



LOCAL IMPLEMENTATION




Implemented on Cape Cod

OVERVIEW

Donating land or properties for affordable housing is one way for individuals, businesses, non-profits, municipalities, or other owners to facilitate the acquisition and development of more affordable housing for the region. Donations remove the cost of land procurement from overall development costs, which may increase financial viability of affordable housing developments. In some communities programs offer financial or tax incentives to encourage the donation of properties for affordable housing.

CHALLENGES ADDRESSED

-  Not Allowed to Build Multi-family Housing
-  Too Expensive to Build New Housing
-  Too Expensive to Secure or Maintain Housing
-  Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Property donations remove the significant cost of purchasing land or properties from a project, potentially making a project viable
- Property donations are at the discretion and benevolence of owners and as such communities have little control or regularity to when such donations may occur
- Land donated may not be in an area suitable for new housing development or redevelopment
- The donation of land for housing to a qualified charitable organization might provide the donor with financial or tax benefits
- Municipalities may donate land to affordable housing projects to encourage their development

RESOURCES & EXAMPLES

House Recycling Program - This program by Housing Nantucket allows property owners to donate a structurally sound dwelling to land owned by the non-profit.

Land Banks - This page provides an overview of land banks, which are organizations created to acquire, hold, manage, and sometimes redevelop property. Land may be donated to them or they may purchase properties.

CASE STUDY: VILLAGE AT NAUSET GREEN, EASTHAM, MA (2020)

The Village at Nauset Green is a 65-unit affordable housing development in the Town of Eastham. The Town released a competitive request for proposals for development of the town-owned property as affordable housing. The units in the property serve a range of income levels from extremely low-income households

earning up to 30% of the area median income to households earning 100% of the area median income. In addition to providing the land, the Town contributed Community Preservation Act funds to the project, as did the towns of Wellfleet and Orleans.

More information is available [here](#).



Image: <https://www.pennrose.com/portfolio/village-at-nauset-green/>