

9.A. 25/26-40: Consideration/possible action: Resolution: Town of Coventry to Join the Connecticut Municipal Development Authority as a member municipality

Town Council Action Requested: Town Council will, upon receiving public comment, consider adopting Resolution 2026-03 approving joining the Connecticut Municipal Development Authority (CMDA) and authorizing the Town Manager to negotiate and execute of any memorandum of agreement on behalf of the Town of Coventry with the Authority and any other documents necessary to receive the assistance and services of CMDA.

Purpose: The CMDA is a quasi-public state organization that works with willing towns and cities to increase housing production. Their mission is to help build vibrant communities in Connecticut with more housing in walkable downtowns and/or near transit hubs, contributing to a healthier economy across the state.

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 by the Authority. Joining would involve this resolution being adopted by the Town Council.

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 State's goal to create new housing due to the housing shortage. The CMDA would be a great partner in achieving new workforce housing and starter housing in our community.

Town Manager's Recommendation: Motion to adopt **Resolution 2026-03, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF COVENTRY, CONNECTICUT, JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY, AND PROVIDING FOR AN EFFECTIVE DATE.**