



Get on Board for More Housing Choice Around Derby/Shelton Station

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

Who Benefits from Equitable Transit-Oriented Communities?

WORKERS & EMPLOYERS:

- Reduce commute times and transportation costs by using transit instead of cars
- Have more reliable schedules
- Get more customers through foot traffic from new residents

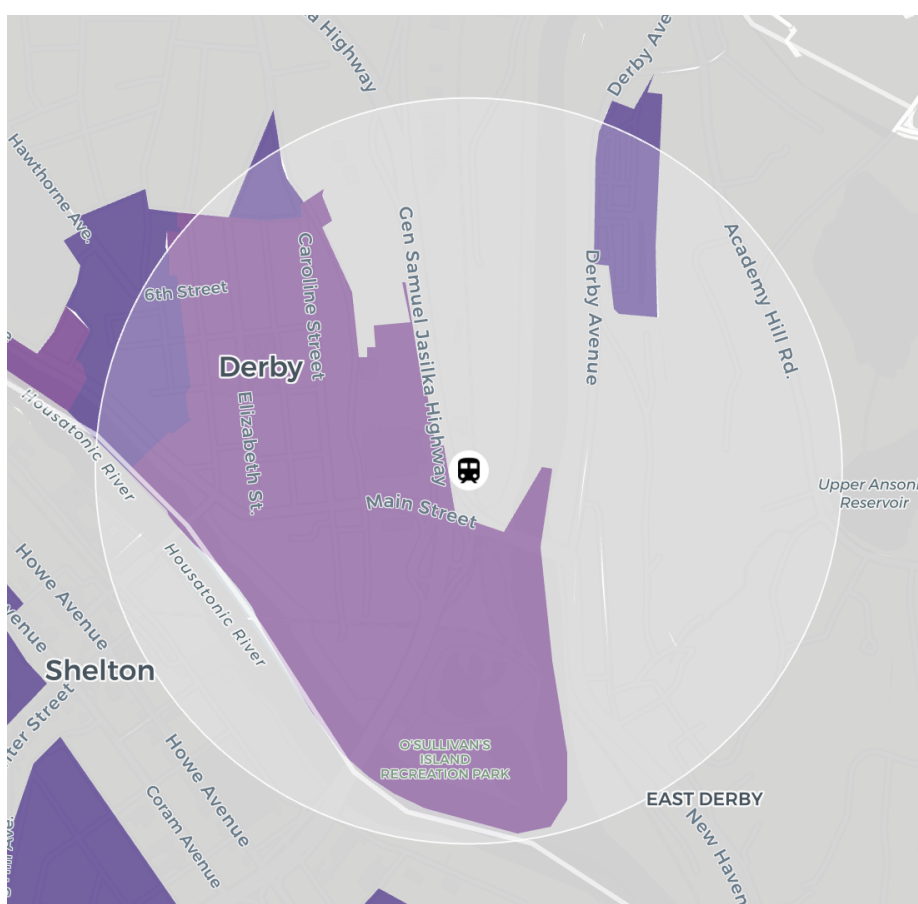
HOME-SEEKERS:

- Have more choices of where to live
- Can live closer to work, shops, and restaurants
- Walk and exercise more, improving overall health

TOWNS AS A WHOLE:

- Expand the grand list and increase tax revenues
- Keep essential workers close by
- Reduce per-unit infrastructure expenses because units are near existing infrastructure

Derby's Current Zoning Landscape



Where 4+ Family Housing Is Allowed (in purple)

Derby's zoning code already allows some 4+ family housing around its train station. In fact, the town leads regionally in allowing multi-family housing near transit stations as of right.

However, Derby zoning officials can create even more opportunities for multi-family housing near transit. By modernizing the zoning code and removing unnecessary requirements like minimum parking mandates, Derby can become an even better model for transit-oriented development across the state.

Curious about parking? Eliminating minimum parking mandates would:

- Reduce our dependency on single occupancy vehicles
- Reduce housing costs and allow over 100,000 housing units to be built citywide
- Decrease our carbon footprint and traffic congestion

3 WAYS TO SHARE YOUR SUPPORT!

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

Convinced change is needed? Use our Advocates' Playbook!

Let's show elected officials that the time for equitable transit-oriented communities has come. Check out our Playbook, online at www.desegregatect.org/be-the-change/

It's up to you to ensure that your town benefits from this opportunity: a common-sense housing solution that helps everyone.

