



**Friends Housing Cooperative, Inc. (FHC)** was founded in 1952 by Quakers with the intention of serving as a model of interracial and cooperative living. Their vision was to create affordable housing to support a racially integrated neighborhood community, bound by shared labor, and a commitment to democratic cooperative principles. FHC became a model for urban blight redevelopment efforts nationwide.

Friends Housing Cooperative is collectively owned by resident members who work together for the continual prosperity of the complex.

The co-op grounds encompass an entire city block of 1850's brick townhomes, surrounding landscaped grounds with a courtyard, laundry facilities, and off-street parking. The complex is composed of 83 uniquely designed 1, 2 and 3 bedroom units. The co-op is located in dynamic Northern Liberties, just minutes from the Center City business and shopping district.

In addition to calling Friends Housing Cooperative "home," members benefit in a variety of way. FHC is corporate entity used to purvey homeownership to its shareholders. The co-op owns the physical real estate and the individual shareholder possesses the right to occupy a designated unit within the co-op (sometimes referred to as a members "apartment"). It is a co-op goal to make home ownership affordable to members. The purchase price for each individual unit is based upon the number of shares designated for that unit. This purchase is provides capital to our co-op. Annually, every unit accrues an additional stipend which is added to the shareholders equity in the unit.

In addition to right of occupancy, shareholders set the policies of the co-op and control its business. The shareholders accomplish their control of the co-op by electing a Board of Directors from the general membership to represent their interests. The Board of Directors is responsible for the co-op's business decisions. They oversee and are responsible for the operational and financial well-being of the co-op including overseeing the property management and maintenance.

To create a sense of community the co-op holds an annual membership meeting, potlucks, movie nights, and other fun events out in the courtyard. Several committees provide opportunities for members to engage in the betterment of the community including a garden and landscape committee and others.

To learn more about FHC's legacy history, and membership visit: [www.friendshousingcooperative.com](http://www.friendshousingcooperative.com)



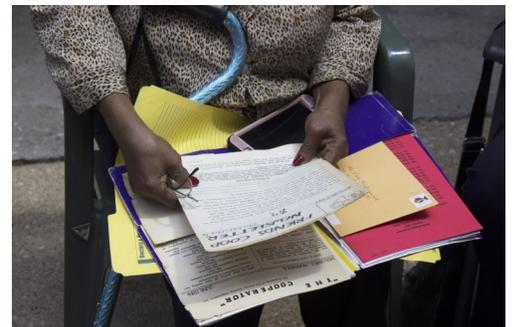
## Consumer Co-op

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1952

<b>Industry:</b>	Housing
<b>Member-Owners:</b>	84
<b>Jobs:</b>	3
<b>Revenues, Annual:</b>	\$750K

## KDC's Role

- General Consulting: 2017, 2018
- Co-op Education: 2017
- Member and Tenant Survey: 2017
- Board Development: 2017, 2018
- Articles of Incorporation, amend: 2018
- Bylaws, amend: 2018



### Mission

Fostering a culture of personal and community empowerment through democratic leadership of cooperatively owned enterprises that successfully leverage economies of scale.

### Work

Consulting, technical assistance, and research support for new and established co-ops (producer, consumer, worker, shared-services) in rural and urban communities in the multi-state area of PA, NJ, DE, MD, & DC.

### Funding

A 501c6 non-profit organization, our work is made possible through grants from the USDA Rural Cooperative Development Grant Program and the Pennsylvania Department of Agriculture.