

April 22 2023

Plus One ADU Shelter Island



About Us

Community Development Corporation of Long Island (CDCLI), a regional non-profit organization, was founded in 1969 by government, business, and civic leaders who came together to address the growing demand for affordable housing. That strong tri-sector support continues today. CDCLI is a nationally connected, locally focused organization, and has developed a strong reputation in its 50-year history of serving the Long Island community.

CDCLI is recognized by NeighborWorks America as an “exemplary organization.” We are a HUD approved housing counseling agency and a chartered member of NeighborWorks America.

Our Mission and Vision

Mission: CDCLI invests in the housing and economic aspirations of individuals and families by providing solutions that foster and maintain vibrant, equitable, and sustainable communities.

Vision: CDCLI is a significant force for revitalizing and building strong communities because home matters for all people.



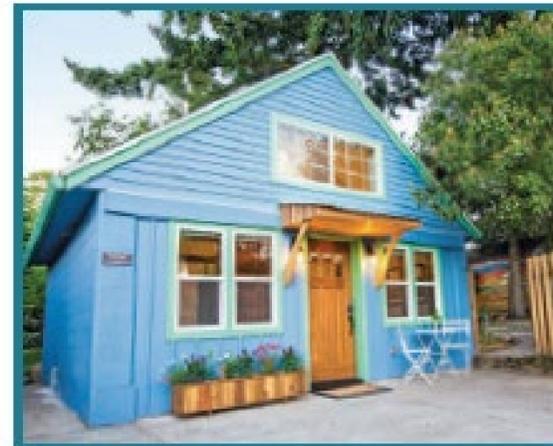
What is an ADU?
Accessory Dwelling Units (ADUs) are secondary housing units on a single-family residential lot.



DETACHED ADU



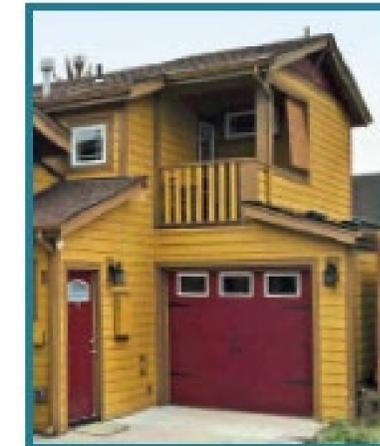
BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

[AARP.org/ADUs](https://www.aarp.org/ADUs)

What is the Plus One ADU Program?

CDCLI has been selected by New York State Homes and Community Renewal to administer the new Plus One ADU Program in the Town of Shelter Island.

The Plus One ADU Program provides up to **\$125,000** in grant funds to low and middle income homeowners to:

- **Build a new ADU on their property OR**
- **Improve an existing ADU to make it compliant with code requirements.**



Plus One ADU Program Highlights

Household annual income must be below current Nassau/Suffolk Area Median Income (AMI) based on family size.

Household Size	1	2	3	4	5	6	7	8
Maximum Annual Income AMI	\$102,480	\$117,120	\$131,760	\$146,400	\$158,112	\$169,824	\$181,536	\$193,248



Plus One ADU Program Highlights

\$125,000 including project management:

Design, permitting, construction costs, closeout and compliance monitoring

10 year compliance period

Year round residency required



Application Process

Application - Project Selection - Design - Permitting - Construction - Closeout - Compliance



Application and project selection

Project Selection Priorities

Construction complete by March 20, 2025

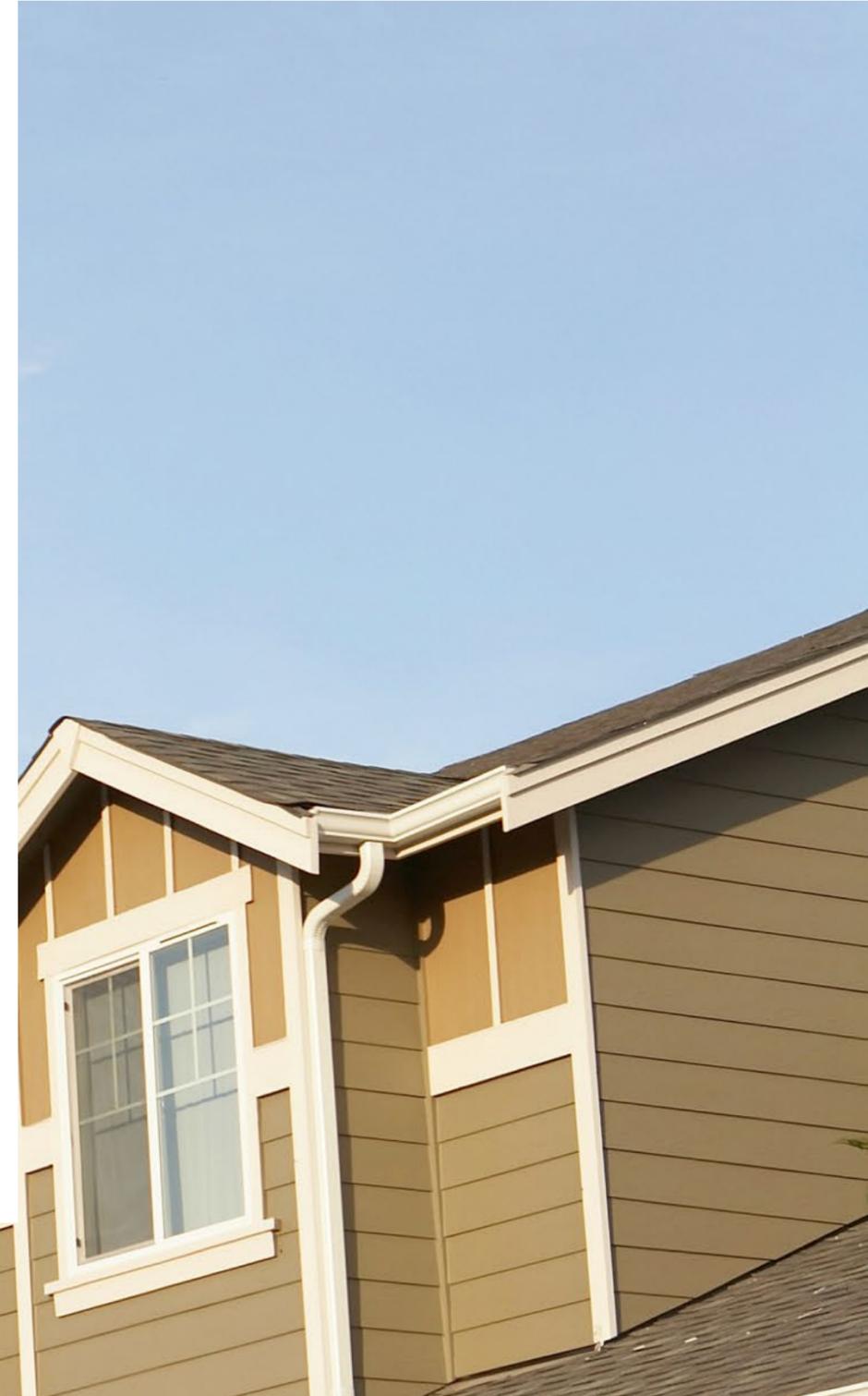
Income limited applicant

Does not require zoning variances

Eligible for a real estate tax exemption *

ADU affordable to local low-income renters.

Located near public transportation.



Construction, Closeout and Compliance

Contractor Selection Managed by CDCLI

Final Inspection before Closeout

10 year compliance, lien/restrictive covenant required



Next Steps

Applications will be available later this spring

Interested in seeing if you are eligible?

Contractors/design professionals who would like to partner?

Visit <https://www.cdcli.org/adu-shelterisland/> for more information



Thank You

We Invest in Your Dreams!

CDCLI invests in the housing and economic aspirations of individuals and families by providing solutions that foster and maintain vibrant, equitable, and sustainable communities. CDCLI is a significant force for revitalizing and building strong communities because home matters for all people. Our tagline, "We Invest in Your Dreams", reflects this mission and vision.



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