



OUR HISTORY IS THE  
**START OF YOUR  
FUTURE**

**A TRADITION OF INNOVATION.**

While our history as a senior housing provider goes back more than 100 years, Ebenezer Management Services has made a name as the premier leader in innovative housing choices for older adults, including managing more than 60 member-owned cooperatives throughout the Upper Midwest.

In 1978, Ebenezer opened the doors of 7500 York Cooperative in Edina, Minnesota – the nation's first senior housing cooperative. Designed to allow member-residents to age in place, 7500 York's debut as a 100% accessible, member-owned cooperative provided a unique platform for independent-minded seniors who wanted a voice in the management and operation of their community.

The development of the very first age-restricted cooperative community was the brainchild of Allen Luther "Lute" Molberg, who served as president of Ebenezer from 1960 to 1981. Molberg's vision provided the blueprint and driving force behind the project. The concept was an immediate hit with like-minded adults, and the dream of senior cooperative housing became a popular reality.



## **DESIGNED TO EMPOWER.**

The guiding principles of cooperative living are based on the concept that member-residents as owners make the decisions for their community and determine their own destiny. These principles have provided the foundation for Ebenezer's work in the years since and in the growth of the senior housing cooperative concept.

## **FOUNDATIONAL BELIEFS.**

During the late 1970s, some of Lute Molberg's ideas were revolutionary. Here is a list of what he wanted to see in Ebenezer's new project, which at the time he articulated them, was not yet named:

- Homeownership is a sound investment for seniors; the cooperative structure provides this investment opportunity at an affordable price.
- Design components should support aging in place.
- The organizational structure, design, and social programming should stimulate interaction, responsibility, and interdependence.
- Member-residents should retain maximum authority over their community's decision-making, including the budget and programs.
- A community should seek efficiency, with no unneeded or unwanted services.
- The financial structure should minimize risk and preserve the financial resources of member-residents.
- Member-residents should be free from the responsibility of maintenance.

Remaining true to these foundational beliefs has contributed to Ebenezer's rise as the largest HOA management agent for housing cooperatives throughout the Upper Midwest. Our service has been and continues to be shaped by our history.