



Should Housing Nantucket become a Community Development Corporation?

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Who is Housing Nantucket?



“...housing Nantucket people since 1994.”

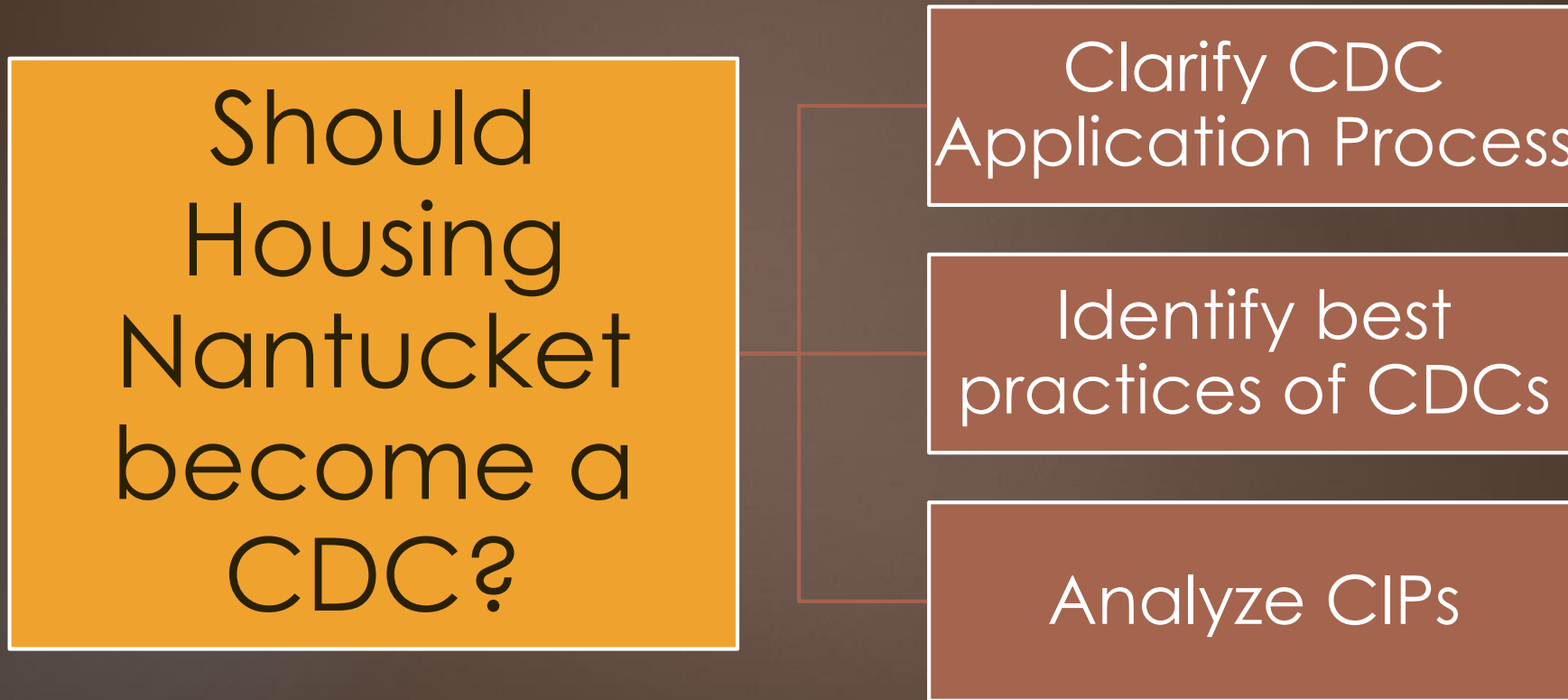
- ▶ It is the only **privately run, local non-profit** focused on creating affordable housing solutions for **year round residents**.

Affordable Housing Need



- ▶ On Nantucket roughly **40%** of renters and **55%** of homeowners struggle to pay their rent/mortgage
- ▶ The median home price in 2014 was **\$1,997,500**
- ▶ Home ownership is prohibitive for **90%** of the island's year round residents

Main Goal



Community Development Corporations

CDCs improve communities through programs that address specific community issues.



55 CDCs in Massachusetts
0 CDCs on Nantucket

HN is considering CDC certification because....

- Increased funding opportunities
- Networking

CDC Best Practices

Interviews with CDC Representatives

- Nonprofits had significant community involvement before applying for CDC status

MACDC Conference

- Lobbying, event, succession planning are critical
- CDC's foster interpersonal relations more than physical development

Is the MACDC's mission
identical to Housing Nantucket's?



No.

Should Housing Nantucket apply for CDC certification?

YES!

To increase chances of certification:

1. Increase tenant involvement
2. Create new community programs

Community Investment Tax Credits and the Community Investment Plan

Nonprofit is
certified as a
CDC

CDC writes 3-5
year business
plan that is their
Community
Investment Plan
(CIP)

CIP is reviewed
and qualified
CDCs receive
a max of
\$150,000 tax
credits to
distribute to
donors

CITC Process

1. Supporter makes donation to CDC

- Donation is between \$2,000 and \$2,000,000
- Can be compounded with the charitable income tax deduction



2. Supporter is credited half donation amount

Benefits of CITC


- Attract donors
- Flexible funds



Findings from CLPs



1. Community involvement is integral.
 - Boards are diverse and involved.
 - Multiple community outreach programs are run.
2. CDCs must demonstrate fundraising capability.
 - Host fundraising events.
 - Partner with local businesses.



If Housing Nantucket did receive CITCs, how should they invest the CITCs?

Needs Assessment

Tenant

- Generally satisfied
- Want to volunteer
- Minor maintenance issues

Housing Nantucket

- Need more community outreach and visibility
- Need for business planning
- Need to provide opportunity for the community to support Housing Nantucket

Nantucket Community

- Need for affordable seasonal housing
- Potential need for a clearing house

Recommendations for Investment

- Expand fundraising
- Continue construction projects
- Increase community outreach

Summary



CDC certification

GO FOR IT!

CITC application

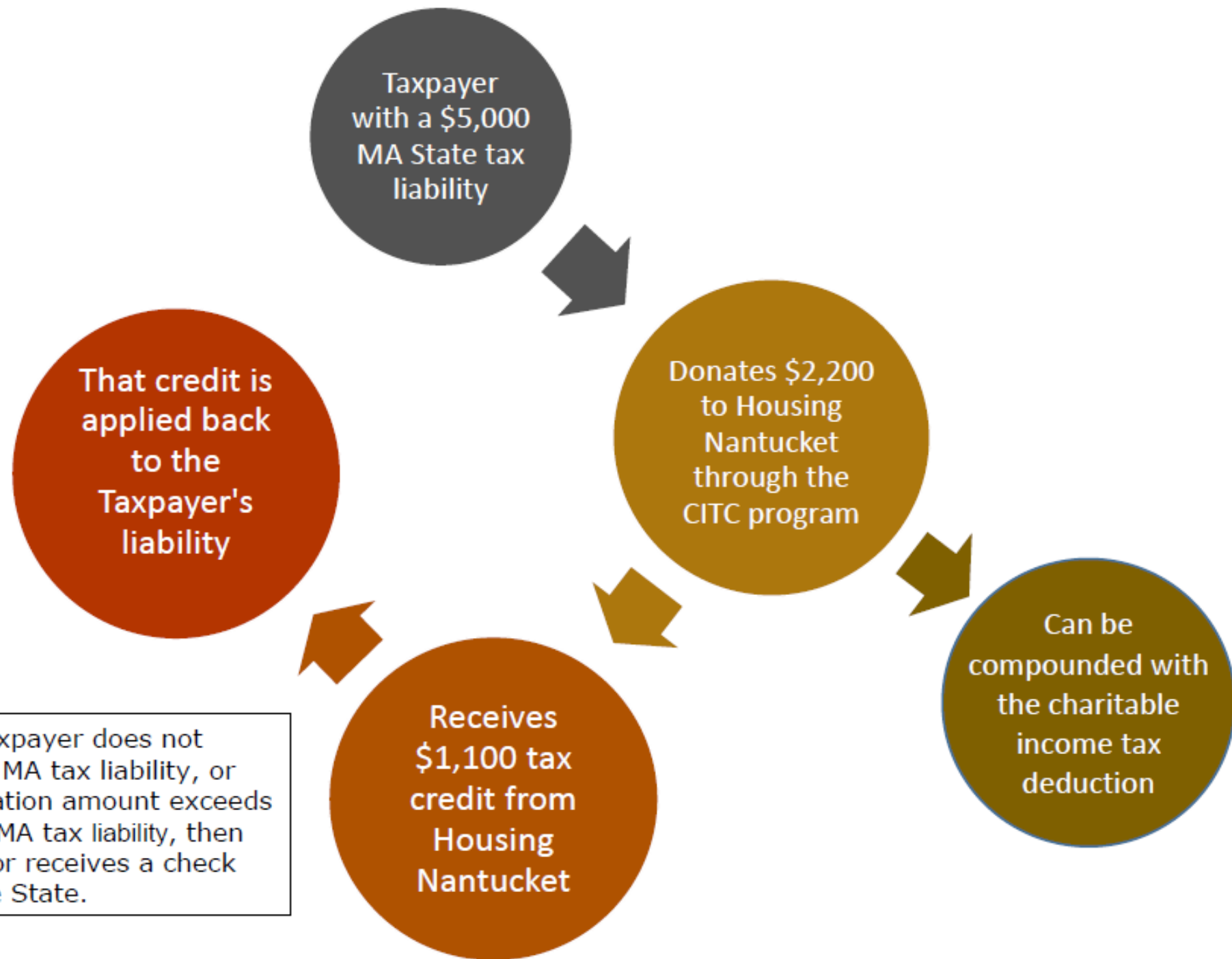
Hold your horses...

FIRST

Housing Nantucket must increase community involvement and secure reliable sources of private funding.

Questions?





If the taxpayer does not have an MA tax liability, or the donation amount exceeds donor's MA tax liability, then the donor receives a check from the State.