



**Town of Shelter Island  
Community Housing Board  
July 28, 2014  
Minutes**

**Members Present:** Co-Chair Sherman, Bruce Saul, Mike Bebon, Richard Zaun

**Members Excused:** Co-Chair Mary Faith Westervelt, Town Liaison Councilwoman Lewis

Open meeting at 7:10 PM

Minutes of September 30, 2013 were approved.

Next meeting to be scheduled for early August.

**Old Business:**

**SIHOP Reorganization Update**

Co-Chair Sherman reported that there have been no new developments regarding reorganization of SIHOP.

**Senior Luncheon Presentation Update:**

Co-Chair Sherman reported that a date has not yet been set for the CHB to speak at a senior luncheon.

**New Business:**

**Major Subdivisions:**

Member Saul reported on information he obtained from the Town of Southold and the Town of East Hampton on provisions they have put in place to encourage development of workforce housing.

He reported that the Town of Southold has implemented “inclusionary” zoning that requires all new developments of five or more housing units to provide a minimum of 20% of that housing to be affordable, as set forth by the Town Board. Southold has also created a “buyout” option for developers who choose not to build affordable units within the new development, mandating that they make a substantial payment to the Town’s housing fund instead. Perpetual affordability restrictions are also in-place, limiting the sale price of the units to prevent the units from rising to market rates.

He further reported that the Town of East Hampton has established a “Community Housing Opportunity Fund” which can receive revenue from a number of sources, including: a bond, general fund balances or surpluses, revenue from rental or sale of community housing produced from the fund, gifts in land or funds, and grants and funds received pursuant to the LI Workforce Housing Act. The funds can be used for no-

interest or low-interest loans to eligible Town residents for first time home purchase, production of community housing, rental housing, rehab of structures, and housing counseling services.

The CHB members agreed to review the material provided by Member Saul and to schedule a special planning work session in early August 2014, to determine whether any of these approaches should be pursued by the CHB.

Meeting Adjourned 7:35PM

Respectfully Submitted,  
from notes by Member Bebon  
Danielle LiCausi  
Clerk to the Committees & Boards

