



United States
Department of
Agriculture

Rural Development



Community Solutions
Community of Practice

**Cooperatives As a Tool for Community Solutions...
It's Your Grandpa's Dairy Co-op and So Much More**

Welcome and Co-op Basics



**Sam Ridders, Administrator
Rural Business – Cooperative Service
USDA Rural Development**

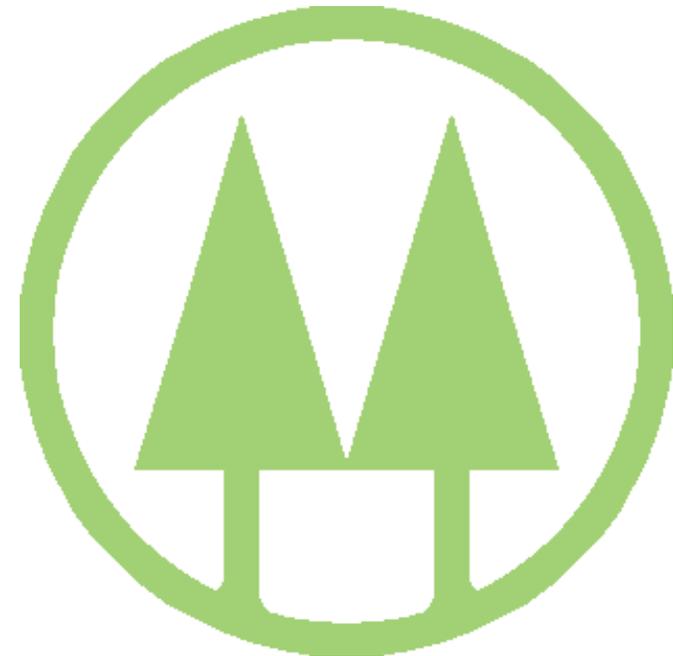


**Margaret Bau
Cooperative Development Specialist
USDA Rural Development**

What is a Co-op?

A cooperative is a business owned and democratically controlled by the people who use its services

- » *Member - owner*
- » *Member - control*
- » *Member - benefits*



Various types of co-ops

Defined by who owns the organization



Consumer Co-ops



Producer Co-ops



Shared Services Co-ops



Worker Co-ops



Multi-stakeholder Co-ops

Innovative uses of the co-op model

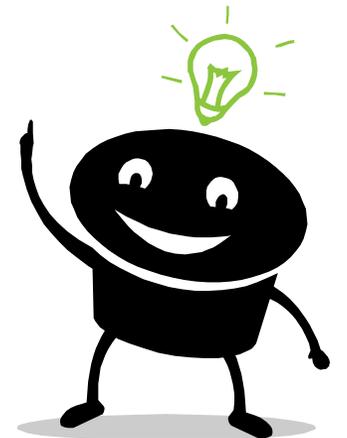
Converting existing businesses to employee ownership

Turning trailer parks into resident owned communities

From farm workers to farm owners

Home care agencies as worker co-ops

When the last grocery store closes



Cooperative Development Institute



**Rob Brown, Director
Business Ownership Solutions
Cooperative Development Institute
www.cdi.coop rbrown@cdi.coop**



**COOPERATIVE
DEVELOPMENT
INSTITUTE**

The Northeast Center
for Cooperative Business

Photo fire men and women in front of fire equipment

**CREATE GOOD JOBS.
BUILD WEALTH THROUGH OWNERSHIP.
SUPPORT THE COMMUNITY.**



Northwest Cooperative Development Center



**Northwest
Cooperative
Development
Center**



- Diane Gasaway, Executive Director
 - diane@nwcdc.coop | www.nwcdc.coop
- 360-943-4241 | 360-878-9815 direct line



ROC USA
Resident Owned Communities
SINCE 1978

ANOTHER COMMUNITY PURCHASED!

Northwest
Cooperative
Development
Center

"The business model that ROC USA has developed is superb. It was a different transaction in that you usually have to jump through a litany of different hoops in regard to banks and bank regulations. But that simply wasn't the case here. I would certainly do it again, and I will!"
JOEL ERUITZ, Broker,
First Commercial Property Corp.

Enix

We Own It!

- MHC: Duvall Riverside Village, Duvall, Washington
- Size: 25 sites / \$1.18 million / \$47,200 per site
- Bought by: Duvall Riverside Village Cooperative
- Closed by: Northwest Cooperative Development Center – ROC USA's affiliate in Washington and Idaho
- Financed by: ROC USA's Capital & Wash. State Housing Finance Comm.

"Ben Guss from Northwest CDC is great — he's a leader. Without his guidance, this process would have never, ever, gotten off the ground."
STEWART DAVIDSON,
President,
Duvall Riverside Village
Interim Board of Directors

Guss Davidson

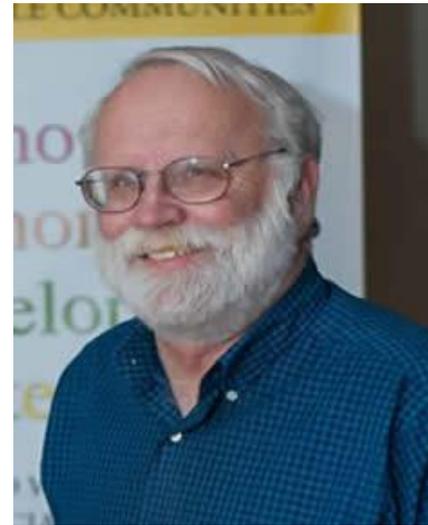
44 communities purchased and \$107.6 million financed since June 2008.
Capital and expertise for resident corporations — approachable and reasonable.
CALL US TODAY!
Ben Guss, MH Program Manager, NWCDC • ben@nwcde.coop • 360.943.4241
Paul Bradley, President, ROC USA LLC • pbradley@rocusa.org • 603.856.0709



ROC USA Network currently has eight Certified Technical Assistance Providers. Each one is a local or regional non-profit organization that seeks to preserve affordable housing. Network Technical Assistance Providers have successfully completed over 190 community purchase transactions.



Latino Economic Development Center



Latino Economic Development Center
1501 E. Lake Street, Minneapolis, Minnesota
Jamie Villalaz and John Flory

john@ledc-mn.org 612-730-4453

Latino Members of Shared Ground Farmers Co-op



Home Care Cooperatives

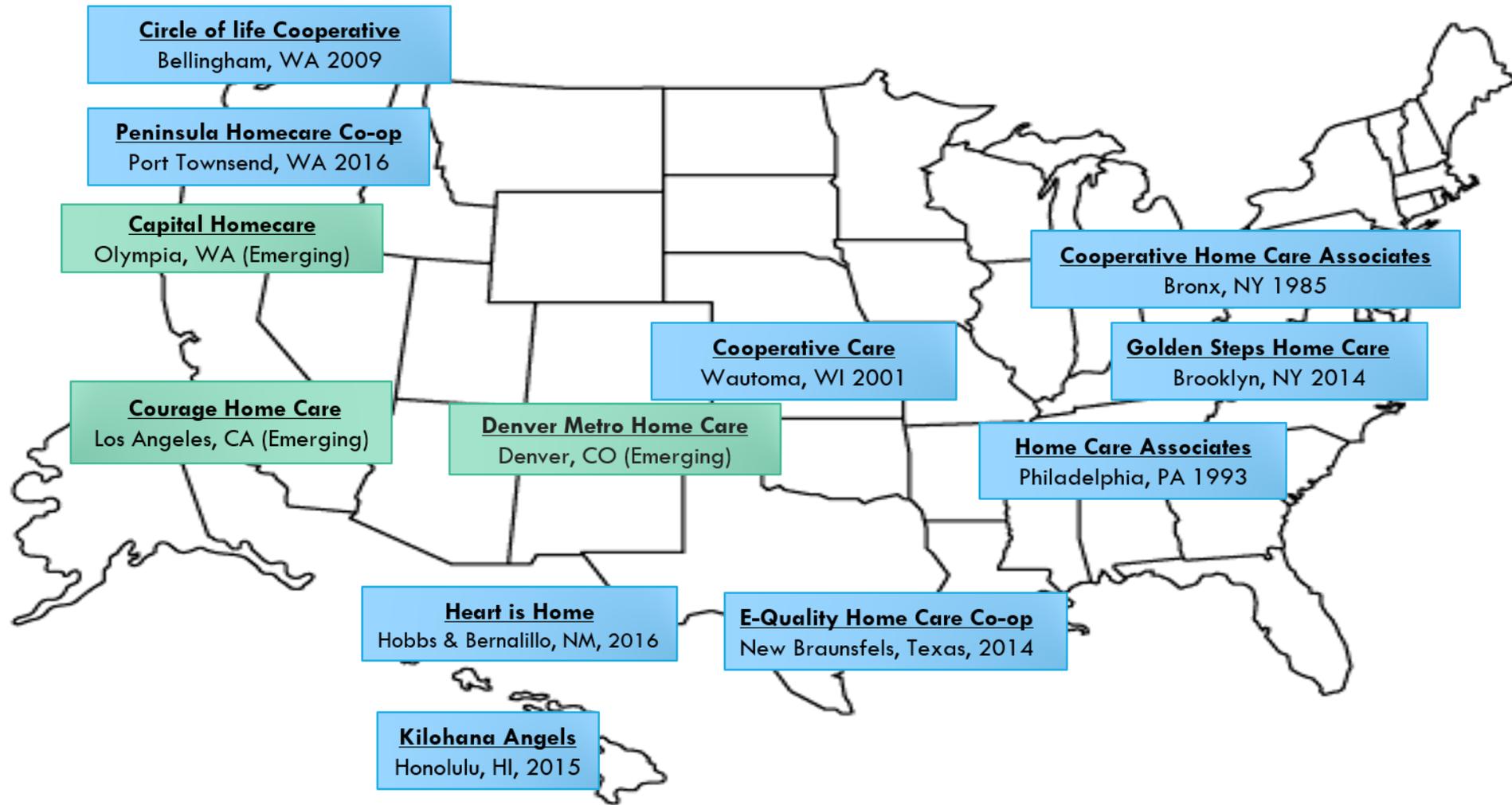


northwest
cooperative
development center



Deborah Craig
Deborah@nwcdc.coop

US Locations for Home Care Co-ops



Quality Jobs, Quality Care



Fund4 Democratic Communities



Marnie Thompson
Fund for Democratic Communities
marnie@f4dc.org
336-543-6362 (cell)
<https://f4dc.org>

Renaissance Community Coop
<https://renaissancecoop.com>



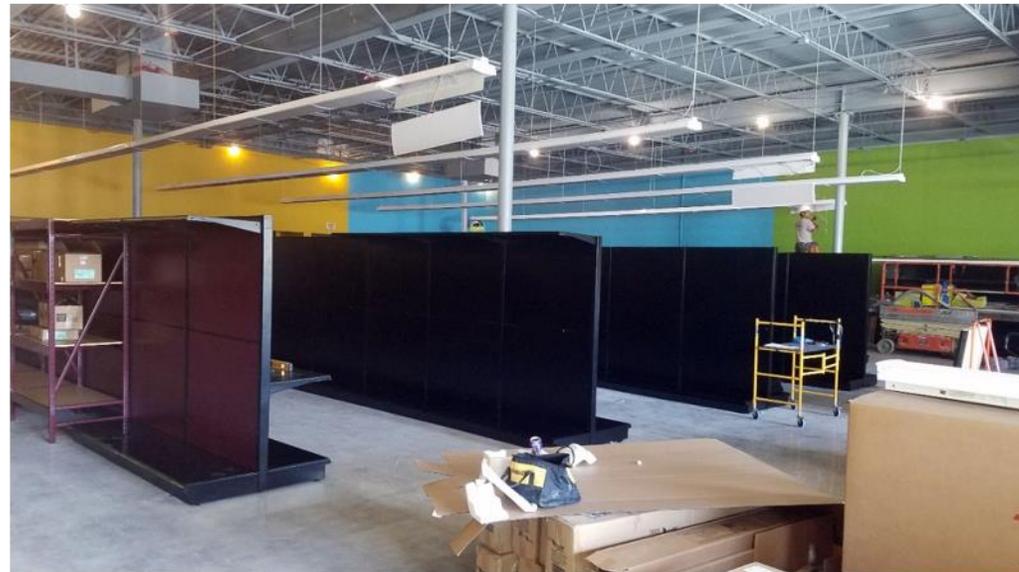
Before





Above: RCC Board chair John Jones at the lease signing ceremony with Self-Help representative Kim Cameron

With 890 community owners, Renaissance Community Coop's Grand Opening is set for November 4th and 5th!





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ANY QUESTIONS OR COMMENTS?

USDA is an equal opportunity provider, employer, and lender.

Speaker Contact Information

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