

Ten Steps to Start a Community Housing/Land Cooperative

1. Identify your core group
2. Identify your guiding vision
3. Identify your decision-making process
4. Create a budget based on realistic land option(s) with initial capital needs and ongoing expenses
5. Identify & create your legal structure - for a cooperative this is probably an LLC (may depend on state) with cooperative-style operating agreements
6. Begin cooperative (or other legal structure) operations - you now have a startup!
7. Fundraise for your capital funding & acquire the minimum earnest down and/or down payment
8. Identify the actual land you really are going to acquire and enter under contract & negotiate the purchase details
9. Purchase the home
10. Move in and establish the community foundation & cooperative operational procedures.