

North American Students of Cooperation Annual Report May 01, 2014 - April 30, 2015



Morgan Crawford (Director of Education), Corrigan Nadon-Nichols (Director of Development), Daniel Miller (Director of Properties), and Rek Kwawer (Director of Operations) take a break from work to climb a mountain during their annual staff retreat!

Letter from Staff

Thank you for your support through this exciting and successful year! Thanks to our members, NASCO's programs were well-attended and people had great things to say about their experiences.

We expanded some of our existing programs and started some new projects, including a series of video trainings now available on our website. With NASCO's help, several new co-op houses were purchased that will serve hundreds of members over the years. We reached thousands of cooperators through our trainings. Hundreds of co-op members received technical assistance and legal advice.

Because of your support, and the support of our many dedicated board members and volunteers, NASCO was able to do all of this work with a staff of four. Thank you.

– NASCO Staff

Letter from the President

Dear members, supporters, partners, donors, and friends,

2015 has been a fun and exciting year for NASCO, and we're happy to be sharing our year's highlights and milestones with you. The work of NASCO continues, with a primary focus as always being on education within the youth cooperative movement. Nearly four hundred NASCO members and affiliates attended our annual Cooperative Education and Training Institute in November 2014 in Ann Arbor, Michigan. While gathered together, our members also sent delegates to represent their voices at our Annual General Meeting, where they evaluated potential changes to our bylaws and offered our boards and staff feedback for the future of NASCO. This year's feedback is exceptionally exciting to receive as all three of our boards look forward to meeting and working together for a strategic planning and visioning session in Summer of 2016.

2015 was also a year for deepening our relationships with other cooperative groups, as well as time spent developing and building new ones. Using a grant from the CHS Foundation, NASCO partnered with the Toolbox for Education and Social Action (TESA) to create and upload video trainings for many of the most commonly requested NASCO workshops and skillshares. These are broken down into five to ten minute segments, allowing NASCO members to provide trainings to their own membership in whatever size pieces and on whatever schedule they would like. The relationship between NASCO and the Anti-Oppression Resource and Training Alliance (AORTA) continues to be a strong support. In addition to providing excellent workshops for Institute, AORTA also provided trainings to the NASCO board. NASCO has worked with both Canadian-based Unite de Travail pour l'Implantation de Logement Etudiant (UTILE), which is working to develop the first student housing cooperative in Montreal, as well as with the National Cooperative Business Association (NCBA) to help promote the cooperative movement worldwide. NASCO also supported the United States Federation of Worker Cooperatives (USFWC) with fiscal sponsorship.

I appreciate this chance to share highlights with all of you from NASCO's most recent year; I look forward even more to working with all of you to build and create the highlights of our next year to come.

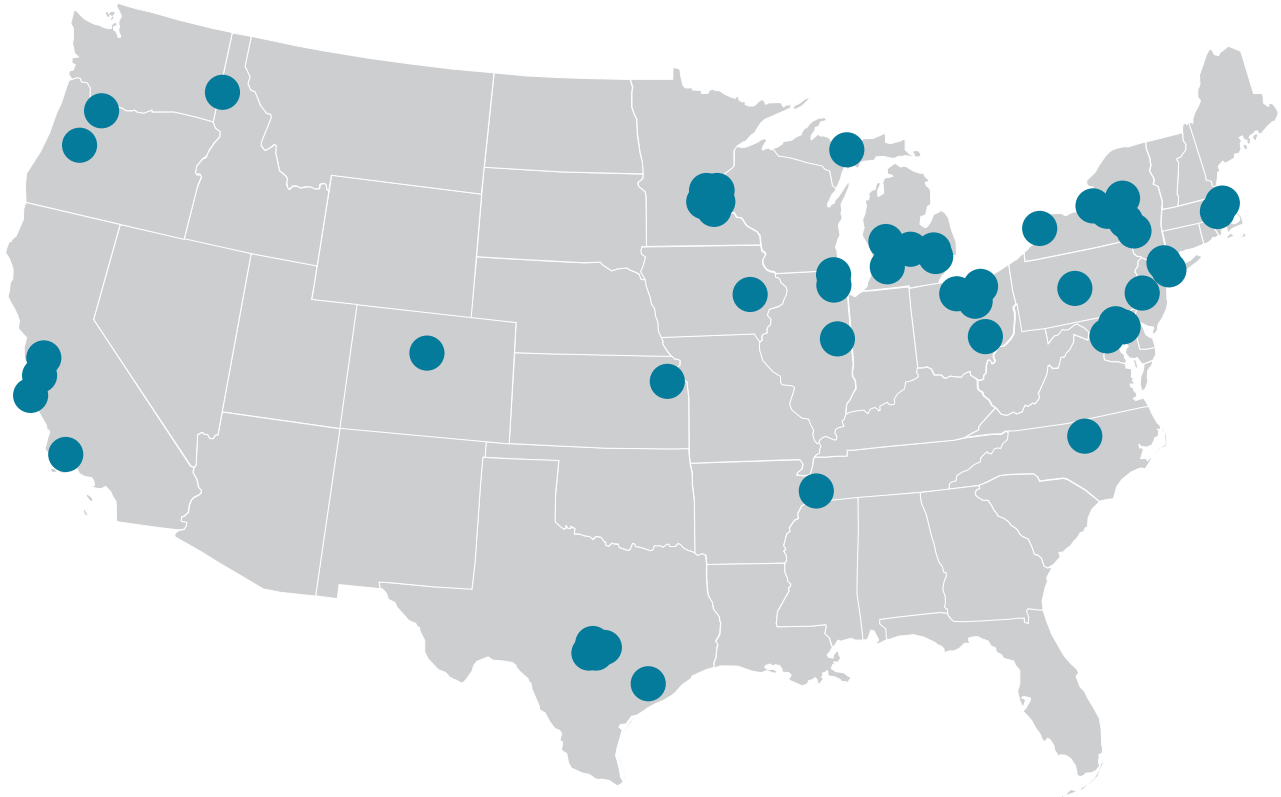
Yours in cooperation, unity, and work,

Jennifer E. Scott

President, NASCO Board of Directors

NASCO Members

NASCO had over 50 Active Members, who support our work to advance the co-op movement. Membership in NASCO is open to any non-profit cooperative in a campus area. Co-op allied organizations can join as Associate Members. Individuals, including cooperative alumni, can join as Individual Members. This year, we welcomed two new cooperatives to NASCO: the Marquette Climber's Cooperative and the UC Davis Tri Co-operatives.



Visiting Co-ops

In 2015, NASCO's staff spent nearly 1,500 hours on direct services to NASCO member cooperatives. Most of this time was spent on-site, visiting NASCO members to learn about their cooperatives, connect them to other cooperative resources, and provide trainings or consulting. We visited 40 co-ops, including 33 NASCO members.



Co-op members developing their facilitation skills in a workshop with NASCO staff

Active Members in 2015

3B: The Downtown Brooklyn
Bed & Breakfast
Brooklyn, NY

4th Street Co-op
Minneapolis, MN

Berkeley Student Cooperative
Berkeley, CA

Bitternut Collective
Syracuse, NY

Bloomington Cooperative
Living (BCL)
Bloomington, IN

Boulder Housing Coalition
Boulder, CO

Cambridge Cooperative Club
Cambridge, MA

Central PA Community Housing
State College, PA

Chateau Housing Cooperative
Minneapolis, MN

Co-op Housing University of
Maryland (CHUM)
College Park, MD

College Houses
Austin, TX

Community Housing Expansion
of Austin (CHEA)
Austin, TX

Community of Urbana
Cooperative Housing (COUCH)
Urbana, IL

DeCleyre Cooperative Housing
Memphis, TN

Divine Cooperative
Brooklyn, NY

Endeavor Collective
Binghamton, NY

Franklin Housing Cooperative
Minneapolis, MN

Genesee Valley Cooperative
Geneseo, NY

Grand Rapids Alliance of
Cooperative Communities
(GRACC)
Grand Rapids, MI

Horizontal Housing
Baltimore, MD

Houston Access to Urban
Sustainability (HAUS)
Houston, TX

ICC Ann Arbor
Ann Arbor, MI

ICC Austin
Austin, TX

Kalamazoo Collective Housing
Kalamazoo, MI

Kent Cooperative Housing
Kent, OH

Lucy Stone Cooperative
Roxbury, MA

Madison Community
Cooperative
Madison, WI

Marcy Park Co-op
Minneapolis, MN

Marquette Climbers'
Cooperative
Marquette, MI

Marshall Housing Co-op
Minneapolis, MN

MOSAIC
Evanston, IL

MSU Student Housing
Cooperative (MSU-SHC)
East Lansing, MI

Nickel City Housing Co-op
Buffalo, NY

Oberlin Student Cooperative
Association (OSCA)
Oberlin, OH

Portland Collective Housing
Portland, OR

Qumbya Housing Cooperative
Chicago, IL

Red Clover Collective
Baltimore, MD

River City Housing Collective
(RCHC)
Iowa City, IA

Rosewood Housing Cooperative
Austin, TX

Santa Barbara Student Housing
Cooperative (SBSHC)
Goleta, CA

Santa Cruz Student Housing
Co-ops (SCSHC)
Santa Cruz, CA

Seedpod Co-op - Boston
Community Cooperatives
Boston, MA

Solar Community Housing
Association
Davis, CA

Steel House
Moscow, ID

Stewart Little Co-op
Ithaca, NY

Stone Soup Cooperative
Chicago, IL

Student Cooperative
Organization
Athens, OH

Students' Co-op
Minneapolis, MN

Students' Co-op Association
Eugene, OR

The Hive
Ann Arbor, MI

The Life Center Association
(LCA)
Philadelphia, PA

The Steiner House
Cleveland, OH

Treehaus
Brooklyn, NY

UC Davis Tri-Cooperatives
Davis, CA

University of Kansas Student
Housing Association (UKSHA)
Lawrence, KS

Weaver Community Housing
Association
Carrboro, NC

Whitehall Cooperative
Austin, TX

Program Summary

NASCO Institute: annual conference of cooperators from across the continent

Staff and Managers Conference: event tailored to the unique needs of group-equity housing cooperative staff

Internship Network: connecting future co-op leaders with cooperative career opportunities

Resource Library: free online templates, trainings, videos, policies, and technical resources

Regional Conferences: support to local groups to organize regional gatherings of cooperators

On-site training and consulting: visiting member cooperatives each year

Remote technical assistance: in-depth assistance and consulting to member co-ops on an as-needed basis

Program Highlights

Staff and Managers Conference:

24 attendees (from 12 co-ops) attended this two-day training in Austin, TX. Sessions included a case study in co-op expansion, a presentation by Mike Beall (CEO of the National Cooperative Business Association), and a tour of local co-ops.

Cooperative Financial Comparison:

This was a pilot program requested by our members. We compared data from 7 co-ops, highlighting trends and differences. Our goal is to expand this tool to give co-ops a sense of how similar cooperatives manage their finances.

Resource Library: Added 144 new resources, including 56 from Institute and 40 new cooperative education videos.

Cooperative Internship Network: Placed 8 interns (out of 44 applicants) with 7 host sites.

Regional Conferences: We supported *two* regional conferences last year, both on the West Coast. Over 100 people gathered in Davis, CA in May 2014, and over 60 people gathered in Berkeley, CA in April 2015.

New **video trainings** in NASCO's Resource Library:

Board Roles & Responsibilities

Conflicts of Interest

Conflict Resolution

Consensus Process

Cooperative Movement

Cooperative Principles

Co-op Development

Fair Housing

Incorporation

Making Meetings Great

Staff Evaluations



A “field of magical unicorns” as one participant described the 2015 Staff & Managers Conference

These videos are broken down into short modules for easy watching!
Check them out at: www.nasco.coop/resources

Governance

The three NASCO family boards had 48 members during the course of 2015, representing 26 different cooperatives and organizations.

30 people from all three boards and NASCO staff gathered for a one-day leadership summit in Chicago in June 2014. This was a full day of opportunities for members of the boards to meet each other and begin the visioning work that will lead to the creation of a new strategic plan in 2016.



The Chicago sky-line, accompanied by all three of the NASCO Family Boards at a leadership summit in June 2014

NASCO Board Members

Alex Green

Alexandria Collins

Arthur Smith

Ben Perez

Brad Hunt

Charlie DeTar

Dan Newton

Daniel Kronovet

Gabriela Palavincini
Dominguez

Jennifer Scott

Justin Chandler

Kit Fordham

Lana Wong

Layla Oghabian

Leila Benedyk

Maria Langlois

Maya Menlo

Michael Eugenio

Mingwei Huang

Nick Harvey

Scarlett McIntosh

Sneha Narayan

Topaz Hooper

Trio Harris

Tyler Miller

Vivian Onuoha

NASCO Development Services Board Members

Angela Atwood

Bek Saunders

Chiji Ochiagha

Emily Ng

Holly Jo Sparks

Jason Hering

Jeff Bessmer

Jeremy Frederiksen

Lincoln Miller

Nick Coquillard

Nick Hill

Rek Kwawer

Tony Sanny

NASCO Properties Board Members

Clinton Parker

Cola Bickford

Collin Black

Emily Ng

Gatlin Johnson

Jason Hering

Jay Kim

Kritters Blevins

Lincoln Miller

Meg Seidel

Michael Eugenio

Noah Compo

Rek Kwawer

Shala Hill

Tyler Miller



Horizontal Housing now controls all three of these adjacent row houses.



A group of co-ops from the Genesee Valley Cooperative working with NASCO staff on co-op development



Firehouse, the newest member of the NASCO Family, in Athens, OH

Developing New Cooperatives

NASCO Development Services provides technical assistance and consulting to cooperatives that are purchasing properties or refinancing their loans.

NASCO fielded 35 inquiries about starting new cooperatives, and provided free consultations to 30 of these groups.

This year, NASCO focused on helping Horizontal Housing, a co-op in Baltimore, MD, to purchase their second property, a row house adjacent to their first property, purchased in 2013. NDS also worked on the purchase of a new NASCO Properties house in Athens, OH.

The Kagawa Student Cooperative Reinvestment fund currently holds investments from 4 co-ops, with \$200,000 dollars available to lend toward new cooperative development. Trustees come from Riverton Community Housing, ICC Ann Arbor, College Houses, MSU Student Housing Cooperative, Oberlin Student Cooperative Association, and the Cooperation Group.

NASCO Properties

NASCO Properties offers stability, resources, and staffing assistance to participating co-ops across the US, and functions as a 'Co-op of Co-ops' through board representation.

NASCO Properties completed a year of planned growth, with the board considering proposals from seven cooperatives applying to join or expand through NASCO Properties. The board chose two of the seven proposals, adding a new cooperative in Athens, OH, and working towards the acquisition of a new cooperative in Lawrence, KS. Several other existing cooperatives applied to be part of the NASCO Properties through the Request for Proposals, and several of these will work with NASCO to purchase property independently.



A sea of co-ops fills the ballroom at the NASCO Institute 2014 Banquet & Hall of Fame

NASCO Institute 2014

With the theme of “Co-ops for Life: Owning our Future,” NASCO Institute 2014 was one of the most highly attended in recent memory. 393 people participated in 70 workshops and sessions. Participants came from 77 different cooperatives and organizations.

Every single workshop was put into our Resource Library—that’s dozens of new resources available online for anyone to use.



This year’s theme and poster resonated so much with one participant that they had the artwork tattooed on their arm.

Partnerships and Movement Building

NASCO's work is made possible through cooperation with other co-op organizations. Circle Pines Center, Collective Seeds Consulting Co-op, the Cooperative Development Institute, the Federation of Egalitarian Communities, the National Cooperative Business Association, Philadelphia Area Cooperative Alliance, Riverton Community Housing, and UTILE all supported NASCO by joining as Associate Members.

In 2015, through a grant from the CHS Foundation, we were able to produce 40 new video webinars with the Toolbox for Education and Social Action (TESA). 10 of NASCO’s most popular trainings are now available in short modules on our website.

We also supported a new Canadian student cooperative in Montreal. UTILE is supported by students at Concordia University, and will be opening a 100+ bedroom cooperative by 2019. Several of their leaders attended NASCO Institute 2014, presenting workshops on obtaining funding from student government and using social media in co-ops.





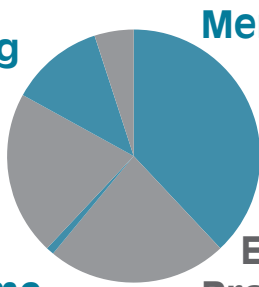
NASCO's Income

Donations & Grants

NDS Staffing

NP Staffing

Other Income



Membership Dues

Educational Program Fees

NASCO Profit & Loss

May 2014 - April 2015

Revenue	
Contributed Revenue	18,219
Earned Revenue	317,537
Gross Profit	335,755
Expenses	
Personnel Expenses	185,528
Office Expenses	13,641
Staff Development	2,185
Staff Travel	17,795
Events & Meetings	53,055
Promotions	3,102
Overhead	25,583
Other Expenses	3,307
Total Expenses	304,195
Net Operating Income	31,560

NASCO Balance Sheet

As of April 30, 2015

ASSETS	
Total Bank Accounts	115,746
Total Accounts Receivable	15,835
Total Other current assets	8,128
Total Fixed Assets	(366)
Funds held in trust by others	425
TOTAL ASSETS	139,769
LIABILITIES AND EQUITY	
Total Accounts Payable	1,868
Total Credit Cards	3,064
Total Other Current Liabilities	(2,084)
Total Current Liabilities	2,848
Notes/loans-long term	4,044
Total Liabilities	6,892
Equity	
Opening Bal Equity	(9,590)
Unrestricted (retained earnings)	93,675
Board desig. - Special project	10,076
Board desig. - Reserve	7,157
Net Income	31,560
Total Equity	132,878
TOTAL LIABILITIES AND EQUITY	139,769



NASCO Properties Profit & Loss

May 2014 - April 2015

Revenue	
Rental Revenue	876,733
Other Revenue	185
Interest Revenue	5,130
Gross Profit	882,048
Expenses	
Co-op Property and Liability Insurance	62,498
Interest Expense	183,118
Co-op Property Taxes	114,250
Co-op Maintenance and Repairs	70,145
Co-op Utilities	7,782
Professional and Management Fees	76,866
Board Expenses	9,042
Dues	6,649
Scholarships	10,379
Depreciation	169,401
Bad Debt Expense	8,132
Miscellaneous	1,138
Total Expenses	719,400
Net Operating Income	162,648

NASCO Development Services Profit & Loss

May 2014 - April 2015

Revenue	
Dues Revenue	46,107
Total Revenue	46,107
Expense	
Staff & Management	41,497
Governance	1,296
Admin & Misc.	1,996
Other Program Expense	3,312
Prior Year Income Tax	207
Total Expense	48,308
Net Operating Income	(2,200)

NASCO Properties Balance Sheet

As of April 30, 2015

ASSETS	
Cash and Cash Equivalents	382,549
Accounts Receivable	71,972
Property and Equipment, net of depreciation	4,738,829
Prepaid Insurance	10,488
Security and Other Deposits	1,687
Preferred Shares	40,000
Loans Receivable	95,644
TOTAL ASSETS	5,341,169
LIABILITIES AND EQUITY	
Accounts Payable & Accrued Expenses	(111)
Interest Payable	2,166
Property Taxes Payable	31,648
Member Vacancy Reserve	75,019
Member Deposits	41,921
Notes Payable	4,091,191
Total Liabilities	4,241,834
Equity	
Unrestricted (Retained Earnings)	1,099,335
Total Equity	1,099,335
TOTAL LIABILITIES & EQUITY	5,341,169

NASCO Development Services Balance Sheet

As of April 30, 2015

ASSETS	
Checking/Savings	20,931
Accounts Receivable	285
TOTAL ASSETS	21,216
LIABILITIES & EQUITY	
Equity	
Retained Earnings	23,416
Net Income	(2,200)
Total Equity	21,216
TOTAL LIABILITIES & EQUITY	21,216

Associate Members

Circle Pines Center

Collective Seeds Consulting
Co-op

Cooperative Development
Institute

Federation of Egalitarian
Communities

National Cooperative Business
Association

Philadelphia Area Cooperative
Alliance

Riverton Community Housing

L'Unité de travail pour
l'implantation de logement
étudiant (UTILE)

Individual Members

Sarah Alper

Ian Basinger

Sam Calahan

Cheron Constance

Joshua Curry-Bascome

Brian Donovan

Steve Dubb

Jorge Flores

Janet Herrgesell

Topaz Hooper

Annie Hoy

Andrea Jacome

Neily Jennings

Jane Larson

Marlene Nuart

Alison Roseberry-Polier

Melissa Smith

Donors

Layla Ananda

Gregory Carlson

John Colborn

Cooperative Development
Foundation

Cooperative Development
Institute

Robert Cox

Brian Dahlk

Dill Pickle Food Co-op

Brian Donovan

Jim Ellinger

Nancy Evans

Erin Hancock

Matt Heft

Stewart Kohl

Margaret Lamb

Matthew Lechel

Bob Luker

NASCO Development
Services

New Pioneer Cooperative
Society

North Coast Co-op

Northcountry Cooperative
Development Fund

George Proper

Riverton Community
Housing

Dave Rugg

Wedge Community Co-op

Whole Foods Co-op

Willimantic Food Coop

Grant Support From

CHS Foundation

New Economy Coalition

Ralph K. Morris Foundation

The Cooperative Foundation

The North American Students of Cooperation (NASCO) Family of associations organizes and educates affordable group equity co-ops and their members for the purpose of promoting a community oriented cooperative movement

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