



## 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:** Towns choose how to 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:** Towns choose whether to reduce lot size mandates to a 1/8 acre, or allow 8 units/acre in a variety of configurations, anywhere there is municipal 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 and merge commissions with other towns can help towns reduce costs and more easily find volunteers, while applicants benefit from streamlined permitting.
- **HOW:** Towns choose to merge their planning/zoning commissions and zoning boards of appeals, or to work with other towns to have intermunicipal commissions.

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](http://www.desegregatect.org/platform)