

CONSERVATION & DEVELOPMENT POLICIES: The Plan for Connecticut

2025-2030

Prepared by the Office of Policy and
Management in accordance with
Connecticut General Statutes Section
16a-29



Mansfield Hollow State Park. Courtesy Justine Phillips-Gallucci.

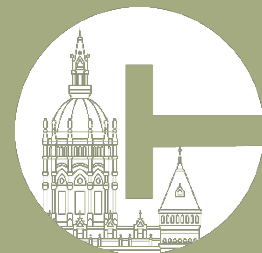


TABLE OF CONTENTS

INTRODUCTION	4
PLANNING PROCESS.....	7
<i>Introduction</i>	7
<i>State Agencies</i>	7
<i>Continuing Legislative Committee on State Planning and Development (Continuing Committee)</i>	8
<i>Public Outreach</i>	8
GUIDING PRINCIPLES	9
VISIONS	11
A THRIVING ECONOMY	14
<i>Targets</i>	14
<i>Current Strengths</i>	15
<i>Current Challenges</i>	15
HOUSING FOR CURRENT AND FUTURE RESIDENTS	16
<i>Targets</i>	16
<i>Current Strengths</i>	17
<i>Current Challenges</i>	17
STEWARDSHIP OF RESOURCES	18
<i>Targets</i>	18
<i>Current Strengths</i>	19
<i>Current Challenges</i>	19
HEALTHY PEOPLE AND PLACES	20
<i>Targets</i>	20
<i>Current Strengths</i>	21
<i>Current Challenges</i>	21
CONNECTED AND INCLUSIVE COMMUNITIES	22

<i>Targets</i>	22
<i>Current Strengths</i>	23
<i>Current Challenges</i>	23
POLICIES	24
LOCATIONAL GUIDE MAP	27
Analysis	28
IMPLEMENTATION	32
APPENDIX A	38
APPENDIX B	51

DRAFT

INTRODUCTION

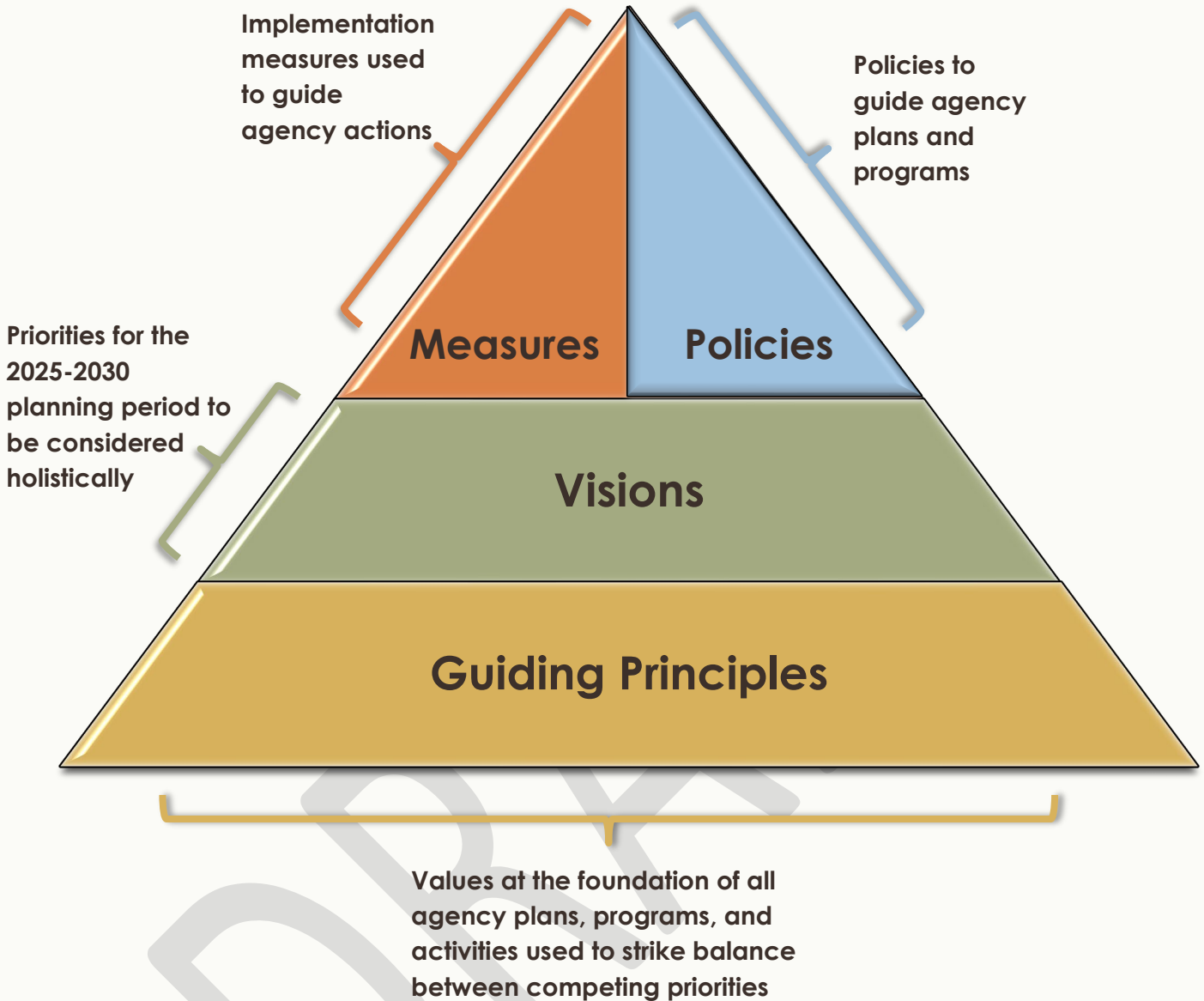
The *Conservation and Development Policies Plan for Connecticut 2025 – 2030* (C&D Plan) is the state's comprehensive strategies plan for land and water resource conservation and development, adopted every five years by the Connecticut General Assembly. The C&D Plan establishes a set of priorities affecting the future of the state's shared natural, built, and social environments. These priorities, expressed as visions in this C&D Plan, are intended to guide state agencies as they work individually and collaboratively to advance the state's goals through their actions.

This C&D Plan is different from recent iterations. It is framed around new priorities. It was developed with greater input from state agencies, legislators, advocates, and other stakeholders. Finally, it proposes new implementation mechanisms. These changes address several of the recommendations of the Commission on Connecticut's Development and Future (CCDF) made in 2023. However, this C&D Plan is also a transitional plan, expected to better position the state for deeper and more holistic planning and greater integration with regional and municipal planning in subsequent iterations, as was also recommended by the CCDF.

This C&D Plan comes amid growing recognition of the continuing ramifications of past land use and public investment decisions. That awareness can guide current and future policies and help the state handle ongoing and future changes with greater equity and awareness. Twentieth century suburbanization and urban renewal's highway construction and "slum clearance" displaced the people, businesses, and institutions of urban neighborhoods primarily comprised of minorities and residents of various cultural backgrounds. Those land use changes significantly affected the lives and opportunities of those displaced and, even more so, the people who remained and continue to experience the brunt of public disinvestment and environmental injustices. Although far less harsh, these experiences reflect even earlier events when the lives and cultures of CT's indigenous people were disrupted by early European traders and colonists who brought not only diseases that decimated native populations but also new concepts of land ownership and management. This C&D Plan recognizes the lasting consequences of land use and investment decisions, which is especially important as the state navigates the disruptions of climate change and new technologies currently underway.

The 2025-2030 C&D Plan highlights the intersection of federal and state planning mandates with the state's top priorities and focuses on improving interagency collaboration in advancing those priorities. The intention is to help agencies balance sometimes competing priorities and to encourage proactive, long-term planning, while also guiding shorter-term decision-making. As a legislatively adopted plan, this C&D Plan also seeks to better align legislative and administrative priorities to ensure limited resources are used to optimal effect. Ultimately, the new implementation mechanisms proposed in this Plan will improve transparency in agency decision-making processes and encourage the state's partners and other conservation and development agents to consider the balance of priorities in their own actions.

As shown below, the 2025-2030 C&D Plan is built on a foundation of Guiding Principles embedded in all agency work. From there, the Plan identifies five Visions, held as equal priorities for the 2025-2030 planning period and beyond. Implementation is addressed through policies to guide agency plans, programs, and decisions, and Implementation Measures to guide actions that are likely to have significant impact on the natural, built, economic, and social environments.



PLANNING PROCESS

Introduction

The process for developing this C&D Plan was influenced by the discussions and recommendations of the Commission on Connecticut's Development and Future (CCDF), active from 2021 to 2023. The General Assembly charged the CCDF with making recommendations on a variety of land use and development issues, including the state's C&D Plan. The recommendations for the C&D Plan included transforming it into a visionary plan based on data; meaningfully engaging stakeholders throughout the planning process; strengthening implementation; and strengthening the role of Councils of Governments in connecting statewide planning objectives to local decision-making.

As a result of these recommendations, the Office of Responsible Growth (ORG) attempted to foster a transparent planning process with frequent opportunities to engage state agency staff, the Continuing Committee, and other stakeholders. ORG also restructured the plan to emphasize the interconnectedness of the state's priorities and the need for holistic consideration of the potential impacts of state actions across priorities. Finally, this plan contains several changes to implementation designed to create an ongoing program of engagement among agencies, the Continuing Committee and other stakeholders in the process of balancing priorities and making the best use of state investments.

State Agencies

ORG engaged agencies individually and collectively in discussions about the past and potential role of the C&D Plan, their agency missions and priorities, how they work with other agencies, opportunities for enhanced collaboration, and reviews of multiple drafts of this C&D Plan. These discussions highlighted the tension agencies face in meeting federal mandates while pursuing state objectives; the benefits of cross-agency collaboration; and, the opportunity to significantly improve information sharing among agencies and beyond. As the primary implementers of the C&D Plan, agencies provided many of the ideas for the new components incorporated in this iteration of the plan.

Continuing Legislative Committee on State Planning and Development (Continuing Committee)

As the body ultimately responsible for recommending the C&D Plan to the General Assembly for adoption, the Continuing Committee was provided multiple opportunities to engage in the planning process. ORG met with the Committee five times prior to publishing the draft C&D Plan in March of 2024. Feedback received from the Committee has been incorporated into the C&D Plan.

Public Outreach

ORG conducted outreach sessions for the public prior to developing a draft C&D Plan, and after the draft was published for public comment. Four virtual sessions were conducted in the Fall of 2023 to review the potential new structure and concepts of the C&D Plan. Feedback from those meetings helped refine ideas. In addition, ORG received valuable feedback through meeting with a subcommittee of the Connecticut Equity and Environmental Justice Advisory Committee in February 2024.

Further information on outreach during public comment period to come.

GUIDING PRINCIPLES

The following Guiding Principles are the values that underlie all aspects of the C&D Plan and inform the Visions, Policies, and Implementation Measures. These Principles look beyond land and water resources to recognize the interrelationships of economic, social, and cultural factors with conservation and development. As is evident from ongoing work across the state, agencies already embrace these values as standards in their efforts to secure a future Connecticut that is thriving with healthy and robust natural, built, economic, and social systems, and ample opportunity for all residents.



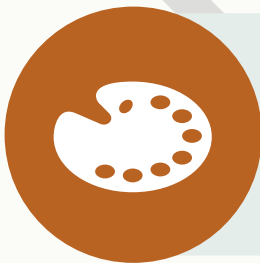
SUSTAINABLE

Balance the ecological, social, and economic dimensions of conservation and development to meet current needs without compromising the future. This entails protecting, preserving, and conserving our natural resources, efficiently and responsibly using our economic and human resources, and achieving and maintaining social wellbeing.



EQUITABLE and JUST

Ensure a high quality of life and opportunity for people of any income, race, ethnicity, religion, gender, ability, or age. This requires recognizing the ongoing impacts of past state, local, and private actions and addressing resulting disparities in outcomes, access, and opportunities; minimizing environmental, public health, and other burdens; and ensuring historically excluded populations benefit from state actions.



VIBRANT

Create and maintain culturally, economically, and physically diverse communities and an innovative, thriving statewide economy. This involves cultivating diverse businesses in type, size, and ownership, and creating, preserving, and promoting distinct communities and regions and their unique mixes of historic, natural, cultural, and social features.



RESILIENT

Develop and maintain the capacity to prepare for, recover from, adapt to, and thrive in changing and disruptive conditions. This demands that Connecticut understand, avoid, and/or reduce a variety of environmental, economic, public health, and social well-being risks, build technical, staffing, fiscal, and other capacity to implement resilience measures and capitalize on opportunities to provide multiple resilience benefits.

Agencies are encouraged to use these Guiding Principles as lenses through which to consider their efforts to implement this C&D Plan, especially when faced with equally prioritized Visions that may conflict with one another. Interpreting potential plans, programs, and actions through the lens of each Guiding Principle can draw attention to impacts, trade-offs, and/or opportunities for mitigation, enabling agencies to understand the impacts of their decisions and to seek further guidance and input as needed.



VISIONS

The five Visions set the course for the desired future of Connecticut by defining overarching priorities for the 2025-2030 planning period. These broad priorities are expressed as longer-term Visions to encourage agencies and state partners to consider how their current actions advance or detract from the state's larger aspirations, even those that fall outside of an agency's typical mission area.

The Vision for Connecticut's future includes:

- **A Thriving Economy**
- **Housing for Current and Future Residents**
- **Stewardship of Resources**
- **Healthy People and Places**
- **Connected and Inclusive Communities**

All five Visions are equally important and should be considered in tandem with one another. As equally important priorities, it is expected that the Visions will compete or come into conflict with one another. At those moments, collaboration across agencies is very important to ensuring holistic consideration is given to all potential impacts and mitigation measures. Additionally, when faced with a decision around conflicting Visions, agencies are encouraged to use the Guiding Principles to better evaluate their options.

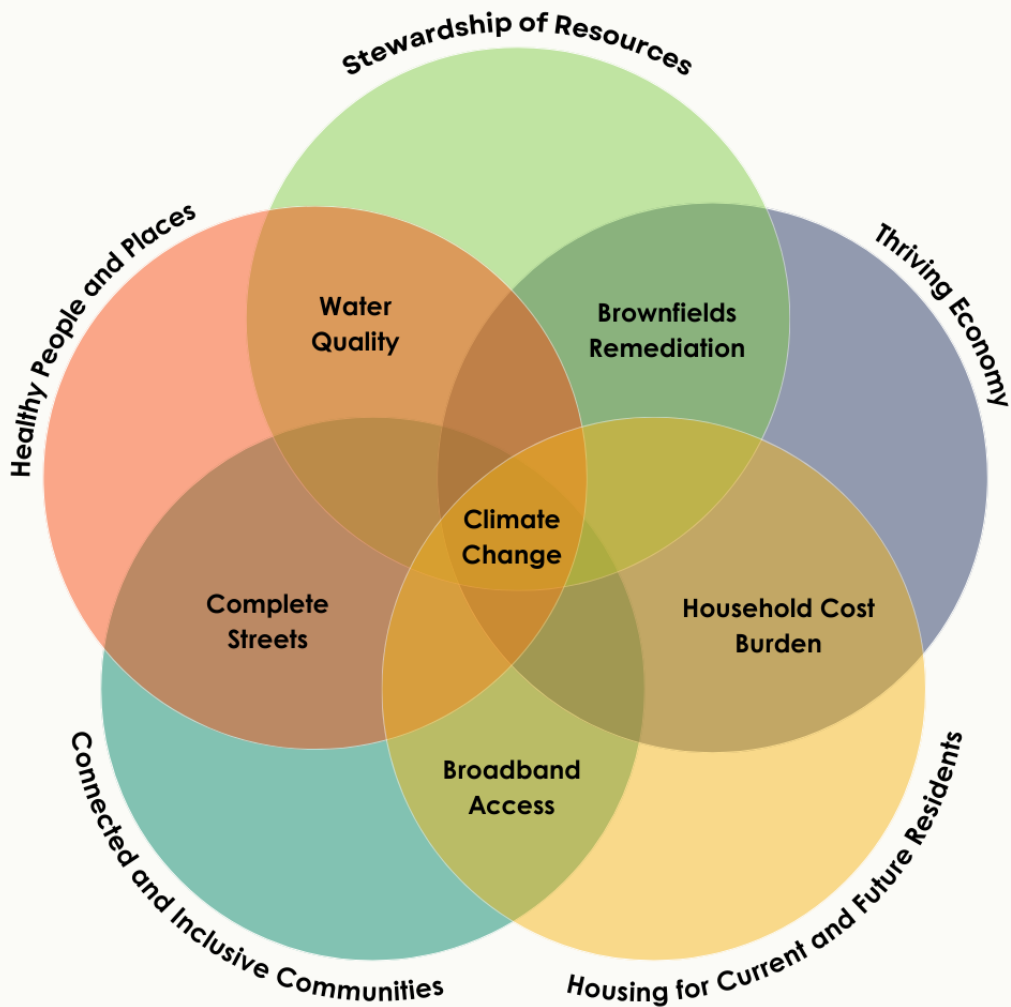
Each Vision is explained more thoroughly in the following pages, including:

- A defining *vision statement* that summarizes the goal of each Vision area
- *Targets* within each Vision area for agencies to direct their plans, programs, and investments towards
- Brief discussions of current *strengths* and *challenges* within each Vision area that inform the targets. *Strengths* can be leveraged to make progress towards the Vision, while *challenges* may hinder progress and will require multi-sector approaches to address.

Appendix A includes *Ongoing Initiatives and Other Resources* related to each Vision, highlighting current work by state and quasi-public agencies that advance Connecticut towards the Vision. The list of plans, programs, studies, and resources is intended to share information across agencies and with stakeholders on the work

agencies are currently engaged in within each Vision area to help foster opportunities for interagency collaboration. This section is separate from the body of the plan as it is intended to be a living document; updated annually by the *ad hoc* C&D Plan Advisory Committee, which is discussed in the Implementation section, to ensure it remains a valuable resource over the planning horizon.

To making meaningful progress towards making these Visions a reality will require a holistic consideration of the factors encompassed within each and the interrelationships of the Visions. The following diagram highlights a few cross-cutting, current issues of conservation and development that affect or are affected by overlapping Vision areas. It is meant to spark greater reflection among agencies as to how their own work might impact areas not traditionally under their purview.



Climate change sits at the center of the diagram, as its effects will be felt across all sectors—from opportunities to invest in innovative green industries (Thriving Economy), to balancing the need to develop more housing (Housing for Current and Future Residents) with the need to conserve land to protect biodiversity (Stewardship of Resources), and increasing public transit ridership (Connected and Inclusive Communities) to reduce transportation sector emissions and improve air quality (Healthy People and Places). Other issues sit at the intersection of two or more Visions—for example, brownfield remediation allows a site to be put back into active use, which is attractive for businesses (Thriving Economy), while also allowing undeveloped lands to be conserved (Stewardship of Resources).

Thus, when reviewing programs and plans for consistency with the C&D Plan, OPM will evaluate potential impacts across all five Visions: how the program or plan may contribute to the realization of each Vision, and how any potential negative impacts to each Vision might be mitigated. When trade-offs between the Visions exist, as is expected, agencies are encouraged to return to the Guiding Principles for further direction, as described earlier. OPM recognizes that consistency under this framework will look different across agencies and subject areas. The intention of this C&D Plan's framework is to enable state agencies to meaningfully engage with the priorities and with each other.



Tobys Rock Mountain, Beacon Falls. Courtesy Justine Phillips-Gallucci.

A THRIVING ECONOMY

Connecticut will have a flourishing and diverse economy that leverages our strategic location, existing infrastructure, and natural and cultural assets.



Targets

To accomplish this Vision, state agencies will direct plans, programs, and investments towards:

- Promoting infill development and redevelopment in areas with existing supportive infrastructure
- Promoting compact, pedestrian-oriented, mixed use development patterns around existing and planned public transportation
- Improving transit services to provide convenient, reliable, safe, and competitive transportation choices
- Reducing economic disparities among residents, neighborhoods, and communities with a particular focus on Environmental Justice communities
- Ensuring high quality opportunities for all residents to participate in the economy
- Creating and maintaining a diverse mix of economic activities within and across economic sectors
- Maintaining a resilient and adaptable workforce
- Promoting regional collaboration and coordination in growing, retaining, and attracting businesses and talent
- Recognizing the economic impacts of CT's tribes, and protecting and celebrating tribal culture
- Improving statewide energy resilience

Current Strengths

- Significant recent and ongoing federal investments in infrastructure, including \$5.4 billion in roads, bridges, public transit, ports, and airports; approximately \$200 million in clean water and water infrastructure; and \$230 million in broadbandⁱ
- Strategic location in the Northeast Megaregion provides ready access to major markets and financial centers
- 5th highest state gross domestic product per capita in 2022ⁱⁱ
- Robust education systems and 7th most highly educated adult population in the nation (2022 ACS 1-Year data)ⁱⁱⁱ
- Estimated \$954 million in expenditures by Arts and Culture Organizations and their Audiences in FY 2022.^{iv}
- Agricultural cash receipts of approximately \$590 million in 2021, with miscellaneous crops, floriculture, and dairy products the leading commodities.^v
- Abundance of natural resources and historic, cultural, and creative assets provide a high quality of life

Current Challenges

- High cost of living and lack of affordable housing^{vi, vii}
- Racial and economic segregation - 2nd in the nation for income inequality among states, and our metropolitan areas remain among the most racially and ethnically segregated in the country^{viii, ix}
- Workforce shortage – 81% of surveyed Connecticut companies report difficulties in finding and retaining workers^x
- An older population than many other states, with sluggish total population growth since 2010^{xi, xii}
- Climate risks to businesses, housing, and infrastructure^{xiii}
- Condition and capacity of infrastructure to support growth^{xiv}

HOUSING FOR CURRENT AND FUTURE RESIDENTS

Connecticut will have a variety of housing types in vibrant, diverse communities across the state that are able to meet residents' needs and are affordable at all income levels and all stages of life.



Targets

To accomplish this Vision, state agencies will direct plans, programs, and investments towards:

- Increasing and diversifying Connecticut's housing supply in areas with existing supportive infrastructure, in a way that includes rental and ownership, affordable and market-rate, and small and family-sized units in a variety of medium- and high-density development types
- Bolstering local neighborhood contexts through infill new construction, rehabilitation of existing units, and adaptive reuse of existing buildings, particularly those with historic disinvestment
- Promoting the co-location of housing with amenities and services that facilitate simpler commutes and travel patterns, particularly transit-oriented developments
- Fostering bike, pedestrian, and micro-mobility connections between dense residential, commercial, and mixed-use development and existing or planned transit
- Reducing the number of low- and moderate-income households that are cost-burdened by housing, transportation, and energy costs
- Ensuring a diversity of supportive housing and other options are available to offer stability to those experiencing physical and mental health issues, with one intention being to eliminate homelessness in the state
- Ensuring that the state's existing house stock provides healthy environments for individuals and families

Current Strengths

- Recent budget and state bonding activities have increased funding opportunities for housing development and preservation^{xv}
- Notable recent increase in construction of multi-family residential properties, capitalizing on strong market demand^{xvi}
- A diverse array of financial vehicles to support renters, homeownership, and housing stability^{xvii}
- A strong system of tenant protections^{xviii, xix}

Current Challenges

- Lack of housing construction for the past two decades
- Racial and economic segregation with most development-based subsidized housing clustered in segregated communities and the perpetuation of segregation through zoning regulations^{xx, xxi}
- Worker shortages in the construction trades^{xxii} and low enrollment in trade schools
- Increasing land costs creating new pressure to develop in more affordable flood-prone areas, which puts residents at risk
- COVID-19 related shift in housing market and increased housing costs^{xxiii}
 - Increased mortgage rates raising cost of homeownership and dampening housing sales
- A fragmented, multi-layered regulatory landscape hinders timely development to meet current demands^{xxiv}
- Insufficient supply of affordable housing for various income levels and increasing household cost burdens^{xxv, xxvi, xxvii}
- Changing demographics are increasing demands specifically for underbuilt smaller, starter-home inventory, as the median age of CT residents increases and Millennials attempt to enter the housing market^{xxviii}

STEWARDSHIP OF RESOURCES

Connecticut's natural, cultural, and historic resources will be carefully and responsibly used and managed to bolster their ability to withstand disruptions and ensure their long-term quality and viability



Eastern Tiger Swallowtail. Courtesy Justine Phillips-Gallucci

Targets

To accomplish this Vision, state agencies will direct plans, programs, and investments towards:

- Advancing meaningful and equitable strategies to mitigate and adapt to the effects of climate change across all sectors
- Planning for and investing in the resilience of critical infrastructure, including transportation, communications, water, wastewater, and energy assets
- Planning for and adapting to the effects of sea level rise
- Protecting and enhancing the connectivity of natural lands and open spaces
- Preserving and protecting farmland and farm operations and investing in climate-smart agricultural production and practices
- Promoting adaptive reuse, infill development, and redevelopment of underutilized sites as strategies to protect and conserve land
- Continuing to preserve historically, culturally, and architecturally significant sites, structures, landscapes, buildings, and objects, especially those related to traditionally underrepresented groups
- Facilitating the transition towards a fossil fuel-free energy system while enhancing efficiency, resilience, and equity
- Protecting and enhancing biodiversity
- Managing the built environment and restoring, enhancing, and protecting natural assets to improve water quality
- Preserve, protect, and restore riparian corridors

Current Strengths

- 110 state parks and 32 state forests^{xxix} and more than 500,000 acres of land conserved by the state and its partners^{xxx}
- More than 45,000 acres of preserved farmland, maintaining agriculture as a vital part of Connecticut's economy^{xxxi}
- Efforts to protect and restore Long Island Sound as an important habitat and major contributor to the regional economy ^{xxxii}
- More than 52,000 properties listed on the National Register of Historic Places, 63 National Historic Landmarks, and more than 75,000 properties listed on the State Register of Historic Places^{xxxiii}
- Development of critical energy infrastructure, expanded renewable energy programs, and residential and commercial investments in energy efficiency^{xxxiv}

Current Challenges

- A global climate crisis caused by an increase in the concentration of greenhouse gases in the atmosphere, leading to higher temperatures, changing precipitation patterns, increased probability of drought, more frequent and intense storms, and a loss of air and water quality^{xxxv}
- Long Island Sound is expected to rise 20 inches higher than the national tidal datum by 2050, leaving the 61% of Connecticut's residents who live in the coastal area, as well critical infrastructure and sensitive habitats, vulnerable to increased erosion and higher frequency of flooding^{xxxvi,xxxvii}
- The sixth mass extinction crisis may lead to the decline and loss of many of Connecticut's species, especially the ~600 listed as Endangered, Threatened, or Special Concern^{xxxviii,xxxix}
- Loss, conversion, and/or fragmentation of working and conservation lands^{xl}
- Ensuring that the benefits of stewardship efforts are shared equally among Connecticut's residents, with particular focus on underserved and vulnerable communities.

HEALTHY PEOPLE AND PLACES

Connecticut will offer communities that enable the health and physical, social, and mental wellbeing of residents of all incomes, races, genders, ethnicities, abilities, and ages.



Windsor Locks Canal, Courtesy Connecticut Department of Transportation.

Targets

To accomplish this Vision, state agencies will direct plans, programs, and investments towards:

- Advancing a Health in All Policies approach that takes into consideration the health implications of decisions across all sectors
- Increasing connection between at-risk populations and medical or other health-related services or resources
- Collaborating with community-based organizations to address social determinants of health and environmental justice
- Addressing food insecurity
- Enhancing urban open spaces and increasing accessibility to promote healthy lifestyles through increased participation in outdoor recreation and community activities
- Maintaining and increasing urban tree cover
- Mitigating conflicts between public health and other state goals, such as between insect-borne disease protection and wetlands protection
- Reducing transportation sector emissions
- Continuing to protect ecologically sensitive waters including public supply source waters
- Making best use of existing infrastructure and ensuring the efficiency and sustainability of future infrastructure
- Considering potential conflicts with other state policies when addressing small community water supply and wastewater disposal problems
- Continuing to invest in developing a sustainable local food system and encouraging the development of community gardens and urban agriculture

Current Strengths

- Significant recent and ongoing federal investment in infrastructure, including \$200 million in clean water and water infrastructure^{xii}
- Attainment of most national targets for health, and better health outcomes for indicators including obesity prevalence, infectious disease incidence, and insurance coverage, as compared to other states^{xiii}
- Ranked 6th nationwide in healthcare quality in 2020^{xiii}
- Decline in childhood lead poisoning over the past decade—the incidence rate of blood lead tests greater than or equal to 5 µg/dL was 1.1% in 2020^{xiv,xv}
- Connecticut's adoption of more stringent lead-based paint poisoning thresholds^{xvi}
- Community based organizations, including Neighborhood Revitalization Zones and health-specific entities, that can advise state efforts and assist in outreach or in convening people, businesses, and institutions at a neighborhood level

Current Challenges

- Chronic diseases (heart disease, cancer, stroke, chronic lower respiratory disease) are the leading causes of death in Connecticut^{xvii}
- Health disparities by age, sex, race, ethnicity, geography, ability, and socioeconomics
 - Adults with disabilities are more likely to have depression, obesity, diabetes, and heart disease^{xviii}
 - The rate of preventable hospitalizations for all Connecticut residents is 1,526 per 100,000 and 2,171 per 100,000 for black residents^{xix}
 - Hispanic and black non-Hispanic children and adults have higher prevalences of asthmaⁱ
- 1 in 10 Connecticut residents struggle with food insecurity according to estimates from Feeding Americaⁱⁱ
- 28.7% of adults with a household income of less than \$25,000 do not have a regular source of careⁱⁱⁱ
- Only 64.1% of adults with a household income of less than \$25,000 have healthcare insuranceⁱⁱⁱ
- Healthcare costs in Connecticut average 25% more per person than the national average, frequently making Connecticut among the top states in per capita healthcare expenditures^{iv}
- The cost of healthcare has risen 77% over the past 15 years^{iv}

CONNECTED AND INCLUSIVE COMMUNITIES

Connecticut will foster and support unique, diverse, and inclusive communities that are well-connected with each other and greater Northeast megaregion



Courtesy Connecticut Department of Transportation.

Targets

To accomplish this Vision, state agencies will direct plans, programs, and investments towards:

- Encouraging denser land use and development near existing transit networks and activity centers
- Developing a multi-modal transportation network that improves transit and mobility experiences for all and facilitates the realization of other Visions
- Balancing expansion of infrastructure with community needs, conservation priorities, and long-term fiscal responsibility
- Developing coordinated capacity and infrastructure for solid waste management
- Continuing to increase broadband access across the state
- Supporting businesses and organizations that strengthen activity centers
- Collaborating with CT's tribes in conservation and development to link and strengthen economic, social, and cultural activities between state and tribal lands
- Investing in neighborhood-supported placemaking that offers multiple benefits to improve quality of life
- Supporting and promoting CT agriculture, and the accessibility of healthy foods for all
- Increasing accessibility to natural and cultural amenities throughout the state
- Acknowledging, mitigating, and/or correcting the negative impacts that prior infrastructure investments have had on low-income, marginalized, and/or environmental justice communities
- Creating resilient, renewable energy systems and prioritizing distribution to low-income, marginalized and/or environmental justice communities
- Encouraging development and redevelopment outside of flood zones or areas that have been impacted by repetitive loss due to natural disasters
- Supporting regional planning and shared services efforts among municipalities and regional councils of government

Current Strengths

- Increasingly diverse communities and diversity among communities^{lvi}
- Significant investment in infrastructure and greenhouse gas reduction throughout the state, facilitated by funding from the Bipartisan Infrastructure Law^{lvii}
- Connecticut's diversity of villages, town centers, and urban commercial districts provide ample opportunities for economic growth and community development^{lviii}
- Regional councils of government ensure collaboration among municipalities while giving each town opportunities for input^{lix}
- Continued expansion of Connecticut's broadband network is closing the digital divide, and is routinely mapped for progress^{lx}

Current Challenges

- Connecticut's infrastructure continues to age and grapple with years of deferred maintenance^{lxi}
- Compounding disinvestment impacts in environmental justice and low-income communities, including significant infrastructure needs, public health issues, and a lack of access to amenities, such as open space^{lxii}
- Complexity of financing conservation and development activities requires municipalities and developers to navigate a complex bureaucratic structure, often dealing with multiple agencies for a single project

POLICIES

The following overarching policies apply to all agency planning, programming, and policymaking. They encourage all agencies to take a comprehensive view of their efforts, incorporating the guiding principles and visions of this C&D Plan in their deliberations. They also demonstrate to potential partners in conservation and development the overall approach of state agencies.

1. *Seek multiple benefits and create efficiencies across agencies to optimize the use of state resources in conservation and development initiatives.*

Continue and enhance collaboration among state agencies. To accomplish this effectively, agencies should:

- a. Support relationship building across agencies at all staff levels
- b. Collaborate on projects and policies
- c. Encourage potential partners and stakeholders to consider impacts and opportunities of actions across multiple vision areas

2. *Leverage federal and private resources to support programs and projects that balance priorities.*

While all agencies seek to maximize their capture and use of federal and private funding, it is important to understand both the opportunities and limitations attached to such funding. Agencies should seek to fit the funding to the most beneficial projects, maximize the benefits towards all conservation and development priorities, and minimize the trade-offs often imposed by funding limitations.

3. *Encourage planning and preliminary phasing among partners in conservation and development to advance well-balanced projects for potential state investment.*

The recent spate of federal and state funding has focused significantly on shovel-ready projects. That focus can neglect projects potentially offering superior benefits, especially in under-resourced communities lacking the capacity to invest in due diligence and planning. It is important for agencies to continue to assist in planning and due diligence to better understand needs and opportunities and to maintain project pipelines that focus on the state's priorities.

4. *Develop greater capacity to govern, develop, leverage, and use existing data.*

Most agencies collect significant amounts of data. CT Open Data and the CT Geodata Portal have helped to centralize and make available statewide data sets. However, there is significant opportunity to better use, share and interpret data; to develop and maximize existing intellectual capital related to data management and analysis to conduct analyses that help refine priorities and identify cross-sector synergies; and to enable scenario-based planning within and across state agencies.

5. *Promote regional solutions to conservation and development and in the efficient use of limited resources.*

Many priorities identified in this C&D Plan are best addressed at a regional scale because many aspects of our economic, transportation and other systems operate regionally. Decision-making processes for establishing programs and allocating state investments should promote greater regional-level thinking.

6. *Clearly communicate priorities horizontally and vertically within and across agencies.*

The sheer size and complexity of the state agency system does not lend itself easily to cross-sector communications. While there are numerous interagency working groups and committees actively collaborating in the areas prioritized by this C&D Plan, gaps in knowledge and familiarity with these issues within and among agencies remain. Ensuring that all levels of management are familiar with the C&D Plan's visions and how individual agencies connect to these priorities can help foster creative ideas and collaborations. Fostering greater interagency communication on intersecting priorities will also allow the state to better leverage resources and carry forth a comprehensive vision.

7. *Seek out and facilitate meaningful engagement with diverse stakeholders.*

Methods for engaging residents, advocates, communities, and other stakeholders in planning and development continue to evolve. Agencies should continue to experiment with new methods to increase transparency,

build trust, effectively communicate, and successfully engage with primary stakeholders that accurately represent the affected community and its diversity of viewpoints. All agencies should strive to ensure that contributions from stakeholders meaningfully contribute to outcomes. Moreover, agencies should collaborate and share lessons learned on stakeholder engagement, particularly when multiple agencies are working in specific areas.

DRAFT

LOCATIONAL GUIDE MAP

Several statutes refer to the Locational Guide Map of the C&D Plan and/or land use categories that have historically appeared on previous iterations of the map, though there are no requirements for the C&D Plan to include a Locational Guide Map. CGS Chapter 297a, in particular, requires OPM to develop boundaries for Priority Funding Areas based on consideration of the Locational Guide Map to direct agencies' investments in "growth-related projects." Growth-related projects are defined as any of the following state agency actions when the costs are at least \$200,000:

- Land acquisition (not for conservation purposes)
- Development or improvement of property
- Acquisition of public transportation equipment
- Awarding of a grant to conduct any of the preceding actions

In addition, programs such as historic home rehabilitation tax credits or Enterprise Corridor Zones have been tied to Locational Guide Map categories (see Appendix B for a list of statutory references to the Locational Guide Map). How or whether agencies use Priority Funding Areas or references to Locational Guide Map designations is not widely known; however, lack of knowledge surrounding Connecticut General Statutes Chapter 297a and the inherent challenges of producing a Priority Funding Area map suggests that these tools are not widely used.

It is important to understand that a Locational Guide Map provides only general guidance for conservation and development and must be considered in context with the policies and implementation measures of the overall C&D Plan. Mapping prepared at a statewide scale inherently ignores detailed information, such as topography, soils type, and man-made features that are critical considerations in site-specific decision making.

The state's original approach for identifying Priority Funding Areas on the Locational Guide Map used U.S. Census Blocks as the base geographic unit of mapping. Census Blocks are statistical areas that vary significantly in size - typically quite small in places with the greatest population density and large in lightly populated areas. In previous Locational Guide Map/ Priority Funding Area maps, the entire area of a Census Block was identified as a Priority Funding Area and favorable for development, even when infrastructure supporting that designation was not available throughout the Census Block. The spatial mismatch between where infrastructure exists, and the designation of Priority Funding Areas was particularly significant in less densely populated areas.

This resulted in some areas prime for conservation activities to be designated as appropriate for development activities.

In order to improve the Locational Guide Map, the statewide Geographic Information Systems Office assisted ORG in developing a new methodology to create a map that better reflects current conditions across the state. Inspired by recent studies from the Brookings Institution^{lxiii} and the Indianapolis Metropolitan Planning Organization,^{lxiv} the new methodology seeks to identify activity centers of varying types and intensity around the state based on available data sets. Activity centers are where employment hubs, civic uses, transportation assets, cultural attractions, and medical and educational institutions cluster at a local scale. Understanding the location of activity centers and their relative intensity of activity facilitates consideration of the C&D Plan's policies and implementation measures by enabling agencies to target programs, plans, and actions appropriately.

Analysis

The components feeding the activity center model include:

- Commercial centers
- Transit and traffic centers
- Civic centers
- Cultural centers

The presence of multiple components and/or individual components at certain thresholds enables stratification of activity centers by type or intensity.

The data explored for use in the model included (but was not limited to) the following:

Civic Uses	Cultural Uses	Commercial Uses	Institutional Uses	Infrastructure/Transportation
Government facilities	Places of worship	Businesses	Hospitals	Transit routes and stops
Town halls	Monuments	Banks	Colleges and Universities	Traffic volume
Fire stations	Museums	Pharmacies		Pedestrian-involved crash densities
Post offices	Art Centers			
	Libraries			

A suitability analysis was conducted to roughly identify five levels of activity centers in Connecticut:

- *Major Center* – areas with institutional, commercial, civic, cultural, and transportation-related uses that cluster a significant amount of activity in small geographic areas
- *Regional Mixed-Use Center* – areas with considerable commercial, civic, cultural, and transportation-related uses that are centers within regions of the state, or cluster generally around Major Centers
- *Regional Activity Zones* – areas with relatively high commercial and transportation-related uses and more moderate densities of civic and cultural features
- *Neighborhood Activity Zones* – areas with strong commercial, civic, and transportation related uses over larger geographic areas, including along transportation and/or commercial corridors
- *Rural Centers and Corridor Activity Zones* – areas with clusters of commercial, civic, and cultural uses in relatively small geographic areas or along transportation and/or commercial corridors

To do so, density analyses were conducted for each of the infrastructure/ transportation datasets to illuminate where features of each type were concentrated, by calculating the density of point or linear features within the neighborhood of each output raster cell. The initial analysis used a scale of 1-mile neighborhood and ½ mile cell size, which provided sufficient detail to capture both urban and rural centers. The weighted overlay method was used to create a single infrastructure/transportation layer where each feature was weighted according to its relative importance for identifying activity centers.

Next, hospitals, government buildings, and colleges/universities were isolated into three separate layers, as these institutional uses tend to be focused in areas of high activity. All other civic, cultural, and commercial data were merged into a single point layer. All four of these layers were also subject to density analyses with a scale of 1-mile neighborhood and ½ mile cell size.

Finally, the weighted sum function was used to multiply each raster by an assigned weight and sum them together. The civic, cultural, and commercial layer was assigned the highest weight, as these features can be found in activity centers of all intensities across the state.

The weighted sum was then overlaid again with CTDOT traffic volume data to highlight the importance of corridors and movement for activity centers.

These activity centers were then overlaid onto several conservation factors, including:

- Existing preserved open space
- Sea-level rise and inundation areas
- Wetland soils
- Prime farmland soils
- Core forest
- Aquifer protection areas
- Existing or potential drinking water supply watersheds
- Habitat areas

The presence of conservation factors in activity centers must be considered in weighing the appropriateness of a potential state action. Additionally, areas with multiple conservation factors, outside of activity centers and existing preserved open space, may be priorities for conservation, resource protection, and connectivity enhancement investments.

The activity centers are descriptive of current conditions, rather than prescriptive of future conditions. They are useful tools for agencies to compare to specific objectives, e.g. a comparison of climate vulnerable areas to activity centers can help prioritize resilience projects on a regional level. In addition, activity centers highlight areas where agencies might prioritize certain types of investments over others. These nodes and corridors reflect where activity is already present, and where placemaking investments might be directed towards densification, connectivity, vibrancy, and inclusivity.

The goal of this C&D Plan's Locational Guide Map is to start to develop a new methodology for mapping statewide conservation and development priorities. As additional and more refined data becomes available, and as clearer C&D Plan implementation processes are established, the methodology and Locational Guide Map can be improved.

For the purposes of statutory references to the Locational Guide Map:

- **Regional Center** has the same meaning as "Urban Center," as used in CGS Section 4-66c and 4-66g, and include communities with a Major Center, Regional Mixed-Use Center or Regional Activity Zone. the following municipalities are classified as Regional Centers: Ansonia, Bridgeport, Bristol, Danbury, East Hartford, Enfield, Groton, Hartford, Killingly, Manchester, Meriden, Middletown, New Britain, New Haven, New London, Norwalk, Norwich, Stamford, Torrington, Vernon, Waterbury, West Hartford, West Haven, and Windham.
- **Neighborhood Conservation Area** includes Corridor and Neighborhood Activity Zones
- **Growth Area** includes Regional Activity Zones and Corridor and Neighborhood Activity Zones

DRAFT

IMPLEMENTATION

The Connecticut General Statutes (CGS) identify four broad categories of state agency actions that must be consistent with the C&D Plan:

- *The acquisition of real property when the acquisition costs are in excess of two hundred thousand dollars;*
- *The development or improvement of real property when the development costs are in excess of two hundred thousand dollars;*
- *The acquisition of public transportation equipment or facilities when the acquisition costs are in excess of two hundred thousand dollars; and*
- *The authorization of each state grant, any application for which is not pending on July 1, 1991, for an amount in excess of two hundred thousand dollars, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities. (CGS Sec. 16a-31)*

The statutes further identify a category of state agency plans that must be prepared with consideration of the C&D Plan and be reviewed for consistency by the Secretary of the Office of Policy and Management:

Whenever a state agency is required by state or federal law to prepare a plan, it shall consider the state plan of conservation and development in the preparation of such plan. A draft of such plan shall be submitted to the secretary who shall provide for the preparer of the plan an advisory report commenting on the extent to which the proposed plan conforms to the state plan of conservation and development (CGS Sec. 16a-31)

The statutes do not define what consistency with the C&D Plan means or how to resolve potentially conflicting policies within the Plan. Additionally, agencies whose projects or other actions are subject to the plan have not been obligated to document their determinations of C&D Plan consistency on a systematic basis. It has not been uncommon for an agency to cite one or two policies within the C&D Plan that support a particular program, plan or project while remaining silent regarding other C&D Plan policies that might conflict. It is understood that policies can be in conflict and an appropriate balance sometimes must be found. The goal of the following proposed changes is to bring that process into the light.

This C&D Plan seeks to clarify the process for determining consistency through the following recommended changes:

-
- a. Amend CGS 16a-31 to increase the value threshold of projects that need to be consistent with the C&D Plan from \$200,000 to \$1,000,000 while also requiring that agencies document and transmit to ORG their determination of the consistency of each such action with the C&D Plan's Implementation Measures, in a manner to be developed by ORG in consultation with other state agencies. The dollar threshold has not been adjusted since 2007 and agencies have not been asked to document the consistency of their actions with the Plan over the last two decades. Limiting the scale of projects that must be consistent with the plan but adding the requirement to document consistency is meant to facilitate the transition to more transparent implementation of the C&D Plan.
 - b. Establish an *ad hoc* C&D Plan Advisory Committee (C&D Advisory Committee), comprised of staff of state agencies that undertake actions subject to the C&D Plan, many of whom likely have contributed to the development of this C&D Plan. The committee should meet at least semi-annually. Continuing inter-agency engagement during the plan implementation period will enable a more adaptive approach to implementation. The C&D Advisory Committee should:
 - i. Review and evaluate individual agency planning, programming, and policy development efforts for opportunities to enhance outcomes through combined efforts and integration of resources, and the exploration of potential mitigation measures
 - ii. Consult with ORG on the development of the consistency reporting documentation referred to above
 - iii. Regularly update the Ongoing Initiatives and Resources in Appendix A to maintain its value as a clearinghouse of relevant programmatic information.
 - iv. Provide a forum for developing approaches for finding appropriate balance between conflicting C&D Plan priorities, such as between the need for more housing and natural resource protection, or the desire for economic growth, but that might not be at an intensity necessary to support the long-term costs of that infrastructure, while the public

already bears the long-term burden to maintain and support under-utilized infrastructure elsewhere.

- c. Engage the Continuing Committee on State Planning and Development in monitoring implementation of the C&D Plan. In addition to receiving an annual report from ORG, the Committee should consider meeting with ORG at least annually to review implementation and the extent to which state actions are consistent with the C&D Plan. ORG also would welcome meeting with other committees to discuss aspects of the C&D Plan and its implementation of interest to them. Insights gained from such engagement might help guide future funding and policy decisions, as well as the next edition of the C&D Plan.
- d. Engage stakeholders on a regular basis around C&D Plan implementation issues. ORG intends to regularly conduct open office hours to address C&D Plan issues. Such sessions might be conducted quarterly and would be open to any stakeholder and the public on a drop-in basis. This engagement will facilitate communications with the state's partners in conservation and development on C&D Plan implementation and allow for ORG to hear stakeholder concerns.

The following implementation measures provide a potential yardstick by which consistency with this C&D Plan can be measured. They are particularly geared towards agency actions, as defined by CGS 16a-31, but should also be useful in directing agency planning and program development. It is expected that OPM, in consultation with the ad hoc C&D Advisory Committee will develop reporting templates for agencies to use in meeting the proposed new statutory mandate for activities involving \$1,000,000 or more of state or federal resources. The table below highlights the vision statements most applicable to each measure.

Implementation Measures	Stewardship of Resources	Thriving Economy	Healthy People and Places	Housing for Current and Future Residents	Connected and Inclusive Communities
Increase and diversify CT's housing supply to include rental and ownership, affordable and market-rate, small and family-sized units in a variety of medium- and high-density development types appropriate to the neighborhood context through new construction, rehabilitation of existing units and adaptive reuse of existing buildings.		X	X	X	
Reduce the number of low- and moderate-income households that are cost-burdened by combined housing, transportation and energy costs.			X	X	
Promote universal design as a component of new construction or substantial renovation projects.			X		
Augment use of existing public sewer, water, stormwater and transportation infrastructure, while ensuring adequate capacity, maintenance and sustainability of such systems to support existing and planned development.	X				X
Promote infill, redevelopment and revitalization of environmental justice communities and other neighborhoods that have suffered from prolonged disinvestment.		X	X	X	
Preserve historically, culturally, and architecturally significant sites, structures, landscapes, buildings, and objects.		X	X		
Avoid developing prime farmland soils, wetlands, habitat areas, and core forest.	X				
Avoid new development activities in areas prone to flooding and inundation from sea-level rise or storms.	X	X	X		
Incorporate low-impact development techniques, energy efficiency and resilience, and climate resilience technologies and techniques in development projects.	X		X		
Encourage development project design to consider the applicability of future technologies such as smart city technologies, autonomous vehicles, 5G service, new energy systems, etc.	X	X			
Foster bike, pedestrian and micro-mobility connections between residential, commercial and mixed-use development and existing or planned transit.			X	X	X
Support robust community, private partner, advocate and other stakeholder engagement in planning for and improving quality of life at a neighborhood scale.			X		X
Support arts, culture, and entertainment activities in activity centers, particularly those with transit access.		X			X
Enhance urban tree canopies, and access to green space in urban contexts, prioritizing environmental justice communities in major regional centers and regional mixed-use centers.	X	X	X		
Improve the climate resilience of existing public infrastructure, and avoid siting new infrastructure in areas prone to flooding and inundation from sea level rise and/or storms.	X				X
Incorporate low-impact development techniques, energy efficiency and resilience, climate resilience technologies and techniques and equity measures in the maintenance and management of state-owned facilities.	X		X		
Develop coordinated capacity and infrastructure for solid waste management that provides efficient, equitable and sustainable systems.	X				X

Implementation Measures	Stewardship of Resources	Thriving Economy	Healthy People and Places	Housing for Current and Future Residents	Connected and Inclusive Communities
Locate public-facing government facilities on sites served by transit within activity centers.		X	X		X
Increase the diversity of CT businesses by size and type, focusing on entrepreneurs who are women, minority and/or immigrants, and support business growth and evolution to maintain businesses within the state.		X			
Increase proximity between childcare, medical, transit, workforce development, education and employment opportunities within activity centers to foster more affordable living.		X	X		X
Support innovation, sustainability and economic health in CT's agricultural and aquacultural sectors.	X	X			
Maximize protection, restoration and/or enhancement of biodiversity, ecosystem health and functioning, and the ability of the natural environment to adapt to climate change.	X		X		
Provide equitable access to natural resources and recreation opportunities and support environmental literacy.			X		X
Invest in strategic open space conservation and management that meaningfully contributes to the state's open space goals, ecosystem health and/or climate change adaptation.	X				

-
- ⁱ <https://www.whitehouse.gov/wp-content/uploads/2023/10/Connecticut-Fact-Sheet.pdf>
- ⁱⁱ <https://www.statista.com/statistics/248063/per-capita-us-real-gross-domestic-product-gdp-by-state/#:~:text=Out%20of%20all%2050%20states,GDP%2C%20at%2035%2C55%20U.S.%20dollars>
- ⁱⁱⁱ [https://data.census.gov/table/ACSST1Y2022.S1501?q=educational%20attainment&q=010XX00US\\$040000](https://data.census.gov/table/ACSST1Y2022.S1501?q=educational%20attainment&q=010XX00US$040000)
- ^{iv} [Arts and Economic Prosperity 6](#), Americans for the Arts, 2023.
- ^v [Economic Impact of Agriculture](#), University of Arkansas Division of Agriculture Research and Extension.
- ^{vi} <https://www.forbes.com/advisor/mortgages/cost-of-living-by-state/>
- ^{vii} <https://nlihc.org/housing-needs-by-state/connecticut>
- ^{viii} <https://worldpopulationreview.com/state-rankings/income-inequality-by-state>
- ^{ix} <https://portal.ct.gov/datapolicy/-/media/DataPolicy/General/FINAL-CT-Housing-and-Segregation-Study-2024.pdf>
- ^x https://www.cbia.com/wp-content/uploads/2023/09/Marcum_23.pdf?cldee=9gSw3iVqA7evFn47wChqiNQEOPXwR69bR3Y-fB5lm9s5xGW0k4rYI9fHYQSVKNTV&recipientid=contact-ab7110550ac8df11a518005056837c9e-72e7432f656144c9bda1606ff69a678e&esid=26c789e7-7d51-ee11-be6f-6045bd006d56
- ^{xi} <https://worldpopulationreview.com/state-rankings/oldest-states>
- ^{xii} <https://usafacts.org/articles/america-is-getting-older-which-states-have-the-largest-elderly-populations/>
- ^{xiii} <https://portal.ct.gov/-/media/Water/Drought/2023/CISA-Extreme-Weather-Trends--Impacts--CT-Climate-Focus--07202023.pdf>
- ^{xiv} <https://infrastructurereportcard.org/state-item/connecticut/>
- ^{xv} [Housing in Connecticut's State Budget Fiscal Years 2024 & 2025 | Partnership for Strong Communities \(pschousing.org\)](#)
- ^{xvi} [A Decade in Residential Construction - Point2 News \(point2homes.com\)](#)
- ^{xvii} [Housing Program Summaries](#)
- ^{xviii} [Protections Against Rent Increases](#)
- ^{xix} [Eviction Process and Recent Related Changes](#)
- ^{xx} <https://portal.ct.gov/datapolicy/-/media/DataPolicy/General/FINAL-CT-Housing-and-Segregation-Study-2024.pdf>
- ^{xxi} <https://portal.ct.gov/-/media/CHRO/Publications/CHROs-Zoning-and-Discrimination-2021-Report.pdf>
- ^{xxii} [Labor Market Information - Construction Sector State of Connecticut](#)
- ^{xxiii} [Housing Affordability Challenges of High Interest Rates | HUD USER](#)
- ^{xxiv} [How Does the Regulation of Land Use and Development Affect You](#)
- ^{xxv} chfa.org/assets/1/6/HNA_10.10.23.pdf
- ^{xxvi} [CT-Housing-Assessment-Report-12312020.pdf](#)
- ^{xxvii} [Connecticut | National Low Income Housing Coalition \(nlihc.org\)](#)
- ^{xxviii} [Boomers Are Buying up Homes, Blocking Millennials From Housing Market \(businessinsider.com\)](#)
- ^{xxix} <https://portal.ct.gov/DEEP/State-Parks/Connecticut-State-Parks-and-Forests>
- ^{xxx} <https://ctconservation.org/wp-content/uploads/CLCC-Legislative-Primer.pdf>
- ^{xxxi} <https://portal.ct.gov/DOAG/ADaRC/Programs/Farmland-Preservation-Overview>
- ^{xxxii} <https://portal.ct.gov/DEEP/Coastal-Resources/Long-Island-Sound>
- ^{xxxiii} https://portal.ct.gov/-/media/DECD/Historic-Preservation/06_About_SHPO/Strategic-Plan-Final_hyperlinks.pdf
- ^{xxxiv} <https://portal.ct.gov/-/media/DEEP/energy/CES/2018ComprehensiveEnergyStrategy.pdf>
- ^{xxxv} https://portal.ct.gov/-/media/DEEP/climatechange/GC3/GC3_Phase1_Report_Jan2021.pdf
- ^{xxxvi} <https://portal.ct.gov/DEEP/Coastal-Resources/Coastal-Hazards/Sea-Level-Rise>
- ^{xxxvii} <https://circa.uconn.edu/sea-level-rise/about/>

xxxviii

https://www.biologicaldiversity.org/programs/biodiversity/elements_of_biodiversity/extinction_crisis/index.html

xxxix https://portal.ct.gov/-/media/DEEP/wildlife/pdf_files/outreach/EndangeredSpeciespdf.pdf

xl <https://portal.ct.gov/CEQ/AR-22-Gold/2022-CEQ-Annual-Report-eBook/Land---Preserved-Land>

xli <https://www.whitehouse.gov/wp-content/uploads/2023/10/Connecticut-Fact-Sheet.pdf>

xlii https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/state_health_planning/dphplans/hct2020statehlthassmt032514pdfpdf.pdf

xliii <https://nashp.org/connecticut-governor-sets-health-care-cost-and-quality-benchmarks/>

xliv https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/state_health_planning/dphplans/hct2020statehlthassmt032514pdfpdf.pdf

xlv <https://portal.ct.gov/-/media/DPH/EHDW/Childhood-Lead-Poisoning-Prevention/Executive-Summary-of-CT--2020-Childhood-Lead-Poisoning-Surveillance-Report-and-prev-data-tables.pdf>

xlvi <https://www.cga.ct.gov/2022/act/Pa/pdf/2022PA-00049-R00HB-05045-PA.PDF>

xlvii https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/state_health_planning/dphplans/hct2020statehlthassmt032514pdfpdf.pdf

xlviii <https://www.cdc.gov/ncbddd/disabilityandhealth/impacts/connecticut.html>

lix <https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/hisr/PDF/indicatorspdf.pdf>

l https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/state_health_planning/dphplans/hct2020statehlthassmt032514pdfpdf.pdf

li <https://ctfoodshare.org/about-us/hunger-in-connecticut/>

lii <https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/hisr/PDF/indicatorspdf.pdf>

liii <https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/hisr/PDF/indicatorspdf.pdf>

liv

<https://ctdatahaven.org/sites/ctdatahaven/files/DataHaven%202023%20Health%20Equity%20Report%2082323.pdf>

lv <https://nashp.org/connecticut-governor-sets-health-care-cost-and-quality-benchmarks/>

lvi [2020 Census Demographic Analysis By The "Five Connecticut" — CTData](https://ctdata.org/2020-Census-Demographic-Analysis-By-The-Five-Connecticuts)

lvii [Connecticut Bipartisan Infrastructure Law Team](https://www.brookings.edu/press-releases/connecticut-bipartisan-infrastructure-law-team/)

lviii [Why 'activity centers' are the building blocks of inclusive regional economies | Brookings](https://www.brookings.edu/press-releases/why-activity-centers-are-the-building-blocks-of-inclusive-regional-economies/)

lix [Regional Planning Organizations \(RPOs\) - Regional Planning in Connecticut - LibGuides Home at Connecticut State Library. \(ctstatelibrary.org\)](https://libguides.library.ctstate.edu/regional-planning-organizations-rpos)

lx [Connecticut Broadband Mapping Hub](https://www.ctbroadbandmapping.com/)

lxi [PDF-CT-2022-Final-Brochure-PRINT.pdf \(infrastructurereportcard.org\)](https://www.infrastructurereportcard.org/infrastructure-report-card-2022-final-brochure-print/)

lxii [Causes and Consequences of Separate and Unequal Neighborhoods | Urban Institute](https://www.urbaninstitute.org/press-releases/causes-and-consequences-of-separate-and-unequal-neighborhoods/)

lxiii Loh, Tracy Hadden; Rowlands, DW; Tomer, Adie; Kane, Joseph; and Vey, Jennifer. Mapping American's Activity Centers: The Building Blocks of Prosperous, Equitable, and Sustainable Regions. October 2022.

lxiv Indianapolis Metropolitan Planning Organization. Regional Activity Centers: Analysis, Selection, and Scoring Methodology Technical Report. September 2023.

APPENDIX A: Ongoing Initiatives and Resources

Thriving Economy

Department of Economic and Community Development (DECD)

- [Economic Action Plan](#) – outlines strategies for “driving inclusive growth” in Connecticut
- [Office of Brownfield Remediation and Development \(OBRD\)](#) – provides technical and financial assistance for brownfield redevelopment including mixed use, residential, commercial, industrial, retail, and open space uses
- [Connecticut Office of the Arts Strategic Plan 2022-27](#) – informs the Connecticut Office of the Arts as they work to “enhance, support, and empower the Arts for every resident”
- [Connecticut Office of Tourism FY23 Strategic Plan](#) – presents strategies to position Connecticut as a tourism destination and increase awareness of tourism assets
- [Connecticut’s Manufacturing Strategic Plan](#) – aims to develop Connecticut into an internationally recognized leader in manufacturing

Governor’s Workforce Council

- [Workforce Strategic Plan 2020](#) – makes recommendations to improve the state’s workforce and employment system

Department of Labor (DOL)

- [Office of Apprenticeship Training](#) – the only federally authorized entity in Connecticut for Registered Apprenticeship Programs to increase workforce recruitment and proficiency, help employers transfer occupational skills to a new generation of workers, and promote succession planning

Department of Agriculture (DoAg)

- [CT Grown Program](#) – identifies and promotes Connecticut’s agriculture and aquaculture products
- [Farm Transition Grants](#) – grant program to support the diversification of existing farm operations, transitioning to value-added agricultural productions and sales, and other venues in which a majority of products sold are grown in the state
- [Farmland Restoration, Climate Resiliency and Preparedness](#) – grant program to increase long-term climate resiliency of farming operations and decrease farm vulnerability to extreme weather events

Department of Energy and Environmental Protection (DEEP)

- **Connecticut Brownfield Remediation Liability Relief Programs** – work closely with DECD's Office of Brownfield Remediation and Redevelopment to provide liability relief and financial assistance for cleanup and redevelopment of brownfields.
- **Urban Sites Remedial Action Program** – DEEP and DECD work together to facilitate the transfer, reuse, and redevelopment of potentially polluted properties located within a distressed municipality or targeted investment community.
- **DEEP CERCLA 128(a) Brownfield Grant Program** – DEEP's Remediation Division was awarded funding from EPA to administer to brownfield sites under the Bipartisan Infrastructure Law to provide grants to municipal and non-profit entities to assess or cleanup brownfield sites. The purpose of the grant program is to encourage and enable the creation, preservation, or addition of park space, greenways, or other recreational space, or other property used for nonprofit purposes. Funding through this grant program is available through federal fiscal year 2027.
- **Coastal Management Program** – encourages water-dependent uses and facilities in shorefront areas and promotes public access, while requiring that coastal hazard areas be managed to ensure that hazards to life and property are minimized, coastal development allows for tidal wetland migration and incorporates Low Impact development techniques.
- **Statewide Outdoor Recreation Plan*** – identifies significant economic activity associated with outdoor recreation in Connecticut including the top-value-added activities, and establishes goals for enhancing access, quality and preservation/ protection of these important resources

Department of Administrative Services (DAS)

- **CT DAS SBE/MBE Program Certification Program** also known as the Supplier Diversity or Set-Aside Program - provides enhanced opportunities for small or minority-owned businesses
- **State Agency Procurement Manual** ensures open, honest, and accessible competition for the public procurement process.
- **Environmentally Preferable Purchasing Program** - partners with suppliers who offer environmentally preferable and sustainable goods and services.
- DAS supports the **State's hiring process and opportunities**, and maintains **human resource data** for certain segments of Connecticut's Executive Branch Workforce.

-
-
- DAS leads the growth and operation of [Business.CT.GOV](https://www.business.ct.gov), an online portal that simplifies the process of opening and operating a business in the state.
 - DAS leads the development and operation of [Jobs.CT.Gov](https://www.jobs.ct.gov), an online portal that simplifies the process of becoming employed in Connecticut.

Department of Housing

- [Development Engagement Process](#) – the semi-annual affordable housing project application review process used by DOH to manage its pipeline of potential projects for future funding opportunities and for Low-Income Housing Tax Credits (LIHTC) projects through the CT Housing Finance Authority

CT Green Bank

- [The Green Bank](#) offers several programs for incorporating green technologies in businesses and buildings, from low-interest capital to leasing rooftops for solar systems

Housing for Current and Future Residents

Department of Housing (DOH)

- **2020-2024 Consolidated Plan for Housing and Community Development*** – outlines the state's goals and objectives for the use of state and federal resources for addressing affordable housing, public housing, homelessness, etc.
- **2022-2023 Action Plan for Housing and Community Development** – annual implementation plan for the 2020-2024 Consolidated Plan for Housing and Community Development
- **Land Bank and Land Trust Program** – provides eligible applicants with grants, loans, and deferred loans for acquiring and managing land to be developed for low- and moderate-income housing.
- **DOH Housing Programs** – wide variety of funding opportunities for both new construction/rehabilitation, creation and preservation, as well as adaptive reuse.

Department of Economic and Community Development (DECD)

- Provides a variety of **Housing Data**
- **Community Investment Fund 2030** – competitive grant program that funds a variety of projects, including residential development
- **CT Communities Challenge Grant Program** – competitive matching grant program that funds a variety of projects, including those to support housing affordability and accessibility
- **Brownfields remediation and development** program offers resources for redevelopment
- **Historic Rehabilitation Tax Credit** program offers a credit for the rehabilitation of a certified historic structure to residential or mixed use
- High Poverty Low Opportunity Census Tract Program (website coming) includes funding for building, renovating, and rehabilitating mixed-income rental and owner-occupied housing and public infrastructure in eligible areas

State Redevelopment Agencies

- **Capital Region Development Authority** finances housing developments in Hartford and its immediate environs, to date bringing thousands of units online
- Building upon that success, the **Municipal Redevelopment Authority** has been announced to hire a Chair and Executive Director with a focus on transit-oriented development

Connecticut Housing Finance Authority (CHFA)

- **CHFA** offers a variety of programs for homebuyers, developers, and lenders
- **Qualified Allocation Plan** provides guidelines for the Low-income Housing Tax Credit program used to support housing development

Department of Energy and Environmental Protection (DEEP)

- **Coastal Management Program** encourages residential development on the shorelands outside of coastal flood hazard areas.
- **PREPARED Municipal Workbook** – resource for municipalities to perform brownfield remediation with best practices for redevelopment purposes. DEEP also provides some funding for this work.
- **Provides a suite of programs and resources** to support energy efficiency upgrades for homeowners and renters
- While over 700,000 residents live within one-mile of DEEP properties^{lxiv} (including state parks and forests), the agency is advancing efforts for equitable access through their **Park ConneCT** services

Department of Mental Health and Addiction Services (DMHAS)

- **Housing and Homeless Services Unit** – oversees the state Coordinated Access Networks, and interacts with agencies such as DOH, DSS, CHFA, and HUD, as well as organizations such as United Way and Partnership for Strong Communities to develop and strengthen programs

Commission on Human Rights and Opportunities (CHRO)

- Maintains a specific office for Fair Housing complaints and **provides training** for providers and the general public on fair housing law

Office of Policy and Management (OPM)

- **Completed a study** to determine the level of correlation between the state's current housing and socioeconomic segregation with housing funds from various state agencies

Multiple Agencies

- Many state agencies, including OPM, DOT, DOH, DECD, CHFA among others, in consultation with COGs and advocacy organizations participate in a cluster of workgroups and projects, such as those concerning transit-oriented development.

Stewardship of Resources

Department of Energy and Environmental Protection (DEEP)

- **Climate Resilience Fund** – competitive grant program to plan and develop climate resiliency projects.
- **Greenhouse Gas Inventory Reports** – tracks progress towards meeting greenhouse gas emissions reduction goals.
- **Integrated Water Quality Report** – report on the monitoring and assessment of the quality of our waters relative to attainment of designated uses established by **Connecticut's Water Quality Standards**.
- **CT State Water Plan*** and **Water Planning Council** – a plan for the state's drinking water supply
- **Open Space and Watershed Land Acquisition Grant Program** – provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space and water companies to acquire Class I or Class II water supply property.
- **Energy Action Plan*** – Connecticut's long-term strategy to improve energy affordability and reliability by reducing dependence on fossil fuel.
- **Long Island Sound Blue Plan*** – marine spatial plan developed to facilitate the effective management of Long Island Sound's public trust waters.
- **CT Green Plan*** – a plan for land conservation containing acquisition priorities, targeted acreages, and State program actions to protect specific lands.
- **Connecticut Nonpoint Source Management Program Plan*** – outlines strategies to address nonpoint source pollution and protect water quality through improved management practices.
- **Coastal Management Program** – ensures balanced growth along the coast, restoration of coastal habitat, improved public access, protection of water-dependent uses, public trust waters, and submerged lands, promotes harbor management, and facilitates research.
- **Urban Forestry Grant Opportunities** – large federal funding infusion offers new and expanded urban and community forestry grants to mitigate impacts of climate change and help achieve the Governor's goal of increasing urban tree canopy cover within heat-stressed, environmental justice communities.
- **DEEP CERCLA 128(a) Brownfield Grant Program** - DEEP's Remediation Division was awarded funding from the EPA to administer to brownfield sites under the Bipartisan Infrastructure Law to provide grants to municipal and non-profit entities to assess or clean up brownfield sites. The purpose of this grant program is to encourage and enable the creation, preservation, or addition of park space, greenways, or other recreational space, or other property used for

nonprofit purposes. Funding through this grant is available through federal fiscal year 2027.

- **Connecticut State Parks & Public Outreach Division** works to preserve the unique historic, natural, and cultural features within its parks through cultural and environmental education at year-round and seasonal sites.
- **Connecticut Lakes, Rivers, and Ponds Preservation Account** – with the passage of **Public Act 19-190**, the Connecticut General Assembly established this dedicated funding source available to DEEP for the rehabilitation of lakes, rivers, and ponds, eradication of aquatic invasive species and cyanobacteria blooms, education and public outreach, allocation of grants to state and municipal agencies and not-for-profit organizations to conduct research, public education, and public outreach to enhance understanding and management of lakes, rivers, and ponds, and provision of funds for all services that support protection and conservation of lakes, rivers, and ponds.

Department of Public Health (DPH)

- **Drinking Water Vulnerability Assessment and Resilience Plan** - looks to identify and address vulnerabilities for community water systems for CT's coastal counties to ensure preparedness and resilience for future storms and hazards.

Department of Agriculture (DoAg)

- **Traditional Farmland Preservation Program** – the primary preservation program administered by DoAg.
- **Farm Transition Grant** – supports the diversification of existing farm operations, transitioning to value-added agricultural production and sales, etc.
- **Farmland Restoration, Climate Resiliency & Disaster Preparedness Grant** – supports the restoration of lands into active agricultural production and increasing their climate resiliency.
- **Connecticut Shellfish Restoration Guide** – Connecticut's first and most comprehensive plan for shellfish restoration to achieve environmental, economic, and societal benefits.

Department of Economic and Community Development (DECD)

- **Shared Stewardship: 2018 2023 Statewide Historic Preservation Plan*** – strategies for shared stewardship of Connecticut's cultural and historic resources.

Department of Emergency Services and Public Protection

- **State Natural Hazard Mitigation Plan** assesses hazard risks and recommends actions to manage risks.

Department of Administrative Services (DAS)

- The DAS **Capitol Area System (CAS) Management Unit** operates the CAS thermal facility and district heating and cooling loop in the Hartford Capitol District and is conducting a decarbonization study to assess costs and options for reducing the facility's environmental impacts.

DRAFT

Healthy People and Places

Department of Public Health (DPH)

- DPH is following the [Building Resilience Against Climate Effects \(BRACE\)](#) framework established by the [Centers for Disease Control and Prevention \(CDC\)](#) in developing specific adaptation management approaches to help local Connecticut communities and health departments prepare for the health effects of climate change
- [Connecticut Asthma Program](#) – as part of the Chronic Diseases Unit within the Community, Family Health, and Prevention Section at DPH, the CT Asthma program looks to reduce asthma-associated morbidity and mortality, decrease asthma disparities, and improve quality of life and access to comprehensive asthma control management.
- [Drinking Water State Revolving Fund Program*](#) – provides long-term, below market rate loans to community and non-profit, non-community public water systems to finance infrastructure improvement projects.
- [Lead Poisoning Prevention and Control Program](#) – preventing lead poisoning and promoting wellness through education and lead poisoning prevention
- [Office of Climate and Health Program](#) (OCH) – works to implement actions that will prepare CT's residents for the health impacts of climate change and improve resiliency and health equity.
- [PFAS Action Plan](#) – actions to address per- and polyfluorinated alkyl substances (PFAS) in CT
- [State Health Improvement Plan](#) (SHIP) – sets goals for addressing social, economic, and environmental determinants of health to improve the overall health conditions in CT
- DPH issues [fish consumption advisories](#) when chemical levels in fish tissue are unsafe, with a web page having fact sheets in multiple languages to provide information about the advisory, and how to eat fish safely.

Department of Administrative Services (DAS)

- DAS administers and enforces the [Connecticut State Building Code](#) and [Connecticut Fire Safety and Prevention Codes](#), which reduce a variety of potential harms.
- DAS's [Hazardous Materials Inspection and Abatement Program](#) funds the remediation and abatement of asbestos and other hazardous materials at state-owned facilities
- DAS is administering the transition of the [State's Vehicle Fleet to electric vehicles](#) to improve overall air quality⁴⁷ and support the State's greenhouse gas reduction goals

-
- DAS leads development and operation of [Health.CT.Gov](#), a portal that assists in finding, applying, tracking, and remaining eligible for health and human services benefits across many agencies.
 - DAS administers the [School Construction Grants Program](#) under the direction of the State Legislature and administers a program to provide [HVAC Indoor Air Quality Grants for Public Schools](#)

Department of Housing (DOH)

- [DOH Housing Programs](#) – wide variety of funding opportunities for both new construction/rehabilitation, creation, and preservation, as well as adaptive re-use
- [Healthy Homes Program](#) - Healthy Homes seeks to improve the well-being of children by constructing a strong foundation for them to thrive

Department of Energy and Environmental Protection (DEEP)

- DEEP's [Urban Green and Community Gardens Grant Program](#) – available to distressed municipalities to provide funding assistance for the development or enhancement of urban green spaces.
- [DEEP's Clean Water Fund Priority List*](#) – guides state and federal funding assistance programs for municipal water pollution control projects.
- [DEEP CERCLA 128\(a\) Brownfield Grant Program](#) provides grants to municipal and non-profit entities to assess or cleanup brownfield sites to encourage and enable the creation, preservation, or addition of park space, greenways or other recreational space, or other property used for nonprofit purposes

Division of Emergency Management and Homeland Security (DEMHS)

- [DEMHS Hazard Mitigation and Resilience Unit](#) – handles efforts to reduce loss of life and property by lessening the impact of disasters through planning and financial assistance to municipalities

Connected and Inclusive Communities

Department of Energy and Environmental Protection (DEEP)

- **Comprehensive Energy Strategy*** – examines future energy needs and ways to ensure reliable and resilient energy
- **Municipal Wastewater** program administers many programs to guide, support and regulate municipal wastewater systems, including administering the **Clean Water Fund*** which provides funding for municipal wastewater system needs
- **Affordable Connectivity Program** – helps households afford broadband by providing discounts towards internet service for eligible households.
- **Beverage Container Recycling Grant Program** – supports establishment of beverage container redemption centers in urban centers and environmental justice communities.
- **Electric Vehicle Roadmap for Connecticut** – outlines pathways to achieve wide-scale EV deployment.
- **Park ConneCT** – collaborative program with DOT to provide safe and reliable transportation to several state parks.
- **Connecticut's Aquatic Resources Education Program (CARE)** seeks to engage all residents of Connecticut by providing free learn to fish classes and “Fish with CARE” events. These events are focused within trout parks and community fishing waters within urban and suburban communities and showcase the high-quality fishing opportunities provided by the stocking of state produced trout as well as private vendor produced channel catfish. The Fisheries Division also has a plan to recruit, retain, and reactivate a diverse community of anglers.
- **DEEP's CT Recreational Trails Grant Program** – Established in 2015, per CGS Sec. 23-103, as amended by Public Act No. 15-190, to provide funding to any private nonprofit organizations, municipalities, state departments, and tribal governments in support of trail projects including:
 - Planning, design, and construction of new trails (motorized and non-motorized)
 - maintenance and restoration of existing trails (motorized and non-motorized)
 - access to trails by persons with disabilities
 - Purchase and lease of trail construction and maintenance equipment
 - Acquisition of land or easements for a trail, or for trail corridors.
 - Operation of educational programs to promote safety and environmental protection as related to recreational trails.
- **Climate Resilience Fund** - The DEEP Climate Resilience Fund provides grants to help Connecticut communities initiate planning and develop projects that will help communities become more resilient to the effects of climate change. The

Fund specifically is intended to support climate resilience planning at regional, municipal, and neighborhood-level scales, and to support resilience project scoping and development.

Department of Public Health (DPH)

- DPH's [Drinking Water](#) section administers many programs to guide, support and regulate drinking water systems, including the [Drinking Water State Revolving Loan Fund*](#)

Department of Transportation (DOT)

- [Long-Range Transportation Plan*](#) – presents a framework for addressing transportation issues and needs in Connecticut.
- [Active Transportation Plan*](#) – outlines strategies for meeting the needs of bicyclists and pedestrians in Connecticut.
- [2022-2026 Connecticut State Rail Plan*](#) – outlines a vision and goals for future improvements and near- and long-term priorities for passenger and freight rail in Connecticut.
- [Community Connectivity Grant Program](#) - funding to improve accommodations for bicyclists and pedestrians in urban, suburban, and rural communities
- [Connecticut Statewide Freight Plan 2022-2026*](#) - the Connecticut Statewide Freight Plan Update (Freight Plan) focuses on providing multimodal freight transportation strategies for Connecticut. Millions of tons and billions of dollars in freight traverse across Connecticut's multimodal freight transportation network each year.
- [Complete Streets Directive](#) – The purpose of this Engineering Directive is to establish three (3) new controlling design criteria and associated design guidance for pedestrian facilities, bicycle facilities, and transit provisions on applicable CTDOT projects.

Department of Administrative Services (DAS)

- DAS, in partnership with the University of Connecticut, operates the [Connecticut Education Network](#) (CEN) that brings high-speed, reliable internet access to schools, libraries, municipalities and more.
- DAS through the Commission for Educational Technology (CET) leads the multi-agency [Digital Equity program](#) to increase access to technology for underserved populations and address disparities in economic and workforce development, education, health, and civic engagement.

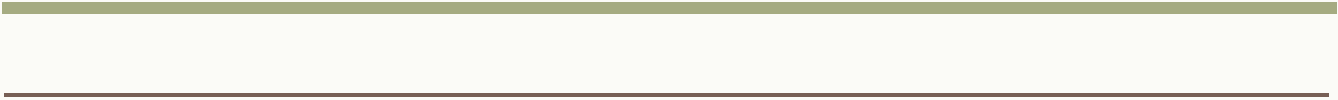
Department of Housing (DOH)

- **Opportunity Mapping** – Opportunity mapping is an analytical tool that deepens our understanding of “opportunity” dynamics within regions. The goal of opportunity mapping is to identify opportunity-rich and opportunity-isolated communities.
- **Analysis of Impediments to Fair Housing Choice** – the AI is a comprehensive document that outlines barriers to affordable housing and analyzes the history of housing inequality in Connecticut. Likewise, the AI offers suggestions for overcoming these barriers.

DRAFT

APPENDIX B: Statutes Referencing Locational Guide Map/Priority Funding Areas

CITATION	REFERENCE
<u>4-66g(e)</u>	Small Town Economic Assistance Program (STEAP): carved out municipality <15,000 with 5,500-6,000 acres of Regional Water Authority land can from denial of a STEAP grant for sewer due to inconsistency with Locational Guide Map
<u>8-23(f)(6)(F), 8-23(f)(7) and 8-23(g)</u>	Municipal POCDs: 1) may include programs for implementing plans for corridor management areas designated in C&D Plan; 2) may show proposed priority funding areas ; 3) must consider priority funding areas in identifying existing and planned sewer service areas
<u>10-416(l)</u>	Historic home rehab tax credits: After 7/1/15, 70% of these credits must be for homes located in Regional Centers , designated in C&D Plan
<u>16a-25(9)</u>	C&D Plan: Plan is defined as text and any Locational Guide Map
<u>16a-27(d)</u>	C&D Plan: Revisions after 7/1/05 must identify 1) priority funding areas ; and 2) corridor management areas along limited access highways or rail lines with recommendations.
<u>16a-32 (b)(B)</u>	Interim Changes to C&D Plan: notifications and public hearing requirement for changes to Locational Guide Map
<u>16a-35c</u>	Priority Funding Areas: definitions, requires designation to consider " regional centers, growth areas, neighborhood conservation areas and rural community centers " and corridor management areas in the C&D Plan
<u>22a-246c(a)</u>	Beverage container recycling grant program: establishes DEEP grant for new or expanded beverage container redemption centers in " urban centers " which have the same meaning as " regional center " as defined in C&D Plan.
<u>25-68d(d)</u>	Floodplain Management Certification: Agency exemption application may be approved by DEEP Commissioner if agency has shown activity is in the "public's interest" defined as a remediation project that is in or adjacent to regional center, neighborhood conservation area, growth area or rural community center as designated in C&D Plan.
<u>32-1o</u>	State Comprehensive Economic Development Strategy: must be consistent with text and Locational Guide Map of C&D Plan
<u>32-70g(a)</u>	Knowledge Center Enterprise Zones: DECD may establish if in compliance with C&D Plan
<u>32-75d(b)</u>	Airport development zones: DECD may establish if in compliance with C&D Plan
<u>32-80(b)</u>	Enterprise corridor zones: After 7/1/05, two or more municipalities may designate an Enterprise Corridor zone, if at least one is located along an interstate and designated as a regional center on Locational Guide Map



DRAFT