

NASCO ANNUAL REPORT

FISCAL YEAR ENDING APRIL 2021



Welcome, NASCO friend.

This report covers NASCO's work from May 2020 to April 2021. In the year covered, NASCO members, directors, staff, and supporters embraced adaptability to the changing circumstances in our lives, our organization, and the changing needs of the individuals that make up our community. While this year was challenging to say the least, we are grateful for the opportunity to celebrate the work that was done to strengthen leadership and resiliency in housing co-ops across the U.S. and Canada.

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NASCO staff team preparing for a virtual NASCO Institute in lucky matching shirts

ACTIVE MEMBER CO-OPS

- 4th Street
- Acorn Housing Cooperative
- Bitternut Collective
- Boulder Housing Coalition
- Brook Avenue
- Chateau
- Cole Townhomes
- Community Housing Expansion of Austin (CHEA)
- Community of Urbana Cooperative Housing (COUCH)
- DeCleyre Cooperative Housing
- Evergreen Cooperative
- Franklin
- Horizontal Housing
- Houston Access to Urban Sustainability (HAUS)
- Kalamazoo Collective Housing
- Kent Cooperative Housing
- Madison Community Cooperative
- Marcy Park
- Marshall
- MOSAIC
- Mutual Aid Twin Cities Housing (MATCH) Cooperative
- Nickel City Housing Co-op
- Oberlin Student Cooperative Association (OSCA)
- Providence East Association of Cooperative Housing (PEACH)
- Qumbya Housing Cooperative
- ReJenerate Housing Cooperative
- River City Housing Collective (RCHC)
- Santa Barbara Student Housing Cooperative (SBSHC)
- Solar Community Housing Association
- Student Cooperative Organization (SCO)
- Student's Cooperative Association
- Students' Co-op, Inc / East River
- UKSHA
- University Cooperative Housing Association (UCHA)
- Weaver Community Housing Association
- Whitehall Cooperative
- Wood St.
- ICC Ann Arbor
- Red Clover Collective
- Central PA Community Housing
- Bloomington Cooperative Living (BCL)
- College Houses
- MSU Student Housing Cooperative (MSU-SHC)
- The Midden
- Waterloo Cooperative Residence Inc. (WCRI)
- GRACC
- Woodnote
- Picklebricolage
- Unitarian Universalist Community Cooperatives (UUCC)

COOPERATIVE LEADERSHIP DEVELOPMENT

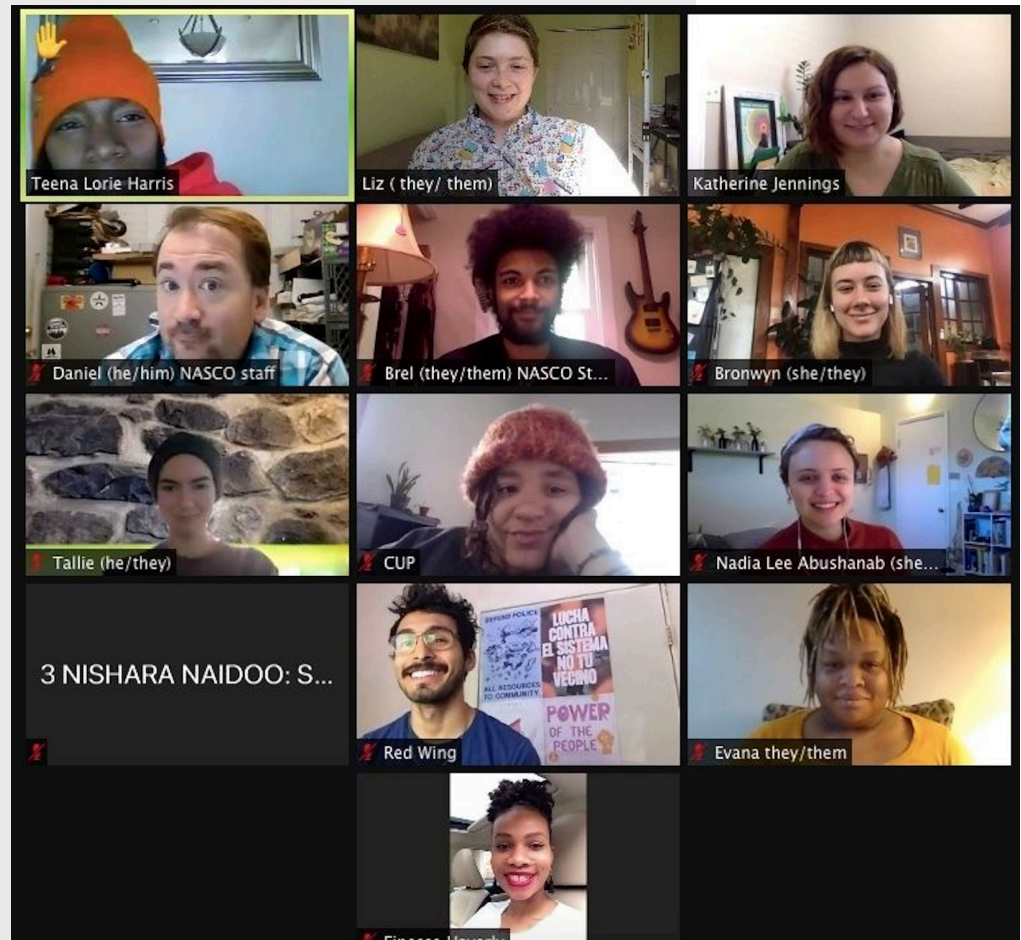
NASCO launched our Cooperative Leadership Certification program this year, a one-year professional development opportunity for those looking to advance their role or start their career in cooperative housing.

We welcomed our first cohort of cooperative leaders in September, who developed

leadership initiatives within their home cooperatives including:

- Creating an trauma-informed infographic on cooperative communication to offer to NASCO member co-ops
- Working to get a cooperative economics course at a local University
- Researching cooperative living models in South Africa

We offered **six Black Equity Scholarships** for cohort members to offset the history of Black inequity in housing cooperatives.



NASCO held a Staff & Student Leadership Conference in May of 2020.

Thirty co-op staff and member-leaders from Canada and the U.S. came together virtually for workshops, roundtables, and social events including:

- Roundtable on Preparing for Resilience
- Co-op Member Debt and Finance Policies
- Peer Consultations on Co-op Challenges
- Creating a Mediation and Member Review Policy
- Advanced Board Roles & Responsibilities



Caroline Elbert and Jim Jones at the Book Launch for Hasten Slowly and You Will Soon Arrive



Guest Speaker Noni Session of East Bay Permanent Real Estate Cooperative

NASCO INSTITUTE



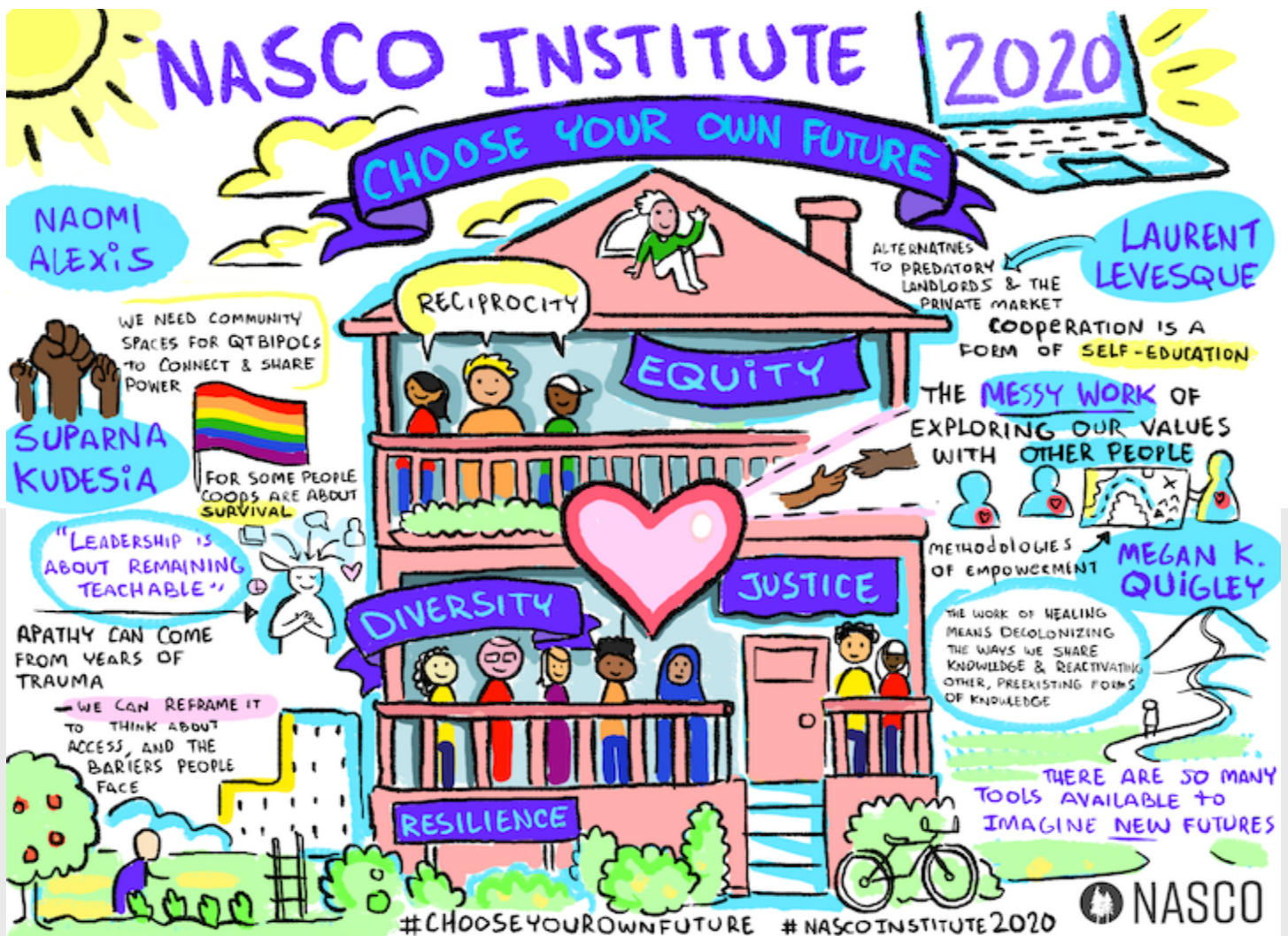
NASCO hosted the **first virtual NASCO Institute** in November of 2020 with the theme Choose Your Own Future.

175 co-ops from 25 co-ops called in throughout the conference to build their cooperative skills toolboxes, participate in roundtable discussions, and meet other co-ops from across North America.

Four cooperators were honored as inductees in the NASCO Cooperative Hall of Fame.

The NASCO Hall of Fame, created in 1989, provides broader recognition to individuals who have made a truly significant impact within the cooperative movement. NASCO was proud to honor the 2020 inductees during a special ceremony held during NASCO Institute.





The NASCO Institute “Choose Your Own Future” keynote panel featured Suparna Kudesia of the Cooperative Food Empowerment Directive (CoFED), Laurent Levesque of UTILE, and Megan K Quigley of The Woodnote Cooperative!

The graphic recording of the panel above was created by Will Santino Illustration and features some of the many powerful takeaways from the conversation.

Missed it?

Watch a recording of the “Choose Your Own Future” keynote panel by scanning the QR code.



DIRECT CONSULTING & TRAINING

To prioritize the safety of our staff and member co-ops this year, NASCO focused on providing remote direct consultation and co-op skills training to member cooperatives.

Consultation and training provided this year included:

- Staff-member relations
- Fair Housing law
- Options for creating sliding scale rent
- Maintenance and financial planning
- Resources for COVID-19 recovery
- Federal incorporation and tax status
- Cooperative health assessments

Sliding scale webinars offered throughout this year included:

- Budget Fluency
- Meeting Facilitation
- Board Roles & Responsibilities
- Co-ops 101
- Co-op Conflict Support Tools

“Over the course of about a year and a half, NASCO has been a crucial support to our co-op as we faced a number of existential crises: high turnover within the co-op and board, staff / board / member conflicts, and hazardous levels of financial mismanagement. NASCO staff were not only a steady presence providing guidance, connections, and institutional knowledge in response to a series of emergent issues, but also kept us thinking about what was best for our co-op in the long term. Sustaining a co-op—much like sustaining a building—requires ongoing energy, creativity, and thoughtfulness. I hope not every co-op needs as much help as we have, but I hope they all know they have a tremendous resource available to them in NASCO.”

- NASCO Member Co-op

COLLECTIVE PROPERTY OWNERSHIP



NASCO Properties (NP) is a property holding and management corporation designed to assist new housing cooperatives with financing and management. NP uses equity from buildings it owns to provide collateral and equity for new groups.

NP also operates as a support network for its member co-ops, offering training and asset management assistance. In turn, these member co-ops form the governance structure for NASCO Properties. There are **16 properties owned by NP** and used by seven leasing cooperatives in Austin, TX, Chicago, IL, Buffalo, NY, Urbana, IL, Lawrence, KS, Athens, OH, and Providence, RI with a **total capacity of 249 members**.

This year, NP provided emergency assistance for co-ops that were already struggling before COVID and supported members and staff to deal with membership, administrative, or maintenance issues.

This year also marked the exchange of one existing co-op property for two new properties at the PEACH co-op in Providence, RI (pictured above), resulting in a **new 12 bed co-op, major improvements in building conditions for two co-op houses, a new apartment co-op, and a cluster of three co-op houses** within two blocks near Brown University campus. PEACH members moved into the new properties in July of 2020.

HOUSING CO-OP DEVELOPMENT

NASCO is committed to continuous cooperative housing expansion without displacing communities. We seek to provide more opportunities to access cooperative housing through pooling resources, removing barriers to development, improving access to capital, and training cooperative members and staff in development.

LONG-TERM CAPITAL PLANNING

NASCO provided support on long-term capital planning to member cooperative College Houses including a review of their 15-year capital financial plan, and suggestions on preparing for major capital renovation projects.

GRANT APPLICATION SUPPORT

NASCO supported member co-op Houston Access to Urban Sustainability in completing and submitting a \$1.2M federal Community Development Block Grant (CDBG) grant application for the purchase and renovation of two houses.

FEASIBILITY STUDY

NASCO provided a feasibility study of a building owned by member co-op Santa Barbara Student Housing Cooperative (SBSHC). The study supported SBSHC in determining that, due to major repairs and code noncompliance, selling the property would place the co-op in a better position to expand. The property is now in the process of being sold.

In addition, NASCO provided development support to cooperatives looking to start, expand, or stabilize this year.

46

groups with cooperative development projects received free consultation services from NASCO.

10+

cooperatives received one-on-one support or participated in free NASCO webinars to complete Economic Injury Disaster Loan applications to weather the financial impacts of the pandemic.

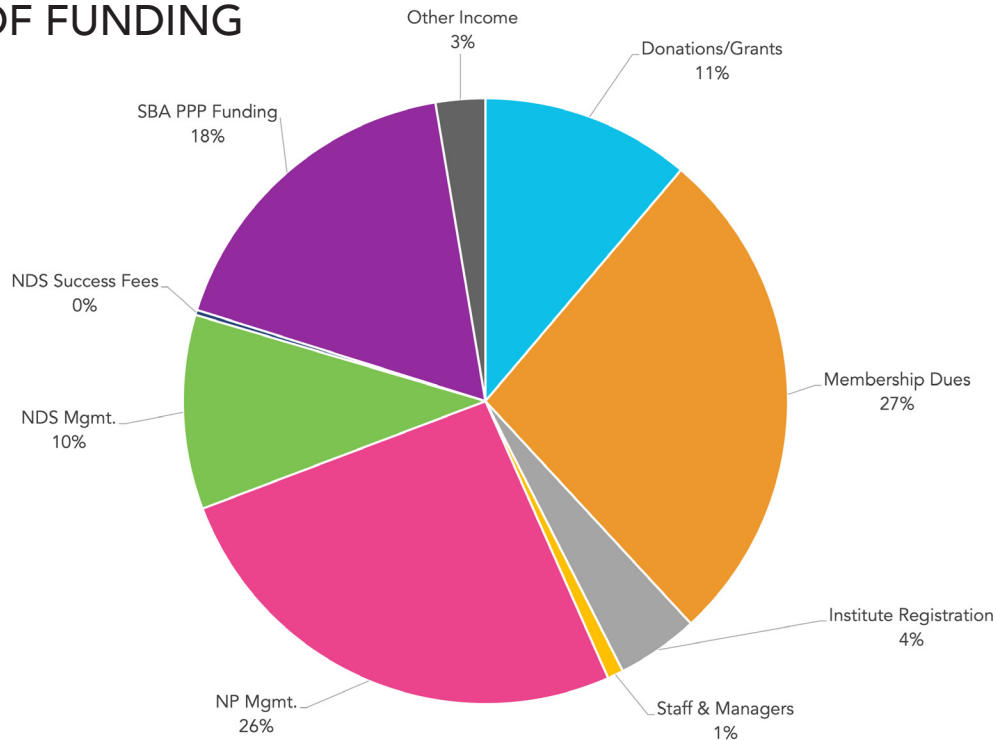
Grassroots Cooperative Development: A Major Shift in NASCO's Development Work

This year NASCO transitioned to a funding structure that prioritizes grassroots cooperative development. NASCO's development program, which was previously overseen by a separate board, was moved to the oversight of NASCO's board. In addition, the separate dues funding development and NASCO membership dues were merged into a single dues structure.

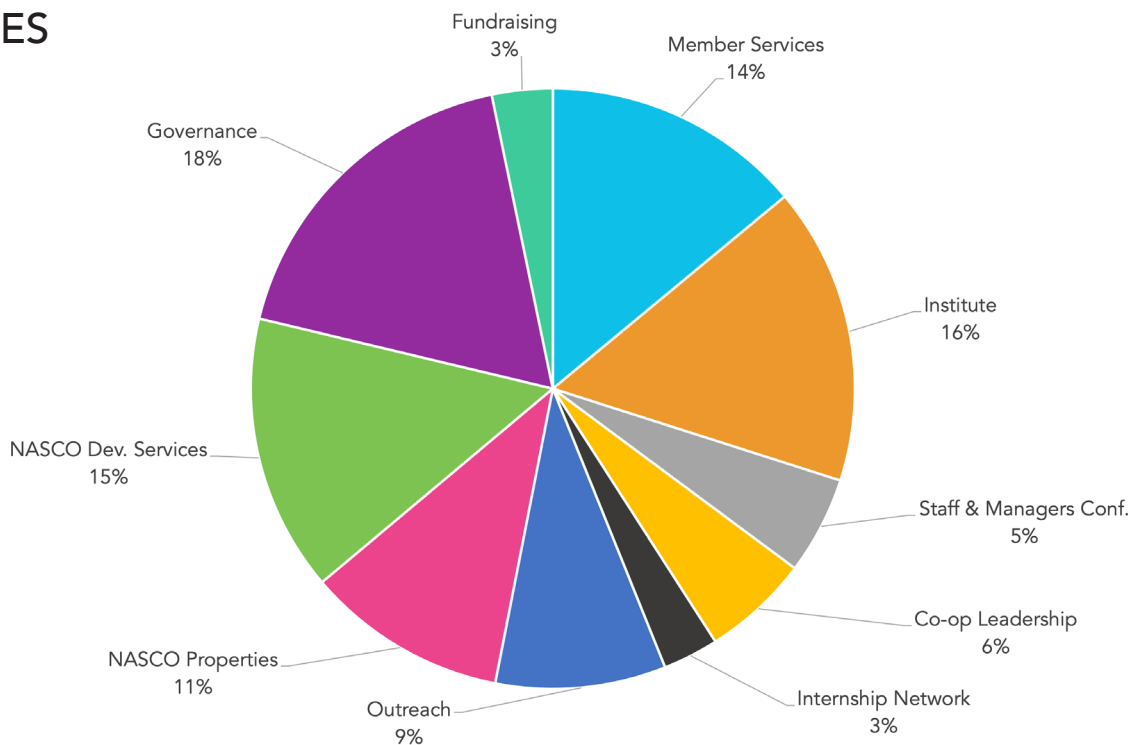
This new structure reinforces grassroots leadership and funding in our movement by diversifying the co-ops that are contributing to our movement's expansion priorities and hearing their voices as we set priorities for this work. We believe this will improve transparency for our members by simplifying our dues and organizational structure, reducing time spent on administration, increasing time spent on developing new cooperatives, stabilizing our development program, and allowing the program to scale.

INCOME & EXPENSES

SOURCES OF FUNDING



EXPENSES



Note: These charts pictured above reflect NASCO's internal, unaudited financials. When our audit is complete, the full results will be uploaded to a Dropbox folder located at <https://bit.ly/FY21NASCO>.

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