2018 PROGRESS REPORT
The Voices of NAHC
Thank You, NAHC Members! — A Message from the Elected President, Fred Gibbs

Thank you for your membership – and for selecting me as NAHC’s 2018 – 2019 President. I am confident that along with the Board, we will continue to be your voice on issues that matter most to you as an NAHC member and as someone who is committed to the cooperative movement.

For 60 years, the NAHC has been a voice for the housing cooperative movement in the United States. I cannot think of a more important and timely theme for this report than “The Voices of NAHC.” The strength of this organization is its ability to represent, collaborate with and learn from individual and collective voices. I look forward to building upon the strong foundation created by my predecessor and current Board Chair, Gregory J. Carlson.

But before I outline some initiatives for 2019, I want to highlight some of the accomplishments we achieved with NAHC’s voice in 2018:

Promoting the Development and Preservation of Housing Cooperatives.

Under the leadership of Chair Hugh Jeffers, NAHC’s Development and Preservation Committee increased its level of activity throughout 2018. For example, the Committee worked with several cooperatives on financing issues and provided guidance to developers interested in creating new cooperatives. NAHC compiled that guidance into the “Developers Toolbox,” which provides comprehensive information on developing housing cooperatives: from development financing to rehabilitation, managing legal issues and green building and much more. NAHC believes that housing cooperatives provide the best and most economical form of home ownership by meeting the needs of a variety of populations. And this new “Toolbox” is a resource for creating new cooperatives, which ultimately increases NAHC’s capacity to serve its members.

Strengthening Our Voice Internationally

Through our growing relationship with the Canadian Housing Federation (CHF), we are able to see – first-hand – a view of another cooperative model. NAHC enjoys a reciprocal relationship with CHF and we were honored to attend its 50th anniversary celebration in 2018. Even more importantly, CHF is working on a national initiative which would result in making housing a basic human right. While the two housing models are very different, that initiative will inform how we address, educate and work with U.S. policymakers.

We continued to be involved in the International Cooperative Alliance which positions us on the world stage of cooperatives and allows NAHC to access best practices from throughout the world that can and do help us closer to home. This worldview informs our advocacy work in Washington, DC and in state capitals throughout the country.

Looking forward, we will build on these accomplishments as we pursue these priorities:

Enhance Revenue

Greg has initiated a new task force that will examine strategies to tap and create new income centers for NAHC. We know that our growth as an organization depends on our membership and on other funding sources. The 18 committees we have will contribute to this organization-wide effort as will our reciprocal membership with the National Association of Student Cooperatives (NASCO) which helps develop the next generation of cooperative housing leaders.

Listen to Member Voices

We have made a concerted effort to engage members and allow a forum for feedback. Through surveys and e-blasts, we know that members want more training opportunities at our annual conference so researching options will be a priority.

Expand our Network

We will continue to grow our strategic partnership network, to include cooperatives from different sectors. Initially, we will focus on those sectors where we have natural “alliances” such as utility and food cooperatives along with credit unions. And with a treasure trove of information related to the history of housing cooperatives in the U.S., we are reviewing options to monetize that information. Our thanks to Randy Pentiuk and his firm for digitizing 200 boxes of information and creating the (online) Roger Wilcox Memorial Library.

Whether you are an individual or organizational member of NAHC, we look forward to your ongoing involvement as we continue to raise our collective – and cooperative voice -- for cooperative housing.

In Cooperation,
Fred Gibbs
Gregory J. Carlson
President
Chair, Board of Directors

The Voices of NAHC

Our members – individual and organizational – give voice to NAHC and promote the value of cooperative housing locally, regionally, nationally and internationally. The following are just a few of the voices that make NAHC the leading association for housing cooperatives in the United States. Thank you for sharing your cooperative voice and amplifying ours.
Nearly 25 years ago, Hugh Jeffers attended his first NAHC Conference. Today, he chairs the Development and Preservation Committee, which, until recently, was focused more on preservation than development. His goal: educate developers across the country about how to finance new cooperative development to help broaden their focus and help them realize the benefits of cooperative housing. For the last five years, Hugh focuses on financing cooperatives/cooperative housing as a member of Centennial Mortgage's Multifamily Finance Team.

“When I talk with developers, having NAHC’s voice is a big plus because it’s a national association with expertise in developing and preserving housing cooperatives,” said Hugh.

“Cooperatives have been important to me for a long time,” said Hugh. “My brother and grandmother live in a senior housing cooperative and the lifestyle has been a part of my family history,” he said. “I am thankful to have the privilege of being involved in NAHC - and through my involvement, advance the concept and benefits of cooperative housing.”
About NAHC

NAHC, a non-profit 501(c)(3) organization of housing cooperatives and associations in the United States, promotes the benefits of cooperative housing communities. Members include individuals, regional cooperative housing and other organizations and professionals living in or involved in cooperative housing. Incorporated in 1960, today NAHC works on behalf of the nearly two million families who enjoy the benefits of living in cooperative housing communities.

Goals

At NAHC, we:

• Promote the development of housing cooperatives through research, education, and training
• Share best practices for owner-occupants and developers that will generate long-term benefits
• Create programs and services to benefit and strengthen the capacity of members to serve and advocate for their cooperative communities
• Foster the development of complimentary activities among housing cooperative owner-occupants

Leadership

The Board of Directors develops and implements NAHC’s strategic plan and governs all facets of the organization. Members serve three-year terms; one-third of the Board is up for re-election every three years at the NAHC Annual Conference. (*denotes elected at 2018 Annual Conference.)

Officers:

• Chairman: Gregory J. Carlson (Forest Hills, NY)
• President: Fred Gibbs (Kansas City, MO)
• Vice President: Randall Pentik (Wyandotte, MI)
• Secretary: Karen Harvey (Brownstown, MI)
• Assistant Secretary: Hope Turner (Trenton, MI)
• Treasurer: Ralph J. Marcus (Farmington Hills, MI)
• Assistant Treasurer: Richard Berendson (St. Charles, IL)

Board of Directors

• Carlos Aznar (Antioch, CA)
• Tony Beck* (Taylor, MI)
• Linda Brookway* (Lansing, MI)
• Norma Coignet Brown (San Francisco, CA)
• Donna Marie Curvin (Newark, NJ)
• Aletha G. Davis (Chicago, IL)
• Leon Y. Geoxavier (New York, NY)
• Anne Hill (Washington, DC)
• Blaine Honeycutt (Taylor, MI)
• Hugh Jeffers (Oakmont, PA)
• Robert Kirkpatrick (Indianapolis, IN)
• Barbara Loutman* (Hyde Park, MA)
• Seretha Morton (Baltimore, MD)
• Alfred Reynolds* (Oakland, CA)
• Mary Ann Rothman (New York, NY)
• Mary Ann Ruff (Detroit, MI)
• Kathy Sincacri (Milford, MI)
• Stephen Somuah, Sr.* (Chicago, IL)
• Ruthie L. Wilder (Baltimore, MD)
• Kimalee Williams (East Hartford, CT)

Staff

• Mik Bauer, Executive Director
• Paul Doggett, Membership Manager, RCM Certification Coordinator, Conference Registration
• Julie Elfand, CMP, Director of Meetings and Expositions
• Cat Wilson, Communications and Website Content Manager

Member Associations

• CSI Support & Development (CSI)
• California Association of Housing Cooperatives (CAHC)
• Cooperative Housing Association of New England (CHANE)
• Council of New York Cooperatives and Condominiums (CNYC)
• Federation of New York Housing Cooperatives & Condominiums (FNYHC)
• Midwest Association of Housing Cooperatives (MAHC)
• New Jersey Federation of Housing Cooperatives (NJFHC)
• Potomac Association of Housing Cooperatives (PAHC)

Partners

• Chicago Rehab Network, Chicago, IL
• Consumer Federation of America (CFA)
• Cooperative Development Foundation
• Community Associations Institute (CAI)
• Co-operative Housing Federation of Canada (CHFC)
• Cooperative Housing International (CHI)
• Homeowners Association Management Company (Scottdale)
• Mutual Housing California (Sacramento)
• National Cooperative Bank (NCB)
• National Cooperative Business Association (NCBA CLUSA)
• North American Students of Cooperation (NASCO)
• ROC USA
• Urban Homesteading Assistance Board (UHAB)
Because most property management companies are not exclusive to cooperatives, building a lasting relationship with a steady voice instead of just processing a transaction – is important.”

Carlos Aznar

Carlos is the Senior Regional Manager at The John Stewart Company, the largest property management company for affordable housing in California and the fifth largest in the country. In 2012, he added a cooperative housing community to his portfolio. One of his goals as Chair of the RCM Committee is to identify state-specific regulations and then customize the RCM program to meet the needs of members in those states. Additionally, he and the Committee will explore strategies to expand the RCM’s educational offering and potentially look at those new programs as sources of new revenue.

“Management companies play an important role because we support all of a cooperative’s members,” said Carlos. “We need to promote this relationship as a strategic partnership designed to help cooperatives be successful,” he said. “Because most property management companies are not exclusive to cooperatives, building a lasting relationship with a steady voice instead of just processing a transaction – is important.”
Celebrating Cooperative Housing Leaders

Through annual awards, the NAHC Board of Directors recognizes the accomplishments of volunteer leaders who promote and strengthen the cooperative housing movement. Congratulations to these individuals and organization for dedicated service to the cooperative housing movement in 2018:

- **NAHC Education Endowment Award**, to Sharon Thigpen, University Court Cooperative, Newark, NJ.
- **Cooperative Star Award**, to Mayfield Green Cooperative, Indianapolis, IN.
- **Cooperative Distinguished Service Award**, to Patricia Byrd, Arrowwood Hills Cooperative (Ann Arbor, MI).
- **RCM of the Year Award**, to Nicole Redding, London Towne Houses Cooperative (Chicago, IL).
- **Author of the Year Award**, to Herb Fisher (St. Petersburg, FL); accepted by Doug Kleine.
- **Roger Wilcox President's Award**, to Richard Berendson, Cumberland Green Cooperative, and president of the Midwest Association of Housing Cooperatives (St. Charles, IL).

Annual Conference Recap

Nearly 400 NAHC members met in Phoenix, Arizona for NAHC’s 58th Annual Convention: three days of learning, networking and social events. Keynote Speaker Paul Hazen, executive director, U.S. Overseas Cooperative Development Council, highlighted how cooperatives – working together – strengthen their organizations, build sustainable communities and deliver value to members. The Convention program provided sessions on topics ranging from governance, lending and finance to operations, housing trends and marketing the future of cooperatives. View 2018 Convention presentations.

We look forward to seeing you in Miami, October 16 – 19, 2019 for NAHC’s 59th Annual Conference.
Cooperative housing is “riding a wave,” and we need to sustain it, by inviting new voices – including Millennials, into the movement. Cooperatives are about maintaining sustainable communities.”

Paul Hazen

Paul has dedicated his career to the cooperative movement and currently wears many “hats,” including Chair of the Limited Equity Housing Cooperative Task Force in Washington, DC.

“When the Mayor appointed me to this Task Force, the first calls I made were to NAHC leaders because NAHC is the best place to go for cooperative housing expertise and resources,” said Paul. And Paul noted that NAHC’s presence on the International Cooperative Alliance Board is important because before that, there hadn’t been a voice for U.S. cooperative housing.”

“Cooperative housing is ‘riding a wave,’” says Paul, “and we need to sustain it, by inviting new voices – including Millennials, into the movement. Cooperatives are about maintaining sustainable communities.”
Membership Benefits

As the national voice for housing cooperatives in the U.S., NAHC helps individual and organizational members manage, develop and advocate for cooperatives through several benefits, including:

Education and Training

- NAHC Annual Conference, the educational and networking event for cooperative housing, offers three days of workshops, networking and social events for first-time as well as returning attendees. Read about the 2018 Conference.
- RCM certification training program helps member managers learn and strengthen their skills, helping them work even more effectively with their board and cooperative communities.
- Customized training workshops such as “Roles, Risks & Rewards” (available for additional fee) provide cooperative Boards of Directors an overview of cooperatives and their roles and responsibilities.
- COOPSERVATIONS, a new blog featuring CHQ article highlights.

Advocacy and Technical Assistance

- NAHC’s government relations staff is a recognized and consistent voice for housing cooperatives in Washington, DC and in statehouses across the country.
- Annual Conference Education Grant: provides airfare, lodging and registration for one NAHC member to attend the annual Conference.
- Cooperative Housing Quarterly provides comprehensive information on issues impacting cooperatives and Cooperative Housing Journal (CHJ; an annual publication of best practices in cooperative housing) offers technical assistance on issues related to cooperative housing communities, operations and other issues (available via phone or email; in-depth consultations are available; contact Paul Doggett).
- Cooperative Membership Sales Program allows members to post their cooperative listings for sale on the NAHC website.

Savings For You and Your Home

- Discounts on major appliances from GE/Hotpoint. Contact GE’s Jason Lathery at 1-800-782-8031

Registered Cooperative Manager Certificate Program

This NAHC program enhances the knowledge of cooperative housing managers and aligns the profession with best practices and superior professional standards. Managers who complete the coursework and the exam successfully, receive the RCM designation (and certificate), which demonstrates that they meet (or exceed) RCM standards of excellence, understanding, and achievement in cooperative housing management. The RCM Program is open to all cooperative housing property managers; board members may participate in the Program but will not earn a Certificate.

Exams occur twice a year: in the Spring and at the Annual Conference (in the Fall). Current RCM managers may re-certify via the RCM re-certification webinar.

Congratulations to these NAHC members who earned the Registered Cooperative Manager certificate:

- Arlene Barros, Warren Gardens Housing Cooperative (Canton, MA);
- Latisha Billy, Kirkpatrick Management Company (Clinton Township, MI);
- Angela Branch, High Park Terrace (Newark, NJ);
- Audrey Dickerson, St. Joseph Community Inc. (Roxbury, MA);
- Gurdip Kaur, Southgate Town & Terrace Homes, Inc. (Sacramento, CA);
- Annie Mefi, Homewood Terrace (Auburn, WA);
- Jennifer Mitchell, Trinity Management, LLC (Boston, MA);
- Brianna E. Pinzon, Greenbriar Townhouses, Inc. (Albuquerque, NM);
- Sheiry Smith, Warren Gardens Housing Cooperative (Roxbury, MA) and Carolyn Williams, Blackstone Cooperative Manor (Detroit, MI).

Congratulations to these NAHC members who earned their RCM re-certification:

- Kevin Barr, Northridge Cooperative Homes (San Francisco, CA);
- Mary Howell, Legacy, LLC (Milford, MI);
- Brian Ross, Park Forest Cooperative Birch Street Townhomes (Park Forest, IL) and Euricka Young, Park Forest Cooperative III, Area J. (Park Forest, IL).
Through our engagement with specific countries and our board position with Cooperative Housing International, NAHC is developing a global reputation as a ‘go to’ place for information on housing cooperatives.

Linda has been NAHC’s international voice for several years – whether that’s presenting at conferences in Canada or Ukraine and assisting cooperatives in Poland and Chile. “Through our engagement with specific countries and our board position with Cooperative Housing International, NAHC is developing a reputation as a ‘go to’ place for information on housing cooperatives,” she said. Through Linda’s work as a delegate, NAHC is the voice of U.S. housing cooperatives internationally, where she shares information on the success of U.S. models and learns about best practices from other countries.
Judy has been the eyes, ears and voice of NAHC in Washington, DC for more than 25 years. Put another way, she’s been laying the groundwork for legislation protecting and benefiting housing cooperatives throughout her career. As a member of the Donut Group, a multi-family housing organization, Judy is the voice for housing cooperatives. This group, led by the Multifamily Housing Coalition, is a “who’s who” of affordable housing organizations.

Judy’s successful approach includes building relationships and being a consistent and expert resource. While 2018 was a particularly partisan year in Washington, Rep. Nadler’s (D-NY) Disaster Relief legislation passed as part of a Federal Aviation Administration reauthorization and will provide assistance to individuals and organizations impacted by Hurricane Sandy.

With the strong foundation that Judy has built with housing policymakers and players, she is hopeful that housing cooperatives will have a voice in upcoming housing legislation.