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# Cohousing 101

LIFE IS BETTER TOGETHER  
Casa Verde Commons  
7.24.2020

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# CADDIS

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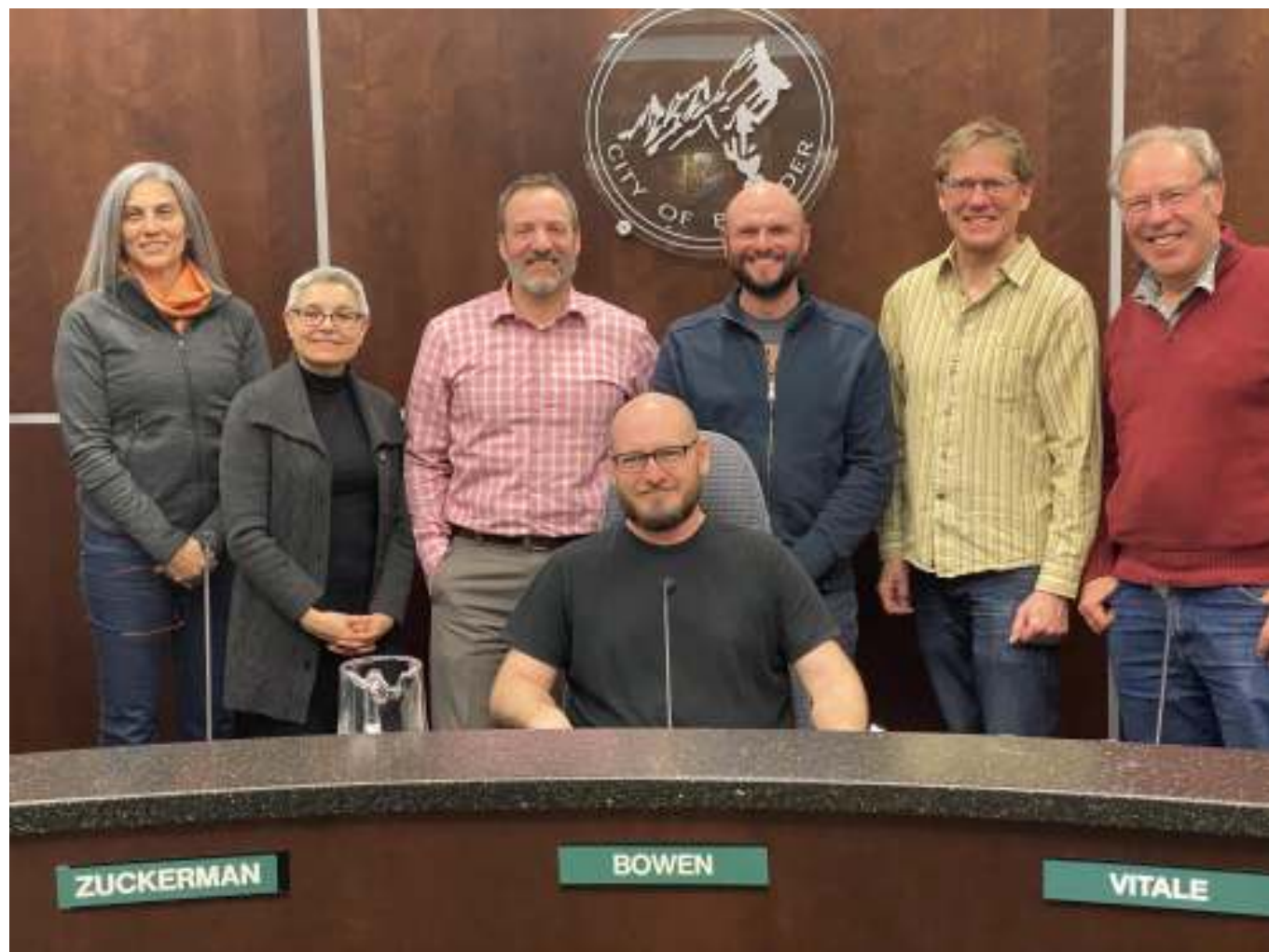
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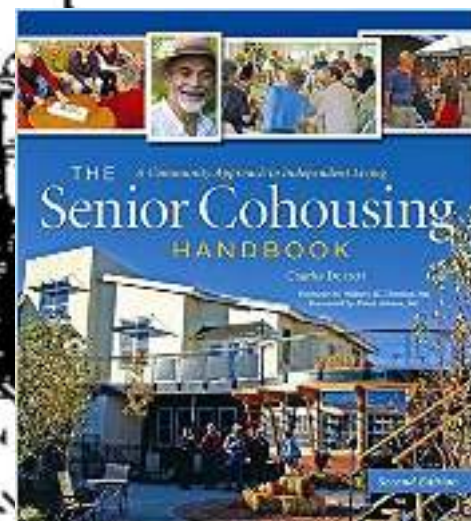
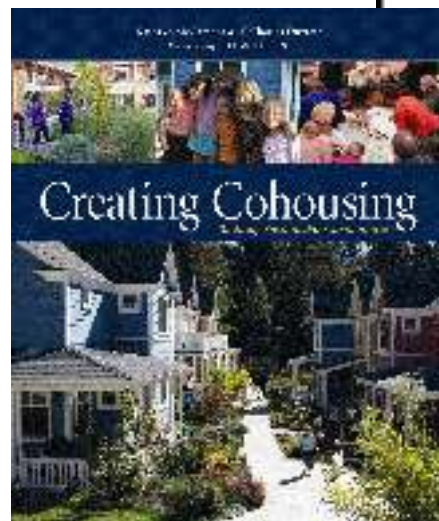


# Wild Sage Cohousing

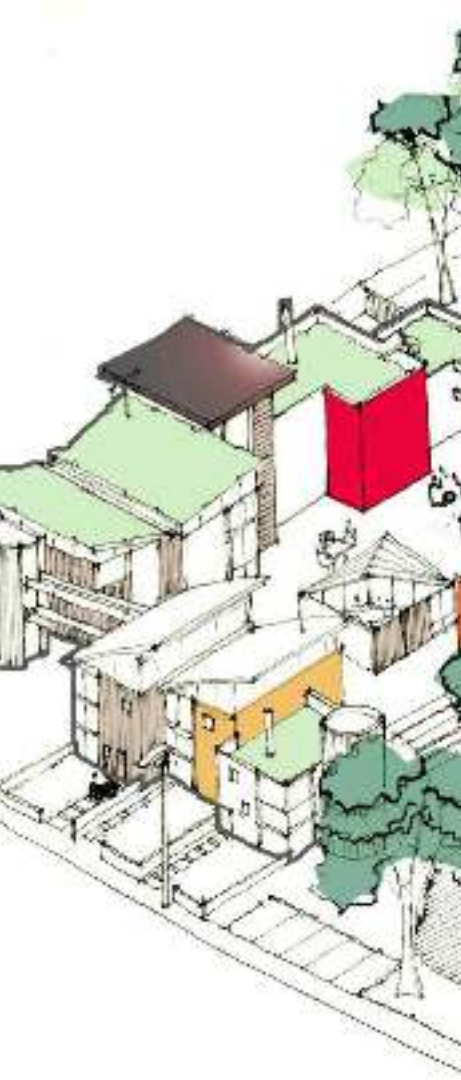












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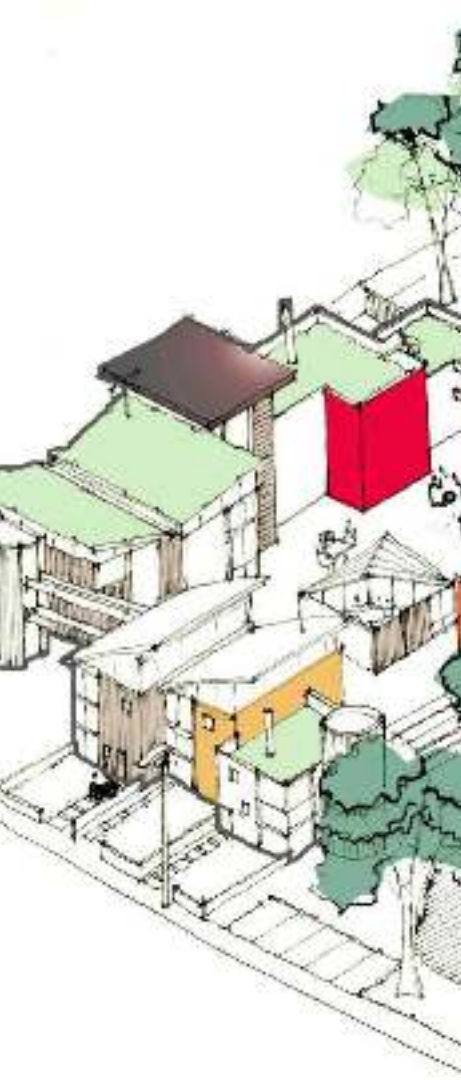
# Cohousing

Cohousing is an **intentional community** of private homes typically clustered around shared space. Each attached or single family home has traditional components, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbors also **share** resources like tools and lawnmowers.

Households have **independent** incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative. Community activities feature regularly-scheduled shared meals, meetings, and workdays. Neighbors gather for **parties**, games, movies, or other events. Cohousing makes it **easy** to form clubs, organize child and elder care, and carpool.

*It's the art of sharing resources to make life more enjoyable and more affordable.*

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# Cohousing

*The privacy you need,  
with the community you desire.*





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# Common Coho Characteristics

## Relationships

- Neighbors commit to being part of a community for everyone's mutual benefit.
- Cohousing cultivates a culture of sharing and caring.
- Design features and neighborhood size (typically 20-40 homes) promote frequent interaction and close relationships.

## Balancing Privacy and Community

- Cohousing neighborhoods are designed for privacy as well as community.
- Residents balance privacy and community by choosing their own level of engagement.

## Participation

- Decision making is participatory and often based on consensus or sociocracy.
- Self-management empowers residents, builds community, and saves money.

## Shared Values

- Cohousing communities support residents in actualizing shared values.
  - Cohousing communities typically adopt green approaches to living.
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# Values Driven Design

1. Vibrant Community Life
2. Character, Sense of Place
3. Sustainability, Resiliency
4. Budget Conscious
5. Useful Open space
6. Safety, Eyes on the Street
7. Delight



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# But What Is It Really?

## Private Homes + Rich Common Amenities

- Everyone has their own fully functional home, usually as a condo legal entity.
- Sizes range from 500 sf - 1800 sf, Heartwood homes range from 700 sf to 1400 sf.
- Common House with dining, kitchen, living, guest rooms, laundry, and spaces that vary more by community such as exercise, crafts, studio space, yoga, or mediation.
- Site amenities often include workshop, greenhouse, community garden, hot tub, dog park, fire pit, play spaces.

## Self Determination, Personal Growth, Connection

- Team structure, satisfying and mutually supportive dynamic.
- Long term "skin in the game" relationships
- Mutual Support

## Magic of Sharing

- Imagine cooking for people you care for once a month, and on the remaining days you come home to a hot fun meal.
  - Imagine having resources far beyond what you could manage or afford individually, and the by sharing them you're also exchanging knowledge and learning.
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# What do folks who live in it say about it?

*"It's affordable"*

*"It lets me live more lightly on the land"*

*"I really benefit from the magic of sharing"*

*"It's a good investment - resale value is great"*

*"I love all the interaction amongst ages and backgrounds"*

*"It's awesome for the kids...and the parents..."*

*"I can do more with your life"*

*"The old fashioned neighborhood of the future"*

*"I learn so much from my neighbors, it changes my life"*

***"It's fun!"***



# THE GOOD LIFE



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# Built Communities













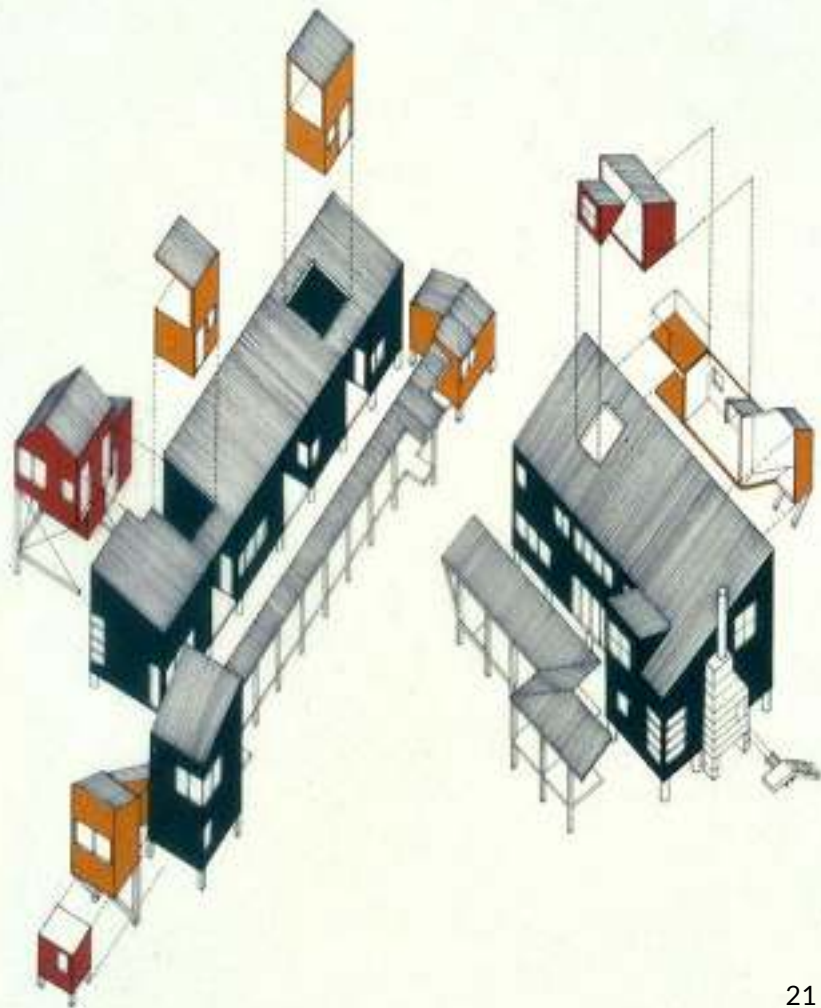






























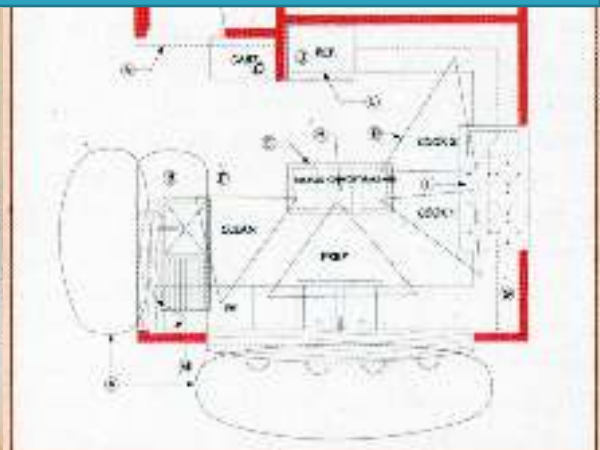


## Dining Rooms





## Kitchens







## Living Rooms, Guest Rooms, Kid Spaces







## Community Mail, Workshops, Bike storage, TV





## Other Program Spaces





# Community/Site Elements

*Connections to Nature*



# Community/Site Elements

*Green Open Space*





# Community/Site Elements

*Shared Safe Streets -  
places for people where cars can also go*



# Community/Site Elements

*Bike Parking - Long Term and Short Term*





# Community/Site Elements

*Shared Workshop/Creative Space*



# Community/Site Elements

## *Play Areas*





# Community/Site Elements

*Intergenerational Play + Court Sports*



# Community/Site Elements

*Close Spaces for Children*





# Community/Site Elements

## *Storm Shelter*



# Community/Site Elements

## *Community Garden*





# Community/Site Elements

*Community Garden Infrastructure*



# Community/Site Elements

*Space for animals*





# Community/Site Elements

*Hard Places for Balls to Bounce and Wheels to Roll*



# Community/Site Elements

*Four Season Microclimates*

*Excellent and Occupiable Landscaping*





# Community/Site Elements

*Outdoor Spaces Layered for Privacy*



# Community/Site Elements

*Mailboxes + Recycling*





# Community/Site Elements

*Gathering catalysts*



# Community/Site Elements

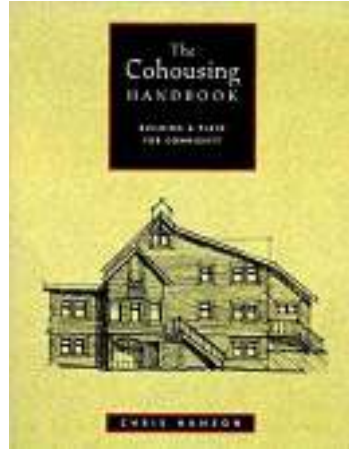
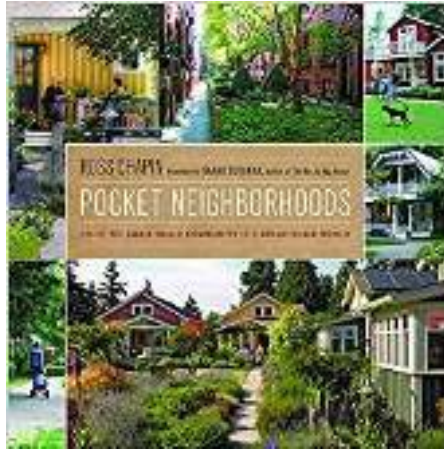
*Art + Sculpture*





**THE LIVED EXPERIENCE**

# Resources







# CADDIS COLLABORATIVE

*"Caddis has proven to be a team of people who invest in us as we invest in them, a synergy that we have grown to value and appreciate."*