One Community Residency Agreement

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A NEW WAY TO LIVE

AGREEMENT

A. This agreement is made between ONE COMMUNITY INC. and _____.

RECITALS

A. The ONE COMMUNITY INC. is located at _____
and licensed to operate a Low Income and Sustainable Housing program called "One Community."

B. You have requested to become a Community Member at One Community and ONE COMMUNITY INC. has accepted.

AGREEMENTS

I. Housing Accommodations and Services.

Beginning on , , (Insert beginning date of residency) ONE COMMUNITY INC. shall provide the following housing accommodations and services to You, subject to the other terms, limitations and conditions contained in this Agreement. This Agreement will remain in effect until amended or terminated by the parties in accordance with the provisions of this Agreement.

A. Housing Accommodations and Services

1. Your Apartment/Room.
You may occupy and use a private ( ) or semiprivate ( ) living space subject to the terms of this Agreement. This space is identified as: _____
_____
_____
_____

2. Furnishings/Appliances Provided By ONE COMMUNITY INC.
Rooms are generally provided unfurnished and appliances are stored and used in common areas. The following furnishings/appliances, however, have been provided by ONE COMMUNITY INC. in your personal living space and are considered under your stewardship for the duration of your stay: _____
_____
_____

3. Furnishings/Appliances Provided by You
Attached as Exhibit A and made a part of this agreement is an Inventory of furnishings, appliances and other items supplied by you in your apartment/room/or as part of One Community. Such Exhibit also contains any limitations or conditions concerning what type of appliances may not be permitted (e.g., due to amperage concerns, etc.) as well as our general use waiver.

4. Common Areas.
Aside from private or semiprivate living spaces, ALL areas of One Community are considered common areas and used as such. We ask that you do your part to help keep these areas warm and inviting for all of us to share and enjoy by 1) using them frequently 2) cleaning up after yourself 3) sharing any and all ideas you may have for making these spaces even better.

B. Basic Services

All services of One Community are selected, organized, and maintained by Community Members.

1. Meal Program:

You are invited to participate in all One Community food planning and the consensus process for creating the menu and food preparation schedule. Community Members prepare three nutritious meals a day with snacks available as agreed upon and organized by the consensus process. By becoming a Community Member you agree and understand that the Meal Program is as much a product of your efforts as anyone else's and you declare that you do not have any special dietary needs not listed here: _____

_____

_____

2. Activity Program:

We are all teachers and students and you are invited to participate in all One Community activities and the consensus process for creating the activity schedule. All activities not provided by Special Guests of One Community are led by Community Members just like you contributing their talent, ideas and unique gifts to create an enriching and stimulating environment catering to our physical, social and spiritual needs. We meet biweekly to update and evolve the activity schedule and by becoming a Community Member you agree and understand that the Activity Program is as much a product of your efforts as anyone else's.

3. Housekeeping, Laundry and other Domestic Duties.

We are all contributors to the smooth operation and maintenance of our community. Housekeeping, laundry, general grounds upkeep and all other domestic duties are monitored, organized and maintained by Community Members and the consensus process of responsibility allocation. By becoming a Community Member you agree and understand that one of the goals of One Community is to be as efficient as possible and to help through Community Contribution in the cooperative performance of domestic duties.

C. Additional Services

Attached as Exhibit B and made a part of this agreement is a Community Member's Individualized Additional Services Plan questionnaire for you to list any additional services you may need above and beyond the services listed as provided herein and it is understood by you that any and all additional needs must be listed there if they are to be considered by ONE COMMUNITY INC.

II. Fees.

ONE COMMUNITY INC. is a non-profit organization organized to provide low-income sustainable housing and education and does not charge any fees for living as part of One Community and choosing to participate in our volunteer program by contributing 40 weekly hours to Community Contribution.

III. Consensus Decision Making and Community Contribution.

One Community is staffed entirely by Community Member Volunteers choosing to participate in our unique model for world change by demonstrating and teaching food, energy and shelter sustainability. Choosing to live in One Community is choosing to participate in the One Community Consensus Process and the One Community Community Contribution Program.

A. Consensus Decision Making.

One Community makes all decisions by consensus requiring 100% of voting Community Member agreement for a decision to be ratified. Participation in this process is expected but not mandatory and does NOT count as Community Contribution time. Individuals and their immediate families and/or romantic relationships are excluded from voting on consensus decisions directly affecting that individual.

1. Participation in Consensus Decision Making.
By joining One Community you understand that you are joining a prototype intentional community designed as a model for cooperation, sustainability, creativity, and service. While participation in the consensus decision making process is not mandatory, it is expected that Community Members be present to vote in the consensus process as often as possible. The frequency, location and communication of these meeting, as with everything else, will be decided and constantly evolved by consensus.

2. Voting.
A Community Member must be present to vote and all present Community Members must vote. Voting is done by a show of hands with 100% agreement required for passage of any community decisions. Inability to discuss/ compromise/negotiate a decision until it is supported by 100% of voting Community Members constitutes a non-consensus and will require continued discussion and voting until 100% agreement is achieved. Individuals and their immediate families and/or romantic relationships are excluded from voting on consensus decisions directly affecting that individual.

B. Community Contribution.

Community Contribution of 40 volunteer hours a week is a required part of living in One Community expense free and allows us to maintain our environment of classes, music, sustainable building, and an active outreach and expansion program to share what we are creating and help more people. By joining One Community you agree to participate to the fullest of your ability in the Community Contribution process with a minimum of 40 hours of your time.

1. Community Contribution.
Attached as Exhibit C and made a part of this agreement is a physical questionnaire itemizing your ability to participate in the Community Contribution Program of One Community including a broad listing of the variety of activities that are included in the community contribution process. You understand that Exhibit B does NOT include all activities that may be a part of Community Contribution, but rather a cross section of types of activities to help us identify any limitations you may have when assisting the community, and you agree to participate in any activities of similar physical requirement that you are capable of.

2. Time Off.
We work together to help each other whenever needed. In the event of needing time off for illness, personal matters, injury, or any other reason it is the responsibility of the Community Member to reach out to the community for help so that One Community continues to run smoothly. Reorganization of schedules to compact 40 hour contribution into less days, transferring work to someone else, or just requesting time off are available to all Community Members and are the responsibility of the individual to organize when needed. If time off cannot be organized through these avenues it is the responsibility of the individual to bring this to the attention of the entire community for a consensus decision on helping and to address why One Community is not coming to the assistance of you the individual.

IV. Admission and Retention Criteria

1. ONE COMMUNITY INC. shall not admit any Community Member if ONE COMMUNITY INC. is not able to meet the care needs of the Community Member within the scope of services determined necessary within the Community Member's Individualized Additional Services Plan. ONE COMMUNITY INC. shall not admit any Community Member in need of 24-hour skilled nursing care.

2. ONE COMMUNITY INC. shall conduct an initial pre-admission evaluation of a prospective Community Member to determine whether or not the individual is appropriate for admission.

3. ONE COMMUNITY INC. has conducted such evaluation of Yourself and has determined that You are appropriate for admission to One Community, and that ONE COMMUNITY INC. is able to meet Your care needs

within the scope of services authorized under the law and within the scope of services determined necessary for You under Your Individualized Additional Services Plan (See Exhibit B).

V. Rules of One Community.

The following are the existing rules of One Community. By signing this agreement you agree to abide by these rules unless a consensus decision is made to amend them. Violation of any of these rules is grounds for a community consensus meeting to discuss repercussions.

A. Rules.

1. Illegal Activity.

Community Members must obey all local, state and federal laws.

2. Smoking.

Smoking is permitted in designated areas only and any individual who smokes is responsible for their purchase and cleanup of anything related to their smoking habit.

3. Pets.

Community Members are solely responsible and liable for the actions of their pets. Pets must be controlled at all times so as not to offend other Community Members by noise or encroachment. Pets must also be on a leash at all times when not in a private residence, cleaned up after immediately by their owner, and any aggressive action taken by a pet towards a person, other pets, or the natural wildlife is grounds for removal of that pet from One Community. Pet needs must be listed in your Individualized Additional Services Plan to be considered by ONE COMMUNITY INC.

4. Celebration of Diversity.

One Community is founded on a celebration of diversity. By becoming a member of One Community you agree to put bias, dogma, discrimination, and judgement related to any aspect of a person's life that does not directly cause you injury aside in the higher interest of cohesion and cooperation. Areas that are indisputably in this category include race, religion, gender, sexual preference, politics, lifestyles such as naturalism and polyamory, and any other personal preference that is practiced in the privacy of an individual's own residence. Equally important is a person's right to choose NOT to participate in a discussion, activity or lifestyle and any pressure upon an individual to do so is also considered inappropriate.

5. Unsightly Articles.

We work as a community to keep our shared property and community beautiful for everyone. An article designated by even one individual as 'unsightly' is grounds for community discussion and a consensus decision.

6. Building of Structures.

Any structure built or modified on the One Community property must be approved by consensus.

7. Public Intoxication, Lewd and/or Unruly Behavior.

Public intoxication, lewd and/or unruly behavior will not be tolerated.

8. Vehicles.

One Community is a 'walk-in' community prohibiting the driving of vehicles anywhere outside of designated areas where vehicles must be parked. Non functional vehicles must be repaired within two weeks or removed from One Community property.

9. Hazardous Activities.

FIREARMS: All firearms must be kept in an approved safe or case and no firearms shall be carried or discharged within One Community. FIRES: No open fires shall be allowed within One Community outside of designated areas. TOXIC SUBSTANCES: Use of chemicals or other substances considered toxic or dangerous is prohibited.

10. Wildlife.
Wildlife is considered foundational to the balance and beauty of One Community and will be treated as such. No hunting, harming, or other form of harassment will be tolerated. Interaction with wildlife is taken at your own risk and ONE COMMUNITY INC. will not be held responsible or liable for the results of such interaction.

11. Mother Nature.
The taking of wood (even dead wood), indiscriminate use of resources, and/or defacement or alteration of our natural environment affects everyone who uses that environment and needs to be discussed as a group before undertaken.

12. Community Contribution.
You are responsible for fulfilling your Community Contribution hours and finding alternatives if for any reason you cannot.

13. Privacy.
You have the right to your privacy and so does everyone else. Please respect the privacy of all individuals and do not enter personal space unless specifically permitted to do so.

14. Resource Based Economy.
You are responsible for signing out, returning in the timely manner you indicate, and reporting any damage to items borrowed from the Community Resources Room.

15. Children.
You are responsible for your children and their actions if they are under the age of 16. You are also responsible for treating other people's children in accordance with the wishes of their parents. Disciplining another person's child is not allowed and all disciplinary issues with a child should be taken up with the child's parents. Non resolution of child issues with a child's parents, after repeated discussion, should be brought to the attention of the community during a community consensus meeting. The only exception to this rule is child care providers utilizing pre discussed and agreed upon methodologies.

16. Respect for Fellow Community Members and Use of Community Conflict Resolution Sessions.
Similar to the section on the Celebration of Diversity, people's personal preferences should be acknowledged and honored including any boundaries YOU may have. It is your responsibility to be clear with others what is, and is not, ok with you and to communicate to the best of your ability for resolution. Community Conflict Resolution Sessions will always be available to help any time you need a third party to help with issues between you and another Community Member and should be utilized. Your Conflict Resolution Assistant will determine if an issue affects the community as a whole enough to be brought up at a community consensus meeting.

B. Repercussions.

1. Conflict Resolution Sessions.
All attempts should be made for the resolution of issues on the individual level. Rules affecting individuals and individual conflicts requiring outside assistance will be handled in Community Conflict Resolution Sessions whenever possible.

2. Consensus Meetings.
Broken rules affecting the community will be handled through a community meeting and the community consensus process.

VI. Termination of this Agreement.

This Residency Agreement and living arrangement with One Community may be terminated in any of the following ways:

1. By mutual agreement between You and ONE COMMUNITY INC.;
2. Upon 30 days notice (good faith notice since there is no deposit or rent paid) from You to One Community of Your intention to terminate the agreement and leave One Community;
3. A consensus decision by One Community that you should leave;
4. Upon 30 days written notice from ONE COMMUNITY INC. limited to the following reasons:
   - i. You require continual medical or nursing care which the One Community is not permitted by law or regulation to provide;
   - ii. If Your behavior poses imminent risk of death or imminent risk of serious physical harm to You or anyone else;
   - iii. You repeatedly behave in a manner that directly impairs the well-being, care or safety of Yourself or any other Community Member, or which substantially interferes with the orderly operation of the One Community.

VII. Complaint Resolution.

ONE COMMUNITY INC.'s procedures for receiving and responding to Community Member grievances and recommendations for change or improvement in the One Community's operations and programs are as follows:

1. Community Conflict Resolution Sessions.

These are conflict resolution sessions hosted by an unbiased 3rd party trained specifically in conflict resolution and elected by the community consensus process for this purpose as part of his or her Community Contribution.

2. Community Consensus.

All issues affecting the community as a whole are decided by the community consensus process and any Community Member can bring up an issue for discussion and a consensus vote.

VIII. Community Member Rights and Responsibilities.

Attached as Exhibit D and made a part of this agreement is the Community Member Rights and Responsibilities Document.

IX. Miscellaneous Provisions.

1. This Agreement constitutes the entire Agreement of the parties.

2. This Agreement may be amended upon the written agreement of the parties; provided however, that any amendment or provision of this Agreement not consistent with the statute and regulation shall be null and void.

3. Waiver by the parties of any provision in this Agreement which is required by statute or regulation shall be null and void.

X. Agreement Authorization.

We, the undersigned, have read this Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

_____ _____

(Signature of Community Member) (Dated)

_____ _____

(Signature of the ONE COMMUNITY INC.'s Representative) (Dated)

EXHIBIT A

FURNISHINGS/APPLIANCES PROVIDED BY YOU

Items not permitted at One Community: Firearms of any kind, any non-energy efficient appliances unless specifically allowed, anything deemed illegal by the State of --------

Please list any furnishings, appliances, or other items you are bringing to One Community for PERSONAL use:

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

One Community is founded on a resource based economy where we share as many of our resources as possible as part of the infrastructure and unique community model. Please list any furnishings, appliances, or other items you are bringing to One Community for COMMUNITY use:

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

_____ _____ _____ _____

Please sign below that you understand "community use" means you are contributing these items for open use by all community members which may lead to accelerated wear and tear, loss, or other damage that is the sole responsibility of individuals borrowing/sharing items and cannot be the responsibility of ONE COMMUNITY INC. Any conditions placed on the sharing of these items must be indicated and agreed to here, specific to the item, or it is assumed that items are donated "as is" and will be returned "as is."

I understand and agree: _____ _____

Name Date

EXHIBIT B

COMMUNITY MEMBER INDIVIDUALIZED ADDITIONAL SERVICES PLAN

ONE COMMUNITY INC. provides food, shelter, and toiletries at zero expense for Community Members volunteering 40 hours a week to Community Contribution and participating in the consensus process. Individuals are responsible for all needs beyond these basics unless specified here and approved by ONE COMMUNITY INC. Please list any additional needs you have:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

I understand and agree that any items or services not listed and approved here will not be provided by ONE COMMUNITY INC. and accept these items as my own responsibility, releasing ONE COMMUNITY INC., and all other Community Members, of any and all financial, emotional, and/or any other responsibility for these items:

_____ _____

Name Date

EXHIBIT C

COMMUNITY CONTRIBUTION AND PHYSICAL HEALTH QUESTIONNAIRE

Please list any injuries or health problems you are aware of, severity, and any limitations they may create for you: Ex.: back problems, heart condition, high blood pressure, joint (knees, elbows), hand or foot problems, etc.

_____

_____

_____

_____

Please list any medications you are currently taking and how long you have been taking them for:

_____

_____

_____

You will not be asked to do anything you absolutely do not want to do but a willingness and ability to participate in most tasks is a necessary prerequisite for becoming a part of One Community. If asked, are you capable and willing to perform the following tasks? If 'no' please explain.

Task	If 'no' please explain
Lifting 25lbs for a female and 50 lbs for a male? Yes / No	_____
Walking up and down steep hills? Yes / No	_____
Using hand tools like a shovel, trowel, clippers, hand drill, saw, etc.? Yes / No	_____
Supervising children? Yes / No	_____
Cooking, cleaning and laundry? Yes / No	_____
Helping to build homes? Yes / No	_____
Helping to grow food? Yes / No	_____
Tending Animals? Yes / No	_____

Is there anything else you can think of as part of the community process that you feel you may not be able to do?

_____

_____

By signing this document you assert that you have completed it honestly and to the best of your knowledge and agree to perform these tasks safely and to the fullest of your ability. You also agree to take full responsibility for yourself and your ability to say 'no' to anything you do not wish to do, or feel is dangerous or detrimental to your health, and will not hold ONE COMMUNITY INC. responsible or liable for any injuries sustained while performing Community Contribution activities that you volunteer to help with.

I understand and agree: _____ _____

Name Date

EXHIBIT D

COMMUNITY MEMBER RIGHTS AND RESPONSIBILITIES

The Rights and Responsibilities of One Community Members shall include, but not be limited to the following:

(A) Every Community Member's participation in One Community shall be voluntary, and prospective community members shall be provided with sufficient information regarding One Community to make an informed choice regarding participation and acceptance of services;

(B) Every Community Member's civil and religious liberties, including the right to independent personal decisions and knowledge of available choices, shall be respected;

(C) Every Community Member shall have the right to have private communications and consultation with his or her physician, attorney, and any other person;

(D) Every Community Member shall have the right to present grievances on behalf of himself or herself or others at community consensus meetings, to other Community Members, or individuals inside or outside of One Community without fear of reprisal, and to join with other Community Members or individuals within or outside of One Community to work for improvements of One Community;

(E) Every Community Member shall have the right to manage his or her own financial affairs;

(F) Every Community Member shall have the right to have privacy in treatment and in caring for personal needs;

(G) Every Community Member shall have the right to confidentiality in the treatment of personal, social, financial and medical records, and security in storing personal possessions;

(H) Every Community Member shall have the right to alternatives whenever Community Contribution includes work they do not wish to perform;

(I) Every Community Member and Visitor shall have the responsibility to obey all reasonable regulations of One Community and to respect the personal rights and private property of other Community Members;

(J) Every Community member shall have the right to receive visits from family members and other adults of the Community Member's choosing without interference from ONE COMMUNITY INC. or other Community Members