

**Housing Policy**  
**of**  
**One Community Incorporated**

PART A - INTRODUCTORY

1.0 PREAMBLE

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We the members of One Community Inc., a 501(c)3 non-profit organization registered under the laws of the United States, having resolved to provide for ourselves a home package for the purpose of promoting the welfare of all members, do hereby make, enact and give to ourselves the following Policies:

2.0 DEFINITIONS

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In this Policy, unless context otherwise requires-

‘Board of Directors’ means the governing body of the Organization as contained in the By-laws and Articles of Incorporation.

‘Consensus’ means the decision-making process of the organization as contained in the By-laws and Articles of Incorporation.

‘General Rental Pool’ means all units of homes owned by the Organization available for, or being rented to the public.

‘Home Ownership’ means the home package offered to existing Pioneer Team members before the details of the property is publicly announced or revealed.

‘Home Share’ means the home package, representing the fixed cost of staying in a home within the property, offered to subsequent Pioneer Team members joining after the details of the property has been publicly announced or revealed.

‘Leaving the Organization’ or its grammatical expressions means a member specifically declaring in writing that they are leaving without the intent to return or a consensus decision being made that a person has left without the intent to return.

‘Organization’ means One Community Incorporated.

'The Property' means the location the Organization intends to move onto with the Pioneer Team members; including all its appurtenances, and to which this Policy applies.

## PART B - HOME OWNERSHIP

### 3.0 ELIGIBILITY

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A member will be eligible for a home package under this category if he/she has attained:

- 3.1 Eighteen (18) months of contributing to One Community prior to moving onto the property.

PROVIDED that in the event a member has not satisfied the above may add the outstanding time to the standard eighteen (18) months and will have an extension to the two (2) year deadline of four (4) months per three (3) additional months needed to work. This time will be rounded down to the nearest month (i.e. 6 months and 24 days remaining equals 6 additional months working on the property).

- 3.2 Additional Eighteen (18) months of living and contributing 40 weekly hours on the property, which must be completed within two (2) consecutive years,

PROVIDED that, except on a case-by-case basis, it is agreed that virtual works count, vacation or other time off the property will not count towards time earned for home ownership.

### 4.0 HOME PERMIT

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One Community reserves the ownership of all/any other rights attributable to the property and all its appurtenances, and only grants members the following license, subject to review by the Board of Directors as may be approved by Consensus:

- 4.1 A 20-year Home Permit, renewable always, on expiration, for another term of twenty (20) years.

PROVIDED that One Community reserves the right to revoke the Home Permit at any time for:

- a. A higher and/or better use of the property as may be determined by Consensus, in which case a home of equal or greater value will be provided upon the same terms and tenure.
- b. Breach of the terms of this Housing Policy.
- c. Termination of membership with One Community.

4.2 Homes will be paid for by One Community and built as described on the One Community website.

PROVIDED that homeowners:

- a. Shall NOT, before or after construction, alter the internal and external designs of their allotted homes except with the prior consent and approval by Consensus.
- b. Shall be liable and responsible for damages to the internal and external features of the allotted homes arising from the use or mis-use of the home.

## 5.0 HOME SALE

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A home becomes vacant and must be placed for sale if a homeowner:

- a. Leaves or is asked to leave the property, or
- b. Has his membership terminated, or
- c. Becomes deceased.

5.1 In the event any of the above occurs, home sale becomes applicable upon the following conditions

- a. One Community has first right of refusal for all homes placed for sale. Members who qualify for homeownership have second right of refusal. In the event of multiple qualified Pioneer purchasers, a lottery will determine the purchasing qualified Pioneer.
- b. Sale of homes can only be made to members who meet the Organization's criteria for residents at the time of sale.
- c. A home must be placed for sale at assessed value to be determined by a mutually agreed upon assessor or, in the case of a disagreement with this number, the average of three mutually agreed upon assessors; cost of which is to be bore jointly and equally by the homeowner and the Organization.

## 6.0 HOME RENTAL

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- 6.1 Homeowners shall reserve the option to earn revenue by renting their homes as part of the general rental pool if they are empty and more than 80% of the One Community owned rentals are full or One Community determines a need. This percentage will be re-assessed on an annual basis to maintain fairness for Home Owners while also continuing to provide for the needs of the Organization.
- 6.2 One Community will reserve the right to add homes left vacant for more than three (3) weeks to the general rental pool, or put to other use upon the general rental pool being below 80% capacity, as may be determined by Consensus.

PROVIDED that personal items shall be kept reasonably safe, while also taking responsibility for the provision, repairs and replacements of anything needed due to rental.

- 6.3 Rental revenue will be 75% of the rental income of the specific home rented minus the community agreed upon variable non-housing costs of maintaining One Community. Thus, when a visitor books a stay at a home owner's home, their payment will be allocated to housing and non-housing; 75% of the housing portion will go to the Home Owner and the non-housing portion will always go to One Community to compensate it for the variable costs of renting.
- 6.4 Private rental AT THE CURRENT RENTAL RATES can be organized by Home Owners on the following conditions:
- a. Rental lengths of time longer than four (4) weeks would only be allowed to members who meet the One Community criteria for residents at the time of rental.
  - b. Revenue sharing from these rentals would be 60% of the housing portion to the renter and 40% (plus the non-housing portion) to One Community.
  - c. Rental revenue percentages and variable non-housing costs will be re-evaluated and adjusted annually; if need be, through Consensus.

## PART C – HOME SHARES

### 7.0 ELIGIBILITY

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A member will be eligible for a home package under this category if he has attained:

- 3.1 Eighteen (18) months of living and contributing 40 weekly hours on the property, which must be completed within two (2) consecutive years.

PROVIDED that, except on a case-by-case basis, it is agreed that virtual works count, vacation or other time off the property will not count towards time earned for home ownership.

PROVIDED further that, any member who qualifies and has chosen the Home Ownership package shall not be eligible under this package.

### 8.0 SHARES IN A HOME

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One Community reserves the ownership of all/any other rights attributable to the property and all its appurtenances, and only grants eligible members the following license, subject to review by the Board of Directors as may be approved by Consensus which must be explicitly stated as a specifically-purposed variance at the time of move-in:

- 8.1 A guaranteed access to a peaceful and quiet enjoyment of their allotted homes within the property indefinitely.

PROVIDED that One Community reserves the right to revoke a members' Home Share at any time for:

- a. A higher and/or better use of the property as may be determined by Consensus, in which case a home of equal or greater value will be provided upon the same terms.
- b. Breach of the terms of this Housing Policy.
- c. Termination of membership with One Community.

- 8.2 Homes will be paid for by One Community and built as described on the One Community website.

PROVIDED that home share owners:

- a. Shall NOT, before or after construction, alter the internal and external designs of their allotted homes except with the prior consent and approval by Consensus.
- b. Shall be liable and responsible for damages to the internal and external features of the allotted homes arising from the use or mis-use of the home.

## 9.0 SALE OF SHARES IN A HOME

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A home share is lost and must be placed for sale if a home share owner:

- a. Leaves or is asked to leave the property, or
- b. Has his membership terminated, or
- c. Becomes deceased.

9.1 in the event any of the above occurs, home sale becomes applicable upon the following conditions

- a. One Community has first right of refusal for all shares in homes placed for sale. Members who qualify for home shares have second right of refusal. In the event of multiple qualified Pioneer purchasers, a lottery will determine the purchasing qualified Pioneer.
- b. Sale of shares in a home can only be made to members who meet the Organization's criteria for residents at the time of sale.
- c. Shares in a home must be placed for sale at assessed value to be determined by a mutually agreed upon assessor or, in the case of a disagreement with this number, the average of three mutually agreed upon assessors; cost of which is to be bore jointly and equally by the home share owner and the Organization.
- d. Except in the case of 5.0(c) above, a Home Share will have the same value as the average of the last three homes of similar design sold OR the appraised value of an agreed upon home or the average of two similar homes - one chosen by One Community and one chosen by the individual.

## 10.0 HOME SHARE RENTAL

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10.1 Home share owners shall reserve the option to earn revenue by vacating their homes and temporarily transferring their Home Shares into the general

rental pool if more than 80% of the One Community owned rentals are full or One Community determines a need. This percentage will be re-assessed on an annual basis to maintain fairness for Home Share owners while also continuing to provide for the needs of the Organization.

- 10.2 One Community will reserve the right to add home shares left vacant for more than three (3) weeks to the general rental pool upon need as may be determined by the Board of Directors. PROVIDED that personal items shall be kept reasonably safe, while also taking responsibility for the provision, repairs and replacements of anything needed due to rental.
- 10.3 Rental revenue will be 75% of the rental income of the specific home rented minus the community agreed upon variable non-housing costs of maintaining One Community. Thus, when a visitor books a stay at a home under this category, their payment will be allocated to housing and non-housing; 75% of the housing portion will go to the Home Share owner and the non-housing portion will always go to One Community to compensate it for the variable costs of renting.
- 10.4 Private rental AT THE CURRENT RENTAL RATES can be organized by Home Share owners on the following conditions:
  - a. Rental lengths of time longer than four (4) weeks would only be allowed to members who meet the One Community criteria for residents at the time of rental.
  - b. Revenue sharing from these rentals would be 60% of the housing portion to the renter and 40% (plus the non-housing portion) to One Community.
  - c. Rental revenue percentages and variable non-housing costs will be re-evaluated and adjusted annually; if need be, through Consensus.

## PART D – MISCELLANEOUS PROVISIONS

### 11.0 CONSTRUCTION OF TERMS

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- 11.1 If there is any conflict between the provisions of this Policy and the Bylaws and the Articles of Incorporation of this Organization, the provisions of the Bylaws and Articles of Incorporation shall prevail.

11.2 Should any of the provisions or portions of these Policy be held unenforceable or invalid for any reason, the remaining provisions and portions of these Policy shall be unaffected by such holding.

11.3 All references in this Policy to the Bylaws and the Articles of Incorporation shall be to the Articles of Incorporation, used to establish the legal existence of this Organization.

## 12.0 AMENDMENT

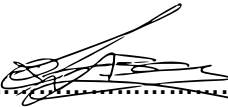
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If supported by Consensus, the Board of Directors may from time to time, by resolution, amend, review, alter, change or repeal this Policy, or any part thereof, or adopt a new one.

## 13.0 ADOPTION AND COMMENCEMENT

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We, the Board of Directors of this Organization, do hereby consent to, and adopt the foregoing Policies, as the Housing Policy of this Organization.



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Executive Director

And this Policy shall come into effect upon the time the Organization moves onto the Property.