
SPRING 2026 DON'T MISS IT! MAHC CONFERENCE IN CANCUN, MEXICO



Dear Members,

The countdown is on! The 2026 MAHC Annual Conference is happening Sunday, May 17 through Wednesday, May 20, 2026, at the stunning Hard Rock Cancun Hotel Resort in Cancun, Mexico. If you haven't registered yet, now is the time to secure your spot for this unforgettable experience.

This conference isn't just about relaxing in paradise—it's also a chance to learn from cooperative experts in the industry. Gain invaluable knowledge, practical strategies, and resources that you can bring back as a "souvenir" to share with your cooperative at home.

Attendees will enjoy an all-inclusive stay with luxurious amenities, including:

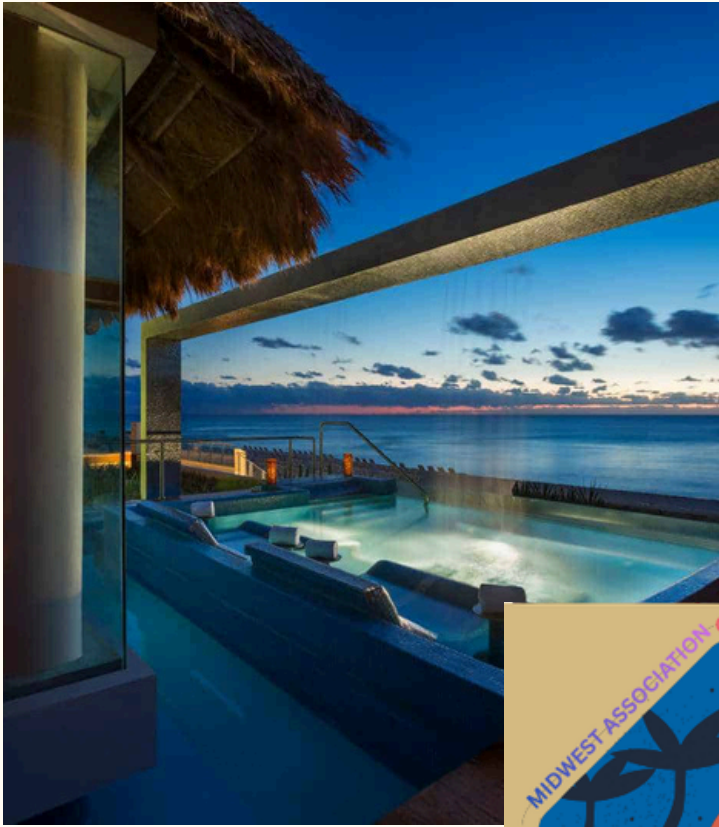
- Double hydro spa tub & private bath with shower
- Balcony with seating and breathtaking views
- Fully stocked minibar & Nespresso coffee machine
- Free high-speed Wi-Fi & 24-hour room service
- Rock Spa® bath amenities, plush robes & slippers
- Individually controlled A/C and more

Plus, every room will receive a **\$200** resort credit daily to enhance your stay.

As you prepare for the upcoming conference, please also keep these important deadlines in mind: MAHC Award nominee letters must be received by April 15, 2026, and advertisement requests with graphics must be submitted by April 1, 2026.

Don't wait—spaces are filling fast! Register today to relax, recharge, connect with fellow cooperative leaders, and take home tools and insights to strengthen your own cooperative.

Warm regards,
The MAHC Team



Don't Miss Out!

There's still time to grab your passport and start planning your trip. Conference registration and early bird specials remain open for a limited time—so secure your spot now! You can also register to sponsor a luncheon or a coffee break, set up a booth to show off your organization and advertise in the MAHC Conference book or Newsletter. For more information, contact the MAHC office at 734-955-9516 or email (adukes@mahc.coop).

South Suburban Cooperatives Gather for MAHC Community Meeting



Recently, members from several South Suburban cooperatives gathered for a MAHC Community Meeting organized by Barbara West, Board Member from Area E Cooperatives. The meeting brought together 11 attendees for a thoughtful discussion focused on strengthening understanding and engagement within the cooperative community.

The goal of the gathering was to bring South Suburban cooperatives together to discuss what MAHC is and the role it plays in supporting housing cooperatives. Participants also reviewed and discussed the MAHC Mission Statement, reinforcing the organization's commitment to education, collaboration, and advocacy.

A significant portion of the meeting focused on the MAHC Annual Conferences. Three attendees who had previously participated in past conferences shared personal testimonies about their experiences. They highlighted the educational sessions, networking opportunities, and valuable knowledge they were able to bring back to their cooperatives.

The group also addressed a common misconception that MAHC conferences are simply vacations. Through open discussion, participants emphasized that while conferences are held in beautiful locations, their primary purpose is education, leadership development, and sharing resources that strengthen cooperatives.

Following the meeting, attendees discussed the possibility of offering local "New Board Member" training classes to help equip and support new cooperative leaders in the area. The photos included were taken after the meeting concluded and show the group of members who participated in this productive and informative gathering.

Take Action: Ask Your Senators to Support Housing Cooperatives in Federal Housing Legislation

The Housing for the 21st Century Act (HR 6644) recently passed the House of Representatives on February 9, marking an important step for expanding affordable housing options across the country.

Thanks to the work of Rep. Velasquez (D-NY), the bill includes language that explicitly recognizes housing cooperatives, making them eligible for HUD programs included in the legislation. This is a key win for co-ops and their role in providing community-driven, affordable housing.



The bill now moves to the Senate, where differences will be resolved with the Senate-passed Road to Housing Act (S.2651). Currently, S.2651 does not include housing cooperatives, which makes advocacy from co-op members critical.

We encourage all MAHC members to contact their Senators and express support for HR 6644 and the inclusion of housing cooperatives. Every phone call, email, or letter counts in helping ensure co-ops are part of the federal affordable housing solution.

Find your Senators at democracy.io and reach out today. Encourage your fellow members to do the same—our collective voice is powerful!

CONFERENCE



Special



MAHC is offering a limited number of Special packages featuring a full-page ad in the conference book, a sponsor table, ½ page ad in the newsletter and an ad on the Awards Ceremony slide show, all for only \$2,500! Call (734) 955-9516 to secure your spot.



MAHC Founding Member Spotlight: Remembering Estelle "Molly" Marcus

By Ralph Marcus,
Marcus Management, Inc.



Estelle "Molly" Marcus
December 3, 1935 - October 9, 2025

The year was 1967. A mom and her 4 children lived in a two story, three bedroom, townhouse located in Clinton Township, Michigan. Trying to make ends meet and raise her children in a safe, friendly environment, Townhouse Plaza Cooperative was the ideal location, close to shopping, good schools, friends for her children to play with, and a low cost solution to hard economic times. Wishing to advance her income and care for her children, Estelle DePolo, as she was known back then before her marriage to Alphonse Marcus, applied for the Resale Manager's position at the cooperative that was being built on a vacant lot next to Townhouse Plaza. The Cooperative was called Townhouse Green, and in 1968 Estelle started her career path in the cooperative housing movement, garnering the Resale Manager's role at Townhouse Green and teaming up with Al Marcus in 1971 to launch to start of a successful management company - Marcus Management, Inc.

Not one for sitting idle, and recognizing the positive attributes of the Cooperative Housing model on her own life, Molly began to explore the meaningful aspects of living in a cooperative-based community and its impact on socio-economic conditions across the state. The United States Department of Housing and Urban Development was deeply entrenched in the proliferation of cooperative housing, eventually constructing over 130 cooperative housing communities in Michigan. Connecting cooperative housing ideals across the state was envisioned by several cooperative housing leaders, including Molly, eventually assisting with the organization and creation of the Michigan Association of Housing Cooperatives, now infamously known as the Midwest Association of Housing Cooperatives.

Looking back at those involved in managing cooperatives reads like a who's who - the old FCH gang, as we called them, included the likes of Dan Armistead, Ronald Weaver, Harold Stone, Walter Mars, Roger Kramer, Tom Hallisey, Chuck Valdez and Ken Stamper, all of whom played roles in the bringing the Michigan cooperatives together for the common good, and all sitting, at one time or another, next to one of the few women in the state's leadership position. Molly's influence on the industry is legendary, serving as one of the first members of the Board of Directors of the Michigan Association of Housing Cooperatives and setting standards for care in the industry.

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Over the years, Molly continued to serve the cooperative housing community along with Al. Together they built a reputation of keeping their word, managing with incredible distinction, credibility, honor, and respect for Board members and shareholders alike. Molly's and Al's active careers came to an end in the late fall of 1992, where the reigns of Marcus Management were passed to their son, Ralph, who continues Al's and Molly's legacies along with his wife Kimberly and their son, Justin.

So, cheers to Molly. May her memories be held close and dear by all who've had the honor to work, serve, or share her life, a life-long dedication to her family, her friends, and most definitely all those who followed in her "cooperative footprints".

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MAHC BOARD

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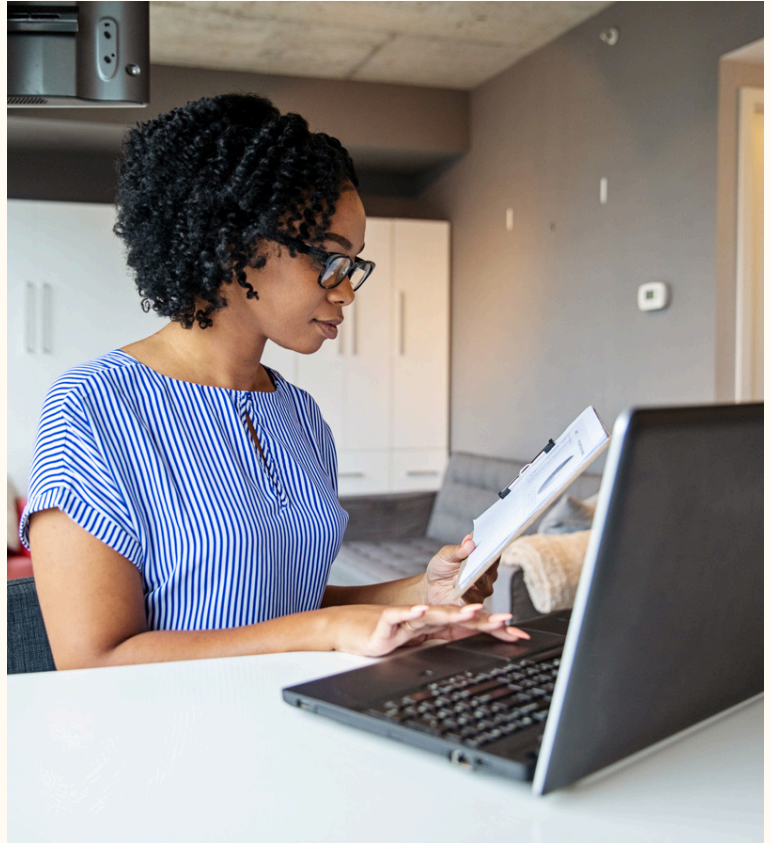
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Barbara West
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Attracting the Next Generation: How Housing Cooperatives Can Use Technology to Stay Competitive

As housing cooperatives evolve, technology has become more than just a way to simplify operations—it is a strategic tool for co-op boards looking to attract younger members.

Millennials and Gen Z are entering the housing market with different expectations than previous generations. They value transparency, efficiency, and flexibility, and co-ops that leverage digital tools effectively can position themselves as desirable, modern communities.

For many experienced cooperative leaders, technology can feel unfamiliar at first, particularly when adapting to new digital tools. However, embracing these systems offers an opportunity to enhance the co-op's appeal. Boards that implement user-friendly online platforms, streamlined communication methods, and digital engagement strategies not only simplify operations but also make their communities more attractive to younger buyers.



Build a Strong Digital Presence

Younger generations rely heavily on online searches, social media, and mobile-friendly listings when choosing where to live. Co-ops that maintain up-to-date websites, provide virtual tours, and offer clear information about governance and membership benefits stand out from traditional homeownership options. Sharing meeting agendas, newsletters, and announcements online also demonstrates transparency and responsiveness—qualities that resonate with the modern buyer.

Simplify Administrative Tasks

Digital platforms for paying monthly charges, submitting maintenance requests, and accessing community documents make life easier for all members, especially younger buyers who expect convenience. Boards that adopt these tools reduce friction in everyday operations, showing that the co-op is modern, efficient, and attentive to member needs.

Encourage Meaningful Engagement

Technology creates pathways for participation. Virtual or hybrid board meetings, online voting, and digital forums allow younger members to engage even when their schedules are busy. Co-ops can introduce online committees focused on sustainability, events, or communications, giving members opportunities to contribute their skills and gain leadership experience. Highlighting these opportunities demonstrates that joining a co-op is more than a financial investment—it's a chance to be part of a vibrant, participatory community.



Provide Education and Support

Boards should offer simple guidance, training sessions, or peer mentorship to help members feel confident using new tools. Framing technology as a way to enhance, rather than replace, cooperative governance encourages adoption and reduces apprehension.

By integrating technology thoughtfully, co-op boards can attract younger generations while strengthening the community for all members. Digital tools streamline operations, improve communication, and create pathways for participation, all of which make a cooperative more appealing in a competitive housing market. Boards that embrace these opportunities demonstrate forward-thinking leadership and ensure their co-op remains vibrant, inclusive, and relevant for years to come.

Practical Checklist for Boards to Attract Younger Members Using Technology

- **Create a user-friendly digital presence** – Keep your website up-to-date, include virtual tours, and clearly explain governance and membership benefits.
- **Streamline administrative tasks** – Offer online payments, maintenance requests, and access to community documents.
- **Offer hybrid participation** – Enable remote attendance for board meetings, voting, and committees.
- **Engage digitally** – Use newsletters, portals, and social media to communicate regularly with current and prospective members.
- **Provide training and support** – Host workshops, written guides, or mentorship programs to help members become confident using technology.
- **Highlight leadership opportunities** – Show younger members how committees, task forces, and online engagement can develop skills and influence community decisions.

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Mark A. Provo/Account Executive

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This lovely page could be yours in the Summer 2026 MAHC Messenger. Contact Annette Dukes to learn more adukes@mahc.coop.



ROCHDALE PRINCIPLES

People coming together to work toward the betterment of society. During the 19th century, the Industrial Revolution created tremendous upheaval, often to the detriment of workers.

What required many hours of hand-skilled labor now took half the time with machines. Hand weavers were one of the groups who suffered the most as looming machines and textile factories could turn out products and materials faster than traditional hand weavers. A group of tradespeople and weavers, said "enough" and formed their own organization, developing their guiding principles which became the foundation of the cooperative movement and these principles are still in use today, with some minor modifications.

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1. **Voluntary and Open Membership**-Membership is open to all individuals free from discrimination
 2. **Democratic Member Control**-equal votes for members-one member/one vote
 3. **Members' Economic Participation**-Maintaining economic cooperation through equitable contribution and sharing of economic responsibilities and benefits
 4. **Autonomy and Independence**-Cooperatives exist as autonomous organizations owned by their members
 5. **Education, Training and Information**-Helps members increase productivity
 6. **Cooperation Among Cooperatives**-Working with fellow cooperatives at the local, state and national level
 7. **Concern for Community**-Looking after members of the community

OUR MISSION STATEMENT

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

Resources

Website & Office:

www.mahc.coop

10882 Beech-Daly Rd.,
Taylor, MI 48180

National Coop Law Center:

www.nationalcooperativelawcenter

National Association of Housing
Cooperatives:

www.nahc.coop

Direct Learning:

Contact the MAHC office for more
information about on- site training
opportunities!