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# **MIDWEST ASSOCIATION OF HOUSING COOPERATIVE**

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## **Introduction of MAHC**



**MAHC**

**37140 Goddard Street  
Romulus, MI 48174  
734-955-9516**

**The Midwest Association of Housing Cooperatives**, Inc. is a nonprofit charitable regional organization dedicated to assisting members and directors of Housing Cooperatives. We are a 501 C3 charitable organization.,

Conferences are an important function of the Midwest Association of Housing Cooperative. The conferences serve as one of our primary tasks as stated in our mission statement.

**To support and champion the cause of quality housing through education, legislative actions, partnership, and advocacy for housing cooperatives**

The conferences contribute to our members professional development by increasing our knowledge and skills and extending there professional contacts.

A cooperative is a group of people working together in a joint economic activity that is owned and operated by its members for their mutual benefit. In a housing cooperative (or co-op), a housing development is jointly operated by its members. They own membership certificates in the corporation, giving them the right to occupy a dwelling unit and participate in the operations of the corporation. The cooperative housing corporation owns the total property. A not-for-profit corporation.

A cooperative is a business controlled by the people who use it. It is a democratic organization whose earnings and assets belong to its members. By patronizing and becoming an active member of a co-op, you invest yourself with the power to shape that business. You control the politics and economics of what is truly your organization.

**MAHC** offers a regular program of the finest in Cooperative Education available throughout the United States. MAHC also offers the following services to cooperatives Skills Development Courses , Seminars , Newsletters , Publications, Consultation , A Speaker's Bureau , Representation , Network Opportunities, Training Conferences.

**MAHC** sponsors an Annual conference in May each year

**MAHC** membership is centered in Michigan, Illinois, Ohio, Indiana, Kentucky, Wisconsin, Minnesota and throughout the Midwest, but is not limited to the region. Many member cooperatives are from non-Midwestern towns.

## **What is MAHC?**

A non-profit, tax exempt, organization whose purpose is the education of members and directors of housing cooperatives.

An association who has received national recognition for it's programs for training people to dedicate their skills to the cooperatives they live in.

Concerned with the whole cooperative community and the housing cooperative member; it is not controlled by professional members contributing services to the betterment of cooperative housing.

An active association who offers annual educational conferences, periodic regional workshops, and special seminars, as well as individual training.

A strong network of experienced housing cooperators responding on short notice to all requests for assistance and/or information about housing cooperatives.

A resource center for Skills Development Courses like: Financial Management, Understanding Management Contracts, Board and Management Evaluation, Member Selection, Orientation, Team Building, Serving on the Board, and Parliamentary Procedure.

The home of a newsletter that covers the latest developments in its member cooperatives as well as cooperative action in any community throughout the U.S. Legislative news, tax disputes, and changes in laws and regulations are kept up-to-date with this quarterly communication.

The opportunity for you to share your ideas and experiences with directors of other housing cooperatives.



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## MAHC Education.

MAHC is a leader in the development and presentation of quality education programs for those involved in the cooperative community. Boards of Directors, staff, managers, accountants, maintenance personnel and government personnel are among those who benefit from our cooperative training.

## MAHC Certifications

### Cooperative Certified Specialist

The Certified Cooperative Specialist (CCS) certificate program strengthens cooperative housing community, helping to achieve ever-increasing higher professional standards.

Material for all that want to understand Cooperative Management, Cooperative day to day challenges, and ways to consider or reconsider how to get and keep your Cooperative out in front

Now we present a total revised and updated manual, just finished in December of 2018, which has updated and rewritten material with new material added.

The manual, the power point slides, the test and a small property prototype manual have all been added, updated, and reworked to keep it exciting, dynamic, and pertinent with new things and new ways to do things.

The CCS curriculum focuses on general knowledge of housing cooperatives; renews a commitment to the principles of cooperative housing.

The goal of Midwest Association of Housing Cooperatives Certification.

**“an excellence recognized by the Cooperative Industry”**

We continue to update educational topics that are constantly changing in our industry.

*“I had no idea of the range of topics and intensity. This is so important to All-in decision-making roles. Handouts, workshop and visual graphics were of “primo” quality.”*

*Nancy Elizabeth Brown-Smith*

## **MAHC PROVIDES**

**NEWSLETTER:** The quarterly newsletter provides timely informative articles from the “how to” of problem solving, to analysis of new legislation. Also includes information regarding upcoming events and answers to member’s questions.

**GROUP ACTION:** With membership exceeding 20,000 units of cooperative housing, MAHC represents a growing force of influence on issues, concerns and legislation affecting our cooperative community.

**CONSULTATION:** MAHC board members, professional advisors, and staff are available to deliver training, mediate board disputes, and to provide consulting services on a variety of cooperative matters.

**TASK FORCE WORKSHOPS:** Skill development workshops have been designed by MAHC, with the assistance of others including the Organization of Applied Science in Society. These one and two day seminars provide comprehensive coverage of topics including Membership Selection, Financial Management, Evaluating Management, Cooperative Communications, Serving on the Board, Membership Orientation, Introduction to Co-ops, Management Contracts, and many more.

**CO-OP HOUSING HANDBOOK:** MAHC publishes the Cooperative Housing Handbook (frequently referred to as the “Co-op Bible”) This handbook is a must for all those involved in the production, governance, management, or routine operations of a housing cooperative. Originally published through a grant from the Ford Foundation, and revised in 2015

**TELEPHONE SUPPORT:** Looking for support? A quick telephone call to the MAHC office can save you hours of research time. Our staff and volunteers are able to answer questions regarding specific cooperative issues or to refer you to the proper source for accurate information.

**NETWORKING:** MAHC responds to inquiries from individuals seeking to move into a housing cooperative by providing a list of our members in the identified area. Our conferences are attended by cooperators throughout the country, and provide an opportunity to meet and learn from fellow cooperators as well as noted professionals.

**ANNUAL CONFERENCE & VENDERS** – in direct correlation with our mission statement MAHC holds an annual conference every spring in addition to our unique workshops and certification there is a vender show which allow cooperative board members and attendees to speak face to face with vendors who understands what it takes to work with housing cooperation’s. The conference provides a excellent opportunity to network with other cooperative members, boards and cooperative professions.

## **MAHC Conference**

The MAHC Annual Conference is the nation's best gathering of cooperative housing leaders. Our conferences are designed for those whose mission is to strengthen cooperative housing and the people they serve. During three days in late May , cooperative housing professionals from across the country will convene to take advantage of educational and networking opportunities and share experiences, challenges, solutions, and successes.

Participants engage in peer-to-peer educational sessions and learn from national experts on programs and policies to help cooperative housing members. Past conferences have resulted in new and increased collaboration, new approaches, and improved practices across the nation.

**MAHC continues to dedicate itself to ongoing education for the Cooperative Community . We recognize that in Order to keep up with the changes in the industry that we all face daily; MAHC needs to continue to offer exciting, dynamic, and pertinent Certification.**



**As one of the members that participated at our last conference said.**

"It was awesome," said a Co-oper who was attending for the first time. "The speakers not only knew what they were talking about, but they were very open to questions and engaged with the audience, which is different from many other conferences I have attended. I was blown away by the amount of knowledge and experience many of the speakers have in Cooperatives. I learned a lot."

The logo for the Midwest Association of Housing Cooperatives (MAHC) features a stylized house icon above the acronym "MAHC" in large blue letters. Below the acronym, the full name "Midwest Association of Housing Cooperatives" is written in smaller blue text. To the right of the logo is a red button with the text "Register Now" in white. Below the logo and button, the address "37140 Goddard Street, Romulus, MI 48174, 734-955-9516" is displayed in black text.

**MAHC**  
Midwest Association of Housing Cooperatives

[Register Now](#)

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# History of MAHC

## ***First Meetings***

1963 Cadillac Hotel, Detroit, Michigan 13 or 14 people from that many Cooperatives met to be heard. Many cooperatives had not reached endorsement stage but had many unanswered questions. Decided no formal organization, but established Newsletter with Do's and Don'ts's of running the day-to-day operation within the housing cooperative.

## ***First Conference***

1963, Cobo Hall, Detroit, Michigan. Two meetings held and the suggestion for a formal organization came forth -- MAHC --the Michigan Association of Housing Cooperatives. Overwhelming response by cooperators to create a formal organization to represent people.

## ***MAHC the early years***

In early 1964, the Foundation for Cooperative Housing, FCH, became involved in the Michigan Association of Housing Cooperatives. The Michigan Association had little difficulty securing and maintaining a membership since FCH would build Association dues directly into new cooperative's initial budgets.

The first few years were dominated by FCH involvement; in 1971 the situation was changed through the efforts of various co-op boards. An active campaign resulted in the majority of the board becoming housing cooperators.

## ***MAHC Changes its name***

In 1973, the Association broadened its scope and changed its name to the Midwest Association of Housing Cooperatives when Eden Green Cooperative from Chicago, Illinois joined the organization. The Board of Directors of the Midwest Association of Housing cooperators was made up of 15 housing cooperators or 12 housing cooperatives with 3 professional or individual positions.

## ***MAHC as a leader in education and resource center***

In April 1974, MAHC leaders' went to Washington, D.C. to take part in the National Conference On Cooperative Housing, which was developed by the U.S. Department of Housing and Urban Development (HUD), and the National Association of Housing-Cooperatives (NAHC), and the Organization for Applied Science in Society (OASIS). The meeting encouraged all programs in cooperative housing to present a slate of current problems for possible problem solving and solution.

**MAHC has been recognized as one of the Nation's leaders in training, education, and support services for Housing Cooperative**



***For too long, Cooperatives have been perceived as the best-kept secret in affordable housing. MAHC is working to share the secret and broaden the availability and influence of Cooperatives.***