



# COOPERATIVE HOUSING BULLETIN

A member service of the National Association of Housing Cooperatives

Winter 2014

## As a UCLA Student George Brown Jr. Shared his Room with History

### The Cooperative that Broke the Color Bar in Westwood, California

By David J. Thompson

**CONGRESS MEMBER** George Brown Jr., one of the enduring committed champions of cooperatives, died on July 15, 1999. I write about his immense contributions to cooperatives before and after he was elected to Congress.

At 19 Brown began his cooperative experience in 1939 when he joined the fledgling University Cooperative Housing Association (UCHA) at the University of California at Los Angeles (UCLA). He soon became its president.

Brown worked closely with John Essene and the other founders to get the cooperative off the ground and to a site on Landfair Avenue in Westwood near the UCLA campus. (Essene was Hubert Humphrey's first treasurer when he ran for governor of Minnesota). The cooperative immediately ran into Westwood's restricted covenants, which precluded blacks from either owning or living on the property with just one exception that domestic servants were allowed to stay overnight.

However, the UCHA lawyer began to look at the situation in an innovative way. Because the cooperative required each student to contribute five hours a week of work including cleaning, cooking, and shopping, he wrote a legal opinion stating that all the members were therefore domestic servants and had the right to stay overnight in Westwood. The legal door had been opened, and the color bar could end.

Most of the rooms at UCHA in Westwood were double rooms, and when the first black student



George Brown, Jr. (left) and Tom Bradley— George E. Brown papers, Collection 351. University of California, Riverside Libraries, Special Collections & Archives, University of California, Riverside

(Luther Goodwin) applied to live at the cooperative, Brown invited Goodwin to share his room. Thus, the color bar in housing at the UCLA neighborhood was broken. UCHA was the first desegregated housing in Westwood and one of the earliest de-segregated campus housing in the country.

Goodwin left UCLA to join the Tuskegee airmen and then became one of the first black deputy district attorneys in San Francisco. Later he became Congress member Brown's district manager in Riverside. Goodwin and his wife, Joyce, committed their entire lives to civil rights struggles in housing and discrimination.

From that day on the student cooperative at UCLA took the initiative to provide low-cost housing for people of many races. Both UCHA and its sister cooperative at the University of California at Berkeley would later also take in Japanese-American students who were discriminated against

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NAHC

# COOPERATIVE HOUSING BULLETIN

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THE NATIONAL ASSOCIATION OF HOUSING COOPERATIVES

## About NAHC

The National Association of Housing Cooperatives is a nonprofit national federation of housing cooperatives, other resident-owned or -controlled housing, professionals, organizations, and individuals interested in promoting cooperative housing communities. Incorporated in 1960, NAHC supports the nation's more than a million families living in cooperative housing by representing cooperatives in Washington, DC, and providing education, service, and information to cooperatives.

## Mission Statement

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

## NAHC Board of Directors 2013-2014

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## Member Associations

CAHC	California Association of Housing Cooperatives
CHANE	Cooperative Housing Association of New England
CNYC	Council of New York Cooperatives & Condominiums
CSI	CSI Support and Development Services
DVAHC	Delaware Valley Association of Housing Cooperatives
FNYHC	Federation of New York Housing Cooperatives
MAHC	Midwest Association of Housing Cooperatives
NJFHC	New Jersey Federation of Housing Cooperatives
PAHC	Potomac Association of Housing Cooperatives
SAHC	Southeast Association of Housing Cooperatives

## NAHC Principal Committees and Chairs

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Ad Hoc Share Loan Committee – Ruthie Wilder
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Communications Committee – Gregory Carlson and Fred Gibbs
Contract Review Committee – Hope Turner
Credentials Committee – Mark Shernicoff
Executive Committee – Gregory Carlson
Development & Preservation Committee – Stephen Sarine
Finance Committee – Linda Brockway
Governance and Strategic Planning Committee – Ralph Marcus and Mark Shernicoff
Government Relations Committee – Mary Ann Rothman
Membership Services Committee – Linda Brockway
Mutual Marketing and Advocacy Committee – Anne Hill

## RCM Board of Governors – Gregory Carlson

See the NAHC website – [www.NAHC.coop](http://www.NAHC.coop) – for addresses of Associations and Committees.

## About Bostrom

Bostrom Corp. is the professional services firm managing the National Association of Housing Cooperatives affairs. Mitch Dvorak serves as NAHC Executive Director.

## New Year, New Focus, New Web Site



Carlson is NAHC president and is the executive director of the Federation of New York Housing Cooperatives and Condominiums and president of Carlson Realty.



Ralph Marcus is NAHC chairman and the CEO and owner of Marcus Management Inc. in Farmington Hills, Michigan.

**WELCOME TO 2014!** All of us at NAHC hope that everyone had a wonderful holiday season spending great time together with family. With that said we now look forward to this upcoming year and begin focusing on the business of promoting and executing a new focus on the NAHC mission statement.

NAHC would like to thank our immediate past president, Mr. Vernon Oakes, who cared about the organization and spent time and travel to get the message to all that housing cooperatives are the world's best secret. For those of you who went to the 2013 conference in Seattle, NAHC hopes that you not only enjoyed the experience but took away with you the momentum and motivation to continue in our collective effort to promote cooperative housing concepts and principles. If you could not make it to the Seattle conference, please know that many of the conference presentations are on the NAHC member's website at [www.nahc.coop](http://www.nahc.coop), and we invite everyone to join us for our next cooperative housing conference which will be held in St. Thomas, US Virgin Islands, in October 2014 (Passports are NOT required!!)

Reaching and educating the NAHC membership is one of our highest goals this year. In early 2014, NAHC will unveil its updated web site which will be more interactive with its members. Once fully complete, each member can fill out its cooperative profile and maintain it thereafter so that communications remain timely and accurate with cooperative leadership. This capability will give NAHC the ability to target certain messaging to specific cooperatives, such as important federal legislative efforts and also new regulations on Project Based Section 8 which would go to only

those cooperatives and professionals who have or are interested in Project Based Section 8 and so forth. Please do look for e-blasts soon on important webinars that one can view right from the web site.

At the October Board meeting, the Board approved, in concept, NAHC heading a "Financial Summit" to deal with the lessening of funding opportunities in the housing cooperative area. This summit will bring professionals from many housing industry sectors together to brainstorm about new ways to fund housing cooperative development, share loans, rehabilitation financing, etc. NAHC will inform the members as more information becomes available.

On a long-term basis, NAHC will be looking at rewriting the NAHC Bylaws to conform to the realities of today's world. We are also thinking of ways to involve our younger generations of cooperators to get involved both locally and nationally and possibly exploring electronic voting which would increase member participation in NAHC Board elections and emphasize the concept that all members have a voice in the governance of our organization.

Finally, please know that the real work at NAHC is done by our committees; it's the road to leadership in NAHC, and we ask that you consider volunteering some of your time and join one of our committees (see the committee list below).

Cooperatively Yours,

Greg Carlson, President  
Ralph J. Marcus, Chairman

### Sign Up to Join NAHC Committees

NAHC members can choose from 12 committees to serve the organization. To apply for a committee contact the NAHC office (see masthead for information), and your interest will be passed on to the Board Chair for consideration. State your interest and experience which can be contributed to a committee of your choice:

- ▶ Ad Hoc National Cooperative Share Listing Committee
- ▶ Ad Hoc Share Loan Committee
- ▶ Audit Committee
- ▶ Communications Committee
- ▶ Contract Review Committee
- ▶ Credentials Committee
- ▶ Development and Preservation Committee
- ▶ Finance Committee
- ▶ Governance and Strategic Planning Committee
- ▶ Government Relations Committee
- ▶ Membership Services Committee
- ▶ Mutual Marketing & Advocacy



**"It is the virtue of cooperatives, as with the New England town meeting and Jeffersonian small communities that they involve people in democratically structured face-to-face efforts at solving their own problems. It may be that the ills of modern society stem in large part from having moved too far from this model."**

—George Brown Jr.

after World War II started. Brown led unsuccessful efforts in Los Angeles to oppose the removal of local Japanese Americans to concentration camps. Essene went to work at a cooperative store in the Minidoka Internment Camp in Idaho.

Brown's stay and de-segregation efforts at UCLA overlapped with that of former LA Mayor Tom Bradley. Bradley went to UCLA on an athletic track scholarship from 1937-1940 and was the first black student to break UCLA's color bar on athletes. From that time on, for more than a half century, Bradley's and Brown's political paths and efforts were aligned.

On a 1990 state visit to the US, Nelson Mandela attended a city hall reception given by Mayor Tom Bradley. Bradley sat George Brown Jr. in the honored seat next to Mandela. Bradley had not forgotten that fellow UCLA student Brown had opened his own door for Goodwin, the first black to live in Westwood.

As UCHA president, Brown worked with cooperatives up and down California to spread the gospel of cooperation. In 1940, Brown first attended Co-op Camp Sierra and expanded his knowledge and belief in the cooperative movement. Brown wrote in an article to commemorate the 40th anniversary of Co-op Camp Sierra, "It is the virtue of cooperatives, as with the New England town meeting and Jeffersonian small communities that they involve people in democratically structured face-to-face efforts at solving their own problems. It may be that the ills of modern society stem in large part from having moved too far from this model."

Although he had a Quaker background and was initially a conscientious objector, Brown served as an infantry officer in World War II. After the war, Brown became executive director of a group organizing a housing cooperative for returning veterans. However, the group had to shut down when the Federal Housing Authority refused to approve a loan to a housing cooperative that intended to allow black vets to become members.

With his continued involvement in the cooperative movement, Brown became president of the Southern California Cooperative League composed of cooperatives in Santa Monica, San Gabriel Valley, Hollywood, Whittier, and Zone 26 in Los Angeles. Brown then represented the southern California cooperatives on the board of the statewide group Associated Cooperatives (AC) from 1947-52 and became its vice president.

As the consumer cooperative movement continued its post-war decline in southern California, Brown turned to public service as his contribution to the community.

From 1954-58, Brown was elected to the

Monterey Park City Council and served as mayor. In this capacity, Brown led efforts for the city to become the first in California to require removal of racial covenants. As a result, some blacks began to move into Monterey Park to obtain home ownership for the first time.

However, when the first African American family (the Doves) moved into the home they had bought, the American Nazi Party picketed their house and threatened intimidation and possibly violence. Adrian Dove recollected a car arriving at the curb and a friendly looking white man getting out and knocking on their door. It was Brown, and he said "I'm the mayor, and I'm going to stay at your house." Brown stayed the night to protect them. The pickets went away, and the Doves stayed in their home. After that, many minorities, particularly Asian-Americans, got their first opportunity of home ownership in Monterey Park.

Brown, who was elected to Congress in 1962 and avidly supported the 1964 Civil Rights Act, was present at the White House for the signing ceremony. In his office he had an unforgettable photo of President Lyndon Johnson, Martin Luther King, Rosa Parks, and himself at the signing.

He ran unsuccessfully for Senate in 1970 (I worked on his campaign and organized a campaign event at Santa Monica College) and returned to Congress in 1972 for a seat in San Bernardino. The chair of his campaign committee was former Congressman Jerry Voorhis who had many ties to the Pomona area. Brown's and Voorhis' paths had crossed many times as cooperators. After leaving Congress in 1947, Voorhis became executive director of the Cooperative League of the USA (now NCBA CLUSA) from 1947-1967. When Cal-Poly Pomona gave Voorhis a great welcome home event, it was left to Brown to best recount Voorhis' successes on behalf of people and cooperatives.

During his 18 terms of service in Congress, Brown remained a staunch believer in cooperatives and credit unions. He was instrumental in expanding the Federal College Housing Program to include student-housing cooperatives. As a result, over 10 percent of the students (1,000 plus) in student cooperative housing today are living in housing financed by the College Housing Fund. One of the recipients was his own beloved UCHA that used the funds to build the 288-bed Hardman-Hansen Hall in 1972.

In 1974, I was appointed co-leader of the California effort to gain passage of legislation establishing the National Cooperative Bank (NCB). My first congressional call in Washington D.C. was on

Continued on page 5 >



David J. Thompson is president of the Twin Pines Cooperative Foundation.



Congressman Brown. His love for California's cooperatives meant that I could always get in to see him no matter how short the notice. As one of the few congress members who truly understood the value of the legislation, he helped round up the support that gained passage of NCB in the House of Representatives by one vote.

During the 1980s, I frequently met with Brown to gain his support for guiding NCB's budget request through Congress. Whenever we had a rough stretch, I was always on his doorstep. Brown also used his personal influence with California's Republican Senator S. I. Hayakawa. Because of Hayakawa's service as vice president of the Hyde Park Co-op and his wife Margedant Hayakawa's service as vice president of the Berkeley Co-op, he and Brown had known each other for over 20 years. When the NCB legislation got to the Senate, Hayakawa and Alan Cranston of California were two of its strongest voices and votes.

Brown's staff was also primed to do what was necessary to help NCB, and Brown remained a key contact for us during the bank's birthing years. Brown felt that passage of the National Consumer Cooperative Bank Act in 1978 was a high mark of legislation for consumer cooperatives.

In 1994 I led a group of student cooperative supporters who once again attempted to get federal legislation which would add \$10 million to the College Housing Fund for student housing cooperatives. First, we approached Congressman Vic Fazio of Sacramento-Davis to take the lead. Fazio then asked that we gain the support of others in the California Democratic Delegation.

We immediately marched over to Brown's office. Brown invited the group and me in and wanted to find out how Bob Neptune and other California cooperative leaders, AC, and Co-op Camp Sierra were doing. After I had brought him up to date, we then asked him if he would support Fazio's attempt to get \$10 million into the budget. "Absolutely," he said, "what a great idea. Let me know what I can do." Then we moved onto San Jose, Congressman Norman Mineta's office. Mineta (the first Japanese American Cabinet member) had lived at the University Student Cooperative Association (USCA) in Berkeley in the 1950s. This was when the student cooperative had given him a home while discrimination against Japanese Americans was still very present. Mineta signed up right away. Our last call was on Congressman Sam Farr from Santa Cruz. Farr had carried a bill for student cooperatives while a California Assembly member and was an ardent supporter. In just two hours, we had their three names attached to the legislation. Fazio was impressed, and we were off and running.

With National Cooperative Business Association and the North American of Students Cooperation backing us, we involved the network of student cooperatives. For a small constituency, we ran a great campaign. The four California Congress members really pulled through for us. The bill passed both the House and the Senate with help from Senators Dianne Feinstein and Barbara Boxer in about eight months, which made Brown very happy. Unfortunately, the legislation became an immediate casualty of the historic budget battle, and as part of the budget compromise, President Clinton vetoed the entire 10 million dollars.

The last time I met with Brown, he was sorry that we had lost

such a valiant effort. He thought it would have been a real boost to student housing cooperatives. Brown saw that it could have really helped the poor and minorities who have a difficult time making ends meet when they go to school. He reminisced about his years at the UCLA cooperative, the cooperative helping young people whose parents had just pulled through the depression, the minorities getting their first chance to go to a university, and young veterans returning to school after World War II. Although he was in Washington surrounded by all the trappings of power and was then in his 70s, he still exuded passion and believed in a purpose for student cooperatives.

Let us never forget that a young Brown willingly shared his room to make sure there was a bed available so that the first black student could live in Westwood and attend UCLA. Just like Brown, the son of a California orange picker, the nation ought to support housing cooperatives in their efforts to open doors to all. **CHB**



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# Cooperative, Board, Board Member, and Officer Authority—Do You Know the Difference?

By Herbert H. Fisher, Esq.

## Board Member Authority: Point Members in the Right Direction

Often, a board member is asked by a cooperative member to hear a complaint, solve a problem, or intervene in a situation. It is tempting to weigh in and help the cooperator, but you have no authority to do so. It is better to point the cooperator in the direction of help. “Have you raised this issue with (the manager, the appropriate committee, or the president)?”

If the cooperator has already put the complaint in the system but has heard nothing, you could invite the cooperator to attend the next board meeting and raise the issue during the “resident comment period” at the meeting. The board could then decide the next step.

Finally, always carry a few complaint or comment forms so you can give one to a member when you are accosted in the parking lot or at the mail box.

A corporation, cooperative, or otherwise is an artificial person. It has no inherent abilities. Its ability to do anything comes out of its state-issued charter or articles of incorporation and adopted bylaws. These powers may be further modified or restricted by resolutions of the board of directors or appropriate resolutions of the membership.

**T**he corporation charter or articles of incorporation states the purpose of the corporation. The cooperative, therefore, can only do things in accordance with the stated purposes of the corporation. The bylaws provide basic governance rules and the relationship between the board and the members.

State statutes and the cooperative’s bylaws define the authority of the board of directors and the respective officers. The board of directors sets the policies for the cooperative corporation to be implemented by the officers, employees, and agents of the cooperative. The board is not a management or administrative entity. The board can act only when resolutions or motions are adopted by the board members voting at a duly constituted board meeting.

Board members have no authority to make decisions or act except by voting in either as an assembled group or by “unanimous consent,” which is a written statement signed by all board members. When acting by voting, actions are by a majority vote of board members present with a quorum present at a meeting for which the required notice has been given.

Individual board members have no authority to do anything outside of board meetings unless a vote at a board meeting providing specific authority to a board member to do a specific thing (and which authority is not in conflict with bylaw requirements).

Officers have the authority to act outside of board meetings only in carrying out the duties described in the bylaws. Only the president, who is the chief executive officer of a corporation, has authority to do whatever is necessary in between board meetings to see that board policies are being implemented and that the business and affairs of the

cooperative are being carried out properly. A board may vote to curtail certain presidential activities but cannot so limit a president that the president cannot carry out his or her duties as president as defined in the bylaws.

The secretary and treasurer have similar “in between meeting” authority to the extent needed to carry out the duties of their offices as described in the bylaws.

If a board, board member, or officer of the corporation acts without authority, there can be potential liabilities. Such acts are called *ultra vires*; literally “beyond the power.” These actions can be challenged by members of the cooperative, lenders, employees, management agents, and regulators. Examples are a board member who orders staff to do something; a board resolution that waives a membership requirement; or a president who signs a non-emergency contract that the board has not yet voted on. Two good rules to avoid liability for *ultra vires* acts are 1) if in doubt about an individual board member or officer authority, call a meeting of the board. 2) look up the bylaws and start each board resolution with the phrase “Whereas Article A Section xx of the bylaws give the board power to” do (what is proposed). If in doubt, consult the cooperative attorney. [CHB](#)



Herbert H. Fisher is an attorney in Chicago, Illinois, frequent contributor to the CHB, former NAHC President and Chairman of its Board of Directors.



# NAHC Members Learn in Seattle and Look Forward to the U.S. Virgin Islands

By Linda Brockway



At the 53rd annual conference of NAHC in Seattle, Washington, nearly 400 cooperative members and those providing professional services to the cooperative community convened for workshops, networking, and tours. During the opening session, Teresa Young, organizational development specialist of Northwest Cooperatives Development Corporation located in Olympia, Washington, spoke about leadership in the cooperative world.



In addition to the entertainment, eight exhibitors including NAHC, Midwest Association of Housing Cooperatives, Kirkpatrick Management Company, Almeda Hot Springs Retreat, Arbor Commercial Mortgage, Love Funding, National Cooperative Bank, and Wells Fargo Insurance Services, USA, Inc. familiarized members with their services.



Throughout the conference, attendees chose among 33 workshops from six tracks, “Financial Considerations for Cooperatives”; “Cooperative Planning and Marketing”; “Legal and Legislative Issues”; “Cooperative Governance Issues”; “Improving Your Operations”; and the “RCM’s Only Modules.” In addition, about 60 members



Members also had the opportunity to visit the downtown harbor of Victoria in British Columbia, downtown Seattle, Seattle’s housing cooperatives, Canada, Snoqualmie Falls and Boehm’s Chocolates, and the Seattle Premium Outlets Shopping and Tulalip Resort and Casino.

Participants are looking forward to the 2014 conference, which will be held in Saint Thomas of the U.S. Virgin Islands between October 15 and October 18, 2014. For details, watch for email blasts and visit the NAHC website at [www.coophousing.org](http://www.coophousing.org). [CHB](#)



Clockwise from top left: Dracula, Strut your stuff, Taking notes, and Three blind mice.

Blind Mice followed (no pun intended) with second, and the Demure Witch received third place. At the Strut Your Stuff luncheon, members got a chance to show off their cooperative gear.



## URBAN HOMESTEADING ADVISORY BOARD (UHAB)

honored NAHC board member Mary Ann Rothman at its 40th Anniversary Gala and Strengthening Communities Awards on November 18. Rothman, who has been a UHAB board member for over 10 years, received the award for her advocacy and educational work for cooperatives. Rothman is executive director of the Council of New York Cooperatives & Condominiums.

UHAB also recently received a \$300,000 grant from the Robin Hood Foundation to work with buildings in lower Manhattan that were damaged by Superstorm Sandy. UHAB used the funds to repair or replace boilers and electrical panels and help to clean up the aftermath of the storm.



**NAHC and UHAB Board Member Mary Ann Rothman is being presented with her award as one of the Women of UHAB by Andy Reicher, the executive director, on November 18, which was in celebration of UHAB's 40th Anniversary in creating and preserving low-income cooperative housing in New York City.**

## National Cooperative Bank Provides \$30 Million in New Financing to Amalgamated Houses in the Bronx

National Cooperative Bank (NCB), a leading financial services company dedicated to providing banking products to cooperatives nationwide, just completed a \$30 million loan for Amalgamated Houses in the Bronx, New York. The country's oldest limited equity cooperative secured the loan to refinance approximately \$8.5 million of existing debt and \$19.6 million to bolster its reserves and undertake substantial capital improvements to the property. NCB worked with Fannie Mae in securing the

transaction. Founded in 1927, Amalgamated Houses provides a strong community for 1,500 moderate-income families.



**Amalgamated Houses in New York City is the country's oldest limited equity cooperative.**

## President of ROC USA LLC Named the Carsey 2013 Social Innovator of the Year

Paul Bradley, founding president of ROC USA, was honored with the Carsey Social Innovator of the Year Award at the New Hampshire Social Business and Microfinance Forum on September 30 at the University of New Hampshire in Durham.

The award recognizes a New England business leader with a demonstrated commitment to social innovation and business. Social innovators combine the passion and purpose of a social or environmental mission with the rigor and accountability of a market-based approach to enterprise design, financing, and operations.

During Bradley's tenure at New Hampshire Community Loan Fund, the number of resident-owned communities in New Hampshire increased from 10 to 82, increasing resident ownership's market share in New Hampshire to nearly 20 percent. ROC USA LLC is a non-profit organization that helps resident corporations buy their manufactured home communities—or mobile home parks—from private community owners. ROC USA is a nonprofit organization with a mission of making quality resident ownership possible nationwide.



**The group photo is courtesy of the University of New Hampshire and includes (from left) Yusi Wang Turell (executive director, Center on Social Innovation and Finance), Mark Huddleston (UNH President) Bradley, and Muhammad Yunus (Nobel Laureate), who presented the award.**

## Vernon Oakes Celebrates Birthday with NAHC Friends

NAHC secretary Anne Hill and NAHC Board Member Ruthie Wilder celebrated the 66th birthday of 2012-2013 NAHC President Vernon Oakes on October 5 at Gallaudet University in Washington, D.C. In lieu of presents, well wishers made donations to his church's debutant and male mentoring programs. [CHB](#)



**(left) Anne Hill, PAHC president, Vernon Oakes, president of Oakes Management in Washington, D.C., and Assistant Treasurer of PAHC Ruthie Wilder wish Oakes a happy birthday.**

## Blanton, Fedorchek Garner the President's Award

**2012-13 NAHC PRESIDENT VERNON OAKES** presented the President's Award to Mary Alex Blanton and Ann Fedorchek of the National Cooperative Bank (NCB). Blanton and Fedorchek received the award for their work strengthening NAHC's social media program and providing a working team that will assist NAHC to increase member benefits.

Blanton is senior vice president and the director of strategic marketing for NCB and is responsible for managing the bank's line of business and product marketing, corporate communications, and brand. Since joining NCB in 1999, Blanton has served as both a senior loan analyst and director of the Community Association Loan Program, in which she was responsible for the origination of cooperative housing and community association loans nationwide and managed a portfolio of over \$200,000,000.

Blanton currently serves on the public relations committee of NAHC and has served on the National Banking Committee of the Community Association Institute, was a board member of the Advisory Board of Mass Mutual focusing on financial literacy for women and young girls in Washington, D.C. and was vice president for Maryland Leadership Workshops, a non-profit organization that focuses on leadership development for middle and high school students. Blanton is also the recipient of the NCB Spirit of Cooperation award in 2010 which is given annually to an employee or member-customer whose devotion and contribution to the cooperative community emulates those embodied by Stan Dreyer, who was instrumental in the formation of NCB.

Fedorchak is senior vice president and manages the specialty finance division at NCB, focusing on healthcare, non profits, affordable housing, and cooperative and community development.

Fedorchak joined NCB as a vice president in 1994 to develop NCB's senior living business creating relationships with leading financial institutions, establishing NCB's underwriting discipline and building a portfolio of continuing care retirement communities, assisted living, and skilled nursing transactions.

Previously, Fedorchak was an assistant vice president with Key Bank and its predecessor banks, Society National Bank and Ameritrust Corporation, N.A in Cleveland, Ohio. Fedorchak currently serves on numerous boards and is the chair of Presbyterian Senior Living, a not-for-profit organization, providing retirement and senior care services, vice chair



▲ **President's Award: 2012-2013 President Vernon Oakes presents Mary Alex Blanton, and Ann Fedorchak with the President's Award.**  
► **Distinguished Service Award: Rosie White accepts the Cooperative Distinguished Service Award from Linda Brockway, chair of the member services committee.**



of PHI Services Corp, board treasurer for Food Co-op Initiative, and director of Cooperative Development Services.

## Atlanta Cooperator Honored with the Distinguished Service Award

**DURING THE ANNUAL CONFERENCE** of the National Association of Housing Cooperatives (NAHC) in Seattle, Washington, Rosie White, president of the board of directors at the 204-

unit Fairburn Towne Houses in Atlanta, received the Distinguished Service Award. This award recognizes the outstanding service of a cooperative member to cooperative housing through better serving its members.

White started her journey on the road to cooperative housing in July 1972 by moving into Fairburn Towne Houses where she served on the interim board for two years. Subsequently, she signed the final closing on the property in 1974 and helped organize the official board of directors the next year. White, who was elected president shortly after board organization, has been re-elected every three years serving for 38 years and voted president for the last 35.

In fall 1976, Fairburn Towne Houses and White helped found the Southeastern Association of Cooperative Housing on whose board she sat representing her cooperative. She also served on the NAHC's board for seven years. In addition, White attends the Atlanta Community Neighborhood Planning Unit-H meetings on behalf of Fairburn Towne Houses and continuously engages in training to keep abreast of the latest developments in cooperative housing.

## Senior Michigan Cooperative Wins Star Award

**BELLEVILLE COOPERATIVE**, a senior facility that provides independent living, low-income-affordable services to

aging adults in Belleville, Michigan, garnered the Cooperative Star Award at the October annual conference of the National Association of Housing Cooperatives (NAHC) in Seattle. Charlotte Lam and Billie Walker, CSI Support & Development appointed board members to NAHC, accepted the award on behalf of the cooperative for working as a unified group during a recent construction crisis at the cooperative.

The members exemplified the tenets of the award through their cooperative spirit



▲ **Cooperative Star Award: Charlotte Lam and Billie Walker, CSI Support & Development appointed board members to NAHC, accepts the Cooperative Star Award on behalf of Belleville Cooperative Apartments.**

Continued on page 16 >



## David J. Thompson Receives Voorhis Award

The National Association of Housing Cooperatives (NAHC) recognized David J. Thompson with the Jerry Voorhis Award, NAHC's most prestigious honor. The award, given November 1 during the annual conference of NAHC in Seattle, Washington, honors Thompson's longstanding work that embodies the mission of promoting and preserving cooperative housing.

Thompson, president of the Twin Pines Cooperative Foundation (TPCF), Thompson Consulting, and co-principal of Neighborhood Partners, LLC, has actively worked in the cooperative field for over 40 years. He has worked for the national cooperative organizations of the United States, Britain, and Japan as well as the United Nations.

Thompson specializes in funding the capital needs of the cooperative development sector and nonprofit and cooperative housing. He was inducted into the Cooperative Hall of Fame in Washington D.C. in May 2010.

From 1985 to 1991, Thompson was vice president for Western States and director, International Relations for the National Cooperative Business Association (NCBA). From 1979 to 1985, he was director of planning for the National Cooperative Bank (NCB) and later, regional director of NCB's Western Office. At the Western office, Thompson funded development of 1,700 units of cooperative housing and helped pass California's law for limited equity housing cooperatives (the nation's first).

On behalf of TPCF, Thompson also led successful efforts to prevent members from breaking California's cooperative housing law. Thompson is co-principal of Neighborhood Partners, LLC, which has developed almost 800 units of nonprofit and cooperative housing. He co-wrote Davis's Affordable Housing Ordinance which has fostered over \$400 million dollars worth of nonprofit, mutual,



David J. Thompson accepts the Jerry Voorhis Award from Linda Brockway, chair of the member services committee.

and cooperative housing in the city.

Thompson began work with the US food cooperative sector in 1969. He was one of the founders of Co-opportunity, Santa Monica, California. Additionally, under Thompson's leadership, TPCF has created Cooperative Community Funds for almost 30 US cooperatives to include housing, food, health, and credit unions. TPCF is the largest cooperative funder of cooperative development organizations in the US.

Thompson co-chaired California's effort to establish the NCB (1978) and the Center for Cooperatives (1987) at the University of California. Thompson is vice-chair of the Yolo Federal Credit Union, a community chartered credit union (\$200 million assets).

Thompson authored *Weavers of Dreams: Founders of the Modern Cooperative Movement* (1994) and co-authored *Cooperation Works!* (1996) and *A Day in the Life of Cooperative America* (1994). He wrote *Credit at the Grassroots* (1995) for the United Nations. Thompson edited *Where Credit Was Due* (1985), the history of the National Cooperative Bank, and *Cooperative Business in the USA* (1986). He wrote chapters in *Ralph Nader's Making Change?* (1985). His 400 articles (six languages) have appeared in the *Cooperative Business Journal* (USA); *Co-operative News* (UK), *Kyoto Co-op News* (JPN), *Journal of the International Cooperative Alliance* (Geneva), *Cooperative Housing Journal*, *Sacramento Bee*, *Christian Science Monitor*, *In Context*; *Citizen Participation and Cooperative Grocer*. He has appeared on the BBC, Phil Donohue Show, Financial News Network, and other TV shows and is a featured speaker at cooperative conferences throughout the world.

Thompson is writing a book entitled "Cooperatives and the Civil Rights Movement" due for publication in 2015. [CHB](#)

## Membership Elects NAHC Board Members

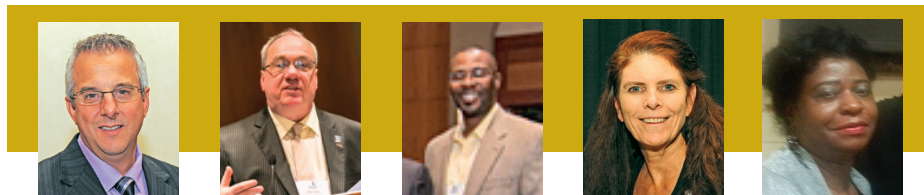
At the October 2013 Annual Meeting of Members, the membership reelected **Ralph J. Marcus** and **Hope L. Turner**, and **Karen Harvey** and newly elected **Hugh Jeffers** and **Blaine Honeycutt**. The New Jersey Federation of Housing Cooperatives appointed new board member, **Donna Marie Curvin**.

Marcus is the CEO and owner of Marcus Management Inc. in Farmington Hills, Michigan. Turner is a member of Concord Consumer Housing Cooperatives in Trenton, Michigan; Harvey is also a member of Concord; Jeffers serves as senior director

of Love Funding Development in the Greater Pittsburgh area; Honeycutt, a member of Georgetown Cooperative in Taylor, Michigan, is MAHC treasurer; and Curvin is a member of High Park Gardens in Newark, New Jersey.

During the meeting, members heard officers' and committee reports, approved last year's minutes, and appointed association board members.

After the meeting, the board elected the following officers: Chairman **Marcus**; President, **Gregory Carlson**, executive director of the Federation of New York Housing Cooperatives and Condominiums and president of Carlson Realty; Vice President **Fred Gibbs** of FK Gibbs Company, LLC in Kansas City, Missouri; Secretary **Anne Hill**, PAHC president; and Treasurer **Linda Brockway**, president of Economic Consultants for Housing Opportunities, Inc. [CHB](#)



Ralph J. Marcus

Greg Carlson

Fred Gibbs

Linda Brockway

Anne Hill



# NAHC Welcomes New and Recertified Registered Cooperative Managers

**N**ine cooperative managers completed the two-day Registered Cooperative Manager (RCM) certification program at the NAHC annual conference in Seattle, Washington. Managers who received their certificates and pins at the Strut Your Stuff Luncheon were **Kent Barnes**,



Melrose Terrace Cooperative, Seattle; **Belinda Darden**, Florin Gardens Cooperative, Rocklin, California; **Donald Gustin**, Jordan Management Company, Rocklin; **Yolanda Montoya**, Echo Ridge Homes Cooperatives, Albuquerque, New Mexico; **Sukhdev Singh**, Southgate Town and Terrace Homes, Sacramento, California; **Lori Smith**, Bloomfield Hills Townhouses, Pontiac, Michigan; **Tarlochan Walia**, Southgate Town and Terrace Homes; **Deborah Williams**, Echo Ridge Homes Cooperatives; and **Eugene Zhitomirsky**, Trinity Management, LLC, Boston, Massachusetts.



An additional 10 resident cooperative managers successfully passed the

recertification class. They were **Kevin Barr**, Northridge Cooperative Homes, San Francisco California; **Patricia Byrd**, Arrow Wood Hills, Ann Arbor, Michigan; **Donald Cryer**, St. Francis Square Co-op, San Francisco; **Barbara Goodie**, Glen Ridge Apartments, San Francisco; **Connie Grimshaw**, Bramblewood Cooperative, Vassar, Michigan; **Octavia Longino**, London Towne Houses, Atlanta, Georgia; **Sharon McGuire**, Northlake Village Cooperative, Rockford, Michigan; **Brian Ross**, Gill Park Cooperative, Chicago, Illinois; **Diane Santucci**, Lake View Towers Residents Association, Chicago; and **Stephen Somuah**, also of Lake View Towers.

The RCM certification program builds upon the work of cooperative housing management and helps the profession achieve ever-increasing higher professional standards, expectations, and rewards. The designation is awarded to managers who meet the RCM standards of excellence, understanding, and achievement in the area of cooperative housing management following participation in a series of courses, then passing certification exams. RCM course topics provide exciting insight into housing cooperatives and help develop skills necessary for a successful career in management. The courses refine the understanding of housing cooperatives, renew dedication to the principles of cooperative housing, codify the ethics of cooperative housing management, and improve housing management practices. **CHB**

## Canadian Housing Agency Garners the Development and Preservation Award

NAHC honored Alexandra Wilson, chief executive officer of the Agency for Co-operative Housing in Ottawa, Ontario, with the Development and Preservation Award for her work in the preservation of limited equity housing cooperatives through the development of data-supported standards for cooperative operation instead of stale bureaucratic rules. The agency, started in 2006, administers federal cooperative housing programs in British Columbia; Alberta, Ontario; and Prince Edward Island.

The Co-operative Housing Federation of Canada initially conceived the agency as a way of keeping oversight of cooperative housing programs from being devolved to a lower level of government. The agency saw that by adopting contemporary technical methods, media and tools, oversight and reporting functions could be expanded to include value-added services. These services would involve the electronic collection and return of data to housing cooperatives in language and a format that they could understand. With the guidance of the agency's specialized staff, its reports help cooperatives to strengthen their operations and improve their performance.

As statistics show during the agency's seven-odd years of operation, its cooperative clients have lowered their risk of default, increased their program compliance, and achieved a higher level of satisfaction than in the years of direct government regulation. In addition, their performance, by every measure, has either remained stable or improved.



**Scott Jackson**, program manager of the National Communications for the Co-operative Housing Federation of Canada, accepts the Development and Preservation Award on behalf of **Alexandra Wilson** from NAHC board member **Steve Sarine**.

## Council of New York Cooperatives & Condominiums

**ARCHITECT ERIC COHEN** helped participants provide seamless access for all residents to their buildings on Wednesday, January 22, 2014 at 7 p.m. He addressed the reason many buildings are resistant to address accessibility whether it is due to cost or to the unsightliness of ramps or equipment. Cohen broached why many buildings wait until they receive a code violation citation or until someone is hurt before they address accessibility. This discussion provided constructive ideas for addressing these issues with a master plan so that work can progress naturally with other building upgrades. It also provided examples of how access for everyone, including seniors, parents with strollers, someone temporarily on crutches or a resident or visitor using a wheelchair can be accomplished beautifully and seamlessly as a part of the building's overall style and use of materials.

## CSI Support & Development Services



Virginia Thornthwaite

**AFTER 22 YEARS** of service, Kim Yamasaki retired from CSI Support & Development Services as the national development manager. CSI is pleased to announce that Diane Smith has accepted the position as Yamasaki's replacement. Smith has many years of experience in the field of affordable housing development in general, as well as many years with CSI Support & Development.

Bishop Co-op hosted a beautiful memorial service in October for the co-founder of CSI, Virginia Thornthwaite. It was attended by the whole board and a variety of people including Thornthwaite's family and friends, cooperative members and staff, and even two dairy truck drivers from CSI's early days as a dairy cooperative in the 1940s. Many people spoke of their memories of Thornthwaite.

## Midwest Association Housing Cooperatives

**AT ITS ANNUAL CONFERENCE** held at Planet Hollywood in Las Vegas June 2-6, MAHC celebrated its 50th anniversary. Cooperators chose from 27 workshops including REAC inspection, parliamentary procedures, strategic planning, diversity, and social media.

In addition to the educational aspect of the conference, individuals were recognized for their talents and were presented with numerous awards. Donna Cothron, Harvard Square Cooperative, Indianapolis, Indiana, received the Dr. Herman E. Curtis Co-oper of the Year Award for outstanding service to her cooperative. Tom Percha, Village Square Cooperative, Utica,

Michigan, garnered the A. Morley Presidents Gavel Award for being an outstanding cooperative board president. Wellesley Townhouse Cooperative, Romulus, Michigan, got the Solidarity Award for projecting fellowship and common responsibility to its membership to seek and share knowledge. Taylor Made Property Services Inc., Chicago, Illinois, received the Spirit Award for promoting and consistently displaying dedication and commitment to the preservation of the cooperative housing movement. Several directors and managers also received the Certified Cooperative Director and Cooperative Maintenance Manager certification.

Attendees could also commemorate the half-century anniversary with glassware and a hardcover year book illustrating MAHC service to the cooperative community. The 2014 MAHC Conference will be held in New Orleans from May 18-21, 2014.

## New Jersey Federation of Housing Cooperatives

**FIFTEEN PEOPLE** from Patterson Homes, High Park Gardens, High Park Terrace University Court, Harrison Park Owners, and Brook Sloane cooperatives met on December 7 to learn about the duties of board of directors and the importance of holding annual membership meetings in a presentation entitled "How Well Do You Know Your Board"? given by Federation President Blonnie Watson. Watson will continue to part two of the workshop in April.

## Potomac Association of Housing Cooperatives

**TWENTY TWO MEMBERS** representing eight cooperatives learned about Board Training: Roles and Responsibilities on November 9, 2013, at Yorkville Cooperative in Fairfax, Virginia. Representatives participated from Second Northwest Cooperative, Benning Road, St. James Mutual Homes, and Lightview Cooperative in Washington, D.C.; Reservoir Hill Mutual Homes, Waverly Terrace, and Washington Hill Mutual Homes in Baltimore, Maryland; and Yorkville Cooperative.

Panelists were Anne Hill, PAHC president and member of Second Northwest Cooperative, William Brawner, PAHC treasurer and a member of St. James Mutual Homes, Myrine Buford, PAHC vice president and a member of Reservoir Hill Mutual Homes, and Maxine Lyons, assistant secretary, Waverly Terrace Cooperative.

PAHC will convene its 38th annual conference April 24-26, 2014 in Nags Head, North Carolina. [CHB](#)





The ROC LLC directors are (left to right) Liz Wood, Natividad Seefeld, and Colleen Preston.

PHOTO CREDIT: ROC USA PHOTO/MIKE BULLARD

## Resident Owned Communities Form an Association and Elect Directors

Two ROC USA, LLC, leaders, Natividad Seefeld and Lois Parris, both former appointees to the ROC USA® Board of Directors, started an association of mobile home park cooperatives called ROC Association. ROC USA is a limited membership organization with representatives from technical assistance providers and lenders. Following the formation of the new association of mobile home park cooperatives, ROC USA, LLC voted to add the new association as a member.

This summer ROC Association conducted national elections—each ROC Association member cast one vote. Now, one ROC Association Director from each of three regions is in place and also sits on the ROC USA Board of Directors. The three directors offer ROC Association members and leaders a voice on the ROC USA board. They are Liz Wood of Duvall Riverside Village in Duvall, Washington, Seefeld of Park Plaza Cooperative in Fridley, Minnesota, and Colleen Preston of Cranberry Village in Carver, Massachusetts.



Colony Lane Breaks Ground

## Colony Lane Breaks Ground in Michigan

Colony Lane, a new senior housing cooperative in the CSI Support & Development family, is under construction and scheduled to open its doors in the fall of 2014. Colony Lane will have three floors and 77 apartments with a centralized laundry room, common area balconies, lounges, library, computer center, exercise room, gated parking, and secured entry. Heat and central air conditioning will be individually controlled in the apartments. A service coordinator will be on site to assist members in acquiring the services necessary for them to remain self-reliant and age in place.

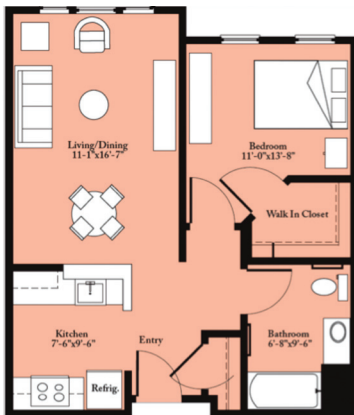
At Colony Lane's ground breaking ceremony on October 15 in Pontiac, Michigan, CSI Support & Development board president Ray Lantis, general manager Nancy Evans, and national development manager Diane Smith all spoke on

behalf of CSI and acknowledged the various people who worked to get this development started. During the groundbreaking ceremony, waitlisted applicants voted on the exterior siding color of the building. They were also invited to attend monthly interested persons meetings while the cooperative is being constructed. These meetings began in early December, and they will give future members the opportunity to vote on décor decisions in all areas of the building and on the cooperative's name and learn more about CSI's unique management style. The educational

programs presented at the interested persons meetings will prepare these future members in committee development and the day-to-day operations of the soon-to-be their cooperative.







**Arlington II is Scheduled to Open**

## Arlington II is Scheduled to Open in June 2014

Seniors in Maryland will have another housing choice next summer when CSI Support & Development opens a three-story development for 57 of the newest members of the cooperative.

The one-bedroom apartments average 560 square feet. The finish boards for the interior choices are complete and will be presented to the future members within the next couple of months. Interested persons meetings started in October 2013. The Maryland CSI staff is introducing them to the cooperative management system through these regular meetings. Some of the first responsibilities for these future members will be to choose the interior finishes, i.e. carpet, paint, countertops, hard flooring, etc. They will then have the opportunity to learn more about leasing and social events so they will be well prepared when it is time to move in. With more than 60 people present at their last meeting, they voted on a name for the new cooperative, Wabash Estates Co-op. The CSI board approved the name proposed by the interested persons.

## Williams & Georgia Towers Celebrate Homeownership

At its annual block party held between Williams and Georgia Avenues in the East New York section of Brooklyn, residents of Williams and Georgia Towers Housing Development Finance Corporation Ltd (HDFC) used this time to celebrate their successful conversion to affordable cooperative homeownership.

For many, this marked the close of a decades-long odyssey. Nearly 140 families in this federally subsidized Section 8 development fought their negligent landlord for control of their mismanaged homes. They won ownership but also had to assume the building's substantial debt. In 2006, the city foreclosed on the property, but the tenants association chose Urban Homesteading Assistance Board to renovate the buildings and convert them to cooperative ownership.

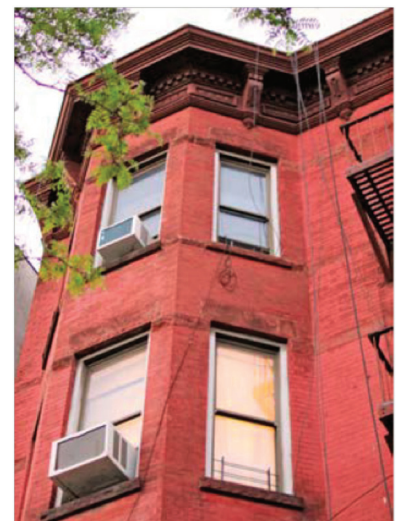
After years of construction, trainings, and navigating red tape, these low-income families are finally able to become shareholders, insuring that their homes remain both safe and affordable.

## Loan Enables First-Time Home Owners to Buy into Cooperatives

Neighborhood Housing Services (NHS) offers a new mortgage product up to \$50,000 in loans to first-time homebuyers who fall within a certain income bracket and are buying into affordable residential cooperatives in New York City.

Since 2003, the board of 1091 Bushwick Ave. HDFC (Housing Development Finance Corporation) had been working closely with Urban Housing Assistance Board's (UHAB) Co-op Preservation team to resolve their mounting tax and water debt. UHAB helped them secure a \$50,000 loan from the Raza Development Fund to cover the debt.

When it was time to make the final loan payment, UHAB worked with the board, a prospective new member, and NHS, as well as a team from Brooklyn Law School, who volunteered its services at closing. UHAB helped the new member secure the NHS loan. They also assisted the HDFC in using the money from the sale to make the final payment to Raza Development. Now the HDFC is debt-free, and the new member has a home of her own. **CHB**



**1091 Bushwick Ave. HDFC**

## HUD Revises Transformation Plan

**HUD IS MAKING THREE KEY CHANGES** to the transformation plan to better address its goals. These changes include:

1. Retaining multifamily staff in Minneapolis and Baltimore. These offices will provide additional geographic coverage and support for critical multifamily work in the New York and Chicago regions, the two largest regions in terms of staff and workload in the future state model. The Minneapolis office will be a satellite of the Chicago Hub, and the Baltimore office will be a satellite of the New York Hub. Minneapolis plays an important role in the region's submarket, especially in supporting cooperatives for the elderly, and has a high volume of work in asset management, ranking second to Chicago in the region. Baltimore provides additional geographic coverage in Federal Region III and has the largest production workload of the four current hubs in the future New York region. Multifamily housing will reopen the preference survey to enable employees to select their top four relocation preferences among the 12 future state offices, including Minneapolis and Baltimore.

2. Augmenting HUD's travel budget to ensure staff can perform site visits related to certain ongoing business activities, such as assessing unusual environmental conditions, servicing

troubled assets, or participating in interagency preservation activities in locations where multifamily offices are being consolidated. HUD will be requesting that Congress formalize this budget allocation in its annual appropriations, thereby ensuring that the staff can make these visits a regular and continuing part of its services to the public.

3. Training one Field Policy & Management HUD staff member in each consolidating location to ensure that HUD sustains its close ties to communities, lenders, and other stakeholders as HUD Multifamily staff relocate. These liaisons will facilitate close communication with multifamily staff in the Hub and satellite offices.

For additional information on HUD's Transformation efforts, please visit the HUD website, [http://portal.hud.gov/hudportal/HUD?src=/transforming\\_hud](http://portal.hud.gov/hudportal/HUD?src=/transforming_hud) or send questions to [MFT@hud.gov](mailto:MFT@hud.gov) or <mailto:MFT@hud.gov>.

## NeighborWorks America Gives Mutual Housing Green Organization Designation

*Program honors organizations with sustainable business practices that save money and improve the environment*

### LOCAL NONPROFIT MUTUAL HOUSING

**CALIFORNIA** recently earned the first green organization designation in Sacramento County from NeighborWorks America, a congressionally mandated program that funds affordable housing and community development nationwide.

The Green Organization Program designation required an extensive review of green business practices in the nonprofit's operations, communities, and programs.

Mutual Housing has been known for its green focus since 2002 when the nonprofit became the first multifamily developer in the Sacramento Municipal Utility District to install solar electricity.

NeighborWorks created the green organization program in 2011 to support the sustainable building and management practices of the 235 nonprofits nationwide that are part of the network. To date, 42 nonprofits nationwide have been awarded this honor. NeighborWorks America's goal is to have at least two-thirds of its member organizations designated green by 2016.

Headquartered in Washington, D.C., NeighborWorks America serves more than 4,500



## Cooperative Housing Movement Loses Former NAHC President Magee

William (Bill) Magee died on January 22, 2014. He worked endlessly for many causes and served those that touched him with an ability to bring people together and catch the passion.

Magee served for years on the board of the National Association of Housing Cooperatives, bringing concerns, ideas, and parliamentary knowledge to the body as well as his leadership as president.

Additionally, Magee served on the board of directors for the Midwest Association of Housing Cooperatives (MAHC). His leadership and passion for affordable cooperative housing and the education and preservation of that housing was and is a driving force of MAHC.

A member of the Noble Square Cooperative for 44 years (one of the first), Magee believed in the cooperative housing model. Thus, he served on its board of directors for over 25 years and held various positions while working through years of improvements and changes.

Magee had been a part of the Citizens for Action in Chicago, IL for several years and worked within the state's and city's political arenas. Magee also served his country in the Army. Lastly, Magee enjoyed life, found pleasure every day, and he always "danced like nobody was watching."

communities across the country as well as in Puerto Rico. Through its network affiliates, NeighborWorks America leverages nearly \$4 billion annually in direct investments to low- and moderate-income families. Across the nation, every dollar that goes through NeighborWorks® leverages \$48 in non-federal investment.

More information about the Green Organization Program is at <http://www.nw.org/network/neighborworksprogs/multifamily/GreenPrograms.asp>.

## The Bollinger Foundation Offers Grants to Families of Deceased Parents

**THE BOLLINGER FOUNDATION** is accepting nominations from families in which a deceased parent worked or the surviving parent continues to work in the field of public or affordable housing or community and economic development.

The foundation primarily provides funds for children's education. This funding can include – but is not limited to – grants towards special educational needs, school materials, and college tuition. The foundation has also awarded funds for counseling and other special needs.

The deadline for submitting grant applications is May 17, 2014. Please be sure to download a hardcopy nomination form at [www.bollingerfoundation.org/Bollinger\\_Nomination\\_Form.doc](http://www.bollingerfoundation.org/Bollinger_Nomination_Form.doc) (MS Word document), and return via email to [kpalomo@iedconline.org](mailto:kpalomo@iedconline.org) or fax at 202/223-4745 by the deadline.

## Nepal to Put New Emphasis on Cooperatives to Meet Housing Needs

**THE NEPAL MINISTRY OF URBAN DEVELOPMENT** is preparing a concept paper on housing cooperatives with an aim to build affordable housing units for lower-middle- and middle-income groups through cooperatives. An expert from The United Nations Human Settlements Programme (UN-Habitat) has provided the ministry with an expert to conduct a feasibility study on the concept of housing cooperatives.

The Nepal Living Standards Survey 2010-11 says almost 50 percent of the households in Kathmandu Valley are renting rooms and apartments for accommodation. Another survey conducted by the Central Bureau of Statistics says that around 255,444 of a total of 435,544 households in Kathmandu district are living in rented rooms and apartments. These measures, the ministry hopes, will bring down the cost of building the project which, in turn, will bring down the cost of housing units and move people from rented rooms and apartments to their own houses, as such units can pool financial resources to build housing units for their members at affordable prices. The ministry primarily aims at facilitating housing cooperatives rolling out housing projects in urban areas to build various infrastructure and public utility facilities. According to the ministry, once the housing cooperative selects a site to build its project the ministry will make sure it has good road networks, schools, and a health center, as well as facilities like electricity, drinking water, and sewage. **CHB**

and concern for Belleville when the cooperative experienced a problem with the first floor pipe insulation that originated with its construction in 2004. The repair involved removing drywall ceilings to access the heating/cooling water pipe loop and the pipe insulation and cleaning, repairing, and rewiring the pipes with new insulation. For the work to be completed the members had to relocate, and for those who chose to stay behind, the coordination, supervision, security, meals, and temporary housing rested with them.

To facilitate this process, the members kept the office open 10-12 hours a day, worked weekends, and patrolled the halls to ensure that members' possessions were secure. The cooperative was low on operating funds, so displaced members decided to move in

with family and friends. Some members even chose to live in the leasing office, library, and other members' apartments so the cooperative would not have to pay for hotels.

The Cooperative Star Award recognizes housing cooperatives that demonstrate sound leadership, management, and housing value for their members and have systems in place to assure prudent preservation of their members' interests. Eligible candidates are housing cooperatives that honor the basic principles of cooperative housing, certify that systems are in place to provide safe, sound and valuable housing for their members and that systems are in place to protect the interests of their members. For more information on Belleville Co-op or CSI Support & Development, visit [www.csi.coop](http://www.csi.coop). **CHB**



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