

A close-up photograph of a child's hand placing a light-colored wooden block onto a Jenga tower. The tower is partially built with several layers of blocks. The background is blurred, showing other people in a social setting.

BUILDING FOR THE

FUTURE

National Association of Housing Cooperatives
2017 Progress Report

WELCOME

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Dear NAHC Member:

Thank you for your membership.

Whether you are a longstanding (or new) member, active on a Committee (or just getting involved), an Annual Conference participant — or all three, your membership and your involvement helps NAHC “build for the future.”

In this 2017 Progress Report, we’re excited to share with you just some of the many ways we are working together to “build for the future” both within NAHC, with other organizations in the cooperative community and with elected officials in Washington, DC.

BUILDING FOR THE FUTURE WITHIN NAHC

We pursued initiatives to help NAHC become an even stronger organization and provide even more benefits to members. We grew our membership significantly, with the addition of members of the Council of New York Cooperatives (CNYC). New York is home to the largest number of cooperatives in the U.S. and because NAHC is the national voice for cooperative housing, it was a natural for CNYC to create a stronger relationship with NAHC. We welcome all CNYC members and we extend a special welcome and thanks to CNYC’s Executive Director, Mary Ann Rothman. We look forward to working with you and your membership in the years ahead.

As we grew our membership, we continued to develop NAHC’s leadership pipeline. We appointed Robin Lay Chair of the RCM Board of Governors. Robin has worked tirelessly to brand the RCM Program, demonstrate its

real value and increase participation. In fact, we saw an increase in the number of participants for the RCM online course. Also, the Board appointed Fred Gibbs Chair of the Communications Committee, where he worked with staff to create a new membership brochure and launch a series of Facebook live interviews.

BUILDING FOR THE FUTURE WITH THE COOPERATIVE COMMUNITY

One of NAHC’s greatest accomplishments in 2017 was the Board’s unanimous vote to join Cooperative Housing International (CHI). Through our involvement, we will extend the NAHC brand, be a resource for other cooperatives and learn from other organizations in the global cooperative movement. Thank you to Linda Brockway for serving as the NAHC representative on the CHI Board and for participating in CHI Board meetings in England and Malaysia. We also became a party to the Six Cooperative Principles, which promote cooperation among cooperatives in limited equity housing cooperatives.

We were excited to participate in the Cooperative Festival and even more excited to be part of the planning for the 2018 festival. We strengthened our relationships with Cooperative Housing International, Urban Homesteading Assistance Board and NASCO, which in turn, strengthened NAHC’s brand in the student cooperative community.

BUILDING FOR THE FUTURE IN WASHINGTON, DC

NAHC continued to maintain a strong presence in Congress and in federal agencies, advocating, among other issues, to “level the playing field” in housing.

Additionally, we continued to be a strong advocate for FEMA legislation, reverse mortgages for seniors and share loans for America’s veterans. We will continue to be the national voice for cooperative housing.

As we look to the future, we will continue to build. Watch for “the Developer’s Toolbox,” enhancements to the website (and more ways to engage members of all ages) as well as a share listing site. We will continue outreach to Millennials as we build our leadership pipeline. And we will review our governance structure — including our bylaws.

Building for the future reminds us to remember our beginnings. Roger Wilcox, NAHC co-founder and President Emeritus, passed away in 2017. We honor Roger’s memory by re-naming the NAHC President’s Award, hereafter known as the Roger Wilcox President’s Award.

On behalf of the Board of Directors, thank you for your membership. We look forward to building for the future with you.

Yours cooperatively,



Fred Gibbs
Chairman



Gregory J. Carlson
President



ABOUT NAHC

NAHC is a non-profit 501(c)(3) organization of housing cooperatives and associations in the United States that promotes the benefits of cooperative housing communities.

Its membership includes individuals, organizations and professionals living in or involved in cooperative housing. NAHC was incorporated in 1960 and today works on behalf of the two million families who enjoy the benefits of living in a cooperative housing community.

GOALS

At NAHC, we work to:

- **Promote** the development of housing cooperatives through research, education, and conferences
- **Share** best practices in operations that will generate long-term benefits for owner-occupants
- **Create** programs and services to benefit and strengthen members
- **Promote** the development of complimentary activities among housing cooperative owner-occupants

LEADERSHIP

The Board of Directors develops and implements NAHC's strategic plan and governs all aspects of the organization. Members serve three-year terms and one-third of the Board is up for re-election every three years at the NAHC Annual Conference.

Officers

Fred Gibbs
(Kansas City, MO)*
Chairman

Gregory J. Carlson
(Forest Hills, NY)
President

Randall Penttiuk
(Wyandotte, MI)
Executive Vice President

Karen Harvey
(Brownstown, MI)
Secretary

Linda Brockway
(Lansing, MI)
Treasurer

Board of Directors

Carlos Aznar
(Antioch, CA)*

Tony Beck
(Taylor, MI)

Richard Berendson
(St. Charles, IL)*

Jackie Brown
(Rockville, MD)

Norma Coignet-Brown
(San Francisco, CA)

Donna Marie Curvin
(Newark, NJ)

Marlene Dau
(Battle Creek, MI)

Aletha G. Davis
(Chicago, IL)*

Leon Y. Geoxavier
(New York, NY)

Anne Hill
(Washington, DC)

Blaine Honeycutt
(Taylor, MI)

Hugh Jeffers
(Oakmont, PA)

Barbara Loatman
(Hyde Park, MA)

Ralph J. Marcus
(Farmington Hills, MI)

Alfred Reynolds
(Oakland, CA)

Mary Ann Rothman
(New York, NY)

Mary Ann Ruff
(Detroit, MI)

Stephen Somuah, Sr.
(Chicago, IL)

Hope Turner
(Trenton, MI)

Ruthie L. Wilder
(Baltimore, MD)*

Kimalee Williams
(East Hartford, CT)

**denotes elected at 2017
Annual Conference*

Staff

Mik Bauer, RCM
Executive Director

Paul Doggett
*Membership Manager,
RCM Certification
Coordinator, Conference
Registration*

Julie Elfand, CMP
*Director of Meetings and
Expositions*

Cat Wilson
*Communications and
Website Content Manager*

MEMBER ASSOCIATIONS

CSI Support &
Development (CSI)

California Association of
Housing Cooperatives
(CAHC)

Cooperative Housing
Association of New
England (CHANE)

Council of New York
Cooperatives and
Condominiums (CNYC)

Federation of New York
Housing Cooperatives &
Condominiums (FNYHC)

Midwest Association of
Housing Cooperatives
(MAHC)

New Jersey Federation
of Housing Cooperatives
(NJFHC)

Potomac Association of
Housing Cooperatives
(PAHC)

PARTNERS

Consumer Federation of
America (CFA)

Cooperative
Development Foundation

Community Associations
Institute (CAI)

Co-operative Housing
Federation of Canada
(CHFC)

Cooperative Housing
International (CHI)

National Cooperative
Bank (NCB)

National Cooperative
Business Association
(NCBA CLUSA)

North American Students
of Cooperation (NASCO)

ROC USA

Urban Homesteading
Assistance Board
(UHAB)



MEMBER BENEFITS

As the national voice for housing cooperatives in the U.S., NAHC offers a variety of benefits to help members (both organizations and individuals) — manage, grow and advocate for cooperatives. Benefits include:

EDUCATION AND TRAINING

- The [NAHC Annual Conference](#), the educational and networking event for cooperative housing. Three days of workshops, networking (and some fun) provide new and returning members with news, tools and insights in cooperative housing.
- [Registered Cooperative Manager](#) (RCM) certification training program helps member managers learn and hone their skills to work even more effectively with their board and cooperative communities.
- Customized training workshops such as



ADVOCACY AND TECHNICAL ASSISTANCE

- NAHC's [government relations](#) staff is a strong and consistent voice for housing cooperatives on Capitol Hill and in federal agencies. Staff monitor issues and advocate — often with members — to ensure that issues critical to the health and viability of housing cooperatives are heard in Washington, DC and in statehouses throughout the country.

- Annual Conference Grant provides airfare, lodging and registration for one NAHC member to attend the NAHC Annual Conference.
- [Cooperative Housing Quarterly](#) (CHQ) provides in-depth information on issues impacting cooperatives and [Cooperative Housing Journal](#) (CHJ), a biennial publication of best practices in cooperative housing.
- Technical assistance on issues related to cooperative housing communities, operations and other issues (available via phone or email; in-depth consultations are available; contact [Paul Doggett](#)).
- [Cooperative USA Share Listing Program](#) allows members to post their cooperative listings for sale on the NAHC website.

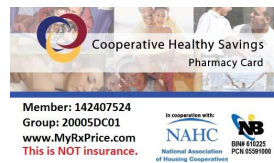
SAVINGS FOR YOU AND YOUR HOME

- Discounts on major appliances from GE/Hotpoint. Contact GE's Jason Lathery at 1-800-782-8031.



GE APPLIANCES

- Pharmacy discount cards for affordable and convenient prescriptions through the Cooperative Healthy Savings Program.



- Resources and information about specific cost-savings from energy efficient light bulbs and appliances through a partnership with Energy Star, a U.S. Environmental Protection Agency voluntary program.
- A [.coop domain](#) is the best way to tell the world that you are a Cooperative! Register to receive your unique .coop domain name.



Co-operative Housing International
A Sector of the International
Co-operative Alliance

LEARN

“NAHC is expanding its horizons and we want to involve Millennials. NAHC’s involvement with NASCO (the National Association of Student Cooperative Organizations) is the perfect place for us to learn more about the needs and challenges of younger cooperative members and introduce them to the benefits of affiliating with NAHC. We value our relationship with NASCO and we look forward to building and further strengthening it in the years ahead.”



Karen Harvey, RCM, CCD, CCM, HFHS

BUILDING FOR THE
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TRAINING HIGHLIGHTS

REGISTERED COOPERATIVE MANAGER CERTIFICATE PROGRAM

This NAHC program focuses on enhancing the knowledge of cooperative housing managers and aligning the profession with best practices and superior professional standards. Following successful completion of coursework and the exam, managers are awarded the RCM designation, which demonstrates that they meet (or exceed) RCM standards of excellence, understanding, and achievement in cooperative housing management. All cooperative housing property managers are eligible to participate in the RCM Program and earn an RCM Certificate; Board members may register for the course for educational purposes, but will not earn the designation certificate.

Exams are given at the Annual Conference and every Spring. RCM managers may re-certify via the [RCM re-certification webinar](#).

Congratulations to these individuals who earned the Registered Cooperative Manager certificate:

Geneive Amy, Park Shore East Cooperative (Chicago, IL); Carlos Aznar, John Muir Homes, #1 (Antioch, CA); Mirza Baig, Southgate Town & Terrace Homes, Inc. (Sacramento, CA); Mik Bauer (Chicago, IL); Maribel Concepcion, Trinity Management (Boston, MA); Hannah Diggs, Reservoir Hills Mutual Homes, Inc. (Baltimore, MD); Sheila Harper, United Housing Management (Dorchester, MA); Darlene Johnson, Stony Brook Cooperative Housing Corp. (Jamaica Plain, MA);



Winnie Lamour, United Housing Management (Dorchester, MA); Grivel Mora, Wildwood Park Town Houses, (Atlanta, GA); Mi'Chelle Posey, United Winthrop Tower Cooperative (Chicago, IL); Crystal Rivers, Wildwood Park Towne Houses (Atlanta, GA); Surinderpal Singh, Southgate Town & Terrace Homes Inc. (Sacramento, CA); Naeida Stevens, River Oaks Town Houses Cooperative (Calumet City, IL); Carolyn Stewart, Bethel Terrace (Chicago, IL) and Mimi Tefara, Reservoir Hills Mutual Homes, Inc. (Baltimore, MD).



Newly certified RCMs proudly show their certificates.

Congratulations to these individuals who earned their RCM re-certification:

Cornelius Bracy, Ponderosa Estates, Inc. (Marin City, CA); Patricia Byrd, Arrowhood Hills Cooperative (Ann Arbor, MI); Sandy Isaac, Park Forest Cooperative IV Area E (Park Forest, IL); Ralph Marcus (Marcus Management, Inc. (Farmington Hills, MI), Tania Sylvester, Park Forest Cooperative III, Area J (Park Forest, IL) and Tarlochan S. Walia, Southgate Town & Terrace (Sacramento, CA).



Re-certified RCMs show off their certificates.

ENHANCE

"I have worked in property management for subsidized, low-income and tax credit housing for about 15 years but cooperative housing management was a new area for me. I wanted to be as knowledgeable as possible so that I could be an even better resource for my Board. I took the RCM class with an awesome teacher and now I put that knowledge to work. The Board appreciates that I took the initiative and they see the benefits."



Mi'Chelle Posey
Property Manager, United Winthrop Tower Cooperative, Chicago, IL

BUILDING FOR THE
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GOVERNMENT RELATIONS



While federal legislation of any kind was difficult to advance during 2017, NAHC continued to press ahead on issues important to cooperative housing and help keep those issues top of mind with elected and agency officials through our government relations work. Our coalitions continued these efforts as well.

DISASTER RELIEF — HR1684

The House of Representatives passed Rep. Nadler's bill (HR 1684), on June 26, 2017. HR 1684 directs FEMA to provide technical assistance and a legislative proposal (within 90 days of enactment) on providing eligibility for disaster assistance for common areas of housing cooperatives in the event of a nationally declared disaster. HR 1684 is currently pending in the

Senate Committee on Homeland Security and Governmental Affairs and awaiting Senate passage as part of the currently stalled Budget Reconciliation. We also obtained support from several cooperative and housing organizations for our disaster relief legislation.

REVERSE MORTGAGES FOR HOUSING COOPERATIVES

Proposals are pending in the NY State legislature to remove the prohibitions on reverse mortgages for housing cooperatives. The National Reverse Mortgage Lenders Association (NRMLA) assisted our efforts in providing consumer protections for this important legislation.

DC LEGISLATION TO DEVELOP LIMITED EQUITY COOPERATIVES

DC Council Member Anita Bonds introduced bills in the DC City Council to authorize the use of DC's Community Development Block Grants (CDBG) to develop, maintain and provide training assistance for the development of limited equity cooperatives in the District of Columbia. In November, NAHC testified in support of these bills.

The measures (DC B-99, 273 and 289) are expected to be considered by the DC City Council in late January. This legislation is particularly significant because authorizing the use of DC CDBG funds for the development of limited equity cooperatives is a model that could be used nationwide.

GROW

"NAHC's advocacy efforts are invaluable to CNYC, so we are pleased to help NAHC thrive and grow." In 2016, CNYC made a slight modification in our dues structure to provide NAHC memberships to all CNYC members. As our strong voice in Washington, NAHC is a great resource for CNYC members."



Mary Ann Rothman

Executive Director, Council of New York Cooperatives

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CONFERENCE HIGHLIGHTS



Thank you to Kirkpatrick Management Company for sponsoring the hotel key cards.



We look forward to seeing everyone in Phoenix, October 24–27, 2018 for our **58th Annual Conference**.



(Left to right) Scott Jackson, Greg Carlson, and Mik Bauer with Michelle Hopkins (East Blair Housing Cooperative, Eugene, OR) who received a grant to attend the Conference. (L to R).

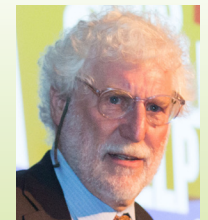


Fred Gibbs says a few words of welcome at the Award Luncheon.

Nearly 400 NAHC members gathered in San Antonio, Texas to learn about issues and trends related to cooperative housing and the larger cooperative movement. Keynote Speaker Andrew Reicher, Executive Director, Urban Housing Assistance Board, discussed several topics including economic growth trends and stability of housing cooperatives, helping residents create, and sustain affordable co-ops and an update on the Co-op research project. A dozen other speakers covered topics ranging from new board training and curb appeal to positivity, financing and Canadian cooperatives. [View 2017 Annual Conference presentations.](#)

STRENGTHEN

“We are a local organization and to partner with a national organization like NAHC helps us strengthen our voice and the voice of the cooperative housing community.



I am encouraged by the resurgence in cooperative housing which we’ve always known to be a sensible form of real estate ownership. From UHAB’s earliest days, we have interacted with NAHC and have learned from its leaders throughout the years.”

Andrew Reicher
Executive Director, Urban Housing Assistance Board



CONFERENCE HIGHLIGHTS

RECOGNIZING COOPERATIVE HOUSING LEADERS

Each year at its Annual Conference, NAHC recognizes the accomplishments of cooperative housing leaders. Congratulations to these dedicated and hard-working individuals who work to advance the cooperative housing movement:

Cooperative Distinguished Service Award

Sarah Yankey Frempong, Gill Park Cooperative, (Chicago, IL)

Cooperative Star Award

St. Joseph's Cooperative Community (Boston, MA)

Development and Preservation Award

Golden Ring Cooperative (Baltimore, MD)

Ida Curtis Fisher RCM of the Year Award

Robin Lay

Roger Willcox President's Award

Roger Willcox

Jerry Voorhis Memorial Award

Ralph J. Marcus



Linda Brockway presents St. Joseph's Cooperative Community (Boston, MA) with the Cooperative Star Award.



Linda Brockway presents Sarah Yankey Frempong with the Cooperative Distinguished Service Award.



Golden Ring Cooperative (Baltimore, MD) receives the Development & Preservation Award. Mary Ann Ruff of CSI accepts the award on Golden Ring's behalf.

BUILD

"NAHC's RCM program helps build knowledgeable and effective cooperative housing managers. We wanted to increase awareness for the program and its benefits so we decided to create an RCM brand. After introducing the brand in 2016, we will continue to promote it via various tools throughout the coming years."



Robin Lay, MBA, MHRM, CPM, RCM, CAM
RCM Board of Governors Chair

National Association of Housing Cooperatives

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

Tel: 202-737-0797
Fax: 202-216-9646

Email: info@nahc.coop
www.nahc.coop

