

Co-op Maintenance

Keeping your house around for the long-term.

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- Our Housing Co-op Challenges
- Goals - Systematic Shifts

Our Housing Co-op Challenges

- Aging Houses
- Constant Turn-Over of Membership
- Accumulating Maintenance Upkeep
- Societal Shift Toward “Outsourcing” = Fewer Skilled Members
- Greater Demands on Students = Less Time
- Increasingly Stricter Group-Housing Codes
- Competitive Student Housing Market
 - difficulty of competing financially with short-sighted “slumlords”

Goals - Systematic Shifts

Hurdles Now reduce Struggles Later

- Creating Institutional Memory
- Short-term Fixes to Long-term Fixes
- Reactionary Maint to Preventative Maint
- Focus on Recruitment & Retention
- Working as a Community

Hurdles Now

- Improving upkeep & movement to long-term fixes
- Catching up with years of neglect or quick fixes
- Catching up with overburdened workload
- Finding time for system improvements
- Record-keeping
- Planning ahead

Struggles Later

- Financial strain
- Cumulating quick fixes
- Dangers of reactionary maintenance
- Safety
- Sustainability of Co-op as an Organization

Goals - Systematic Shifts

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Creating Institutional Memory

Don't reinvent the wheel.

- Information Gathering & Organization
- Record-Keeping
- Passing the Torch
- Education
- Simple & Effective Systems & Policies

Short-term Fixes to Long-term Fixes

Co-op Proofing.

- Fix things once, not repeatedly
- Reduce structural abuse; Expect structural abuse
- Improvements to the System & Sustainability
- Avoid damage by neglect; Communication is key
- Plan ahead; Budget appropriately

Reactionary Maint to Preventative Maint

Do the small things now to avoid the huge things later.

Examples:

- Water Management – Rain
- Water Management – Plumbing
- Fire Prevention
- Housing Inspections

Focus on Recruitment & Retention

Direct relationship to maintenance.

- Income vs. Expenses
- First Impressions are Important
- Sense of Ownership & Care
- Community Sentiment
- Word-of-Mouth

Working as a Community

Getting everyone involved.

- Sense of Ownership & Care
- Education & Participation
- Co-op History & Storytelling
- Co-op Mission & Vision
- Good Maint -> Good Community -> Good Maint