How to Start Your Own Cooperative

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Introductions

• Name?
• What city you live in?
• Why you are interested in new housing co-ops?
Agenda

- Introductions
- Review Agenda
- Intro to NASCO
- Why Start a New Co-op?
- Housing Co-op Models
- Activity: The Development Process
North American Students of Cooperation

- Mission is to promote the co-op movement through education & training of members
- Association of student and community co-ops
- About 50 co-ops, about 3,200 members
- Members in US & Canada
- Founded in 1968
Why Start A New Co-op?

[ICA definition]

Housing is at the intersection of multiple human needs.
Why Start A New Co-op?

Co-ops are great and we need more!

- Creating permanent affordable housing
- Resisting gentrification/displacement
- Creating an intentional community
- Community Control: Housing as a human right
- Alternative to individual mortgage financing
Housing Co-op Models

- **Scale**
  - # of Units, Size & Type of Units

- **Structure**
  - Apartment, Townhouse, Detached, Boarding House, Dormitory, Mobile, Land

- **Equity Restrictions**
  - Fixed, Limited Return, Unlimited

- **Property Management**
  - Contracted, Employed, Members
Housing Co-op Models

• Mission/Vision
  – Community, Affordability, Sustainability, Service, Worker Empowerment

• Shared Services
  – Meals, Childcare, Medical, Jobs, Recreation, Public Events, Purchasing

• Shared Labor
  – Maintenance, Grounds, Housekeeping
Advantages

- Design based on current community needs
- Higher level of alignment and engagement
- New Construction (possibly)
- Development incentives/subsidies
Disadvantages

• A lot of work!
• Multi-year project
• More expensive than existing co-ops (usually)
• Unknown building issues
The Development Process

*Roles of a Co-op Developer*

- Community Organizer
- Public Advocate
- Real Estate Developer
- Founding Member
The Development Process

So how do we do this?
The Development Process

So how do we do this?

1) Build Your Team
2) Build Your Organization
3) Design a Feasible Project
4) Recruit Members
5) Secure Funding
6) Acquire Property / Start Construction
The Development Process

What's your next step?
Additional Resources

- Co-op Housing Development Toolbox - [http://northcountryfoundation.org/resources/](http://northcountryfoundation.org/resources/)
- NAHC Resources - [http://coophousing.org/resources/](http://coophousing.org/resources/)
- NAHC Preservation and Development Committee
  - info@nahc.coop
- List of cooperative developers - [http://www.cooperationworks.coop/about/members](http://www.cooperationworks.coop/about/members)