

DesegregateCT / Work Live Ride 2024 Overview

What is the same:

- Opt-in, not a mandate. The local P&Z decides to create a TOC District and chooses the size and location and goes through its normal public process before voting
- TOC Districts must be a reasonable size including a transit station; the Office of Responsible Growth determining reasonableness
- TOC Districts must have certain basic guidelines that encourage mixed-use in-fill density, including limited as-of-right development
- Developments containing 9 or fewer units will be allowed as of right
- Developments 10 units or more containing less than 30% deed restricted units must include a percentage of deed restricted units based on the CHFA housing assessment report
- Municipalities that opt-in will be prioritized for state discretionary funding; but municipalities that don't opt-in are still eligible for any discretionary grants
- The ORG will be the liaison for local governments to assist with applying for other agency discretionary grants related to the TOC District
- The ORG will coordinate between agencies to streamline application and planning processes in line with the state P&D Plan
- The ORG will publish TOC District Guidelines that further define reasonable definitions, municipalities may request deviations if they can justify necessity

What is new:

- Only applicable to municipalities with transit or bus service, no longer includes transit adjacent communities
- The local wetlands & watercourse agency will formally be involved in determining the size and location of the district along with the P&Z
- TOC Districts no longer have different density requirements; all districts must not include excessive parking, lot size, setbacks, height restrictions, and other regulations that create barriers to development
- Developments over 10 units including 30% deed restricted units will be allowed as of right
- Developments owned by the local or state government, a nonprofit organization, or a religious organization that contain 100% deed restricted units will be allowed as of right
- Municipalities may substitute the Inclusionary Zone requirements for a payment-in-lieu program funding a local affordable housing trust
- ADUs can be sold as a separate parcel if the current owner has lived there for over 3 years
- Qualifying TOC districts will count as housing growth plans under the Municipal Redevelopment Authority
- ORG will set up a new fund for sewer and water expansion for qualified municipalities
- No fiscal note because ORG was funded last session