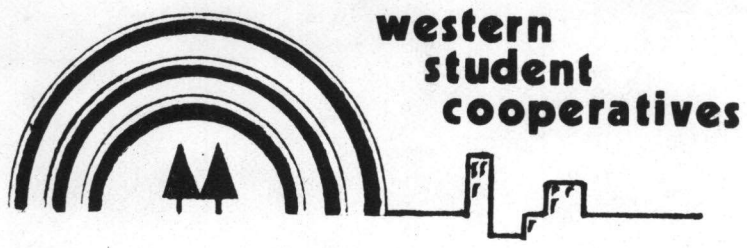


Stewart Kool



Conference Participants and Friends,

The enclosed conference packet contains the following:

1. List of WESTCO members for 1979.
2. WESTCO: Membership Information
3. WESTCO: Objectives and Structure
4. Revised Conference Agenda
5. UCLA/Westwood Map

If any of the material enclosed contains incomplete or inaccurate information, please let Tom Laichas know.



MEMBERS

1979

University of California

at Berkeley: University Students' Cooperative Association
2424 Ridge Rd.
Berkeley, CA 94709
(415) 848-1936

Contact: Roxane Neil, Asst. Mgr.
Kathy Ford, WESTCO liason

at Davis: Agrarian Effort
T.B. 15, U.C. Davis
Davis, CA 95616
(916) 752-3921
Contact: Joe Grant

Davis Student Co-op
T.B. 13, U.C. Davis
Davis, CA 95616
Contact: Bob Barrish

Pierce Co-op
T.B. 14, U.C. Davis
Davis, CA 95616
(916) 752-4872
Contact: Bruce Tufts

Solar Community Housing Association
66 College Park Ave.
Davis, CA 95616
no phone
Contact: Wendy Block (916) 444-8726 (work)

at Irvine: Irvine Students' Housing Association
6100 Verano Place
Irvine, CA 92715
no phone
Contact: Chris Lucero, President (714) 955-1077 (home)

at UCLA: University Cooperative Housing Association
500 Landfair Avenue
Los Angeles, CA 90024
(213) 479-1835
Contact: Thomas Laichas, President
Victor Kuegemann, Gen. Mgr.

at Santa Cruz:
Peoples' Alternative Dwellings
c/o Campus Activities
U.C. Santa Cruz
Santa Cruz, CA 95060
(408) 429-2033
Contact: Mark Lipson

at Santa Barbara:
University Students' Rochdale Housing Project
6520 Cervantes Road
Isla Vista, CA 93017
no phone
Contact: Ruth Smith, President (805) 968-1757 (home)

California State University

at Chico: Pat Fawcett, Housing Coordinator
California State University, Chico
Chico, CA 95929
(916) 895-6325

at Sonoma: Henry Mancini
1801 East Cotati Ave.
Rohnert Park, CA 94928

WESTCO: Membership Information

		established	incorporated as	tax-exempt non-profit	membership	rooms available	communal dining fclts.	boarders
USCA	1933	yes	1310	double, single rooms; one, two, three, four bedroom apartments, studios.	kitchens in apartments; dining rms & kitchens in room & board (19 meals/wk) halls. Dinners for room and board fr cntrl ktchn	200		
g Effort	1972	no	11	double, single rooms	kitchen and dining area	0		
Davis	1967	no	10	double, single rooms	kitchen and dining area	0		
Pierce	1971	no	11	double, single rooms	kitchen and dining area	0		
CHA	1979	no	10	double, single rooms	kitchen and dining area	0		
SHA	1972	yes	30	two bedroom apartments	none	0		
CHA	1936	yes	445	suites; triple, double, single rooms	central kitchen and cafeteria-style dining facility serving 20 meals per week	25		
PAD	1979	no	20	double rooms	kitchen and dining area	0		
SRHP	1976	yes	80	studios; one and two bedroom apartments	none	0		

property

costs

USCA	twenty buildings owned, one leased from University. Organized in 17 houses; an eighteenth (Rochdale II apartments) under construction	\$150 for room and board \$80-\$180 for apts, w/out meals \$95 for full boarding; \$65 dinner boarding
Ag Effort	one house; individual lease and management contract with University	
Davis	one house; individual lease and management contract with University	\$100 for room and board, incl. \$50 per month tax for SCHA building fund
Pierce	one house; individual lease and management contract with University	
SCHA	one house; owned and recently built	\$100 for room (est.)
ISHA	one house, built and owned by University as part of graduate dormitory development; individual lease and management contract with University	\$55 for room
UCHA	three buildings, two owned, one built and owned by UCHA	\$100-\$130 for room and board \$70 for full boarding; \$45 for dinner boarding
PAD	one dormitory floor, individually leased with management contract from University	
USRHF	two apartment buildings leased from private landlords	\$200 for studio apartment \$236-\$350 for one and two bdrm apartments

	annual budget (approx)	expansion or building fund	professional mgr.	employees
USCA	\$1,600,000		yes	15 full time
Ag Effort		none	no, member managed as part of work commitment	0
Davis		\$50 per month collected from each member toward SCHA building fund	no, member managed as part of work commitment	0
Pierce		none	no, member managed as part of work commitment	0
SCHA		\$ 5,000	no, member managed as part of work commitment	0
ISHA		none	yes	1 full time
UCHA	\$ 600,000	\$112,000 fund built with \$2.00 per member per month	yes	5 full time 2 part time
PAD		none	no, member managed as part of work commitment	no
USRHP	\$ 60,000	\$10,000 fund built with 5% total annual income	no, member managed as part of work commitment	no

	work req'd	policy making body	funds rec'd from outside sources	affiliations
USCA	5 hrs. per week	Board of Directors elected from each house. Includes community and University reps.	yes, for expansion and cash flow, from private lenders and HUD	NASCO, CCF; also buys from co-op in the Berkeley area.
Ag Effort	specified task each week	policies set by whole	no	buys from local food co-ops
Davis	specified task each week	policies set by whole	no	buys from local food co-ops
Pierce	specified task each week	policies set by whole	no	buys from local food co-ops
SCHA	specified task each week	policies set by whole	yes, from private lenders and alumni for building	none
ISHA	specified task each month	Board of Directors elected at large. Includes University rep.	no	NASCO
UCHA	4 hrs per week	Board of Directors elected at large from membership	yes, from private lenders guaranteed with some subsidized interest from HUD for building	CCF
AD	specified task each week	policies set by whole, though Board of Directors may soon be established	no	NASCO; also buys from local food co-ops
SRHP	specified task each week	Board of Directors elected at large from membership	no	NASCO, CCF; also buys from local food co-ops

University Relations

USCA

The UC includes the USCA in its master plans for Berkeley student housing, but there is little communication or consultation between the University and the co-op. On the other hand, there is also little friction.

Davis
Co-ops

The three on-campus student co-ops at Davis maintain management agreements with the University for use of UC property. The University's preservation of these agreements is dependent on its belief that the co-ops are properly maintaining their finances and properties, and are "serving the student community" by contributing to its diversity.

*

Until 1977, University actions were such that none of the three existing co-ops could be sure they would exist at the end of any school year. This insecurity led students at Davis Student Co-op to work toward establishment of the independent, off-campus SCHA.

*

In 1977, the University finally gave its co-ops assurances of stability within the management contracts. The UC has since moved Pierce co-op from a sixty-person dormitory to a ten-person house next door to the Agrarian Effort and Davis Co-op, citing problems of co-ed living and high vacancy rates in the old Pierce Hall. As a result, though generally positive toward the University's recently low-key role in the co-op community, the co-ops are apprehensive about possible changes in University policy, and cautious in their relations with the institution.

*

There is, however, some optimism about prospects for a University-owned tract of land, "the inclusionary," which University officials are interested in devoting to semi-autonomous student housing --- Greek, dormitory, or co-op.

ISHA

ISHA's management agreement with the University currently does not provide the organization the autonomy it desires. However, the University has been unwilling to relinquish further control of its property to the co-op. Negotiations with the University to construct a new building for an increased membership, or to gain financing for expansion elsewhere have thusfar proved fruitless.

UCHA

Efforts to convince UCLA to buy properties for the UCHA to manage or lease have met the same reception as similar efforts at Irvine. However, the the University has proven very helpful to the UCHA in other respects, interceding in disputes with other living groups and providing limited legal advice.

PAD

Members complain that UCSC's diffuse bureaucracy, though sympathetic, can be a hindrance. The UC's continuing reexamination of Santa Cruz campus itself may pose a serious problem should a change in the college system there be mandated. Meanwhile, prospects for creation of student-designed co-ops at other Santa Cruz dorms are promising.

USHRP

The USHRP, with the Isla Vista Community Development Program, has developed a proposal for UCSB purchase of Isla Vista apartments to be sublet to the co-op with an option to buy. The UC is presently studying the proposal. With the housing situation at Isla Vista severe, several administrators have expressed sympathy for the project.

Problems and Concerns

With construction soon to begin on Rochdale II apartments, USCA members weigh the pros and cons of continued expansion. The existing apartments at Rochdale I have developed security problems and lack the sense of community present at other houses. Further, its residents are not required to complete work hours and, some say, thus are not an integral part of co-op life. Member apathy and diffused organization also pose problems for the USCA.

Ag Effort Maintenance of management contract with University

Davis Maintenance of management contract with University

Pierce Having lost its 60-person dormitory last year, Pierce Co-op is rewriting its by-laws to conform both to the University's desires and to the new house's capacity of eleven residents

SCHA Completion and occupation of its recently constructed house.

ISHA Maintenance of management contract with University. In addition to contract renewal, ISHA must also contend with a high turnover and moderate member apathy.

UCHA The UCHA faces some member apathy, though less than in recent years. The Los Angeles co-op also must contend with vandalism and security problems.

PAD Incorporation and establishment of a stable organizational structure

USRHP Renewal of private leases, continued negotiations with University for sublease of property to be bought by UCSB in Isla Vista.

Good News and Special Projects

USCA

The USCA has established a special membership education program for the Rochdale I apartments, and has broken ground on Rochdale II, to house about 150 more students. The association also recently completed restructuring of its Central Kitchen staff, a move it is hoped will improve food quality at the co-op.

Davis
Co-ops

Pierce's focus is appropriate technology, and its members have written Dr. Milton Kelvin asking to grow his Brazilian trees. Kelvin's trees, it is claimed, produce a sap that can substitute for gasoline without processing.

Davis Co-op has for some time been raising money with its 1977 alumni, who are establishing the Solar Cooperative Housing Association in a solar heated house this fall. The SCHA's house will be the first Davis student housing co-op owned by its members off-campus.

All three on campus co-ops buy from food cooperatives in the city of Davis, occasionally sharing their food at Sunday pot lucks. With Pierce now next door to Davis and Agrarian Effort, the campus cooperative community is coalescing.

ISHA

In an effort to create a sense of community at ISHA, members are hosting Sunday night dinners, each member taking a Sunday during the year. This has worked well enough that some are considering turning one apartment into a dining room and kitchen

UCHA

The UCHA has embarked on an extensive program of member education, centered on the increasingly autonomous halls and floors of UCHA's three buildings. The association's efforts have increased member interest in the activities of the organization, which have risen since last Spring.

PAD

People's Alternative dwellings, recently organized and now occupying a floor of Merrill College's A Dormitory at Santa Cruz, leaves a typewriter in its kitchen with a running communal diary/journal. The entries are anonymous, and the comments (and guesswork) provide a focal point for the PAD dining room and kitchen. PAD and other Santa Cruz co-ops

USRHP

USRHP leased its second building this quarter. According to residents of the new Madrid hall, renovation and repainting have brought the residents together. Meanwhile, the entire association moved in late October to place the first \$10,000 of its expansion fund into a long-term, 11% interest account at a local bank.

WESTCO: Objectives and Structure

WESTCO Objectives

Conversations with members of WESTCO co-ops revealed four needs common to all organizations, needs members believed WESTCO could meet in coming months.

1. Need for financing of capital improvements and building expansion. With interest rates and building costs high, few WESTCO co-ops can presently muster the resources necessary to complete necessary projects. Several alternatives are open:
 - A) That WESTCO co-ops establish an associational fund to accumulate capital for major projects. If \$1.00 per member per month were contributed to such a fund, as an example, approximately \$24,000 per year would be available. Such an amount could be granted or loaned annually for capital improvements at one or more institutions, or might be saved over several years to contribute a substantial portion of the funds necessary for building expansion. With the prime hovering at 14%, this fund also could be used to subsidize interest on a bank loan.
 - B) That within the framework to be established by state groups such as the CCF, WESTCO establish priorities among California student housing co-ops for low and moderate interest Co-op Bank loans. WESTCO would also provide the technical assistance necessary to write detailed loan requests.
 - C) That WESTCO lobby for enactment of a California Student Housing Fund, as has been suggested by Co-op lobbyist David Thompson (see attachment).
 - D) That WESTCO produce a comprehensive list of grant and loan sources for student co-ops.
2. Need for member education. WESTCO could provide co-ops with centrally produced member education packages, inclu-

ding information on co-op philosophy, board training, etc. It should be noted that NASCO already offers these services, though its seminars, library materials, and training sessions are often inconvenient for western co-ops.

3. Need for stronger hand in dealing with the University. Frank Thompson of the Isla Vista Community Project has suggested WESTCO work to develop a University-wide strategy for cooperative housing. There is grant money available for such an undertaking from the California Council on Student Educational Needs, an offspring of the UC Student Lobby, though it is not known how long that money will remain uncommitted (see attached article, "Group draws grants for student research," Daily Bruin, November 7, 1979)
4. Need for legislative definition. There is some support for WESTCO's work on the body of law regarding non-profit cooperatives, currently loosely defined and often not specifically addressed in California law. This project is currently being pursued by David Thompson; WESTCO might well lend support.

Group draws grants for student research

By Peter Engstrom
Staff Writer

The UC Student Lobby recently established a vehicle for those wishing to conduct research on higher-educational policy from a student perspective.

The California Council on Student Educational Needs, Inc. is an independent, non-profit organization aimed at benefiting UC students by bringing in federal, state and private grants to fund studies of student problems.

"We hope to bring in additional dollars by doing this," said Amiel Jaramillo, lobby co-director. "Other non-profit organizations were tapping federal funds, so we wanted to go for some too."

"The purpose of the UC is to advocate on behalf of students," Jaramillo said. "By incorporating, we can apply for federal and state grants to establish student-run research pro-

grams."

Jennifer Bowles, the Student Body Presidents' Council's representative from UC Davis, said she hopes the research resulting from the program would help indicate where UC education is in need of change and "address such needs through the establishment of programs and services."

Although Jaramillo said the plans for any money received for research are "really arbitrary," he said the housing problems facing UCLA and Berkeley are problem areas that are likely to be investigated.

"There is an unlimited amount of resources out there," he said. "It's just a matter of coming up with some unique and original proposals to receive a few of these grants."

"I think this is an excellent idea whose time has come," Jaramillo said.

The UC Lobby is overseen by the Student Body Presidents' Council.

CALIFORNIA STUDENT HOUSING COOPERATIVE LENDING FUND

Student housing at most four year academic institutions in California is at a premium. Housing shortages in the locality of schools has driven up prices, brought on overcrowded units, and created a heavy displacement factor of local residents. The sharply rising cost of housing for students is a deterrent to the ability of low-moderate income students in their attempt to obtain housing at a reasonable cost. Although a number of solutions are available, this proposal speaks directly to student cooperative housing as one important means of reducing the shortage, and more importantly reducing the cost of housing to the student.

PROPOSAL

That there be established a CALIFORNIA STUDENT HOUSING COOPERATIVE FUND.

1. The fund be established by the State of California, under the jurisdiction of the Housing and Community Development Department.
2. That an initial million dollars be allocated to the fund, with additional funds to be added as needed over time.
3. That monies borrowed from the fund be repaid to the state at X per cent interest at (here spell out terms)
4. That student housing cooperatives borrowing from the fund repay their loans plus an additional X per cent, thereby recycling the original loan money back to the state, and replacing state funds with monies from the student housing cooperatives.
5. That HCD create a Board of Directors of the Fund composed of HCD officials, 3 public members selected by HCD, and 3 members of student housing cooperatives selected from and by the student housing cooperatives.
6. That the Board be held responsible for the Fund, its planning, budgetting, capital distribution, and contracts.
7. That staffing for the Fund be the responsibility of HCD and that there be an appropriation of funds for the first three years of operation. HCD shall ensure that staffing costs of the the Funds program shall thereafter be assumed by users of the Fund, based mainly on a fee-for-service factor, and shall be repaid from the operating budget of the borrowing student housing cooperative.
8. A main intent of the Fund is that it shall become self-sufficient in its fund capacity and its operating costs.
9. That discussion be held on whether the Fund shall permantly retain ownership of the land and/or building, and whether the individual student housing cooperatives be given independent ownership of the land and or building upon repayment of loan and other costs and interest owed the Fund.
10. Consideration should be given to the ability of the Fund to leverage the land and buildings as equity on behalf of additional expansion when the Fund is a self-sufficient entity.
11. When the Fund is fully repaid and potentially free and separate from government support and involvement, what shall be its governing body, or should there always be a Board appointed or from HCD, or should the mix change byt external control be

WESTCO Administrative Structure

Whatever WESTCO's objectives during the coming year, the Association must develop an organization responsive to its needs and to the concerns of its constituent memberships. Establishment of such a structure involves resolution of three questions:

- * What body or individual shall set long and short range policy for the association?
- * What body or individual shall be responsible for meeting the association's objectives and coordinating its administration?
- * Where shall the association find the resources necessary to meet its objectives? Just what personnel, financing, and other considerations will be necessary?

The answers to these questions depend in large measure on whether WESTCO remains an independent organization or affiliates with some other association. The broad alternatives available to WESTCO are autonomy, NASCO affiliation, and CCF affiliation.

Autonomy: Present Status

While most west coast co-ops hold or have held NASCO membership, most also found the Michigan-based organization unable to adequately serve the interests of a western constituency. With NASCO's resources 2,000 miles away, with its legislative agenda focused on events in Washington, Western co-ops meeting at Santa Cruz in Spring of 1979 established WESTCO to meet their regional needs.

WESTCO presently represents ten student housing cooperatives, all but one established in owned or leased and managed units. The association's goals are similar to those of other co-op associations: promotion of student housing in Western North America through member education, legislative action, and technical assistance. Despite the association's name, however, all its active members are in California. Further, the few issues member associations have tackled in its name during the past months --- local condominium-cooperative conversion ordinances and rede-

Presently, the association has no formal structure for administrative action. Policy has been set at semi-annual conferences by consensus; meetings have been held between conferences at Berkeley, but participation has been limited to those co-ops near that campus. However, there has been extensive communication among the associations outside of face-to-face meetings.

WESTCO now depends for staff operations and resources on individuals within member co-ops willing to work on the association's projects. Though WESTCO might contemplate continuation of this system, it runs the risk of faltering when the more tangible responsibilities of the volunteers interfere with time to be spent on WESTCO projects.

Autonomy

The same concerns which argued for creation of WESTCO still argue for the association's continued autonomy. Though currently without either funds or a formal administrative structure, WESTCO already is participating in several projects of some importance for California student cooperatives. There is little reason to believe such a commitment will falter.

Should WESTCO maintain its autonomy, the association might continue to set policy through consensual conferences. However, other mechanisms exist. A steering committee composed of representatives of the ten member associations could meet between or instead of policy-making conferences. Such a committee might function as does the CCF board of directors, which currently gives each of its members responsibility for work on mandated projects. A working committee structure might eliminate the need for staff.

Ambitious objectives could make part or full time staff essential. Costs would vary depending on rate of payment and time required. Ten hours a week at \$3.00 per hour works out to \$1,500.00 per year; forty hours a week at \$4.00 per hour comes to \$7,500 per year. These figures do not, of course, reflect the additional costs of office, office supplies, and similar needs.

WESTCO's possible income for such expenses is limited. A straight annual tax of, say \$1.00 per person would yield \$1,927.00, though this would mean that the USCA at Berkeley would be contributing over 65% of the

total. A sliding scale of contributions would decrease the gaps between large and small co-ops; the scale employed by NASCO would still yield about \$2,000, but USCA would be contributing no more than 45% of the total.

WESTCO might, in its first years of operations, obtain seed money for establishment of its office and employment of its staff. On a more permanent basis, WESTCO might convince federal agencies to grant the association a Comprehensive Employment Training Agency (CETA) staffer, a VISTA volunteer, or some other federally supported employee. It would be unwise, however, to count on the largesse of government at this time. In the long run, an autonomous WESTCO would have to depend upon its own resources.

NASCO Affiliation

There are those who argue that NASCO's physical and political distance from the west coast could be remedied through establishment of a NASCO regional office. A Canadian branch which recently opened its doors in Toronto provides a model for the proposal.

Formally, the Toronto office is merely a branch of the Ann Arbor headquarters. As per NASCO's bylaws, the NASCO board of directors sets policy, and the executive director coordinates administration of the entire association. In fact, an advisory committee of Canadian co-ops represents the region's policy needs to the NASCO board, giving the Canadian branch a certain autonomy in pursuing regional issues.

Affiliation with NASCO would require payment of the annual membership --- which four WESTCO co-ops now pay --- plus an additional amount toward full or partial support of the branch office itself. The price of full affiliation would probably not exceed that of staff-based autonomy. As is true with the Canadian co-ops, there is a compelling interest for NASCO to give its western branch and advisory committee some autonomy: disputes could translate into regional efforts toward complete autonomy.

Affiliation would open WESTCO co-ops to NASCO's informational network, a compelling reason to join the fold. There has, however, been some concern that NASCO is moving toward issues broader than student cooperative housing, and that this move could interfere with the association's traditional priorities. This concern must be resolved before affiliation

were consumated.

CCF Affiliation

The California Cooperative Federation recently elected its first board of directors, and the association is becoming the single umbrella organization for the various kinds of non-profit co-ops in California. Its concerns are broader than WESTCO's and its geographic range narrower. Yet there is definitely some community of interest in most of the issues the CCF will be addressing in the coming year. It is, for example, the CCF's David Thompson who has done the preliminary work on California student housing funding. It is the CCF which will likely prepare a proposal for distribution of Co-op bank funds to California cooperatives. With co-ops at Davis, Berkeley, Santa Cruz, and Santa Barbara already doing much business with buying clubs and food cooperatives, recognition of mutual interest may be well warranted.

CCF affiliation would not detract from WESTCO's autonomy, if the association desires to maintain it. Nor would it prevent the association from affiliating with NASCO. It would, however, include WESTCO, as an association, in an increasingly strong network of California co-ops.



**western
student
cooperatives**

Agenda, Fall 1979 WESTCO Conference
November 10 - 11, University Cooperative Housing Association
Los Angeles, California

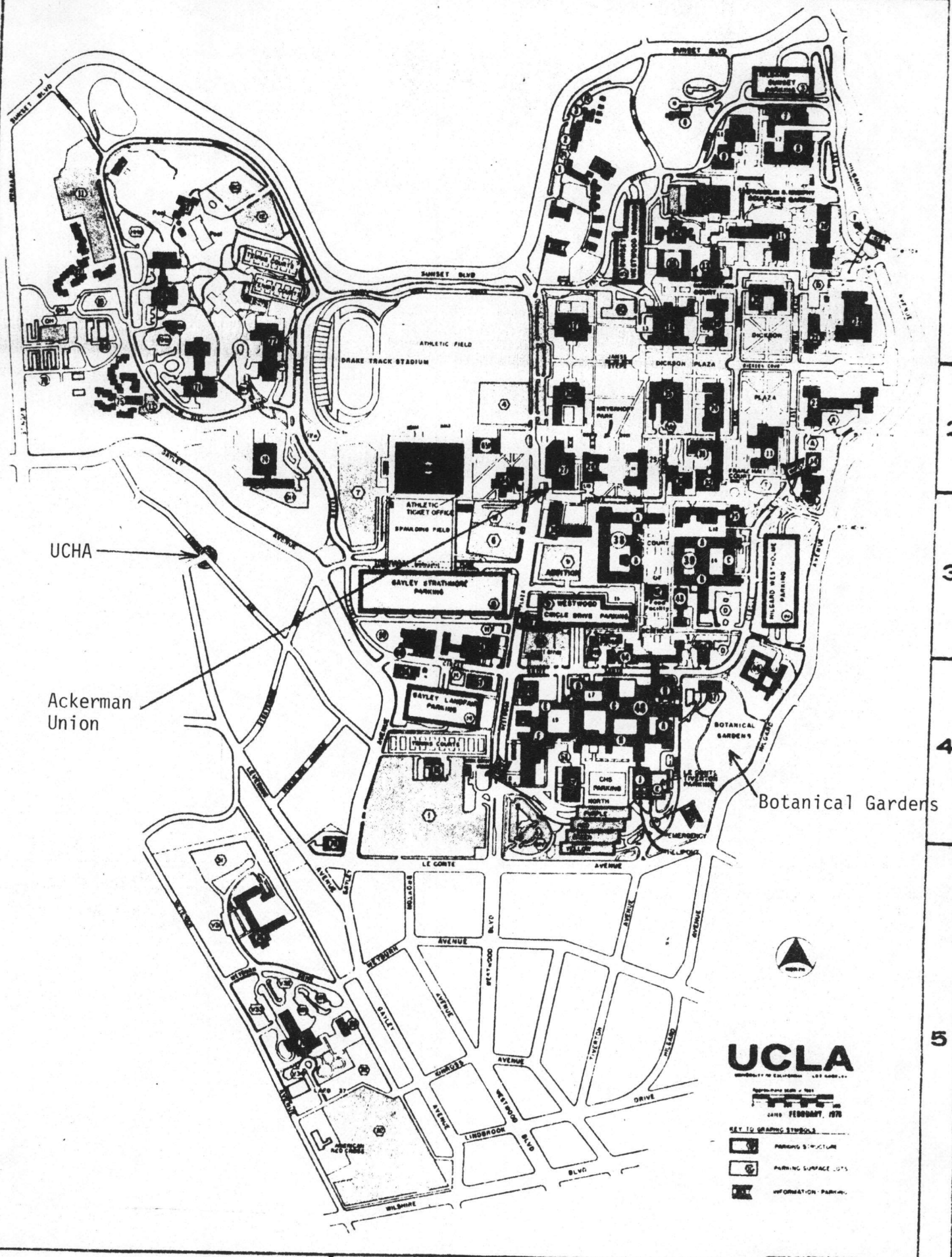
NOTE: Workshops will be held at UCLA's Ackerman Union, 3rd and 2nd floors.

Friday, November 9	P.M.
6:00 -	Reception area for early arrivals; light food and drink. Registration and arrangement of guest accommodations.
Saturday, November 10	A.M.
7:00 - 8:30	Breakfast at UCHA Late Registration Announcements
9:00 - 12:00	WESTCO Co-ops: Dilemmas and Proposals Small group discussion: 9:00 - 10:00 General discussion: 10:00 - 11:00 USCA planning process (Roxane Neal): 11:00 - 12:00
	P.M.
12:00 - 1:30	Picnic Lunch, UCLA Botanical Gardens
1:30 - 4:30	WESTCO: Objectives for 1980 Small group discussion: 1:30 - 3:00 Plenary Session: 3:00 - 4:30
4:30 - 5:30	Open
5:30 - 7:00	Dinner, UCHA
7:00 -	Open
Sunday, November 11	A.M.
8:30 - 10:00	Brunch at UCHA
10:00 - 1:00	WESTCO: Organizational Structure Small group discussion: 10:00 - 11:30 Plenary Session: 11:30 - 1:00
	Conference Assessment and Adjourn

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UCHA

Ackerman Union

Botanical Gardens

UCLA
UNIVERSITY OF CALIFORNIA

Approved State of 1961
CARD FEBRUARY, 1970

- KEY TO GRADING SYMBOLS
- PARKING STRUCTURE
 - PARKING SURFACE LOTS
 - INFORMATION PARKING

THESE MAPS ARE THE PROPERTY OF THE UNIVERSITY OF CALIFORNIA



WESTCO: Definition, Mission, and Goals

Definition: WESTCO is a self-help association of California housing cooperatives, primarily serving student communities. It is recognized that the geographical scope and particular cooperative constituency served shall be flexible according to future needs.

Mission: To promote the growth and improvement of its member cooperatives, to promote the development of new co-ops in its constituency, and to further the development of the cooperative movement in general.

Goals: To advocate the interests of its member cooperatives in the public, private, and cooperative sectors.

To find, develop, and make accessible resources which meet the financing and funding needs of its member co-ops.

To provide technical assistance to cooperatives in necessary skills for self-sufficiency and to share specific techniques for cooperative education.

To foster interaction and cooperation among its members, and between its members and cooperative efforts on a local, statewide, and national level.



Goal: To advocate the interests of its member co-ops in the public, private, and cooperative sectors.

Objectives: As a means to fulfilling its mission, WESTCO will:

1. Establish a University Relations Subcommittee, to be chaired by Frank Thompson of Isla Vista. The objectives of this committee shall be:
 - A) to design and implement a grant proposal for presentation to the newly established California Council on Student Educational Needs, for a one-year project assessing the place of student cooperatives in fulfilling the housing needs of California four-year college system students, and describing alternatives for University-cooperative relations.
 - B) to draft, when needed, letters of support to supplement member co-ops' negotiations with local public agencies.
 - C) to draft an information packet on lobbying within the University, for use by member cooperatives.
 - D) to work vigorously within the University of California and the California State University systems on issues of concern to the state's co-ops.

Person responsible: _____

Timetable: The committee shall be created immediately and meet within the next month.

2. Work for passage of the proposed California Student Housing Loan program.

Person responsible: _____

Timetable: _____

3. Maintain liaison with Anne Evans of the California Department of Consumer Affairs.

Person Responsible:

Timetable: A WESTCO representative shall meet with Ms. Evans within the next month to discuss this year's objectives and the possible role of the Department of Consumer Affairs in meeting them.

4. Maintain liaison with the California Cooperative Federation and its member cooperatives.

Person Responsible: Sue Curry, editor of WESTCO newsletter

Timetable: The first WESTCO newsletter, to appear month(s) following this conference, shall be sent to all CCF member associations.

Resources necessary: In order to accomplish all of the preceding objectives (which is not necessary), the following resources are essential:

1. Office space
2. California tie-line
3. Funds for office supplies
4. Funds for Xerox and printing.
5. Funds for postage.



**western
student
cooperatives**

GOAL: TO FIND, DEVELOP, AND MAKE ACCESSIBLE SOURCES TO MEET THE FINANCING AND FUNDING NEEDS OF MEMBER COOPS.

Objectives:

- 1) Explore and list existing possible sources of funding/financing at the local, state and national levels, including grants and loans from the public, private and cooperative sectors, as well as types of internal financing.

Person(s) responsible _____

Completion date: list to be circulated to member co-ops as part of first newsletter.

- 2) Pursue legislation creating a California Student Housing Coop Loan Fund, or similar state aid for capital financing needs.

- a) Maintain contact with sympathetic legislators (e.g. Bates, Hart)
- b) Develop plan in order to introduce legislation in January 1980, or appropriate timing.
- c) Follow up bill/lobby/gather support in legislature, student governments and their lobbies, CCF, and others as necessary. (Ann Evans...)
- d) Keep WESTCO member co-ops informed of progress of bill and needs for lobbying/letters of support/input, etc.

Person(s) responsible _____

Timetable: as above, and dictated by forces larger than us, with interim reports in WESTCO newsletter(s) and a complete report to be made to membership at next WESTCO conference.

- 3) Create strategy for obtaining funds from National Consumer Co-op Bank (NCCB)

- a) Research other regional strategies planned vis a vis NCCB, e.g. Associated Cooperatives, California Cooperative Federation, Department of Consumer Affairs (Ann Evans, etc.) Continue to keep them aware of special needs of student housing cooperatives, and discuss coordinated strategies.
- b) Designate one person as NASCO general contact person for WESTCO (NASCO board rep(s)?). That person to work closely with NASCO in obtaining Bank funds for student co-ops nationally, including California, and in informing member co-ops of lobbying and other needs re Bank.

(s)
Person/responsible _____

~~500 LANDFAIR AVENUE - LOS ANGELES, CA. 90024 - (213) 479-1836~~

Timetable: Progress reports in newsletter(s), and report to next conference.

1) should have committee
2) Develop contacts with all legislators
3) Develop political strategy
4) Coalition building
5) Get WESTCO input



**western
student
cooperatives**

Goal: To provide technical assistance to Co-ops in necessary skills for self-sufficiency; and to provide specific techniques for Cooperative education.

Objectives:

1. Establish a bureau of information on member CO-ops, and on available relevant technical materials. Specifically:
 - a. Index and library of NASCO, State, and Federal materials available
 - b. Create and continually update information on member organizations, containing, but not limited to,
 - i. Assessment of strengths and weaknesses
 - ii. Assessment of areas of technical expertise
 - iii. Names and information on individuals within the organization willing to volunteer time and energy for specific projects
 - C. Assessment of technical documents of NASCO (e.g. Board training, manager training, etc.), and revision where necessary for our purposes.
2. Creation of technical manuals and on-site training from our particular areas of expertise.
 3. a. Urban and rural farming
 - b. Solar technology
 1. c. Legal information specific to California (and other states as necessary)
 2. d. Grantsmanship and loan applications aid
3. Develop specific techniques for Cooperative education
 - a. Training manual for educators, Board, managers, etc.
 - b. Training workshop for educators



**western
student
cooperatives**

Goal
 Mission: To foster interaction and cooperation among fellow member co-ops of WESTCO, as well as within the co-op movement on a local, statewide, and national level.

Objectives: As a means to fulfill ^{its} our mission, WESTCO will:

1. actively pursue channels of outreach to non-member western student housing co-ops and other local co-ops to let them know we exist. This will be accomplished by sending them our newsletter and other informative publications which will serve to nurture interaction among WESTCO and other co-ops. Further, WESTCO member co-ops will encourage a healthy relationship with their respective local communities by becoming aware of what local collective/co-op/alternative community organizations exist and taking the initiative for dialog and interaction. Further outreach efforts will be pursued on the state and national levels with NASCO as a means of keeping up with the national co-op scene.
2. will publish a newsletter 4 times a year, staggered to be published within 2 months after and 1 month before each of WESTCO's bi-annual conferences. The newsletter will include reports and articles from each member co-op, reviews and previews of past and upcoming WESTCO conferences, as well as efforts going on with each member coop to make connections with other co-ops. Specifically, each member co-op will be requested to submit its impressions of each conference attended, as well as communicate ideas, concerns, ecstasies, problems, etc. to be taken up at the upcoming conference. Publication will be done on a rotation basis among WESTCO member co-ops to divide the responsibility.
3. will create a structure for an internship program which will encourage intra-WESTCO communication among co-op members. This structure will be accomplished and ready for action by the Spring 1979 WESTCO conference. The purpose of the internships will be to allow individual members to observe first-hand the inner workings of other co-ops in order to gain a wider appreciation and perspective of the diversity of fellow WESTCO member co-ops.
4. Will create a visitors'/guest policy among member co-ops which would provide for fellow members to freely travel to other co-ops.