Glossary style:

2.1 Qualification for Membership To be a member, you must be an adult, sign an Occupancy Agreement, pass the co-op's checks (like credit and background), meet with the membership committee, and be approved by the Board.

Section 2.1 – Qualification for Membership

Original Text

2.1 Qualification for Membership. *The membership of the Corporation shall be of one class and shall consist of each person of legal age who is a party to an "Occupancy Agreement" with the Corporation. An applicant must pass the general qualifications for membership, written application, criminal background and credit check, membership committee interview, and receive Board approval to become a Member of the Corporation.*

Proposed Rewrite

2.1 Qualification for Membership. The membership of the Corporation shall consist of a single class of Members. A Membership shall be associated with a dwelling unit and shall carry only one (1) Eligible Vote, regardless of the number of persons approved as Members under that Membership.

Each person of legal age who is a party to an Occupancy Agreement with the Corporation and who has been approved for Membership in accordance with this Section 2.1 shall be considered a Member of the Corporation. Multiple persons may jointly hold Membership associated with a single dwelling unit; however, no dwelling unit or Membership shall be entitled to more than one (1) Eligible Vote.

To be admitted as a Member, an applicant shall:
(a) submit a written application on the form prescribed by the Corporation;
(b) satisfy the general qualifications for Membership established by the Board of Directors;
(c) consent to such credit and criminal background checks as may be permitted by, and conducted in accordance with, applicable law;
(d) applicants may be required to participate in orientation, onboarding, informational meetings, or other membership introduction procedures established by the Corporation.

(e) receive final approval for Membership from the Board of Directors.

All Membership criteria and procedures shall be applied in a fair and non-discriminatory manner, consistent with applicable fair housing, civil rights, and consumer protection laws.

Why the Change

- **Clarifies the "one class" idea.** "Shall be of one class" became "shall consist of a single class of Members" — same concept, clearer.
- **Spells out that you need both contract and approval.** The original sounded like any legal-age party to an Occupancy Agreement was automatically a Member. The rewrite makes clear you must both be a party to an Occupancy Agreement AND be approved for membership under this section.
- **Cleans up the application process.** Turned the long sentence into a clear checklist: application → general qualifications → background/credit (if legal) → interview → Board approval. Same steps, easier to follow.
- **Adds a legal safety net — non-discrimination.** Explicitly says membership criteria must follow fair housing, civil rights, and consumer protection laws. This protects the co-op (and Board members personally) if anyone ever challenges how applications are handled.
- **Gives the Board room to modernize later.** "General qualifications established by the Board of Directors" means the actual checklist can be fine-tuned in a separate policy, while the bylaws hold the framework — no bylaw amendment needed every time.

New Section 2.1.1 — Authorized Occupants

2.1.1 Authorized Occupants. A Member may request approval for an additional person to reside in the dwelling unit as an Authorized Occupant without granting such person Membership status in the Corporation. An Authorized Occupant shall not be considered a Member and shall have no voting rights, no succession rights, no ownership or equity interest in the Corporation, no Membership interest in the dwelling unit, and no authority to participate in Corporation governance solely by reason of occupancy.

Any proposed Authorized Occupant may be required to complete a separate occupancy application and consent to such criminal background screening or other lawful occupancy review procedures as the Board of Directors may reasonably require for purposes of community safety, occupancy compliance, and lawful operation of the Corporation. Credit qualification requirements applicable to Membership shall not apply to Authorized Occupants unless such person is also applying separately for Membership.

An Authorized Occupant may reside in the dwelling unit only so long as at least one approved Member associated with that dwelling unit remains in lawful occupancy of the dwelling unit as such Member's principal place of residence, unless otherwise required by applicable law or expressly approved by the Board of Directors. Approval as an Authorized Occupant shall not create any independent right of continued occupancy upon the death, departure, disqualification, or termination of the Member..

Why the Addition

1. Creates a clear distinction between Membership and occupancy. The prior documents blurred the line between a person approved as a Member and a person merely permitted to reside in the dwelling unit. This created ambiguity regarding voting rights, succession rights, occupancy rights, and continued residency after the death or departure of a Member.

2. Establishes a formal Authorized Occupant category. The new Section 2.1.1 creates a separate status for non-member residents, including caregivers, family members, companions, or other long-term occupants who may lawfully reside in the dwelling unit without becoming Members of the Corporation.

3. Protects against unintended Membership claims. Approval as an Authorized Occupant does not create Membership rights, voting rights, ownership interests, equity interests, or automatic succession rights. This clarification helps prevent future disputes regarding who controls or retains a Membership upon the death, departure, or disqualification of a Member.

4. Allows lawful occupancy screening without creating Membership. The new section authorizes the Corporation to require a separate occupancy application and criminal background screening for Authorized Occupants, while recognizing that non-member occupants are not financially responsible for Membership obligations and therefore should not be subject to Membership credit qualification standards.

5. Modernizes the documents to reflect real-world living arrangements. The prior documents did not adequately address long-term non-member residents such as caregivers, adult children, companions, or medically necessary live-in occupants. The new section creates a clearer and more legally defensible framework for modern occupancy situations while preserving the distinction between residency and Membership.