

*Endorsing our goals, plans and activities.
Give your support with a commitment to gain
future membership, or Join Now!*

Participate today by

www.CooperativeHomeowners.com
www.ProspectiveHomeowners.com
Download the plan or presentation:

**To reserve your stake, Call now:
Gary R. Cook (805) 450-2819**

A resident purchases stock in the non-profit cooperative corporation, entitling a buyer to occupy a unit in the building & property owned by the cooperative. While the resident does not own an individual unit, there is an absolute right to occupy a unit as long as stock is owned.

**Created by the buyers who want them and
other stakeholders in the community!**

Independent project, unaligned with government,
development companies, or housing non-profits.

Who is Creating these?

Methods that Create a Stake in Ownership Society

- Putting more buildings closer on a single piece of land
- Sharing what would normally be an individual homeowner's backyard in a "commons" area by shareholders
- Lease-to-own options for first-time homebuyers
- Split future property profits co-operatively
- Owners association reserves "first right of refusal" to repurchase an owner's interest upon offer of sale
- No private ownership of rental property, as only the Association may rent out to non-owners until resold; maintain good supply of more affordable homes to own
- Hold some, if not all eventually, of the mortgage "paper" to obtain additional income from financing buyers over the long term
- Leasing the ground floor commercial properties to incubate small businesses, accepting a small percentage of their gross sales as a part of the lease, as breakeven.
- Balance interests of conservationists and needs of low-to-middle income classes by restoring the environment, through an enhancement of natural habitats. Benefits wild bird, insect & animal species friendly to humans and beneficial to the global biosphere.
- Built-in energy-conserving, generating & storage
- Utilize underground parking saves land for living upon
- Purchase and transport pre-manufactured buildings onto property, instead of building on the spot.

To improve the regional economy and help create access to the tools of self-betterment, for a more diverse cross-section of society. We have shown by our plans there is no reason to cut the Middle Class out of homeownership opportunities, nor a reason for any other builder-developers not to do this too.

Why we are doing this:

Mixed Income Villages, Commercial & Residential, Green Housing & Renewable Energy, Native Species Habitat, Affordable Co-ops, Community Land Trusts, Lease-to-own, Built Off-site Pre-fabricated Manufactured Housing, Easy to Qualify to Purchase, Sweat equity.

Single-family homes on high-density properties. Initial financing provided by club memberships. Private subsidizations from profits of sales to upper income buyers.

**Cooperative Homeowners Association
Mutual Benefit Society / Limited or Market Equity**

*Homebuyers Club Creates Attainable Housing
the Middle Class can Afford to Buy & Keep!*

New Homes for the Upwardly Mobile

What Makes it Possible to:

Sell Homes Less than Market Rate?

- Homes built off-site, delivered & set up on-site
- Privately subsidize the prices for some buyers from profits of sales to other buyers who have paid more
- Selling shares in homeownership based on income, splitting future equity when shareholders sell shares
- If the shareholder-owner's income changes during tenure, the exit (equity share) equation changes
- Skilled buyers "Sweat Equity" applied to creation
- Work with landowners by sharing profit on sale
- Allow land owner to move back in after development

Stop Price from Escalating Wildly?

- Community Land Trust owns land and leases back
- Restrict future sale price by limit percentage increase
- No immediate resale for a windfall profit is possible upon a purchase by any buyer during any stage
- Co-operative ownership of homes in common by the non-profit California corporate shareholders
- Fix low original price, balance opportunity to include a correct percentage of "affordable" homes in mix, so average price is below level at which County requires an "In-Lieu of building fee" that would otherwise be added on top of a sale raising prices in local areas.