

Governing Board Structure

Traditional CLT – Tripartite Model

- Includes three roughly equal parts:
 1. Residents (Leaseholder Representatives)
 - People who live in CLT homes (homeowners or tenants on CLT land)
 - Directly impacted by CLT policies and decisions
 2. Community Representatives
 - People from the broader community (neighbors, local leaders, stakeholders)
 - May include people who don't live in CLT housing but care about the mission
 3. Individuals with technical expertise or institutional roles
 - Housing professionals
 - Nonprofit leaders
 - Lenders, attorneys, developers

Community Housing Development Organization (CHDO)

- Minimum 33% representation from the low-income community which can be met in one of 3 ways:
 1. Low-income residents
 - People who are themselves low-income (80% AMI or lower)
 2. Residents of low-income neighborhoods
 - Even if not personally low-income, they live in qualifying areas
 3. Elected representatives of low-income residents
 - Leaders chosen by low-income community groups
 - Examples: tenant association leaders, neighborhood rep
- Remaining 67% of board membership is representative of typical nonprofit board structure

Traditional Nonprofit

- Traditional nonprofit boards are generally representative of key skills including finance, legal, operations, and fundraising.
- Board members are recruited from the general public, often leveraging social networks for existing board members or staff leadership.
- Individuals with lived experience relevant to a nonprofit's mission are increasingly part of board composition.