

Housing Cooperatives and Community Land Trusts

Housing coops and CLTs are both:

- housing nonprofits* that are democratically controlled by the residents,
- who, like market-rate homeowners, have the right to live in their homes indefinitely.

Here are some ways they differ:

	<u>Housing Cooperatives</u>	<u>Community Land Trusts</u>
Housing Type	Typically, apartment buildings, but can be townhouses or scattered-site single-family	Typically, scattered single-family homes, but CLTs can back up coops
Resident’s Legal Rights to the Home	Residents are tenants, but their membership in the coop allows them to live in their homes indefinitely.	CLT homeowners own their houses and have a 99-year lease for the land that allows them to have a mortgage.
Ability to Sell Home	In Indiana, departing residents of nonprofit coops do not sell their units to incoming residents.	CLT single-family homeowners sell their subsidized homes at a price set by an agreed-upon resale formula that keeps the home permanently affordable.
Resident Governance	Residents are the only ones who govern the nonprofit landlord.	CLT residents elect one-third of the CLT board of directors.

*Indiana also has some housing cooperatives that are structured as for-profit entities, but the resident-owners of those entities are legally committed to keeping profits in the cooperatives except for rebates of surplus resident payments.