

A woman with long brown hair, wearing a white long-sleeved shirt and blue jeans, is sitting on a white wooden porch. She is looking down at a small object in her hands. The house behind her is light blue with white trim, including a white door and windows. The porch has a white railing. There are many green plants and flowers around the house, including a hanging basket with red and white flowers. The sky is blue with some white clouds.

# TOWN OF SHELTER ISLAND COMMUNITY HOUSING PLAN

## **HOUSING PLAN ELEMENTS AND PLAN RECOMMENDATIONS**

**September 13, 2022**

Town of Shelter Island Town Board Work Session

Presentation  
Overview

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Housing Plan Elements

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Recommendations of  
the Housing Plan

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Next Steps

# Housing Plan Components

Background and Analysis of Zoning and Environmental Constraints

Summary of Public Input – Key findings presented at the September 7<sup>th</sup> Work Session

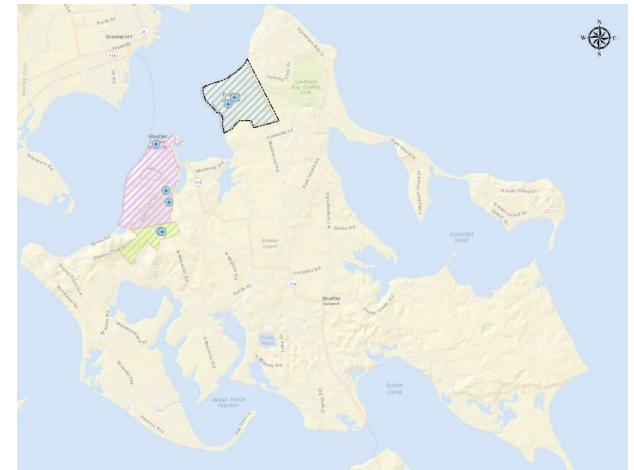
Needs Assessment – Initial Findings Presented at the September 7<sup>th</sup> Work Session

Community Housing Goals and Strategies for Shelter Island (Short Term to Long Term)

Plan Recommendations for Implementation

Refinements to  
Initial  
Recommendations  
Presented at Town  
Board Work  
Session on  
September 7, 2022

- Update from Town TDR Consultant
  - A Transfer of Development Rights (TDRs) Program is not feasible for Shelter Island
  - Therefore, any Community Housing will be required to meet Suffolk County Sanitary Code which limits density of development
- Input through Town Board Work Session
- Community Housing Fund Advisory Board provided Goals and Recommendations



# Community Housing Fund Advisory Board Housing Plan Goals



To provide affordable housing opportunities for all islanders at economic levels not currently provided for by the housing market.



Create quality housing that aligns with the architectural context and heritage of the island.



Build and design housing following best practices and principles of sustainable building design and site development, minimizing impact upon the natural resources of the island.



Develop, sell and manage housing projects in a manner that fully respects our residents.

# Community Housing Fund Advisory Board Housing Plan Goals



Provide a variety of housing types and options that remain affordable in perpetuity.



Mitigate population loss and grow the percentage of year-round resident workers in all fields, including teachers, first responders, and essential service providers.



Increase the overall percentage of year-round residents on the island to support the vitality of our community, the availability of retail services in the off season and support the year-round island businesses.



Develop housing that contributes to smart growth initiatives enhancing the livability and vitality of Shelter Island i.e. locate development in areas where transportation, infrastructure, and resources are already present

Housing Plan  
Implementation  
Strategies



# Short Term Strategies

## Focus on rentals

- Implement rental housing on Town owned land complying with SCSC
- Increasing year-round ADUs through code amendments and enforcement
- Expanding ADUs

## Management by an entity other than the Town

- Identify the best community housing management option
- Administration (lottery, yearly eligibility, rent collection and maintenance)
- Ensuring eligibility and that units maintained as affordable

## Education & Outreach

- Expand Registry list
- Homeowners Guide to ADUs



# Ongoing Strategies

## Research Appropriate Partnerships for Management

- Non-profit Housing Organization
- Housing Authority

## Research Other Models

- Community Land Trust model
- Habitat for Humanity

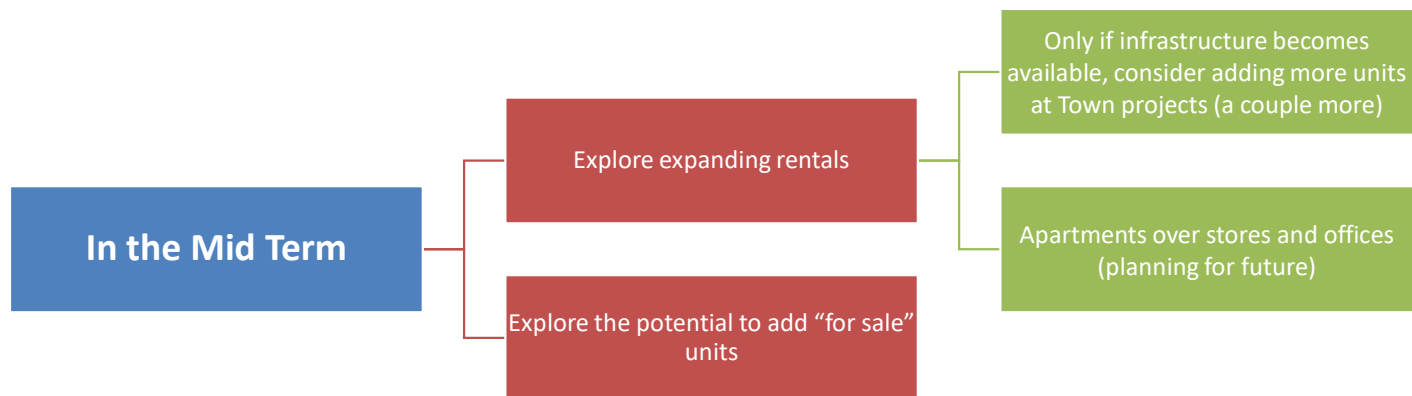
## Continue Outreach to Understand the Housing Needs of Seniors

- Related to aging in place
- Supportive housing neighborhood

## Implement Creative Solutions

- Donated Buildings (relocate homes slated for demolition or salvage materials)
- Implement Design Standards for Community Housing
- Identify other funding sources and incentives for creation of community housing

# Mid Term (5+ years) and Longer Term Strategies



In the Long Term: When creating new housing is less feasible (no available Town owned land appropriate for community housing):

- Move the focus to providing low interest loans
- Continue housing counseling services

# Recommended Fund Uses



Construction of housing for rent on Town owned land which meets current density requirements of Suffolk County Sanitary Code.



Support Accessory Dwelling Units (ADU) ("Accessory Apartments" per Town Code)

Develop Homeowner Guide to ADUs



Purchase of land and/or buildings for community housing



Rehabilitation of existing buildings for rental units



Planning, engineering, design costs



Housing counseling services

# Plan Recommendations

## Focus on Planning and Implementation of Rental Projects

- Planning and implementation of rental units on Town owned properties

## Select Management Agency

- Explore available options for management of community housing projects and select prior to implementation of any community housing project by the Town
- Establish requirements for fund management which ensure that all revenues received from rental of community homes be deposited into the fund
- Establish standards to ensure that community housing units remains affordable in perpetuity

## Establish a Process for Evaluation and Approval

- Maintain the CHFAB or supplement the CHB with residents representing related fields (housing design/construction, finance, real estate) to review applications and make recommendations to the Town Board
- Create a standard review process that accomplishes the following:
  - Require that any housing project comply with SCDHS regulations, Town Zoning and established design standards
  - Require a public hearing

# Plan Recommendations

## Continue Outreach

- Develop a Homeowner's Guide to ADUs
- Supplement the input received for the Housing Plan to better understand needs for the growing senior population for future consideration
- Publicize message that the Town is updating the housing registry list to supplement the needs assessment

## Update the Housing Plan

- Update the Housing Plan every 5 years
- Plan updates to reflect recommended changes based upon implementation during the preceding years, ongoing outreach and updated demographic data

## Legislative Actions

- Town Code amendments related to ADUs

# Plan Recommendations

## Implement Design Standards for Community Housing

Require low impact design landscaping to reduce or eliminate need for irrigation and lowered maintenance costs. Include native species and plant species that provide habitat and attract pollinators

Require innovative design to incorporate sustainability features as practicable including but not limited to use of locally sourced materials and reuse of salvaged building materials, energy saving and water reducing fixtures, features consistent with climate smart communities' goals

Require architecture designed to fit in with the local character

Require incorporation of features for the safety and well being of the inhabitants (e.g., lighting, orientation of entrances for visibility)

## Next Steps



Finalize Draft Housing Plan (Compile Full Report)



Post Draft Housing Plan on Town Website (prior to September 27<sup>th</sup>)



Schedule Public Hearing on September 27<sup>th</sup>



Hold Public Hearing the Housing Plan on October 11<sup>th</sup>