

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

Cooperative 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



NASCO Properties members gather each year at NASCO Institute to share updates from their co-ops.

Cooperative Internship Network

NASCO's Cooperative Internship Network connects talented cooperators and cooperative organizations. Since the 1980s, this program has provided organizations with qualified interns while building the skills and knowledge of new generations of leaders. This year, out of a pool of 44 applications, we successfully placed 8 awesome interns in summer jobs focusing on zoning advocacy, cooperative development, large-scale co-op housing administration, co-op policy revision, event planning, and beyond!

*"If I could describe the internship in one word, it would be **empowering**. I saw firsthand a multitude of projects made possible through the cooperative model, and feel as though I gained a great number of skills to assist me in making my own co-op vision a reality."*

- Anna, intern at Cooperative Development, Inc



Participants at the Staff & Managers Conference tour Chrysalis Co-op in Boulder, CO.

Staff & Managers Conference 2016

Ten cooperatives sent 22 staff members to NASCO's annual Staff & Managers' Conference, held in Boulder, CO. Pat Sterner from the National Cooperative Business Association led a session on cooperative advocacy, followed by participants learning about NASCO member Boulder Housing Coalition's work to change local occupancy laws to allow for more cooperatives.

Crisis Support for Co-ops

When co-ops are in crisis, they often turn to NASCO for support. This year, we worked with several cooperatives of varying sizes on issues such as major vacancy, financial issues, personnel transitions, and unexpected maintenance needs. We assisted one of our largest members during a tense interaction between staff and members involving both the co-op's goal of social justice and the co-op's role as an employer. For the last two years, we've worked with a co-op that has experienced significant internal conflict. We facilitated a retreat for their board and other members to discuss potential resolutions to the issues that we had previously helped them identify.



NASCO by the Numbers

Membership

41
co-ops visited

1700
hours of direct services to NASCO members

27
trainings at visits

500
hours on partnerships with other movement building organizations

NASCO Institute

70
co-ops/ organizations represented

330
participants

\$13,423
in scholarships awarded

Cooperative Internship Network

44
applications for internships

8
host sites

8
interns placed

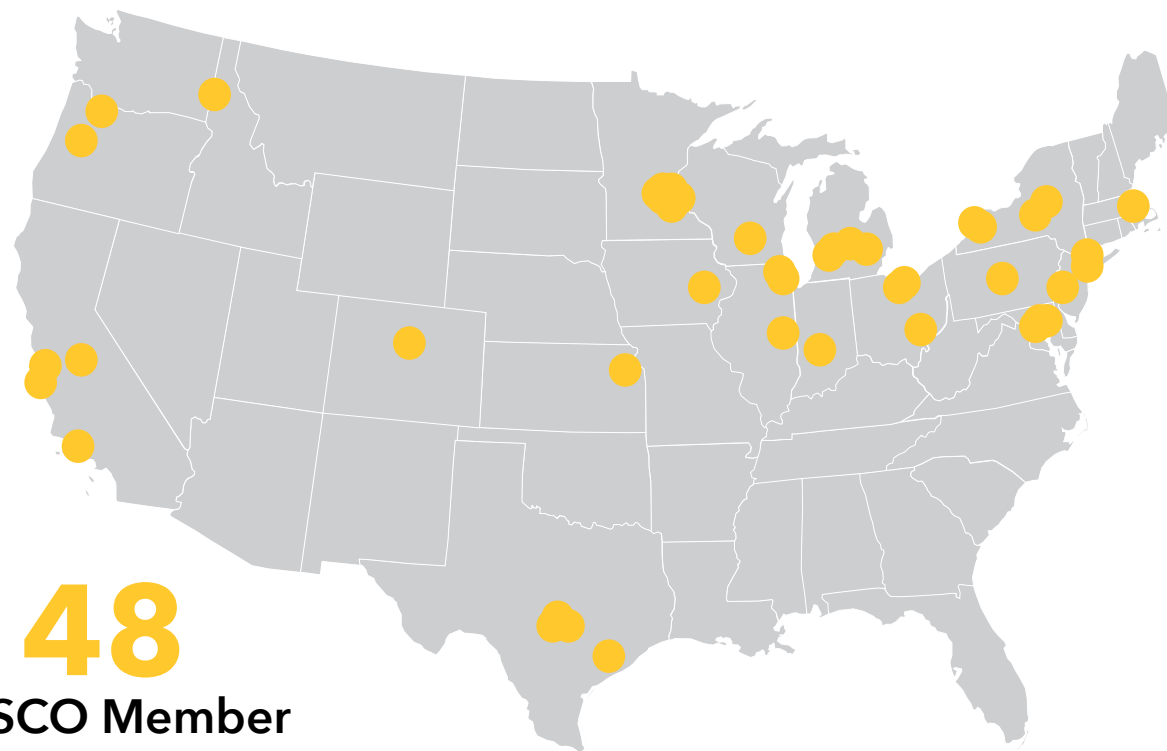
Development

39
inquiries

15
free consulting projects

6
contracted consulting projects

12
beds created from completed projects



48
NASCO Member Co-op Organizations

Member Profile

NASCO's membership is primarily made up of group-equity cooperatives. For people who are interested in supporting the cooperative movement or who are working to develop a cooperative in an area where none exists, NASCO offers membership to individuals. Individual members can participate in NASCO's educational programs and governance.

Kori Livingsage of Ottawa, ON, learned about cooperatives while visiting NASCO member Santa Barbara Student Housing Cooperative. She attended NASCO Institute in 2015 and joined as an individual member. She wrote: "The entire weekend blew me away. I was surrounded by such passionate and motivated individuals who are all working towards a common goal. I felt very inspired. I learned about things I had no idea even existed, as I was just introduced to co-operative living this past summer after visiting California. I was able to network with existing co-ops, get insight on how to start my own, and much more. It was almost impossible to just choose one session to attend during each course block; all of them were very abundant with information. The value of this conference was through the roof. I feel like I have found an avenue where I can make a difference within my community, and even gain a career out of joining NASCO on a grander scale."

Many NASCO individual members participate in NASCO's Cooperative Internship Network in order to gain professional experience working with cooperatives. And many are involved with the creation of new cooperatives. All of our members bring their unique experiences and enthusiasm to building a cooperative movement in North America.

NASCO Institute 2015

We hosted NASCO Institute over Halloween weekend. A very committed group of 330 cooperators including 59 who were presenting workshops, showed up in Ann Arbor ready to learn, share skills, and explore the impacts that co-ops can have by investing in their members, in one another, and in their broader communities. 74 participants received \$13,423 in scholarship funding from NASCO to attend.



The keynote at NASCO Institute was given by former Executive Director Steve Dubb.

NASCO in Canada

A focus at the Annual General Meeting, and carried on by the board during the year, was reconnecting with Canadian cooperatives and re-committing to being a bi-national organization. NASCO began holding conversations with the Ontario Student Cooperative Association (a regional association of five student co-ops in Ontario), particularly about participating in or supporting their annual conference. Staff also visited Waterloo Cooperative Residence, Inc, as they were undergoing a major staffing transition while breaking ground on a large multi-year development project.

"NASCO Institute helped to broaden my perspective in co-ops and how to improve the environment where I live."
- Gunther Kaempfe

Developing New Cooperatives

NASCO provided technical assistance and support to 5 cooperatives seeking to purchase property, and 1 cooperative to refinance their existing debt. The Hive is an Ann Arbor cooperative founded by alumni of the Inter-Cooperative Council, a long-time NASCO member. They are seeking to purchase their first property. Students Cooperative Organization, in Athens, OH, has been a one-house co-op for many years, but with help from NASCO, they have expanded to a second house, doubling the amount of cooperative housing available in Athens.

In 2010, NASCO contracted with Unitarian Universalist Community Cooperatives to purchase their first house. Through our development and educational assistance, the co-op leadership was well prepared to purchase a second property in 2016. Along with other fundraising, they also received a \$100,000 award from the Forbes "Change the World" competition, allowing them to acquire and renovate a property for 18 residents, now known as Margaret Moseley Co-op.



Co-op staff and managers connecting with Boulder city officials during the 2016 Staff & Managers Conference.

NASCO Properties

In the spring of 2016, NASCO was contacted with a request to help a small co-op with a long history - the Brown Association for Cooperative Housing in Providence, RI. BACH's history goes back to the early 1970s, but a series of financial hardships threatened to overwhelm the co-op and potentially close the houses.

NASCO staff worked quickly to help, coordinating between the BACH membership and the Cooperative Fund of New England to find a permanently sustainable solution for the co-op. Within weeks, a proposal to bring BACH into the NASCO Properties "co-op of co-ops" was overwhelmingly approved by both BACH members and the NASCO Properties board. The financial safety net created by NASCO Properties will allow BACH to serve members for decades to come.

Regional Co-op Conferences

WestCo, an annual conference for members of cooperatives in the Western United States and Canada, was held in Santa Barbara, CA April 15- 17, 2016. Participants from across California gathered to meet with other co-ops, learn new skills, share plenty of tasty food, and appreciate the nearby beaches. In addition to leading a workshop on "Troubleshooting Roadblocks to Effective Facilitation," NASCO staff provided ongoing logistical support and organizing advice to the Santa Barbara Student Housing Co-op.



Active Members in 2016

3B: The Downtown Brooklyn Bed & Breakfast Brooklyn, NY	Community of Urbana Cooperative Housing (COUCH) Urbana, IL	Marshall Student Housing Co-op Minneapolis, MN	Stewart Little Co-op Ithaca, NY
4th Street Student Housing Cooperative Minneapolis, MN	Cooperative Roots Berkeley, CA	MOSAIC Evanston, IL	Stone Soup Cooperative Chicago, IL
Bitternut Collective Syracuse, NY	Divine Cooperative Brooklyn, NY	MSU Student Housing Cooperative (MSU-SHC) East Lansing, MI	Student Cooperative Organization (SCO) Athens, OH
Bloomington Cooperative Living (BCL) Bloomington, IN	Franklin Student Housing Cooperative Minneapolis, MN	Nickel City Housing Co-op Buffalo, NY	Student's Cooperative Association Eugene, OR
Boulder Housing Coalition Boulder, CO	Genesee Valley Cooperative Geneseo, NY	Oberlin Student Cooperative Association (OSCA) Oberlin, OH	Students' Co-op, Inc Minneapolis, MN
Cambridge Cooperative Club Cambridge, MA	Grand Rapids Alliance of Cooperative Communities (GRACC) Grand Rapids, MI	Portland Collective Housing Portland, OR	The Beet Collective Boulder, CO
Central PA Community Housing State College, PA	Horizontal Housing Baltimore, MD	Qumbya Housing Cooperative Chicago, IL	The Life Center Association (LCA) Philadelphia, PA
Chateau Housing Cooperative Minneapolis, MN	Houston Access to Urban Sustainability (HAUS) Houston, TX	Red Clover Collective Baltimore, MD	Turing Haus Santa Cruz, CA
Cleveland Student Housing Association Cleveland, OH	ICC Ann Arbor Ann Arbor, MI	River City Housing Collective (RCHC) Iowa City, IA	Unitarian Universalist Community Cooperatives (UJCC) Roxbury, MA
Co-op Housing University of Maryland (CHUM) College Park, MD	ICC Austin Austin, TX	Santa Barbara Student Housing Cooperative (SBSHC) Goleta, CA	University of Kansas Student Housing Association (UKSHA) Lawrence, KS
College Houses Austin, TX	Kalamazoo Collective Housing Kalamazoo, MI	Solar Community Housing Association Davis, CA	Whitehall Cooperative Austin, TX
Community Housing Expansion of Austin (CHEA) Austin, TX	Madison Community Cooperative Madison, WI	Steel House Moscow, ID	
	Marcy Park Co-op Minneapolis, MN		

Our Partners



Associate Members

Cooperative Development Institute
Federation of Egalitarian Communities
Philadelphia Area Cooperative Alliance
UMass Center for Student Business
UTILE



At a community potluck hosted by the Boulder Housing Coalition, members of the NASCO Board, the broader Boulder co-op community, and the Boulder City Council met to discuss what "cooperation" means to them and what increased cooperation would mean for Boulder.

Statements of Activities

Year ended April 30, 2016

	NASCO	NASCO Properties	NASCO Development Services
REVENUES AND SUPPORT			
Rental Income	-	914,275	-
Program Service Fees	195,915	-	10,151
Membership Dues	84,178	-	51,813
Contributed Revenue	55,929	-	-
Other Revenue	1,095	-	-
Interest Income	-	6,973	-
Gain On Sale of Property	-	506,711	-
Total Revenues and Support	337,117	1,427,959	61,964
EXPENSES			
Salary & Employee Benefits	203,729	-	-
Program Events & Meetings	50,067	-	3,558
Co-op Property & Liability Insurance	-	60,741	-
Interest Expense	-	234,206	-
Co-op Property Taxes	-	118,548	-
Co-op Maintenance & Repairs	-	57,735	-
Co-op Utilities	-	8,834	-
Professional & Management Fees	4,589	83,047	54,245
Board Expenses	12,328	14,471	2,027
Dues	-	6,961	-
Scholarships	-	14,532	-
Depreciation	1,098	184,049	-
Amortization	-	-	-
Bad Debt Expense	-	52,244	-
Office Expenses	23,764	-	-
Staff Travel	8,605	-	-
Miscellaneous	12,618	10,625	560
Total Expenses	316,798	845,993	60,390
CHANGE IN NET ASSETS	20,319	581,966	1,574
NET ASSETS			
Beginning of the Period	132,878	1,099,335	21,216
End of the Period	153,197	1,681,301	22,790

Statements of Financial Position

Year ended April 30, 2016

	NASCO	NASCO Properties	NASCO Development Services
ASSETS			
Cash & Cash Equivalents	139,493	975,039	22255
Accounts Receivable	31,351	36,139	3071
Property & Equipment, Net of Depreciation	2,855	4,422,029	-
Prepaid Insurance	-	10,488	-
Security & Other Deposits	425	4,062	-
Preferred Shares	-	44,132	-
Loans Receivable	-	88,914	-
Total Assets	174,125	5,578,803	25326
LIABILITIES			
Accounts Payable & Accrued Expenses	20,928	(110)	2536
Interest Payable	-	2,166	-
Property Taxes Payable	-	31,648	-
Member Vacancy Reserve	-	69,211	-
Member Deposits	-	2,300	-
Notes Payable	-	3,792,287	-
Total Liabilities	20,928	3,897,502	2536
NET ASSETS			
Unrestricted	135,964	1,681,301	22790
Unrestricted - Board Designated	17,233	-	-
Total Net Assets	153,197	1,681,301	22790
Total Liabilities & Net Assets	174,125	5,578,803	25326

NASCO's Governance and Membership Structure

As a member-driven organization, NASCO's board is elected by the cooperatives and individuals who are members of NASCO.

The Active Member Representative is a one-year board position elected at NASCO Institute to focus on the needs of current Active Member Cooperatives. Four members of Active Members representing small, large, student, community, midwestern, and southern co-ops ran for the position.

The NASCO Board approved and implemented a new dues structure for Active Member dues, with the goal of creating equity in the contributions of each co-op to NASCO's financial operations.

In 2016, the NASCO board dove into ways to develop leadership in NASCO, particularly among marginalized groups. The board began working on increasing the orientation and education given to new board members, and connecting with the caucus chairs and Diversity Congress chairs soon after they are elected to begin welcoming them to their terms.

NASCO Board 2016

Alex Green	Lana Wong
Alexandria Collins	Leila Benedyk
Brad Hunt	Maya Menlo
Carina Mata	Meg Seidel
Dan Newton	Michael Eugenio
Ellie Benedict	Mingwei Huang
Elizabeth Pizano	Nick Harvey
Gamal Smith	Scarlett McIntosh
Henrik Tucker	Syd Burke
Izzy Brace	Topaz Hooper
Jennifer Scott	Tristan Laing
Kit Fordham	Vivian Onuoha
Kiyomi de Zoysa	



The NASCO Board in April 2016 at Oberlin College.



The NASCO Properties Board in February 2016 at La Reunion in Austin, TX.

NASCO Properties Board 2016

Morgan Schumann	Jay Kim
Nico White	Michael Eugenio
Kim Garmany	Chiji Ochiagha
Meg Seidel	Jason Hering
Jolana Watson	Noah Compo
Kerry Alsheimer	Hannah Monroe
Alex Green	

NASCO Development Services Board 2016

Angela Atwood	Chiji Ochiagha
Nick Coquillard	Ben Pearl
Alex Green	Tony Sanny
Jason Hering	Zane Selvans
Nick Hill	holly jo Sparks

Thanks to our donors!

Yahya Alazrak	Barbara Lord
Pamela Armstrong	Mike Lord
Cola' Bickford	Brigid Maniates
G Paul Blundell	Alanna Markle
Thomas Bowen	Daniel Miller
Anjanette Bunce	Corrigan Nadon-Nichols
John Colborn	David Nekimken
Noah Compo	Rebecca Nole
Morgan Crawford	Wolfe
Brian Dahlk	Mary Ann Rothman
Matthew Epperson	Dave Rugg
Erin Hancock	Jennifer Scott
Jason Hering	holly jo Sparks
Janet Herrgesell	Beth Teitelman
Gatlin Johnson	Cheyenna Weber
Esteban Kelly	Ed Yaker
Maxeem Konrady	Jingtian Yu
Anna Kwawer	Karen Zimelman
Rek Kwawer	



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