COOPERATIVE HOUSING *QUARTERLY*

A member service of the National Association of Housing Cooperatives SPRING 2025

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NAHC

A FLUID SITUATION

Cooperatives and the Corporate Transparency Act

We could call it 'The Neverending Story," or simply "Rollercoaster."

In fact, though, the on-again/off-again drama of the Federal Corporate Transparency Act (CTA) is a good example of what can happen when a broad segment of the public reacts to an unpopular, and possibly unconstitutional, piece of legislation. The CTA was passed by the United States Congress in 2021 to prevent money from illegal sources, such as tax fraud, money laundering, or terrorism, from being disguised as investments in legitimate companies. The law requires many kinds of small, private businesses to report sensitive, personal information about the people who control them to an agency of the U.S. Treasury Department. Most housing cooperatives and community associations would have to report names, addresses, and other identifying information about their volunteer board members.

The CTA was passed by the United States Congress in 2021 to prevent money from illegal sources, such as tax fraud, money laundering, or terrorism, from being disguised as investments in legitimate companies.

CTA's effective date was pushed back from January 2024 to January 2025, and continues to be uncertain as the law is litigated in courts throughout the country. Among those suits is a case filed in Michigan by the Midwest Association of Housing Cooperatives (MAHC) and ten cooperative co-plaintiffs, as well as a case filed in Virginia by the Foundation for Community Associations Research.

As this issue of *Cooperative Housing Quarterly* goes to press, enforcement of the CTA has been suspended against U.S. citizens and domestic reporting companies, including housing cooperatives and community associations. As you can read in the following report, however, things could still change. As attorney Randall A. Pentiuk, vice president of NAHC's Board of Directors and a member of the Editorial Board, has observed, "This is one of the most fluid situations in recent memory."

PART 1: What Housing Cooperative Members Should Know About the CTA

How would the CTA affect housing cooperatives?

Unless an exemption applies, the CTA requires housing cooperatives to provide the Financial Crimes Enforcement Network (FinCEN), an agency of the U.S. Treasury Department, with detailed personal information (called "beneficial information") about the people who own or control them. CTA identifies these people as "beneficial owners."

In a housing cooperative or condominium, a beneficial owner is any person who directly

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Part 1 of this article was compiled by *CHQ* editorial staff from FinCEN's website, and the agency's publication, *Small Entity Compliance Guide (Beneficial Ownership Information);* selected court opinions; Congress.gov; the NAHC website; and other publicly available sources. Part 2 was written by attorney April E. Knoch. Part 3 was previously published in *Common Ground,* CAI's Magazine for Association Leaders, and is used with permission. The full article was reviewed by NAHC President Fred Gibbs; members of the *CHQ* Editorial Board; and Randall A. Pentiuk, Attorney at Law, and April E. Knoch, of the firm Pentiuk, Couvreur & Kobiljak.

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QUARTERLY

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NAHC
The National Association of Housing Cooperatives

About NAHC

The National Association of Housing Cooperatives is a nonprofit national federation of housing cooperatives, other resident-owned or controlled housing, professionals, organizations, and individuals interested in promoting cooperative housing communities. Incorporated in 1960, NAHC supports the nation's more than one million families living in cooperative housing by representing cooperatives in Washington, DC, and by providing education, service, and information to cooperatives.

Mission Statement

NAHC's mission is to support and educate existing and new cooperative housing communities as the best and most economical form of homeownership.

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For addresses of all associations and committees, please email info@nahc.coop.

About Bostrom

Bostrom Corp. is the professional services firm managing National Association of Housing Cooperatives affairs. Paul Doggett serves as NAHC Executive Director.

or indirectly exercises "substantial control" over the co-op/association, or who owns/controls at least 25 percent of its ownership interests. **Volunteer board members who work collaboratively on co-op issues may be considered to exercise substantial control.** An entity that is required to report this information is a "reporting company."

What information would the CTA require?

CTA calls for the following information about the cooperative:

- The legal name of the property
- Trade name ("doing business as")
- U.S. street address of the property's principal place of business
- U.S. state where the property was organized and the date of formation
- Taxpayer Identification Number (TIN) of the property

In addition, the cooperative is required to file a BOI (Beneficial Owner Information) Report with the following information on each beneficial owner:

- Name
- Date of birth
- Address of residence
- Personal identification number, issuing jurisdiction, and image from a current unexpired U.S. driver's license, passport, or other acceptable document

Beneficial owners must file the required information with FinCEN within the specified time periods as required under the CTA, along with any changes to beneficial owner information.

Why do housing cooperatives and other community association members object to filing this information?

Co-op and community association members are concerned about the security of their personal information, which could be used in identity theft or other dangerous ways. Many worry that the requirements of the CTA place an undue burden on their communities.

In a 2024 Snap Survey by the Foundation for Community Associations Research, homeowners' association board members cited the possible time and expense needed to train members to comply with reporting requirements as well as potential legal consequences to association members personally, among other concerns.

What would happen if housing cooperatives didn't comply with the CTA?

Reporting companies that do not report their information by the established deadline or update within 30 days would be subject to fines and other penalties.

On February 27, however, FinCEN announced that it will not issue any fines or penalties or take any other enforcement actions against any housing cooperatives or other companies due to failure to report beneficial ownership information reports by the current (March 21) deadlines. No fines or penalties will be issued, and no enforcement actions will be taken until new interim final rules and dates have been set.

On March 2, the Treasury Department announced that enforcement of the CTA would be suspended against U.S. citizens and domestic reporting companies.

How can you help protect your cooperative and its members?

Stay Informed:

- NAHC will provide updates to our members as information becomes available. Check our website, www.coophousing.org
- You can subscribe to receive updated information from FinCEN at https://service.govdelivery.com/accounts/USFINCEN/subscriber/new
- Your legal counsel or management company also should be able to provide you with updates and guidance.

PART 2: In the Courts and Congress: Bitter Respite for Domestic Corporations

By April E. Knoch, Esq., Pentiuk, Couvreur & Kobiljak, P.C.

Having announced on February 19, 2025, that CTA compliance was back on the table with a tight March 21, 2025, deadline, the U.S. Department of the Treasury issued a statement on March 2 — less than two weeks later — advising that it had narrowed the scope of the rule so that now it will only be applied to foreign corporations:

> "…not only will it not enforce any penalties or fines associated with the beneficial ownership information reporting rule under the existing regulatory deadlines, but it will further not enforce any penalties or fines against U.S. citizens or domestic reporting companies or their beneficial owners after the forthcoming rule changes take effect either."
>
> https://home.treasury.gov/news/press-releases/sb0038.

At first glance this appears to be a good thing not only for small businesses — including thousands and thousands of volunteer cooperative board members and non-director members — but that would be mistaken.

Actually, the determination by Treasury to "narrow" the scope of the CTA application does not change the law as written and passed by Congress. This means that at any time the Treasury Department chooses (which could be now or when a new Secretary of the Treasury is appointed) the rule could be broadened in scope once again to include American domestic businesses. Moreover, there is a legal concern that under recent U.S. Supreme Court precedent, a federal agency is precluded from ignoring or acting outside the scope of Congressional acts.

Legal Challenges

Legal challenges on the constitutionality of the law itself remain in play in at least 15 different lawsuits across multiple federal court districts and jurisdictions. One case is currently

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▶ **Corporate Transparency Act** [continued from page 3]

in the Eleventh Circuit, but a decision has been on hold since late 2024 after two Texas Eastern District judges issued nationwide stays on CTA enforcement in December 2024 and early January 2025. Both of those injunctions were since stayed by a higher court, but the underlying appeals remain pending.

On March 3, 2025, the Michigan Western District Court issued its own opinion in *Small Business Association of Michigan* et al. *v. Yellen* et al., 1:24-cv-00314 (W.D. Mich), ruling in favor of the Plaintiff's Motion for Summary Judgment and denying the Government's Motion for Summary Judgment, finding that the CTA is unconstitutional under the Fourth Amendment.

In its opinion, the Court stated that:

> "The Fourth Amendment is one of the key limits on government power that protects the legitimate privacy interests of citizens from unreasonable government intrusion. In Orwell's [book,] **1984,** "Big Brother" had omnipresent telescreens everywhere — including every citizen's living room — that made sure nothing beyond a smuggled, hand-written diary was truly private. The CTA doesn't go that far, to be sure, but it's a step in that direction…It amounts to an unreasonable search prohibited by the Fourth Amendment." *Small Business Association of Michigan* et al. *v. Yellen* et al., 1:24-cv-00314, ECF No. 48, at 24 (W.D. Mich) (Mar. 3, 2025).

The judgment entered in this case, however, only permanently enjoined enforcement of the CTA upon Plaintiffs and Plaintiffs' members of that specific case. Meanwhile, the *Texas Top Cop Shop,* et. al., case is on appeal to the Fifth Circuit Court. Briefing has concluded, with oral argument set for Tuesday, March 25, 2025. The Midwest Association of Housing Cooperatives (MAHC) and several Michigan housing cooperatives — which filed their own lawsuit in the Eastern District of Michigan — also have filed an *amici* brief in the Fifth Circuit, on behalf of cooperative boards nationally. April Knoch and Randall Pentiuk, of Pentiuk Couveur & Kobiljak, represent them in both the Michigan and Fifth Circuit courts.

Pending U.S. Legislation

Bills also have been introduced in both Congress and the Senate.

H.R. 736: *Protect Small Businesses from Excessive Paperwork Act of 2025,* was introduced by Representative Zachary Nunn (R-IA-3). Also, **S. 505:** *A bill to amend title 31, United States Code, to modify the deadline for filing beneficial ownership information reports for reporting companies formed or registered before January 1, 2024,* was introduced by Senator Tim Scott (R-SC).

H.R. 736 was passed by a vote of 408-0 on February 10, 2025, and was sent to the Senate Banking, Housing, and Urban Affairs Committee for consideration, where S. 505 also was introduced.

We encourage all cooperatives to submit comments and urge federal legislators to immediately repeal the CTA. MAHC and Pentiuk, Couvreur & Kobiljak, P.C., can assist any

FinCEN likely will continue with its plan to issue an interim final rule by March 21, 2025, to establish new reporting deadlines for foreign reporting companies only. This would give the announcement the force of law. It also would reopen public comments concerning rules that narrow the scope of the CTA but effectively leave a poorly drafted law in place and a window for the Agency to broaden its application at any time it determines.

cooperative that would like to submit their own statement encouraging Washington to repeal the law.

Plaintiffs in *Midwest Association of Housing Cooperatives,* et. al., *v. United States Department of Treasury, Secretary of* et al., 4:24-cv-12949 (E.D. Mich), filed a Brief of *Amici Curiae* in the *Texas Top Cop Shop*, et. al., appeal in the Fifth Circuit, lending support to the efforts to have the CTA ruled unconstitutional. They will continue to pursue their claims in the Eastern District of Michigan in their fight for housing cooperatives.

FinCEN likely will continue with its plan to issue an interim final rule by March 21, 2025, to establish new reporting deadlines for foreign reporting companies only. This would give the announcement the force of law. It also would reopen public comments concerning rules that narrow the scope of the CTA but effectively leave a poorly drafted law in place and a window for the Agency to broaden its application at any time it determines. **Accordingly, we recommend that domestic and reporting companies continue to monitor for any updates from the Treasury Department and FinCEN and do everything we can as a housing cooperative community to change the law.**

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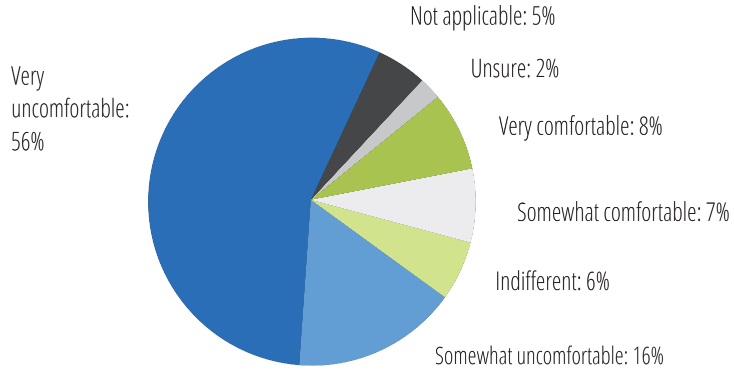
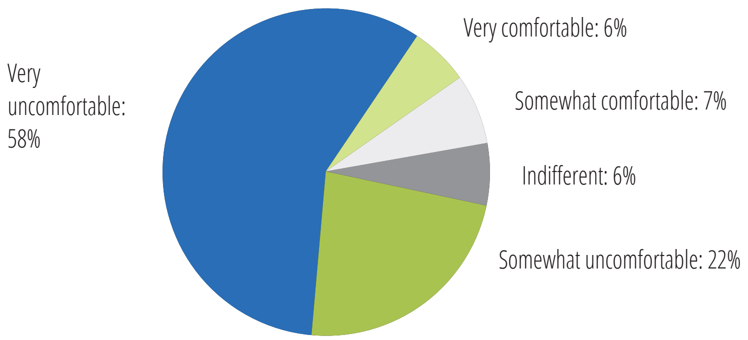
PART 3: Community Association Leaders State Their Concerns

In fall 2024, the Foundation for Community Associations Research asked CAI members for their opinions regarding the CTA and its requirement to report sensitive personal information. More than 950 people responded to the Snap Survey, which was published in the January/February 2025 issue of *Common Ground.* Here are some of the members' concerns. CHQ

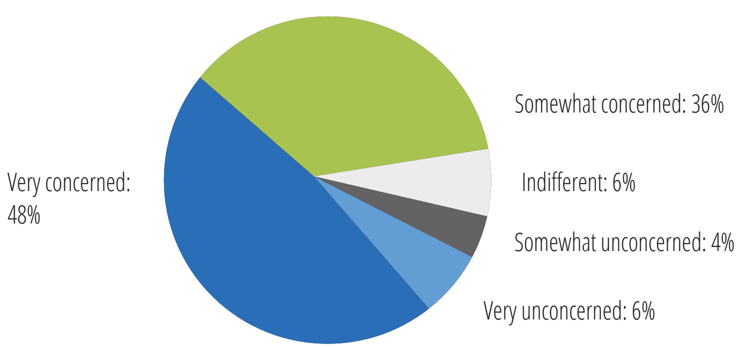
As a member of your community's board of directors, how comfortable are you with complying with this requirement?



As a member of your community's board of directors, how comfortable are you with the government's use of the information being reported?



How concerned are you with the possible time and expense that may be necessary to educate and train board members to understand and comply with the beneficial ownership interest filing requirements?



Which concerns do you have regarding the beneficial ownership interest filing requirements?

Potential legal consequences for the association or board members personally	79%
Providing personal data into a federal database	78%
Identity theft	76%
Ongoing recordkeeping requirements and impact on normal business operations	69%
Compliance concerns due to complicated and ambiguous reporting requirements	66%
Financial penalties and increased compliance costs	65%
Other	22%
Corporate pushback mires US anti-money laundering disclosures	12%
Impact on beneficial owners who are foreign nationals	7%

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Cooperatives, the U.S. Government, and Principle 4

What's the state of our independence?

By Fred Gibbs

AMONG THE 7 COOPERATIVE PRINCIPLES is Principle number 4, "Autonomy and Independence." Though seldom mentioned in most housing cooperative conversations, Principle 4 is the bedrock of the cooperative movement. The ability of a group of individuals to form a cooperative and, further, to decide to live cooperatively in a building or community, sharing resources and expenses, sets housing cooperatives apart from any other form of homeownership.

Doing so requires a willingness to be self-governed and the courage to be self-reliant. The notion that a group of people can organize to create solutions to their own problems is considered an American value, a kind of "bootstrap" concept. One would expect that such a concept would be embraced by conservatives and liberals alike and therefore would be championed as a viable solution to the current housing crisis. Though we were founded on many other great values, our country is the child of self-determination and cooperation.

The ability of a group of individuals to form a cooperative and, further, to decide to live cooperatively in a building or community, sharing resources and expenses, sets housing cooperatives apart from any other form of homeownership.

As an idea, self-determination requires that Principle 4 be fully realized. Unfortunately, the powers of this principle are eroded as housing cooperatives find the need to encumber themselves with a variety of regulatory entanglements, such as mortgages, subsidy programs, and government grant opportunities.

A MORTGAGE, for many housing cooperatives, is an essential part of the financial model for the business. It, therefore, is understood that a degree of autonomy is relinquished with the execution of the mortgage agreement and associated documents. Naturally, the decision to take a mortgage is one that is reached by consensus and with full agreement by the members of the cooperative. One may argue they exercise their independence in the making of that decision.

HOUSING SUBSIDY PROGRAMS are used by many cooperatives to allow affordability in perpetuity by lower income members. With housing cost rising continually, many cooperatives see this as the only viable solution to remaining affordable. With government subsidy programs typically come a host of regulatory requirements that further erode the independence and autonomy of the cooperative. However, as with a mortgage, the cooperative arrives at the decision that this is necessary, and, therefore, is willing to give a little to gain a lot.

Fred Gibbs
President

GRANT AGREEMENTS vary from grant to grant and from funder to funder. Any number of restrictions can be placed on the grant recipients. We have seen this with the recent effort to scrub all DEI focused government grant programs. I am reminded of a popular saying in the game of dominoes, known by those who study the strategy of the game: "All money ain't good money." It reminds us that one must weigh the consequences of certain short-term decisions.

Principle 4 and the CTA

Of late, the US government has focused its attention on further eroding Principle 4 through the Corporate Transparency Act (CTA). Though it does not specifically target housing cooperatives, the CTA requires disclosure of information that, in the opinion of many legal scholars, encroaches on the liberties of housing cooperatives and other nonprofit corporations. In this publication, you will read information about what some of those encroachments and their impacts could be. This information comes from attorneys and others who are well versed on the topic and are leading the fight to have housing cooperatives excluded from the onerous government invasion into our right of independence and autonomy.

All over the globe, 2025 is being celebrated as the Year of the Cooperative. I submit that we should celebrate the independence and autonomy of the cooperative by collectively working to guarantee the perpetual existence of both.

NAHC, along with other cooperative organizations and thought leaders, provides continuing advocacy for these and other topics that concern housing cooperatives. I suggest that cooperatives follow the lead of our Government Relations Committee by reaching out to your elected representatives relative to these initiatives. CHQ

Annual Conference Wrap-up

By Judy Sullivan

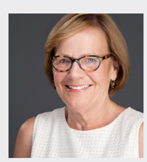
DURING THE *Advocate Now for You and Your Housing Cooperative* session of NAHC's Annual Conference, attendees learned how easy it is to use Democracy.io, (https://democracy.io) to contact their Members of Congress. You can also go to Democracy.io to find your Members of Congress.

We talked about the "Lame Duck" session of Congress. A lame duck session is when legislators continue in office during the period between an election defeat and a successor's assumption of office. In Congress this usually entails a frenetic period when Members try to pass their "must pass" bills because at the end of the lame duck, usually around mid-December, all pending bills die and must be reintroduced with new bill numbers and new cosponsors in the next Congress.

We used Democracy.io and contacted attendees' Members of Congress in support of the following two housing cooperative issues:

- **Corporate Transparency Act.** *Please see the Cover Story for updated information.*
- **Disaster Relief** (HR 3777, HR 6108) to include FEMA relief for the common areas of a cooperative in the event of a federally declared natural disaster. Under current law, in the event of a federally declared natural disaster, only the inside of housing cooperative units are covered to receive Federal Emergency Administration Management Administration (FEMA) grants. Damage to the common areas (hallways, laundry rooms, roof, etc.) are not covered to receive these grants.

Conference attendees saw how quick and easy it was to use Democracy.io to simply ask their Representatives to support these bills. They were urged to ask all members of their housing cooperative to do the same.. CHQ



Judy Sullivan is NAHC's government relations representative. She also is the recipient of NAHC's Jerry Voorhis and Roger J. Willcox President's awards.

64TH ANNUAL CONFERENCE

Engagement, Enlightenment, Education

By Kim Marcus

With attendance by more than 270 cooperative leaders, co-op board members, and community leaders, the 64th Annual NAHC Conference was a testament to the power of community and collaboration. And the city of Vancouver's warmth and hospitality made the event truly an unforgettable experience.

At the opening session, the local Wild Moccasin Dancers made it clear that we had entered a special place, performing a tribal ritual dance blessing the sacred land where we stood. The Dancers were followed by keynote speaker Thom Armstrong, the CEO of the Cooperative Housing Federation of British Columbia and CEO of the British Columbia Non-Profit Housing Association, who provided insight on Canada's housing cooperative market as well as an overview of how Canada's federal government is infusing millions of dollars into the housing sector.

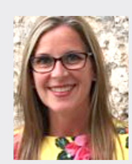
The Wild Moccasin Dancers Perform at the Opening Session.

Tools for Changemakers

As always, educational sessions at the Conference were designed to offer participants the knowledge and skills to create positive change in their home communities. Among the popular sessions on this year's agenda were those on Marijuana Laws; Fair Housing; Estate Planning for Membership Shares; Financing; Board Members Only; How to Stay in Your Lane; How to Run a Committee; and Create a Future Board: Board Assessment, Training and Succession.

At the Annual Meeting, Brenda Atkins, Cinda Brown, Stack Klaback, Dennis Meade, and Nicole Redding were elected to the NAHC board of directors. Each will serve a three-year term. We congratulate these new and returning members and look forward to their continued contributions.

And, as we celebrate the success of our 64th Annual Conference, we're excited to announce plans for our 65th, which is scheduled for October 22-25, 2025, at the Riverfront Marriott Hotel in Savannah, Georgia. We look forward to seeing you there! CHQ



Kim Marcus, Board Member/Member Services Committee Chair

A SUCCESSFUL ROLLOUT IN VANCOUVER

An Updated RCM Curriculum

By Kimalee Williams, co-chair RCM Board

Central to NAHC's commitment to professional development and continuing education, the updated Registered Cooperative Manager (RCM) program was successfully launched at NAHC's Annual Conference in Vancouver, B.C. in October. Conducted over two days preceding the conference, the revised designation and recertification course was met with overwhelming support and positive feedback from cooperative housing managers, professional participants, and trainers alike.

Positive Outcomes from the New Curriculum

Now incorporating advanced financial management, tax issues, innovative financing strategies, and leveraging public funding opportunities, the refreshed curriculum provides participants with tools to navigate the complexities of today's economic landscape in the cooperative housing world. Managers who have taken the course have reported increased confidence in tackling financial uncertainties and applying new strategies to resolve income and expense challenges. They also report putting greater emphasis on capital improvement and reserve planning within their cooperatives.

Interactive teaching methods, including role-playing and real-world problem-solving exercises, are a new and welcome feature of the revamped course. Participants appreciate the practical nature of these sessions, which mirror actual challenges they face as cooperative housing managers.

Participants also praise the program's emphasis on ethical practices and strategies to foster member engagement. This training has resonated deeply, equipping managers with the skills needed to build stronger, more inclusive communities.

Kimalee Williams
Board Member/RCM
Board of Governors
Co-Chair

Looking Ahead: Improvements and Expansion

Building on the success of the rollout, the RCM program is continuously improving to ensure that the curriculum remains relevant and impactful. Plans already are in motion to enhance some modules based on participant feedback. Future updates will further refine advanced financial topics and incorporate emerging technologies to streamline cooperative management processes.

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First class of RCM recertifications celebrate with RCM program leaders. Left to right, Ralph J. Marcus, NAHC Chairman; Angel Rivera; Geraldine McDaniel; Hester Marshall; Sandy Isaac; Dylan Day; Fred Gibbs, NAHC President; Nicole Redding and Kimalee Williams, co-chairs, RCM Board of Governors.

RCM Curriculum [continued from page 9]

FIRST MEMBERS TO EARN THEIR RCM DESIGNATIONS USING THE NEW CURRICULUM INCLUDE Carolyn Cartledge-Chapman, River Oaks Townhouses Cooperative, Calumet City, Il.; Mayerling Castillo, San Francisco Community Land Trust (SFCLT), San Francisco, Calif.; Tamara Cato, Alton Management Corp., San Francisco, Calif.; Kimberly Marcus, Marcus Management, Farmington Hills, Mich.; Jill Mitchell, Colonial Square Cooperative, Ann Arbor, Mich.; Mary Moyer, Arrowwood Hills Cooperative, Ann Arbor, Mich.; Kulwat Pannu; Patricia Parks-Taylor, Seabury Housing Cooperative, Inc., New Haven, Conn.; Sarah Tessier, University Townhouses Cooperative, Ann Arbor, Mich.

MEMBERS WHO EARNED THEIR RCM RECERTIFICATIONS ARE Dylan Day, Mayflower Townhouse Cooperative, Farmington Hills, Mich.; Sandy Isaac, Park Forest Cooperative IV Area E, Park Forest, Il.; Hester Marshall, Rexmill Square, Jonesboro, Ga.; Geraldine McDaniel, The Woodlands Cooperative, Richmond, Va.; Jeff Primo, Hanover Grove Cooperative, Frasier, Mich.; Angel Rivera, Lakeview East Cooperative, Chicago, Il.

One improvement, already in the works, is an online version of the curriculum. This will make the course accessible to a broader audience, including managers in remote areas or those unable to attend in-person sessions. As development of the online platform continues, the RCM board remains committed to delivering a high quality virtual learning experience that mirrors the engagement and effectiveness of the in-person training.

Join the Movement at Upcoming Events

RCM Board members encourage all cooperative housing managers to consider pursuing the RCM designation to enhance their professional growth and support their communities. Attendees of the Vancouver Conference experienced firsthand the benefits of the updated training, and plans are underway to spotlight the curriculum in future conferences and training sessions.

By building on this success and continuously adapting to the needs of cooperative housing managers, the RCM program empowers leaders who are shaping the future of housing cooperatives. Stay tuned for more updates as we expand and refine this transformative program. CHQ

THE RCM PROGRAM

NAHC

The Registered Cooperative Managers (RCM) Program builds upon the work of cooperative housing management and helps the profession achieve ever-increasing higher professional standards, expectations, and rewards. The designation is awarded to managers who meet the RCM standards of excellence, understanding, and achievement in the area of cooperative housing management following participation in a series of courses, then pass certification exams. RCM course topics provide exciting insight into housing cooperatives and help develop skills necessary for a successful career in management. The courses refine the understanding of housing cooperatives, renew dedication to the principles of cooperative housing, codify the ethics of cooperative housing management, and improve housing management practices.

The Registered Cooperative Manager Certification Program is the only nationally-recognized designation and certification specializing in Cooperative Management recognized by the Registered in Apartment Managers (RAM program). RCM is a sought-after professional designation for cooperative housing managers. You can find the application and more information on www.coophousing.org.

NAHC Honors Cooperative Achievements

Each year, NAHC recognizes members who have made noteworthy contributions to our organization and their cooperative communities. On Thursday morning, October 24, our Awards Ceremony highlighted the first general session of NAHC's 64th Annual Conference by honoring recent accomplishments by a housing cooperative in transition and the continued service of six dedicated cooperators.

Ida Curtis Fisher Registered Cooperative Manager of the Year

Honoring a Registered Cooperative Manager (RCM) who has devoted outstanding time, energy, and talent to the RCM program and the national cooperative housing movement.

Presented to Shirley Robert, Michigan Shores Cooperative

Shirley has been instrumental in coordinating recent major replacement and remodel projects representing almost $1.5 million in the care and maintenance of the building, including a roof replacement; siding replacement; a total remodel of common space and hallways; and an upcoming deck replacement. She worked directly with contractors to assure smooth completion of the work. Just as important, she communicated with members regarding expectations, which was key to a smooth transition. "She has set an operational standard so high that we have come to expect nothing but the best. She is quietly, and with an exemplary commitment to her work, keeping our organization moving forward."

Alfred Reynolds Development and Preservation Lifetime Achievement Award

Honors a lifelong advocate for cooperative housing and the values of NAHC while contributing to positive, long-lasting progress toward cooperative development and preservation.

Presented to Ralph J. Marcus, President and CEO of Marcus Management

When Lancaster Village Cooperative in Pontiac, Michigan, faced a "perfect storm" of financial, management, governance, and other challenges, Ralph Marcus was persuaded to accept the role of Receiver and assumed control of the cooperative. He has been "working tirelessly to apply his many talents to restore the financial stability of the organization, bring security and calm to the membership and to fend off…both creditors and public officials to ensure that the Lancaster community not only survives but thrives. Truly, his willingness to accept this monumental undertaking is…a tribute to his lifelong commitment to the preservation of the housing cooperative movement."

Jerry Voorhis Award

NAHC's highest honor, this lifetime achievement award is named for the man regarded as our organization's founding father. It recognizes a person who has shown significant leadership on behalf of cooperatives in theory and practice.

Presented to Mary Ann Rothman, Council of New York Cooperatives and Condominiums

Mary Ann's commitment to advancing the cooperative movement and her tireless efforts to support and empower housing cooperatives have made a profound impact on our community. Her leadership and vision inspire all of us, and we are truly grateful for her continued service and advocacy. NAHC wouldn't be where we are today without the continued involvement of the Council of New York Cooperatives and Condominiums and Mary Ann Rothman. We are lucky to have you.

Continued on page 12 >

Shirley Robert receives the Ida Curtis Fisher Registered Cooperative Manager of the Year Award from Nicole Redding.

Ralph J. Marcus receives the Alfred Reynolds Development and Preservation Award from NAHC Board Tresurer, Hugh Jeffers.

Mary Ann Rothman receives the Jerry Voorhis Award from NAHC's government relations representative, Judy Sullivan.

Roger Willcox President's Award

Selected by NAHC's president, this award honors a person or persons who make significant contributions to NAHC and the cooperative movement.

Presented to Nicole Redding by NAHC President Fred Gibbs

"In stepping into the role of co-chair for the RCM Board of Governors, Nicole made an immediate and significant impact. Through her exceptional leadership, she has guided her peers and fellow volunteers to success, culminating in the rollout of an innovative RCM curriculum at NAHC's 2024 Annual Conference. It is truly an honor to have her as part of the NAHC community, and I am deeply appreciative of her dedication and invaluable efforts."

Recognizing Nicole Redding's contributions to the RCM program, board president Fred Gibbs, said, "I am profoundly impressed and sincerely grateful."

Cooperative Star Award

Recognizing housing cooperatives that demonstrate sound leadership, management, and housing value for their members, and that have systems in place that assure prudent preservation of their members' interests.

Kim Marcus presented the award and it was accepted by Kim Pietrorazio. Seabury Housing Cooperative, New Haven, Connecticut

Under new management and exemplary board leadership, Seabury has achieved significant milestones over the past eighteen months that have greatly benefited its members and strengthened the cooperative's foundation.

Cooperative Distinguished Service Award

Honors the achievement and contribution of a cooperative member who helped a cooperative or an association of cooperatives better serve its members.

Presented to Karen Wolfson, board member, Seward Park Cooperative, Lower East Side, New York, New York

Karen has served more than two decades on Seward Park's Board of Directors, holding every office, including board president, bringing her extensive community connections, business acumen, genuine care for residents, and remarkable institutional knowledge to the service of the cooperative and its members. This award cites a long list of contributions including service in every office of the board of directors, as well as her day-to-day attention to the wellbeing of cooperative members and the health and sustainability of the community. "Karen's contributions have not only strengthened the cooperative but have also set a high standard for cooperative leaders."

Author of the Year

Awarded to a person who has made notable contributions to NAHC publications through writing, reviewing, and editing. Nominations are made by the CHQ editor and reviewed by the Communications Committee.

Presented to Kerry L. Morgan, of Counsel to Pentiuk, Couvreur & Kobiljak, P.C.

"Kerry's dedication to writing insightful articles for *Cooperative Housing Quarterly* and his meticulous approach to vetting information have greatly enhanced the quality of our publications. His thorough research and engaging writing not only inform our members but also elevate the discourse within the cooperative housing community." CHQ

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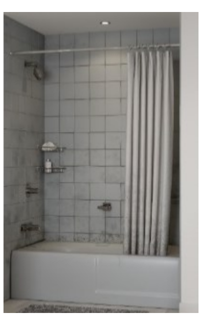
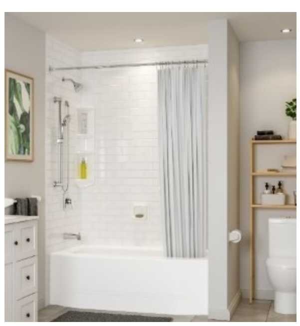

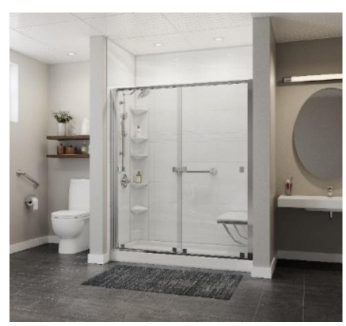

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Vernon Oakes and *Everything Co-op* Enters the Cooperative Hall of Fame

In October 2013, a new radio show, *Everything Co-op,* made its debut on WOL 1450 AM and 95.9 FM in Washington, D.C. Hosted by Vernon Oakes, then president of NAHC, the new program became the voice of co-ops to a growing community of cooperators, as well as an important factor in cooperative education.

Casey Fannon, President and CEO, National Co-operative Bank; Vernon Oakes, creator and host, *Everything Co-op* and past president, National Association of Housing Cooperatives; Mark Goehring, Columinate and Common Good Management Services.

PHOTOS COURTESY OF NCB

Eleven years and more than 400 broadcasts later, on October 3, 2024, *Everything Co-op* and Vernon Oakes were inducted into the Cooperative Hall of Fame at a gala dinner and ceremony at the Jefferson Hotel in downtown DC. They were nominated by the National Cooperative Bank (NCB), a primary sponsor of *Everything Co-op* since 2014.

In his introduction, NCB president and CEO Casey Fannon pointed out three reasons why Vernon was so deserving of this honor:

- "He makes peoples' lives better," using his skills as a property manager to advise affordable housing residents as they navigate the realities of repairing aging properties and staying focused on assuring residents a safe and happy home.
- *Through Everything Co-op,* he creates a space with his cousin, Pat Thornton, where

Continued on page 16 >

Celebrating the 2024 Cooperative Heroes

Established by the National Cooperative Business Association and administered by the Cooperative Development Foundation, the Cooperative Hall of Fame received four other cooperative pioneers this year: Tony Bedard, CEO of Frontier Co-op; Nannie Helen Burroughs (1879-1961), co-founder of Cooperative Industries of Washington, DC; Dr. Christina Clamp, Southern New Hampshire University, educator and researcher for cooperatives; and Clifford Rosenthal, retired president and CEO, National Federation of Community Development Credit Unions (Inclusiv).

2024 Cooperative Hall of Fame inductees following the ceremony. Left to Right: Clifford Rosenthal, Dr. Christina Clamp, Tony Bedard, and Vernon Oakes. The Hall of Fame also inducted cooperative pioneer, Nannie Helen Burroughs.

Vernon Oakes celebrates with friends and family following his induction into the Cooperative Hall of Fame.

PHOTOS COURTESY OF NCB

▶ *Everything Co-op* [continued from page 15]

cooperators can tell their stories. "He always finds great people, great co-ops, great leaders, great community organizers and gives them a platform to amplify their story and message."

- "He is passionate about Diversity, Equity, and Inclusion. In the spirit of Cooperative Principle 1, he supports voluntary and open membership by highlighting every corner of the cooperative world."

Vernon also was introduced by Mark Goehring, of Columinate and Common Good Management Services, in which Vernon is a member-owner. Mark told the audience, "Vernon fell in love with co-ops because co-ops just help people." Quoting the familiar comment that cooperatives are "the best-kept secret," Mark observed that "Vernon did not keep that secret very well at all."

Accepting the honor, Vernon first thanked the *Everything Co-op* team members, observing that their work is primarily driven by love. He outlined plans for rolling out *Everything Co-op* Communications, a media company meant to expand the reach of the radio show through new media, books, music, television, and movies that promote Cooperative Principles.

In a tribute published in the evening's program, NCB sent this message to Vernon, "You had a vision and made it a reality. Thank you for your dedication to telling the impactful stories of co-ops and co-op leaders around the world through *Everything Co-op*. Now the best kept secret is no longer a secret!" CHQ

In the 50 years since it was established by the National Cooperative Business Association, the Cooperative Hall of Fame has inducted eleven cooperative leaders from the Housing Sector. They include Abraham E. Kazan (1974), Roger Willcox (1986), Harold Ostroff (1990), Fred and Virginia Thornthwaite (1994), David Smith (1995), Charles and Eva Rappaport (2005), Paul Bradley (2018), Andrew Reicher (2021), and Linda Leaks (2023).

Thanks to the mission of *Everything Co-op,* Vernon and the radio show are listed as representatives of the Education sector.

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2025 COOPERATIVE CALENDAR

MAY: TIME TO CHECK YOUR PASSPORT

18–21 MIDWEST ASSOCIATION OF HOUSING COOPERATIVES (MAHC) Annual Conference at Paradisus Palm Real Golf and Spa Resort, Punta Cana, Dominican Republic. Passport is required. Register online at www.mahc.coop/2025 conference.

OCTOBER: CELEBRATE COOPERATIVES AND COOPERATORS

9 COOPERATIVE HALL OF FAME honors its 2025 inductees, Lori Capouch, Randy Lee, J. Tom Webb, and Estelle Witherspoon, at the National Press Club in Washington, DC.

22–25 NAHC's 65th Annual Conference at the Riverfront Marriott Hotel in Savannah, Georgia. Check NAHC's web site, www.coophousing.org for updates on the Conference, the RCM certification program, and registration deadlines.

NAHC25

Savannah, GA

SAVE THE DATE **OCTOBER 22-25, 2025**

Registration will open early May. More information to be shared in the coming weeks!

NAHC

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