



# Connecticut Municipal Development Authority

## Process

CMDA helps municipalities in Connecticut grow and thrive, focusing on achieving vibrant downtowns and mixed-use, walkable neighborhoods around train and bus rapid transit stations.

### Who can join CMDA?

All Connecticut towns and cities, with the exception of Hartford and East Hartford, can join CMDA if they have a train station (existing or planned), bus rapid transit station (existing or planned) or downtown area. Downtown is defined in CMDA's governing statute, 8-169hh.

### Phase 1: Getting Started

**Initial Contact:** Local officials, municipal staff, or property owners or developers approach CMDA for an introductory meeting to better understand how the process works and if it might be a good fit for their community. The best way to reach CMDA is to email [info@wearecmda.org](mailto:info@wearecmda.org).

**Community Introduction:** CMDA may be invited to present to the local legislative body or one of its committees or a municipal commission to explain CMDA's mission and how it can help communities achieve their development goals.

**Public Comment:** Community members can ask questions, have concerns addressed, and learn more about the process.

**Official Membership:** Once they have heard from community members, the local legislative body votes to join CMDA as a member municipality.

### Phase 2: Planning

**Identifying Focus Areas:** CMDA meets with local officials to identify specific areas of their town or city near a transit station or in a downtown where they may want CMDA's technical or financial support.

**Zoning Review:** CMDA reviews the municipality's current zoning regulations in the identified focus areas to determine if existing zoning can be approved as a Housing Growth Zone, which is an area designated for increased housing development in mixed-use and walkable neighborhoods.

**Technical Assistance:** During this phase, the municipality may request technical assistance from CMDA to better understand development potential, community impacts, regulatory best practices or other areas of inquiry that will help local stakeholders craft a vision for the focus area's future.

**Zoning Recommendations (if needed):** If current zoning doesn't qualify, CMDA suggests changes.

**Local Zoning Decision:** The local Zoning Commission reviews and decides whether or not to adopt zoning changes in accordance with CMDA's recommendations (if offered).

**Housing Growth Zone Approval:** CMDA approves the existing or updated zone(s) as Housing Growth Zones, defining the geography that could be included in a Development District.

**Development District Creation:** The municipality's Chief Executive Officer enters into an agreement with CMDA that establishes the Development District(s).

### Phase 3: Project Implementation

**Project Applications:** Municipalities or developers can now apply for funding for specific projects located within the Development District(s). CMDA can fund transit-oriented development, housing, demolition or rehabilitation of vacant buildings, or development or redevelopment. Private projects must be in compliance with local regulations to be eligible for CMDA support.

**Funded Projects:** Projects approved by CMDA's board go to the State Bond Commission for final approval. CMDA then finalizes funding agreements with the municipality or developer.

**State Permitting and Coordination:** CMDA may help municipalities or their projects navigate the state permitting process and may work with state agencies to streamline regulatory approvals within Development Districts.

