



# NASCO ANNUAL REPORT

FISCAL YEAR ENDING APRIL 2022

NASCO IS AN ALLIANCE OF  
GROUP EQUITY HOUSING  
COOPERATIVES HELPING  
TO BUILD A WORLD WHERE  
EVERY COMMUNITY BENEFITS  
FROM RESIDENT-CONTROLLED  
HOUSING BY EDUCATING AND  
ORGANIZING YOUTH AND  
EMERGING LEADERS TO CREATE  
AND CARE FOR CO-OPS IN THE  
U.S. AND CANADA.

Dear NASCO members, former members,  
future members, and supporters,

Welcome to NASCO's Annual Report. The last few years have been rocky for many of us, with a global pandemic, protests for racial justice in the US, and an alt-right movement in Canada growing stronger during the Canada convoy protest. With the arrival of COVID vaccines, people once again examined practices around masking, quarantine, and exposure, and with the arrival of Omicron, we had to rebalance again. Even though many of our members operated at a very limited capacity, our co-ops were a microcosm of the mutual aid efforts springing up seemingly everywhere since the start of the pandemic. Things are different now, and will continue to change, but group equity housing cooperatives are surviving, and adapting to a changing world, as well as continuing to support social justice movements.

One of my favorite NASCO moments from this year is the release of the Health of Our Sector Report, which compiled data from health assessments conducted with a wide variety of NASCO member cooperatives. There are so many reasons why having data like this is important. With it, we can speak to who we are currently, and can chart a path to where we want to be in the world going forward. In addition to the data, the report shares concrete examples of things that are already successfully being practiced at member cooperatives, giving us something to build upon in our own cooperatives and organizations. It's easy to focus on the shortcomings of our individual cooperatives or the sector as a whole, and there are some serious shortcomings. This report shows us that we are not alone in those shortcomings, which means that we can work collectively on addressing them by remaining in relationship with each other and sharing generously what we've learned, sometimes the hard way, about what can make us healthier.

The other highlight for me was the first cohort of our Cooperative Leadership Certification Program. I remember the seeds of this program being planted at our 2016 strategic planning retreat, drafting a goal related to developing a framework for leadership development and supporting leadership development in our sector. It made the cut into the strategic plan, and after careful planning from staff (who read many, many, many resources about leadership and leadership development and developed a definition of cooperative leadership), we accepted our first cohort, who completed the program in September 2021. Some of the participants were from long-time NASCO member cooperatives, and others were new to NASCO, but together they read, discussed, practiced, and completed final projects intended to benefit their cooperatives and the cooperative movement at large.

In summary, we have a lot of room for improvement, both as individual cooperatives and as a movement, and we also have new leaders who are engaged and ready to take on the challenges that face us.

In cooperation,



Rek Kwawer  
'22 Vice President, '23 President



# OUR MEMBER CO-OPS

2021-2022

Acorn Housing Cooperative  
Bloomington Cooperative Living (BCL)  
Boulder Housing Coalition  
Central PA Community Housing  
College Houses  
Community Housing Expansion of Austin (CHEA)  
Community of Urbana Cooperative Housing (COUCH)  
DeCleyre Cooperative Housing  
Evergreen Cooperative  
Horizontal Housing  
Houston Access to Urban Sustainability (HAUS)  
ICC Ann Arbor  
Kalamazoo Collective Housing  
Kent Cooperative Housing  
Madison Community Cooperative  
MOSAIC  
Mutual Aid Twin Cities Housing (MATCH) Cooperative  
Nickel City Housing Co-op  
Oberlin Student Cooperative Association (OSCA)  
Peoples Owned and Operated Cooperative Housing (POOCH)  
Providence East Association of Cooperative Housing (PEACH)  
Qumbya Housing Cooperative  
Red Clover Collective  
ReJenerate Housing Cooperative  
River City Housing Collective (RCHC)  
Riverton Community Housing  
Santa Barbara Student Housing Cooperative (SBSHC)  
Sherwood  
Steiner House - Cleveland Student Housing Association  
Student Cooperative Organization (SCO)  
Student's Cooperative Association  
Waterloo Cooperative Residence Inc  
Whitehall Cooperative  
Wood St.  
York Non-Profit Housing Society Cooperative

# INDIVIDUAL & ASSOCIATE MEMBERS

Electra Earl-McGrath

JoeAnn Brown

Linda Chan

Josh Lavine

holly jo Sparks

Karen Zimbelman

Harrison Davis

Jay Bonnot

Jason Sullivan-Halpern

Sophia Harris

Noah Compo

Jessica Merrick

Andrew Rasmussen

Dave Rugg

Zhulieta Stoyanova

George Proper

Chris Bell

Cheyenna Weber

Jules Bonnot

Camila F Leffel

Cherrell Brown

April Kamen

Tomi Chung

Andrea Cunningham

Josh Lavine

Daniel Miller

Julia Aikman

Sydney Burke

Bronwyn Walls

Kimberly Garmany

Corrigan Nadon-Nichols

Brel Hutton-Okpalaeke

John Colborn

Roxanne Zech

Shelby Bohannon

Laurent Levesque

Miles Hosanna

Madeleine Durante

Marty Porada

Brian Dahlk

John Colborn

Barbara Eisenberg

Lita Ray

Meredith Maiken

Jonathan Klein

Timurul Hoque Kazi

Ellory Boyd

Anjanette Bunce

CHF Canada

USD Co-op Alumni

# NASCO BOARD

2021-2022

Lana Wong <b>Treasurer</b>	WCRI
Mer Kammerling <b>President</b>	Mosaic Communities/ OSCA alum
Rek Kwawer <b>Vice President</b>	Former NASCO staff & MCC staff
Taylor Rhode/Kinniburg	Horizontal Housing
Caroline Elbert	Community Representative
Hadron Chaudhary <b>Secretary</b>	Community Representative
Josh Graham	Neill Wycik
Alec James Martinez	Community Representative
Julia Selig <b>Fundraising Officer</b>	ICC Ann Arbor
Seven Rockhold <b>NP Rep</b>	UKSHA
Emily Tyler	Spartan Housing Co-op
Teena Lorie Harris <b>POC Caucus Chair</b>	LINC, BSC, Qumbya
Nastassja Bate-Bild <b>Diversity Chair</b>	Praxis Collaborative
Naomi Alexis <b>Black Caucus Chair</b>	It Takes a City
Lee Pepper	CHF Canada
Jonathan Armstrong	College Houses
Maggie O'Connor	ICC Ann Arbor

# NASCO PROPERTIES BOARD

2021-2022

Kathryn Solorzano Lowell	Community Representative
Jack Popovich	COUCH
Tristan Liang <b>President</b>	Community Representative
Finesse Haverly	CHEA
Jamie Carey	Student Cooperative Organization
Aanika Ochoa-Koritz	Nickel City Housing Co-op
Seven Rockhold <b>Vice President</b>	UKSHA
Jason Tompkins	Qumbya Co-op
Shining Li <b>Treasurer</b>	Community Representative
Will Weihi	Central Penn Cooperative Housing
Natalie Nguyen	Brown Association for Cooperative Housing
Danny Mauer	Houston Access to Urban Sustainability

# NASCO STAFF

2021-2022

Katherine Jennings	Director of Operations
Liz Anderson	Director of Education
Brel Hutton-Okpalaeke	Director of Development Services
Daniel Miller	Director of Properties
Bronwyn Walls	Director of Community Engagement

# WHAT WE DO

## **COOPERATIVE EDUCATION**

NASCO hosts cooperative education and training events, including NASCO Institute, alongside direct education such as co-op health assessments, workshops, and resource-creation.

## **COLLECTIVE PROPERTY OWNERSHIP**

NASCO Properties (NP) holds 16 properties in the U.S. that are leased by seven cooperatives, and provides training and asset management assistance.

## **HOUSING CO-OP DEVELOPMENT**

NASCO provides free and below-market rate technical assistance and resources for co-ops that are looking to start, stabilize, or expand.

## **LEADERSHIP DEVELOPMENT**

NASCO supports emerging leaders in the co-op movement through Cooperative Leadership Certification, internship placements, and co-op staff support.

# COOPERATIVE EDUCATION

## ***Direct Training & Consultation***

This year, NASCO worked with housing cooperatives across the U.S. on the following co-op skills training and consultation:

- ✳ Co-ops 101
- ✳ Student Housing Co-op History
- ✳ Meeting Facilitation
- ✳ Fair Housing Act & Human Rights Code
- ✳ Board Roles and Responsibilities
- ✳ Participatory Budgeting
- ✳ Improving Budget Projections
- ✳ Staff Evaluations
- ✳ Employee and Officer Onboarding
- ✳ Grant & Loan Applications
- ✳ Alumni Network-building
- ✳ Co-op Expansion
- ✳ Building Community Agreements
- ✳ & more!

## ***Fall Webinars***

We offered four webinars in the fall to cover the basics for new co-ops including Board Roles and Responsibilities, Co-op Member Roles and Responsibilities, Fair Housing Act and Your Co-op, and Meeting Facilitation. All webinars were free for NASCO members and sliding scale for non-members.



## The Health of Our Sector

We conducted health assessment interviews with 28 cooperatives to review their governance, legal obligations, finances, membership, education, maintenance, leadership, staffing, community engagement, and quality of life for members. We followed up each assessment with resources and direct support.

[NASCO aggregated the results of all co-op health assessments to offer an overall picture of our sector's health.](#)



The report includes areas where co-ops are performing well, areas where there is room for growth, recommendations for member co-ops, how NASCO will respond to the needs seen here, examples to learn from, member missions, and trends across types of co-ops.

# NASCO INSTITUTE

In November 2021, we hosted NASCO Institute virtually for over 100 attendees. Our theme was mutual aid. We offered 27 educational sessions, 6 power-building caucuses, and hosted networking events spaced throughout the weekend.

## ***Mutual Aid and the Cooperative Movement***

Cooperativism and mutual aid go hand in hand as practices rooted in social solidarity and collective care. Many co-op organizations and co-op members, acting under shared cooperative principles and utilizing the skill sets they've developed through cooperative work, took proactive steps to support co-op members and the communities they are embedded within throughout the COVID-19 pandemic. That's why we chose Mutual Aid as our theme for NASCO Institute.



*“There’s a skill we’re all building in doing consensus-based work which is a skill of desiring other people’s participation.... not needing to be right but wanting to see the work bloom in the way that is most beneficial to our shared purpose and assuming that there’s more wisdom in the group than there is in any one person.”*

- Dean Spade  
Institute Keynote Speaker

Throughout NASCO Institute, we explored the theme of Mutual Aid with sessions such as:

- ✦ *Survival and Resistance in Times of Disaster*
- ✦ *The Offers & Needs Market*
- ✦ *Food Not Bombs: Mutual Aid for Survival and the Growth of our Movements*
- ✦ *How to Kick Off Self-organization*
- ✦ *We Keep Us Safe: Mutual Aid for Communal Living in a Pandemic*
- ✦ *Economic Democracy: An Introduction*
- ✦ *Navigating Conflict in Movement Organizations*
- ✦ *Trauma and Change Work*

### **NASCO Cooperative Hall of Fame**



At a special NASCO Institute event, we welcomed Ron Nelson, David "Rosebud" Sparer, and Lana Wong, pictured in order above, as our [2021 NASCO Cooperative Hall of Fame inductees](#). Thank you Ron, Rosebud, and Lana for your contributions to your co-op communities and to the cooperative movement!

# LEADERSHIP DEVELOPMENT

## ***Staff & Member Leadership Convening***

NASCO hosted a week-long virtual leadership development event tailored to the needs of staff and member leaders at housing co-ops with sliding scale event registration.

We hosted generative discussion sessions with attendees that included "Affordability and Defining it for Your Co-op," "Member Engagement," "Cooperatives as a Business and a Safety Net," and "Co-ops and the Land Back Movement." NASCO co-op leaders shared some of the radical tools and tactics that they're using to support their members:

- ✳ ***mutual aid funds***
- ✳ ***no-barrier payment plans***
- ✳ ***emergency grants***
- ✳ ***advocacy and direct action***

## ***Internship Placements***

NASCO matched emerging leaders from our network with summer internship positions at Waterloo Cooperative Residence, Inc. and Boulder Housing Coalition. Interns worked on projects related to operations and development, maintenance and capital planning, and community engagement.

## **Cooperative Leadership Certification**

[We graduated our first Cooperative Leadership cohort and onboarded our second cohort.](#) Throughout the year, cohort members developed leadership initiatives within their home communities including developing community programming, creating educational posters to make co-op spaces more accessible, creating long-term affordability plans, and improving existing membership processes.

*"NASCO's Cooperative Leadership guided me closer to my life's work on anti-white supremacy, anti-racism, decolonial, decolonizing and cooperative education, training and consciousness building.*

*As I have always said, successful cooperative living and working starts with cooperative thinking and culture; and that is what I now focus on professionally and personally in order to co-create a successful coop culture. The NASCO course was very instrumental in guiding me to life's work."*

- Nishara Naidoo  
Cooperative Leadership Graduate

## **Black Equity Scholarships**

To recognize the history of black inequity in housing cooperatives and uplift Black leadership, NASCO provided Black Equity Scholarships and program stipends to eligible Cooperative Leadership cohort members.

# HOUSING CO-OP DEVELOPMENT

## ***Technical Assistance***

NASCO created a feasibility study for Solar Community Housing Association to determine next steps in negotiating their Ground Lease with UC Davis for the Baggins End Domes. We consulted MATCH Cooperative on purchasing a new building in Minneapolis and provided assistance with incorporation and property purchasing to Bar Harbor Student Co-op in Bar Harbor, ME.



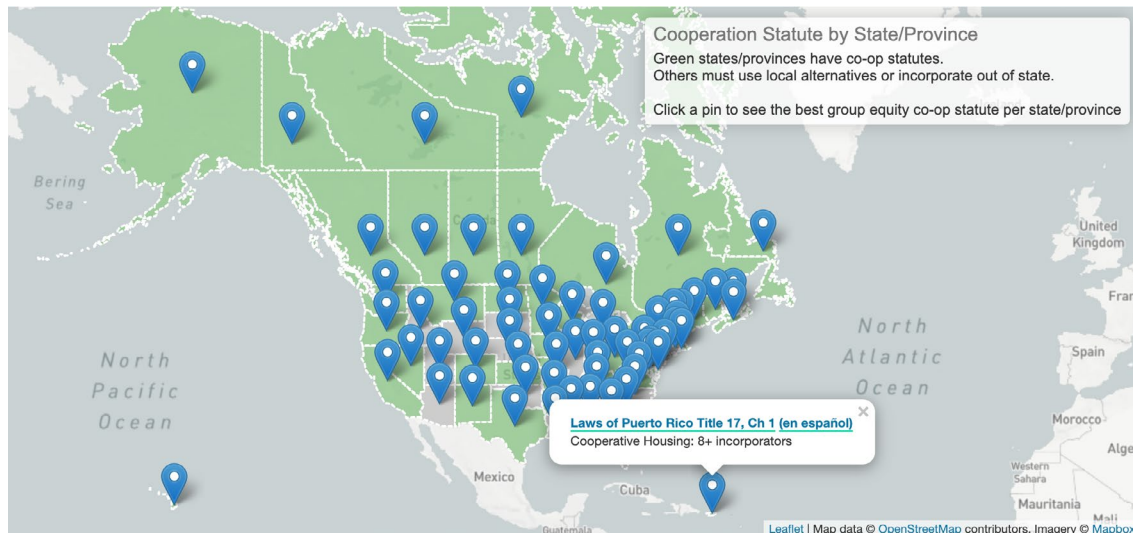
Aerial view of grounds where SCHA's Baggins End Domes are located

## ***Ongoing Advocacy***

NASCO staff have partnered with co-op attorney David "Rosebud" Sparer and Kate LaTour of NCBA/CLUSA to push forward an IRS revenue ruling for nonprofit housing cooperatives. Regulators have previously denied 501c3 applications on the basis that "a co-op can't be a nonprofit". Having a revenue ruling would allow NASCO and other cooperative developers to bypass the discretion of individual regulators in the U.S., and would make it far easier for co-ops to apply for exemption. This advocacy is ongoing.

## ***Incorporation Repository***

NASCO launched a repository of Incorporation Statutes by State/Province which includes a map of which states/provinces have co-op incorporation statutes and which statutes are available to incorporate under.



Interactive Incorporation map available to view at [nasco.coop/incorporation-map](https://nasco.coop/incorporation-map)

## ***Development Education***

We connected with startup groups at different development stages during our NASCO Institute Development track, a 6-part co-op development educational series. The series includes courses on designing a development process, incorporating an organization, creating a budget, getting tax exemption, finding property, and closing a deal.

## ***Fiscal Sponsorships***

NASCO served as the fiscal sponsor for the Baldwin House Community Collective, a cooperative building permanent affordable housing and mutual aid hub for working class Washingtonians in DC.

# COLLECTIVE PROPERTY OWNERSHIP

## ***NASCO Properties Expansion: The First Steps***

The NASCO Properties board approved a plan to expand the organization by purchasing several existing co-ops, including those pictured on the next page, along with an expansion of the staff hours available to NASCO Properties co-ops to improve member services. The properties included align with NASCO's goal to expand and protect co-op housing without resulting in displacement or a loss of affordability.

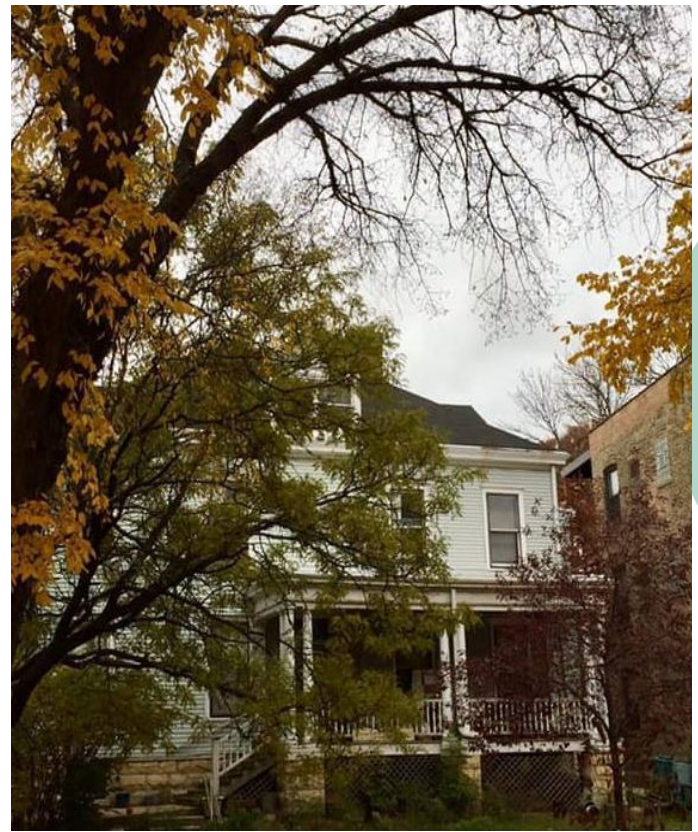
## ***Prioritizing Connection***

NASCO Properties also completed plans to resume in-person board meetings and member services visits, which were restarted in summer 2022. As a co-op organization operating across several US states and time zones, NASCO Properties recognizes the role of in-person visits in connecting leadership across co-ops, giving board members personal experience of the co-ops they can't easily visit, and making technical assistance more effective.





Above: Randolph House in Urbana, IL  
Left top: Haymarket House in Chicago, IL  
Left bottom: Hoyne House in Chicago, IL  
Below: Doveland Co-op in Chicago, IL



# STATEMENT OF ACTIVITIES

For the Year Ended April 30, 2022

## Revenues and Support

Rental income	\$ 1,220,488
Program service fees	17,734
Management fees	92,477
Membership dues	148,522
Contributed revenue	35,364
SBA PPP loan forgiveness	106,326
Interest income	18,147
Other income	59,406
	<hr/>
Total Revenues and Support	1,698,464

## Expenses

Program Services	1,310,263
Management and General	229,612
Fundraising	15,596
	<hr/>
Total Expenses	1,555,471

Change in Net Assets from operations 

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 142,992

Change in Net Assets without Donor Restrictions 142,993

Net Assets without donor restrictions, Beginning of Year 

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 3,276,410

Net Assets without donor restrictions, End of Year \$ 3,419,403

# STATEMENT OF FINANCIAL POSITION

For the Year Ended April 30, 2022

	Program Services	Management and General	Fundraising	Total
<b><u>Functional Expenses</u></b>				
Salaries and wages	\$ 160,696	\$ 61,983	\$ 6,887	\$ 229,566
Employee benefits and related taxes	28,373	10,944	1,216	40,533
	<u>189,069</u>	<u>72,927</u>	<u>8,103</u>	<u>270,099</u>
Program events and meetings Coop	5,317	-	-	5,317
property and liability insurance Interest	100,701	38,842	4,316	143,859
expense	267,541	-	-	267,541
Coop property taxes	253,796	-	-	253,796
Coop maintenance and repairs Coop	94,909	-	-	94,909
utilities	18,859	7,274	808	26,941
Professional fees	12,418	28,975	-	41,393
Dues	4,487	-	-	4,487
Management fee	25,839	60,292	-	86,131
Scholarships	9,550	-	-	9,550
Depreciation and amortization Office	272,550	-	-	272,550
expenses	12,982	5,007	557	18,546
Staff travel	310	120	13	443
Miscellaneous	41,935	16,175	1,799	59,909
<b>Total Expenses</b>	<u>41,935</u>	<u>16,175</u>	<u>1,799</u>	<u>59,909</u>
	<u>\$ 1,310,263</u>	<u>\$ 229,612</u>	<u>\$ 15,596</u>	<u>\$ 1,555,471</u>

# THANK YOU TO OUR DONORS

Alex Green  
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