

## **CHANE Programs and Services 2009**

**CHANE**, The Cooperative Housing Association of New England, is one of ten regional Associations of the National Association of Housing Cooperatives - NAHC. Membership in NAHC is automatically included with Membership in CHANE.

**Our Purposes, Principles and Standard Operating Practices**, are set forth in the CHANE By-Laws. They are the same as those of NAHC as set forth in its By-Laws. As a NAHC affiliated Association, CHANE, receives non profit tax status under IRS Section 501(c)3.

**Our website**, [www.Co-opHousingNewEngland.org](http://www.Co-opHousingNewEngland.org), **includes our By-Laws** and our **Application form**. Both confirm that CHANE membership includes NAHC membership.

**Our dues structure** as stated in Article III of our By-Laws takes advantage of the lower NAHC dues for cooperatives joining NAHC through a 'Regional Association'.

We believe this automatic affiliation arrangement has many mutual benefits. We hope all the NAHC regional associations will eventually adopt it.

**CHANE members receive all the benefits of membership in NAHC.** Every CHANE member receives mailings of all NAHC publications and notices. As pointed out in our Application form, these are sent to all individuals for whom we have email addresses. They can then be forwarded to all members of the Cooperative.

NAHC's *Cooperative Housing BULLETINS* keep us in touch with events, legislation and matters of concern to co-op housing professionals and members. In addition our representatives on the NAHC Board of Directors receive Bi-weekly Board reports which when they provide news of current interest we pass on to our members!

NAHC membership also gives us preferred access to NAHC conferences, workshops and services, and provides opportunities for our members to join in the programs and activities of other 'regional associations'.

This year, 2009, NAHC has joined in a cooperative program to reduce the costs of Paying for all prescription medications needed by individual members of each member cooperative. All CHANE cooperatives and their individual and family members will receive information on how to participate in this program – at no additional cost.

**CHANE also has its own program and services.** Our principal educational and training program at this time is NAHC's "3R" Board workshops. These are one day Board and Committee leadership training affairs held in the Board room of the sponsoring Co-op. These

workshops focus on the Roles, Risks and Rewards of Board members and the special concerns of the sponsoring Cooperative. They provide professional level board training to co-op leaders at a fraction of the cost of attending regional and national Conferences and Workshops. Our website provides more information on this program.

Three CHANE member co-ops sponsored "3R" workshops during the 2008. We urge all our members to consider participation in this program.

CHANE professionals are available to attend, on a "pro bono basis", Board and Membership meetings of member cooperatives and prospective members. A majority of our member Cooperatives have taken advantage of this service. Many CHANE members have or will soon be in a position to pay off their original mortgages and will want to consider the new opportunities this offers. Cooperatives that wish to remain "affordable" while moving towards a "market rate" resale policy have some especially interesting concerns!

In addition, some CHANE members have encountered troublesome member and management matters well beyond the experience of their boards. We posted a memo on our predecessor organization, CATCH, the Connecticut Valley Cooperative Housing Association, handled some of those situations on our website after it was published in NAHC's *Cooperative Housing BULLETIN*.

Our members have also asked us to suggest "co-op friendly" managers to them. CHANE policy in such situations is to suggest at least three experienced co-op management companies. In this connection we are considering holding regular "workshop meeting" open to all management companies in our area who may be interested in providing services to housing cooperatives. Such workshop meetings would focus attention on what we see as special aspects of "friendly co-op management", --- professional management that wants to work cooperatively with elected boards of directors and committees who are interested in the best possible arrangements for their cooperatives.

Finally, our By-laws provide that every CHANE member co-op has a right to nominate a CHANE Board member. We want to share and benefit from our collective leadership experience. This has led us to begin using "free conference calls" as a way to hold more frequent Board meetings without the difficulties and expense of face-to-face meetings! It's a relatively new way for Board communication which requires changes in how meetings are organized and conducted.

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