

A 20 second (maybe a full minute) update on the activities of NWCDC!



**northwest
cooperative**
development center

Twenty on the Twenty

A 20-second (or so) monthly update about co-op development in the Pacific Northwest provided to you on or about the 20th of each month. **Please share with your network!**

[Visit our Website](#)

ROC USA Board Graduates for NeighborWorks America Excellence in Governance Program



The ROC USA Board of Directors participated in the **2018 Excellence in Governance** cohort of NeighborhoodWorks America.

The Excellence in Governance program "seeks to further build upon an established foundation by expanding the number of participants, deepening the content and engaging program graduates in on-going conversations and opportunities."

NWCDC Executive Director Diane Gasaway (third from the left) and other ROC USA directors celebrate graduation!

NWCDC at Worker Co-op National Conference



NWCDC staff (and alumni) at the Worker Co-op National Conference in Los Angeles.

Worker Co-op members and developers from across North America met at the Los Angeles Trade Technical College from September 14-16.

Over 450 people participated in the biannual event with a strong presence from PNW co-ops. Northwest Co-ops attending included [Business Services Co-op](#), [NW Construction Co-op](#), and [Stories2designs](#).

Deborah Craig led a workshop on board governance. **John McNamara** assisted facilitation with the Union-Coops workshop. The weekend included workshops on the new tax law, human resource management, equitable pay structures,

On Friday, prior to the conference,

NWDC staff participated in a daylong training with the [Workers to Owners Collaborative](#) (W2O). This meeting shared experience from [Concerned Capital](#), and included discussion about how the W2O can increase participants skills and expertise as the demand for conversions to worker co-ops increases.

loan readiness and a host of other topics. The [Union-Coops Council](#) won cooperator of the year (NWDC staff serve on the steering committee) and held special events to highlight how labor unions and worker coops can find synergy in building sustainable local economies.

Upper Lakeshore Loan Approved-Closing to Follow

On August 31, 2018 - Upper Lakeshore Board of Directors welcomed Kevin Porter, Loan Officer with **Resident Ownership Capital** to their Board Meeting. Kevin had traveled from New Hampshire to Moses Lake to personally deliver the news that the loan to finance the purchase of their 38 site Manufactured Home Community had been approved. While there is still a bit of work to be done to finalize the purchase, Kevin encouraged them to start planning the celebrations!

NWDC Initiates 15th ROC Project!



Columbia Court Homeowners Co-op in Longview, WA, voted to incorporate! The newly formed membership met on September 8th to learn more about the power of Resident Owned Communities (ROCs), and voted on moving forward with the due diligence process for purchasing the land under their homes. If the Co-op is successful, **35 affordable housing** units will be preserved indefinitely. The group has formed a five member interim board of directors who will be meeting twice a month for the next three months to hopefully complete the purchase of the community.

Legacy Project Update

NWDC have been busy over the last month speaking with representatives from Small Business Development Centers (SBDCs) and Economic Development Centers (EDCs) throughout the Pacific Northwest. In the coming months, staff will be reaching out to conduct interviews with key business advisers throughout the region to ascertain their needs to make worker ownership an option for their client's succession plan. In October, trips, NWDC will be visiting eastern Washington, eastern Oregon, Southern Idaho, and the Oregon coast. We hope to wrap up interviews by Thanksgiving. Already, NWDC's outreach has found business owners ready to start the conversion process today.

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Help us provide technical assistance to co-ops!

You don't have to wait for the end of the year to support our programs! You can provide a **tax deductible** one-time donation or monthly sustaining gift to help fund the work of co-op development!

You may earmark specific projects.

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