



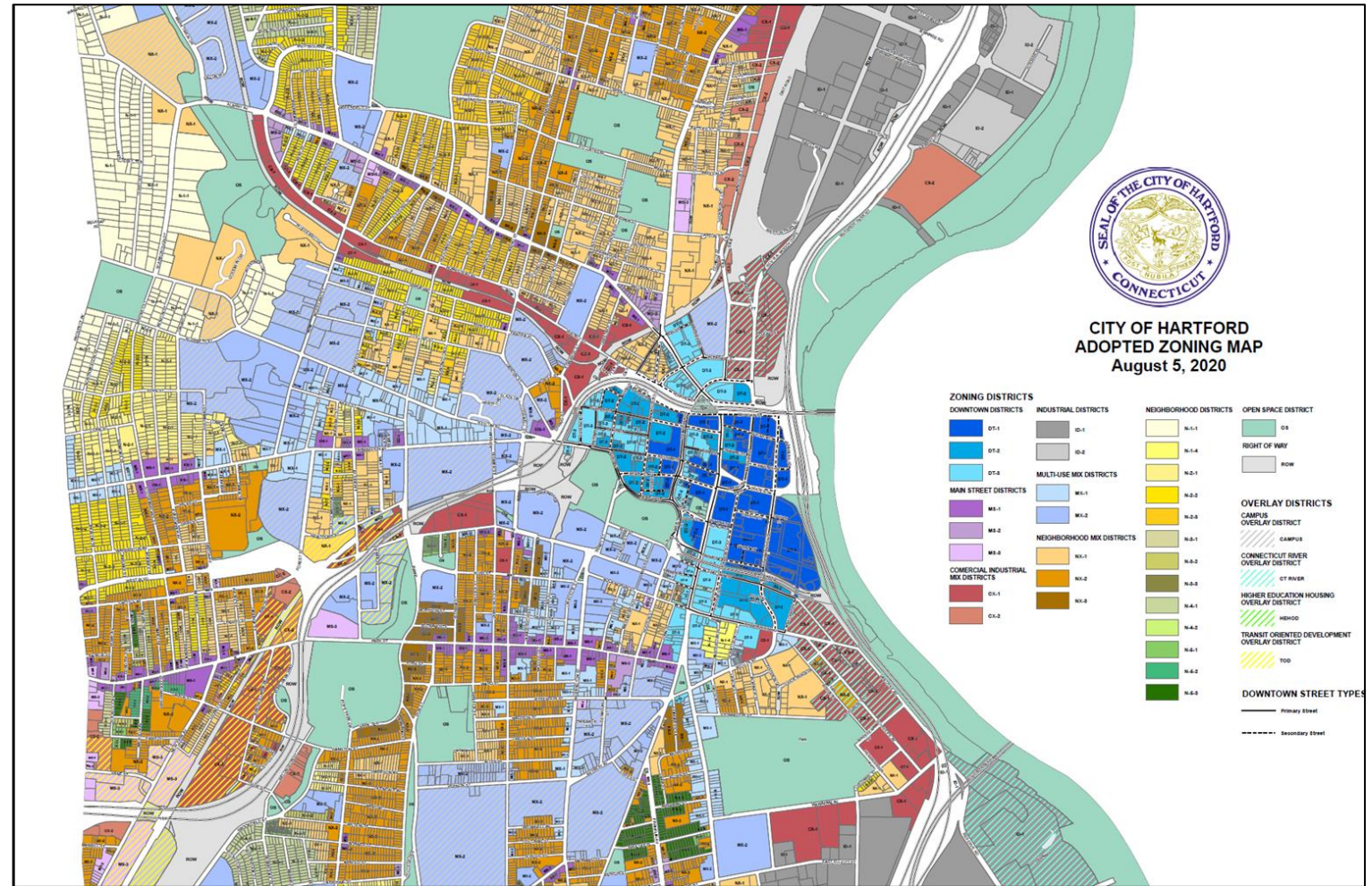
Unlocking Zoning's Potential to Improve Vermont's Housing Stock

Sara C. Bronin

What is Zoning?

Zoning Is:

The local-government regulation of land uses, structures and lots.



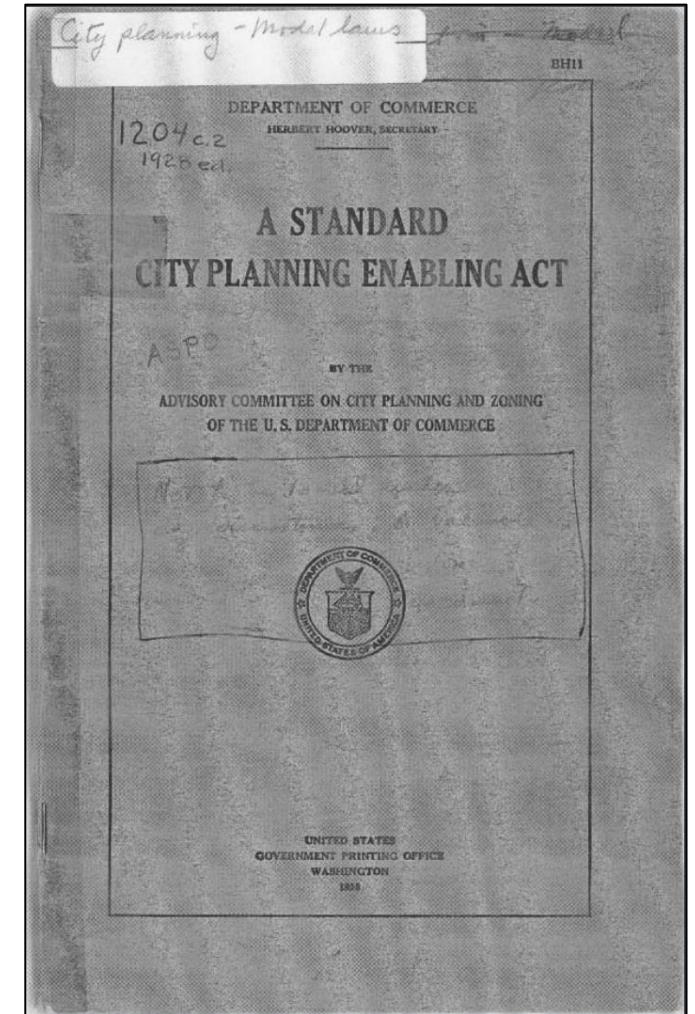
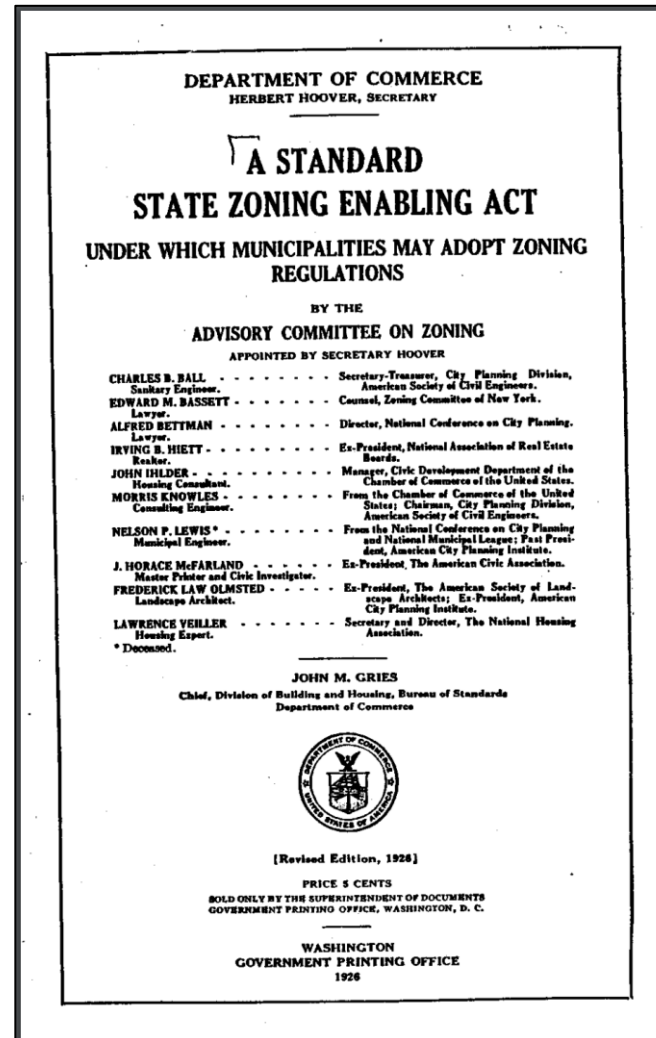
Zoning Can:

- Regulate specific details of construction
 - Minimum lot size
 - Number of minimum parking spaces
 - Height
 - Setbacks

	DT-1 <small>NOTE 1</small>	DT-2 <small>NOTE 2</small>	DT-3 <small>NOTE 1</small>
A. Building Siting. Refer to Figure 4.4-B Downtown General Building: Building Siting and 4.18.1 Building Siting.			
1 Multiple Principal Buildings	not permitted	not permitted	not permitted
2 Minimum Primary Lot Line Coverage	90% <small>NOTE 3</small>	90% <small>NOTE 3</small>	80% <small>NOTE 3</small>
3 Occupation of Corner	required	required	required
4 Primary Build-to Zone	at or maximum 15' behind the Building Line		
5 Secondary Build-to Zone	at or maximum 15' behind the Building Line		
6 Minimum Side Setback <small>NOTE 9</small>	abutting adjacent building or minimum 7.5'		
7 Minimum Rear Setback <small>NOTE 9</small>	10'		
8 Minimum Lot Width Maximum Building Width	none none		
9 Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	90% no limitation 10%	85% no limitation 10%	90% no limitation 10%
10 Permitted Parking & Loading Locations	rear yard or internal to building (refer to 4.4.2.C. Uses: Building Entrance to Parking requirement)		
11 Permitted Vehicular Access	one driveway permitted off each abutting secondary street; if no secondary street exists, the zoning administrator will determine the appropriate primary street access; circular drop-off drives permitted in DT-2 only		
B. Height. Refer to Figure 4.4-C Downtown General Building: Height & Use Requirements and 4.18.2 Height.			
12 Minimum Overall Height	3 stories and 40'	2 stories and 40'	2 stories and 40'
13 Maximum Overall Height	38 stories; stepback required above 8 stories <small>NOTE 4, NOTE 7</small>	16 stories; stepback required above 8 stories <small>NOTE 4, NOTE 7</small>	8 stories; 5 stories on lower Main Street <small>NOTE 5, NOTE 7</small>
14 Ground Story: (Measured floor-to-floor) Minimum Height Maximum Height	13' 30' <small>NOTE 6</small>	9' 18'	9' 14'
15 Upper Stories: (Measured floor-to-floor) Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'

Zoning Comes From:

- “Standard Zoning Enabling Acts” of the 1920s
- Usually not updated in +/- 50 years



Why is Zoning Important?



Fair housing. Transportation. Infrastructure.



Climate threats. Nature access. Food supply.



Economic opportunity. Educational opportunity.

How Do We Zone Now?

And How Does Zoning Impact Our Lives?



Why Act?

Because our land use laws hurt all of us. And because change is long overdue.

Our outdated land use laws make it too hard to build housing. They prevent people of all incomes and backgrounds from having safe, affordable homes near jobs, education, and other resources. Changing these [laws](#) is imperative if we ever want to eliminate segregation, grow the economy, or save the environment.

GREATER EQUITY



INCLUSIVE PROSPERITY

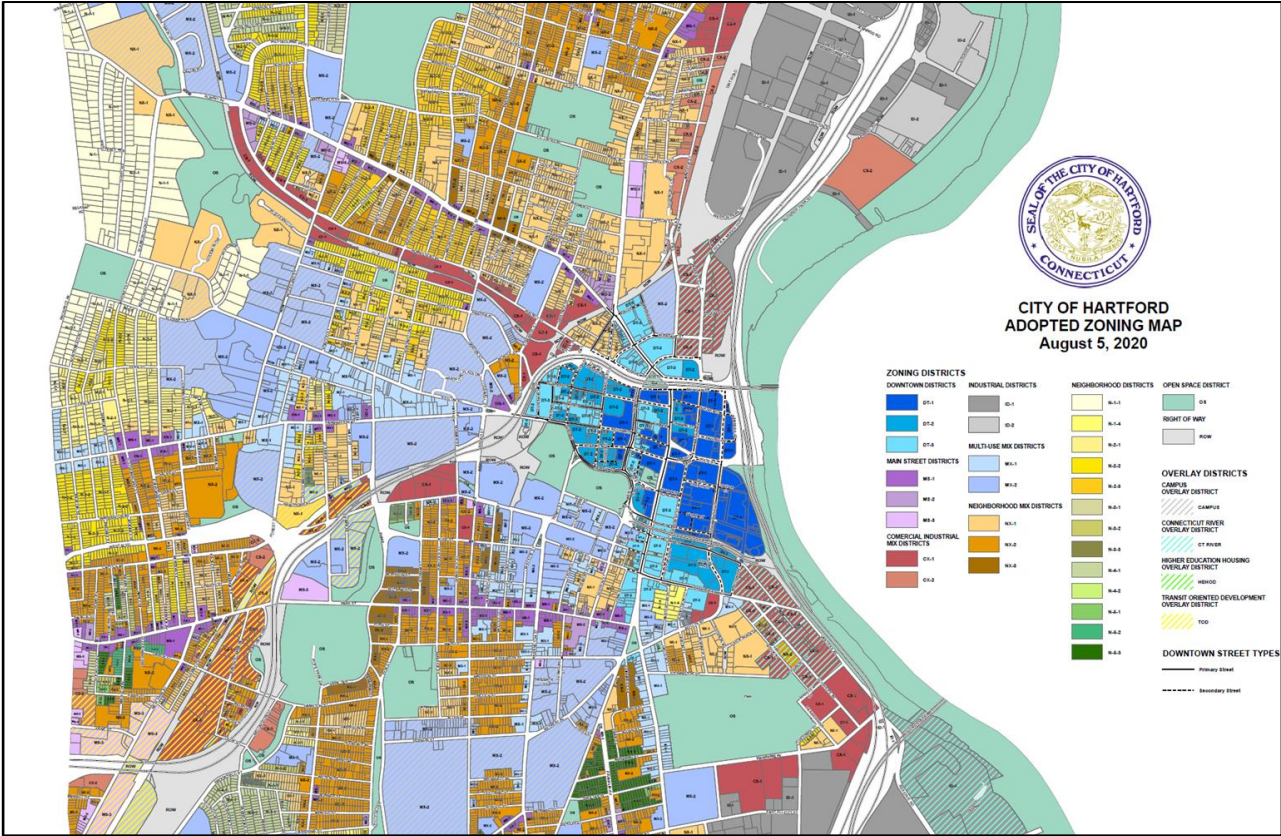


A CLEANER ENVIRONMENT









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ZONE
HARTFORD

**Zoning
Regulations**



Effective January 19, 2016

CANTON
Zoning Regulation



Prepared for the
CANTON PLANNING AND ZONING COMMISSION
Town of Canton, Connecticut

Effective
May 12, 2014
Revised
October 29, 2021

**ZONING REGULATIONS
FOR
THE TOWN OF OLD LYME**

- Adopted: Initial Adoption of Zoning: January 11, 1941
Comprehensive Revision: February 13, 2008
- Effective: Initial Adoption of Zoning: January 11, 1941
Comprehensive Revision: March 7, 2008
- Amended: March 9, 2009
Effective: April 1, 2009
- Adopted: School District (April 13, 2009)
Effective May 1, 2009
- Adopted: Change to Section 4.10 Conservation Zone requirements – Gateway.
Re: Height, Building Height definition
Effective October 1, 2009
- Adopted: Registry Regulations and amended Section 11.19 Seasonal Use, Year
Round Use (November 9, 2009)
Effective December 31, 2009
- Adopted: Section 5 Use Regulations to add Alternative Energy Systems subject to
11.13 to Sections 5.1.3, 5.2.3 and 5.12.3
- Adopted: Section 11.13 Special Regulations, Alternative Energy Systems
Effective June 1, 2010
- Amended: Section 4.2.12 and Section 4.3 on July 12, 2010
Effective: August 1, 2010
- Amended: Section 11.19A.3 Table of SLPOA Year Round Residents
Effective: May 9, 2011
- Amended: Sections 2.4, 3.71, 3.72, 4.15, 5.6.3, 5.7.3, 5.10.2, 5.11.2, 6.1.8, 8.4.1.a(i),
11.28, 12.11.1, 12.8.2, 17A.3.7 and 17a.4
Effective: June 1, 2011
- Amended: Section 4.4 Flood Hazard Regulations (w/copies of maps on 3 CD's)
Effective: July 18, 2011

**ZONING REGULATIONS
OF THE
TOWN OF SHERMAN, CONNECTICUT**

\$ 15.00

Original Regulations Adopted: May 1937
Last Amendment: March 1, 2019

**SOIL EROSION AND SEDIMENT
CONTROL REGULATIONS
FOR LAND DEVELOPMENT**

Adopted: July 1985
Last Amendment: May 2, 1991

**SUBDIVISION REGULATIONS
OF THE
TOWN OF SHERMAN, CONNECTICUT**

Subdivision Regulations Incorporated in
Zoning Regulations: September 5, 1947
Last Amendment: August 30, 2015

ZONING REGULATIONS*

- Art. I. Title, Authority and Intent, §§ 100-120
- Art. II Application of Regulations, § 200
- Art. III Definitions, §§ 300, 310
- Art. IV. Establishment of Districts, §§400-582
- Art. V. General Provisions, §§ 510-595
- Art. VI. Administration and Enforcement, §§ 600-630
- Art. VII. Special Permits, §§ 700-790
- Art. VIII. Zoning Board of Appeal, § 800
- Art. IX. Amendment, §§ 900-904

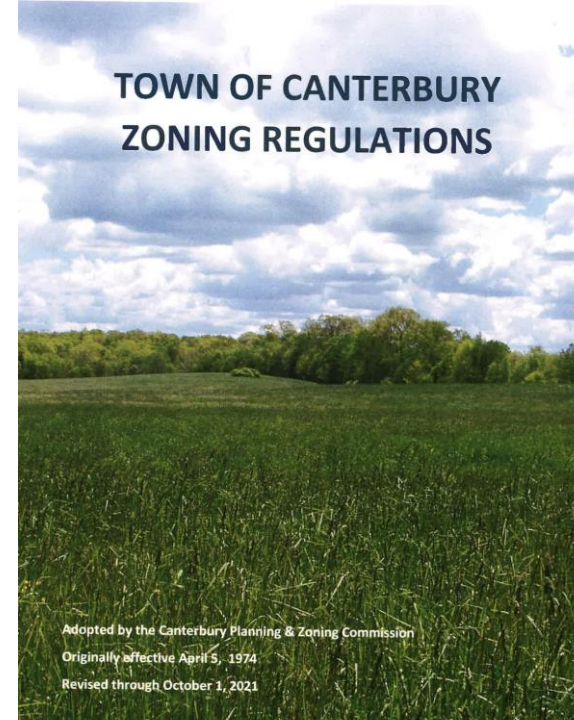
TOWN OF LEDYARD



ZONING REGULATIONS

APPROVED - DECEMBER 13, 2018
EFFECTIVE - FEBRUARY 1, 2019
REVISED - March 9, 2020

**TOWN OF CANTERBURY
ZONING REGULATIONS**



Adopted by the Canterbury Planning & Zoning Commission
Originally effective April 5, 1974
Revised through October 1, 2021

Town Of Canaan, Connecticut
(Falls Village)

**ZONING
REGULATIONS**



NEW FAIRFIELD

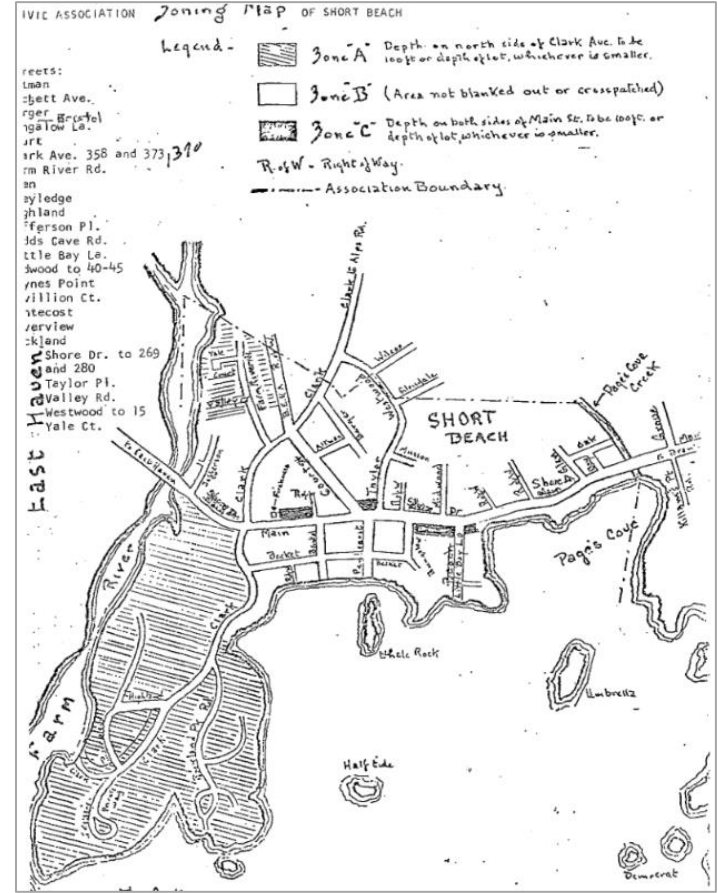
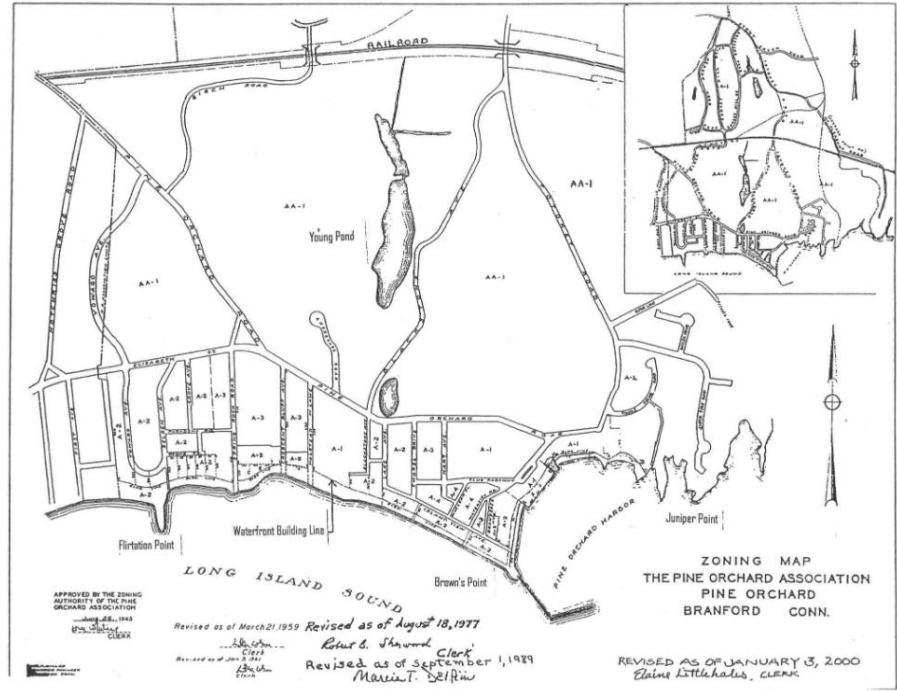
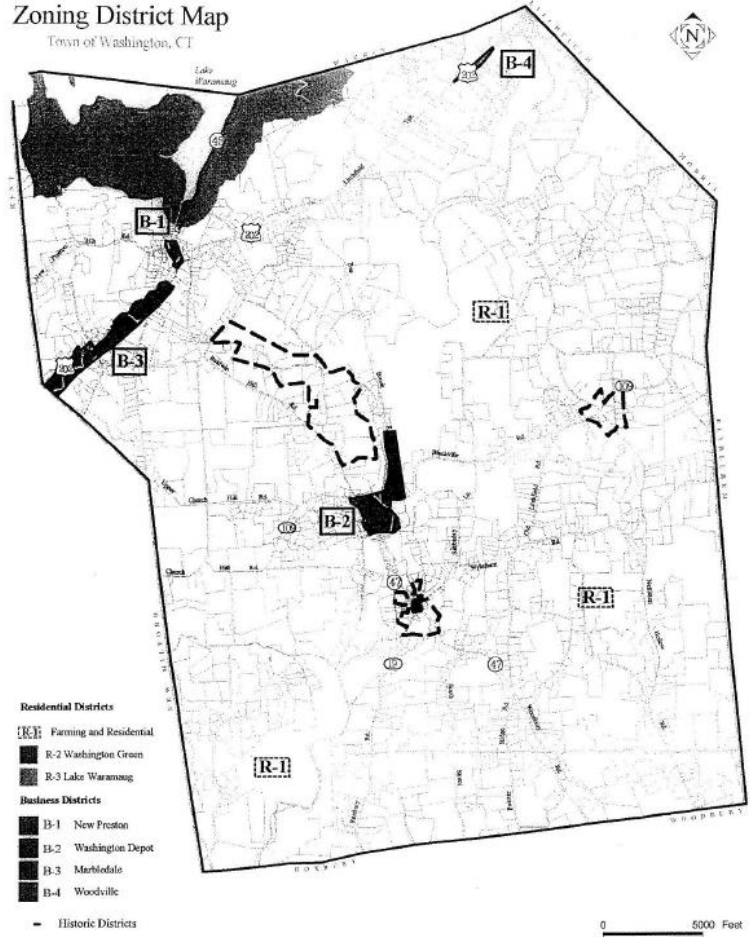


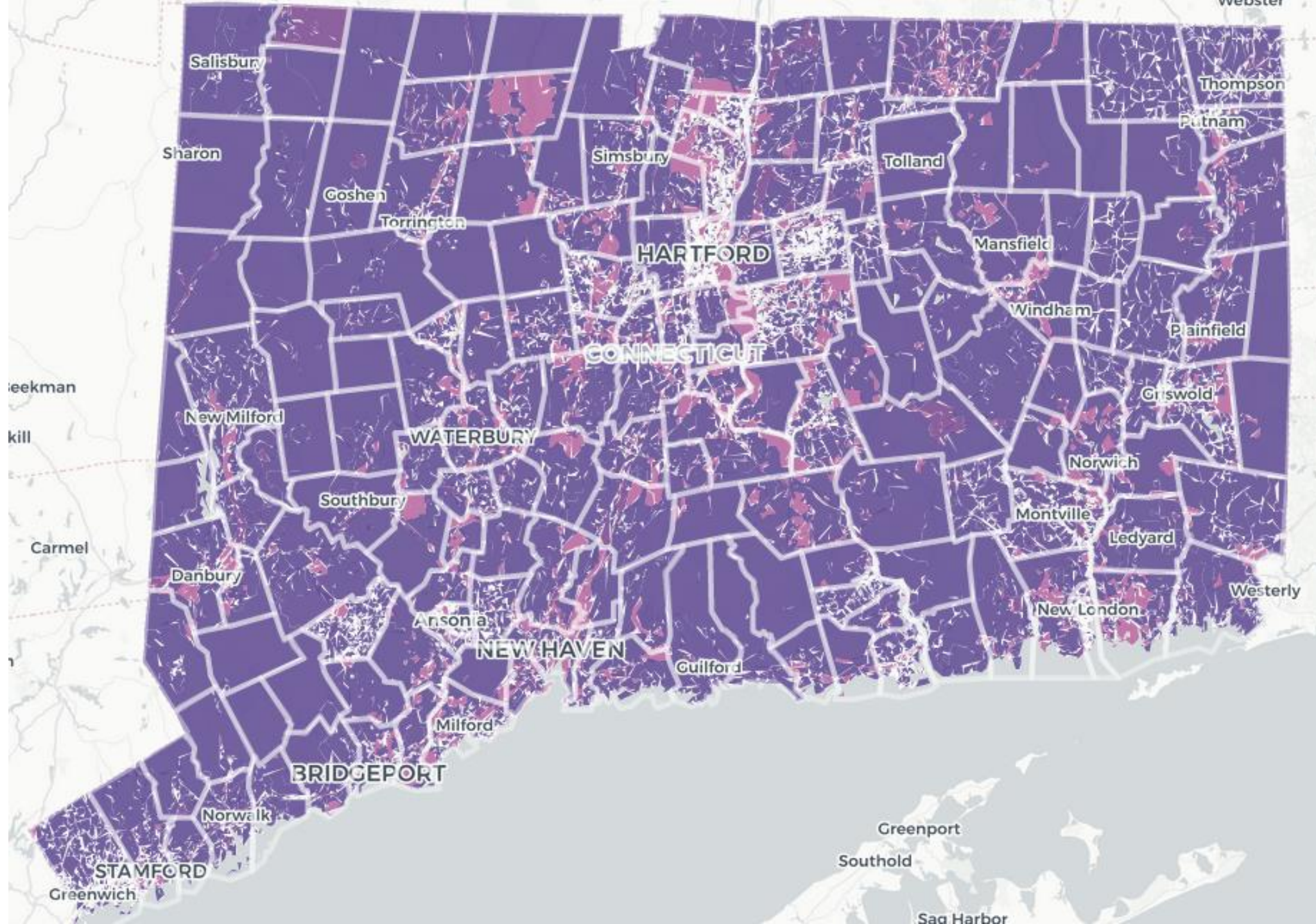
**ZONING
REGULATIONS**

April 4, 2016

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	II.	II.	III.A	III.A	III.B	III.B	III.B	IV.A.1	IV.A.2	IV.A.3	IV.B.1	IV.B.2	IV.B.3	IV.B.4
2	Jurisdiction (unique name)	County	Abbreviated District Name	Full District Name	District Mapped	District Mapped But Extinct	Overlay	Type of Zoning District	Elderly Housing District	Affordable Housing District	1-Family Treatment	2-Family Treatment	3-Family Treatment	4-Family Treatment
379	Wappingers Fall	Dutchess	Historic District	Historic District	Yes	No	Yes	Mixed with Residential	No	No	Overlay	Overlay	Overlay	Overlay
380	Fishkill (Village)	Dutchess	R-10	One Family Residence	Yes	No	No	Primarily Residential	No	No	Allowed/Conc	Prohibited	Prohibited	Prohibited
381	Fishkill (Village)	Dutchess	R-7.5	One or Two Family Residence	Yes	No	No	Primarily Residential	No	No	Allowed/Conc	Allowed/Conc	Prohibited	Prohibited
382	Fishkill (Village)	Dutchess	R-50	Three or More Family Residence	Yes	No	No	Primarily Residential	No	No	Allowed/Conc	Prohibited	Allowed/Conc	Allowed/Conc
383	Fishkill (Village)	Dutchess	VC-BD	Village Center Business	Yes	No	No	Mixed with Residential	No	No	Allowed/Conc	Allowed/Conc	Allowed/Conc	Allowed/Conc
384	Fishkill (Village)	Dutchess	PB	Planned Business	Yes	No	No	Mixed with Residential	No	No	Allowed/Conc	Allowed/Conc	Allowed/Conc	Allowed/Conc
385	Fishkill (Village)	Dutchess	GB-1	General Business 1	Yes	No	No	Mixed with Residential	No	No	Allowed/Conc	Allowed/Conc	Allowed/Conc	Allowed/Conc
386	Fishkill (Village)	Dutchess	GB-2	General Business 2	Yes	No	No	Nonresidential	No	No	Prohibited	Prohibited	Prohibited	Prohibited
387	Fishkill (Village)	Dutchess	PI	Planned Industry	Yes	No	No	Nonresidential	No	No	Prohibited	Prohibited	Prohibited	Prohibited
388	Fishkill (Village)	Dutchess	LC	Land Conservation	Yes	No	No	Nonresidential	No	No	Prohibited	Prohibited	Prohibited	Prohibited
389	Fishkill (Village)	Dutchess	Historic Preservation	Historic Preservation	Yes	No	Yes	Mixed with Residential	No	No	Overlay	Overlay	Overlay	Overlay
390	Amenia	Dutchess	RA	Rural Agricultural	Yes	No	No	Primarily Residential	No	No	Allowed/Conc	Public Hearin	Public Hearin	Public Hearin

Zoning District Map
Town of Washington, CT





Scope of Study

- 169 towns → **180** “zoning” jurisdictions
- **2,622** “zoning” districts
- **32,378** pages of zoning text



Connecticut Zoning Atlas

This interactive map shows how outdated zoning laws make it hard to build diverse, affordable housing.

Use checkboxes below to filter zones in the map. Click a town to see what % of its territory satisfies selected criteria.

Type of Zoning District

- Primarily Residential (*satisfies criteria*)
- Mixed with Residential (*satisfies criteria*)
- Nonresidential Zone (*satisfies criteria*)
- Any Zone Not Satisfying Criteria

Permitted Residential Uses

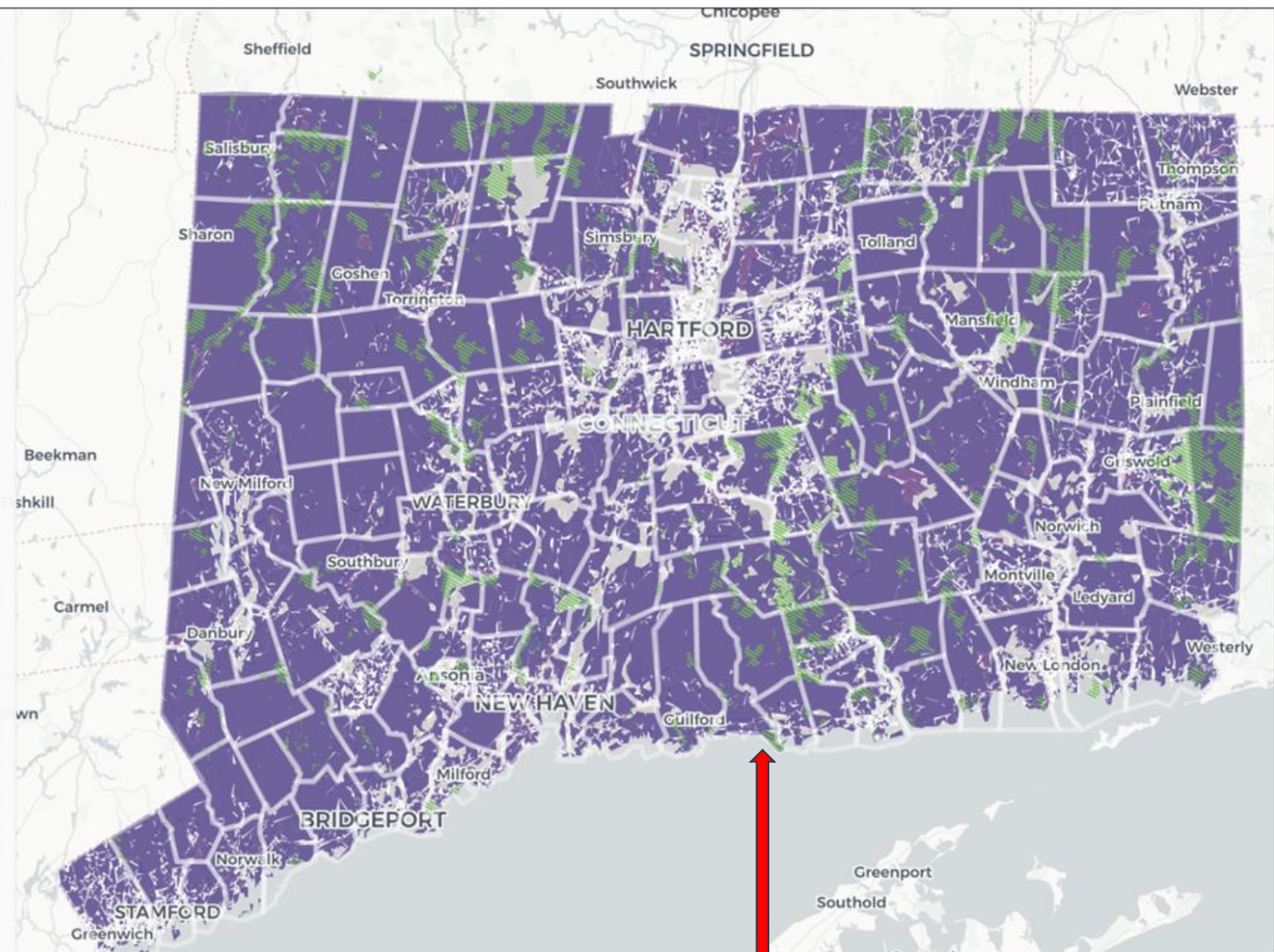
- 1-Family Housing**
- Allowed As of Right
- Allowed Only After Public Hearing

Minimum Lot Size, acres

- None .01-.46 .47-.91 .92-1.83 1.84+

- No Minimum Unit Size Requirement
- Not Restricted to Elderly Only

2-Family Housing



First you select options:

Here, we've chosen 1-family housing.

Then land meeting the criteria shows up in purple.

The Atlas Shows if a CT Town:



Connecticut Zoning Atlas

This interactive map shows how outdated zoning laws make it hard to build diverse, affordable housing.

Use checkboxes below to filter zones in the map. Click a town to see what % of its territory satisfies selected criteria.

Type of Zoning District

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Permitted Residential Uses

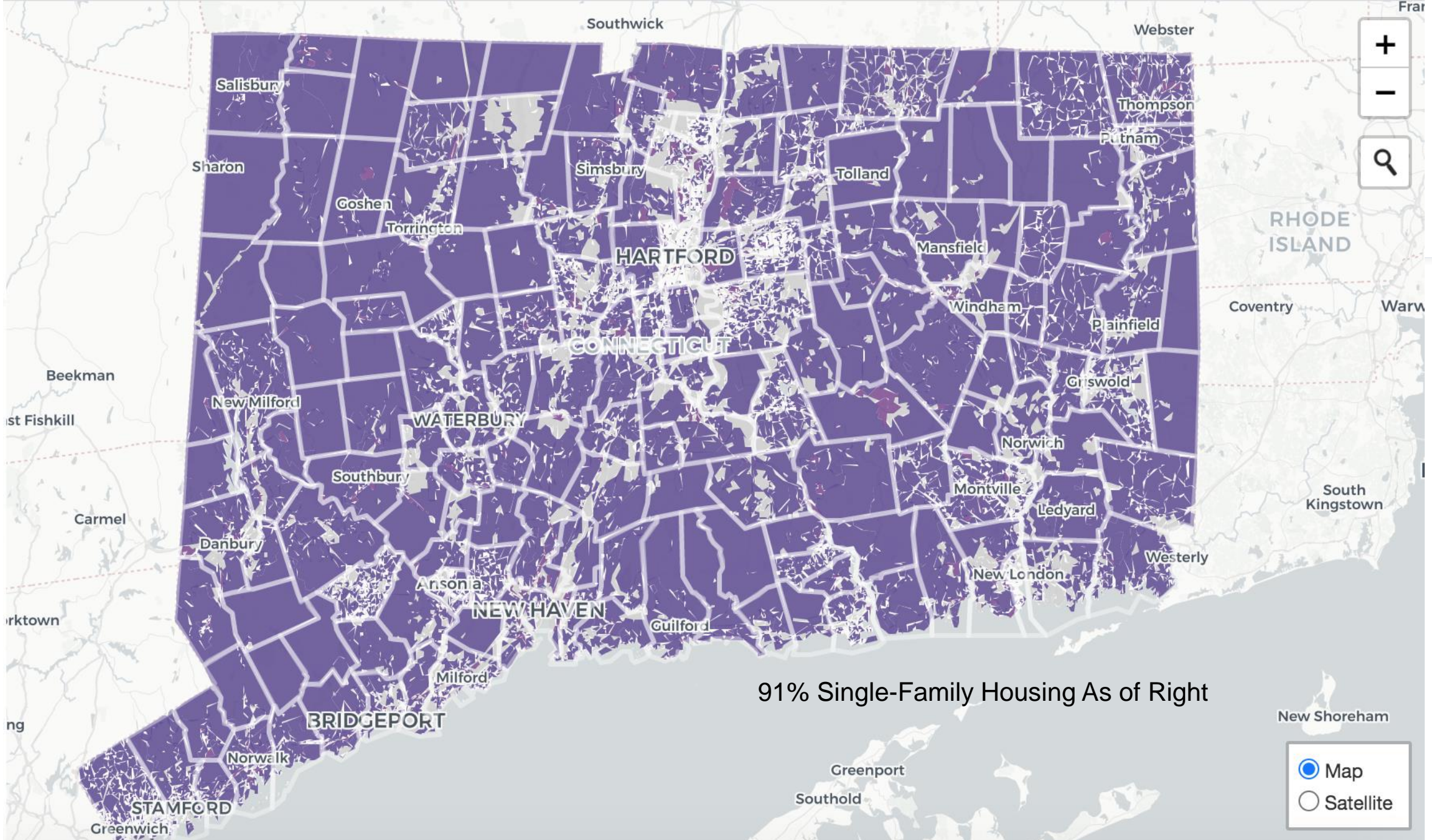
- ★ 1-Family Housing
- 2-Family Housing
- 3-Family Housing
- ★ 4+ Family Housing
 - Allowed As of Right
 - Allowed Only After Public Hearing
- ★ **Minimum Lot Size, acres**
 - None .01-.46 .47-.91 .92-1.83 1.84+
 - No Minimum Unit Size Requirement
 - Not Restricted to Elderly Only

- ★ Accessory Dwelling Units

Overlays

- Waterways
- Federal/State Public Lands
- ★ Rail, CTfastrak, and Ferries
 - Circles represent 0.5-mile radius

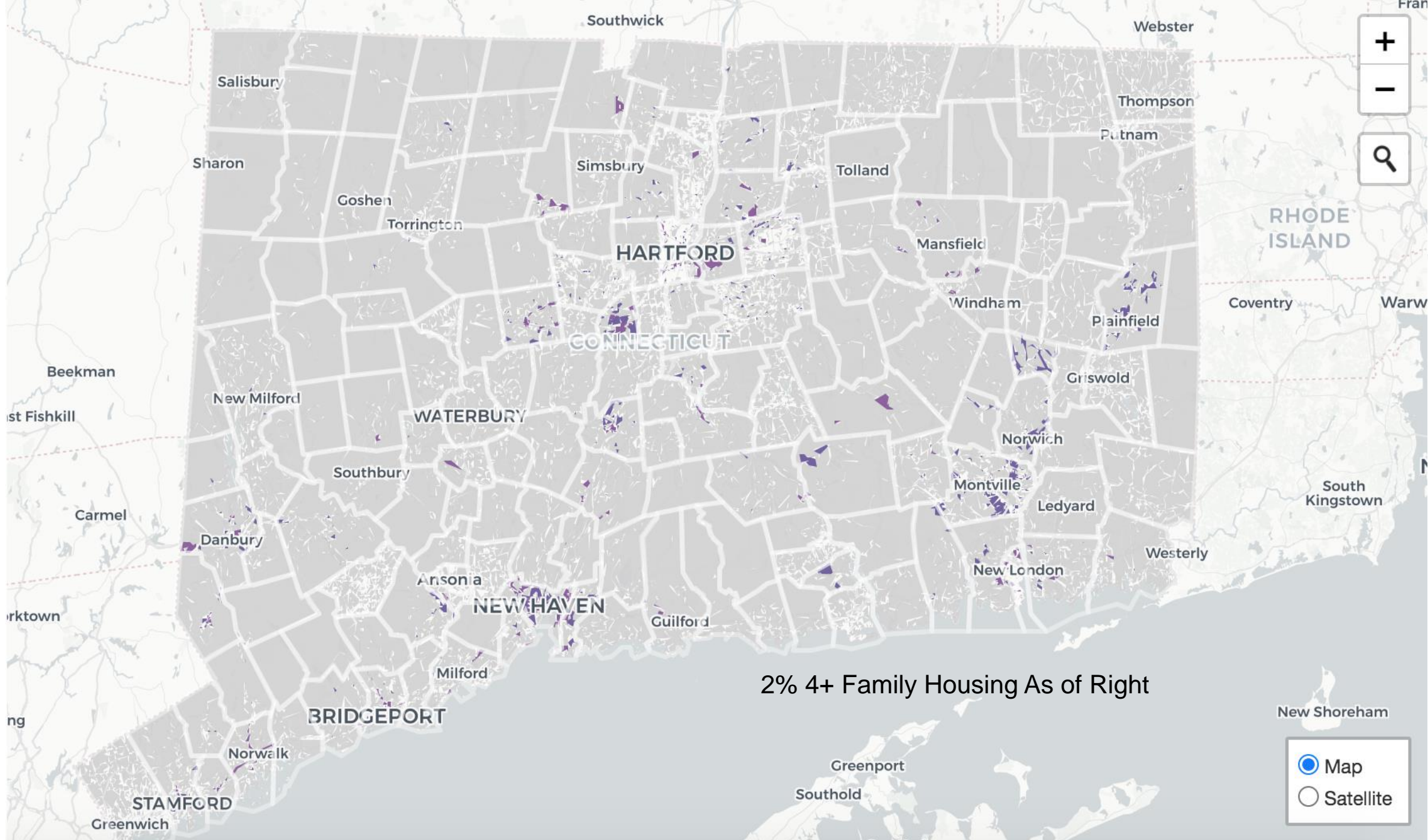
- Zones primarily for single-family housing
- Allows accessory apartments
- Zones for multi-family housing around shops, or any train/CTfastrak station
 - Walkable, mixed-use neighborhoods are good for the environment, health, and economic growth.
- Requires large minimum lot sizes



91% Single-Family Housing As of Right

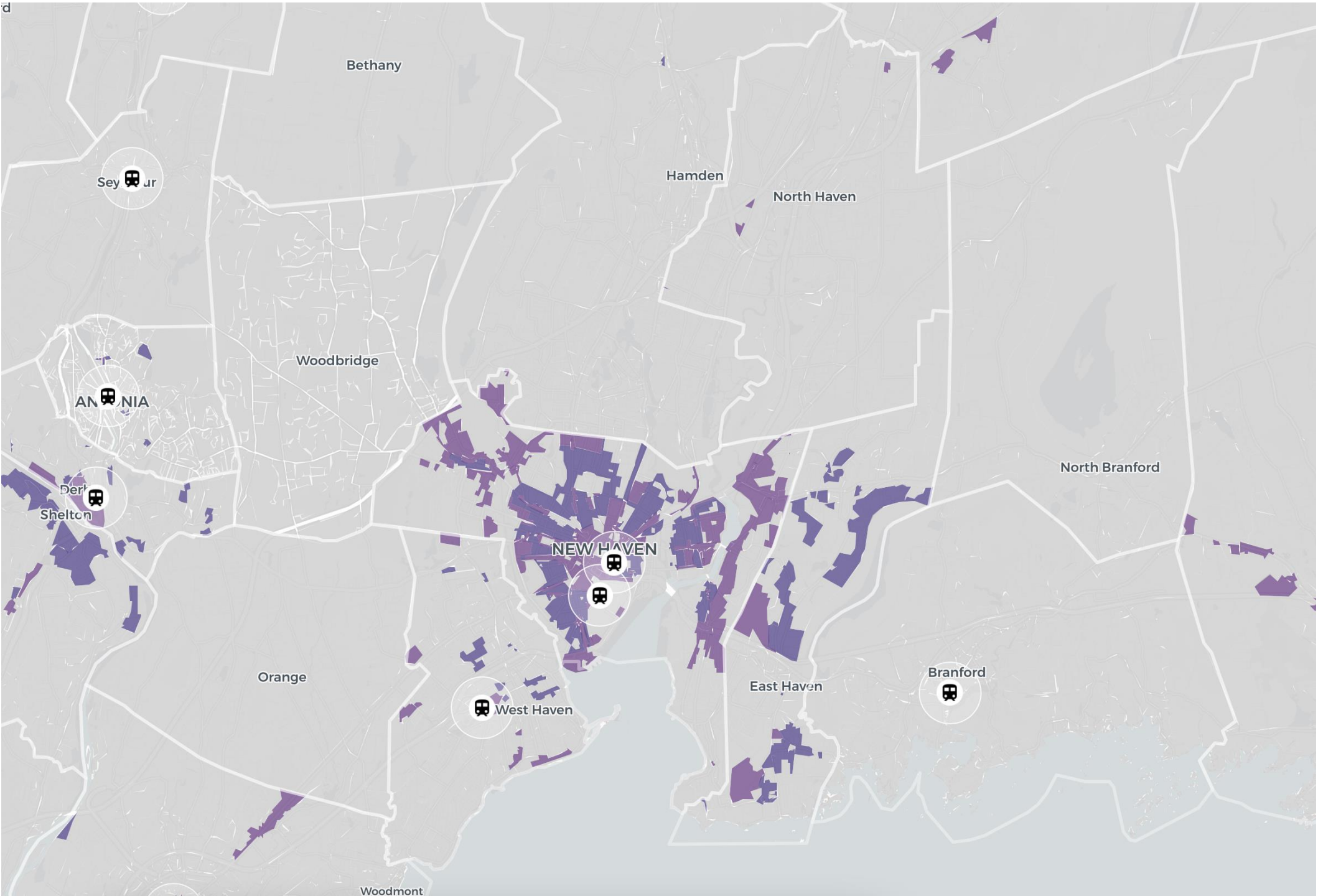
Map style legend:

- Map
- Satellite



2% 4+ Family Housing As of Right

Map
Satellite



4+ family housing

Accessory apartments + lots of features

Public hearings

Minimum lot size - specific #s

Maximum density - units/acre

Minimum unit area - specific #s

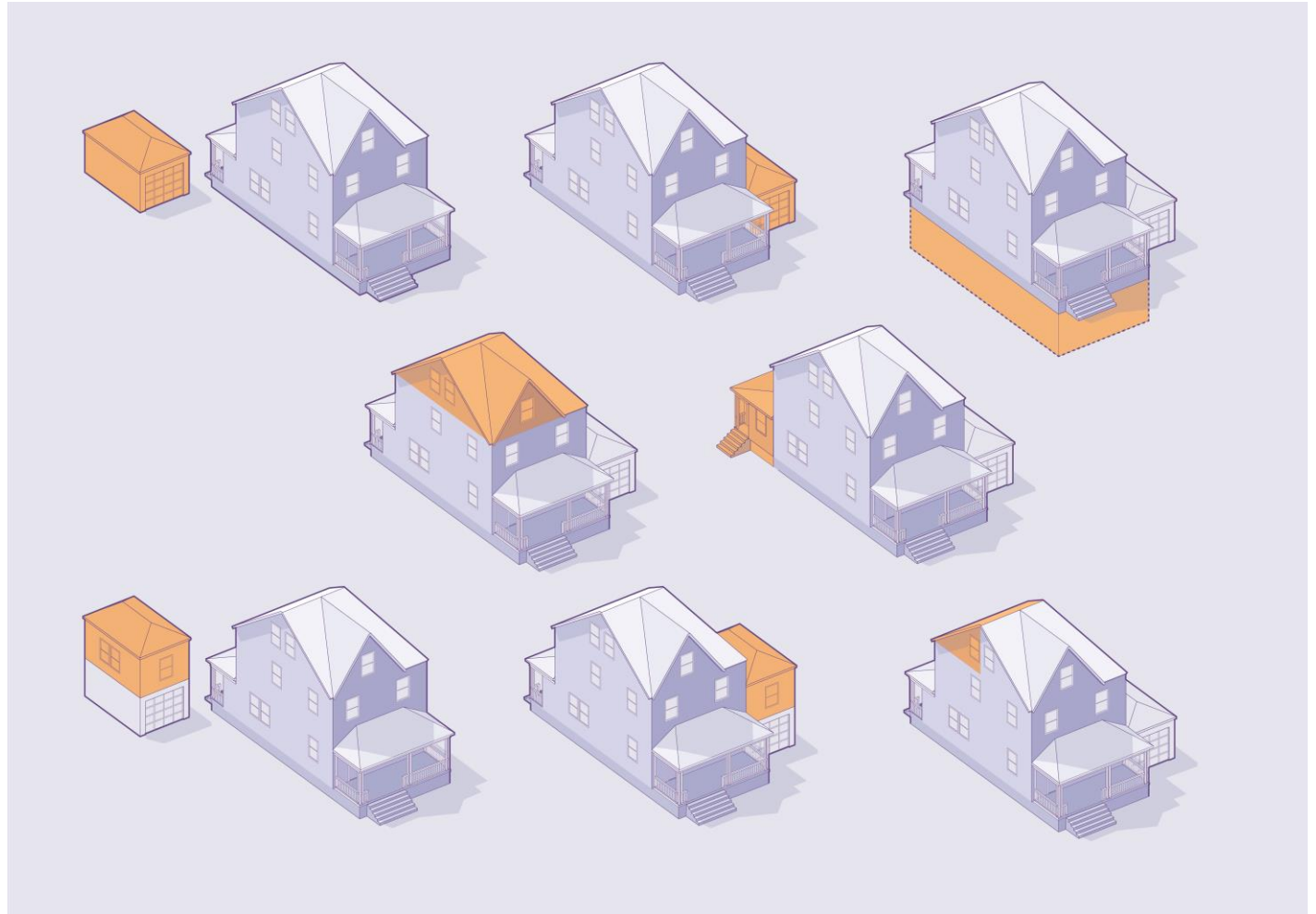
Minimum parking requirements - specific #s

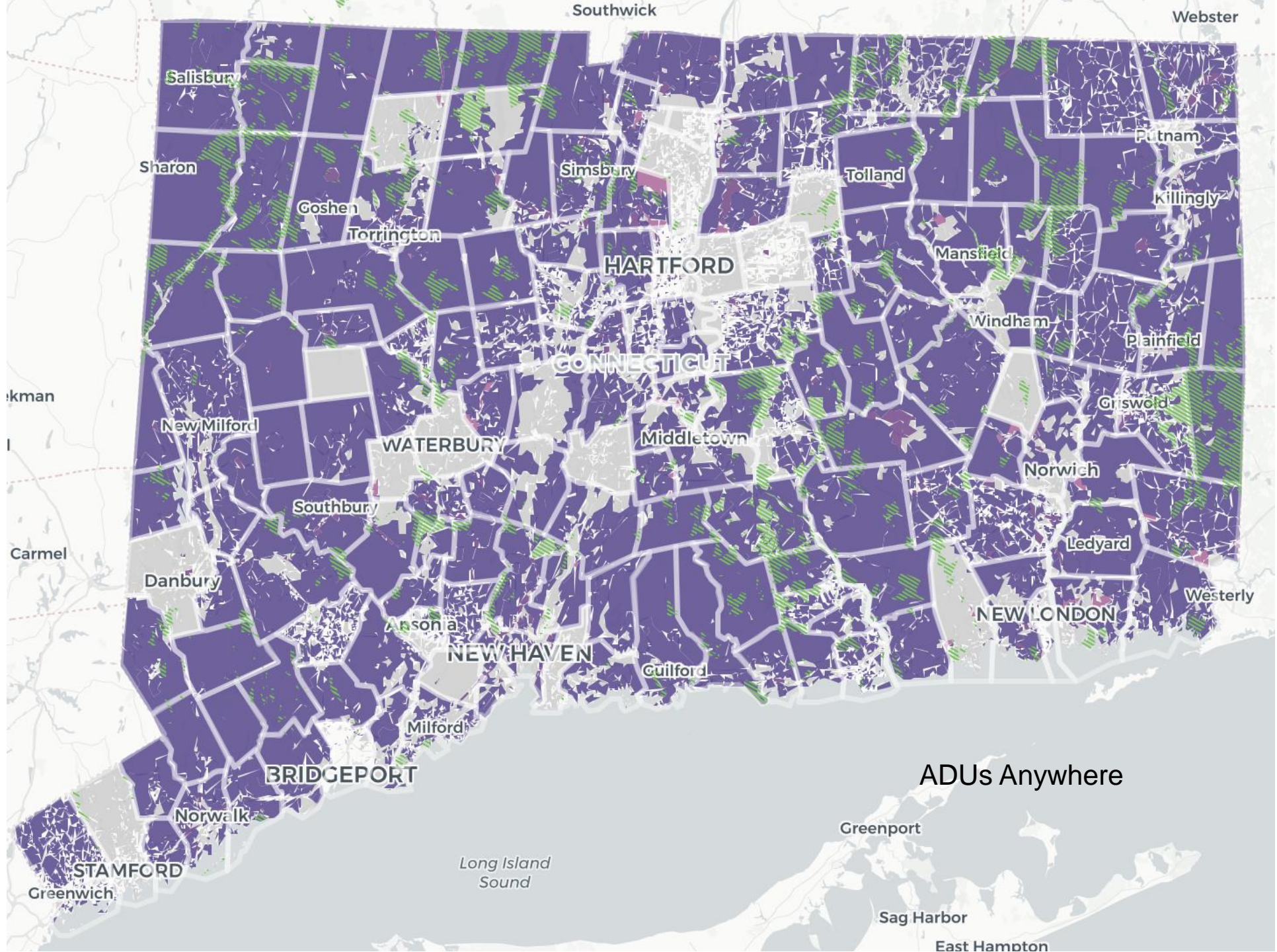
Affordable housing code definitions & availability

Maximum # of bedrooms & # of units

Accessory apartments

Small, independent units built on the same lot as a larger unit.





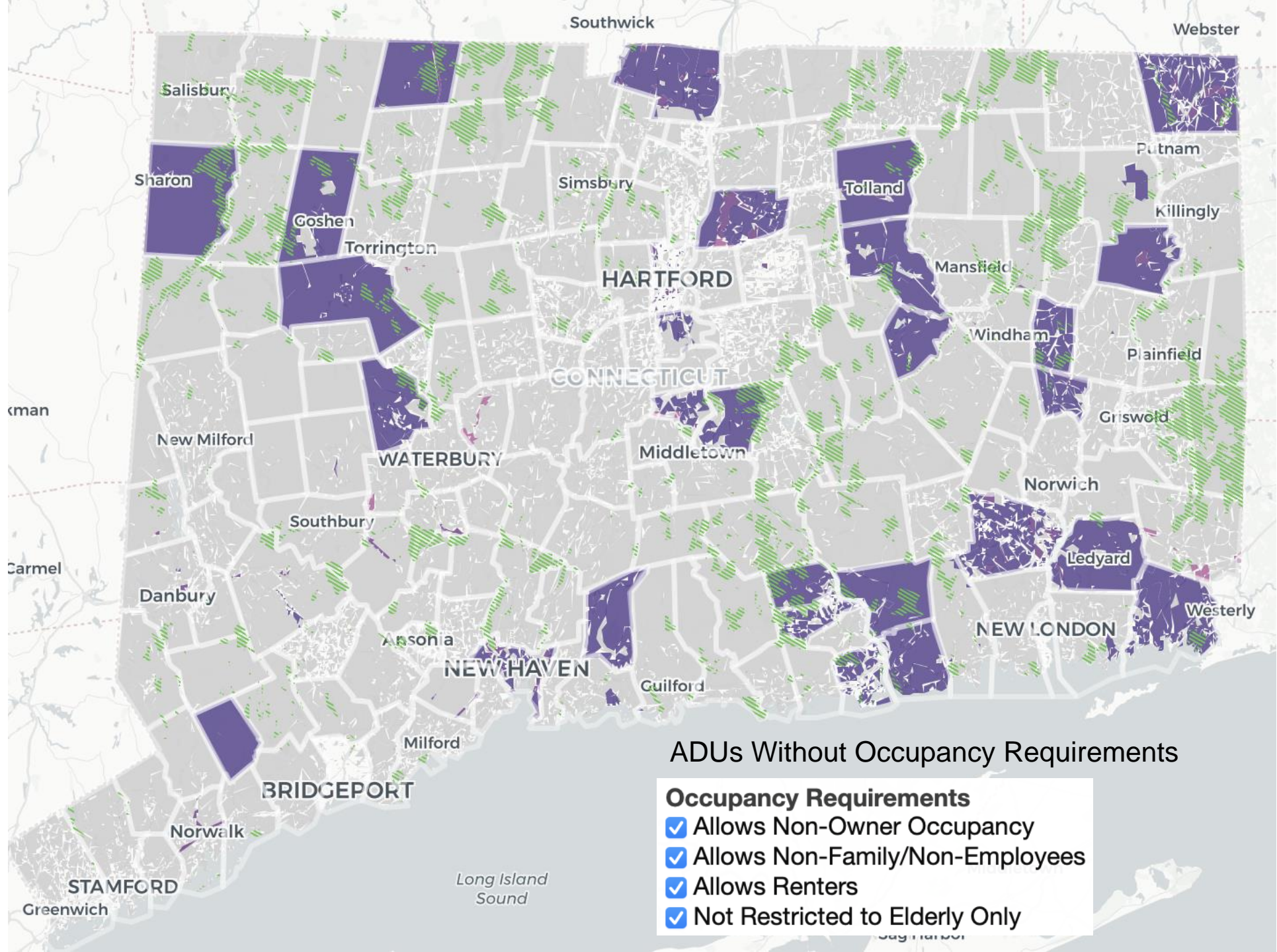
ADUs Anywhere

Long Island Sound

Greenport

Sag Harbor

East Hampton



Southwick

Webster

Salisbury

Sharon

Goshen

Torrington

Simsbury

HARTFORD

CONNECTICUT

Tolland

Mansfield

Windham

Plainfield

Griswold

Norwich

Ledyard

NEW LONDON

Westerly

WATERBURY

Middletown

Southbury

NEW HAVEN

Guilford

Danbury

Ansonia

Milford

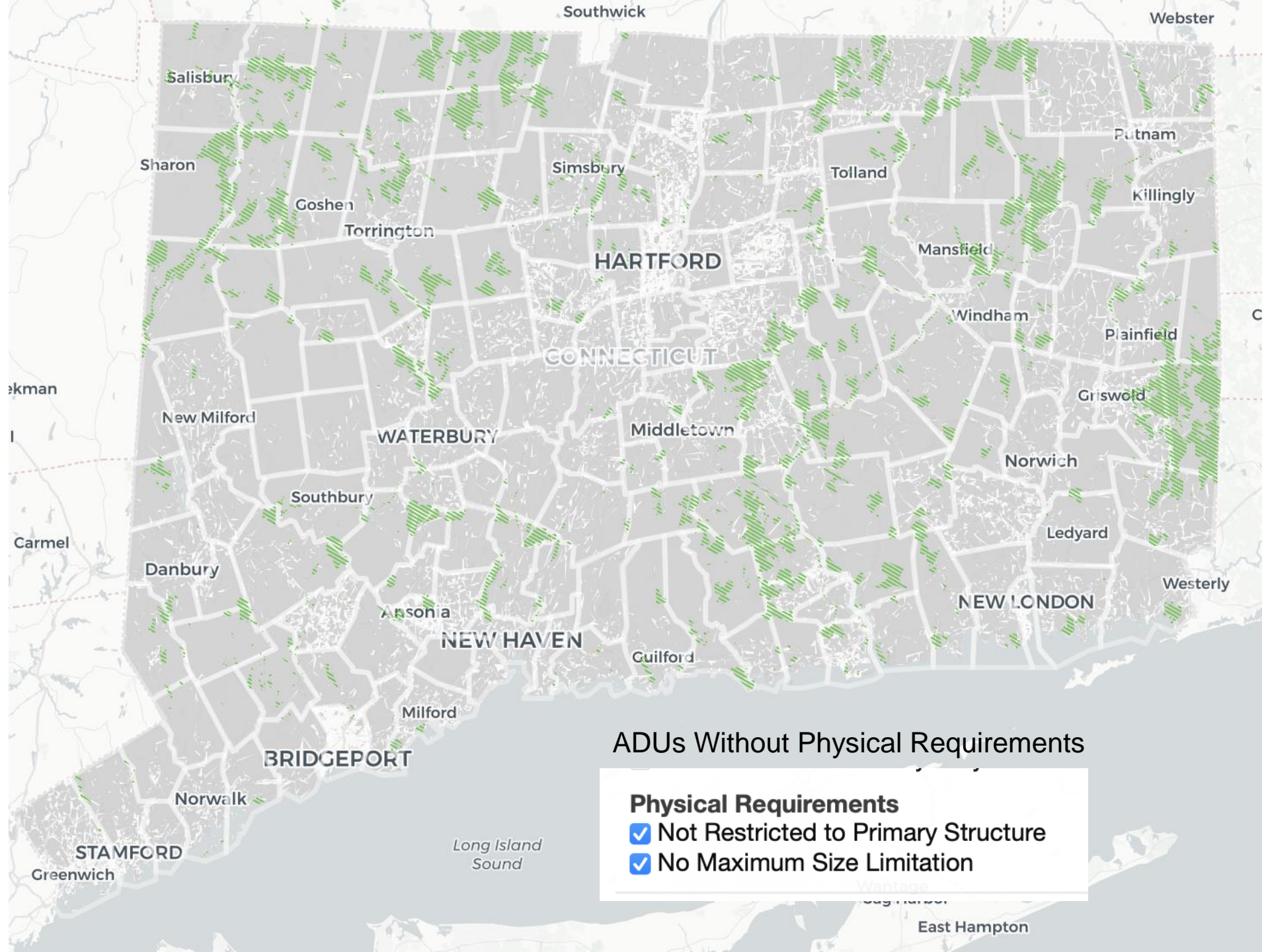
BRIDGEPORT

Norwalk

STAMFORD

Greenwich

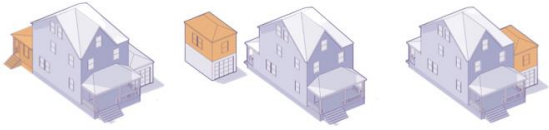
Long Island Sound



ADUs Without Physical Requirements

- Not Restricted to Primary Structure
- No Maximum Size Limitation

What are Accessory Apartments?



Accessory apartments are small, independent living units that are either attached to or detached from a single-family home.

Naturally Affordable • Environmentally Sustainable • Fits Right In to the Neighborhood

Connecticut recently legalized accessory apartments! Get the facts:



- **How do accessory apartments benefit homeowners?**
 - They increase property values up to 50%!
 - They can provide rental income.
- **Who can live in an accessory apartment?**
 - Anyone! They're great for students, people with disabilities, multi-generational families, and seniors.
- **Have other states legalized them?**
 - Yes! Vermont and New York have – as well as California and Oregon.
 - California saw an 11-fold increase in accessory apartment permits within 4 years of legalization.
- **Are accessory apartments good for the environment?**
 - Yes! They are built where housing already exists, so there's no extra sprawl – and their small size means they use less electricity and water.
- **What benefits do towns get from new accessory apartments?**
 - Reduced per-unit infrastructure expenses because units are nestled within existing housing.
 - An increase in permitting and tax revenues.
- **Do building codes apply to new units?**
 - Yes! And towns can create design standards to guide their development.



"Being able to add a unit where a parent or child is living next door would make a big difference."
– Donna T. Morrison, Realtor

3 WAYS TO SHARE YOUR SUPPORT!

1. Email town officials!
2. Speak up at local public hearings!
3. Join our mailing list!



"These units fit the needs of the community members, and have a big effect on future generations."
– Alexis Meehan, Regional Planner

Accessory Dwelling Units



Share



Alexis M.
Regional Planner
Watch on YouTube

Accessory Apartments Have Arrived in CT



Share



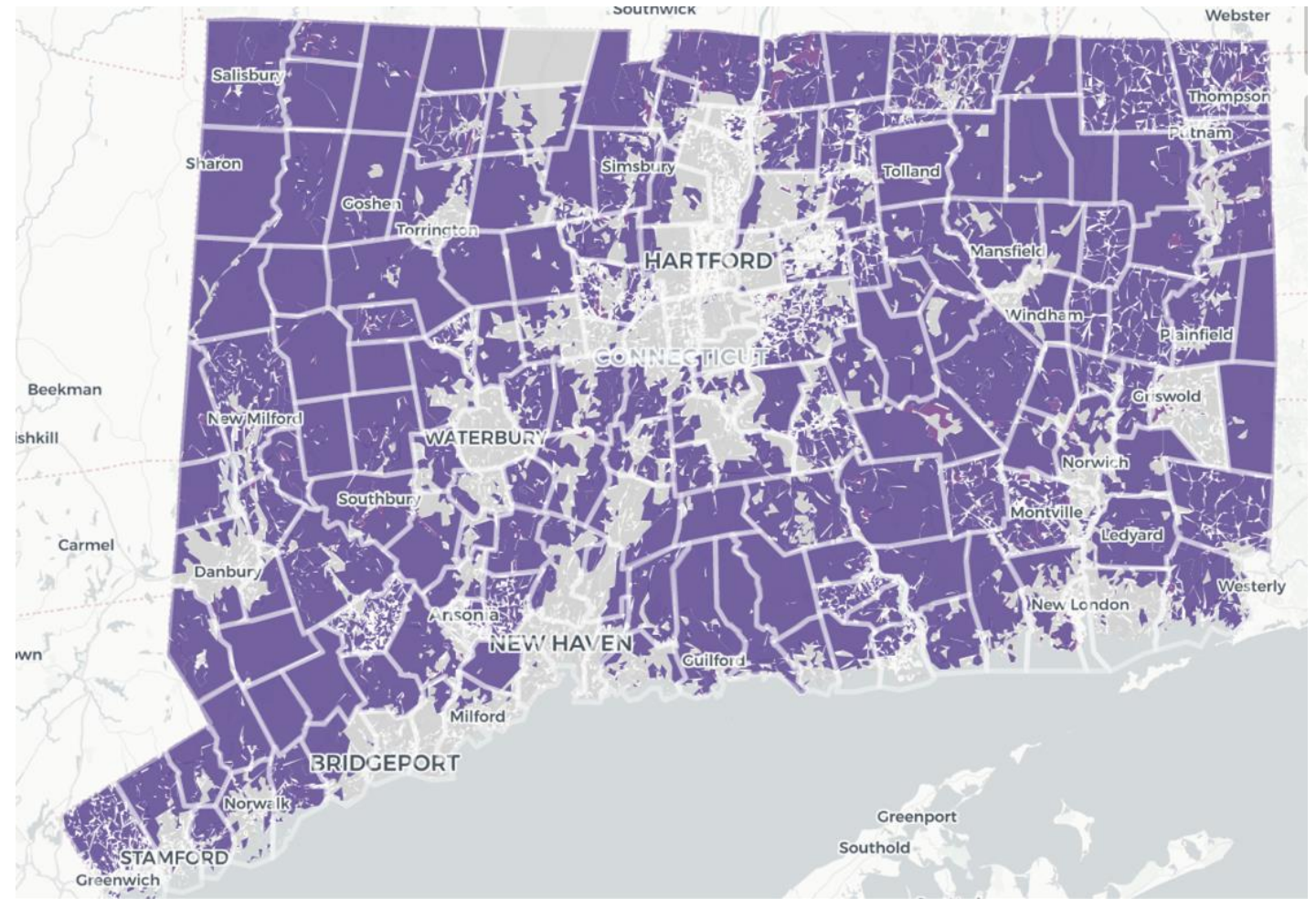
Watch on YouTube

Minimum lot size

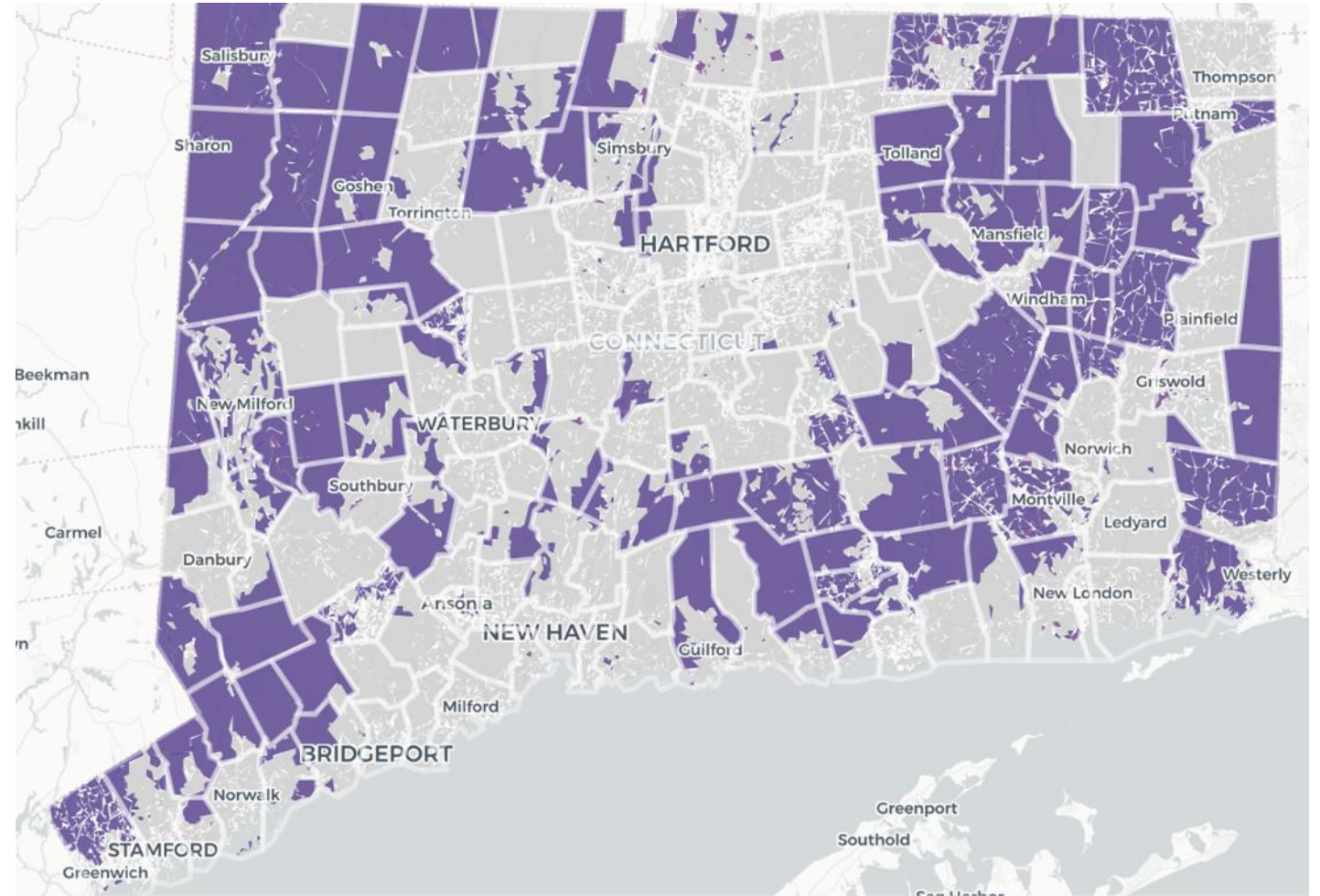
The larger the required lot, the fewer homes can be built.



81% of residential land requires 0.92 acres per single-family home



49% of residential land requires 1.84 acres per single-family home



ISSUE BRIEF:

SMALL LOTS IN SMART PLACES: A RIGHT-SIZED SOLUTION FOR CT



www.desegregatect.org



Revealing Our Research on Minimum Lot Sizes

NOVEMBER 18, NOON



The DesegregateCT team will present research on how zoning regulations impact housing density and equity. Presentation by Walker, a member of the Trust for Public Land.



REGISTER: www.desegregatect.com/events



Let's Advocate for More Sensible Lot Sizes

Connecticut could foster more affordable, interconnected, and sustainable communities by reducing one-size-fits-all minimum lot size requirements.

Protects the Environment • Creates Housing Options • Reduces Housing Costs

Smaller lots can enable more equitable, sustainable communities.



Do we have one-size-fits-all large-lot zoning?
- YES. 81% of residential land requires 1-acre lots, as shown in purple in the map above.
- 50% of residential land requires 2-acre lots.

- How do large minimum lot sizes hurt Connecticut?
 - They reduce the number of homes that can be built in any community, making housing more expensive.
 - They require people to have cars.
 - They correlate with people with higher incomes, and to a lesser extent to the percentage of White residents.
 - They rob a town of new sources of revenue by blocking more residents and businesses.
 - They eat up Connecticut's forest and farmland, which have shrunk by about 13.3 acres per day over the last 25 years.
 - They inflate infrastructure costs by 20-40%.

- What should I advocate for?
 - Reducing lot-size mandates to 1/8 acre or less, anywhere there is sewer and water infrastructure.
 - Making subdivision easier around transit stations.



"Large-lot zoning excludes people of color from high-opportunity places."
-SACHA ARMSTRONG-CROCKETT, MIDDLETOWN

3 WAYS TO SHARE YOUR SUPPORT!

- Contact your legislators & the Governor
- Ask local leaders to reduce lot sizes
- Join our mailing list



"Smaller lots help build resiliency for climate change because they capitalize on existing infrastructure."
-FRIDA BERRIGAN, NEW LONDON

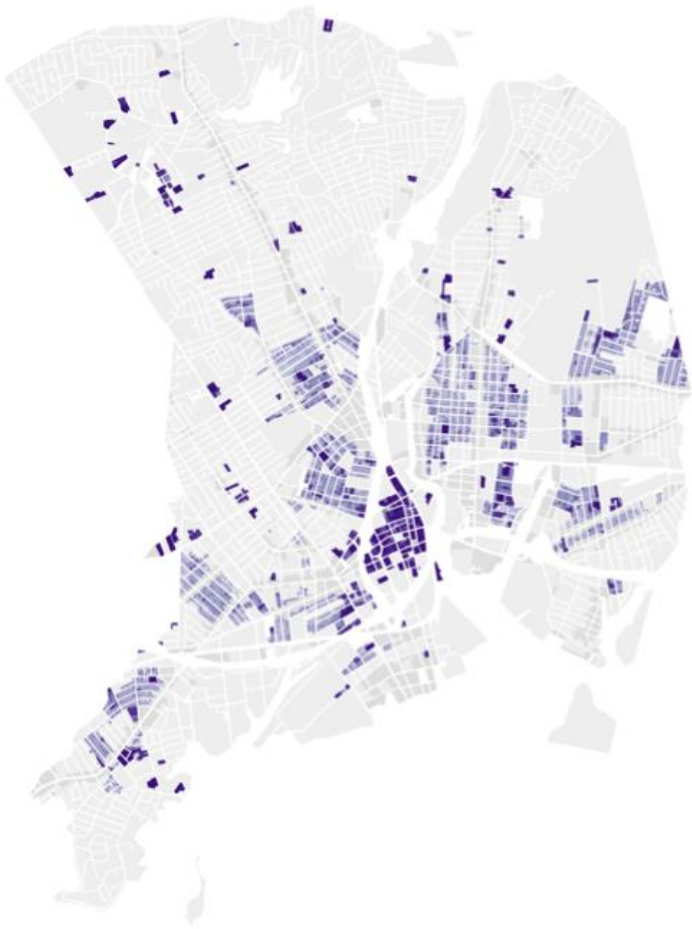


Find out more at: www.desegregatect.org/lots

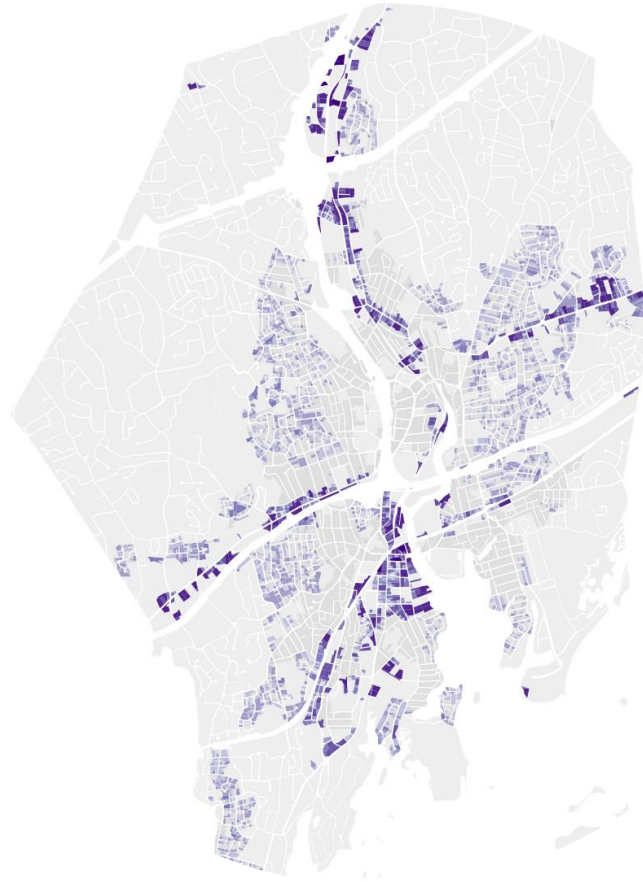




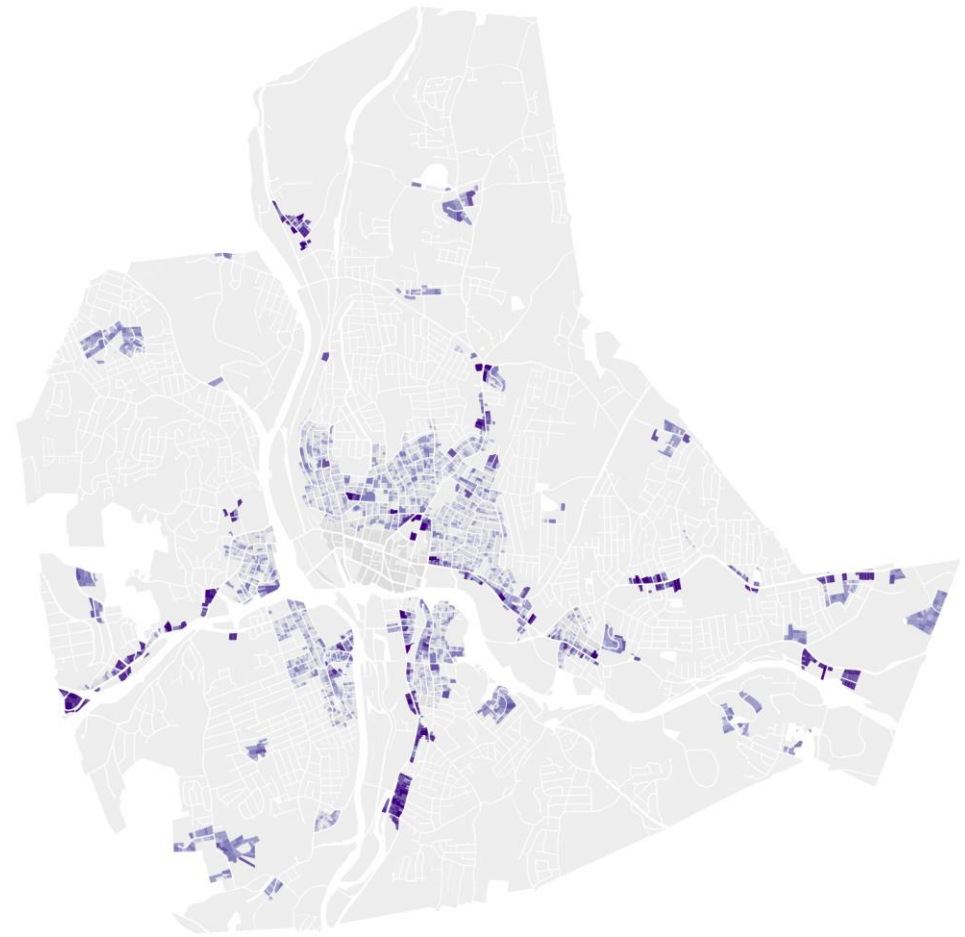
“Zoning by a thousand cuts.”



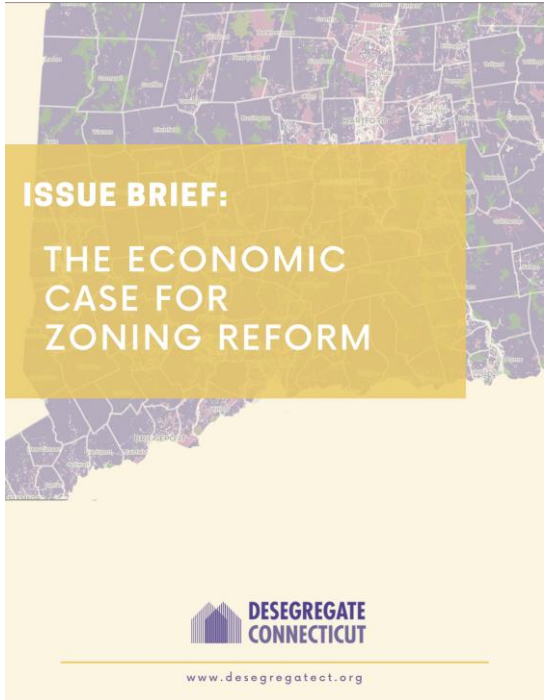
Bridgeport




Norwalk



Waterbury



ISSUE BRIEF:
**THE ECONOMIC
CASE FOR
ZONING REFORM**


www.desegregatect.org



ISSUE BRIEF:
**GET ON BOARD
FOR EQUITABLE
TRANSIT-ORIENTED
COMMUNITIES**


www.desegregatect.org



ISSUE BRIEF:
**SMALL LOTS IN
SMART PLACES:
A RIGHT-SIZED
SOLUTION FOR CT**


www.desegregatect.org



ISSUE BRIEF:
**THE ENVIRONMENTAL
CASE FOR ZONING
REFORM**


www.desegregatect.org

BE THE CHANGE
A PLAYBOOK FOR LAND
USE BOARD CANDIDATES

**DESEGREGATE
CONNECTICUT**

www.desegregatect.org

BE THE CHANGE
A PLAYBOOK FOR LAND
USE COMMISSIONERS

**DESEGREGATE
CONNECTICUT**

www.desegregatect.org

BE THE CHANGE
A PLAYBOOK FOR LAND
USE ADVOCATES

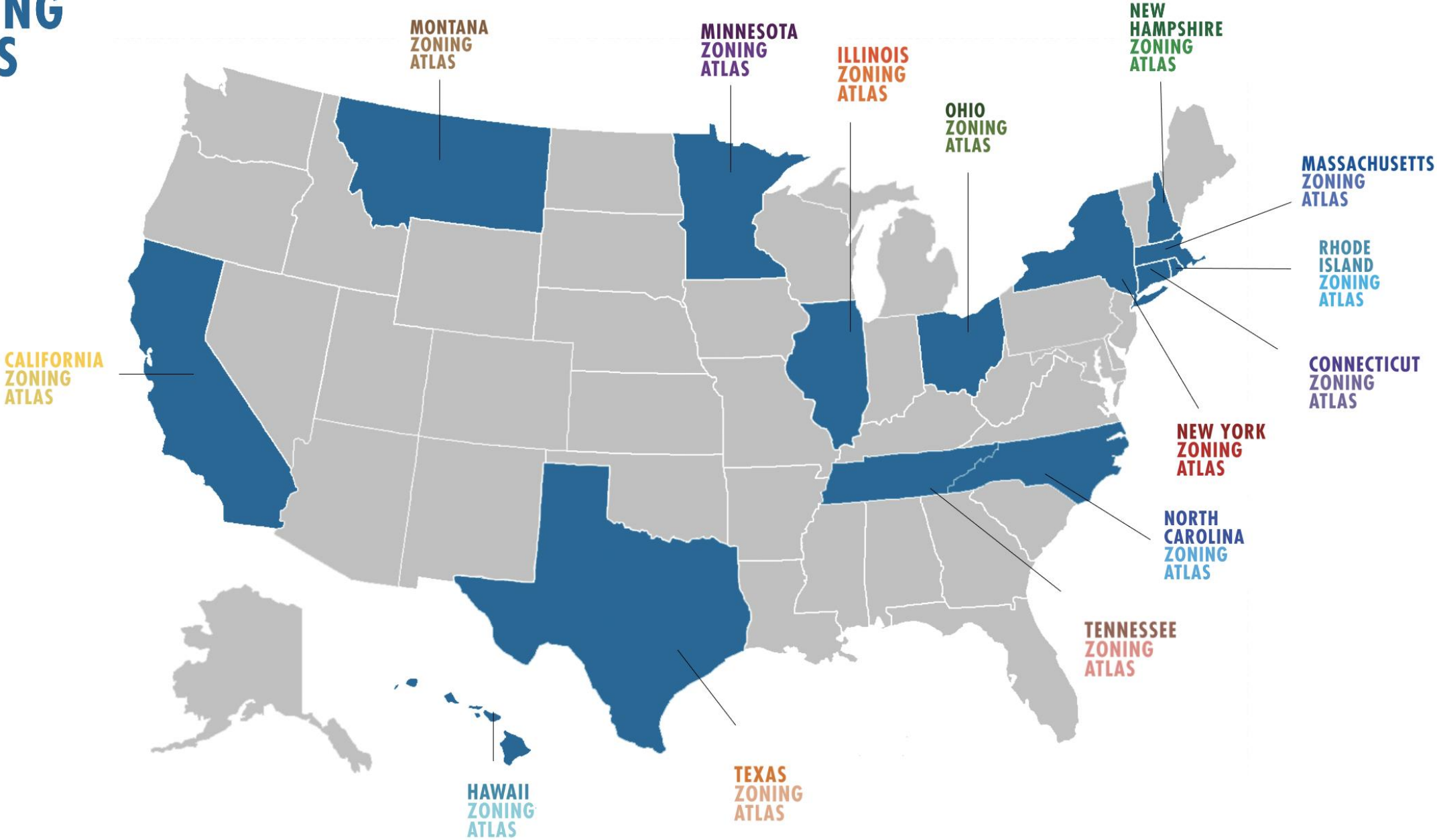
**DESEGREGATE
CONNECTICUT**

www.desegregatect.org

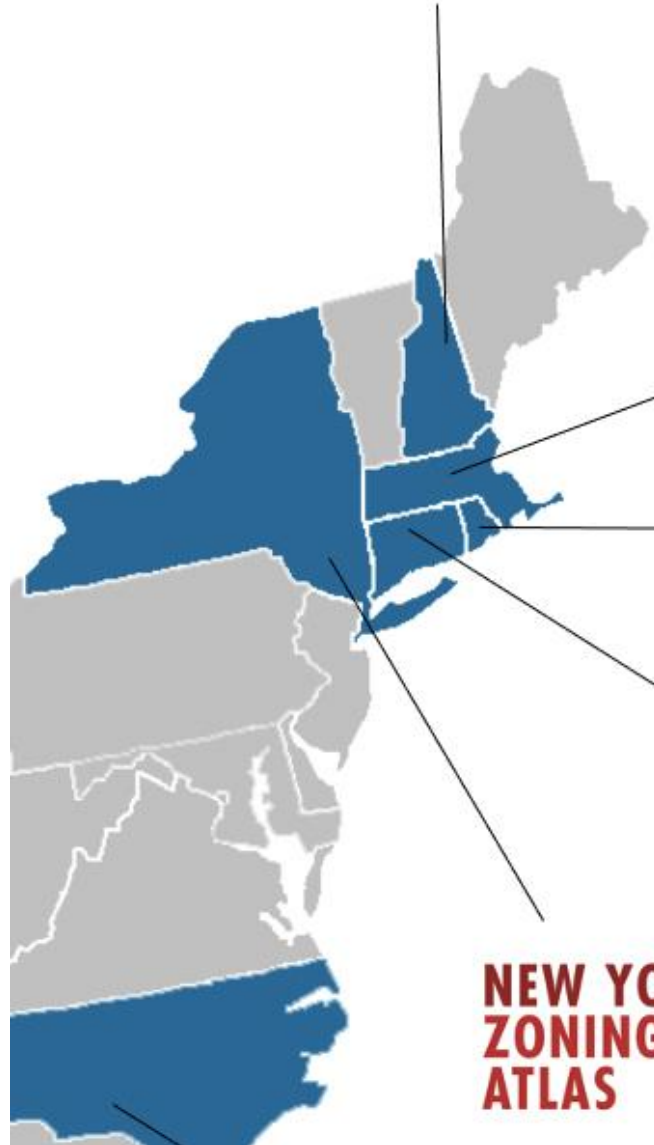
What Can Vermont Do?

**NATIONAL
ZONING
ATLAS**

NATIONAL ZONING ATLAS



**NEW
HAMPSHIRE
ZONING
ATLAS**




**MASSACHUSETTS
ZONING
ATLAS**

**RHODE
ISLAND
ZONING
ATLAS**

**CONNECTICUT
ZONING
ATLAS**

**NEW YORK
ZONING
ATLAS**



The National Zoning Atlas is translating and standardizing zoning information into a unified public interface.

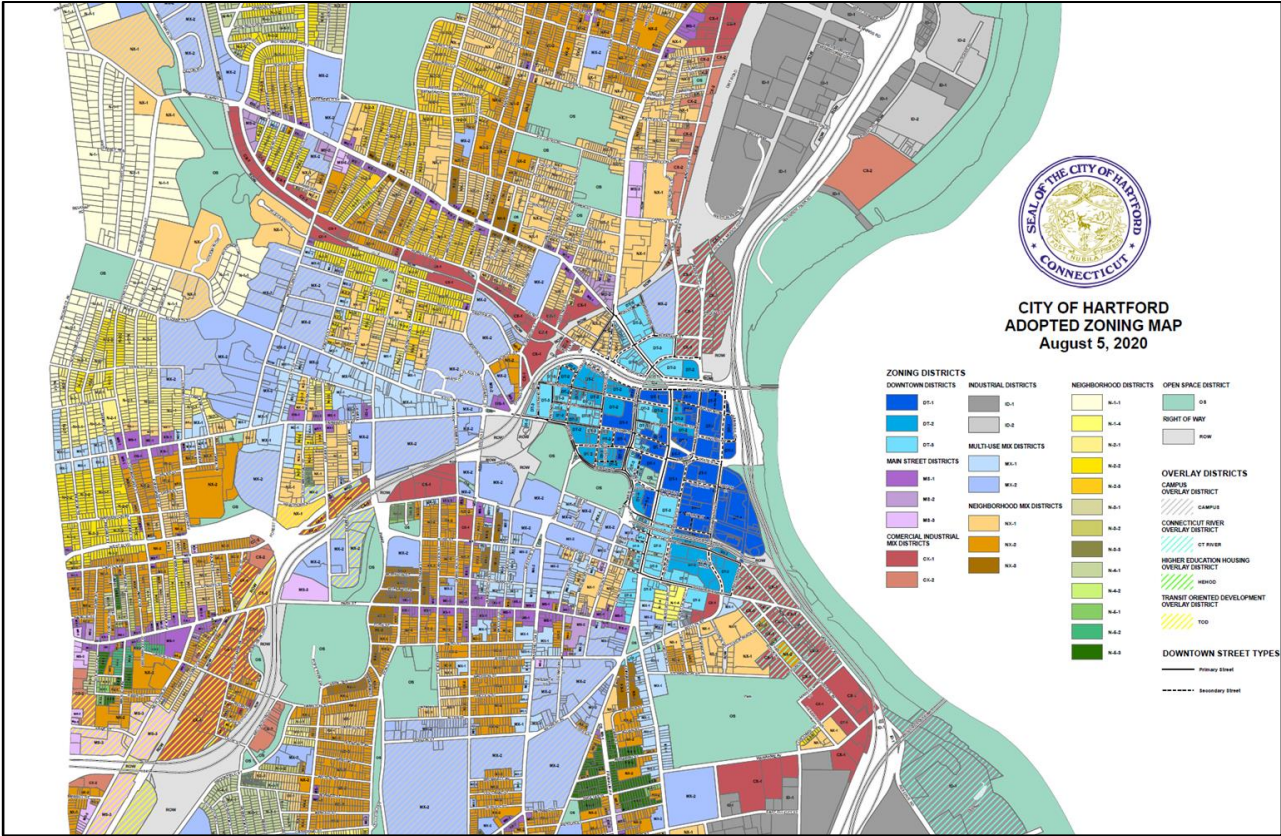
HOW TO MAKE A ZONING ATLAS:

A METHODOLOGY FOR TRANSLATING &
STANDARDIZING DISTRICT-SPECIFIC REGULATIONS

by Sara C. Bronin & Ilya Ilyankou

first published December 2021
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NATIONAL
ZONING
ATLAS



	DT-1 <small>NOTE 1</small>	DT-2 <small>NOTE 2</small>	DT-3 <small>NOTE 1</small>
A. Building Siting. Refer to Figure 4.4-B Downtown General Building: Building Siting and 4.18.1 Building Siting.			
1 Multiple Principal Buildings	not permitted	not permitted	not permitted
2 Minimum Primary Lot Line Coverage	90% <small>NOTE 3</small>	90% <small>NOTE 3</small>	80% <small>NOTE 3</small>
3 Occupation of Corner	required	required	required
4 Primary Build-to Zone	at or maximum 15' behind the Building Line		
5 Secondary Build-to Zone	at or maximum 15' behind the Building Line		
6 Minimum Side Setback <small>NOTE 9</small>	abutting adjacent building or minimum 7.5'		
7 Minimum Rear Setback <small>NOTE 9</small>	10'		
8 Minimum Lot Width Maximum Building Width	none none		
9 Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	90% no limitation 10%	85% no limitation 10%	90% no limitation 10%
10 Permitted Parking & Loading Locations	rear yard or internal to building (refer to 4.4.2.C. Uses: Building Entrance to Parking requirement)		
11 Permitted Vehicular Access	one driveway permitted off each abutting secondary street; if no secondary street exists, the zoning administrator will determine the appropriate primary street access; circular drop-off drives permitted in DT-2 only		
B. Height. Refer to Figure 4.4-C Downtown General Building: Height & Use Requirements and 4.18.2 Height.			
12 Minimum Overall Height	3 stories and 40'	2 stories and 40'	2 stories and 40'
13 Maximum Overall Height	38 stories; stepback required above 8 stories <small>NOTE 4, NOTE 7</small>	16 stories; stepback required above 8 stories <small>NOTE 4, NOTE 7</small>	8 stories; 5 stories on lower Main Street <small>NOTE 5, NOTE 7</small>
14 Ground Story: (Measured floor-to-floor) Minimum Height Maximum Height	13' 30' <small>NOTE 6</small>	9' 18'	9' 14'
15 Upper Stories: (Measured floor-to-floor) Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'

A. CLASSIFYING ZONING DISTRICTS

1. Type of Zoning District
2. Affordable Housing District
3. Elderly Housing District

B. CATALOGUING USES

1. Principal Use: 1-Family
2. Principal Use: 2-Family
3. Principal Use: 3-Family
4. Principal Use: 4+-Family
5. Principal Use: Affordable Housing
6. Accessory Dwelling Units
7. Planned Residential Development

C. CATALOGUING LOTS

1. Minimum Lot Size
2. Maximum Density
3. Minimum Setbacks
4. Maximum Lot Coverage
5. Parking Requirements
6. Connectivity Requirements

D. CATALOGUING STRUCTURES

1. Maximum Height
2. Floor-to-Area Ratio
3. Unit Size
4. Maximum Bedrooms
5. Maximum Units

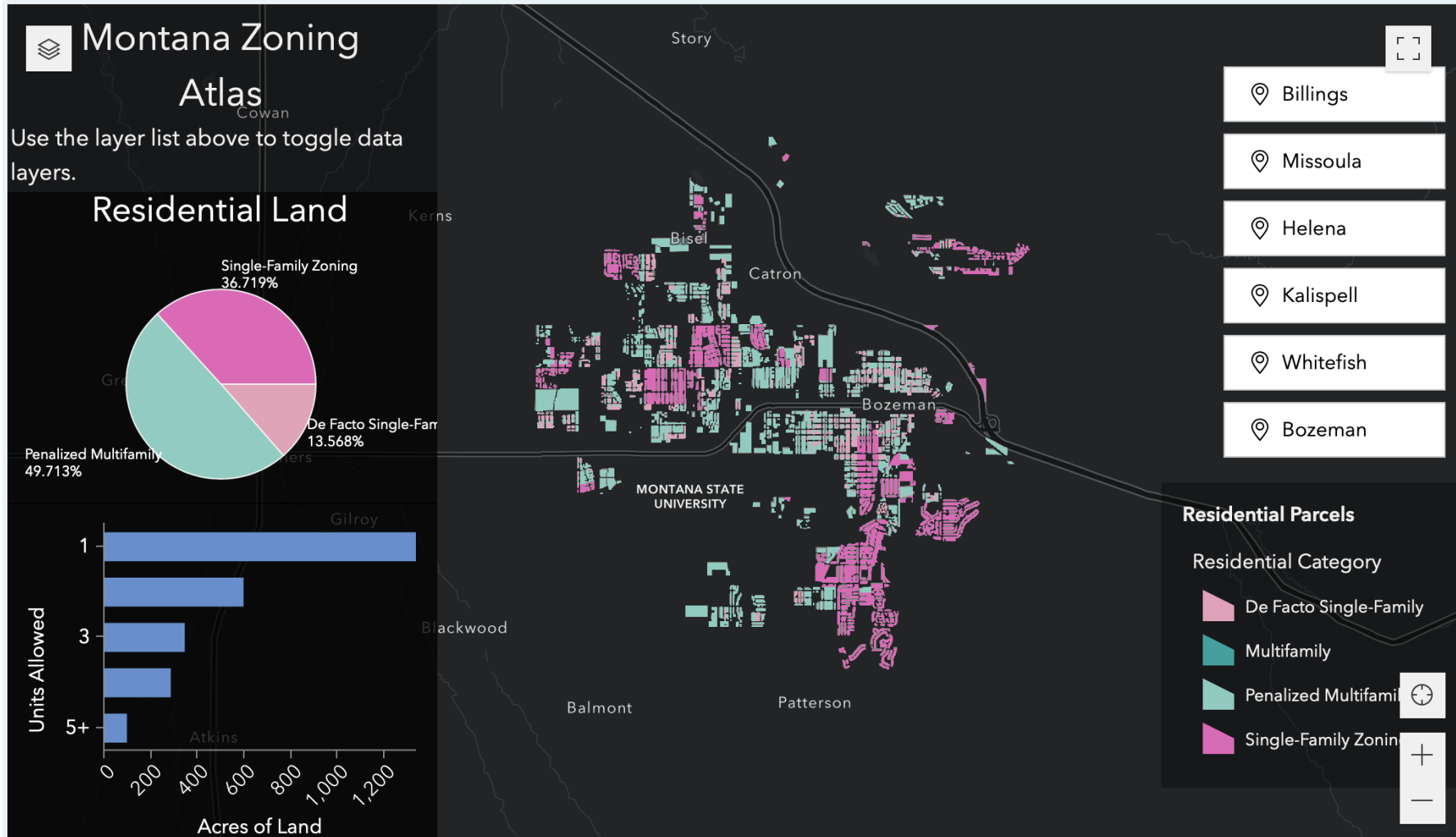
NEW YORK ZONING ATLAS


This statewide atlas, initiated in 2022, is being built out using the methodology in the [how-to guide](#). The current institutional team members include Cornell University, the Regional Plan Association, the New York State Department of Homes and Community Renewal, the University of Buffalo, and Fordham University School of Law. The team has about 300 jurisdictions in progress but needs additional team members to fully cover the state. Please [contact us](#) if you represent an institution that would like to join this effort.



MONTANA ZONING ATLAS

This statewide atlas, initiated in 2022, is being built out using the methodology in the [how-to guide](#). The Frontier Institute - a nonpartisan, nonprofit organization - has already analyzed six cities and is building out that analysis and adding the rest of Montana with support from the Mercatus Center at George Mason University.





Fair housing. Transportation. Infrastructure.
Climate threats. Nature access. Food supply.
Economic opportunity. Educational opportunity.



Will Vermont join the National Zoning Atlas?

Scope of Study

- 279 local governments
- ~ **4,000** zoning districts
- ~ **50,000** pages of zoning text
- ... But I bet a lot don't have zoning!

WANT TO MAKE YOUR OWN ATLAS?

Great. Start here! The first thing you'll need to do is [assemble your team](#) - both the folks who will be putting the atlas together, and those who will fund their efforts. Then you'll need to develop a game plan by scoping out the project as part of our [how-to guide](#). Once you officially launch your atlas research effort, [let us know](#), and we'll welcome you to our growing [research collaborative](#), offer you advice and support, and provide you with a brand package. As we grow project teams, we're also rapidly developing processes to make data collection and harmonization easier. Join us to keep up with the latest.

ASSEMBLING YOUR TEAM

HOW-TO GUIDE

JOIN THE COLLABORATIVE

Resources for State Teams

- Four staff members in the NZA office
- A common How-To Methodology
- A community of researchers & collaborators

NATIONAL ZONING ATLAS



Cornell University



MERCATUS CENTER
George Mason University



Open
Philanthropy



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MAPC
METROPOLITAN AREA PLANNING COUNCIL
Smart Growth & Regional Collaboration



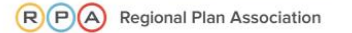
HousingWorksRI
at Roger Williams University



DESEGREGATE
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CT data
collaborative



Regional Plan Association



Cornell AAP
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NEW YORK
STATE OF OPPORTUNITY

Homes and
Community Renewal



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University at Buffalo
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Transparency Clinic
School of Law



FORDHAM UNIVERSITY
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FAITH
ACTION
FOR COMMUNITY EQUITY



CODE for
AMERICA

Thank you.
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