



annual report 2006-2007



education | property | development

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Table of Contents

- p.4** Management Report
- p.5** Description of Family of Organizations and Mandate
 - NASCO
 - NASCO Properties
 - NASCO Development Services
 - Lots in Common
 - Kagawa Fund
- p.6** NASCO President's Letter
- p.8** Description of Educational Programs and Services
- p.10** Financial report
- p.12** Board and Staff list
- p.14** Active member list
- p.16** Sponsor and Supporter lists
- p.19** Contact info



Management Report

This has been NASCO's fourth year as a jointly-managed group of affiliated organizations. After this Management Report you will find descriptions of all the organizations that make up the "NASCO Family". After a letter by NASCO's Board President, Petr Bakus, you will find summaries of what has been happening with the variety of NASCO's educational programs and services.

For those of you who don't know, NASCO has had nearly full turnover on staff this year - only Jim Jones has stayed at our Ann Arbor office. I joined NASCO with only two weeks remaining in the fiscal year, and our other two new staff - Neily Jennings and Daniel Miller - had only arrived one month before me. When considering writing an annual report for a year I wasn't around, I couldn't help but think of the process comically. Luckily for me NASCO staff have done a great job maintaining institutional memory with monthly staff reports.

"Since this upcoming year is a strategic planning year for all the affiliated organizations, the membership will have the opportunity to re-envision what role(s) the NASCO Family might play in building the cooperative movement. ."

After sorting through activities from July '06 - June '07 (the NASCO fiscal year), I found out that NASCO has had an active year, with some exciting developments, as you'll see in the Annual Report.

Feel free to contact me at any time, should you have questions or concerns about the NASCO Family of organizations and our programs. Since this upcoming year is a strategic planning year for all the affiliated organizations, the membership will have the opportunity to re-envision what role(s) the NASCO Family might play in building the cooperative movement. I

encourage you to contact me, or the NASCO Board directly, to discuss visions for the future of the NASCO Family, particularly if you'd like support in refining ideas or proposals to go before the NASCO Board in February '08.

Last, but not least, I would like to extend a warm welcome to NASCO new members during 2006-07: Kalamazoo Collective Housing (Kalamazoo, MI), Rise Like Lions (St. Paul, MN), and Treehouse Cooperative (New York, NY).

Cooperatively yours,



Tom Pierson
Executive Director

NASCO Family of Organizations



North American Students of Cooperation (NASCO)

The North American Students of Cooperation is a non-profit organization dedicated to strengthening and expanding the cooperative movement across the United States and Canada. NASCO was conceived to help educate new generations of co-op members about the principles and practices of cooperation, to forge alliances between existing co-ops, and to act as an advocate for group equity cooperatives serving students and others. This is accomplished through an array of programs, from training and technical assistance to educational programs to facilitating networking through publications and regional conferences. NASCO's career development program allows co-op members to transfer their skills and energy to internships and jobs in the cooperative business sector. Through its affiliated organizations, NASCO works to expand the co-op movement by assisting groups who want to start new co-ops using the group equity model.

NASCO Properties

NASCO Properties was created in 1988 as a property holding and management corporation to assist new housing cooperatives financing and management. Since then, NASCO Properties has become an important development tool for groups that want to start group equity co-ops but do not have access to sufficient resources. NASCO Properties uses equity from buildings it owns to provide collateral and equity for these new groups. It 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. NP now owns buildings in Austin, Santa Cruz, Buffalo, Urbana, Athens (OH), Davis (CA), and Kalamazoo (new this year!).

NASCO Development Services (formerly Campus Cooperative Development Corporation - CCDC)

Providing technical resources and direct development assistance for new and expanding cooperatives, the Campus Cooperative Development Corporation was started in 1987 to reaffirm our commitment to expansion, and was renamed as NASCO Development Services recently. NASCO DS is funded by its contributing members and through the success fees generated by the co-ops it develops. NASCO DS activities include identifying, fostering, and consulting with co-ops involved in start-up and refinancing. NASCO DS works closely with existing groups, providing technical advice, financial advice, generating loan applications, networking with lending sources and coordinating development efforts to whatever extent is necessary. The success of NASCO DS work has led to our reputation as one of the most aggressive supporters of development in the North American cooperative movement.



Lots In Common

Lots in Common was formed in 2004 as a joint venture between NASCO and Riverton Community Housing, based in Minneapolis. It is designed to be very similar to NASCO Properties, holding title and assisting with operations in various locations around the United States. To begin operations, three buildings leased by Qumbya cooperative in Chicago were transferred from NASCO Properties to Lots in Common.

Kagawa Fund

Named for the Japanese co-op visionary, Toyohiko Kagawa, the Kagawa Fund was established in 1989 as a joint project of NASCO Development Services and the Cooperative Development Foundation (CDF) in Washington. Initially capitalized by a substantial grant from the Japanese Consumer Cooperative Union, the Fund now has over \$400,000 in capital that is used to provide gap financing assistance to fledgling housing co-ops. Structured as a revolving loan fund, Kagawa accepts investments from co-ops and individuals. This year the Kagawa Fund contributed to a number of cooperatives refinancing, and the new construction of Grand House, in Cambridge, Ontario.

President's letter

The Co-operative idea born out of communities around the world and refined by the Rochdale Pioneers well over 150 years ago to address the ills of capitalism as experienced by the workers of the industrial revolution. Over the years co-operatives have evolved and developed co-operative tools to apply to a diverse needs and communities. Co-operation is a third way to carry out business along the Co-operative values and principles. Co-operatives have spread far and wide, to communities around the world, addressing problems through democratic structures evolving over the years to continually meet the needs of their members. So whether it is housing, food, credit, child care, or labor, co-operatives are a tool for us to shape our communities to what we want, and while the struggle continues to develop a co-operative economy having organizations like NASCO is important in helping to support our co-operatives, and foster the creation of new co-operatives.

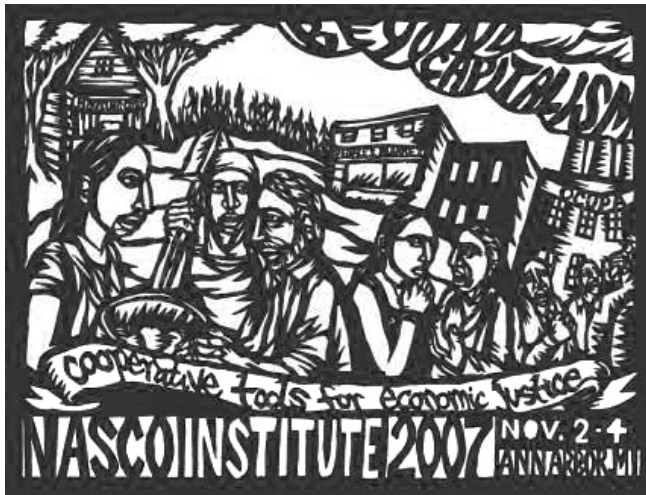
This year marks an important year for NASCO, as NASCO Family will be meeting to shape the future of NASCO. This important meeting held every 5 years brings together the NASCO Board, NASCO Properties Board, NASCO Development Services Board and the Lots in Common Board along with the NASCO Staff. The gathering will be an important strategic planning meeting as NASCO casts its eyes out to the future planning how the organization

will best support and foster group equity co-operatives in North America and abroad.

Last year's AGM brought forth resolutions that resulted in the NASCO Board expanding the number of seats to better reflect the diversity of the NASCO membership. As well this past year we have also launched a new website which not only provides co-operative tools but also provides a collaborative means for members to share resources and to help maintain the NASCO Guide to Co-operatives.

This year's institute with its theme of "Beyond Capitalism: Co-operative tools for Economic Justice" is important in that it brings co-operators from across North America and around the world, and fosters the sharing of tools to strengthen our co-ops in our communities. Whether you come to the Institute for the first time, or are a seasoned participant, the knowledge and friends that you gain at the Institute will help shape the Co-operative movement and the co-operative economy well in to the future. As well this year's Institute is an important step in the strategic process, and the annual general meeting will be an opportunity for our members to tell us where they feel NASCO should be heading.

Lastly, this year Tom Pierson, Daniel Miller, and Neily Jennings joined the NASCO Staff team, I would like to extend a warm welcome to them as I am sure they will bring renewed enthusiasm to NASCO.



NASCO's Education Programs and Services for 2006-07

NASCO Institute 2006



NASCO's Cooperative Education & Training Institute, which has been providing cooperative training and education annually since 1977, is widely recognized as one of the most important training and networking opportunities available to cooperative members, directors, staff, and managers. 423 people came to the NASCO Institute in early November, attending 78 workshops. The year's theme was "Our Story: Connecting the Threads of Cooperative Experience."

Member Visits

Staff visited nearly all our members, regardless of size, and were able to visit some more than once. On these visits, staff generally conducted training sessions and consulted on a variety of subjects. Member visits provide an opportunity for NASCO staff to tune-in to issues in cooperatives across North America, and often share experiences seen by other cooperatives in similar situations.

Co-op Staff and Managers Conference



The annual NASCO conference for co-op managers and staff was held in Atlanta, with 15 attendees. There were excellent workshops on a variety of topics, including maintenance and development planning. Many of the conference attendees met with Gloria Tinubu and Howard Johnson, who have assisted NASCO Development Services in starting a housing cooperative in Atlanta.

Networking and Representation

NASCO maintained relations with a number of cooperative organizations in the United States and Canada. Staff attended NCBA and NCB's Annual meetings, in conjunction with the Emerging Coop Leader's program (more below). Other major networking and representation opportunities this year were the U.S. Federation of Worker Cooperatives conference, Twin Oaks Communities Conference, Neighborworks National conference, the annual meeting of the Ontario Student Cooperative Association, the Association of Cooperative Educators annual conference (in Saskatoon, SK), the annual research forum for the

International Cooperative Alliance, and the first U.S. Social Forum. Staff also met with a number of cooperative support organizations in Quebec to strengthen ties with Canada's francophone cooperative movement. Unfortunately NASCO's largest members in Canada decided to not renew membership this year through their provincial coop association, the Ontario Student Cooperative Association. NASCO will continue to serve the cooperative movement in Canada, and will seek to clarify how a mutually beneficial relationship can be built with student coops in Ontario.

Emerging Coop Leaders



Emerging Coop Leaders - 20 registrants from all types of cooperatives attended this year's event, held in conjunction with the annual meeting of the National Cooperative Business Association, in Washington DC. This was NASCO's third year organizing the conference, which was originally started by NCBA to promote cooperative leadership.

Career Development

NASCO again placed a number of interns with both local and national cooperative organizations. The members of NASCO co-operatives are increasingly recognized as knowledgeable and motivated workers who can bring a new level of competence to their efforts.

Anti-Oppression Education Program



The Anti-Oppression Action Camp, held each year in August, provides an intensive training environment for leaders and active members of housing coops, worker collectives, and other democratically run communities. Participants spend one week engaging on privilege and anti-oppression work, using techniques from Theater of the Oppressed.



NASCO Financial Report

NASCO
Statement of Activities (unaudited)
July 2006 through June 2007

Income

Dues	112,742
Management Contracts	157,213
Annual Institute	51,362
Member Services	25,662
Grants & Donations	19,325
Product Sales	896
Total Income	367,200

Expense

Personnel	219,144
Institute	42,413
Administrative	40,979
Representation	2,368
Member Services	27,990
Other Programs	553
Total Expenses	333,447

Net Income 33,753

NASCO
Statement of Financial Position (unaudited)
As of June 30, 2007

Assets

Cash and current assets	99,825
Accounts Receivable	1,786
Office equip. less deprec.	8,593
Other current assets	59,003
Total Assets	<u><u>169,207</u></u>

Liabilities

Accounts Payable	(3,759)
Revenue in advance	25,951
Total Liabilities	<u>22,192</u>

Equity

Net Income (Current Year)	
Net Income	33,753
Retained Earning (General)	113,262
Total Equity	<u><u>147,015</u></u>

Total Equity & Liability	<u><u>169,207</u></u>
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NASCO Board of Directors

Petr Bakus **president**

Lydia Pelot-Hobbs **vice president**
OSCA (Oberlin)

Travis Jones **treasurer**
ICC-Ann Arbor

Barbara Ebel **secretary**
MSU-SHC

Stefanie A. Jones **AMR**
Madison Community Co-ops

Danielle Berry **PoCC rep**
MSU-SHC

Esteban Lance Kelly
West Philadelphia Housing Collective; Mariposa Food Co-op

Farheen Hakeem

Johnny George **rep to NASCO Properties**
USCA

Lincoln Miller **rep from NASCO Properties**
Boulder Community Housing

Emily Ng **development officer**
Urban Homesteading Assistance Board

Spencer Mann
The MUCS Project

Natasha Merklein
ICC Austin

Rebekah Williams

Ricardo Guerrero
College Houses

Steve Dubb

Cary Hubbard **rep from LinC**
Waterloo Co-operative Residence

Staff

James R. Jones,
Director of Property and Development

Daniel Miller,
Director of Asset Management

Neily Jennings,
Director of Educational Programming

Lynn Eckert,
Conference Organizer

Victoria Vasquez,
Pacifico Office Manager

Tom Pierson,
Executive Director

holly jo sparks,
Executive Director

kiran nigam,
Director of Education and Training

Justin Ellerby,
Pacifico Community Organizing Intern

Jesse Livingston,
Director of Member Relations

Ingrid Macon,
Administrative Assistant

Travis Jones,
Director of Operations & Merchandising

Jason Ericson,
Associate Director of Community Organizing & Cooperative Development

Megan Williamson,
Conference Organizer

Alice White,
Pacifico Community Organizing Intern

2006-07 Active Members

Assiniboia Cooperative Association, Edmonton, AB
Bar Harbor Co-op, Bar Harbor, ME
Boston Community Co-op, Boston, MA
CHEA/Sasona, Austin, TX
Chateau, Minneapolis, MN
CHUVA, Charlottesville, VA
College Houses, Austin, TX
Collegiate Living Organization, Gainesville, FL
Commonwealth Terrace Coop, St. Paul, MN
Cooperative Roots, Berkeley, CA
COUCH, Urbana, IL
Franklin Student Coop, Minneapolis, MN
Co-op Sur Génèreux, Montréal, QC
ICC - Ann Arbor, MI
ICC - Austin, TX
Kalamazoo Student Co-op, Kalamazoo, MI
Kent Co-op Housing, Kent, OH
Madison Community Co-op, Madison, WI
Marcy Park, Minneapolis, MN
Marshall, Minneapolis, MN
Maryland Food Collective, College Park, MD
MOSAIC, Evanston, IL
MSU-SHC, East Lansing, MI
Nickel City Cooperative, Buffalo, NY
Oberlin Student Co-op Assn, Oberlin, OH
Pacifco/Davis Campus Co-op, Davis, CA
Qumbya, Chicago, IL
Rise Like Lions, St. Paul, MN
River City Housing Collective, Iowa City, IA
Rochester Student Co-op, Rochester, NY
Santa Barbara Student Housing, Santa Barbara, CA
Santa Cruz Student Housing, Santa Cruz, CA
Sherwood, Seattle, WA
Solar Community Housing, Davis, CA
Stewart Little Co-op, Ithaca, NY
Stone Soup, Chicago, IL
Student Co-op Org./ACME, Athens, OH
Students Co-op Assoc, Eugene, OR
Students Co-op Inc., Minneapolis, MN
Treehouse, Staten Island, NY
UCSD Food Co-op, San Diego, CA

UKSHA, Lawrence, KS
USCA, Berkeley, CA
Whitehall, Austin, TX

Associate Members

Ontario Cooperative Association
Ontario Student Cooperative Association

Alumni Network Members (\$100/year)

Brian Nagorsky
Dave and Kathy Friedrichs
Justin Bourret
Renee Ordeneaux
John & Laureva Cox
Dave Rugg
Emily Nunez
Paul Merrill
Dennis Kissick
Stanley Dreyer
Frank Schwartz
Michael McIntyre
Barbara Berglund
Horacio Gasquet
Lottie Cohen
Karen Zimbelman
Jeff Wilton
John Eberhardt
Robert Cox
John & Stacy Hogan Hopper
Richard A. Lynch
Michael Burton
John Achatz
Deniz Tuncer
Amanda Werhane
Michael Bluejay

Individual Members (\$50/year)

Benjamin Cutler
Tom Welsh
Emily Ng
Billy Thogersen
Colleen Spano
Ricardo Guerrero
Margaret Lamb
Brad Karrer
Richard Dines
Alan Robinson
Howard Robinson
Judy Ziegler
Karen Edwards
Rebecca Nole
Clara Berridge
Holly Jo Sparks
Simone K Cifuentes
Laura Maloney

2006-07 Sponsors & Supporters

\$5000 and up

The Cooperative Foundation

\$1000 – 5000

NCB

CHS Foundation

\$500 and under

Northcountry Cooperative Development Fund

National Cooperative Business Association

Cooperative Development Services

Credit Union National Association

Ford Foundation

Dell Foundation

USCA

Dave Rugg

Luther Buchele**

Brian Nagorsky

Michael Bluejay

John & Laureva Cox**

Amanda Werhane**

*** Contributions to the SONYA scholarship fund*

2006-07 Low Income Scholarship Fund Contributors

\$5000-\$1000

CHS Foundation
Cooperative Housing Federation of Canada
NCB
NASCO Development Services

\$1000-\$500

Minnesota Association of Cooperatives
Cooperative Development Foundation

\$500-\$200

Canadian Cooperative Association
Cooperative Services, Inc.
Whole Foods Community Co-op
Greenbelt Consumer Cooperative
Takoma Park Silver Spring Co-op

\$200 and under

Hanover Consumer Co-op
National Farmers Union
Community Mercantile
The ICA Group
Amalgamated Housing Corp.
Greenbelt Consumer Cooperative
Wisconsin Farmers Union Foundation
Sevananda Natural Foods Cooperative Grocery
Berkshire Co-op Market
Wheatville Food Coop
Food Front
People's Food Co-op
East End Food Co-op, Inc.
Ocean Beach Food Coop
Food for Thought Books
Willimantic Food Co-op



www.nasco.coop

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**NASCO
Institute**



**Internship
Network**



**NASCO
Properties**



**Anti-Oppression
Action Camp**



**Emerging
Leaders**



**Co-op
Development**



**Staff &
Management**



**NASCO
Guide**