



EXIT & BUILD

BOOTCAMP II **WORKBOOK**

Buy Land, Build Community



What is Your WHY?

Manifesting your property

- - - - X

Close your eyes. Imagine the land you now own, with all the features you've always dreamt of. Who else is there with you? What kind of amenities are you seeing?! Where is it located? What year is it?

“

The world is a canvas for your imagination. You are the painter. There are NO RULES. Get to work!

”



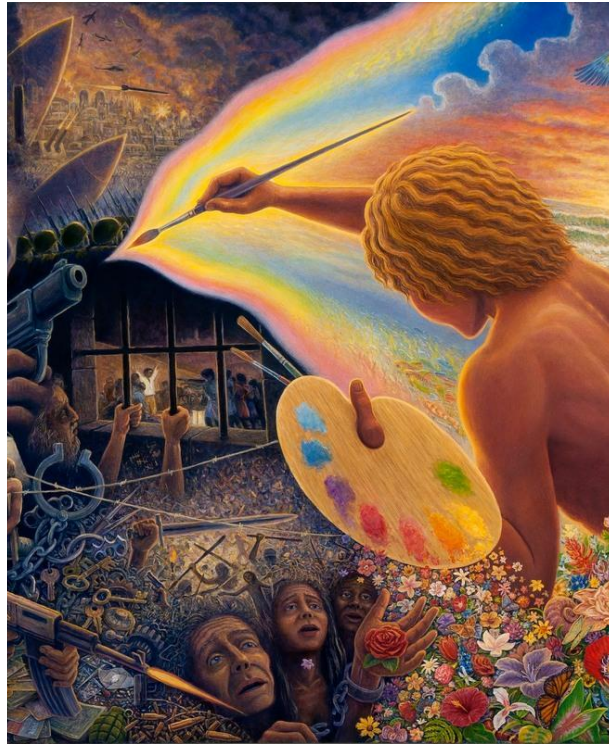
The Urban Exit.

- - - - X

Why move out of the big cities?

- 1.) _____
- 2.) _____
- 3.) _____
- 4.) _____
- 5.) _____
- 6.) _____
- 7.) _____
- 8.) _____
- 9.) _____
- 10.) _____





Mark Henson, www.markhensonart.com

Why is buying land and building community the solution?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____



Write down what you **WANT**, as if it already exists.

- - - - X

What do you want to manifest? (location, size, community culture)

Helpful Vocabulary

- - - - X

Permaculture: Permaculture is, amongst others, an approach to land management that adopts arrangements observed in flourishing natural ecosystems. It includes a set of design principles derived using whole systems thinking. It uses these principles in fields such as regenerative agriculture, rewilding, and community resilience. Permaculture originally came from "permanent agriculture",^[1] but was later adjusted to mean "permanent culture", incorporating social aspects as inspired by Masanobu Fukuoka's natural farming.

Homestead: A homestead is an isolated dwelling, especially a farmhouse, and adjacent outbuildings, typically on a large agricultural holding such as a ranch or farm.

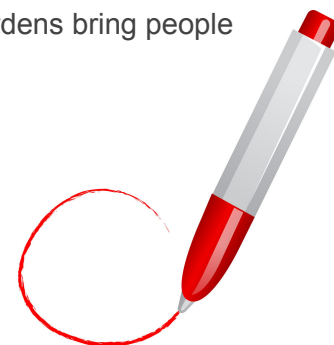
Ecovillage: An ecovillage is an intentional, traditional or urban community that is consciously designing its pathway through locally owned, participatory processes, and aiming to address the Ecovillage Principles in the 4 Areas of Regeneration (social, culture, ecology, economy into a whole systems design).

Intentional Community: Foundation for Intentional Community defines an intentional community as a group of people who have chosen to live together or share resources on the basis of common values.

Agrihood: An agrihood is a type of planned community that integrates agriculture into a residential neighborhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.^[1]

Cohousing: Cohousing is a specific type of development model from Denmark where residents own their individual housing unit, with access to shared property amenities, such as a common house. Common areas including kitchen, dining space and gardens bring people together. Collaborative decision-making builds relationships.

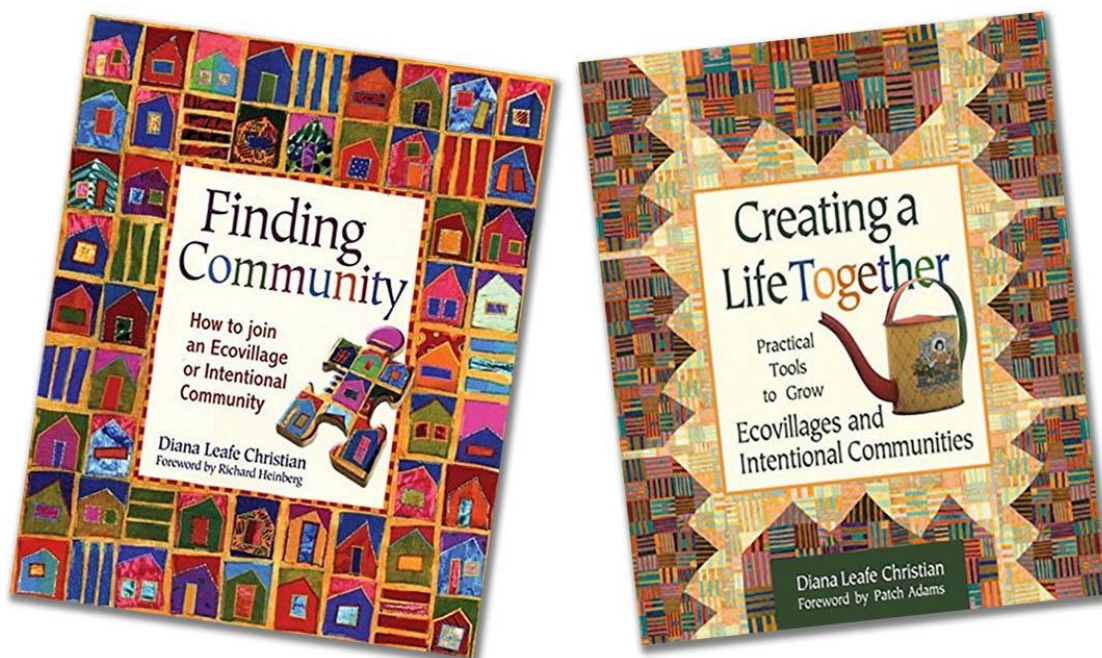
CIRCLE THE OPTION(S) YOU ARE LEANING TOWARDS!



Determining your strategy

- - - - X

Once you understand what type of community you wish to create (or join an existing community) - get your thoughts written down on paper!



“

Your task is to unearth, sift, and refine these ideas and expectations until you come up with a grounded yet inspiring description of your shared community's future. This generally involves 2 steps:

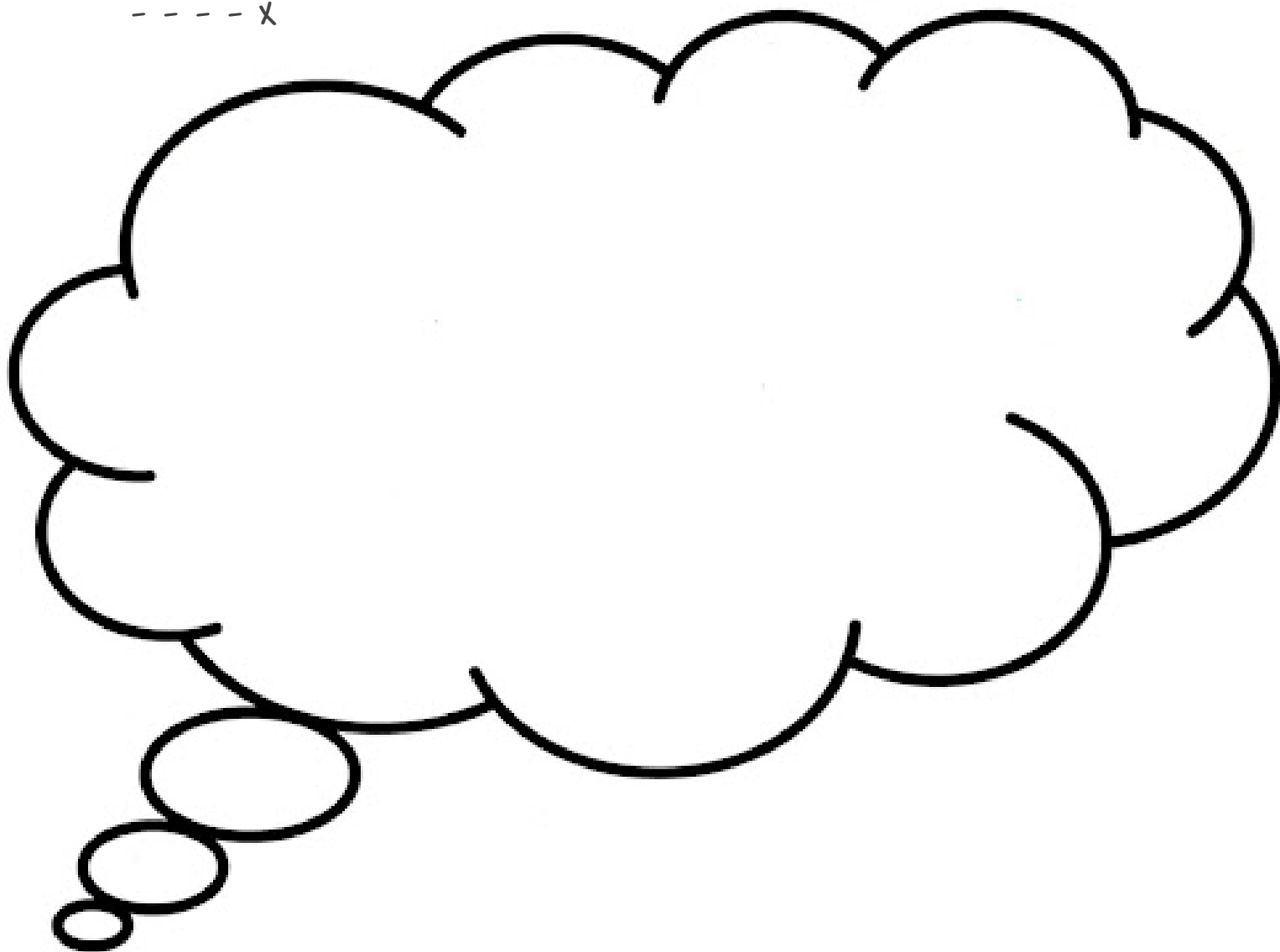
1. Exploring the territory- dreams, hopes, expectations for community in a series of visioning sessions
2. Writing it down- (A smaller task force or committee uses this material to draft a preliminary vision description and vision statement. Whole group then critiques the work, makes suggestions for improvements, etc.)

-Diana Leafe Christian, *Creating a Life Together*

”

Dreams, Hopes, Expectations for community

----- x





MISSION



VISION



VALUES

Preliminary Property Planning

- - - - X

What are your **values**?

What is your **vision**?

What is your **mission**?

Long Term vs. Short Term Goals

- - - - X

What do you want to accomplish and when?

<u>10 Year Goal:</u>	
<u>5 Year Goal:</u>	
<u>1 Year Goal:</u>	

Strategic Planning

- - - - X

GOAL: _____

OBJECTIVE: _____

ACTION ITEM: _____

ACTION ITEM: _____

ACTION ITEM: _____

GOAL: _____

OBJECTIVE: _____

ACTION ITEM: _____

ACTION ITEM: _____

ACTION ITEM: _____

GOAL: _____

OBJECTIVE: _____

ACTION ITEM: _____

ACTION ITEM: _____

ACTION ITEM: _____

“

Everything you want is out there waiting for you to ask. Everything you want also wants you. But you have to take action to get it.

-Jack Canfield

”





What characteristics are you looking for in community members?

List out friends or family that you want to build community with:

Finding Partners to Organize & Activate!

- - - - X

Circle - Do you have a registered account on www.freedomcells.org?

Yes No I Will Soon!



Search near your address, how many people are within 100 miles of you on the Freedom Cell Network Directory?

Circle - Do you have a registered account on Telegram App?

Yes No I Will Soon!



What Channels Have you Joined on Telegram?

What Channels Will you Join on Telegram?



Group Decision Making

- - - - x

Circle the decision making strategy that works best for you!



(1) Majority vote

Majority rule is a decision rule that selects alternatives which have a majority, that is, more than half the votes. It is the binary decision rule used most often in influential decision-making bodies, including all the legislatures of democratic nations.

(2) Sociocracy

Sociocracy, also called dynamic governance, is a system of governance which seeks to create psychologically safe environments and productive organizations. It is distinguished by the use of consent, rather than majority voting, in discussion and decision-making by people who have a shared objective or work process.

(3) Holocracy

A holacracy is a system for managing a company where there are no assigned roles and employees have the flexibility to take on various tasks and move between teams freely. The organizational structure of a holacracy is rather flat, with there being little hierarchy.

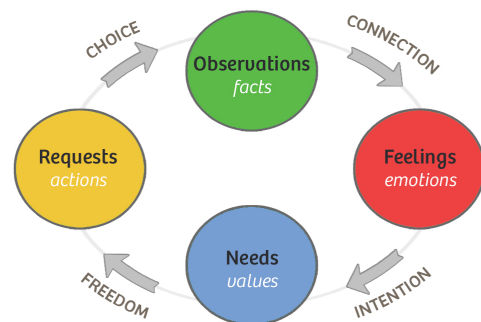
(4) Consensus

(a) a general agreement about something : an idea or opinion that is shared by all the people in a group. The (general) consensus (of the group) was to go ahead with the plan.

Dealing with Conflict

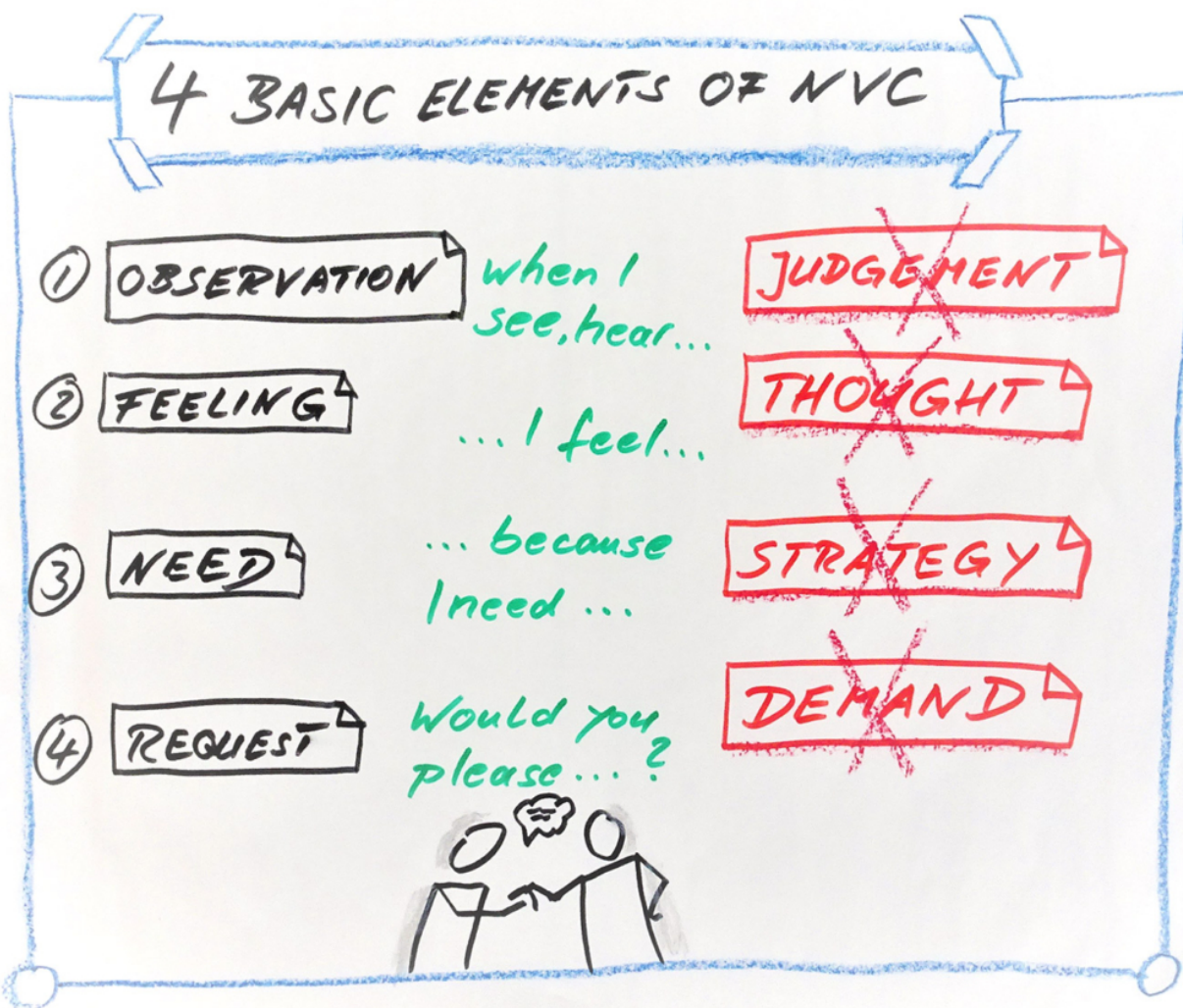
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How will your community work through conflict?



Nonviolent Communication

Nonviolent communication (abbreviated NVC, also called compassionate communication or collaborative communication) is an approach to communication based on principles of nonviolence. ... NVC focuses on effective strategies for meeting fundamental needs for all parties in a conversation.



Legal Structure

- - - - X



Circle Your Choice – What legal structure works best for you?

Limited Liability Companies (LLC) offer the same limited liability advantages as for-profit corporations but are easier to set up. While created for a businesses, an LLC can also be used to own property.

Homeowners Associations (HOA) and Condominium Associations are designed for individuals or households who have a deed to their own lot, house, apartment, or housing unit, and shared ownership of common property. These entities offer tax advantages—all funds collected from members and spent on buying, developing, managing, repairing, or maintaining the property are tax deductible. These entities differ in how the individual property is owned.

Housing Cooperatives are typically used to own a house or apartment building, but can also own land. Co-op members own one or more shares of undivided interest in the property, and have an Occupancy Agreement for use rights in a particular co-op house, apartment, or plot of land. Shareholders can choose their community members, unlike other legal entities in the US and Canada to co-own property. Housing co-op members can say “Yes” or “No Thank You” to potential new members who don’t support the community’s purpose, or who raise red flags.

Non-Exempt Nonprofits are nonprofits which offer liability protection and can be used to co-own land or manage community activities, but whose founders don’t seek a tax-exempt designation from the federal government.

501(c)(3) Nonprofits can receive tax-deductible donations. They’re best used to run educational programs or create land trusts, but not to own the community’s property. A 501(c)(3) tends to attract younger people with few assets, and deflect away people seeking to build equity in the community. So communities that own their land as a 501(c)(3) tend to have high turnover.

DAO A Decentralized Autonomous Organization is a means of executing organized effort without a legal entity or centralized authority. Through the use of smart contracts and decentralized blockchain technology, stakeholders make decisions by voting with cryptocurrencies. DAOs are an evolutionary new way of doing business in a horizontal manner, as opposed to a vertical hierarchy.

CLT Community Land Trusts are nonprofit, community-based organizations designed to ensure community stewardship of the land. They are primarily used to ensure long-term housing affordability.

What do you want in a property?

- - - - X

Location? _____

Size? _____

Physical features? _____

Utilities or Raw Land? _____

House on property already? _____

Zoning / Deed Restrictions: _____

Price / Budget: _____

Livestock: _____

Timing: _____

Miscellaneous Notes: _____

Off-Grid Housing Options

- - - - X

Circle what dwelling structure will work best for you



Prefabricated Homes: a specialist dwelling type of prefabricated building, which are manufactured off-site in advance, usually in standard sections that can be easily shipped and assembled. (Modular building, manufactured/mobile home, etc)

Tiny Home: a tiny house is a "dwelling unit with a maximum of 400 sq ft of floor area, excluding lofts." EX: Park Model, Yurt, THOW, cottage, geodesic dome, shed conversion, bus

Earthships: a dwelling designed to behave as passive solar earth shelters made of both natural and upcycled materials such as earth-packed tires.

Cob: a natural building material made from subsoil, water, fibrous organic material (typically straw), and sometimes lime. Cob is fireproof, resistant to seismic activity, and uses low-cost materials, although it is very labour intensive.

Straw-bale construction: a building method that uses bales of straw as structural elements, building insulation, or both. This construction method is commonly used in natural building or "brown" construction projects.

Shipping Container homes made from the steel shipping containers that you see carrying goods everywhere on trains, trucks, and ships. From these giant Lego blocks, people are building homes of all shapes and sizes. Shipping containers are generally available in 10ft, 20ft, and 40ft

Earth Bag: An earthbag home is basically a home constructed of rice or feed bags that have been filled with dirt or soil. They are stacked together like bricks to form a home.

Site-Built Home: a home that is built on your site. Site-built homes are constructed entirely on your property board by board. First, a foundation is built on your land, and then the home is built from the outside-in on top of the foundation.

What amenities to feature on the property?

- - - - X

Food Production? _____

Cottage Industry? _____

Recreation? _____

Off the grid infrastructure? _____

Miscellaneous Notes: _____

Draw a Site Map

- - - - X

Design a preliminary map of your community homesites & amenities. Site design depends on the landscape and features of the specific property you will acquire and develop. What will your dream property look like?



Food Production & Regenerative Agriculture

- - - - X

How Self-sufficient are you, TODAY?

My DREAM Garden grows my favorite vegetables & fruits, including:

I currently grow my own:

I would like to grow _____ % of my own food by the end of 2022

List out 2 food production methods you would like to try this year:

1.

2.

I am enrolled in a CSA program for foods I cannot grow:

TRUE

FALSE

In the future, I will harvest my own:



STAY IN TOUCH!

Buy Land, Build Community Workbook brought to you by:



EXIT & BUILD



LIVE FREE ACADEMY

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