



## Co-op Developments

A 30-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](#)

### The Future of Cooperation Arrives--NWCDC Welcomes Felix Green!



**Claire and Sam Green** welcomed their son **Felix** to the world on March 17th. All of us at NWCDC wish Felix a happy birthday and congratulate his parents. Sam will be taking a month leave from his duties as NWCDC's ROC Program Director while he and Claire adjust to being new parents and take co-operation to a new level. We wish them all the best and look forward to meeting Felix soon!

---

### ROCs Manage a Ferocious Winter



As pretty as it looks, the cold temperatures and heavy shows have tested all of ROCs throughout eastern Washington with frozen pipes, broken pipes, very limited snow removal and some repairs that just could not be addressed because there was too much snow in the way.

The ROCs are starting a comprehensive winter weather plan for 2019/2020 already so that coops can be better prepared for these frigid temperatures. We have all learned quite a bit about heat tape among other things...

(picture courtesy of to Dylan Higgins, via Grant County News FB page and is an area adjacent to Upper Lakeshore Homeowners Cooperative in Moses Lake, WA)

---

### Diane Gasaway to Run for NCBA-CLUSA Board

NWCDC Executive Director **Diane Gasaway** has thrown her hat into the ring for the National Co-op Business Association Board/Cooperative League USA Board of Directors.

There are six candidates running for five seats. In her opening statement, Diane noted, "It's my personal mission to move the co-op model out of the alternative realm and into the mainstream. NCBA CLUSA is perfectly positioned to be the convener of all the stakeholders engaged in cooperative development, which should involve all of its members." Learn more and read about the other candidates and [NCBA CLUSA](#).

---

### Columbia Court Off to a Fast Start



After closing on the property last month, the members of the newest Washington ROC didn't pause for a second. **Columbia Court Homeowners Cooperative** in Longview, WA is up and running! The board is meeting twice a month to approve new residents, pass fresh policies and receive training. The community is already a month into operations. They are starting to get bids on major infrastructure repairs such as replacing water lines and fixing drainage.

---

### Northwest Painters Cooperative Joins Olympia's Growing List of Co-ops

Add it to the list! A new worker cooperative is brewing in Olympia bringing the total number of worker co-ops in Washington's Capital City to 10! The Northwest Painters Cooperative will be the region's first house painting co-op, an industry typically characterized by independent contract labor and high-turnover. Worker-owners Christian Thomsen and Davy Wojick have over a decade of combined experience painting houses and are looking to change that paradigm in their industry. The painters are receiving assistance from the **Northwest Cooperative Development Center** as well as the local **Small Business Development Center** marking an exciting partnership between the two organizations. Motivated by pride in providing top-quality painting services and a desire to form real relationships with the clients in their community, the two are hoping to start painting houses under the cooperative banner this Spring.

### Manufactured Housing Co-ops at the Capital.

ROC Northwest staffers are eagerly awaiting the outcomes of this week's House of Representative Floor Debate. The House will be hearing the pros and cons of HB 2004, which would extend property tax exemptions to all Resident Owned Manufactured Housing Co-ops in Washington State. HB 1997, which would expand the state manufactured housing relocation program and extend a Real Estate Excise Tax exemption to private owners selling communities to their residents, was set for a hearing in the House Appropriations committee for Thursday March 13th. This bill will help homeowners displaced from their homes when communities are sold for redevelopment (21 communities have been destroyed due to development over the last 5 years) and will help preserve more communities through the ROC Northwest Program.

---

### Twisted Strait Holds 2nd Annual Meeting

The Annual General Meeting for Twisted Strait Fibers Cooperative was initially scheduled for February 9th, but was delayed due to an extremely rare winter storm that dropped almost 2 feet of snow on the Olympic Peninsula!

At the rescheduled meeting, the membership elected one new director and held a robust discussion regarding participation in the **Emerald Coast Opportunity Zone (ECOZ)**. Opportunity



President Marcia Adams leads a discussion about the annual report.

Zones provide a means for investors to patiently park their capital gains in community organizations and either defer or eliminate capital gains taxes. ECOZ is one of the first zones in the station to get organized and will be highlighting six business groups in the first year.

Twisted Strait members also participated in a pre-planning discussion about defining strategic factors for the co-op and brainstorming on ways to build on the momentum, create strong communication networks, and finance the mill.

---

### Coming Soon: Orca Books Cooperative

After 27 years, Linda Berenstein, the owner of one of Olympia most beloved and well known bookstores, is ready to pass the baton. [Orca Books](#) (a new and used bookstore located just 2 blocks from NWCDC's offices) will be converting to a community-owned co-operative using a multi-stakeholder model of consumer and workers. The 5,000 sq ft store routinely wins awards in area media outlets with incredible customer service and knowledgeable staff. We look forward working with them to maintain the lasting legacy of this unique community resource and asset. The conversion project seeks potential consumer members and volunteers. Please contact our staff member [John McNamara](#) for more information.



---

**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@nwcde.coop](mailto:info@nwcde.coop) | [www.nwcde.coop](http://www.nwcde.coop)

STAY CONNECTED

