



Northcountry Cooperative Foundation

"The financial industry's pursuit of profits from mobile-home communities is undermining one of the country's largest sources of affordable housing."

- Sheelah Kolhatkar, The New Yorker, March 2021



Providing cooperative housing and business solutions to underserved communities across Minnesota, Wisconsin, and Iowa

Northcountry Cooperative Foundation (NCF) helps communities take control of their futures through cooperative ownership. We specialize in the development and support of affordable housing cooperatives, providing low-income residents with the technical expertise and organizational support needed to create successful cooperatives and sustain them in the long-term.

Co-op Development

We are real estate and small business developers who provide technical expertise to emerging and established cooperatives. We help co-ops assess project feasibility, secure financing, and develop strong organizational and management structures.

Training & Education

We are entrepreneurs, educators, and skilled co-op practitioners with real-world small business experience. We help ensure our cooperative clients thrive by providing tailored training, continuing education, and peer to peer engagement opportunities.

Advocacy

We are organizers and policymakers who advocate at the state and national level for policies and funding to support the growth of cooperative housing. We work with co-op leaders to advocate for legislation that advances cooperative ownership.

Our Impact



\$34 Million in assets transferred into the hands of resident-owned cooperatives



1,000 housing units preserved since 2004



2,350 Hours of technical assistance over the last year

Why Resident Ownership Matters

Stabilizes Families:

- **2.5%** – the average annual housing cost increase in co-ops (market average increase is 5%)
- **596** – number of children benefitting from the housing stability provided through co-op ownership

Preserves Affordable Housing:

- **67%** – the percentage of client co-op households with incomes at or below 50% Area Median Income
- **40%** – the percentage of households of color living in NCF client co-ops

Improves Quality of Housing Stock:

- **\$4.2 million** – the amount NCF client co-ops have invested in community improvements in the last five years
- **\$8,500** – the average annual amount each NCF client co-op saves for future improvements

Fosters Local Leadership & Civic Engagement:

- **130** – the number of board and membership meetings held by NCF client co-ops in 2021
- **60** – the number of residents serving in co-op board and leadership positions in 2021



"The landlord of my previous house said that three kids violated occupancy limits, so I had to move. Zumbro Ridge is great because I have a place of my own with a yard and the kids love the playground. I'd never let my kids run outside alone in Rochester, but here I don't worry because we all know and look out for each other."

- Amanda M., Board Treasurer, Zumbro Ridge Estates, Rochester, Minn.

"I didn't have a home before I moved into Park Plaza. Living here probably saved my life. I feel safe, it's affordable, my neighbors are always willing to help, and serving on the board lets me give back to the community."

- Carlton D., Board Vice President, Park Plaza Cooperative, Fridley, Minn.



"Serving on the board has allowed me to get to know people in the park and explain how a resident-owned community works. I never thought I'd be able to speak in front of people and represent the co-op at national events, but I'm doing it!"

- Bobbie G., founding Board member, Secretary, Pammel Creek Estates, La Crosse, Wisc.



NCF is a 501(c)3 nonprofit organization founded in 1999. All contributions are tax deductible.

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