minimum affordability requirement and no onerous parking mandates.

2. Creating More Sensible Lot Sizes



- **WHAT:** Minimum lot size mandates are requirements that each home be built on a lot of a certain size. 81% of Connecticut's residential land requires at least 1 acre per home.
- **WHY:** Connecticut could reduce housing costs and foster more interconnected, sustainable communities by reducing large minimum lot size mandates.
- **HOW:** Reduce lot size mandates to a 1/8 acre anywhere there is sewer and water infrastructure (similar to bipartisan legislation in Vermont, which protects 1/8-acre lots).

3. Simplifying Zoning Bureaucracy



- **WHAT:** All 169 Connecticut towns are currently required to maintain several land use commissions and processes, which particularly burdens small, rural towns and their residents.
- **WHY:** Allowing towns to choose to create unified land use commissions can help towns reduce costs and more easily find volunteers, while applicants benefit from streamlined permitting.
- **HOW:** Empower towns to merge their planning/zoning commissions and zoning boards of appeals, at their option.

Connecticut residents think zoning reform is smart – so these ideas are popular, too.

65%

Feel housing is too expensive

58%

Support rezoning for transit-oriented development

66%

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

2:1

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.

Find out more at: www.desegregatect.org/platform



Get on Board for Equitable Transit-Oriented Communities

Equitable transit-oriented communities are mixed-use neighborhoods with an array of housing options (including affordable homes), near train stations or CTfastrak stations.

Inherently Affordable • Environmentally Sustainable • Capitalize on Existing Assets

Zoning reform can enable equitable transit-oriented communities!



- **Does “transit station” include bus stops?**
 - No! It includes train stations and CTfastrak stations.

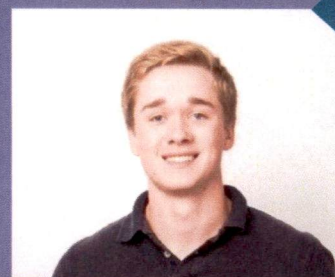
- **Who benefits from equitable transit-oriented communities?**
 - People with diverse income and housing needs
 - Workers who depend on public transit – & employers who need workers
 - Local businesses who will get more foot traffic
 - Towns who will grow the grand list and increase tax revenues
 - Property owners seeing new opportunities for their land
 - Our environment – because less car use means cleaner air and less polluted stormwater runoff
- **What should I advocate for?**
 - A mix of housing types allowed “as-of-right” near your transit station(s)
 - 10% (or more!) of the housing near transit be deed-restricted affordable
 - Fewer or no parking mandates for new housing



“New housing near transit will help our local businesses find diverse and willing workers to fill open jobs.”
–SHIELA HAYES, NORWICH

3 WAYS TO SHARE YOUR SUPPORT!

1. Contact your legislators & the Governor
2. Promote #GetOnBoard on social media
3. Join our mailing list



“I’d like the choice to live in housing steps away from a train station when I graduate from college.”
– ROBBY HILL, NEW HAVEN



Let's Advocate for More Sensible Lot Sizes

Connecticut could foster more affordable, interconnected, and sustainable communities by reducing one-size-fits-all minimum lot size requirements.

Protects the Environment • Creates Housing Options • Reduces Housing Costs

Smaller lots can enable more equitable, sustainable communities.



• **Do we have one-size-fits-all large-lot zoning?**

- YES. 81% of residential land requires 1-acre lots, as shown in purple in the map above.
- 50% of residential land requires 2-acre lots.

• **How do large minimum lot sizes hurt Connecticut?**

- They reduce the number of homes that can be built in any community, making housing more expensive.
- They require people to have cars.
- They correlate with people with higher incomes, and to a lesser extent to the percentage of White residents.
- They rob a town of new sources of revenue by blocking more residents and businesses.
- They eat up Connecticut's forest and farmland, which have shrunk by about 13.3 acres per day over the last 25 years.
- They inflate infrastructure costs by 20-40%.

• **What should I advocate for?**

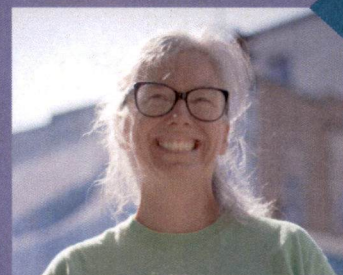
- Reducing lot-size mandates to 1/8 acre or less, anywhere there is sewer and water infrastructure.
- Making subdivision easier around transit stations.



"Large-lot zoning excludes people of color from high-opportunity places."
-SACHA ARMSTRONG-CROCKETT,
MIDDLETOWN

3 WAYS TO SHARE YOUR SUPPORT!

1. Contact your legislators & the Governor
2. Ask local leaders to reduce lot sizes
3. Join our mailing list



"Smaller lots help build resiliency for climate change because they capitalize on existing infrastructure."
- FRIDA BERRIGAN, NEW LONDON