

# Western Connecticut COUNCIL OF GOVERNMENTS



February 25, 2024

Esteemed Chairs Kavros Degraw and Rahman,  
Members of the Planning and Development Committee:

The Western Connecticut Council of Governments (WestCOG) appreciates the opportunity to comment on Raised Bill 5390, *An Act Concerning Transit-Oriented Communities*.

WestCOG **opposes** this bill due to its redundancy with legislation passed by the General Assembly and signed into law by the Governor in 2019 and expanded statewide in 2023.

Informed by the successful experience of the Capital Region Development Authority, the Municipal Redevelopment Authority (MRDA) will fund transit-oriented developments in municipalities that implement housing growth zone regulations, which are intended to promote residential diversity (including greater affordability and density, including limited parking and “middle housing”) and streamlined approvals. This is similar to Bill 5390 – although MRDA may be better positioned to partner with municipalities to realize developments, given its authority under state law to acquire, finance, operate, and market facilities, and to borrow money and issue bonds. (In contrast, bill 5390 does not give municipalities access to the resources and powers of a development authority.)

Once MRDA is up and running, your Committee may wish to review its operation to determine whether additional legislative action is warranted.

Thank you for your consideration.

A handwritten signature in black ink that reads "Francis R. Pickering". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Francis R. Pickering  
Executive Director