

President's Column

3

Committee Corner

6

NAHC Chairman Testifies
before the D.C. Cooperative
Task Force

7

NAHC Can't Wait to See You
in Miami! Don't Forget, NAHC
Members Attend for LessNAHC Names Keynote
Speaker for the 2019 Annual
Conference in Florida

8

Conference Surveys Yield
Important Planning Informa-
tion: Please Complete Them

9

Elevator Safety: Deadline
Looming for NYC
Condominiums, Cooperatives

10

Names Give Life to Coop-
erative Spirit in Owendale,
New Harmony Communities

11

Don't Just Trim the Trees —
Managing Your
Cooperative's Urban Forest

13

Member Association News

15

New Members

Member News

16

Cooperative Development

17

International News

18

Report from Washington

19

Cooperative Calendar

20

COOPERATIVE HOUSING QUARTERLY

A member service of the National Association of Housing Cooperatives

Fall/Winter 2019

Hoarding Is A Disability: Handle Cautiously

By Herbert H. Fisher and Alyssa Gunsorek, Esq.

Housing cooperatives have occasionally, like the rest of the housing industry, encountered the health and safety hazard created by hoarding. The built-in reaction has been "Clean up the mess or get out." But, wait a moment, not so fast.

As early as 1960, an appellate court concluded that hoarding was the product of other mental disabilities. In that case, the hoarder was suffering from bipolar disorder, post-traumatic stress disorder and a basic mood disorder. The hoarder needed to present the testimony of his psychiatrist in court to prove the disability and that the disability caused the hoarding, whereupon the court found that his condition was protected by the Fair Housing provisions of the Civil Rights Act, and he was entitled to reasonable accommodations [see *Rutland Court Owners, Inc., v Taylor*, District of Columbia Court of Appeals, 997 A.2d 796 (1960)]. The facts in this case are instructive to cooperative boards and their managing agents.

The court found that the building manager knew of the disability due to the hoarder's low energy level, unchanged and rumpled clothes and obvious incomprehension of the problem's magnitude, which included bed bugs. The cooperative offered an accommodation plan telling the hoarder to propose a written plan to correct the condition.



**As early as 1960,
an appellate court
concluded that
hoarding was the
product of other
mental disabilities.**

The tenant did make an effort but did not submit a written plan as instructed. When the hoarder verbally requested more time, the cooperative filed suit seeking an eviction order. In court, a court supervised plan went into effect, which after months, resulted in a corrected condition, and the suit was dismissed.

The court found that the cooperative's refusal to grant the requested extension of time was a violation of the Fair Housing Act (FHA). Also, the court explained that "the request for accommodation need not be in any particular form." The court noted that the objectionable condition was not finally remedied for "several months while the case was before the court."

Based on an earlier decision [see *Douglas v Kregsfeld*, District of Columbia Court of Appeals, 884 A.2d 1109 (2005)] holding "no specific diagnosis" is needed to establish a disability, the court further held "little, if any, expertise was required to draw an inference between the evidence of certain mental disabilities and the effect of those disabilities on the tenant's ability to maintain satisfactory living conditions."

Currently, the American Psychiatric Association (APA) has concluded that hoarding is a mental disorder (see *Diagnostic and Statistical*

Continued on page 4 >



Save the Date Oct. 16–19, 2019

NAHC 59th Annual Conference
MIAMI
FLORIDA

COOPERATIVE HOUSING QUARTERLY

PUBLISHER: National Association of Housing Cooperatives
EDITOR: Altoria Bell Ross Altoriaross@gmail.com

EDITORIAL BOARD

Manager: Douglas M. Kleine dougk@verizon.net
Herbert H. Fisher HHFisher1@aol.com
Randall Pentiuk rpentiuk@pck-law.com
Mark Shernicoff Mark@Shernicoff.com
Holly Jo Sparks hojosparks@gmail.com
David J. Thompson dthompcoop@aol.com

Emails, letters, and comments to the Editor and Communications Committee Members are welcome. Please send them to info@nahc.coop.

Issues of the *Cooperative Housing Quarterly* are devoted to matters of interest to boards and members of Housing Cooperatives and concerned professionals. All NAHC Associations and Members should advise their memberships on how to get and download CHQs when published.

The opinions expressed in this publication are those of the authors and not necessarily those of the Association. This publication is distributed with the understanding that the publisher is not engaged in rendering legal, accounting, or other professional services. If legal advice or other expert assistance is required, the services of a competent professional should be sought.

Acceptance of advertising by the *Cooperative Housing Quarterly* does not imply endorsement of the product or services advertised.

Address inquiries, manuscripts, news items and responses to the Editor at NAHC, email info@nahc.coop. For reprint permission, advertisements and other business matters contact NAHC, 1120 20th Street, NW, Suite 750, Washington, DC 20036-3441, www.NAHC.coop.

© 2019 by the National Association of Housing Cooperatives ISSN 0097-9759



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 by 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 2019

Chairman	Gregory Carlson
President	Fred Gibbs
Vice President	Randall Pentiuk
Secretary	Karen Harvey
Assistant Secretary	Hope Turner
Treasurer	Ralph J. Marcus
Assistant Treasurer	Richard Berendson

Directors

Carlos Aznar	Anne Hill	Mary Ann Rothman
Tony Beck	Blaine Honeycutt	Mary Ann Ruff
Linda Brockway	Hugh Jeffers	Kathy Sinicropi
Norma Coignet Brown	Robert Kirkpatrick	Stephen Somuah, Sr.
Donna Marie Curvin	Barbara Loatman	Ruthie L. Wilder
Aletha G. Davis	Seretha Morton	Kimalee Williams
Leon Y. Geoxavier	Alfred Reynolds	

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 & 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

NAHC Principal Committees and Chairs

Membership Sales Program – Karen Harvey
Audit Committee – Kimalee Williams
Communications Committee – Fred Gibbs
Contract Review Committee – Hope Turner
Credentials Committee – Donna Marie Curvin
Executive Committee – Fred Gibbs
Development & Preservation Committee – Hugh Jeffers
Finance Committee – Ralph J. Marcus
Governance and Strategic Planning Committee – Ralph J. Marcus
Government Relations Committee – Mary Ann Rothman and Gregory Carlson
International Committee to the International Cooperative Alliance (ICA) & Cooperative Housing International (CHI) – Randy Pentiuk
Membership Services Committee – Linda Brockway
Mutual Marketing and Advocacy Committee – Anne Hill
RCM Board of Governors – Carlos Aznar (Interim)

RCM Board of Governors – Carlos Aznar (Interim)

For addresses of all associations and committees, please email info@nahc.coop.

About Bostrom

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

Housing Cooperatives are Shining Examples of Community

By Fred Gibbs

THE CONCEPT OF cooperative community living has produced self-sustaining communities.

A community can be defined as, “a feeling of fellowship with others, as a result of sharing common goals for maintaining a living environment.” Even brief attention to most news outlets can leave one with the feeling that the fabric of America is being ripped and shredded. Fortunately, we who live by and/or support the cooperative concept see a different picture within our communities based upon the Rochdale Principles. No other form of multi-family housing has successfully removed the profit as an underlining motive from consideration. Cooperatives are democratically controlled, and, therefore, the residents make the decisions as to what they want and keep budgeted monthly charges as low as possible to remain affordable to its members in perpetuity.

Additionally, that democratic control ensures that each member has a voice and that their concerns regarding how the community is ran are heard. By their design, cooperatives are inviting living environments, insulated from much of the divisive behavior that is plaguing our country. We stand as a shining example that people can exist as “we” rather than “us and them.”

To ensure that our communities sustain that sense of harmony and security, we must be vigilant in our efforts to create programs within our cooperatives that are intended to educate our members and their families. It should be hoped that the children of our members would become members of the cooperative when they're faced with the decision to make housing choices. Some NAHC member cooperatives enjoy multi-generational membership. This is a testament to the strength of those cooperative communities. NAHC can help your cooperative create these educational opportunities. We have many publications and traveling training sessions that will help you maintain your cooperative's cohesiveness. Simply visit our website and look for the Education tab. There, you

will find links to training opportunities for your cooperative. Additionally, many regional associations offer publications, training and one-on-one coaching opportunities for you to review. Cooperatives also are encouraged to buy copies of publications or make copies for cooperative member occupants. Go to the Publications tab for back issues of the Cooperative Housing Quarterly, the Cooperative Housing Journal, the Cooperative Housing Blog and the bookstore.

As you engage with the youth in your communities, strive to prepare them for cooperative living by involving them in the business of the cooperative. Young cooperators should understand the type of homeownership they enjoy and that their families have chosen. This understanding will result in a sense of pride. That will pay huge dividends to any cooperative housing community. When the youngsters buy in, you truly have achieved community.

The Rochdale Principles open with, “Voluntary and Open Membership.” The mere fact that cooperative communities are open to all is an example to the surrounding neighborhoods of what community should be. Therefore, if we're all in it together, the us/them feeling cannot exist in a community that is supported by this principle. Cooperative boards are encouraged to adopt policies that guard against community division and that foster inclusiveness that addresses every family.

You've heard the saying, “There is power in numbers.” NAHC calls upon its members to increase the number of thriving cooperative communities. Use the resources available to you. Get training where needed. Partner with your towns, cities and county governments. Raise the banner of cooperative homeownership high for all to see. Be cooperative-proud. [CHA](#)



Fred Gibbs
President

Manual on Mental Disorders (DSM-5) APA (2013). That means it is a disability. Ergo, it is covered by American with Disabilities Act (ADA). The hoarder no longer has to prove another mental disorder since the hoarding itself is a mental disorder and can become a fair housing issue if the hoarder is not given a reasonable accommodation.

In the face of the hoarder not having to prove a mental disorder since the condition itself presents evidence of the disability and its cause, what can the cooperative do?

The first step is to seek a reasonable accommodation. A reasonable accommodation is a change, exception or adjustment to a rule, policy or practice or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces or to fulfill their program obligations (see Joint Statement of the Department of Housing and Urban Development and the Department of Justice *Reasonable Accommodations Under the Fair Housing Act*, <https://www.justice.gov/crt/us-department-housing-and-urban-development>). Remember, it is unlawful

Currently, the American Psychiatric Association (APA) has concluded that hoarding is a mental disorder.

under the FHA to refuse to make a reasonable accommodation in rules, policies, practices or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling [see 5/ 42 U.S.C. 3604(f)(1)].

A reasonable accommodation may not be an immediate solution but a plan to be worked on over a mutually agreeable period of time. The cost of providing a reasonable accommodation will be much cheaper than having to defend against a fair housing charge in federal court or, even, before a state commission. These costs would be in addition to the usual costs of eviction, which may likely be proceeded by a contested court proceeding. The cost may include securing the advice of a mental health practitioner to find the appropriate solution or avoid any missteps. An effort should be made to identify and work with members of the hoarder's family to achieve a positive result.

Once a reasonable accommodation has been achieved, it then should be reduced to a written agreement through which progress can be judged. This agreement will also guide the cooperative's and the member's conduct through success or failure. Keeping written history of events and documented records, including evidence (photographs), is essential in event of the plan's failure. This documentation can be evidence in both a forcible entry and detainer or dispossession court proceeding or a defense against a possible federal court or state, county or municipal charges of violations of the rights of a disabled person.

There is also a possibility the hoarding produces safety and health ordinance issues resulting in a citation against the cooperative. The hoarder could produce odor, blocked exits,

infestation of pests, paper near a source of heat and combustible material storage violations. The cooperative will have to defend against the charges. In defending against the municipal citation, it might be necessary to bring in the hoarder as a third-party defendant in the municipality's court proceeding.

Any reasonable accommodation worked out with the hoarder would have to include, at least:

- Standards or goal to be achieved;
- Timeframe for progress and a final deadline;
- Who will do the inspections and with what frequency?; and a
- Benefit to the hoarder will be continued occupancy by compliance and an agreed order for eviction in event of failure.

The reasonable accommodation reached needs to be reduced to a signed agreement or become a court order upon the cooperative's initiative. In light of the possibility of an ADA suit or counter suit against the cooperative, in event the cooperative files suit, it might well be a step of precaution for the cooperative's complaint to allege that the suit is also being filed to seek a court ordered reasonable accommodation under the ADA apart from an eviction order and use the cited court cases and others as a basis of the lower court's authority to do so.

On the other hand, what happens when a prospective applicant has a history of hoarding as evidenced from a negative landlord reference? As hoarding is a disability under the ADA, a cooperative cannot discriminate against a prospective tenant with a history of hoarding as such discrimination is violative under the FHA. Under the FHA, it is unlawful to discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of (a) that buyer or renter; (b) a person residing in or intending to reside in that dwelling after it is sold, rented or made available; (c) or any person associated with that buyer or renter. However, the applicant with a hoarding history may request a reasonable accommodation at the time of application.

In the event that the prospective applicant is approved and a situation arises where a reasonable accommodation is requested or suggested due to hoarding, then the cooperative must work with the hoarder in order to achieve such reasonable accommodations. Of course, in the event that the hoarder fails to effect the reasonable accommodation, the cooperative must look to its cooperative attorney as there will need to be immediate court action as a result of the failure by the hoarder to effect the reasonable accommodations. It is vital that the cooperative adhere to the FHA and not discriminate against a prospective applicant as it cannot become a participant to discrimination in its exercise of its applicant approval power.

Cooperatives may rely on the "direct threat defense" if there is one to the health or safety of other individuals or if the tenancy would result in substantial physical damage to the property of others [see 42 U.S.C. 3604(f)(9)].

However, in the housing situation, this may be a difficult defense to prove. The occupant's argument will rest heavily on

**A reasonable accommodation
may not be an immediate solution
but a plan to be worked on over a
mutually agreeable period of time.**

the fact that nothing occurred in seeking a reasonable accommodation to offset the owner's argument of what could occur.

Experience in dealing with hoarders, before the conclusion that it is a mental disorder, was that it can rarely be worked out with the hoarder alone. If there is no family control over the hoarder, then it is most likely to be expected that court involvement will be needed to help effect the reasonable accommodation with the entry of an enforceable court order, which may well have to be permanent. Failure to work out such a plan, of course, would need an order giving the cooperative possession of the dwelling unit and the eviction of the hoarder and legal recovery of the hoarder's membership or share certificate.

Finally, there is a need to first determine whether any particular hoarder's conduct is a violation of any provisions in the occupancy agreement or proprietary lease as outlined earlier. If the hoarder is a smoker the situation is obviously made more urgent.

Additionally, cooperatives should be aware that post-traumatic stress disorder and autism spectrum disorder are also noted as psychiatric disorders and, therefore, will be considered as disabilities under the ADA. [CHQ](#)



Herbert H. Fisher is retired as an attorney after 63 years of practice, including 44 years representing housing cooperatives in the Chicago area and providing services to housing cooperatives across the nation. He was a past NAHC president and board chairman and NAHC Jerry Voorhis, Author of the Year, National Cooperative Business Association Honored Cooperator and Midwest Association of Housing Cooperative Lifetime Membership awards recipient.



Alyssa Gunsorek, Esq. is an attorney at Pentiuk, Couvreur & Kobiljak in Wyandotte, Mich.



BOARD TRAINING SEMINAR

ROLES, RISKS & REWARDS

The 3Rs for Cooperative Boards

Roles, Risks and Rewards—The 3Rs for Cooperative Boards is a six-hour, in-person, seminar that will build your cooperative knowledge and show you how to work together as a board. The 3Rs seminar assists board members in developing excellence in governance right at their own cooperative!

Who should participate?

Housing cooperative board members, management and anyone interested in cooperative governance.

Download the information sheet and complete the application available on the NAHC website. Contact the NAHC office with any questions via info@nahc.coop or phone at 202.727.0797.



Ordering appliances at a discount through **NAHC's GE/Hotpoint** program is as easy as 1, 2, 3...

1. Establish an account.

If you don't already have a GE account number for the NAHC program, call Pam Sipes at 1-800-782-8031 Option 4 to establish one. If you have an account number but don't remember it, or if you're not sure whether you have one, call Pam Sipes. You will need to fill out a credit application form, available from Pam.

2. Select the products you wish to purchase.

Once your account number is established, GE will send discount price and availability material directly to the account number address. Note that volume discounts may be available. Even if you're not interested in ordering now, you can always request a catalog of GE products from NAHC at 202-737-0797.

3. Place your order.

Call the regular GE customer service number, 1-800-654-4988, to place an order.

The GE/Hotpoint program is an NAHC member service.



COMMITTEE CORNER

Development and Preservation Committee

THE COMMITTEE IS conducting work on several fronts including the following:

► **GOALS AND METHODS** – to document its goals and objectives surrounding new cooperative and development and preservation activities. The document outlines the goals the committee is striving to accomplish and the activities undertaken to achieve them. The committee has also identified several national organizations to try to work with once budget tensions ease such as the National Housing Conference, the National Low Income Housing Coalition, Grounded Solutions, Neighbor Works and the Association of State Housing Finance Agencies;

► **REGIONAL AND STATE ORGANIZATIONS** – to identify and educate them on the benefits of cooperative housing;

► **ONE-PAGE HANDOUTS/FLYERS** – to promote cooperative benefits to a variety of users including developers, investors, supporters and government institutions;

► **PROFESSIONAL DIRECTORY LIST** – Restructure to identify the regions in which they are active as well as increasing the number of professionals to generate more revenue;

► **LOCAL COOPERATIVE SUPPORTERS** – to create a Florida regional cooperative association in order to gain new NAHC members;

► **GOVERNMENT RELATIONS COMMITTEE** – working with the committee to provide information, support and guidance to the D.C. Task Force on Limited Equity Cooperatives and to identify additional government programs and legislative action to help promote new cooperative development in the nation's capital.

► **DEVELOPERS AROUND THE COUNTRY** – to advise and help them in developing new cooperatives such as Wajadir Cooperative being developed by a non-profit in Seattle, Wash. The local mosque is supporting it, and the cooperative is being built with a large commercial area as well as green and sustainable construction features in a largely immigrant community. Saggio at Carmichael Park is a new senior cooperative development in Carmichael, Calif. HUD invited the cooperative to apply under the Section 213 Program and is also in the process of completing the application for financing and selling member shares. The Applegate Sotel Community is a senior cooperative being developed in North Carolina and is beginning the concept meeting package for the Section 213 Program.

► **ANNUAL CONFERENCE** – to finalize two presentations. Financing for the Future will focus on reasons cooperatives may need financing and the programs available to help them achieve their goals. And, Warning Signs Your Cooperative is in Trouble will help identify issues that occur within housing cooperatives that may indicate a bigger problem that needs to be addressed. [CHA](#)

Member Service Committee

The committee discussed the upcoming conferences that will be held between 2021 and 2023 and came up with the following potential locations: Reno, Nev.; Puerto Rico; Saint Thomas; Saint Croix; and Nashville, Tenn.

The committee is also working with the new membership committee to increase the overall NAHC membership.



NAHC Chairman Testifies before the D.C. Cooperative Task Force

Editor's Note: On July 20, 2019, Greg Carlson, board chairman of the National Association of Housing Cooperatives, spoke before Councilwoman Anita Bonds and the District of Columbia City Council in support of its report from the Cooperative Housing Task Force. NAHC president, Fred Gibbs, and government relations specialist, Judy Sullivan, also attended the hearing. Here are excerpts from that testimony.

GOOD AFTERNOON Councilwoman Bonds (and members of the District of Columbia City Council),

It is an honor to testify today in support of the findings of the Cooperative Housing Task Force. I am Greg Carlson, chairman of the National Association of Housing Cooperatives, representing over one million housing cooperative units nationwide including almost half a million limited or zero equity dwellings, we think) housing cooperatives are the best and most economical form of homeownership available today.

We applaud the efforts as well as foresight of the D.C. City Council members in seeking limited equity cooperative (LEC) solutions which can pave the way for hundreds of D.C. families to enjoy many of the benefits of homeownership. The findings of the task force provide a unique opportunity for D.C. to lead the nation in finding a solid solution to the affordable housing crisis facing our country today. For a small investment in LECs, low-income citizens can own their home. At the same time, because it's a LEC, this housing remains affordable for future cooperative home owners.

NAHC supports the findings of the task force:

- ▶ That support the creation, financing and strengthening of affordable cooperatives as an essential part of D.C.'s affordable housing strategy;
- ▶ To help current struggling LECs to improve their current organizational structures and finances in order to become financially, physically and organizationally healthy cooperatives; and
- ▶ To ensure that all such cooperatives and their members receive appropriate and affordable training, technical assistance and property and asset management support necessary for the cooperatives to succeed.

Our members include both market-rate and LECs. The following D.C. cooperatives through

our Potomac association members are examples of some of our D.C. housing cooperatives:

- ▶ Second Northwest Cooperative (145 units for low- and moderate-income members/no availability with an over one year wait list);
- ▶ Southern Homes & Gardens Cooperative (83 units/no availability);
- ▶ 2540 Massachusetts Owners Cooperative (35 units);
- ▶ Hacienda Cooperative, Inc. (66 LEC units/no availability);
- ▶ Lightview Cooperative, Inc. (74 units/no availability);
- ▶ Brandywine Chesapeake Cooperative, Corp.;
- ▶ Madison Terrace Cooperative (45 units);
- ▶ Benning Road Housing Cooperative (86 LEC units/no availability);
- ▶ East Capital Gardens;
- ▶ The Mendota Apartments (48 units/no availability);
- ▶ St. James Mutual Homes (107 units/no availability); and
- ▶ Beecher Cooperative, Inc. (LEC/no availability);

Please note that most of these cooperatives have not only, no current available units but also have very long wait lists of in many cases, a year or more, indicating the desirability of current residents to remain in these units.

Furthermore, in the Beecher Cooperative, for example, residents usually pay 30 percent of their gross income for rent. The rent amount, less approved U.S. Department of Housing and Urban Development (HUD) deductions such as medical and child care expenses and other allowances, includes a utility allowance. HUD residents also may choose to pay what is known as flat rent. Beecher Cooperative is a low-income housing cooperative subsidized by HUD.

Today, many cities all across America are experiencing a similar lack of affordable housing. Sen. Todd Young, R-Ind., recently reintroduced legislation, S. 1772, to establish a "Task Force on the Impact of the Affordable Crisis Act in 2019." S. 1772 already has 15 bipartisan Senate cosponsors.

Other cities are also tackling a lack of affordable housing:

Continued on page 9 >



Don't Forget: NAHC Members Attend for Less

More than 300 housing cooperators have already registered for the 2019 NAHC Annual Conference in Miami, Fla., October 16-19. NAHC is excited to deliver a dynamic program packed with educational offerings and networking opportunities to connect with fellow attendees, working together and empowering cooperative communities across the country.



NAHC
Can't wait
to see you
in Miami!



LET YOUR COOPERATIVE'S FUTURE SHINE! is this year's conference theme. NAHC is eager to share insights that will enable you to navigate inevitable hurdles your community faces and provide a network of tools to empower an agile approach when unforeseen obstacles arise.

NAHC speakers will cover basic through advanced level topics in governance, marketing, intercommunications, finance and a lot more. NAHC will address where cooperative housing is currently in the United States and where it is going. Session formats allow for intimate discussions, and participants are encouraged to ask questions and contribute to a productive dialogue.

Special events in Miami include the kick off at the welcome reception; the annual awards ceremony where NAHC celebrates those who have made a positive impact on their community; the Cooperative Pride Luncheon, where attendees are invited to Strut Your Stuff while representing their housing cooperative – outfits and choreography are encouraged.

Most importantly, on Saturday, October 19, the NAHC Annual Meeting of Members will take

place. Be sure to make your departure plans so that you can attend, ensuring your cooperative is represented in the discussion and voting. Five directors will be elected for three-year terms. Other matters of importance may be voted on.

A number of excursions are also available to help make the most of your time in the Sunshine State. Take a cruise around Biscayne Bay and visit the Bayside Market, experience an airboat ride in the Everglades, taste fine wine and beer at a local brewery, hop on the bus for a guided tour of Miami's vivacious neighborhoods or venture to Key West for a day of exploration. All available outings are listed on the NAHC website and require a minimum number of participants to take place so please save your seat to finalize booking. Ticket sales close on Monday, September 30 or sooner if they sell out.

Plan to join NAHC in Miami to experience its program and gain actionable insights to better govern your cooperative to secure its bright future. Visit www.nahc.coop/2019-annual-conference to learn more and register. [CHA](#)

NAHC Names Keynote Speaker for the 2019 Annual Conference in Florida



Miles Nowlin

NAHC selected Miles Nowlin, an organizer, advocate and cooperative developer in the Pacific Northwest, to give the keynote address at the opening session of the annual conference in Miami, Fla.

Nowlin's work at the Northwest Cooperative Development Center (NWCDC) supports low- and moderate-income homeowners to purchase the land under their homes through

the ROC USA® (Resident Owned Communities) limited equity cooperative model. Nowlin has been working with NWCDC in Olympia, Wash. for three years, leading the conversions of privately-owned manufactured housing communities to ROCs. Nowlin also spearheads the advocacy efforts at NWCDC, pushing for greater protections for homeowners and broader investment in the ROC program. [CHA](#)

Conference Surveys Yield Important Planning Information: Please Complete Them

NAHC invites you to complete the conference surveys available at your banquet table during the 2019 NAHC Annual Conference in Miami, Fla. The information captured from them assists NAHC in planning future conferences.

Thus, the planning team thanks participants for filling out last year's survey at the annual conference in Phoenix, Ariz., that was instrumental in organizing the 2019 annual conference.



► Chairman Testifies [continued from page 7]

The city of Oakland, Calif., recently passed a proposal, the Preservation of Affordable Housing Fund (PAHF), to allocate \$12 million to create a municipal fund for community land trusts and LECs to take housing off of the speculative market by acquiring and preserving rental properties with 25 or fewer units. "This fund is a bold investment in a visionary solution that... puts (properties) permanently in the hands of Oaklanders," said Oakland Council member Nikki Fortunato Bas.

In Tampa, Fla., The Sadowski Fund, officially the William E. Sadowski Affordable Housing Trust Fund, is a dedicated source of revenue that helps pay for local and state housing programs across Florida. It was created in 1992 with an increase to the state's documentary stamp tax, a 0.07 percent fee on deed transfers, promissory notes and other official records. The proceeds of that increase are supposed to be split roughly 70/30 between local governments for programs that offer down-payment assistance to homeowners and pay for repairs to existing housing and state programs that help fund affordable housing development.

D.C., by creating the task force and supporting its recommendations in support of LECs is leading the country in finding realistic solutions to its affordable housing crisis. We agree with and support both the policy and financing action items outlined in the task force report.

In conclusion, the National Association of Housing Cooperatives urges the D.C. City Council to accept and adopt the Policy, Administrative and Financing Recommendations of the Limited Equity Cooperative Task Force to create an affordable solution to help alleviate the shortage of affordable housing in D.C. today. [CHA](#)



Your Cooperative Bank Expert

For over 30 years, National Cooperative Bank has worked with housing cooperatives nationwide to provide competitive banking products and services.

We offer:

- Cooperative Underlying Mortgages
- Lockbox and Online Payment Services
- Reserve Programs
- Unit Loans



Contact Us!

LOANS

Larry Mathe

TEL (703) 302-1909

TEL (800) 766-2622

EMAIL lmathe@ncb.coop

CASH MANAGEMENT

Jared Tunnell

TEL (703) 302-8176

TEL (800) 766-2622

EMAIL jtunnell@ncb.coop

Visit us online at www.ncbassociationbanking.coop



Elevator Safety: Deadline Looming for NYC Condominiums, Cooperatives

By Kiara Candelaria

Editor's note: Although this article focuses on elevators in New York, often what occurs in this city in regards to high rise cooperatives repeats around the country in places such as Washington, D.C., Chicago, and Miami.



Kiara Candelaria is associate editor for CAI's print and digital publications.

©2019 Community Associations Institute (CAI). Further reproduction and distribution is prohibited without written consent. CAI provides resources and information for homeowners, volunteer board leaders, professional managers, and business professionals in the nearly 350,000 homeowners associations, condominiums, and housing cooperatives in the United States and millions of communities worldwide. www.caionline.org

Condominiums and cooperatives in New York City have until Jan. 1 to comply with a safety regulation from the city's Department of Buildings that requires installation of door-lock monitoring systems to prevent an elevator from moving if the doors are not fully closed, [The New York Times reports](#).

This safety regulation, adopted in 2014, was prompted by a fatal 2011 incident. It's estimated that about 44,000 automated elevators in the city need to be fitted with door-lock monitoring systems, says Donald Gelestino, president of elevator maintenance company Champion Elevator.

The installation cost of the door-lock safety systems depends on the elevator's age, with newer ones needing only an activation of the device that is likely already in place or a software update compared to elevators that are at least 5 years old, which would either need to go through a retrofit or a complete upgrade.

Dennis DePaola, an executive vice president and director of compliance at New York City-based management company Orsid Realty, says the company communicated early on with approximately 170 condominium and cooperative clients in the city to let them know about updating the systems.

"The cost could be anywhere from \$15,000 to \$25,000 per elevator, and many of our buildings have four, five, or six elevators, so it could be a costly endeavor," explains DePaola. He adds that because the safety devices do not contribute to the operating life of the elevators, Orsid provided boards with evaluations about the remaining useful life of the equipment before they decided whether to either retrofit or upgrade.

Orsid got the discussion started early at each of its properties, but DePaola says that there has been "a lot of anxiety through the management community in New York City about the ability of elevator maintenance companies to go and retrofit all the elevators in the city. There's only so much personnel and equipment to go around."

Several trade groups have been in talks with the Department of Buildings to request an extension for some buildings that cannot complete retrofits or upgrades before the Jan. 1 deadline.

The city's Department of Buildings also is requiring elevators to have a secondary emergency brake installed by 2027, which is prompting many boards to contemplate a complete elevator modernization project for systems that are more than 20 years old, according to [The New York Times](#).

DePaola recommends that condominium and cooperative boards looking to modernize their systems hire an elevator consultant to find out what specifically needs to be upgraded or brought up to code. The consultant will typically suggest that boards get bids from three or four maintenance companies before undergoing a modernization project. [CHA](#)

Reprinted with permission from Ungated, a blog published by Community Associations Institute.



Cooperative Share Listing Program

A NAHC member benefit to help cooperatives post and list their available shares on the NAHC website for a small fee. If you have an available share, then the Share Listing Program is here to help. Click the logo to find out more.



Names Give Life to Cooperative Spirit in Owendale, New Harmony Communities

By Andy Furillo

“New Harmony” is what they called it, and nearly a thousand people lived there at the peak of its popularity in 1825, on the banks of the Wabash River in southwestern Ind., where visionaries from all over the world gathered to experiment in the ideals of cooperative living.

Nothing at New Harmony was more important than the education of children, for both boys and girls, who studied side-by-side – a radical concept for its day. The leaders practiced science. They valued art. They emphasized equal rights and responsibility. To live in New Harmony, you had to be kind and courteous. You could say what you want, as long as you also listened.

Today, some of the spirit of the New Harmony community of two centuries ago still thrives under the banner of Mutual Housing California in two developments in Davis. One took its name from Robert Owen, the Welsh-born icon of the international cooperative movement. The other, the New Harmony Mutual Housing Community honors the community in the wilds of the American frontier, where Owen and his family and supporters and hundreds of followers put their utopian theories into practice; where their ideals helped launch the careers of practitioners such as Owen’s oldest son who later became a prominent abolitionist and a U.S. congressman from Indiana.

To be sure, the traditions of education, self-management and leadership development live on in all 19 Mutual Housing communities in Sacramento and Yolo counties. At the two Davis locations – the Owendale Mutual Housing Community and the New Harmony Mutual Housing Community – the concepts are embedded in the historical implications of their very names.

“Discovering the story of Owendale in our midst – the spirit of hope and the spirit that change is possible, and that it is possible when there is respect for individuals, and where there’s a voice, and where people can practice that voice – it renews the sense of values that make Mutual Housing what it is and what it wants to continue,” Mutual Housing California CEO Roberto Jimenez said. “All this time, that spirit has emanated from Owendale and from New Harmony.”

The naming of Owendale and New Harmony – it didn’t just come out of nowhere. David J. Thompson, a Davis resident and longtime advocate for

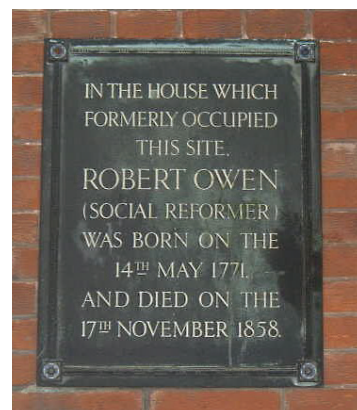
cooperative enterprises, was president of the Twin Pines Cooperative Foundation in the late 1980s when the organization decided to pursue the creation of an affordable housing enterprise in conjunction with the city of Davis. Thompson, it turned out, was a huge fan of Robert Owen, one of the leading figures in the worldwide cooperative movement that took hold in the late 18th and early 19th centuries. When Twin Pines spun off Davis Mutual Housing Association to develop and manage an affordable housing community, and when the city awarded the property at the Albany Avenue site to Twin Pines, it was Thompson who suggested that it be named in honor of his hero.

Thompson, 76, is a native of the county of Lancashire, England, which is also the home of the world’s first consumer food cooperative, called Rochdale, which was founded in 1844. He also was a board member of the Davis Mutual Housing Association, and he thought that merging of Robert Owen’s name with the name of the historical experiment from his home-county made sense some 178 years later in the land of California.

“I would have called the place Rochdale, but that wouldn’t sound so good to Americans,” Thompson said. “Americans pronounce ‘Roch’ as ‘roach’ rather than as in Scotch. It would make you think of cockroaches, and nobody would want to live there. Owendale, though, just sounds lovely.”

Owendale opened in 2003 with its 45 units that are now home to 92 residents. The Owendale community recently underwent a \$2.7 million upgrade in which all the apartments were remodeled with features that include extensive energy and water-saving improvements.

Construction on New Harmony, meanwhile, began in 2011 and was completed in 2013, at a site



PHOTOS BY DAVID THOMPSON

Top: Owen Building: The Robert Owen Hall is located in Newton, Wales, United Kingdom.

Above: This name plate designates the birth place of Robert Owen, the Welsh-born icon of the international cooperative movement.



Andy Furillo is a former newspaper reporter who is now a writer and communications consultant. He wrote this article for Mutual Housing California.

Continued next page >

right next door to Owendale. The new community's 69 units house 179 people. Green Builder magazine honored New Harmony in 2013 in its "Home of the Year" awards. Solar panels at the site produce around 80 percent of the community's electricity.

Thompson was no longer affiliated with Mutual Housing when New Harmony opened and had nothing to do with the naming of Owendale's next-door neighbor community. That distinction went to Kim Coontz, who was then the executive director of the Yolo Mutual Housing Association, (YMHA) which would later merge with the Sacramento Mutual Housing Association (SMHA) to form the current Mutual Housing California.

Koontz wrote at the time of the New Harmony opening that the name "reflects the efforts of SMHA and YMHA to bring the two communities together."

"By naming the new project 'New Harmony,' we will be preserving the connection between Owendale and the new development and the symbolic links to the cooperation and community," Coontz wrote. She is now the executive director of the California Center for Cooperative Development.

And it all goes back to Robert Owen.

By the time Owen moved his cooperative way of thinking to Indiana, he had already gained a reformer's reputation when in 1799 he turned his father-in-law's textile mill in New Lanark, Scotland, into a laboratory of social change. Owen's first move was to fix what had been the deplorable housing and sanitation conditions for his employees. Then he reduced their work day. For the children, he raised the minimum work age from 5 to 10, and he made sure they went to school. Owen pioneered early childhood education with an emphasis on character development, taking them in as young as 2-years-old and turning the natural world and everything in it into their classrooms.

In 1824 Owen learned that the original founders of New Harmony in Indiana were abandoning the cooperative living project. He made a \$150,000 offer to basically buy their town from them, and the next thing he knew he owned 20,000 acres and 160 homes and other assorted buildings. On his trip from Scotland to the Wabash River, he stopped in Washington, D.C., to give a talk on his theories about utopian socialism. It was quite a crowd that gathered to listen, one that included the president of the United States, James Monroe, three former presidents (John Adams, Thomas Jefferson, and James Madison) and one president elect (John Quincy Adams).

At New Harmony, Owen sought to create what he called a "community of equality." Its founding principles included such concepts as equal rights for women, community property and equal pay for equal work, as well as sincerity, kindness, courtesy,



PHILIP CLAYTON-THOMPSON

Top: Owendale opened in 2003 in Davis, Calif. The community has 45 units one- and two-bedroom apartments and three-bedroom townhomes and is home to 92 residents. Above: The Owendale community recently underwent a \$2.7 million upgrade in which all the apartments were remodeled with features that include extensive energy and water-saving improvements.

Owendale opened in 2003 with its 45 units that are now home to 92 residents.

order, learning and obeying the law. The community made its living off agriculture and manufacturing, but ultimately, it failed, when its people dissolved into factions, and when Owen himself sewed a spirit of disunity with his attacks on what he viewed as the evils of marriage and religion. By mid-1827, the New Harmony experiment was over, and Owen had returned to England to pursue his version of cooperative economics.

Many of the scientists and others who tried to make New Harmony work advanced into notable careers. The most prominent among them was Owen's son, Robert Dale Owen, who was elected to Congress in 1842 after writing and speaking for years on subjects such as free public schools, birth control, the rights of women to property and divorce, universal suffrage

and – most notably – the abolition of slavery. As a congressman, Robert Dale Owen introduced the bill that led to the founding of the Smithsonian Institution. After the Civil War, he was appointed to the forerunner agency of what became the Freedmen's Bureau to assist the former slaves in their transition to freedom.

In assessing the Robert Owen legacy, Thompson said that the godfather of the cooperative movement tried to make pure democracy work but that it was a tall order with an idealistic population that he said had "not enough sense of economic responsibility."

"Robert Owen had a fascination for building utopian communities here on earth in his lifetime," Thompson said. "He wasn't happy just to write about what they looked like. He wanted to build them, to carry out a utopia on earth. They all ultimately failed. Building a perfect community in an imperfect world, he found out, was just not possible."

While perfection may be unattainable, the Mutual Housing model continues to create opportunities that translate into stronger communities. Affordable housing is the necessary first step in that equation. Once it is achieved, residents in Mutual Housing communities live together in a supportive, possibly even a cooperative fashion, where education is paramount, where leadership is developed, and where a sense of responsibility is created. It's happening at Owendale, at New Harmony and at all 19 Mutual Housing communities.

"It's not just about the housing," said Jimenez, the Mutual Housing CEO. "It's about the people who live in the housing. We can design communities that facilitate community engagement and foster a sense of community and possibility. That's what the programs are actually designed to elicit." **CHO**



Don't Just Trim the Trees — Managing Your Cooperative's Urban Forest

By Matt Russell

Whether you're the manager of a four-plex with two trees or the on-site manager of a housing cooperative with 10,000 of them, you, my friend, are responsible for managing an urban forest.

An urban forest could best be described as a forest or collection of trees that grow within a city, town or suburb. In a wider sense, this could include any woody plant vegetation growing in and around single family, multi-family or common interest housing developments. So, if you're a property manager, board member or a member, it's important to learn some basic terms and principles of proper tree care. Even if you're not an arborist, that basic knowledge can help you manage your urban forest — so let's get started.

Topping Trees

It might sound a bit like a holiday tradition, but what we arborists know as “topping trees” is actually a heinous practice. According to the International Society of Arboriculture (ISA), “topping is the indiscriminate cutting back of tree branches to stubs or lateral branches that are not large enough to assume the terminal role. Other names for topping include ‘heading,’ ‘tipping,’ ‘hat-racking’ and ‘rounding over.’ Not only does the practice of topping violate nationally accepted standards for proper pruning, but it seriously injures trees.

A few of the problems caused by topping include:

► **STARVATION:** Topping removes so much of the crown of the tree that it upsets an older tree's well-developed crown-to-root ratio, temporarily cutting off its food-making ability. The tree goes into shock and readily produces new shoots — both of which most communities and homeowners probably don't appreciate.

► **WEAK AND RAPID NEW GROWTH:** The new shoots sprout out very quickly, but are poorly attached and far more numerous than if the tree hadn't been topped. Now, you have a potential population problem on your hands.

► **INSECTS AND DISEASE:** The large stems that are cut during topping have a difficult time healing over and are more subject to insect infestation, airborne pathogens and rot from standing water. Diseased

trees not only look bad, but end up costing cooperatives time and money — which brings up the next point.

► INCREASED MAINTENANCE

AND COST: A topped tree will cost more to maintain on an annual basis than a tree that has been properly maintained. Topped trees usually have extra leaf drop from excessive growth — creating more work for you. Plus, you face an increased risk of having to remove the tree in a few years due to wood rot and disease.

Well, now that we have touched on why topping is bad for trees — and communities — let's look at what is good and healthy for the trees in your urban forest.

Pruning for Proper Performance

► **CROWN CLEANING:** Crown cleaning consists of the removal of dead, dying, broken, diseased, low vigor and competing branches and water sprouts. Most pruning of mature trees falls into this category. A majority of the time, this is what I prescribe when I am doing an assessment for a property manager. When pruning trees this way, you don't want to remove more than 25 percent of the total vegetation of the tree. In fact, for some Oak species where I live (Southern California), I recommend removing a maximum of only 10 percent.

► **CROWN REDUCTION:** Crown reduction is a pruning technique that removes weight from the end of branches back to a healthy, growing lateral branch, which will form a new crown. The process reduces long, heavy or overextended branches, as well as removing any branches with significant defects. This is preferable to tree topping as it does not create the long-term poor effects from topping a tree. And we still maintain that same 20-25 percent maximum of a tree's total canopy be removed.

According to the International Society of Arboriculture (ISA), “topping is the indiscriminate cutting back of tree branches to stubs or lateral branches that are not large enough to assume the terminal role.



Matt Russell is head of New Business Development at California Arbor Care in Chino, Calif.

Continued next page >

If you've got trees, you've got an urban forest. It's always best to work with an arborist to ensure the health of your trees.

Removal

Sometimes it does become necessary to remove a tree, but how can you tell? Here are some reasons why an arborist might recommend removing a tree from your urban forest:

- The tree is in a state of decline with more dead vegetation in the canopy than live vegetation;
- The tree leans excessively over buildings or high traffic areas;
- There are excessive rot /fruiting bodies at the base of a tree. A fruiting body — like a conk or mushroom — is the fruit of a fungus that has been at work in the host for several years.

As an arborist, I ask myself two questions when considering a tree for removal. First, what is the possibility of this tree failing? Second, what are the consequences of this tree failing? A tree located on a back slope with no foot traffic is much different than a tree that leans over a building or a playground. This list is by no means exhaustive but is a good starting point to

help your cooperative make a better-informed decision on caring for your urban forest.

Consider Working with a Tree Specialist

If you've got trees, you've got an urban forest. It's always best to work with an arborist to ensure the health of your trees. Here are a few things to ask about when choosing a tree care provider:

- Is there a certified arborist on staff?
- Do they have the proper general liability and workers' compensation coverage?
- Do they possess the appropriate contractor's license with special licensing for tree care?
- Do their employees all wear the correct P.P.E (personal protective equipment) at all times, and are there proper warning signs and cones set up on your property when trees are being maintained?

Many people in any kind of community tend to take trees for granted. Rather than leaving them alone and hoping for the best, focus on actively maintaining the trees on your property. Maintaining your urban forest is imperative to the beauty, safety and livability of your community. [CHA](#)
Reprinted with permission from Gladly.

THE RCM PROGRAM



The Registered Cooperative Managers (RCM) 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 pass 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, renewed dedication to the principles of cooperative housing, codify the ethics of cooperative housing management, and improve housing management practices.

The Registered Cooperative Manager Certification Program is the only nationally-recognized designation and certification specializing in Cooperative Management recognized by the Registered in Apartment Managers (RAM program). RCM is a sought-after professional designation for cooperative housing managers. You can find the application and more information on www.coophousing.org.

MEMBER ASSOCIATION NEWS

The Council of New York Cooperatives & Condominiums (CNYC)

THE CNYC is proud to announce that, after years of trying, this year its champions in the state legislature were able to pass legislation that will enable seniors in housing cooperatives in New York State to seek reverse share loans to tap some of the value of their apartments so that they can live out their years in the homes and communities that they love. Judy Sullivan, NAHC's government relations specialist, was wonderfully helpful in these efforts.

CNYC and the Federation of New York Housing Cooperatives and Condominiums continue to combat city and state legislation aimed at controlling the functioning of housing cooperatives. They also help their members understand and work to comply with legislative mandates designed to reduce carbon emissions by 80 percent over the next 30 years.

In addition, the state legislation extended the property tax abatement program for two years. The program is designed to bring the property taxes paid by shareholders in NYC housing cooperatives and condominiums a bit closer to the modest taxes paid by home owners in one, two and three family houses. There had been hope of a recommendation from an advisory commission appointed over a year ago to study the tax program in NYC and propose a system that would be fair to all taxpayers and easy to understand. But there has been no word from this commission yet this year.

CNYC's 39th Annual Housing Conference will take place on November 17, 2019. Members of NAHC are invited to attend CNYC's all day housing conference at modest member rates. The conference brochure is posted on the CNYC [website](#).

CSI Support & Development Services, Inc. (CSI)

NEARLY 200 cooperators, representing 25 cooperatives represented in Michigan, in 58 regions learned about diversity and selected from 38 workshops at the CSI Michigan Regional Conference August 14-16 in Troy. CSI presented conferences attendees with three general session workshops. Karen Braunscheidel, CSI national education manager gave a presentation on diversity. Theresa Cady, Michigan region education coordinator gave a magic show entitled Creativity by and The "Yes, And" Culture by Jack Tamm, cooperative liaison. At the "CSI Art Party" everyone ate, danced, painted their co-op masterpiece, made bracelets and/or keychains, and got their conference shirts tie-dyed.

Gilda Tagle of Dunn Family Co-op Apartments in Centerline, Mich., shows off her art work reflecting the theme, "Creating Our Co-op Masterpiece during the CSI Michigan Regional Management Conference in Troy, August 14-16, 2019.



Cooperative artists lead members in creating their masterpiece during an open session during the CSI Maryland Regional Management Conference in Elliott City, August 7-9, 2019.

Cooperative members drew self-portraits during the first session of "How Your Co-op Works" at the CSI Massachusetts Regional Management Conference in Boston, August 1, 2019.



PHOTOS COURTESY OF CSI SUPPORT & DEVELOPMENT SERVICES, INC.

Midwest Association of Housing Cooperatives (MAHC)

MAHC'S annual conference will be held at the Sheraton Denver Downtown in Denver, Co., May 16-21, 2020.

Potomac Association of Housing Cooperatives (PAHC)

PAHC will hold its fall training on Saturday, November 9, at Village Green Mutual Homes, in Hyattsville, Md. Its annual conference will be held at Dover Downs Hotel and Casino, Dover, Dela., April 23-25, 2020. [CHQ](#)

MEMBER NEWS

Michigan Cooperative Celebrates a Milestone

ON AUGUST 31, Flat Rock Towers Co-op Apartments in Flat Rock, Mich., celebrated its 30th anniversary. The CSI Support and Development Services cooperative is a six-story high rise with 96 units (72 one bedrooms and 24 studios). The senior community is smoke free.

The National Affordable Housing Management Association recognizes the cooperative as “A Community of Quality.” This cooperative first opened its doors in 1989 and had a multi-million dollar renovation in 2007.

Maryland Cooperative Throws a Back to School Event

WALKER COOPERATIVE in Baltimore, Md., gave 30 bookbags of school supplies to grand and great grands, nieces and nephews ranging from head start to 12th grade during the cooperative’s Second Annual Grandparents/Back to School Event on August 2, 2019.

Service coordinator Nichaun Dean said she started the event first get to know her members’ extended family. Second, allow her members to have an event that they would meet each other’s family. Third, extend and build a stronger sense of community. Last year Dean supplied the school supplies and food with months of planning and bargain shopping. This year she involved the members who donated paper, pens, glue sticks and other school supplies. Dean’s family purchased the book bags.

With the issue of bullying existing in the schools, Dean partnered with a Baltimore City school teacher who talked about how to handle a bully. In addition to the giveaway and presentation, the gathering enjoyed music, food, activities for the kids and just an overall day of family fun.

Walker Cooperative is a CSI Support and Development Services cooperative. [CHQ](#)



PHOTO COURTESY OF CSI SUPPORT & DEVELOPMENT SERVICES

Flat Rock Co-op is located directly across the street Huroc Park which is on the Huron River.



PHOTOS BY NICHAN DEAN

Grands and great grands enjoy the back to school event. Members of the Walker Co-op donated school supplies for the back to school event.



NEW MEMBERS

NAHC welcomes the following new members:

Individuals

Juanita Olson, Tucson, Ariz.
Brian Dahlk, Madison, Wis.
Michael Fox Johnson, Alexandria, Va.
Sharon Kuba, Kansas City, Mo.
Lee Gilbreth, San Antonio, Texas
Lynn Royal, Ashland, Mass.

Professionals

DWilliams Management Group, LLC, Stone Mountain, Ga.



Members click on image to download card.

Free Pharmacy Discount Cards and Cooperative Healthy Savings Program

The Cooperative Healthy Savings (CHS) Program is for families

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

Residents of Two New England Manufactured Home Communities Celebrate Ownership

By Doug Clopp

RESIDENTS OF TWO Westfield manufactured home communities have a lot to celebrate as they take ownership of the land beneath their communities, securing affordable housing for their families.

In July, the residents of Arbor Mobile Home Park and Heritage MHP manufactured home communities in Westfield, Mass., became the newest manufactured housing cooperatives to join a national network of 247 resident-owned communities, totaling 16,851 homes in 16 states. The residents are excited about the opportunity to own and manage their communities.

“All I can say is, hurray! It’s already feeling like a community,” said Phyliss Martin, secretary of the Arbor Board of Directors. “We are excited to begin our journey together.”

For many residents, purchasing their communities creates the solace and peace of mind that they have secured affordable housing for the future, and in doing so, have protected their assets.

“As a residential owner, I can feel safe putting money into my home without the fear of losing it,” said Leo Matos, president of the Arbor Board.

The new resident owners of Heritage MHP are also looking to the future with optimism and hope.

“As homeowners, the purchase of our mobile home park represents our desire to move into the future with pride and to uphold the traditions of Westfield in a meaningful way,” said Joanne Ramirez, board secretary at Heritage.

“Every community purchase holds a unique story and set of circumstances and each also follows a familiar pattern – homeowners joining together to gain control of the land under their homes because it’s in their best interest to do so,” said Paul Bradley, president of ROC USA, LLC. “It’s as fundamental and simple as that when you get right down to it.”



PHOTO BY LIBBY O'FLARHETY FOR THE ARBOR MOBILE HOME PARK

Some members of Arbor Mobile Home Park celebrate being a cooperative.

The Arbor and Heritage neighborhoods are part of a two-state, three-community sale that includes another community in Rhode Island. All three communities were put up for sale by the same owner as a package, under a single contract, and the purchase by three resident groups was executed simultaneously.

Taken together, the three community resident purchases will preserve 187 units of affordable housing. Residents of the Arbor purchased their community for \$1.73 million, and the residents of Heritage purchased theirs for \$1.79 million. The total purchase price of the three communities was \$6.9 million. ROC USA® Capital provided the financing.

“The option for three residents’ groups in two states to purchase their communities in a single deal presented a unique challenge,” said Andy Danforth, CDI’s New England Resident Owned Communities (NEROC) Program Director. “This type of a deal has never been executed before. In all, we now support 49 converted communities in six states with close to 12,000 residents and over \$200 million of program investment in the last nine years.”



Doug Clopp is the director of Development & Communications at the Cooperative Development Institute in Northampton, Mass.

Trio of Community Purchases Preserves Nearly 900 Affordable Homes in New Hampshire

By Steve Varnum

ON THE DAY before Thanksgiving, more than 1,000 homeowners in four New Hampshire mobile-home parks learned that their parks — meaning the land under their homes — would be sold.

The corporation that owned the parks planned to sell them to a Michigan company, the country’s third-largest park owner.

The homeowners, though, made different plans.

In July, families in Tanglewood Cooperative in Keene, Bear View Crossing Cooperative in Allenstown, and Black Bear Village Cooperative in North Conway officially bought their communities. In doing so, they made their nearly 900 homes permanently affordable for working families with low and moderate incomes.

The fourth park sale did not go forward after discovering that 26 of its 138 home lots were either in a floodway or flood zone.

The combined sale price of the three parks, close to \$48 million, was financed by the New Hampshire Community Loan Fund, The Provident Bank, Northway Bank, the New Hampshire Housing Finance Authority, and a Community Development Block Grant administered by the New Hampshire Community Development Finance Authority.

After receiving written notice of the proposed sales, homeowners in the parks used training and technical assistance from the Community Loan Fund’s ROC-NH™

Continued on next page >

team, to organize residents and form — or in Black Bear Village's case, revive — cooperatives.

Each cooperative elected a board of directors and worked closely with ROC-NH to make the purchase a reality.

Huge Impacts

The impacts of these ROC conversions are huge:

- Amid an affordable-housing crisis in New Hampshire, 874 manufactured homes became permanently affordable. (Nearly three-quarters of the households are low or moderate income.)
- Homeowners will benefit financially from stable rents, rising home values and the availability of fixed-rate, long-term mortgages that were previously unavailable to them.
- Three large parks were returned to local ownership.

As they worked through numerous meetings and votes, many of the parks' residents agreed with longtime Bear View Crossing resident Doris Corey, who stood up at a meeting and told her neighbors she'd been forced to walk away from her former home when the park closed so a grocery store could be built on the land.

"I want to be Captain of my own ship!" she said. "I want the final say about MY home, in MY park, and the only way that's going to happen is if we own THIS park."

"We need to do this, so we can put our futures in our own hands as opposed to the whim of somebody else who lives in the Midwest," said Steve Porter, a Black Bear Village resident and Conway selectman.

After signing the closing documents, board members from the three cooperatives that bought their parks said they felt free, confident and masters of their own destinies.

Sharon Harper of Tanglewood Co-op said of the conversion to resident-ownership, "It means residents coming together as a community like we should, to watch out for our elders, watch out for our neighbors."

Tom Moughan of Black Bear Village cooperative, who was part of the unsuccessful effort to buy their park 10 years ago, took a generational view.

"We're basically doing this for a lot of the younger folks in the park, so they'll have low-income housing. It gives them a chance to own homes, and as they have kids and they grow if they want to move out they'll have a better chance at selling their home in a cooperative community than if it was privately owned."

Goal to Keep Rents Affordable

The cooperatives' purchases of these three parks was of a scale unprecedented in the Community Loan Fund's 36-year history and required unique collaborations involving the park residents, town governments, state agencies, local and national funders and impact investors.

Knowing that these homeowners already paid some of the highest lot rents (the fee for use of the land under their homes) in N.H., the Community Loan Fund and its partners sought to minimize rent increases.

Cooperative ownership means the homeowners in these parks are now eligible for products and services, including real mortgages, that haven't been available to them. Studies show that the availability of home financing, when the land is



PHOTO COURTESY NH COMMUNITY LOAN FUND

Members of Bear View look forward to cooperative living.

secure, improves the home's value, the owner's ability to make improvements and overall housing affordability.

The New Hampshire Community Loan Fund pioneered the resident-ownership model, which was brought to scale across the country when ROC USA formed in 2008. Since then, 244 communities and over 16,600 homeowners have achieved resident ownership in 16 states. [CHQ](#)



Steven Varnum is the director of Communications and Marketing at the New Hampshire Community Loan Fund in Concord, N.H.

INTERNATIONAL NEWS

Board Member Represents NAHC at the Cooperative Housing International Meeting

BOARD MEMBER Linda Brockway represented NAHC at the Cooperative Housing International (CHI) Board of Directors meeting in Lyon, France, on June 3, 2019.

At the board meeting, CHI Vice President Guido Schwarzendahl indicated that Ukraine wanted to hold a second symposium the first week of November and that he would be working with the persons who made presentations at the first symposium. As a part of this effort, Brockway has been asked to give the United States' session.

Schwarzendahl also discussed the meeting with Housing Europe and how well it went. He gave specific examples as to how the CHI board could continue to work with the organization. Housing Europe is the European Federation of Public, Cooperative & Social Housing. It is a network of 45 national and regional federations gathering 43,000 housing providers in 24 countries and managing over 26 million homes about 11 percent of existing dwellings in Europe.

Later at the round table, each country representative presented their market and political challenges, their successes in cooperative development, financing, and expansion and innovation. They also took questions. [CHQ](#)

NAHC Coalitions Work Together for the Good

MANY YEARS AGO, associations engaged with the federal government as independent entities. However, today if an association wants to be successful with Congress and the government, it needs to work collaboratively with other like-minded organizations to form coalitions.

A coalition is a group of interdependent people focused on advancing or opposing a particular issue. A coalition's power lies in its ability to present a united front. NAHC participates in several coalitions.

One of the most valuable and effective coalitions NAHC collaborates with is the Multifamily Housing Group (a/k/a as the Donut Group because donuts are served at their monthly meetings). This group has excellent contacts in Congress and the government, and their members share insights on pending legislation as well as regulations. They also meet quarterly with officials of the U.S. Department of Housing and Urban Development. When appropriate, they draft letters to weigh in with legislators and regulators on pending issues. These meetings and letters are particularly significant because there are usually 30 or more housing organizations that weigh in with giving NAHC strength in numbers.

Members of this group come from many housing-related organizations, for example the:

- National Realtors Association;
- Leading Age (representing seniors);
- Council for Affordable and Rural Housing;
- National Affordable Housing Management Association;
- National Apartment Association;
- Mortgage Bankers Association;
- National Association of Affordable Housing;
- National Home Builders;
- Manufactured Housing Institute; and the
- National Multifamily Housing Council.

NAHC also belongs to cooperative coalitions whose members include the:

- National Rural Electric Cooperative;
- National Cooperative Bank;
- National Cooperative Business Association;
- National Association of Federally-Insured Credit Unions; and the
- Credit Union National Association.

Cooperative coalitions keep members abreast of pending cooperative issues, particularly regarding tax.

A coalition is effective only when its issues have merit, and the coalition members are organized, informed and dedicated to communicating the importance of the effort. Coalition building calls for establishing and developing contacts that work well together. The multifamily housing and the cooperative coalitions are just two examples of coalitions NAHC works with to protect members' interests.

Working with coalitions has the following advantages:

- Enlarges NAHC's base of support, networks and connections; gives strength in numbers: achieving more together than done alone;
- Provides safety for advocacy efforts and protection for members who may not be able to take action alone;
- Magnifies existing financial and human resources by pooling them together and by delegating work to others in the coalition;
- Reduces duplication of effort and resources;
- Enhances the credibility and influence of an advocacy campaign, as well as that of individual coalition members;
- Assists in individual and organizational networking;
- Facilitates exchange of information, skills, experience, materials and opportunities for collaboration;
- Brings together a diverse range of people and organizations. Diversity can strengthen a campaign by broadening perspective and understanding of the issue. It can also assist outreach by appealing to a wider population base with differing priorities and interests;
- Provides peer support, encouragement, motivation and professional recognition; and
- By combining forces coalitions allow organizations or parties to gain something that they could not gain on their own.

Often, one of the most powerful ways for nonprofits to engage in the public policy process is by working in a coalition with other nonprofits. Effective coalitions can amplify nonprofit voices to legislators and the public, as well as allow coalition members to share the costs of their advocacy efforts. NAHC increases the perception of its credibility by associating with recognized leaders on a particular issue and by simply being a part of a group – the power of numbers. [CHQ](#)



Judy Sullivan is NAHC's government relations representative. She is also the recipient of NAHC's Jerry Voorhis and the Roger J. Willcox President's awards.

2019 – 2020 COOPERATIVE CALENDAR

OCTOBER IS CO-OP MONTH

2–4 NCBA CLUSA Co-op Impact Conference; Sheraton Pentagon City Hotel, Arlington, Va.

14–15 RCM Training; Hilton Miami Downtown, Miami, Fla.

15 NAHC Board of Directors Meeting; Hilton Miami Downtown, Miami, Fla.

16–19 NAHC's 59th Annual Conference; Hilton Miami Downtown, Miami, Fla.

19 NAHC Annual Meeting of Members and NAHC Board of Directors Meeting;
Hilton Miami Downtown, Miami, Fla.



NOVEMBER

8–10 North American Students of Cooperation Institute, Austin, Texas

9 PAHC's Fall Training; Village Green Mutual Homes, Hyattsville, Md.

17 39th Annual Housing Conference of the Council of New York Cooperatives and Condominiums;
Local 32BJ SEIU, New York, N.Y.

APRIL 2020

23–25 PAHC's Annual Conference; Dover Downs Hotel and Casino, Dover, Dela.

MAY 2020

16–21 MAHC's Annual Conference; Sheraton Denver Downtown, Denver, Co.



1120 20th Street, NW, Suite 750
Washington, DC 20036-3441
202/737.0797

www.NAHC.coop