

8.A. 25/26-37: Consideration/possible action: Direct the Town Manager to draft a RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER

Town Council Action Requested: Town Council consider directing to draft of an ordinance for the Town of Coventry to join the Connecticut Municipal Development Authority (CMDA).

Purpose: Membership in CMDA will provide the Town with a variety of services and opportunities for housing and economic development.

History: The Connecticut Municipal Development Authority (CMDA), formerly known as the Municipal Redevelopment Authority (MRDA) established in 2019 and was created to spur transit-oriented development, housing, and economic growth. It was launched with funding and staff in 2024 to support municipalities with planning, financing, and development.

Facts about the issue: The Town would need to join the CMDA to receive the services and assistance offered. Joining would involve a resolution being adopted by the Town Council. A sample resolution is attached. If directed, the Town Manager will draft an Ordinance specifically for the Town of Coventry to join the CMDA.

Funding Information: The Authority has access to \$90 million in bonding with \$60 million available in 2025, with an additional \$30 million slated for the next fiscal year to provide loans to developers and municipalities. 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.

Town Manager Comments: With the adoption of HB 8002, the Town of Coventry, like other Connecticut municipalities, must create a housing growth plan to assist in the States's goal to create new housing due to the housing shortage. The new law changes minimum off-street parking requirements and incentivizes towns to take steps to allow more housing, among other measures. The CMDA would be a great partner in achieving new workforce housing and starter housing in our community.

Town Manager's Recommendation: Motion to direct the Town Manager to draft a RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPLA DEVELOPMENT AUTHORITY.