



The **NEXT** Generation

National Association of Housing Cooperatives
2014 Progress Report



WELCOME



Gregory J. Carlson
President



Ralph J. Marcus
Chair, Board of Directors

Contents

Welcome Letter	1
NAHC Goals & Member Benefits	2
Members & Partners	4
Advocacy	5
Conference Highlights	6
Leadership	8

Dear NAHC Members & Partners:

This *2014 Progress Report* highlights how we're continuing to build the "next generation of NAHC." During the last year, we've reviewed and planned to update our governance processes, expanded our communications and recruiting initiatives to strengthen our organization, and advocated for our members. We're pleased to share some of these accomplishments with you.

Improved Governance

We've formed a task force to update our Bylaws and enhance their transparency to engage more members. One key consideration: give all members voting rights to elect leadership. In addition, we've expanded the responsibilities of the Executive Vice President as well as other officers and committee chairs to help ensure that our collective work is integrated throughout our entire organization.

Expanded Communications and Recruiting

Our re-designed website helps members stay updated on NAHC news from their desktop, tablet or mobile device. A "members only" section allows members to read our quarterly NAHC newsletter, *Cooperative Housing Bulletin*, and provides information on specific member benefits. Soon, members can participate in our RCM Ethics Course from the convenience of their home or office through a new online module. And we've built a better member database so that we can track, interact and serve our members more effectively.

We're also leveraging the power of cooperatives through an even stronger relationship with the National Cooperative Business Association (NCBA). This relationship will provide another platform for increasing awareness of NAHC's brand and recruiting members and stakeholders. To extend our reach, we are working with other cooperative organizations such as the North American Students of Cooperation (NASCO), the National Cooperative Bank (NCB) and the International Cooperative Alliance's 2014 International Summit of Cooperatives. And we're maintaining our relationship with the National Housing Conference. Adding to these

partners, NAHC has formed relationships with the Cooperative Development Foundation, ROC USA and the Consumer Federation of America, where recently NAHC President Greg Carlson was elected to its Board.

Supported Members through Advocacy and Enhanced Benefits

While NAHC has worked with a government relations specialist for several years, we've committed increased resources for this important effort to advance member priorities. Among our legislative initiatives: encouraging the U.S. Housing and Urban Development's Federal Housing Administration to extend reverse mortgages through its Home Equity Conversion Mortgage (HECM) program to cooperative housing owners. We continue to support the Federal Housing Administration's work to expand opportunities for working families and to enhance the Mutual Mortgage Insurance Fund. And through NAHC's partnership with Wells Fargo, we launched a new service for our members: the opportunity to buy hazard and liability insurance.

In 2015, we are building on these successes by updating our Bylaws, developing an integrated marketing plan (which will include outreach to members, elected officials and other stakeholders through social media, email and other communications channels) that we will launch this year. Also, we are reviewing our dues structure, enhancing national share loans, launching a cooperative unit membership share listing site and hosting a cooperative-focused economic and development summit.

This is an exciting time and we invite you to get involved as we build NAHC's Next Generation.

Yours Cooperatively,

Gregory J. Carlson
President

Ralph J. Marcus
Chair, Board of Directors

GOALS & MEMBER BENEFITS

NAHC was incorporated in 1960 as a nonprofit 501(c)(3) organization that represents housing cooperatives and housing associations across the United States. NAHC represents professionals, organizations and individuals interested in promoting the interests of cooperative housing communities. NAHC and its affiliates work on behalf of the 1.5 million families living in cooperative housing in the United States.

Goals

- Promote the development of housing cooperatives through research, education, forums, and other means.
- Encourage best practices in the operation of housing cooperatives that will assure maximum long-term benefits to their owner-occupants and sustain their cooperatives.
- Develop programs and services to benefit, strengthen and improve its member organizations.
- Promote the development of other self-help activities among members of housing cooperatives.

NAHC's mission: support and educate existing and new cooperative housing communities as the best and most economical form of homeownership.

Member Benefits

Education

The NAHC Conference every fall is our premier educational and networking event. The three-day conference offers both beginning and advanced workshops on a wide range of topics. NAHC co-sponsors a Registered Cooperative Manager (RCM) certification training program and offers a customized training workshop, "Risks, Roles & Rewards," on a fee basis to Boards of Directors of cooperatives. This

program is designed to meet the specific needs of each individual cooperative. Highly skilled trainers facilitate these sessions.

Advocacy

Our [government relations](#) program advocates for housing cooperatives with officials on Capitol Hill and in federal agencies. We've accomplished several goals in the past such as the American Homeownership and Economic Opportunity Act and the Bankruptcy Reform Bill. We monitor issues, update and involve our members.

Networking

NAHC provides access to a network of housing cooperatives, cooperative housing associations, and professionals through its website, email communications and networking at its Annual Conference. A full directory of NAHC Professional Members is available on www.nahc.coop.

Information

The [Cooperative Housing Bulletin \(CHB\)](#), our quarterly newsletter, contains articles and news and is archived on www.nahc.coop.

Technical Assistance

We offer members technical assistance by phone, email, and other ways to help them develop and operate housing cooperatives. In-depth consulting services can be arranged for a fee.

Free Pharmacy Discount Cards and The Cooperative Healthy Savings Program

The Cooperative Healthy Savings (CHS) Program is for families living in NAHC member cooperatives. The CHS Program provides pharmacy discounts that make getting prescriptions simple and more affordable. This is a prescription discount plan, not insurance.

WHO'S NEXT



Aquandra Morris

*Fairburn Towne Houses
Atlanta, GA*

Why did you join NAHC?

"I've been an NAHC member since 2007. NAHC provides great experiences. I learn something at each training and bring that knowledge back to our board."

What benefits are important to you?

"What I really love about NAHC are benefits like the pharmacy prescription card. I was unemployed for more than a year and with the card, I received discounts on some medications and that really helped me."

How has NAHC helped your cooperative?

"If our cooperative needs help updating our bylaws (or other issues), we can go to NAHC experts so we don't have to reinvent the wheel. And NAHC knows what's happening on the national level."

Why do you attend the Annual Conference?

"I come to the Conference to learn. If you only come once, there's no way to get to all of the classes."

Consumer Discounts

NAHC is always looking for unique ways to provide discounts for our members. For example, through GE/Hotpoint, members are eligible for discounts on major appliances.

Contact Pam Stipes at GE at 800.782.8031.



GE Appliances

The National Association of National Cooperatives is pleased to announce their 2014 national endorsement of Wells Fargo Insurance as a [preferred insurance broker](#). As a housing cooperative, we want to make sure you and your members are protected. In today's fast-paced environment, you need an insurance broker who understands the challenges your cooperative faces and can quickly respond to issues as they arise. The Wells Fargo Insurance Habitational Risk team understands that your housing cooperative is unique. From property to environmental to D&O coverage, your board of directors will have a dedicated risk management professional who can help you understand the insurance coverage that is right for your cooperative's needs.

To learn more about this benefit, contact J. Megan Davidson at 877.422.3732 or by email Megan.Davidson@wellsfargo.com.



Register your Cooperative with a Unique Domain Name

Members can benefit from a .coop domain because it is available only to cooperative and credit union members. It gives your cooperative a better chance of registering all the memorable, meaningful names you wanted, but could not get under other domains.



Visit www.nic.coop for more information.

Governance

Members support and govern NAHC. Membership is represented through a national board of directors, which guides the policy of the organization. At the annual business meeting, major issues are brought before the entire membership for a supporting vote, if needed. NAHC functions as a cooperative with the Board of Directors setting basic policies. Fifteen board members are elected by the membership and additional members are appointed by certain member associations at a members meeting held in conjunction with the Annual Conference. The elected board appoints officers and an executive committee which meets monthly.

Appointed committees of members serve as functional bodies to execute tasks and make recommendations to the board and/or executive committee.

Join Through a Member Association

NAHC encourages housing cooperatives and professionals to join NAHC through a member association. Many associations also accept mutual housing associations, condos, and other forms or resident-controlled housing. The dues amount for housing cooperatives that join through a member association depends on the size of the member association. Member associations collect dues for their own association and for NAHC. Benefits of joining through a member association are: additional information and training and the opportunity to be involved at a regional level. To join through a member association, please contact the association.

A list of member associations appears on page 4 and on www.nahc.coop.

Become a Member

Membership Dues

Membership categories determine dues. Cooperatives and professionals can join directly; complete the [membership application](#) and mail it with your dues to the NAHC Office (1444 I Street, NW, Suite 700, Washington, DC, 20005). Dues are calculated on a fiscal calendar year.



MEMBERS & PARTNERS

NAHC Members include:

- Cooperative Housing Communities
- Associations of housing cooperatives organized around a special-interest and/or a geographic region
- Organizations and professionals that provide services to housing cooperatives, such as attorneys, property management firms, nonprofit organizations, financial organizations, accountants, government agencies and consultants
- Groups and individuals that develop housing cooperatives
- Registered Cooperative Managers (RCMs)
- Other individuals and organizations interested in housing cooperatives

Member Associations

A member association represents housing cooperatives in a member area. Many associations also accept mutual housing associations, condominiums and other forms of resident-controlled housing. The dues amount for housing cooperatives that join through a member association varies according to the size of the member association; associations collect combined dues for their association and for NAHC. Benefits of joining through a member association are reduced NAHC membership dues, additional information and training, and the opportunity to be involved at a local or regional level. To learn more about joining through a member association, benefits or membership dues, please contact one of the member associations near you:

CAHC
California Association of Housing Cooperatives

CHANE
Cooperative Housing Association of New England

CNYC
Council of New York Cooperatives & Condominiums

CSI
CSI Support & Development Services

FNYHC
Federation of New York Housing Cooperatives & Condominiums

MAHC
Midwest Association of Housing Cooperatives

NJFHC
New Jersey Federation of Housing Cooperatives

PAHC
Potomac Association of Housing Cooperatives

Partner Organizations

Consumer Federation of America

Cooperative Development Foundation

National Cooperative Bank

National Cooperative Business Association

National Housing Conference

North American Students of Cooperation

ROC USA

WHO'S NEXT



Susan Chen

*St. Joseph's Community
Housing Cooperative
Roxbury, MA*

Describe your involvement with NAHC.

"I work for St. Joseph's Community Housing Cooperative and we are an NAHC member. I attended my first Conference in 2014 and I loved the networking with other cooperatives and property managers and the opportunity to get the RCM certification."

How do NAHC's collaborative efforts benefit members like you?

"I think with anything that knowledge is power so if you consistently collaborate with other cooperatives, you're going to grow because needs consistently change. With the training and classes NAHC offers, it helps the project managers and it trickles down to everyone who works in the industry."

How should we get the next generation involved?

"Advertise and promote the NAHC brand in areas where young people are and be active on social media. I didn't know about the industry until I was involved."

NAHC's Government Relations team protects and promotes the interests of NAHC members on the federal, state and local levels. We participate in coalitions with organizations such as: Community Associations Institute, Consumer Federation of America, Credit Unions, Leading Age, Manufactured Housing Association, National Affordable Housing Lenders, National Affordable Housing Management Association, National Association of Home Builders, National Association of Realtors, National Cooperative Bank, National Cooperative Business Association, National Leased Housing Association, National Low Income Housing Coalition and the National Multifamily Housing Council.

NAHC's advocacy highlights and initiatives include:

Advocating for Implementation of Reverse Mortgages or Home Equity Conversion Mortgages (HECMs) for Housing Cooperatives

While legislation mandates reverse mortgages in housing cooperatives, the U.S. Department of Housing and Urban Development has refused to implement the law. When the law is implemented, seniors will be able to use reverse mortgages to pay for expenses such as medical care and if necessary, living expenses. Today, the only homeowners who cannot access reverse mortgages are owners of cooperatives.

Helping Cooperatives with FEMA Disaster Relief

We support legislation, particularly an amendment to the Stafford Act (introduced by Rep. Steve Israel, D-NY), which would allow housing cooperatives and condominiums to be eligible for FEMA Disaster Relief funds.

Promoting VA Loan Guarantees for Housing Cooperatives

A driving force to include housing cooperatives in the U.S. Department of Veterans Affairs (VA) Home Mortgage Loan Guaranty program, NAHC is working to allow veterans to use this VA benefit to buy shares in a housing cooperative.

Advancing the Rights of Cooperatives: Amateur Radio Parity

NAHC is a member of a coalition opposed to legislation to invalidate private land use restrictions and covenants that ban amateur (HAM) radio broadcasting or place restrictions on the installation of radio towers and antennas used in HAM radio broadcasts. NAHC opposes this legislation because it would override the authority of the board of a cooperative to decide policy for its community.

Advocating for Funding

NAHC co-signed letters to the U.S. Department of Housing and Urban Development in support of increased program funding and correcting inequities in the low-income housing sector.

Protecting Cooperatives at the Local Level

NAHC works with Boston, MA housing cooperatives to help defeat legislation that would eliminate the right of a cooperative to screen new members. If passed, this legislation would set a bad precedent for all cooperatives.



Michael Beall

CEO, NCBA USA
Washington, DC

What's the benefit of an organization like NAHC?

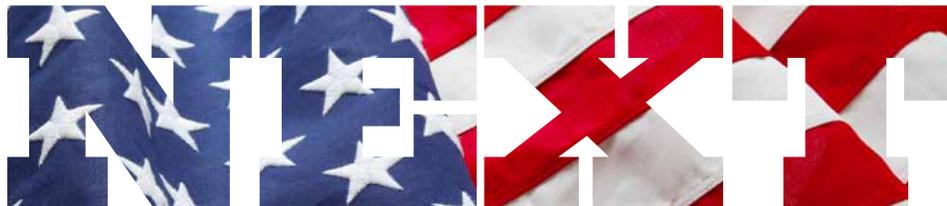
"A membership-driven organization brings people together: to talk and to realize that many problems are shared and solve them. Networking is one of the most important things about attending NAHC's Annual Conference and being an NAHC member."

Why is it important to generate awareness about cooperatives?

"After the Great Recession, consumers were so exhausted from being treated badly, taken advantage of and losing control over the services they receive. Consumers want local control. They want to work with someone around the corner and not a country (or an ocean) away. They want to be proud of the organizations with which they are connected. Cooperatives fill that niche and even if a consumer doesn't know about cooperatives, that consumer sees housing or electric cooperatives or credit unions as nicer versions of their for-profit competitors."

What does NAHC's future look like?

"The future is bright — although it needs to evolve. When board members ask, "how do we get younger people involved?" I may say "retire." Sometimes stepping aside is about finding younger people that can step in and step up to the responsibility. In other words, sometimes you have to step out of the way for someone to step in."



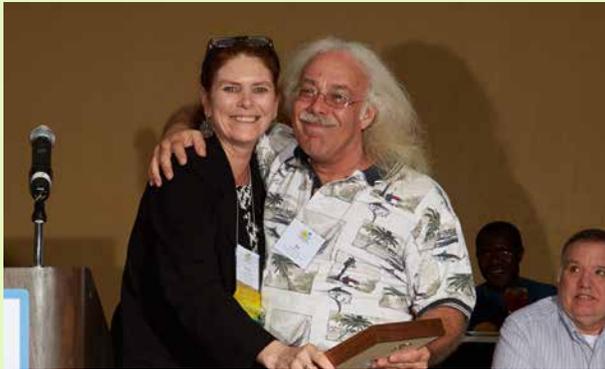
ANNUAL CONFERENCE HIGHLIGHTS

More than 400 members and partners attended NAHC's Annual Conference in St. Thomas. Along with great educational sessions on topics from financials, improving operations and governance to planning, marketing and training/RCM Certification, attendees networked to build the cooperative housing community and their own networks. Finally, NAHC awarded the RCM designation to seven managers and an additional 19 renewed their certification.



Bottom Left: Wildwood Park Towne Houses (Atlanta, GA) attendees take notes during the President's address to NAHC membership.

Bottom Right: Gregory J. Carlson, Ralph J. Marcus and Fred Gibbs (top row, left to right), take a moment from networking to congratulate recently recertified RCMs.



Cooperative Distinguished Service Award

[Edward Bruenjes](#) of Lincoln Village Cooperative (Columbus, Indiana). Bruenjes has been an active member of Lincoln Village, serving as president and former secretary and treasurer. He played a key role in obtaining a decoupling 223(f) refinancing loan and guiding the cooperative through a major renovation. Pictured, left to right: Linda Brockway, Edward Bruenjes.



President's Award

[Michael Beall](#), president and CEO, the National Cooperative Business Association (NCBA) CLUSA International, in recognition of his guidance for helping NAHC manage ongoing legislative issues. Beall met several times with NAHC representatives and asked NCBA's government relations specialist to work closely with NAHC's senior policy specialist on the FEMA, reverse mortgage, and veterans' mortgage issues. Pictured, left to right: Michael Beall, Gregory J. Carlson.



Ida Curtis Fisher RCM of the Year Award

NAHC's Board of Governors recognized [Brian Ross](#), an eight year manager of Chicago's Gill Park Cooperative, with the Ida Fisher RCM Award for his professionalism and work ethic. This Award honors an RCM who has demonstrated outstanding dedication by devoting time, energy, and talent to the RCM program and their local housing industry. Established in 2013 in memory of Ms. Fisher, one of the founders of the RCM program and one of the authors of the original RCM training materials. Pictured, left to right: Fred Gibbs, Brian Ross.



Cooperative Star Award

[River Oaks Towne Houses Cooperative](#) (Calumet City, Illinois) was honored with this Award because of the Cooperative's mission "to ensure that their members are provided with an affordable, well-maintained and diverse cooperative community that enhances their social living experiences." This Award recognizes housing cooperatives that demonstrate sound leadership, management, and housing value for their members and have systems to assure prudent preservation of their members' interests. Pictured, left to right: Linda Brockway, Terra Patterson.



Jerry Voorhis Award

[Paul Bradley](#), founding president of ROC USA®, LLC, an organization that supports converting parks to cooperatives through technical assistance and financial packages. Bradley initiated a national training program for non-profit organizations interested in creating resident-ownership programs (known as The Meredith Institute). The Ford Foundation provided planning support for the creation of ROC USA, which launched in May 2008. Douglas Kleine, CAE (pictured) accepted the award on Mr. Bradley's behalf.

LEADERSHIP

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Secretary

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Stephen Sarine

Mark Shernicoff

Stephen Somuah

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Billie J. Walker

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Kimalee Williams

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Linda Brockway
Finance

Linda Brockway
Membership Services

Gregory J. Carlson
Executive Committee

Gregory J. Carlson
RCM Board of Governors

Gregory J. Carlson and
Fred Gibbs
Communications

Fred Gibbs
Ad Hoc Dues

Karen Harvey
*Ad Hoc National
Cooperative
Share Listing*

Anne Hill
Credentials

Anne Hill
*Mutual Marketing
and Advocacy*

Barbara Loatman
Audit

Ralph J. Marcus and
Mark Shernicoff
*Governance and
Strategic Planning*

Mary Ann Rothman
Government Relations

Stephen Sarine
*Development &
Preservation*

Mark Shernicoff
Ad Hoc Bylaws

Hope Turner
Contract Review

Ruthie Wilder
Ad Hoc Share Loan



Will you join the NEXT Generation on October 14-17?

Join us in Hilton Head, SC October 14–17 for NAHC’s 55th Annual Conference. Expected attendance is more than 400; featured presentations will include topics ranging from Legal and Legislative Issues to Best Practices in Cooperative Governance.

WHO'S NEXT



Fred Gibbs

*Executive Vice President
NAHC*

What’s your involvement with NAHC?

“I have a leadership role with NAHC. I own a property management company and I started my association with NAHC when I became a member four years ago — in hopes of gaining more business. The education I’ve received through NAHC and my involvement has helped me expand my company’s services.”

What does NAHC’s future look like?

“The future looks good. We have an exciting challenge ahead: recruiting more members in their 20s. But that’s an exciting challenge because we need younger people involved to help NAHC continue to thrive.”

Contact NAHC

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