



Teresa M. Santalucia

Partner

she/her/hers

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Overview

Working alongside my clients, I often find myself at the center of a metaphorical rotary – managing the flow of information and providing direction to multiple parties. It is my job to help my clients and their partners arrive at the common destination – building and supporting communities.

Teresa Santalucia's practice lies at the intersection of affordable housing, community development, and nonprofit law. For over 20 years, Teresa has worked with public and nonprofit organizations on various affordable housing and community development projects. Representing community development corporations, tenant organizations, and other national and local nonprofits, Teresa has deep experience structuring and closing mixed-finance and mixed-use developments. She utilizes a broad array of financing tools, including Federal and State LIHTC, MassDocs, tax-exempt bonds, and Section 8, as well as local sources such as HOME, CDBG, and CPA. In conjunction with this work, Teresa partners with housing authorities throughout Massachusetts on issues such as creating nonprofit affiliates, repositioning federal and state public housing, and negotiating with third-party development partners.

In addition to her transaction work, Teresa serves as outside general counsel to a range of newly formed and well-established nonprofits, providing support so clients can focus on their mission-critical activities. Her nonprofit experience covers formation, regulatory compliance, joint venture restructuring, governance, conflicts of interest, advocacy, lobbying, mergers, acquisitions, dissolutions, and more. Teresa uses her experience to develop training and workshops for nonprofit board members and senior staff to understand best practices in these areas better.

Combining her work in affordable housing and nonprofit law, Teresa shares her insights in her book *Beginner's Guide to Nonprofit and Affordable Housing Partnership* (American Bar Association).

Teresa is a dedicated client team member with a passion for meaningful work and a pragmatic, process-informed approach. She shares in her clients' challenges and successes, ready to provide hands-on assistance, and always

ensures they have everything they need to succeed. Her practical and steady guidance helps clients address the many issues that are part of any development process.

Experience

- Represents Roxbury based community development corporation in the creation and preservation of affordable housing and provision of community resource programming.
- Provides both corporate and transactional counsel to innovative nonprofit creating vibrant, supportive communities for elderly adults in Massachusetts.
- Represented a Massachusetts public housing authority in the mixed-finance redevelopment of a state-aided public housing development.
- Provides ongoing nonprofit corporate counsel to nonprofit focused on individuals and families facing substance use disorders.
- Represented a local YWCA agency in the incorporation and federal exemption of an affiliate development entity.

My Team



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Involvement and Recognition

Professional Affiliations

- Lawyers Clearinghouse, *Board Member, Past Chair (2014-present)*
- Boston Bar Association Tax-Exempt Organization Steering Committee, *Committee Member (2013-present), Current Co-Chair*
- Massachusetts Bar Association, *Member (2002-present)*
- Boston Bar Association, *Member (2002-present)*

Community Affiliations

- Hanson Housing Authority Board of Commissioners (Hanson, MA), *Elected Member and Vice-Chair (2008-present)*
- Hanson Public Library Board of Trustees (Hanson, MA), *Elected Member (2021-present)*
- Hanson Public Library Foundation Board (Hanson, MA), *Director and President (2021-present)*
- Hanson Agricultural Commission (Hanson, MA), *Appointment Member (2014-present)*

Publications

- "Tax-Exempt Financing," Massachusetts Nonprofit Organizations, Massachusetts Continuing Legal Education, Inc. (MCLE) – February 2023
- "Beginner's Guide to Nonprofit and Affordable Housing Partnerships," ABA Book Publishing, Sponsored by the Forum on Affordable Housing and Community Development – February 2022
- "What Every Nonprofit Board Member Should Know: 6 Essentials," Family Foundation Advisor – November 2021

Events

- Presenter, "Driving a Closing," Mel King Institute Training, Virtual Key Practice Issues Series Session 1: Legal Issues & Closings – January 2025
- Presenter, "The Danger of Getting it Wrong Navigating Year-15 LIHTC Dispositions," Demystifying the LIHTC Syndication Process, Sponsored by National Equity Fund & LISC – October 2024
- Presenter, "Lobbying, Advocacy and Political Activities," Lawyers Clearinghouse Workshop – July 2024

Credentials

- Georgetown University Law Center, J.D., *Member of the Georgetown Journal of Legal Ethics*
- University of Rochester, B.A., *Take Five Scholar*

Admissions

- Massachusetts
- District of Columbia

Related Services

- Affordable Housing Development
- Local Housing Authorities
- Low Income Housing Tax Credits
- Nonprofit Organizations



- Tax-Exempt Organizations
- Tenant Associations

Trainings and Presentations

Teresa regularly provides trainings/presentations on the following topics:

- Advocacy, Lobbying and Political Intervention
- Corporate Governance and Compliance
- Nonprofit Private Inurement and Public Benefit
- Board Duties and Management Training
- Cultural Inclusion and Board Succession Planning

News + Events

- Teresa Santalucia Publishes Nonprofit Guide to Affordable Housing – 04.07.22
- What to Know When Serving on a Nonprofit Board – 12.13.21
- Teresa Santalucia Hosts Advocacy and Lobbying During an Election Year Webinar – 05.01.20