

## **“Connecticut’s Formula for TOD Success: Municipal-State Cooperation”**

December 12 and 13, 8:30 a.m. to 1:00 p.m.

The Lyceum, Hartford, CT

### **AGENDA**

#### ***Session 1: Wednesday, Dec. 12, 2012***

8:30 a.m. Breakfast and Registration

8:55 a.m. Welcome, Acknowledgements, Introduction: **Catherine Smith, Commissioner, DECD**

9:00 a.m. Keynote Address: **Gov. Dannel P. Malloy**

9:30 a.m. “A New ‘New Paradigm’ for Housing in New England” and “The Evolution of Transit- Oriented Development”: **Barry Bluestone, Stephanie Pollack, Northeastern University**

10:30 a.m. Placemaking: How New Jersey has created value, recreation, commercial activity and enhanced quality of life near transit and town centers: **David Kooris, City of Bridgeport; Amanda Kennedy, Regional Plan Association**

11:10 a.m. Break

11:15 a.m. Breakout sessions

#### **Group 1 - Reducing The Anger, Calming The Fears**

##### **Location: Conference Room A, 1<sup>st</sup> Floor (Blue Card)**

How to foster community understanding and spark resident involvement and ideas in planning and development decisions (“Idea Factories” 12 minute video): *Shelby Mertes, Chief Policy Analyst, Partnership for Strong Communities*

#### **Group 2 - Mixed-Income Housing: Connecticut Success Story!**

##### **Location: Resource Center, Left Side, 3<sup>rd</sup> Floor (Purple Card)**

Connecticut examples of successful ownership and rental developments that DID NOT lower property values, increase crime and hike school costs: *David Fink, Policy Director, Partnership for Strong Communities*

#### **Group 3 - Good Bet: Transit Will Increase Adjacent Values:**

##### **Location: Conf Room B, 1<sup>st</sup> Floor (Green Card)**

The likely impact of transit on property values, based on the experience of many other states: *Bruce Hyde, Land Use Educator, UConn CLEAR, and Christy Rubenstein, Senior Policy Analyst, Partnership for Strong Communities*

#### **Group 4 - Development Tools You Can Use**

##### **Location: Conf Center, North Balcony, 3<sup>rd</sup> Floor (Red Card)**

HOMEConnecticut, the Main Street Investment Program and the state’s many housing and development programs: *Dimple Desai, Community Development Director, OPM; Mike Santoro, Community Development Specialist, DECD*

#### **Group 5 - How To Attract, Not Scare, Developers!**

##### **Location: Resource Center, Right Side, 3<sup>rd</sup> Floor (Orange Card)**

How to prepare properties for development or redevelopment, and work with developers successfully, on a time table that works for all: *Dara Kovel, Chief Housing Officer, CHFA*

**\*Please remember to keep your name badges and packets for day two of the workshop.**

**Group 6 - Making Mixed-Use Work: A Case Study**

**Location: Conf Center, 3<sup>rd</sup> Floor (Brown Card)**

The lessons many communities can learn from the financing, creative zoning and other decisions made in developing Hamden's Highwood Square. *Dale Kroop, Director of Economic and Community Development, Town of Hamden*

11:55 a.m. Lunch

12:00 p.m. "Using Land Value Tax, TIFs and Value Capture to Revitalize Market, Create Housing Options and Achieve Sustainable Growth": **Rick Rybeck, Just Economics LLC.**

1:00 p.m. Wrap up. Adjournment

***Session 2: Thursday, Dec. 13, 2012***

8:30 a.m. Breakfast and Registration

8:55 a.m. Welcome, Acknowledgements, Introduction: **Anna Barry, Deputy Commissioner, DOT**

9:00 a.m. The Springfield-New Haven Line and CT *fastrak* - Plans, Progress and Timeline: **Moderator: Deputy Commissioner Kip Bergstrom, DECD. Speakers: John Bernick, Michael Sanders, DOT**

9:30 a.m. "TOD Success: What Must Happen on the Ground": **Richard Manson, Program Vice President, Local Initiatives Support Corporation**

10:10 a.m. "Available State Resources and How They Can Help Municipalities": **Representatives of OPM, DECD, CHFA, DOT, CDA/CI, DEEP; Moderator: Deputy Commissioner Kip Bergstrom, DECD**

10:30 a.m. Break

10:45 a.m. "The Concerns of Municipalities and Developers: Needed Understanding and Coordination"  
**Moderator: Deputy Commissioner Kip Bergstrom, DECD; Speakers: Audience**

11:55 a.m. Get box lunches

12:00 p.m. "The Key Steps: Land Banking, Financing and Coordination for Successful TOD and Affordable Housing Creation": **Melinda Pollack, Vice President, Solutions, Enterprise Community Partners**

1:00 p.m. Adjournment

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