DEVELOPER’S TOOLBOX

The website will be changed to include a developer’s toolbox:

- The toolbox will include information to assist developer’s in creating new cooperatives

- The toolbox will include information to assist existing cooperatives in preparing for rehabbing and refinancing their properties.

- The toolbox will also include information on everyday management, legal and organizational issues that effect the governance and operations of your cooperative.
RESOURCES

- Online Member Professional Directory – Contact a Professional in your area!
- How to find cooperative housing in your area
- Frequently Asked Questions
- Example of cooperative housing Bylaws
- Typical provisions in housing cooperative Bylaws
- Thinking of starting up or buying into a housing cooperative?

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

Sign-up for NAHC Emails

Stay up to date on the latest news and developments in cooperative housing.

Sign-up Now!
TOOLS IN THE TOOLBOX

When you open the toolbox you will see:

- New Development
- Development Financing
- Investor Guide to Cooperative Development
- Re-financing and financing rehabilitation projects
- Share Loan Resources
- Architectural and Design Issues for Cooperatives
- Legal Issues
- Professional Directory
- Case Studies and Success stories
NEW DEVELOPMENT

• NCB Development Primer

• Other Development Primers

• Development PowerPoint presentations
DEVELOPMENT FINANCING

• Financing for new cooperatives
  • FHA Financing
  • NCB Financing Programs
  • Other sources of Funding
DEVELOPMENT FINANCING

• Information will include typical terms sheets for different financing programs

• In addition, there will be presentations included that describe the financing process in detail and describes the information that will be required for the application process to help streamline the process
INVESTORS GUIDE TO COOPERATIVE DEVELOPMENT

• A presentation will be added to the toolbox to show investors and developer’s can profit from developing a housing cooperative.

• It details the financing mechanism and potential areas of profit in the development budget.
REFINANCING AND FINANCING REHABILITATION PROJECTS

• FHA Financing Programs

• Fannie Mae Financing Programs

• NCB Financing programs

• Other Sources of Cooperative Financing
REFINANCING AND FINANCING REHABILITATION PROJECTS

• Information will include typical terms sheets for different financing programs

• In addition, there will be presentations included that describe the financing process in detail and describes the information that will be required for the application process to help streamline the process
SHARE LOAN RESOURCES

This section will include:

• Share loan providers

• Basic Term sheets

• Description of the application process
ARCHITECTURAL AND DESIGN ISSUES FOR COOPERATIVES

- Green Retrofit for Cooperatives
- Energy Saving Improvements
- Design Issues Cooperatives should consider
- Design Issues for Senior Cooperatives
LEGAL ISSUES FOR COOPERATIVES

• Sample Legal Documents

• Legal Issues Forum
LEGAL ISSUES FOR COOPERATIVES

- Sample Legal Documents
- Legal Issues Forum
LEGAL ISSUES FOR COOPERATIVES

Sample Documents will include:

• Brochures
• Orientation Letters
• By-laws
• Articles of Incorporation
LEGAL ISSUES FOR COOPERATIVES

Sample Documents will include:

• Occupancy Agreements

• Rules and Regulations

• Housing Applications

• Membership Selection Policy
LEGAL ISSUES FOR COOPERATIVES

Sample Documents will include:

- Pricing Information Sheets
- Pet Policies
- Work Order Requests
- Newsletters
PROFESSIONAL DIRECTORY

- Additional efforts will be made to expand the professional directory

- We are working to develop regional directories of professionals who can work where you are
PROFESSIONAL DIRECTORY

The professional directory will include the following:

- Legal professionals
- Management Companies
- Financing professionals
- Financial Services
- Appraisers
- Engineering and Environmental professionals
- Contractors
CASE STUDIES AND SUCCESS STORIES

• This section will include articles and descriptions of financing and rehab projects that have been undertaken by other cooperatives to help users understand the process that they went through.

• It will also include articles concerning new developments of cooperative housing and the issues that were faced in the construction and formation of these cooperatives.