Thanks to the National Cooperative Bank NCB for making this site redesign possible.

Annual Conference October 9-12 in San Francisco

KEY NOTE SPEAKER ANNOUNCED: Carol Galante (left), Deputy Assistant Secretary for Multifamily Programs, U.S. Department of Housing and Urban Development, will address HUD Issues applicable to the NAHC membership at the October conference.

Click here to register online today. Visit the Annual Conference Page for complete meeting details and the latest set of Business Session topics.
Legislative and Regulatory Issues

The NAHC Government Relations Committee represents housing cooperatives on issues of mutual concern before Congress and federal agencies. NAHC has scored several victories in the past such as the 80/20 victory. We have had significant impact on the American Homeownership & Economic Opportunity Act and the Bankruptcy Reform Bill.

The Committee monitors issues and keeps NAHC members up-to-date on the latest legislation, regulations, and issues that involve housing cooperatives. Roles and Government Relations Committee include:

- Monitoring and Seeks to Initiate Legislation to Meet the Needs of their cooperatives.
- Educating members regarding ways to conduct their own lobbying efforts.
- Educating members - in collaboration with member associations where possible - regarding opportunities at state and local levels.
- Seeking member support when grass roots lobbying efforts are needed.
- Building coalitions with other organizations for more effective advocacy (NCBA, NAHMA, CAI).
- Interfere with other committees to facilitate their board-approved agendas and
Thanks to the National Cooperative Bank [NCB] for making this site redesign possible.

Annual Conference October 9-12 in San Francisco

**KEY NOTE SPEAKER**

**ANNOUNCED:** Carol Galante (left), Deputy Assistant Secretary for Multifamily Programs, U.S. Department of Housing and Urban Development, will address HUD Issues applicable to the NAHC membership at the October conference.

Click here to sign up for NAHC communications.

Visit the [NAHC Annual Conference page](#) for information on the October 9-12 meeting.
2. **Conference Registration Form**

   Summary

Building Communities In a Changing World 48th Annual Conference Houston, Texas September 17 - 20, 2008. Each year, NAHC’s Annual Conference brings together more than 500 of your peers, colleagues, and industry experts in cooperative housing to discuss issues and learn together how to strengthen the cooperative housing in

3. **2009 NAHC Annual Conference**

   2009 NAHC Annual Meeting NAHC holds its annual conference every fall. The conference features more than 75 workshops on various topics important to housing cooperatives. It is the premier educational and networking opportunity for housing cooperators across the country.

4. **Membership Benefits**

   NAHC Membership Benefits and Services Networking NAHC provides access to a network of housing cooperatives, cooperative housing associations, and professionals. Coops and professionals receive an annual NAHC Directory of Professional Members. Technical Assistance We offer technical assistance to members on the

5. **Cooperative Housing Bulletin**

   View and download recent CHBs August September 2008 issue April June 2008 issue

6. **Resources for Professionals**

   Resources for Professionals NAHC is your source of information on working with housing cooperatives. While NAHC encourages its professional members to also join other associations for their profession, often other groups fail to cover the cooperative aspect to the business.

7. **Glossary of Terms**

   Glossary of Terms Related to Cooperative Housing Alteration Improvement Agreement The alteration agreement describes the terms under which the cooperative gives permission to a
Co-op Search

Our search feature provides contact information on National Association of Housing Cooperatives. Visit our membership page for information on members.

Co-Op Name: 
State: California
City: San Francisco

Martin Luther King/Marcus Garvey
1680 Eddy Street
San Francisco, CA 94115
(415)921-3321

Northridge Cooperative Homes
1 Ardath Court
San Francisco, CA 94124
(415)647-0220
About NAHC

Who We Are

The National Association of Housing Cooperatives is a 501(c)(3) nonprofit national federation of housing cooperatives, mutual housing associations, other resident-owned or controlled housing, professionals, organizations, and individuals interested in promoting the interests of cooperative housing communities. Incorporated in 1969, NAHC is the only housing organization.

NAHC is governed by its members. The membership is represented through directors, which guides the policy of the organization. At the annual meetings, officers are elected and issues are brought before the entire membership.

NAHC's mission include:

- Provide cooperative housing cooperative
- Federations of housing cooperatives organized around a special
- Geographic region
- Cooperatives
- Cooperatives and professionals that provide services to housing cooperatives, such
- Property management firms, nonprofit organizations, financial
- Accountants, government agencies, and consultants
- Individuals that develop housing co-ops
- Cooperative Managers
- And organizations interested in housing co-ops

Resources for Professionals

Buying into a Housing Co-Op

Starting a New Co-Op

Living in a Housing Cooperative

How to Find a Housing Co-Op

What is a Housing Cooperative?

Glossary of Terms

FAQ

Issues and Answers

Links

Co-op Principles and Values

Lessons for Success

Significant Dates in Co-op History

Resident Retention

Benefits to Continuing as a Co-Op

Bed Bug Info
Housing Cooperative comparisons and definitions

- Cooperative comparisons
- What IS a Housing Cooperative?
- Different types of housing cooperatives

Comparison Chart
This comparison chart provides data on housing cooperatives, rental units, single-family ownership, and condominiums.

<table>
<thead>
<tr>
<th></th>
<th>Cooperative</th>
<th>Rental</th>
<th>Single Family</th>
<th>Condominium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The residents are shareholders in a corporation that owns the property.</td>
<td>Tenants own nothing. On expiration of lease, tenants may be forced to vacate.</td>
<td>Owners acquire individual title to their dwellings and yard.</td>
<td>Unit &quot;airspace&quot; owned by individual, plus an undivided share of common elements.</td>
</tr>
<tr>
<td></td>
<td>Owning a share entitles you to occupy a unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Members pay the Co-op for their share of the actual operating cost.</td>
<td>Tenants pay rent specified in lease.</td>
<td>Owner must innke his or her purchases of whatever is</td>
<td>Same as cooperative, except mortgage payments and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Cooperating for Positive Change: The 2009 NAHC Annual Conference

The 49th Annual NAHC Conference will be held at the Hyatt Regency San Francisco from October 9-12, 2009. Visit the San Francisco Convention & Visitors Bureau site to plan for your visit to the area. Registration will open in early April and is available to NAHC members and non-members. RCM (Registered Cooperative Manager) Courses are offered in conjunction with the conference each year.

Conference Business Session topics include:

Members Only!

User ID and Password?!?

User ID: nahc; Password: membersonly

Current and past resources

Let us know the other resources you need
Legislative Updates & Useful Resources

Legislative Weblinks
Our "Links to Resourceful Websites" page in the Resources Section also lists links to many Co-Op and Government agencies.

- April 2009
- May 2009
- June 2009
- July 2009
- August 2009
- September 2009

- Energy Efficiency
- Recovery Act
- HUD/HHS Grants
- NACEDA Funding

September 28, 2009
A New Class of Senior Housing

September 23, 2009
U.S. Housing Market Conditions, 2nd Quarter

September 21, 2009
Funding Opportunities - NACEDA Newsletter
Index of Past Articles. Click to view or download the applicable article.

2005-2006 Issue

"Learning From Each Other." An abundance of literature exists on both informal learning and volunteer work, yet studies on the connection between them are scarce. Insight was provided by the first survey conducted by the New Approaches to Lifelong Learning research network in 1998, which reported a stronger association between community volunteer work time and community-related informal learning than between paid employment time and job-related informal learning. To further explore this relationship, the authors are conducting research in three settings. This article focuses on the research on housing cooperatives.

"The Effect of Cooperative Ownership on Appreciation of Manufactured Housing," A revised version of a paper originally presented at the Meredith Institute, New Hampshire Community Loan Fund, November 2, 2005.

"Management Selection." Selecting a management company is one of the most important tasks a board of directors ever does. The right company will handle all of the day-to-day operations for the cooperative in a friendly, effective, and efficient manner. The wrong one can cause unnecessary pain and suffering. It pays to make the right selection the first time.

2004 Issue

"Remembering Charles and Eva Rappaport," Charles and Eva Rappaport are 2005 inductees into the Cooperative Development Foundation's Cooperative Hall of Fame, a tribute to their exemplary work in the cooperative housing movement. Read about these New York Housing advocates.

"Dog Pinos Housing Cooperative in Davis, California, from 1986-2005: The Long Term Value of Cooperative Homeownership versus Rental," Over the past two decades, the city of Davis provided a range of affordable homes for either income-eligible households or first-time home buyers. The single family homes created by the city's
2009 Annual Conference Presentations

View or download presentation materials from the 2009 San Francisco Annual Conference.

- "Aging in Place: Integrating Supports in Housing Cooperatives," Presented by Candace Baldwin, Senior Policy Advisor, NCB Capital Impact
- "Benefits of Limited Equity Housing Cooperatives" Presented by David Thompson
- "Building Cross-Sector Cooperative Relationships," presented by Jim Jenkins, Director of Communications, National Cooperative Business Association
- "Choosing Management From the RFP to Contract," presented by Ralph Marcus, Secretary, NAHC Board of Directors, Marcus Management, Inc.
- "Community Approaches to Aging - The Village Model," Candace Baldwin, Senior Policy Advisor, NCB Capital Impact
- "Cooperative Principles and What They Mean," presented by Jim Jenkins Director of Communications, National Cooperative Business Association
Board Only Section

NAHC Board Room

Click to view the Board Only materials. Each link opens in a new web page.

- Board Minutes
- Board Dashboard
- Board Meeting Materials
- Board Contact List
- Committees
- Conflict of Interest
- Board Reference Materials
- Quarterly Financial Statements
Free email! Did we catch your attention? There are a number of companies that provide free email service, such as Yahoo!, Email America (online and via email), to name just a few. With an email address and internet access, you have access to family members and coworkers and can call up free computer resources at your library or a public computer at a local community center.

More online tips
Now that you're online, visit some of these helpful sites:

Newspapers
With some newspapers around the country reducing the days that they print, many newspapers have more news and content on their websites than they have in their print editions. Get comfortable with the web by visiting the website of your local newspaper. Click on the headlines and learn to work your way around the site.

Here's some newspaper sites:
Atlanta Journal-Congress: www.ajc.com
Boston Globe: www.boston.com/bostononline
Detroit Free Press: www.freep.com
San Francisco Examiner: www.sfexaminer.com
USA Today: www.usatoday.com
Wall Street Journal: www.wsj.com

NAHC.coop
Our relaunched website offers a Resource Section with a library of housing cooperative information. Our Members Only section has a library of NAHC newsletters, past articles from the Cooperative Housing Journal, conference presentations, and data updates on legislative issues.

The Programs and Services area of the site links you to pages on the Annual Conference, where you may download the complete conference brochure, and pages on both the 361 Training and RCM topics, plus general marketing tips for your cooperative.

Become familiar with our Search feature too, located at the upper right hand corner of the site. Type in the key word on any cooperative housing topic and articles on that topic within the site are listed.

Email us at info@nahc.coop for more tips or password needed to access this part of the website.

Search engines, such as Google
"Google," have you heard that term a lot lately? Google is a company that has a free website tool to search the Internet on any topic you can think of. Open Internet Explorer or whichever browser you are using, and type www.google.com in the address area and push the "enter" button. Next type "computer e-mail tips" in the box in the middle of the screen, then use your mouse to click on the "Google Search" button on the screen. You will see a list of articles on your topic. Use your mouse to click on any of the underlined blue terms; these are links to websites on your topic. Remember, Google, since search engines sites like this are very helpful for finding information on any topic in which you're interested.

Email us at info@nahc.coop with topics that would be helpful in this area.

Part 2 of this series will focus on email tips, adding email addresses to your online address book and using the internet to share photographs with family and friends.
Live demonstration

• Search for terms
• Co-Op Search
• Member Login
Our challenge: Communicating with membership

Do we have your email address?

What else would YOU like to have on the website?
How is the site published?

We use a Ektron, a Content Management System.
Ektron provides easy editing....

Type changes, insert images, similar to word processing!
NAHC and future technology

- Additional NAHC technology growth: Survey Tools; participate in the post conference evaluation. All registrants are eligible to win two free nights lodging at the 2010 Conference in New Orleans!
NAHC Member Services
NAHC announces new member service: Cooperative Healthy Savings Program

The CHS Card provides pharmacy discounts that make getting prescriptions simple and more affordable. Every NAHC member cooperative issued a pharmacy membership card.

Your CHS card will:
• Save you 10% to 60% on prescriptions at participating pharmacies
• Be accepted at more than 60,000 national and regional pharmacy chain stores including CVS, Walgreens, Wal-Mart, Target and many more
• Give you a mail order option for your long-term medications
Roles, Risks & Rewards - The 3Rs for Co-op Boards

The 3Rs Program is a six-hour training seminar that assists board members in developing excellence in governance right at their own cooperative! Who participates? Housing co-op board members, management and anyone interested in co-op governance.

Download and complete the two-part information packet, with the registration sheet and application, to begin the program process. Contact the NAHC office at (202) 737-0797 or email them at info@nahc.org.
The NAHC recognizes the important contribution of site managers and in 1993 created the Registered Cooperative Manager (RCM) designation program. A board of governors supervises the RCM designation with administrative support from NAHC.
Thank You!

Mark Shernicoff, NAHC President
Suzanne Egan, Deputy Executive Director, NAHC
segan@bostrom.com