

Wow you've gotten so much done. Great!

Here are some thoughts just for your consideration. Sorry for the crazy formatting, I'm working on my laptop.

The only thing the law says the AHP will do is state "how the municipality intends to increase the number of affordable housing developments in the municipality." So technically it does not require a target number, though I agree that a target number would help ground the plan in reality.

Since the law requires Plans be updated every five years, you could think about what implementation in a 5-year timeline would look like. If you are going to include recommendations, perhaps instead frame them as Objectives & Next Steps. Right now, you have a lot of recommendations listed, that would require many different entities to implement. I think you have so many because you are trying to prompt your commission to choose which ones are most appealing, which makes sense. But I would encourage you, once this list is pared down, to think about who needs to do what in order to make these happen. One thing I like about the [Essex AHP](#) is that it breaks down implementation into manageable steps and identifies who is to do them.

You mention that in 2007 the community supported the concept of affordable housing, and that has continued. I think the report would be stronger if you include some documentation of the community's continued demonstrations of support. It's possible that someone reading this document someday might be looking at the document for evidence of compliance with 8-2's directives that zoning must encourage affordable housing, so it would be beneficial spell out clearly how North Stonington has taken actions to ensure their zoning does provide opportunities (if that is the case). As a lay reader, I see an inconsistency between the section where you talk about how few higher-density developments there are, and that lack of water/sewer makes more difficult, and the coverage a few pages later of the many zone changes that have been implemented since the 2012 housing plan. What are the opportunities that exist in Stonington? The whole section on implementation progress is great, btw. I think it would be appropriate for your implementation plan to include activities already being carried out... i.e. continue working with developers re friendly 8-30g, continue first-time homebuyer programs. If you identify activities that are happening and that are positively impacting housing availability, you won't need to come up with so many additional tasks.

I'm always a little leery of mandatory inclusionary zoning in our small towns because of the added cost discouraging production and the added bureaucracy being annoying to builders of small developments (and for the town to monitor). A density bonus in conjunction with a fee-in-lieu might be a good idea to generate some funds for housing.

Some other ideas for you to consider:

- Municipal down payment assistance program for low-income and/or first-time homebuyers, or tax exemption (I think that is legal)
- Increase opportunities for as-of-right accessory dwelling units (what barriers still exist?)

Think about other ways you might make use of the Small Cities grants. It can be used for lots more than just rehab- see <https://portal.ct.gov/-/media/DOH/2020-SC-Application-Powerpoints/29-Affirmatively-Furthering-Fair-Housing-WEB.pptx?la=en> for ideas.

Again, just my thoughts absent any formal guidance on this.

Thanks,
Amanda