

glossary

ANCP: The Affordable Neighborhood Co-op Program is a citywide housing program that replaced the Tenant Interim Lease (TIL) program in 2004. Like TIL, it allows tenant associations the opportunity to form a housing cooperative, which takes ownership over an existing city owned property. Whereas TIL was geared towards low-income households, ANCP is for middle and upper income households.

Board of Directors: A group of elected or appointed individuals who are collectively empowered to make major decisions for a corporation (either for-profit or non-profit), within the guidelines established by the corporation's bylaws (aka rules).

Community Land Trust (CLT): A non-profit organization that obtains and holds land in trust (out of the speculative real estate market) on behalf of a community., CLTs separate ownership of the land and the structures on top of it, which may be owned and used by organizations, businesses and individuals in ways that benefit the community.

Co-op (Cooperative) Building: A building owned by a cooperative (collectively owned, democratically governed) corporation, in which residents vote on a governing board of directors, own shares, have the right to live in a unit within the building, and pay monthly maintenance charges for shared expenses.

Gentrification: When a low-income neighborhood is invested in and improved for new, higher-income residents. Gentrification often results in the displacement of lower-income residents, small businesses, and the privatization or loss of public and community spaces.

HDFC Building: a Housing Development and Finance Corporation is a type of low-income housing cooperative in NY State in which residents own shares of a cooperative (collectively owned, democratically governed) corporation, which owns the building.

Mutual Housing Association (MHA): A non-profit, community-based organization that owns and manages housing. MHA housing is meant to be permanently affordable and democratically governed by low- and very low-income renters, and to support community organizing on an ongoing basis.

Non-profit Organization: A tax-exempt corporation that is mission driven and uses any extra income to go towards its goals, rather than financial gain.

Outside Management: Building maintenance, repairs, bookkeeping, etc. is taken care of by a paid individual or corporation.

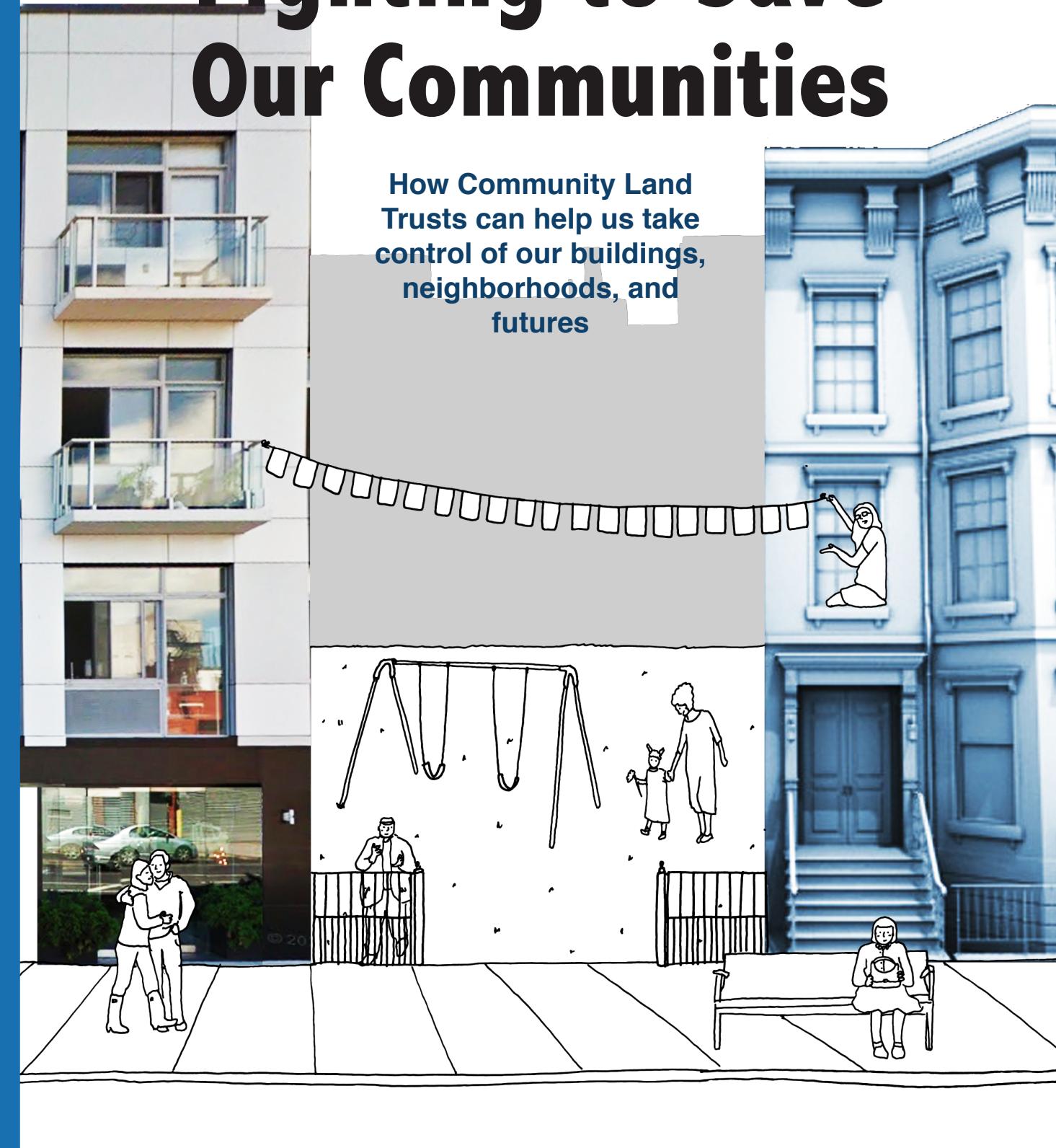
Resident Self-Management: Most or all maintenance, repairs, bookkeeping, etc. is taken care of by the building's residents.

Tax Credit: A reduction in taxes, which NYC offers to property developers as an incentive to create units for low-income households.

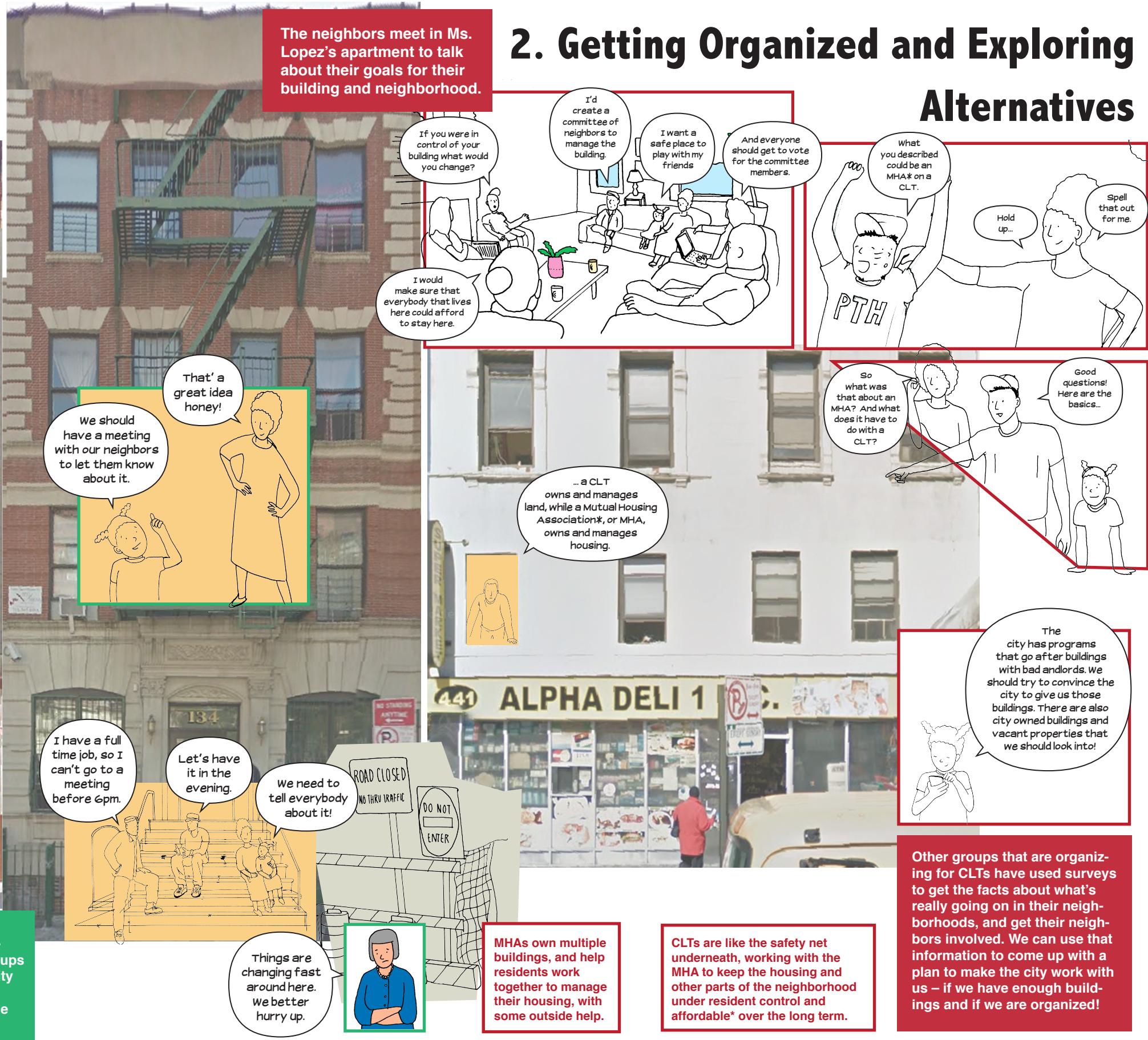
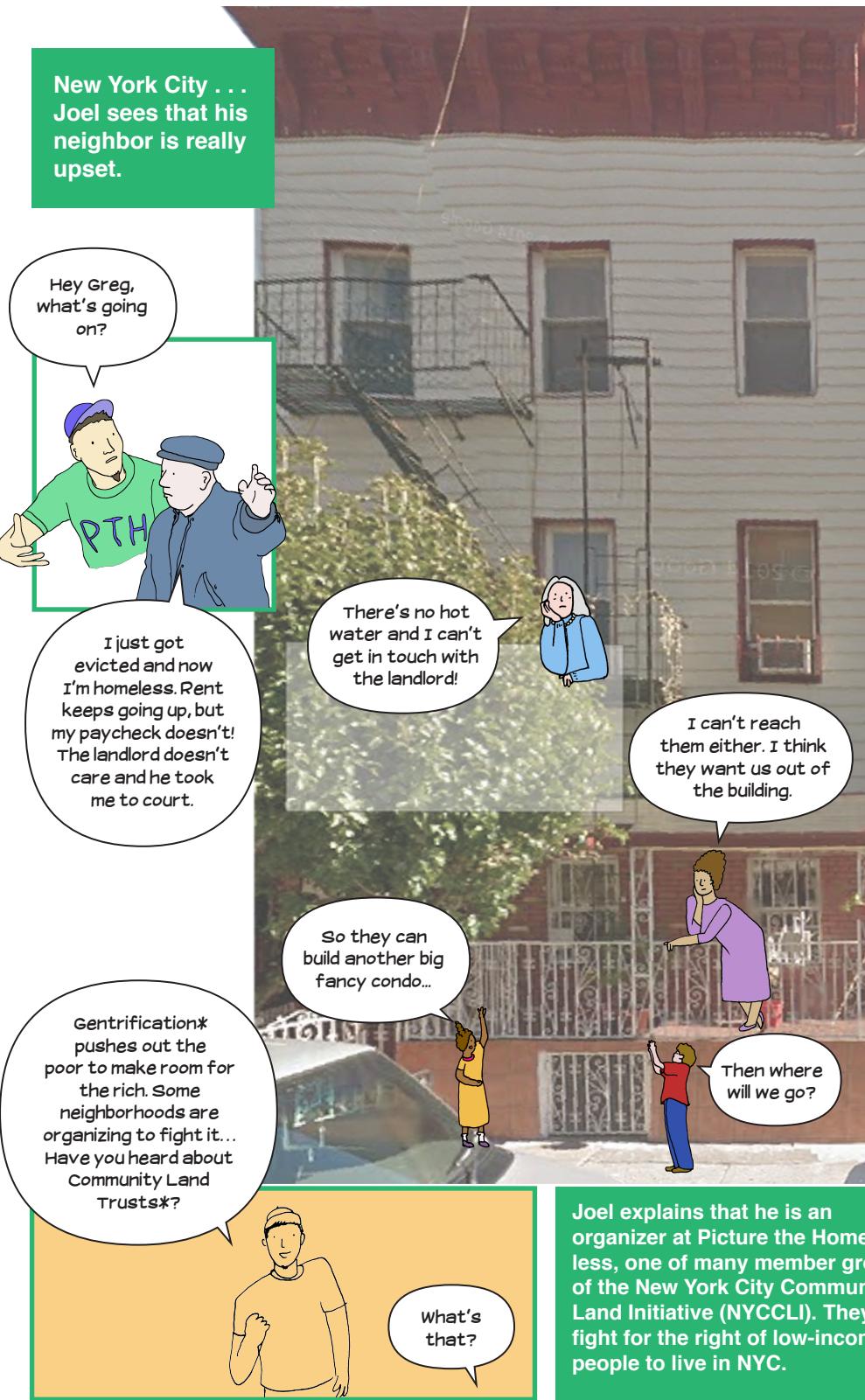
TIL: The Tenant Interim Lease program was a city housing program in which tenants of city-owned buildings could go through an interim period managing the building while they received training and support to prepare them for co-op ownership. The city did major capital improvements to the building before the tenants bought their building (for the price of \$250 per apartment) and became an HDFC. In 2004, TIL was replaced by ANCP.

Fighting to Save Our Communities

How Community Land Trusts can help us take control of our buildings, neighborhoods, and futures

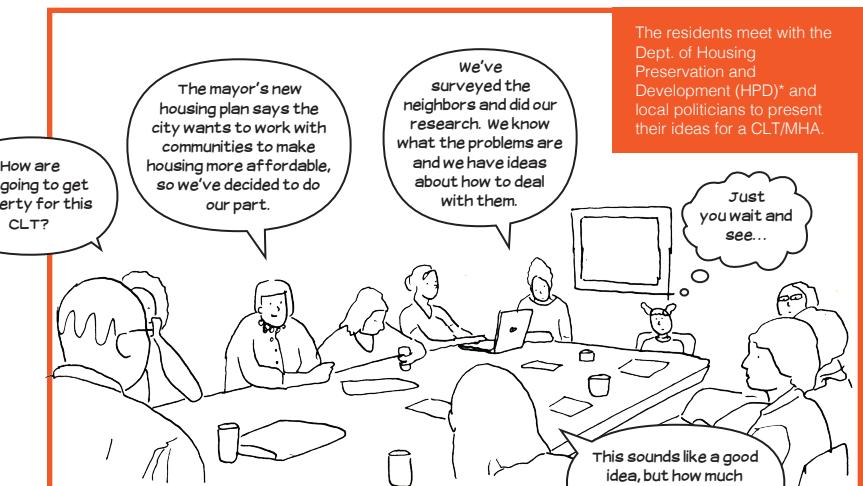
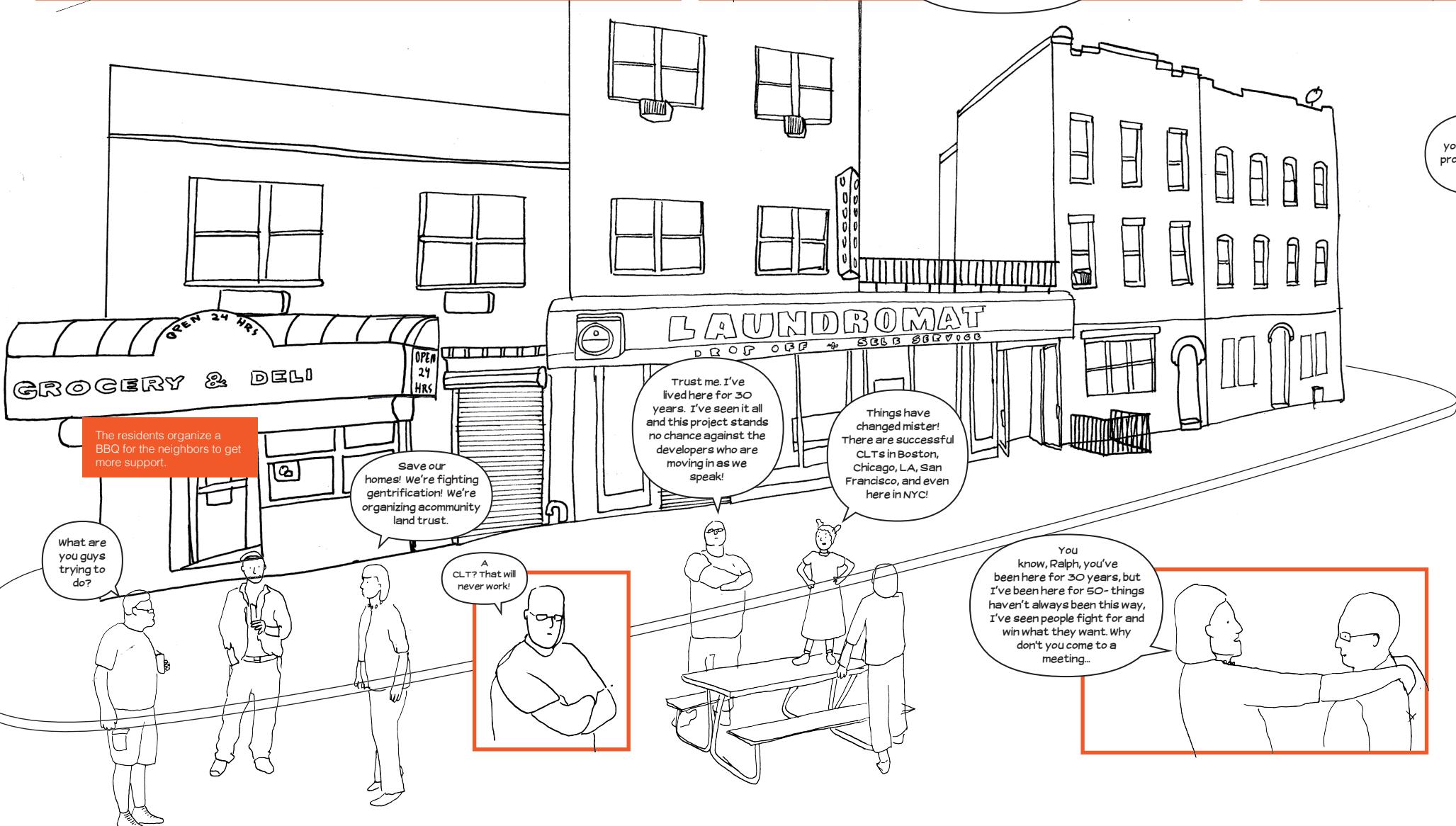


1. Identifying the Problem



3. Learning More and Making a Plan

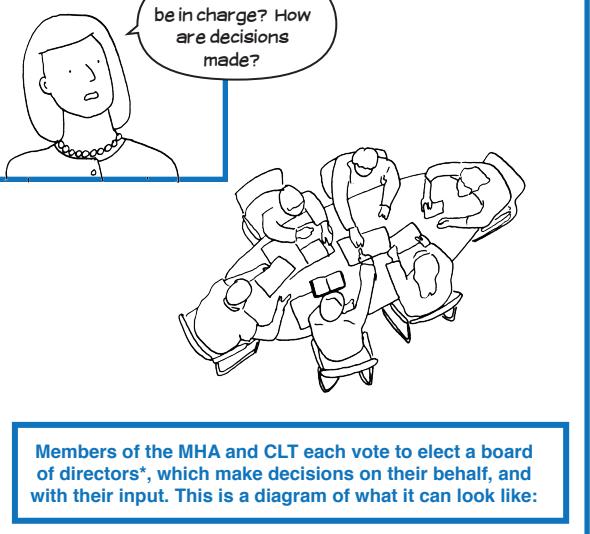
The residents decide to use a survey to find out about their neighbors' housing concerns. They also invite their neighbors to the next organizational meeting.



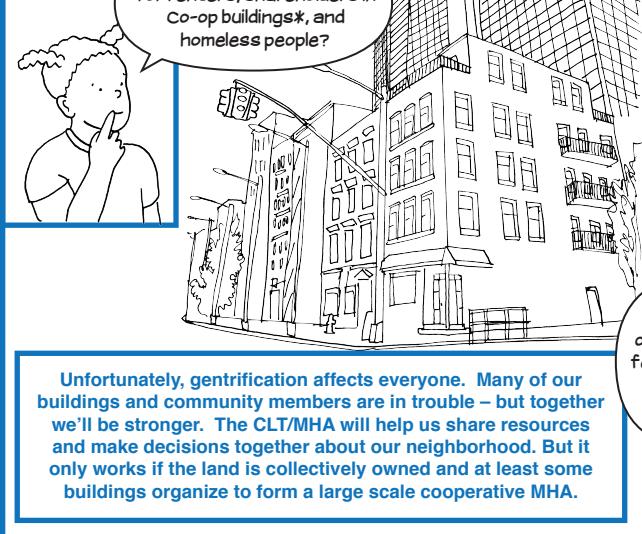
CLTs involve more than just the people who live on CLT land, and include more than just housing. Gentrification affects everyone. If we, as local residents, can control and make decisions about land and housing in our community, we can keep our homes. Come to the next meeting so we can figure out how to make it work.

4. Key Questions and Next Steps

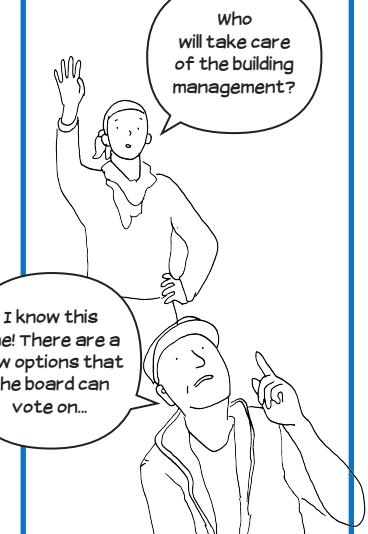
At the next residents' meeting...



Members of the MHA and CLT each vote to elect a board of directors*, which make decisions on their behalf, and with their input. This is a diagram of what it can look like:



Unfortunately, gentrification affects everyone. Many of our buildings and community members are in trouble – but together we'll be stronger. The CLT/MHA will help us share resources and make decisions together about our neighborhood. But it only works if the land is collectively owned and at least some buildings organize to form a large scale cooperative MHA.



NYCCLI can also put you in touch with a legal organization that can help you with this.



The CLT board is responsible for making sure that the housing remains affordable for its members over the long term. The buildings on a CLT have a non-profit model that involves financial help from the city, rent from commercial and higher income tenants, smart management, and ongoing protection and support from the CLT.

