



northwest cooperative

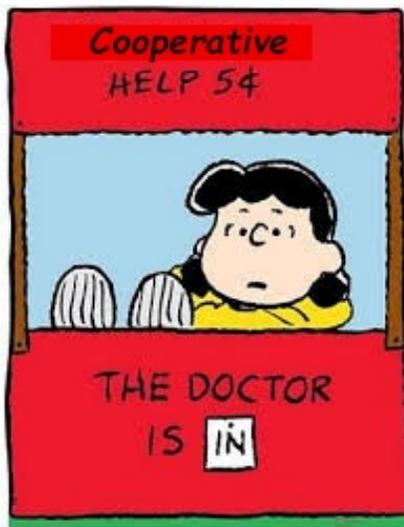
development center

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!**

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Is There a Doctor in the House?



There is now! NWCDC Cooperative Development Specialist **John McNamara** passed his defense of his dissertation ("*Aligning Values and Practice: A Comparative Analysis of Management Practices in Worker Managed Co-ops Using the Co-operative Index Tool*") on November 29th in Halifax Nova Scotia despite a regional power outage that closed **Saint Mary's University**. His research, based in part on NWCDC archives, compares three worker controlled cooperatives using different management styles: hierarchy, collective and dynamic governance (sociocracy).

Ridgeline Homecare Co-op Incorporates

2018 has been the **Year of the Homecare Co-op** in Washington. On December 4, **Ridgeline Homecare Cooperative** (RHC) serving Clallam County incorporated. They join six other home care co-operatives throughout Western Washington (three of which incorporated this year). RHC founding members have co-op experience. The Registered Agent, **Lilly Athair**, attended NWCDC's **Olympic Co-op Academy** held in Chimicum, WA last spring! Once operational, the seven co-ops will provide service covering almost 1/4 of the State's population in seven counties.

ROC NW Builds Development Fund

Using **Giving Tuesday** as a kick-off, the **ROC-NW** team seeks to create a development fund to assist with pre-closing requirements (such as inspection of the property, commitment of earnest money, and building out the cooperative's capital plan). With these funds, residents can purchase their community and replenish the fund at closing

for use on future conversions. The plan currently **seeks to raise \$16,000** and suggests a donation of \$160. donations can be made through [NWCDC's Network for Good](#) account and are deductible as allowed by law.

Fred Medicott Elected to Olympia Food Co-op Board

The [Olympia Food Co-op](#) recently concluded its annual board elections and elected NWCDC staff member Fred Medicott to a three year term. Fred continues a long tradition of NWCDC staff members serving on the board of the Food Co-op and replaces retiring director Sam Green. Teresa Young also served on the OFC board during her staff time at NWCDC. **Congratulations, Fred!!**



NWCDC Receives Capital Impact Grant

[Capital Impact Partners](#) has provided a one-time \$1,400 grant to NWCDC to provide training to homecare cooperatives in rural Washington.

This money will be used to help co-ops build strong governance models that can be replicated in future cooperatives.

NWCDC Attends "I'M HOME" Conference

ROC NW Specialists Miles Nowlin and **Cristina Klatovsky** attended the I'm Home conference in Nashville Tennessee, this month, learning and networking around Manufactured Housing as a viable form of affordable housing. **Prosperity Now** puts on the event every year to bring stakeholders to the table to help further the preservation of mobile home parks as resident owned communities through increased access to lending, grants and government support. This year we heard more details released from Fannie Mae and Freddie Mac on their duty to serve protocol which will launch them into innovative approaches to finance single family manufactured homes. We also learned about how new zoning laws in Portland Oregon are helping to protect manufactured housing communities from being developed. The advocacy group Living Cully supported a year long campaign to mandate a city council vote anytime a park is slotted for sale and development.



Board President Lucy Romero address the membership at Elmwood Homeowners Co-op

Elmwood Holds Annual Meeting/Adds RV

Elmwood Homeowners Co-op held their annual meeting this month. Members voted on three new board members, their annual budget and an amendment to their bylaws that allows for RV owners to be member-owners of the co-op.

Elmwood purchased the community in the spring of 2015.

DONATE NOW!

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.

NWCDC | 360-943-4241 | 360-570-8415 | info@nwcdc.coop | www.nwcdc.coop

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