

Dulce Lomita, LLC

A resident owned mobile home park cooperative

In the Emma Community





Community Equity

\$38,140 + improvements on trailer

Can not exceed \$60,000

If Cooperative ever sells, 13% of profit is invested in community, 87% is distributed amongst all members according to years they lived in the cooperative.

- Members Monthly payment:
- \$425 (loan if still owed)
- \$130 maintenance
 - Property taxes
 - Trash and recycling
 - Accountant and legal fees
 - Chicken feed and keeping
 - Water bill
 - Insurance
 - Reserve account for infrastructure improvements

Dulce Lomita Mobile Home Park Cooperative

- The LLC owns the land and the trailers
- Being a member/owner gives you the benefit of living in one of the trailers, and the responsibility of maintaining that trailer
- Decision making is consensus minus one. Each household = one member = one vote. Decisions made at monthly member meetings
- Work teams: Finance, meeting organization, neighborhood work day planning, chicken keeping, groundskeeping, maintenance crew.

Emma Community Ownership Project

- Sharing tools for community ownership
- Legal support for cooperative start ups, housing and worker-ownership
- Business coaching and support for cooperatives
- Creation of community credit, savings clubs, community loan fund

