

Cohousing Friendly Policies Transcript

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So, cohousing friendly policies.

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We have two folks with us today are actually three folks I should say.

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Over the past decade, there's been several countries that have had been able to pass legislative and finding policies to encourage the development of cohousing schemes.

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So first we're going to hear from Dr Angelica Rojas Garcia, who is the CO creative director from include design in Australia, and she will be sharing the initiatives that are happening down under, so you can get your slides ready Angelica, I'm going to.

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share my screen.

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Is everyone seen this.

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Yes.

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Okay. Perfect.

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Okay, thank you very much for this opportunity. I'm very glad to be here with this group of people learning and sharing ideas about making enabling homes that could be chair, and create a thriving future for all.

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So my presentation today as as Grace was saying, I'm an architect and I'm also an urban designer, and I'm passionate about enabling housing that could be inclusive.

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And also, that combines differing different thinking, and enablers to make it happen. So, today I'm going to talk to very briefly what my understanding of cohousing is and and cohousing Australia is a shared pool office spaces and resources is community

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oriented and intergenerational. It brings private homes for that idea of having a private space, but within a community field, and a nice is housing that has a priority for place for people on planet.

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So, some of the neighbors of this type of housing include design a planning program, a financing financial and legal system that allows for eight or more new communities and existing community that could be like the neighbors that are also part of the

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story. Today I'm gonna talk about these two neighbors or a program that brings design and planning together.

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So the future homes program which is a newly developed planning program in Victoria, that in contrast to current regulation future home is much more aligned to what cohousing density and design aspirations bring a new that represents an opportunity for

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cohousing groups to, to create and to adapt the policy and the designs that come with dependency, to the needs and is a much more balanced approach what groups my like to allocate for chair use.

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For example, share car parking and things like that can happen within them within the policy.

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This policy has three important pieces of information of the three things that we're developing parallel one or the planning controls that in bold objective some principles and mandatory requirements.

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The other piece of information that is important is expect simpler designs that are really need or exceeds these controls and the adaptation guidance that allow these designs to be adapted to the specific sites context and communities that, and community.

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So the first part, the objectives of these are very aligned with the cohousing needs so is meeting a need, bringing more housing and increasing density was one of those needs.

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livability that desirable places to leave. Being good neighbors so developments that are actually that enrich existing neighborhoods that had that idea of affordability and make it effective places that can do not only time but also we are not adapted

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to change.

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Sustainability was a key part of the, of the program.

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By ability, kind of backup with financial or like them at the boys are fine so the signs were tested in things so by ability and the two components that were keywords that you need to be replicable and adaptable.

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So I going to talk a little bit more about these two.

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And the planning, implementation is right now in the planning, implementation phase so this year is very important because he's there, here when this policy is gonna be piloted.

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So he has immediately balancing competing interests between different stakeholders, it's a new streamline planning process which is an incentive to use those it simpler the science, and one key part of this is making the sign available to more people

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eating play significant time savings and the other key is that they also have a group to to check the design integrity so that they key objectives are actually the LIBOR.

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on that commitment of livability or the subject is that as I mentioned before, I just highlighted the those that are very important within with cohousing are there and allowing completely aligned with.

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Go housing objectives.

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So the second part, and the part that I had more much more important role to play, although we, we also were involved in the other two parts, is the simpler designs.

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So, the Victorian Government invite around, 100, like, invite anyone any architectural firm, to, to, for the design competition that was anonymous he was at two stages design competition.

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And they selected 40 students, one of those his schemes was our skin.

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And then those schemes were further developed or adapted to, to become exemplar designs which are Silas designer, they will have to town planning plus they were.

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And they are available for adaptation in one of the largest songs like planning song generously shared song.

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And then available at a pretty competitive price for any group, or any group who wants to purchase and go through the process. So the same gratis I need to work for different type of groups including housing qualities such as cohousing groups, social

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housing they can be adapted to social housing and also to market or affordable housing.

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So little bit of our design. So this was the one that was submitted to the competition in the two stages he was able to buy my firm into design, and also design a strategy architecture, we joined forces and co created this scheme, and we took those objectives

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are the objectives of them are these objectives that the policy in the initial program had we realized that none of them can work in isolation. So, we just brought them together and see how they started to, to be part of a larger picture.

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So this was the our molar, which is held up that it can be adapted to places but slow as long as he kind of have the principles that I'm going to explain is integrated cluster cordially more.

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So, there were three leads for developing these he was a community or what we understand very, very ancient words such as a group of people that care about each other and feel and they belong to that they feel that they belong to.

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Together, the relationships in a way that things work together, and not in isolation, and how these connections work on one that is the home, the home they do have home that can mean different things to different people and different depending on your

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background and their life history.

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So the vision of this project was to create neighborhood oriented developments that nourish and support the relationship that hold and enrich places communities and home by successfully integrated urban architectural landscape sustainability, building

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system and cost effective designing strategies, another parable that every design element and he said you need to save more than one purpose and deliver more than an outcome.

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So I'm going to just stop briefly, if I have you stop me if I'm running out of time but just briefly about some of the principles, not all of them we delayed of nine principles for this one was one of the key was a place to share.

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So this idea for studying communities and see what are the special ingredients that could foster that. So there were three elements. so we took everybody equally Sean is there things that normally going to other element, how they can be so that how can

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be grouped together so that they foster daughter say spontaneous encounters, and places that that enable this communities, and that enables our interaction.

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So this week. Our team has three main elements that could change depending on the location and the context. One was a threshold entry garden that is the main interaction with the broader community, the stairs that allow for medical situation but also

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located in a way that kind of encourage those encounters between different neighbors, and the core job, the central core Jerry, that is kind of the most important place to share.

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So I'm going to move quickly to the so these are multi purposes basis that kind of have more differently.

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We could have different use of these ones. This is the quarter and the other part is de NT so those two were kind of our will focus a lot of attention in how to make things that normally going to their development but also kind of bring people together.

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The second is responding to diversity and adaptability, so it has the project has different modules to respond to that idea, and respond to defending the loops, and, of, of how people families and people come together and share houses.

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And I just move quickly to that.

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And also that also was designed for families so in Australia we had the most apartments at either one bedroom or one bedroom or two bedroom apartment, or they're not really focused on how children leave or because initially that was not this the apartments

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were not as desirable for places to leave us as for families. so I'm come from another place I come from Columbia, where I'm from, from a city that is very dense and a part of me leaving these kind of families live well in apartment so we brought a little

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bit of that IP here and put it into the, into the design, and our key aspect, which we place a lot of potential was sustainability and how each of the systems of their of their design, kind of work together so that it creates it saves resources but also

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integrated strategies in terms of energy, water and so on,

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and collaborative consumption so that's also really a big part of cohousing. So how we can reduce our impact. If we collaborate.

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And the other part was like enriching that connection, the nature and be both connection within urban environments and see how we could develop the capacity with this project in these industry wide in reaching the race of the neighborhood.

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So DC design for places that are not that dense so you need to be kind of gentle density more no more than three layers

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and being needed to be adaptable to to context so these three elements the quarter this Thursday and become be chief that in a way, depending on orientation, or in this place was that one of the examples, these are busier and do the demo they'll adapt

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a much more locally Street. So in the first one the courtyard is kind of secluded so that is protected from the street, while in the second part, when the local students are really much more based and friendly and so on, then it's much more open to that,

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to that is treat this idea of being a good neighbor. And so, the type of how we respond to scale to a typical receiving child.

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Genius on in in Victoria, and being in those sort of ages, that can that you know that it's also think you know the experience of the person next door

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again how he responds to the public realm to how it can be it can be, how can interact with the, with the street, and how to be more continuity and the landscape up with was also a key part of the project.

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So basically this is the more that was adapted to then further refine to the Victorian due to the specific program to future homes, but it can be adapted to location so obviously needs to have an early iteration, but in, in, In a sense, the model, it

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brings is about making density gentle with the within the environment and creating places that can be shared communities. So these are notes that are normally kind of host or can accommodate two families in these in these two loads then the density allows

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for 1312 to 13 new homes.

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So these future.

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The process involved with between the competition to create the big centers and to feed a to co create these within, within the planning policy and taste the objectives of the policy, the processing through it weekly dedicated workshops, bringing people

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from planning landscape sustainability visibility and all other services like viability traffic etc.

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You need to work with a livable house in design guidelines so that are places that accessible and respond to different ways of navigating place, and also to respond to that apartment design guidelines and also in collaboration, we need a university the

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can University family friendly apartments research group.

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So legal beta I'm just going to quickly go through what this project became index employers this weekend some of the images, but it is.

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And then these are the plans that these are the junior class that people can actually go purchase and adapt to their needs and

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a little bit oh how this works for different, like, different types of family configuration so this is a two bedroom apartment. Three plus bedroom apartment, there is one bedroom and so on.

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So the other key important part of this policy was the adaptation guidance.

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I have not only two loads but for and how this could work and how they could adapt to that.

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And they were it was like, if you have different type of housing preference or, or market or needs, so that he needs to respond to different types of families configurations are living arrangements so some of those examples so how it works.

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So again, coming back to what I said, these, these model words together with this idea of having a shared pool office spaces and resources that is community oriented intergenerational bring that community field, grow it into a home, and also place people

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on planet oriented.

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This is the more we propose, and is within that planning policy that can be adapted and this idea of CO create intervene and chair futures or how it works with the disease innovation that is available now so that it just brings together different pieces

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of innovation. So it's ready to, it's not an is not something that you have to work so many years to get ready now is a medium density more comfortable and healthy living Homes is focusing on that RS where that is designed to enrich establish source and

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created in terms of the planning policy to enrich, what is existing right now, and brings these ideas of capability impulsivity liability and accessibility together to foster communities and diverse diversity of communities.

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So, thank you I hope I did in overtime.

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Thank you for your time. This is what I have to show.

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Thank you. Angelica.

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We're now going to switch over to similar part of the globe, or the.

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But in South Korea.

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We're joined by lost my script we're joined by non Judo and Yun la Chang.

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And sorry, I've lost my script.

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They are going to share with us the work that they've been doing in the soul Metropolitan Government.

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And I will turn it over. that clumsy introduction to men's you and.

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Okay, I will explain about coming to housing policy in Seoul Metropolitan Government.

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And

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I explained about why we start to think about community housings,

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especially our single household rate is so increasing Korea, like 30 61.7 point. nowadays, especially in Seoul.

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Around 35%.

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And that is problems because they they feel

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moral economic loneliness.

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And we city.

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They, they are quality of support network is average is 89%, but in Korea, and seven 8%, so it's so low lights

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to two ears. In Korea, our.

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I'm sorry about that apartment price doubled over the past two years.

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So

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I around bracket. I'm sorry about that, about the price, double over the past two years, especially in so they increase the soul, or high nowadays.

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So, I'm sorry about that.

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So some people they need to take their own apartment, they need to spend around 1111 years.

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And many like people like nowadays do or income families, they're so popular in Seoul.

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So they have a big problems about their take care of their child is so normal.

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And, like, old people, are we, their rates increase the soul fest.

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So, like a childcare problem, and all people care is the sole burden to every individual family.

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But everybody ever people want to live in the special apartment, like a UK, you can see this apartment, we can everywhere and just so Hi.

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Hi building hi apartment in.

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So, around the 50%.

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We have apartment rates.

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But we can't ever, ever think about, it's very big investment, investment things because now the last two years.

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And that price is so high, around do we can, we can, if, if we can buy one apartment around we can also take around

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seven Tesla Motors, is the so high price.

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And nowadays the 2020s is surface, young generation they want to buy apartments, because they.

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Because people.

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And they loans to panics buy homes because there's the increase so high price.

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So we think about every people want to leave apartment and but they have same problems like to take care of their

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children or the kale of old, or other people.

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But it's so burden to individuals things.

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So we think about if some people if like some families live together.

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They can solve this problems. So, we offer for some new opera charting sings. So, we put this goals, evolve community and the system eyes and mutual care and low household

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expenditures.

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And so that we put the sun like a core constitutions like commerce space, and binding community agreements or so, if some people stay together, and that they can like it.

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they can solve common problems. So community scales.

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And, like, loneliness and care or service and the social like that talking, because they can share their time or their space, or they own their talent.

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So,

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governments, think about what can

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support to connect your housing to some people, when on when people want to stay, or when they start to contract.

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Coming to holdings.

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So, especially in so it's so expensive to when, when they want to buy real estate. So, government owned land lease. And some people want to

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take a some, like a font, because their time they, they still leave in their

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own house, but if they want to start to contract, they don't have enough money to pay.

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So, government.

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Make a sudden neuron systems. And

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if somebody can take a song like a loans from government. They also pay in like interest. So, government, they make a subsistence if some

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someday passed the sun like a stem systems. We really give us some, like interest, instead of them.

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And it is so software's things are, like, if somebody wants to for a person or some things they need to sound like a concert things.

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We, we, we offer some free consulting service in the community.

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You have your support center, and on.

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If somebody wants to see like a new housing or don't like community how to model. Government.

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First, make new models, and we show that new models to people who want to start to

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think about community housings.

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And I always say like, we make some special systems.

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This space.

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Certification systems, if, if some, like company or some family, they want to start community housings.

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They have to pass the their systems.

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We give us some, like wrongs and interest. The status three levels, look at first, the military certifications. And when they finish the construction in house.

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Second level is certifications they have to pass.

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And finally, they have to pass and monitoring it, time is.

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After to each, two years.

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And we have, like, we

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have some indicators. So, some company, Pastor that certifications they have to 7070 scores.

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And that index they're composed of three kinds of things architectural design and the community and the home management, especially architecture design is retract like community place scale and access proper access, and some kind of things like some stuff,

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they have to put some stuff in. In, community place, and the community is we.

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It can be sustainable community we have to check and co-management, it has some people, If they leave together and they need to manage their own self.

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So, and

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they need to control their,

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their like paying to their buildings, or they, they claimed the

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community place, something like that.

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And they have to make a sound like your rules.

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And, for example, you can see that seems like a community space floor plans, you can see like, all they have to put the air cooler less drones air heater kits in meeting family or facilities sound addressing layers, something like that.

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And if they pass the preliminary certifications, we have a government, they all fall, or 50 80%.

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I'm sorry.

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90% loans of construction fund to company or family.

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After they are finished, to constructions.

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They have to

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leave payment around 30% maximum 50%.

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And then every two years, they have to repayment. Sorry, 3% of long.

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This is for example some company they are far, or they are some companies pestered for certifications and their.

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Take some loans from government around.

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And like it to 99, or 0.06 re elected something like that and government pay around.

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Yes, around 40,000.

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And that interest, government, pay on doing eight years.

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And before we make a certification system.

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And we will make a some agreement with three parties, like soul Metro porting government, and soul housing comments, call, and the private bank and housing certifications are solid it will make a some agreement.

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So, some company passed that certifications, they can loans, and then they can take some interest from our government.

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So, and the

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companies they can solve their lawns and the sometimes they need some consulting for some educate, or some, like constructions informations. And also government offers

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some kinds of things. It's a three.

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And the building is last year, we got us some awards, last year.

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Yes, this place offer consulting and education and community programs and advertising, especially in SMS or like Facebook,

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and

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the real up, and the display of this things you not explained about yet subject from here.

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Hello Can everybody hear me.

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Yes.

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I,

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I'm like, I am visiting unjust cohousing right now. So we're together.

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And this table itself is a supplier centered category. And it includes only both who receive government aid. So, there are actual practitioners who are supporting outside this people such as corporate developers or committing Community Housing without

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funding or community building outside trying about the support details. This support goes to the developers or the team development team itself.

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The solid material politics and government all also has support programs are those who are moving in to Community Housing that past certification.

01:22:50.000 --> 01:22:53.000
Okay.

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Excuse me to move on you, comfortable, because I don't go days and song.

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Yeah, that's it.

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And another way to

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sort out all Community Housing install is by theme. So, These are the types of themes supply in Korea.

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And this case, of course, is very very special, because it's a top down development by the soul government. And this is a local government led project and non Jew was in part of the very beginning and until now, this project.

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So, this was aim to make the best out of the remainders from the remaining land of another project.

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And this name comes from the book in Community Housing village. So, this area has seven community. Community housing units, and they are linked with a specially designed Street.

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This, even though this was popped down the government was very open to criticism. So the idea.

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Idea idea, hearing was actually literally on site of the seven.

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Seven lots.

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And this is each theme of the house is related to the common house. And so, in this village, we have seven buildings, and commercial facilities and multiple common names.

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And we also have an idea for me.

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And this is the picture of the competition winner, and how it works is that the competition winner rents the land from sh for for for maximum 40 years.

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And after 40 years the city will buy the building. But this is not 100% determined but they actually made that agreement to buy it after lands least period is over.

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And since.

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We'll talk is based on a unique theme community programs are quite unique. Also, it's because the residents are actively planning and operating the company programs that are very inclusive, to the local community.

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There are very, very various private rent Community Housing models. and I think link, I'll have a video will show better than the presentation. Sure. So I'll share a link from YouTube on the chat.

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As soon as this is over.

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I looking on the wrong.

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This is another project on Community Housing.

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And this is the number of Community Housing music in is supported by the government. And about the year, 2021, the public housing.

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Number is decided to be not included. So, there are still public housing models supplied but they're just not in the count. It doesn't mean that they just suddenly disappeared.

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And about the strengths to develop.

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I briefly mentioned about the people outside the people. So, the mainstream developers are actually building community housing units, and there are many name brands such as the mangrove you are looking at, and also a brand called salad.

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one called episode, and there are many co co housing called Community helping brands. So, there are there's also an application on on Apple store called Cole live, which is a, which can, which is communicating application for people living in a branded

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Housing housing housing units like this. And we think that this is one of the strengths. So, could develop.

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And another one is though.

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So keeps steadily opens exhibitions and symposiums to bridge the private and public sector. And last year. Thankfully we were sponsored by our workshop and had the honor to listen from grace.

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And there are also an active academic research in in the academic area, almost to two or three projects every semester are coming about immunity housing are being

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published.

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Each from each school, so it's kind of a big trend right now in tone.

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And thank you for listening.

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Thank you, Matt you, and

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I think that we are going to move to breakout rooms.

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And I'm looking for Karen here Yeah. Thank you.

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Yes. So what I thought we do we've got about 15 minutes left. And with that, we want to give you as much time as we can for breakout rooms that Neil i think is setting up for us with, where you can join the room you want to join, but each one who kind

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has a particular speaker that will be answering questions so if you heard something today that you're interested in. Go to the room where that person is and you can ask their questions of them. I want to do our closing comments before we send you to breakout rooms and that way if you want to stay in your breakout rooms a little beyond

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our closing time you're welcome to do that.

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So by way of closing, just wanted to thank everyone for coming, reminding folks.

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Same time tomorrow, and again on Saturday, same time, same zoom link, and be looking for recordings to be posted over the next two weeks so you should be seeing them then we'd very much like your feedback so if you're not planning to come the next couple

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of days, please go ahead and fill out the feedback form now. And if you haven't shared your contact information, there's a link to share that with the conference participants on the program as well so that program is the source for all those things.

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I think that's everything I need to say grace anything else in closing, looks like we're good. So with that, Neil's going to open the breakout rooms if you have questions for me I'm, I'll be here, you know about conference things.