



Connecticut Municipal Development Authority

Created by the legislature in 2019 as a quasi-public agency, CMDA is charged with helping towns and cities coordinate the planning and financing of vibrant, mixed-use transit hubs and downtowns in locally determined development districts. CMDA received funding and started work in 2024, with a focus on navigating housing development challenges by providing zoning recommendations and development aid, such as technical assistance, state permitting coordination, and funding. It was formerly called the Connecticut Municipal Redevelopment Authority.

Development Districts & Housing Growth Zones

CMDA primarily focuses on supporting projects in development districts. A development district is the area around a downtown or transit station that the member municipality (described below) and CMDA agree should be the focus of development efforts. CMDA offers municipalities technical assistance to help them understand local development potential and community impacts, among other things. Additionally, a municipality opting to work with CMDA must delineate a housing growth zone. At a minimum, the zone must overlay the whole development district. The zone can be either (1) a transit-oriented development (TOD) district under the “Work Live Ride” law or (2) another area zoned to facilitate substantial housing development meeting regional housing demands. CMDA reviews zoning regulations and suggests changes needed to create an effective housing growth zone.

Work Facilitated With State Bonding

The General Assembly has authorized \$115 million in state general obligation bonds to capitalize CMDA. Bond-funded projects endorsed by CMDA must receive final approval from the State Bond Commission. To date, it [approved bonding](#) (approximately \$19 million) for low-interest loans to finance four projects. These projects include a brownfield redevelopment project that includes housing (Enfield); an office-building conversion creating housing and commercial space (Norwich); using a commercial complex for a mixed-use project that includes housing (New London); and a mixed-used TOD that includes a public market (New London).

CMDA can provide assistance only for projects in municipalities that opt to partner with it (member municipalities). The following map shows which municipalities, as of the beginning of FY 27, have begun working with CMDA (yellow); already delineated a development district (blue); and received project funding (dark blue). Except for Hartford and East Hartford, which work with the Capitol Region Development Authority, any municipality or group of municipalities can choose to work with CMDA.



In addition to strengthening its organizational infrastructure and onboarding additional member municipalities, CMDA is focused on (1) funding either technical assistance or at least one project in each development district; (2) analyzing land use, land availability, zoning, and infrastructure around transit stations and using the data to create an interactive dashboard for stakeholders; and (3) reviewing state permitting as it applies in development districts to recommend ways to streamline it.

Changes to CMDA laws made in 2025 are shown in the [2026 supplement](#) and minor changes made in 2026 are in [PA 26-68](#), §§ 56 & 57

