# Park to Prosperity: Cooperative Ownership, Trade, and Sustainability Program

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\*\*Location:\*\* Tucson, Arizona

## Mission Statement

To empower Tucson residents—from high school students to college graduates to returning veterans—to achieve financial freedom, stability, and community through cooperative trailer park ownership, skilled trade certification, microgreen cultivation, and decentralized governance.

## Program Structure Overview

Park to Prosperity operates as a hybrid cooperative model that unites four distinct participant lanes: Youth, College, Veterans, and Community. Each lane contributes unique skills and perspective toward building a self-sustaining ecosystem of housing, education, and enterprise.

### Program Lanes

* Youth Lane: Focuses on teaching high school students ownership, teamwork, and financial literacy. Participants learn to renovate small trailers, cultivate microgreens, and manage pooled investment funds.
* College Lane: Provides Pima CC and University of Arizona students with trade certifications and co-op management experience. Emphasis on real-world application, entrepreneurship, and sustainability.
* Veterans Lane (Operation Homegrown): Guides military veterans and their families through trade retraining, entrepreneurship, and cooperative ownership. Veterans serve as mentors and leaders within co-ops.
* Community Lane: Engages local residents and retirees in maintaining parks, mentoring youth, and building neighborhood resilience through shared ownership.

## Trade Certification Integration

Through partnership with Pima Community College, participants can earn certifications in: construction, HVAC, solar energy, welding, automotive technology, entrepreneurship, greenhouse management, and applied technologies. These skills are directly applied to park operations and renovations.

## Microgreen & Sustainability Track

Each park includes a shared microgreen cultivation space that serves as both food source and business incubator. Profits are reinvested into the cooperative and used to fund scholarships, maintenance, and community food programs.

## Veterans Lane: Operation Homegrown

Operation Homegrown provides veterans with a pathway from military service to civilian ownership. Utilizing GI Bill funding and VA partnerships, veterans receive accelerated trade certifications, co-op housing opportunities, and leadership roles. They mentor youth, oversee construction teams, and guide community governance, bringing discipline and structure to the co-op system.

## Funding & Revenue Model

The Park to Prosperity program uses a mixed revenue model combining affordable housing, agricultural production, and trade services income. Each park functions as a transparent cooperative with automated bookkeeping and equitable profit sharing.

Primary revenue streams include:

* Affordable housing rent (60% operations, 20% co-op reinvestment, 20% ownership credits).
* Microgreen sales to local restaurants and markets (50% reinvestment, 30% dividends, 20% community outreach).
* Trade service contracts completed by certified participants (co-op retains 10–15% service fee).
* Education and workforce development grants from local and federal sources.
* Solar energy generation and resale via net metering agreements with Tucson Electric Power.

## Pilot Program: Green Park One

The pilot park will include 10 renovated trailers, a 500 sq. ft. greenhouse, and a trade workshop. Twenty participants (10 students and 10 veterans) will train, earn certifications, and gain ownership credits while producing housing and microgreens. Estimated startup cost: $400,000.

## Long-Term Vision

Within five years, the Park to Prosperity model aims to establish a citywide network of 10–15 self-sustaining parks across Tucson. These parks will train over 300 certified tradespeople, provide 200 co-op homes, and employ 50 veteran-led service businesses. Each park will operate as a decentralized, community-governed hub for housing, food production, and skilled employment.