

MODEL COMPARISON

Understanding the Innovation



| | Business Improvement District | Community Land Trust | Community Development Corporation | Private Developer | Neighborhood Trust |
|-----------------------|--|--|--|---|--|
| Main Activity | Stimulates the economy of a commercial area through business development | Ensures availability of affordable housing for a community and encourages home ownership | Revitalizes an underserved area through expansion of affordable housing and other services | For-profit private entity that develops properties for speculative purposes | Collective ownership of assets for neighborhood benefit. Protects local control and ownership, as well as affordability intergenerationally. |
| Legal Form | 501(c)(6) nonprofit | 501(c)(3) nonprofit | 501(c)(3) nonprofit | LLC (typically) or S-corporation | Perpetual Purpose Trust, Nonprofit Hybrid |
| Community Involvement | None | Participation from community & renters | Community engagement | None, not location based | Neighborhood controlled governance |
| Funding | Fees & assessments | Donations & debt | Donations and debt | Private Capital | PRIs, grants, donations, traditional debt |
| Purpose | Corridor Improvements | Housing | Charitable purpose defined by state | Profit maximization | Purpose defined by and for community |
| Timeframe | N/A | Perpetuity | Private sale or exit housing to lower income | 7-10 fund horizon | Perpetuity |
| Asset Types | Typically does not hold assets | Land & residential | All types with charitable utility | All types | All types, as desired by neighborhood |