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April 21, 2025

Raasch Ranch Residents Purchase Their Community, Creating New Housing Cooperative in Zumbrota

*Purchase Highlights Power of Resident Ownership, Smart Housing Policy, and
State Investment*

ZUMBROTA, MN — On April 10, 2025, the residents of Raasch's Ranch Mobile Home Park (pronounced "rash") officially became cooperative owners of their community, preserving 40 homes in Zumbrota and securing long-term affordability and stability through the formation of the Raasch Ranch Cooperative.



Facilitated by Northcountry Cooperative Foundation (NCF), this resident-led acquisition transforms Raasch Ranch

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into a limited-equity cooperative, where decisions about rent, repairs, and community improvements will be made democratically by the people who live there.

“This is another great win for housing stability and local ownership,” said Victoria Clark-West, Executive Director of NCF. “The residents of Raasch Ranch came together, stepped into ownership, and now have the power to shape the future of their community.”

Smart Policy, Real Results

This deal is the first of its kind to emerge from Minnesota’s new [“Unsolicited Notice of Sale”](#) law, which requires property owners to notify the state’s housing finance agency, Minnesota Housing, when they plan to sell a manufactured home park. That notification created an opportunity for NCF to connect with the seller and propose a resident purchase instead of a sale to a private investor.

“This project is a perfect example of how smart, proactive housing policy can deliver real, lasting benefits for Minnesotans,” said Clark-West. “Residents had a chance to compete in the marketplace—and they won.”

State Investment at Work

The \$2.6 million in financing for the cooperative purchase was provided by NCF’s affiliated Community Loan Fund (CLF), including \$300,000 in deferred payment loans to keep resident rent increases manageable. This flexible, affordable financing was made possible through a direct appropriation from the Minnesota Legislature in 2023, which provided CLF with equity capital to support manufactured housing preservation.

“State leaders made a bold investment in preserving affordable housing, and this project shows exactly what that kind of commitment can achieve,” said Clark-West.

A Model for the Future

With this acquisition, the number of homes preserved in cooperative ownership through NCF’s work grows to 1,216 across the region—protecting affordability, promoting resident empowerment, and preventing displacement in communities

facing increasing housing pressures. Many residents of commercially-owned manufactured home communities across Minnesota, including those in [Hermantown](#), [Marshall](#), and [Blaine](#), are facing park closures, unsafe living conditions, and unaffordable rent increases.

NCF will continue to support the Raasch Ranch Cooperative through training, technical assistance, and long-term partnership. This project adds to a growing movement of resident-owned communities that are redefining what's possible in affordable housing and community development.

To learn more about cooperative housing and the work of NCF, visit www.northcountryfoundation.org

Raasch Ranch Cooperative is a 308B cooperative corporation that is governed cooperatively and one of Minnesota's growing number of resident-owned manufactured home communities.

Northcountry Cooperative Foundation (NCF), is a St. Paul-based nonprofit organization formed in 1999. NCF is a cooperative development center, specializing in housing co-op development and support. NCF is a [ROC USA®](#) Certified Technical Assistance Provider (CTAP), one of ten nonprofit organizations performing this kind of community development activity around the country. Since ROC USA's inception in May 2008, CTAPs like NCF have facilitated 343 resident purchases in 21, representing over \$1 billion in financing.