



P.O. Box 3149 • Nantucket MA 02584 • Tel: 508.228.4422 • Fax: 508.228.4915 • www.nantuckethousingoffice.org

Dear Interested Donor,

Thank you! By considering the Nantucket Housing Office for a donation of your house, you are making a statement that you support affordable housing initiatives on Nantucket. Affordable housing is a critical issue that threatens the very fabric of the island – its people. The Nantucket Housing Office is committed to providing affordable housing options for the island – through a variety of solutions such as the Nantucket Housing Needs Covenant program and our rental program. Donated houses are used for the rental program currently.

House recycling is an innovative and cost-effective program where private individuals donate unwanted but structurally sound dwellings. The NHO has successfully relocated, rehabilitated, maintained, and managed almost two dozen homes since 1996. The recycled homes are set in established neighborhoods, and because every dwelling is different, the homes blend with those around them. Island families who live in our homes can rely on an affordable rent and an on-island landlord for management and maintenance. The island as a whole benefits from the program because affordable housing helps keep our community vibrant. Furthermore, this program is environmentally friendly as it does not add waste to the landfill and saves energy by conserving buildings.

Your donation is a charitable donation based on its appraised value. We do not determine this value. You will need to hire an outside appraiser to determine what type of contribution you would be making. In addition, your donation will help save more trash going to the dump and save you from tipping costs. The Nantucket Housing Office strongly encourages a potential donor to contact a tax accountant to determine what type of contribution will be allowable by the IRS. The NHO can provide documentation of the donation for IRS purposes. Generally the NHO will seek a donation of \$50,000 or more to help offset the cost of the move and foundation. The NHO has a very specific break point at which construction can occur and costs above this amount will need to be offset through a combination of in-kind donations or outright cash donations.

What then makes a good house donation? The first requirement is for height and width to meet the necessary guidelines for “over the road” moves. Height should not exceed 26 feet and width should not be more than 30 feet. However, if necessary the building can be cut into pieces and moved – therefore the suitability of cutting the building must be examined. Furthermore, the NHO has to examine the move route and determine if there is a suitable method for moving the house out. We will also examine the suitability of the house for rentals – i.e. bedrooms, bathrooms, kitchen size, etc. We will examine the condition of the structure – i.e. rot, winterization, insulation, window condition, etc. Finally we will examine the cost/benefit ratio for moving a house and

then using it for affordable rental rates. However, all of these issues hinge on the ability of the NHO to provide a suitable piece of property for the house. *Currently (as of April 2007) the NHO was awaiting the transfer of some town parcels and had no properties in a suitable state for house moves. (The NHO will consider donations of land for use by rentals. We can accept land with houses currently on them or vacant land for use by the NHO.)*

If your house is selected you must be prepared for a process that will typically take between 3 and 4 months depending on its complexity. From the initial point of contact the NHO staff will begin the process to analyze the building for its condition and suitability. This report will be made to the NHO board of directors who will make a decision to continue moving forward. Generally this decision will take two months. Permits will be required, such as building permit, HDC permits, septic permits, over the road permits, etc. You will be required to provide appropriate shutoffs such as plumbing, water, electric, or cable. This process can take between 1 and 2 months. The move itself will take the least amount of time – usually done during the course of a week. Final completion of the move will be an additional week. The process to ensure a move in will take another few months – again depending on the condition of the building.

If you have further questions on this process or would like to discuss a house that you might be considering donating, please contact us at 508-228-4422 or email Aaron Marcavitch at aaron@nantuckethousingoffice.org. We would be glad to discuss your donation!

Thank you,

Aaron Marcavitch
Executive Director
Nantucket Housing Office