



Incubator

Stewardship: Models and Best Practices

Stewardship



1. | Key Ingredients for Successful Stewardship

2. | UHAB's Models for Stewardship

Key Ingredients for Successful Stewardship

Good Governance

Good governance starts with having a clear understanding of documents and policies that govern management and decision – making.

- Important for all board members and shareholders to have copies of, and an understanding of, their corporate documents
- This will help folks understand their roles and responsibilities which is extremely important (we emphasize this in our trainings)
- Important for strong internal democracy; increases potential for maximum participation

Governance is not the same thing as management! Important to have strong governance foundation to be able to have good management practices.



Communication

- Good communication both between your organization and the co-op, and within the co-op, is key
- Starts with outreach, maintained with relationship building, transparency, and clear expectations



Clear Management Procedures

- Clear management procedure relies on good governance + good communication
- Management has to do with the day-to-day procedures of running the co-op
- Management contract should be in place (whether internally or externally managed)



Understanding Collective Best Interest

- Co-op leadership should understand they have a responsibility to the members to act in their collective best interest
- The co-op has a responsibility to their enforcement agency (compliance, annual submissions, etc.), compliance with their corporate documents, and compliance with federal, state and city laws
- This can help orient tough decisions about holding members accountable (ex: legal action) or adopting new policy/guideline



UHAB's Stewardship Models

UHAB Co-op Preservation

Year Round Support

Your assigned UHAB project associate will help you troubleshoot issues in your co-op through comprehensive technical assistance.

Make Capital Improvements

Find and apply for the right loan for your HDFC with our comprehensive loan packaging services.



Elections

Assistance and monitoring fair, transparent elections to stay compliant with your annual election requirements.

Budgeting

Financial analysis to understand your co-op's spending. Identify short and long-term goals, and create a plan to meet them.

Paid Monitoring Services

UHAB works with nearly 200 buildings via “fee for service” monitoring

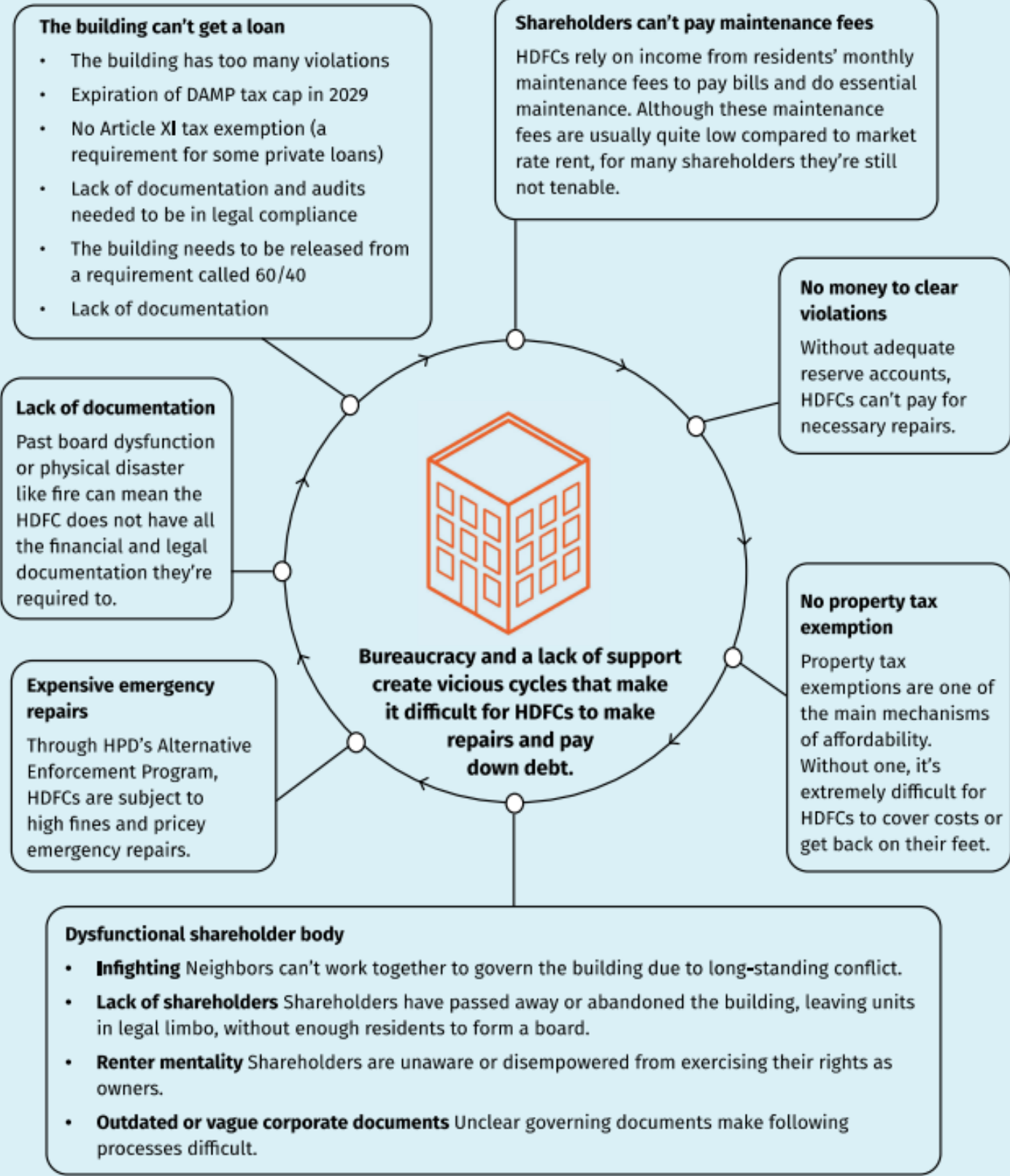
- What kinds of buildings have monitoring agreements
- What is a monitoring Agreement
- Benefits of this model

Distressed Buildings Stewardship

Using public data, UHAB targets distressed co-ops for intensive stewardship. This work is grant-funded.

- Definition of distress
- Importance of proactive research and outreach

THE CYCLE OF DISTRESS



City-funded Technical Assistance

Through a multi-year contract with the City (HPD), UHAB offers free technical assistance to nearly 700 co-ops across the city

- Importance of outreach, relationship building, and data maintenance
- “Light touch” work such as free trainings, newsletters

THANK YOU

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