

About the Carrillo Corner Cooperative

The Past:

In July of 2018, the Oakland Community Land Trust purchased the building at the corner of 8th Avenue and East 24th Street from its longtime owner Dixi Carrillo, with the intent to establish an artists' cooperative. The building houses creatives and was lovingly appointed with its artistic architectural design points by her husband the late Mario Carrillo, who created and installed most of the tiles, wood carvings, and metalwork on the building with his own hands prior to his passing. With financial assistance from the City of Oakland, Carrillo Corner is now in the process of converting to a Limited Equity Housing Cooperative (LEHC). Member participation in managing and maintaining the co-op is required.

The Present:

We have regular monthly meetings to discuss and develop cooperative structures and to participate in workshops on governance, conflict resolution, finances, asset management and maintenance. We receive technical assistance and support on cooperative development and training from the Oakland Community Land Trust. Meetings are mandatory for all adult members and keep us in good standing with the housing cooperative project.

We are currently in the process of establishing regular committees to address maintenance, asset management, finances, new member onboarding, and conflict resolution. We are also currently working to establish our cooperative bylaws, roles and rules of the cooperative board of directors, as well as further clarifying the role and support offered by the Oakland Community Land Trust over the long term of the housing cooperative project.

New residents will be expected to participate in discussing, learning, and deciding areas of work such as asset management, maintenance, finances, and conflict resolution. Members must also prioritize attending committee and resident meetings.

We have currently established rules for decision making. We decide all issues of concern by discussing until we reach a modified consensus (except for certain actions specified in our governing documents). Members must be flexible and accommodating in order to reach consensus.

New applicants for membership are selected by lottery as guided by the City of Oakland and fair housing laws, and sign a lease that entitles them to reside in a given unit.

The Future:

Once the housing co-op officially forms, each household will hold one seat on the board of directors of the cooperative that will manage the financial, administrative and maintenance of the building.

Each unit will purchase a share to buy into the cooperative. Owning the share gives those members the right to occupy their unit, vote in elections, and serve on the board.

Each unit pays a proportional share of overall costs through the monthly member assessment ("rent") to cover co-op operations, including any outstanding loans, insurance, property taxes, garbage, utilities (except wi-fi, cable) repairs, general maintenance and reserve funds.

To the extent that co-op members participate in the self-management of their building, "carrying fees/charges" can be kept lower. In addition to the upkeep of each household's personal living space, the whole group will do quarterly maintenance on the common areas. This includes work on the building exteriors, gardening, and yard work.

We hope to establish the group workday on the second Sunday of the month, running from 10 am to 2:30 pm with a 30-minute lunch break. This communal work time won't just save Carrillo Corner money on maintenance; it will also create and strengthen social bonds among members.

Every household will be required to purchase a share in the cooperative corporation. As of yet, share values have not yet been established. When shareholder(s) leave the co-op, they will sell their share for the purchase amount plus an annual interest that is yet to be established, but will not exceed 10% per year. The share is sold to the new resident(s) at the value at the time of purchase. This provision keeps the housing affordable in the long run.