

Counting Limited-Equity Co-ops, Research Update, UHAB, February 2016

[The National Association of Housing Cooperatives \(NAHC\)](#) and the co-op community have long cited 425,000 units as the size of the limited-equity cooperative housing stock. The 425,000 figure, calculated by former NAHC President Roger Willcox, UConn professor Jerry Sazama, and other researchers during the 1990's, was meant to serve as an estimate of the historical production of limited-equity co-ops, with the caveat that many of those units may have since gone market rate. [The Urban Homesteading Assistance Board's \(UHAB\)](#) current research effort has been using the 425,000 unit figure as a benchmark to which we can compare the co-op data we have been collecting. Thus far we have accounted for just under 300,000 units of the 425,000 estimated to have been produced, 160,000 of which are still limited-equity. In the document below, we further explain and visualize our findings.

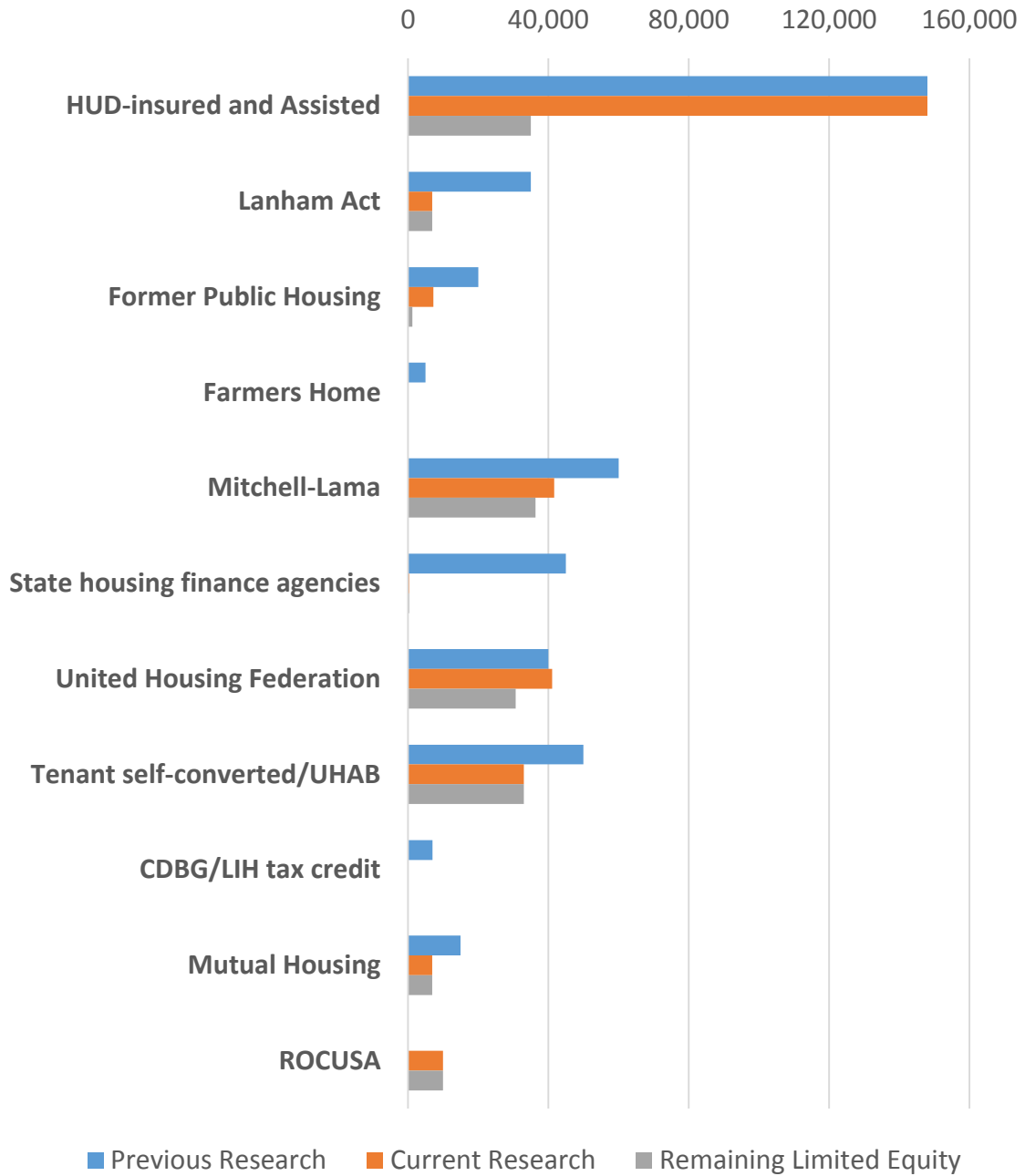
This previous research has been very useful as a guide for our current work in more precisely counting the number of housing co-ops that remain limited-equity today. What we have found is that the difference between the limited-equity co-op units accounted for in previous research and the units found in our current research is attributed to three factors.

- 1) The previous research may have overestimated the number of limited equity co-ops that were actually produced.
- 2) We recognize that there is some overlap between categories used for the research. For example, some Mitchel-Lama co-ops were originally United Housing Foundation projects and therefore were counted twice.
- 3) There remain co-ops yet to be identified by our research.

In the fourth column of the table below, our count of current limited-equity co-ops for the year 2016 excludes the co-ops that have gone market rate or restructured to another disposition since their original incorporation. Of particular note are the naturally occurring affordable housing (NOAH) co-ops that have lost their limited-equity status but remain affordable and could be brought back into the limited-equity community.

In sharing this table we ask those who know the history of cooperative housing to contact us in regard to information we may have misrepresented. We would like to thank all those who have contributed to this effort, in particular: Greg Carlson (NAHC), Douglas Kleine (Professional Association Services), Melora Hiller (National CLT Network), Robert Burns (City First Homes), and countless others. For more information about the research, as well as the national map of housing co-ops, please visit: www.uhab.org/coopresearch Please help us refine this information and remember, it is a work in progress! Feel free to contact the project associate for the research with any comments or questions: roesch@uhab.org This research was made possible by the generous support of the Ford Foundation.

Units of Limited Equity Housing Cooperatives Produced and Remaining



Data contributed by:

Northern California Land Trust, California Center for Cooperative Development, San Francisco Community Land Trust, Bay Area Community Land Trust, Chicago Community Loan Fund, New Community Vision, Coalition for Nonprofit Housing and Community Development, NYC's Department of Housing Preservation and Development, Urban Homesteading Assistance Board, US Department of Housing and Urban Development, Midwest Association of Housing Cooperatives, National Association of Housing Cooperatives, NYU Furman Center, Northcountry Cooperative Development Fund, NASCO, Association of Resident Controlled Housing, Faith Asset Management, Champlain Housing Trust, Co-Opportunity, City of Cambridge, Philadelphia Area Cooperative Alliance, Potomac Association of Housing Cooperatives, Drew University, University of Wisconsin, United Housing Foundation, Coordinating Council of Cooperatives, ROCUSA, The Federation of New York Housing Cooperatives and Condos.

Limited Equity Housing Co-op Program	Previous Research	Current Research	Limited Equity Co-op Units Remaining Year 2016
HUD-Insured and assisted	148,000	148,000	35,000 (35,000 additional remain as NOAH*)
Lanham Act	35,000	7,000	7,000
Former public housing	20,000	7,200	1,200
Farmers home	5,000	75	75
Mitchell-Lama (NY)	60,000	41,699*	36,295
State housing finance agencies	45,000	334	334
United Housing Foundation (NY)	40,000	41,118*	30,651
Tenant self-converted/UHAB	50,000	33,000	33,000
CDBG/LIH tax-credit	7,000	40	40
Mutual Housing	15,000	7,000	7,000
ROCUSA	Did not exist	10,000	10,000
TOTAL	425,000	295,182	155,071
		*Co-op city counted for UHF, not Mitchell Lama	*NOAH (Naturally Occurring Affordable Housing)