



**Boston Neighborhood
Community Land Trust**

Get 50% Back for Every BNCLT Donation Over \$1,000

Through the Community Investment
Tax Credit (CITC) Program

What is CITC?

- A program passed by the legislature in 2012 as part of a larger bill to promote economic growth in Massachusetts.
- BNCLT is certified by the Mass. Dept of Housing & Community Development to participate in the CITC program.
- **Learn more** at <https://www.mass.gov/service-details/community-investment-tax-credit-program-citc>

How Does It Work?

Donation: Donate any amount of \$1,000 or higher

Tax Credit: 50% of your donation amount will be subtracted from your tax bill or added to your reimbursement

Eligibility: Any US resident, business, or non-profit organization is eligible. If you do not file a Massachusetts tax return, you will receive a check for the value of your tax credit.

First Step

Make your donation! You can give securely online at **bnclt.org**, or send a check to BNCLT, 550 Dudley Street, Roxbury MA 02119, Attention: CITC



Or, scan here to donate!



Questions? Contact us at mlevy@bnclt.org or (617) 237-6044

Our Mission

Boston Neighborhood Community Land Trust works to combat displacement and racial injustice by creating permanently affordable, community-controlled housing in the Boston area, with a specific geographic focus on Roxbury, Dorchester, and Mattapan.

BNCLT builds neighborhood stability, housing equity, and community strength among low- and moderate-income residents most at risk of displacement; and through the collective strength of partners working toward a shared, equitable, and just future.

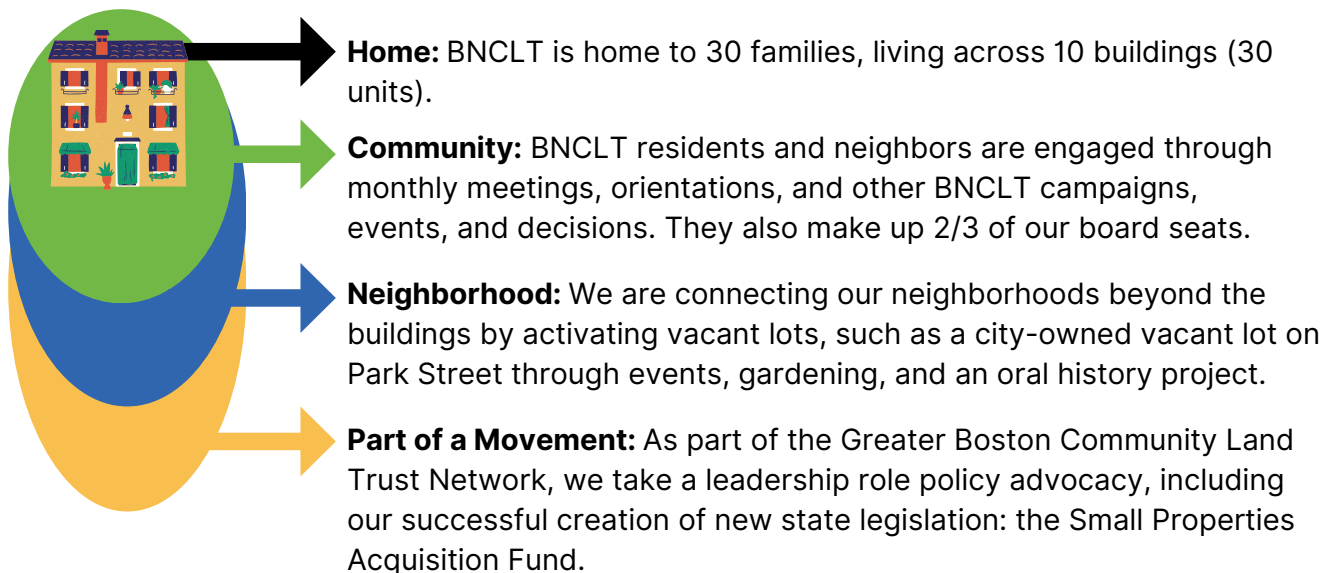


"We're already like a community... We can help each other. We can build each other up. We can reach out to other people."

-Alma Chisolm, BNCLT Resident and Board President

Who We Are

We are community activists, supporters and residents of the CLT who are committed to breaking down racial inequities and housing injustice by putting affordable housing into the hands and control of the community. We are keeping people in their homes and taking properties out of the speculative market as we add more affordable housing to our Community Land Trust.



The need to address this crisis of racial and housing injustice continues to grow, as does our determination to replace old structures with a new approach — one that turns a housing unit into a permanent home instead of a commodity; people's time into a community resource; and money into wealth for people who have historically had none.

What's At Stake: Problem and Need

1 **BNCLT’s neighborhoods are predominantly communities of color, who face extreme disparities in access to wealth and housing, and significant displacement threats.**

In BNCLT’s census tracts, 89% of households are people of color (while the city at large is 47%), and 63% of renters are cost-burdened (while the city at large is 46%). Dorchester, Roxbury, and Mattapan are among the highest-ranking neighborhoods on the City of Boston’s 2020 Displacement Risk Index, and were particularly hard-hit during the COVID pandemic. Prior to the eviction moratorium, 78% of pandemic-era market-rate evictions were filed in census tracts where the majority of residents are people of color – though only half of the city’s rental housing is in these areas.

2 **Meanwhile, there is a significant gap in available low-income housing.**

In the ½ mile area around Fairmount Corridor in Roxbury and Dorchester, almost half of low-income households don’t have access to income-restricted units. Of all housing units in Boston, 16.6% is explicitly available (income-restricted) for residents making less than 60% of Area Median Income, yet more than double this amount (44%) of Bostonians make less than 60% of AMI. This gap is exacerbated by the steady loss of affordable housing, particularly the purchase of rental units by speculative buyers who do condo conversions. In the past 5 years,

Dorchester was consistently among the top two neighborhoods with the highest building and unit condo conversion rates, and Roxbury was consistently among the top 5.

	BNCLT Census Tracts	City of Boston
Median Household Income	\$46,983	\$71,115
% Cost Burdened Households	63%	46%
% Households of Color	89%	47%

The Opportunity



On an individual level, BNCLT offers residents the opportunity for stability, financial stabilization and modest wealth-building, while increasing the health and well-being.



BNCLT works both to protect neighborhood affordability while directly preventing displacement of existing families. Two-thirds of BNCLT's residents were already living in their homes at the time of acquisition, most are from the surrounding neighborhoods, and 97% are residents of color. These households pay no more than 30% of their income — a stark contrast to the neighborhoods' average of 45% — allowing residents to use the cost savings for other purposes, including building wealth. Studies have demonstrated that stable housing and social capital — which we support with our CLT — have many benefits including fewer visits to urgent care, decreased depression and anxiety, and longer life expectancy. And, our model of community governance creates individual agency and civic connectivity that strengthens individual well-being. We understand there is a need for all types of housing: BNCLT purchases buildings to be permanent homes for renters who may not have the desire or ability to become homeowners, as well as buildings that can be sold to new homebuyers.



On a community and societal level, BNCLT helps break the cycle of speculation, while protecting homes and neighborhoods from destructive displacement pressures.

Each property BNCLT takes off the speculative market prevents another building from getting purchased by investor-owners who are in it to make extractive profit, not to protect the community. Meanwhile, we are building a more resilient and equitable housing system in our neighborhoods: preserving existing buildings to be permanently affordable, keeping neighborhoods intact, and putting CLT residents and neighbors in control of their housing. CLT residents have been known to weather times of crisis, such as the COVID pandemic and foreclosure waves, much better than others. In the wake of the 2008 foreclosure crisis, by the end of 2009, only 0.56 percent of CLT mortgages nationwide were being foreclosed compared with 2.46-15.58% for other mortgage loans.