



Transit investments: A spike in opportunity

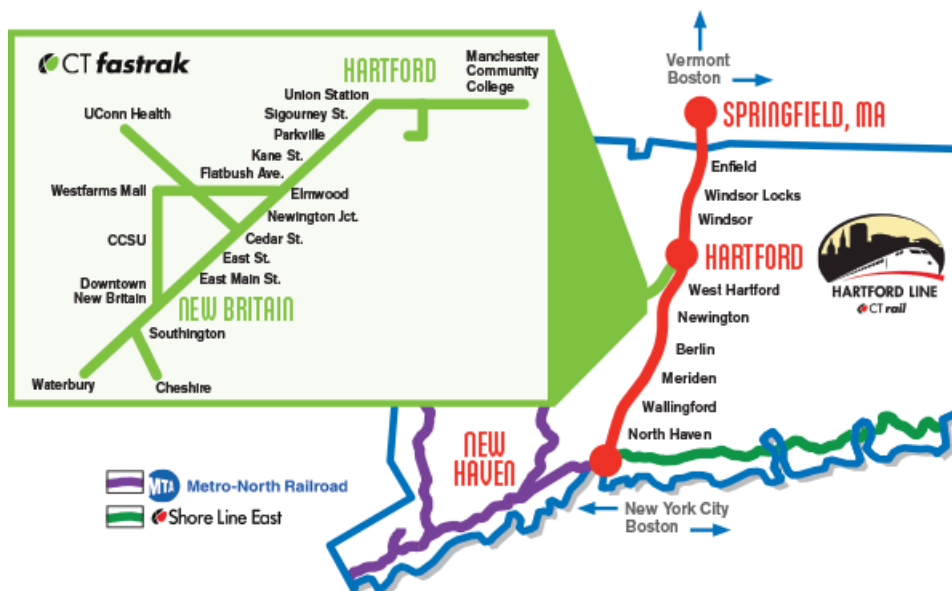
Under Governor Malloy's leadership, Connecticut's significant investment in transportation has laid the groundwork for tremendous growth along its key transit corridors. There are opportunities for all kinds of new development — new businesses, new housing, new office space, new retail. Not only will this type of development enhance the quality of life for Connecticut's citizens, it will strengthen the long-term financial stability of its cities and towns.

Transit-Oriented Development (TOD): A focus on mixed-use vitality

The new transit initiatives that are driving this opportunity for transit-oriented development include:

- **CTfastrak** — the state's first Bus Rapid Transit system, which uses buses on a dedicated guideway to shorten travel time between key points
- **Rail service expansion** along the New Haven-Hartford-Springfield corridor, with peak service every 30 minutes (Hartford Line)

Both these initiatives along with the existing transit lines (Metro-North and Shore Line East) serve the growing needs — and preferences — of young professionals, empty nesters and many others who are looking for “in-town” homes and walkable communities. By encouraging the use of mass transit, TOD can also help to reduce the demand for fossil fuels, increase access to jobs and education and jump-start community revitalization.



Key resources for transit development

A number of public/private organizations have come together to create a \$15 million TOD Fund to promote development around station stops along the existing and proposed transit corridors. The state and the Connecticut Housing Finance Authority have each contributed \$1 million, adding to \$13 million of private capital from the fund manager, Local Initiatives Support Corporation (LISC).

The fund will offer pre-development and acquisition financing to eligible projects and developers.

The CT Transit-Oriented Development Fund provides loans of up to \$3 million at 5 percent interest for up to 36 months.



Key evaluation criteria

The TOD Fund offers loans of up to \$3 million for a variety of both pre-development and acquisition initiatives. Applications for this funding will be evaluated based on the project's ability to help:

- Create residential and mixed-use development near transit
- Increase affordable housing options
- Expand neighborhood retail, commercial or community services
- Revitalize vacant, blighted or underutilized property
- Leverage significant private investment
- Create construction and permanent jobs



Source: Forbes, 2016, "The Best States for Business"

Project and developer qualifications

Projects eligible for a TOD loan must:

- Be located within a half-mile of a station or stop along the CTfastrak, Hartford Line, Shore Line East or Metro-North's New Haven, New Canaan, Danbury and Waterbury lines
- Include a residential component with a minimum percentage of affordable housing, based on the specific demographics of each site

Eligible developers may include private nonprofit or for-profit developers in good standing with the state of Connecticut who can demonstrate that they have the experience and financial capacity to execute their project.

This fund is just one key component of a coordinated strategy to leverage transportation-related development to assist municipal partners and developers to strengthen local economies, including:

- Affordable housing funds via the Department of Housing and CHFA
- Infrastructure and TOD capital funds via OPM
- Brownfield remediation funds via DECD