

# Membership in the National CLT Network

## Proposal of the Interim Board's Membership WorkGroup

### Membership Goals

1. Retain standards for calling an organization a “community land trust” that are *narrow enough* to preserve the identity and distinctiveness of the CLT model, as it has been routinely described by ICE for over thirty-five years and as the model has been formally defined in federal law since 1992.
2. Develop standards for admitting an organization to membership in the CLT Network that are *broad enough* to include organizations that are close to being or becoming a “classic” CLT, but may lack one or more of the key features contained in federal definition of a “community land trust.”
3. Open two doors to participating membership in the CLT Network: one that is marked “CLT Classic” and one that is marked “CLT Variations.”
4. Bestow full and equal rights on *every* organization admitted to membership in the CLT Network, regardless of the door through which the organization has gained admission to the Network. Rights of membership will include, at a minimum:
  - Access to any technical assistance provided through the CLT Network;
  - Access to the CLT Network's listserv;
  - Access to publications and resource documents produced by the CLT Network; and
  - Reduced fees for conferences and trainings sponsored by the CLT Network.
5. Require a process of application and review for organizations seeking to join the CLT Network. Organizations that are presently members in good standing of the CLT Affiliates Network will be “grandfathered” into the newly constituted CLT Network. All other organizations must apply for membership and demonstrate that the tenure of their housing and the structure of their organization meet the Network's membership standards.
6. Appoint and empower an “Admissions Committee” to determine whether particular organizations meet the eligibility standards for membership in the National CLT Network, acknowledging that “gray areas” will inevitably exist within any set of membership standards. The “Admissions Committee” should have a different composition and a different function from whatever committee is charged with responsibility for nominating and selecting members of the Network's governing board.

## Membership Standards

<b>KEY FEATURES</b>	<b>CLT CLASSIC*</b>	<b>CLT VARIATIONS</b>
<b>PURPOSE</b>	A CLT has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, with a primary purpose of meeting the needs of “charitable” populations.	The organization has among its purposes the provision of decent housing that is affordable to low-and moderate income populations whose housing needs are not being met by the private market.
<b>CORPORATE STATUS</b>	A CLT is a private, nonprofit corporation that: (i) has a 501(c)(3) or (4) tax exemption; (ii) is not sponsored by a for-profit organization; and (iii) reserves no more than a third of its board for appointees or employees of a local government.	The organization is a private, nonprofit corporation that is not sponsored by a for-profit organization.
<b>LAND OWNERSHIP</b>	A CLT acquires parcels of land that are: (i) owned in perpetuity by the CLT; and (ii) conveyed under long-term ground leases.	The organization acquires parcels of land that are either: (i) owned in perpetuity by the organization and conveyed under long-term ground leases; or (ii) sold to another party subject to deed covenants regulating the land’s use and resale in ways similar to a CLT ground lease.
<b>HOME OWNERSHIP</b>	For owner-occupied housing, a CLT transfers ownership of structural improvements that are located on leased parcels of land to homeowner/lessees.	For owner-occupied housing, the organization transfers ownership of structural improvements located either on land that is leased from the organization or on land that is sold to another party, subject to deed covenants. Alternatively, the organization retains ownership of both the land and improvements, but conveys to the housing’s occupants essential rights and responsibilities of homeownership using a long-term, inheritable lease.
<b>PERMANENT AFFORDABILITY</b>	A CLT retains a preemptive option to purchase any structural improvements at a price determined by formula that is designed to ensure the improvements remain affordable to low-and moderate-income persons in perpetuity.	The organization controls the resale of residential property through a durable contractual mechanism designed to ensure such property remains affordable to low-and moderate-income persons in perpetuity.
<b>SERVICE AREA</b>	A CLT serves any particular geographic area specified in the bylaws of the organization.	The organization serves any particular geographic area specified in the organization’s bylaws or in policies adopted by the organization’s board of directors.
<b>CORPORATE MEMBERSHIP</b>	A CLT has a corporate membership that is open to any adult resident of its service area and to any other class of members defined in the organization’s bylaws.	The organization is structured and operated to remain directly accountable to the residents of its service area.
<b>BOARD COMPOSITION</b>	A CLT’s board of directors is composed of equal numbers of: (i) lessees; (ii) corporate members who are not lessees; and (iii) any other category of persons described in the bylaws of the organization.	Included among the organization’s directors, making up at least a third of the board, are representatives of the population being served by the organization’s projects and programs.
<b>BOARD SELECTION</b>	A majority of the directors on a CLT’s governing board are elected by the corporate membership.	The directors of the organization’s governing board may be elected by the corporate membership or by other members of the board, as long as some structure exists to ensure the board’s accountability to the residents of its service area.

\* Based upon the federal definition of a CLT appearing in the 1992 amendments to the National Affordable Housing Act of 1990.