



Cordova for President

Moving Forward Together

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The United States Constitution

Article II, Section 1 of the U.S. Constitution imposes only three eligibility requirements on persons serving as president, based on the officeholder's age, time of residency in the U.S., and citizenship status:

U.S. Constitution – Presidential Candidate Eligibility

"No person except a natural born Citizen, or a Citizen of the United States, at the time of the Adoption of this Constitution, shall be eligible to the Office of President; neither shall any person be eligible to that Office who shall not have attained to the Age of thirty-five Years, and been fourteen Years a Resident within the United States."

Executive Order on Implementing a Cost-Based Housing Model to End Homelessness and Ensure Housing Affordability

By the authority vested in me as President by the Constitution and the laws of the United States of America, it is hereby ordered as follows:

Section 1: Purpose

The current housing market has led to rising home prices driven by speculative land value increases rather than actual construction costs. This order establishes a cost-based housing model that prioritizes affordability by tying home prices to material and labor costs rather than location-driven speculation.

Section 2: Establishment of the Cost-Based Housing Model

1. **Development Pricing Standard:** All federally funded housing projects shall be priced at the actual cost of construction plus a minimal administrative margin, preventing speculative pricing from inflating home costs.
2. **Public Land Utilization:** Federal lands shall be prioritized for cost-based housing development, with land provided at minimal or no cost to reduce overall housing expenses.
3. **Durable & High-Quality Construction:** Homes developed under this model shall be built using **long-lasting materials such as brick, concrete, and reinforced structures** to ensure sustainability and longevity, rather than modular or mobile housing solutions.
4. **Traditional & Sustainable Building Techniques:** The federal government shall invest in and promote **durable, energy-efficient homes** that provide long-term stability and structural integrity.

Section 3: Financial & Regulatory Support



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1. **Public Housing Development Bank:** A publicly owned financial institution shall be established to provide zero-interest loans for cost-based housing projects, ensuring affordability.
2. **Tax Incentives for Compliance:** Private developers who adhere to cost-based pricing principles shall receive federal tax credits and incentives.
3. **Non-Speculative Housing Zones:** Local governments will be encouraged to create zones where private investment is limited to cost-based pricing models, preventing speculative real estate investment from driving up costs.

Section 4: Homelessness & Immediate Housing Solutions

1. **Guaranteed Housing for Unhoused Individuals:** The federal government will provide down payment assistance or one-year rent coverage for those experiencing homelessness, with homes priced under the cost-based model.
2. **Emergency Shelter-to-Permanent Housing Transition:** Expedited transition programs will convert temporary shelters into permanent housing through cost-based construction projects.
3. **Funding Redistribution:** Revenue generated from closing corporate tax loopholes and private equity real estate speculation will be redirected to fund cost-based housing initiatives.

Section 5: Restrictions on Private Equity & Corporate Speculation

1. **Ban on Private Equity Home Purchases:** Private equity firms will be prohibited from purchasing cost-based housing developments to prevent profit-driven inflation.
2. **Resale Price Caps:** Homes developed under this program will be subject to resale price limitations to ensure long-term affordability.
3. **Public & Nonprofit Ownership Encouragement:** Community land trusts and nonprofit housing organizations will be given priority in acquiring land and developing homes under the cost-based pricing model.

Section 6: Implementation & Oversight

1. **Federal Task Force on Cost-Based Housing:** A new task force will be created under the Department of Housing and Urban Development (HUD) to oversee implementation, compliance, and adjustments to the program.
2. **Annual Review & Adjustments:** The task force shall publish an annual report on the effectiveness, affordability, and expansion of the cost-based housing model.



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3. **State & Local Government Partnerships:** States and municipalities will be encouraged to adopt cost-based housing initiatives through federal funding and regulatory support.

Section 7: Effective Date

This Executive Order shall take effect immediately upon issuance and shall remain in effect until housing affordability is restored and homelessness is significantly reduced.

Signed,

Vincent Cordova
President of the United States