

0:12  
thank you and the headquarters of coho us which is the unseated territory

0:19  
of the cheyenne ute and arapaho people i'd also like to encourage each of you

0:25  
to take a moment to acknowledge the land that you and your communities are occupying feel free to do so in the chat

0:32  
and if you're not aware of the original inhabitants and stewards of the land you reside on we'll pop a link in the chat

0:39  
so that you can go ahead and learn more i also want to say that it's a paradox

0:45  
to talk about the use and development of land while acknowledging that the land we speak of was stolen

0:52  
and that in fact pieces of the earth cannot be owned truly so today we acknowledge our shared

0:58  
history and present and we commit to taking action moving forward

1:04  
we hope that co-housing provides a model for both ecological regeneration and the collectivism that has been intentionally

1:12  
dissolved we're especially grateful that each of you have joined us on this special day

1:18  
on summer solstice which is a day that symbolizes nourishment light and

1:23  
intention so in the spirit of each we'd like to create space for connection and sharing

1:29  
around these concepts so first i'll ask each of you to take a moment um to just ground here and reflect on an

1:36  
intention that you have today on summer solstice perhaps it has to do with community and what brings you to this

1:43  
space today and perhaps it doesn't but take a silent moment to

1:48  
think of an intention that you have and then we will place you in small groups to share with one another we'll

1:54  
just have a couple minutes for you to connect with another like-minded individual and then we'll come back to the main group

2:11  
okay and if we can move into those small groups

2:19  
housing book did i have okay welcome back everyone i'm heading it over to you trish thank you neil

2:26  
okay welcome back everyone i hope that that was a meaningful exercise um to

2:33  
ground in your intention but also just to connect with some other folks across the country

2:39  
as you're coming back just a reminder to mute um while we're in our main room if you

2:45  
haven't already so let's see i want to tell you a little

2:50  
bit about the co-housing association of the us coho us is on a mission for more

2:56  
and better co-housing to achieve that mission we educate using events like this one newsletter social media and

3:03  
in-person gatherings to help people create co-housing and to thrive in it we also advocate for co-housing through

3:09  
publications in the news and of course in our daily conversations we connect past current and future

3:17  
co-houses people like all of you into this community of communities and you can learn more about us at [cohousing.org](http://cohousing.org)

3:26  
i am also excited to share with you all that our national co-housing conference

3:33  
will be live and in person in madison wisconsin this year so we're really excited to be gathering in person to

3:40  
support one another in pursuit of a more connected way of being and we hope that many of you here today will join us

3:47  
and in fact at the conclusion of this event i will be sharing a code that will offer each of you 10  
3:54  
off of conference registration so stick around for that there's also a link to  
4:01  
our madison page there in the chat finally i would like to thank our  
4:09  
event sponsors and association supporters these are the professionals who sustain the work of coho us and  
4:15  
contribute to a growing co-housing movement they are caddis collaborative  
4:21  
co-housing solutions urban development partners wonderland hill development company schemata workshop fitch  
4:28  
architects and community design studio cohab and boulder community media and representatives from each of those are  
4:35  
here with us today so we are going to move on at this point to co-housing 101 it's  
4:42  
going to be a quick 20-minute overview of the terms the history the basic building blocks of  
4:50  
co-housing so here we go  
4:56  
all right so let's start broad this term intentional community that many of you  
5:01  
um have likely heard intentional community is often used as an umbrella term to describe many models of communal  
5:08  
living including co-housing so co-housing fits within that umbrella other terms that are used in its place  
5:15  
include collective housing communal living communal housing an intentional  
5:20  
community basically is a residential community that's designed from the start to have a high degree of  
5:26  
social cohesion so they can take on many forms from resource sharing communes to  
5:32  
co-housing there's often a shared vision and shared values though each of these vary from  
5:38  
community to community i will probably say this 100 times today no two  
5:44  
intentional communities are alike so we're going to go over a few different forms of intentional  
5:50  
communities to help with your vocabulary and your education so we'll start with  
5:56  
shared housing or housing cooperatives co-ops so they can take um  
6:01  
they can look many different ways but from a financial perspective there is typically  
6:07  
a separate entity established which is the cooperative which owns the home or  
6:12  
homes and then each member of that cooperative has a share that share  
6:18  
includes equity in the property as well as a room or a home  
6:24  
there are also limited equity cooperatives which have measures in place to maintain affordability even as  
6:30  
real estate gains equity now co-housing communities can be organized as  
6:36  
cooperatives cooperative refers to a financial structure and also has governance implications  
6:43  
i also want to talk about co-living which is a term that um it's a newer term that often describes shared housing  
6:49  
but i want to be really clear that it co-living does not indicate shared governance so co-living is most often  
6:57  
housing that includes shared amenities sometimes shared kitchens shared bathrooms but it does not include the

7:04  
other core features of intentional community including shared decision-making shared finances shared  
7:09  
labor typically co-living models would outsource their labor  
7:16  
and amenity management uh communes involve collective property  
7:23  
ownership as well as uh typically some amount of income sharing often communes  
7:28  
uh run a business for income generation that generates income for the community  
7:33  
so that is within the spectrum of intentional community there are also spiritual or religious  
7:39  
communities that have common beliefs or practices again no two communities look  
7:45  
the same so this is uh one form of intentional community that exists  
7:50  
and then we have co-housing so i'm gonna spend a little bit more time on this one because that's what y'all are here to learn about so  
co-housing involves  
7:58  
private homes individually owned homes but then shared spaces so co-housing  
8:03  
provides this balance of privacy both through the private ownership as well as the ability to enjoy private space  
8:11  
without the sharing of kitchens and bathrooms as well as who balances privacy on one hand as well as the  
8:18  
benefits of living more communally so co-housing almost always includes shared  
8:24  
meals and other social gatherings it involves collaborative decision making  
8:29  
and then common spaces those common spaces can be kitchens and dining rooms but again that  
8:36  
is in addition to what is found in an individual home it can include shared gardens courtyards  
8:43  
playgrounds guest spaces and some communities have even decided to feature common art  
8:50  
studios spaces for yoga and exercise even hot tubs we'll talk a little bit more about the common house as we move  
8:57  
along and then there's this term eco village that many of you are probably familiar  
9:02  
with so any of these communities that i mentioned can you know many of these can kind of mix and match an eco village  
9:09  
refers to a community with a strong ecological focus so they're designed to strength strengthen social connections  
9:17  
and care for the natural environment so two  
9:23  
organizations that i want to draw your attention to our dear partners the foundation for intentional community is  
9:29  
an international organization uh that supports the growth of all of these types of intentional communities  
9:36  
co-housing coho us the host of today's event is the organization that  
9:41  
represents specifically co-housing communities both organizations exist to  
9:46  
be a resource and to connect people and i highly encourage you to check out the foundation for intentional community  
9:52  
ic.org if you have not already and then of course there's the link to our organization  
9:58  
so a little bit of history about co-housing in the u.s katie mccammon and chuck dourette were  
10:04  
in denmark when they learned about what we call co-housing as a way of living when they returned to the u.s they wrote  
10:11

a book called creating co-housing building sustainable communities which might be familiar to you  
10:17  
and then other professionals have also traveled internationally to study co-housing and various forms of communal  
10:24  
living and today we have representation from many of those professionals who really  
10:29  
have worked hard to understand cozy co-housing and continue to create it  
10:34  
today there are currently about 180 established co-housing communities in  
10:40  
the u.s and about 150 more that are in some stage of development  
10:47  
some key elements of co-housing first of all intentional relationships  
10:53  
or to say it in another way being intentional about being in relationship so in co-housing we make a choice to be  
11:00  
connected to our neighbors and live with others who have made that same kind of choice so by having that intention we  
11:07  
create a different kind of community this is this key difference between a neighborhood or even a thoughtfully  
11:13  
designed neighborhood and a co-housing community is that intention that we're going to live together we're going to share labor we're going  
to support one  
11:20  
another now within all of these characteristics there is a lot of variety there are spectrums of um  
11:26  
how human beings in these communities connect to one another but intentional relationships is a key element of  
11:33  
co-housing there's also social infrastructure so while design is a critical element of  
11:41  
co-housing ultimately it is a social model and not an architectural one so a  
11:46  
co-housing community without the social infrastructure would just be a well-designed neighborhood the social  
11:52  
infrastructure are the systems and efforts we make to organize ourselves  
11:57  
for example co-housing communities are self-managed and have varying structures  
12:02  
of governing themselves and managing labor this might include regular community meetings homeowners  
12:09  
associations committees conflict resolution processes these are the pieces of social infrastructure that um  
12:17  
keep the community together this also includes the fun part of community so  
12:22  
most communities have common meals often referred to as the secret sauce of community we'll talk a little bit more  
12:28  
about that but that's often at least a weekly gathering opportunity for community  
12:34  
members as well as events everything from baby showers to weddings happy hours gatherings around special  
12:41  
interests um all of that fun social part that that draws us to one another  
12:48  
and then the physical design so we design our homes in co-housing in a way  
12:53  
that promotes uh interaction and supports this social infrastructure so  
12:59  
while co-housing communities do have individual homes they also have common  
13:04  
spaces for gathering and maintaining social cohesion so again we'll go into a little bit more of this with our  
13:11  
panelists as we move on we're moving quickly through this and i know that um  
13:16  
but we're going to dig deeper on many of these concepts i want to talk a little bit about who

13:22  
lives in co-housing because it is um it's it's different across the board so

13:28  
people of all identities live in co-housing some communities are

13:33  
organized around a certain identity so there is senior co-housing communities lgbtq jewish and other religious or

13:40  
cultural groups there are neuro diverse communities um with regards to the age piece some

13:47  
communities value that intergenerational connection and call themselves a multi-generational

13:54  
community and some are senior co-housing so according to

13:59  
sage which is the senior co-housing advocates there are currently more than a dozen existing senior co-housing

14:06  
communities these are communities just for seniors and about the same number in some stage

14:11  
of development and senior co-housing seeks to meet the needs of the baby

14:17  
boomer generation who make up 20 of the population and it also addresses

14:22  
social isolation which affects seniors at higher rates than the general population

14:30  
okay now if you've seen one co-housing community you have seen one co-housing

14:36  
community they are all different we have rural suburban urban communities sometimes

14:43  
they are detached single-family homes that are centered around a common space there are duplexes multiplexes condos

14:51  
with common spaces built in so um they're really all different and we will talk a little bit um quite a bit more

14:57  
about design here in a little bit because we've got some co-housing architects on our panel today

15:04  
so i'm going to keep cruising i hope you all are breathing and moving your bodies as we go through we're going to talk

15:10  
about some general terms that you hear quite a bit in the co-housing movement common you're going to hear common all

15:16  
the time common house common meal common space a common house refers to the shared

15:23  
structure that each cohousing community member has equity in and that's the space for

15:30  
gathering this is the space that where typically community meals happen

15:36  
other gatherings they have often laundry for everyone to use space to be rented

15:42  
out uh storage that sort of thing it's the common house there's also the common meal

15:50  
um each community manages their common meals different but often it's prepared

15:55  
by a few community members for all and there are different rotations of how that labor is managed but many

16:01  
communities also do their common meals potluck style and it's really just a way for for people to

16:09  
gather on a regular basis and then come in spaces common areas that refers to

16:14  
any of that shared space um between a community a burning soul

16:20  
um when i hear burning soul i think of reigns um and so that's why there are photos of him this is a term that we use

16:27  
quite a bit in co-housing and it really means those original people who push forward a community who take it from

16:34  
dream to action they're the founders they're the people with passion there are many burning souls here um today

16:42  
but a funny little uh medley of rains there social capital is a term that we use  
16:49  
quite a bit it really refers to um it refers broadly to the factors of an  
16:56  
effectively functioning social group so this can be relationships a shared sense  
17:01  
of identity shared norms in co-housing we talk about it often as it's related  
17:07  
to our health and well-being so when we live in community with one  
17:13  
another we enjoy an increased level of social capital which improves and in fact in  
17:20  
fact extends our lives so we know um that that social capital is connected to  
17:26  
various social determinants of health and social isolation and can actually help us to  
17:32  
live longer i'll talk a little bit about governance  
17:37  
which is the way that we organize ourselves and particularly how we make decisions so again every community  
17:45  
has a different governance process but there are a few that are common within co-housing  
17:51  
so first of all i want to say that in co-housing we have a horizontal or non-hierarchical structure so what that  
17:58  
means is that each voice carries equal weight in community processes and  
18:04  
decision making so sometimes members may be elected to fill certain roles at  
18:10  
given times but ultimately there is no leader of a co-housing community we have  
18:15  
intentionally structured it to give equal equal weight to each voice  
18:24  
we make collaborative decisions together so a few words in this realm consensus  
18:31  
this refers to a decision that everyone in the community can live with the  
18:36  
decision that is made by the group some communities use consensus-based decision making some people some communities use  
18:43  
modified consensus which has a slightly different threshold it's often  
18:48  
one consensus minus one or two um to allow for a little bit of uh flexibility  
18:54  
there and then sociocracy is a model of governance that prioritizes equality  
19:00  
sociocracy could have an hour on its own so i will direct you to sociocracy for all which is a strategic partner of ours  
19:07  
to learn more and more and more communities are adopting sociocracy as their  
19:12  
as their model the activities of communities are often  
19:18  
delegated to smaller groups that are empowered by the community to make decisions and implement ideas what this  
19:25  
looks like in practice is teams committees other terms that are used are circles  
19:31  
pods this is the smaller groups of people that are actually responsible for  
19:36  
implementing the activities of the community and that delegation is the process of giving them  
19:42  
decision making power so there are many variations of the  
19:48  
traditional co-housing model we also use the term co-housing adjacent models to

19:53  
refer to a model that may lean on the principles of co-housing but  
19:58  
might look a little bit different so one example of that is a retrofit community so this is where you might uh save an  
20:06  
old building by gutting it and building housing inside so arya co-housing which  
20:12  
is my first co-housing community was an old convent and so what they did is they kept the  
20:18  
structure they gutted it and then they built condos inside and then common spaces so that was  
20:25  
a retrofit co-housing community co-housing can also use existing housing  
20:31  
stock so this is again the ethos of community without actually designing and developing a new community one great  
20:37  
example of this is end the street community in davis california this is the idea that you might buy all  
20:43  
of the houses on a neighborhood take down the fences find a way to create common spaces and  
20:50  
make co-housing and so that the existing housing stock model can be done with other types of housing such as  
20:56  
apartments mobile homes condos etc i'm going to go through a few  
21:02  
development terms for your education participatory process  
21:08  
is just the idea that the future residents of the community are included in the development process so they're  
21:14  
and they're working closely with the developers the architects the consultants um in developing this and  
21:21  
creating the community that they will soon inhabit there are many uh terms that we use to  
21:28  
indicate different stages of membership we use the word explorer often to  
21:33  
indicate someone who is exploring communities sometimes they pay a small fee to be able to participate as  
21:40  
they kind of gather information on whether it will be a good fit for them there are then there are members or  
21:47  
equity members that are fully invested to purchase a home and then there  
21:52  
there's a term associate members which is used as a stage in joining a group so  
21:58  
this could be you know after move-in someone who does not live in community but participates often there might be a  
22:04  
formal associate member arrangement with the community  
22:10  
now co-housing uh the building the bringing of a dream to life relies  
22:15  
heavily on our co-housing professionals so i want to talk a little bit about the different types of professionals there  
22:21  
are uh process professionals because most of us have not done a lot of this  
22:26  
before there are consultants that help us with governance communication working  
22:32  
productively with conflict um there are our consultants out there to help us with that there are also  
22:39  
development consultants now this is a co-housing specialty they um a development consultant would help guide  
22:46  
the decisions that get you from the idea to building so they help create a budget  
22:51  
buy land hire other professionals and do this all within the best practices of  
22:57  
co-housing a developer offers for a fee their money back to the

23:03  
bank loan for construction likely they also protect their money by managing many elements of the project  
23:10  
and they have varying scopes of work a consultant can be any of many  
23:15  
professionals with particular expertise this could include green building acoustics accessibility  
23:22  
consultant is a general term and then a project manager is someone that's often  
23:28  
engaged during the construction phase and so that might be a term that you hear quite a bit  
23:35  
a few real estate terms that i want to go over  
23:41  
and then we'll get into the panel so an llc refers to a limited liability  
23:46  
corporation this is the legal entity that refines the legal and financial relationship between group members they  
23:53  
make contracts with professionals holds bank accounts takes out loans etc so often a forming co-housing group would  
24:00  
set up an llc to kind of conduct the business of developing the community  
24:06  
and hoa is a homeowners association this is the organization of homeowners of a  
24:11  
particular subdivision condominium or planned unit development the purpose of an hoa is to  
24:17  
provide a common basis for preserving and maintaining um  
24:23  
homes and property a co-op we already talked about so i'll skip over that in the interest of time  
24:29  
and then there's this term reserve fund or replacement reserves this refers to an amount of money  
24:35  
that is set aside by a community to anticipate major repairs replacements of  
24:41  
the physical property okay i need to take a breath and a drink  
24:47  
of water um i encourage you all to kind of let that all settle in move your body a  
24:53  
little bit and then we're going to um put put some human behind all of these terms  
24:59  
and talk to our panelists so  
25:04  
okay once you've moved your body i've got my panelists here okay we are  
25:11  
incredibly lucky today to have three of the most creative experienced and  
25:16  
brilliant co-housing experts in the movement here with us today so i'll introduce them  
25:22  
i've got some questions for them and then we'll turn it over to each of you to ask your questions of the experts so  
25:29  
our first panelist is crystal bird farmer crystal is an engineer turned educator from gastonia north carolina  
25:36  
she's founder of gastonia freedom school which is an agile learning center for disabled children  
25:43  
she also serves as a board member with the foundation for intentional communities and the bipoc intentional  
25:49  
community council her she is on the editorial review board for  
25:55  
and contributes to communities magazine and her book the token common sense  
26:00  
ideas for increasing diversity in your organization was published in 2020 crystal is passionate about encouraging  
26:07  
people to change their perspectives on diversity relationships and the world and we're really excited to have crystal



26:14  
with us today we also have matild bert who is the  
26:19  
co-founder of studio cohab which is an architecture firm  
26:24  
that focuses on innovative and sustainably built environments such as co-housing she moved to the usa from  
26:31  
france to focus her career on co-housing and has worked with mckamet and architects who introduced the concept of  
26:38  
co-housing in america she also helped develop habitat and partage a cooperative that aims to facilitate the  
26:45  
emergence of co-housing projects in france so between france and the usa she has visited and contributed to many  
26:52  
communities exploring the relationship between design and the social structure of communities  
26:58  
receiving her living future accreditation this year has strengthened her commitment to bring people together  
27:04  
to build a more socially just culturally rich and ecologically restorative future  
27:10  
welcome matild and finally we have brian bowen who has  
27:16  
been a practicing architect since graduating from carnegie mellon university in 1995  
27:22  
he is an expert in sustainability and was a lead champion during the program's pilot phase for a project connected to  
27:29  
the 2002 olympics he has been trained in passive house and the living building community challenge  
27:36  
and is just an absolute co-housing wonk he was named the aia architect of the  
27:42  
year in 2015 by the northern colorado aia chapter and serves as the chair of  
27:47  
the city of boulder planning board this is um a stacked panel and i'm  
27:53  
really excited for you all to hear from each of them so let's start with a little bit of storytelling so behind every co-houser  
28:01  
is a story that speaks to something deeper whether it highlights something about  
28:07  
our society that is in misalignment with our values or a longing for something meaningful i think that individual  
28:14  
stories tell a larger story about what we want from life and where we're headed  
28:19  
so i'm going to ask each of you starting with matild give you a second to prepare yourself  
28:24  
i'm going to ask you to just take me back to the beginning and tell us what drew you to co-housing as a concept  
28:31  
yeah thank you thank you for the introductions and um yeah so as i said i grew up in france in the suburban town  
28:38  
in paris and you know like we just didn't have any relationship with our neighbors and i had to plan  
28:45  
everything and oca was really centered around cars and so when i moved away  
28:50  
from college i kind of discovered the beauty of community and you know being walking distance from people that i  
28:56  
really enjoyed spending time with and when i lived in czech republic for a year it was part of a european exchange  
29:03  
program and there i discovered the beauty of sharing meals with your neighbors and having  
29:09  
people from all different you know perspectives and cultures really bringing us together on a daily basis  
29:15  
and so in architecture school i decided to focus on housing and co-housing wasn't really  
29:21  
taught at the time but um i still like decided to focus my final

29:27  
degree on it and uh kind of applied you know anywhere in the world where i could  
29:32  
learn more about this concept that wasn't really as well developed in front as well developed in france and so um i  
29:40  
worked with chuck duret at mecca men and direct architects and with eric that was  
29:46  
working there now rick bonnet that is my business partner at studio cohab and so yeah now i get to help  
29:53  
communities you know design and build their dream co-housing communities and i get  
29:58  
really jealous each time and as soon as i get you know and able to afford it and  
30:04  
get settled enough in one part of the world uh i'll definitely want that for my family too so yeah  
30:11  
that's my story thank you so much midfield crystal would you be willing to share your story next  
30:19  
yeah so um i have a daughter and i moved back to north carolina when i  
30:25  
was about in my mid-30s and my daughter was three  
30:31  
and i like to call my neighborhood a miniature co-housing development they don't know it but it is  
30:37  
so my mom lives next door you know so we can go over there a lot she comes over a  
30:42  
lot we share a yard you know we know all the neighbors and you know that kind of reminded me of kind of like the  
30:48  
traditional way that we think of american neighborhoods where we kind of know each other we kind of look out for  
30:54  
each other so that's what really drew me to it is that you know i want to live in an urban area with you know with lots of  
31:01  
resources around but i want to also know my neighbors i don't want them to just be like anonymous spaces across the  
31:08  
street or down the street and that's really important i think to bring back into you know our culture is just to  
31:15  
know people and understand people fantastic thank you and brian let's hear  
31:22  
your story cool like um i grew up in new mexico and it was um  
31:28  
very beautiful and isolating and great in a lot of ways but really didn't have much in the way of  
31:34  
community i had lots of desert to explore by myself which was important for me in a lot of ways  
31:39  
but it was the opposite of living in co-housing and um it was cool as artist community and uh  
31:45  
really interesting things were going on there but uh when i was in college in pittsburgh i discovered what it was to  
31:51  
be a part of a like a culture that was creating and doing  
31:57  
things and learning and connected and uh architecture studios are a real  
32:04  
like hard to replicate kind of environment um you know you're all working really hard  
32:09  
together doing creative things and learning as fast as you can and bouncing ideas off each other it's pretty remarkable  
32:14  
and so all of us uh in my studios over the years at carnegie mellon were like this is like why do we  
32:20  
want to like stop doing this why would we want to like go live in the burbs and do the stuff that the grown-ups are doing that  
32:26  
seems stupid so we uh we were like sort of like drawing these  
32:32  
ideas and thinking about him trying to figure it all out and looking to places that were like you know kind of arts and crafts

32:37  
movements uh movement type collectives or it's a broad history of uh collective  
32:42  
housing in the u.s and ours was sort of intended to be around making and creativity and then my  
32:50  
friend sally ann clues who's now a city of pittsburgh art director i think popped in front of my drafting board one  
32:56  
day with this book and said look this thing we've been talking about it exists it's called co-housing and we were like  
33:01  
holy craps we all devoured the book and all decided we're going to be causing zealots forever so that's that's my  
33:07  
origin story there i did try to join a group um wasatch commons in salt lake city when i  
33:12  
lived there and realized very quickly i had no business joining that group i didn't have any money there was no way i could get onto  
33:19  
the bottom of that ladder it was like 20 feet above me so um you know then time passed and i was able  
33:25  
to get involved with wild sage co-housing uh working with jim logan and with jim leach on that as a developer  
33:30  
and after doing all these workshops and telling them all that they were creating relationships relationships  
33:36  
with each other through the workshop process i realized it was working on me as well so i had good relationships with  
33:42  
them also as an architect and so we decided to move in so we lived there for 17 years and actually just recently  
33:47  
moved out about a year ago and now we're living in a single-family house with a yard which is pretty weird but  
33:54  
there's there's a time for that too yeah yeah yeah um thank you each for sharing just um  
34:00  
the reality is that many people's journey into co-housing includes and in and out  
34:06  
and uh i miss it and this doesn't work for me so thank you for sharing those  
34:11  
brian i'm gonna stay with you and talk to you about design so talk to us about how do you design a  
34:17  
housing development to foster community so what are the critical elements and  
34:23  
maybe speak to a few design elements that have stood out to you as a specially creative or effective and  
34:28  
fostering community yeah i think architects educations are pretty  
34:34  
conspicuously lacking in true understanding of human habitation it's not like as sexy as some of the  
34:41  
other things that are taught in schools and one of the teachers i had  
34:46  
stephanie danes who is starting rachel carson ecovillage uh now um was a great  
34:52  
influence on me at carnegie mellon as well as david lewis um to look at how people really experience  
34:58  
space and like what really happens in there so when i talk to groups and we work on the design processes regardless of the workshop level  
we're at  
35:04  
um we talk about things in terms of choreography like how do you imagine people moving through these  
35:10  
spaces in a way that allows them to have opportunities for casual social interaction that don't feel forced that  
35:16  
feel opportune you know that's that's what we're shooting for so whether that's like arrange the front  
35:22  
door to the common house or how you see from one place to another inside the community or how you look out from your  
35:28  
unit essentially at every turn you want to have some kind of consideration for  
35:33

is the thing that i'm doing increasing the ability for this design to create  
35:38  
community or decreasing it and most communities are designed with one level  
35:44  
of like strict privacy like well we just don't want to share stuff right and then a real  
35:51  
most decisions are made actually in terms of town planning in terms of neighborhood design completely blind to  
35:56  
the idea that you could be designing for or against community these sort of like aren't aren't really aware of that  
36:02  
um which is why the haphazard world we live in is so lousy for creating community for the most part and the things that do  
36:08  
create community are the are weird things that nobody expected you know like the transformer at the corner of  
36:13  
the uh playground that's a cool place to stand on and so kids clamor around all the time like nobody did it on purpose  
36:20  
like your utility company told you to put it there and you put the green box there poof so i think that's that's one of the  
36:25  
big things i think um in terms of like really creative cool things i've seen co-housing  
36:31  
actually i'd love to like do a uh a crowd-sourced image like one from every community that's like what's your  
36:37  
coolest little thing you know right wouldn't that be beautiful and have a slide library of those  
36:42  
um and i think you know probably one of the coolest ones i've seen is i think at  
36:47  
gray rock commons in fort collins there's a really wonderful kids play area and it's i  
36:53  
think like the coolest one i've seen that goes up two stories and it's like really beautifully connected to the dining space and the kitchen and  
things  
36:59  
it's just really well worked out and i think it's like one of the kind of best things i've seen  
37:05  
thanks so much for sharing that um and thanks for the idea about uh cover us is  
37:10  
about to launch a photo contest so heads up to everyone and i think that that sounds like a great category so  
37:17  
um crystal my next question is for you so the physical design of a community is just the beginning can you talk more  
37:24  
about the human side talk about the social infrastructure how people gather the people part  
37:30  
yeah so the people part is this is my turn  
37:37  
co-housing have people in it and those people can be  
37:42  
people who are unwelcoming or just people you don't like and what i do in my in my work with  
37:49  
communities it helps people understand that you know when we come from a certain culture we have these  
37:54  
expectations right about how people behave and what's the right thing to do what's the wrong thing to do  
38:00  
uh how do we parent our kids  
38:12  
i've lost your audio for a minute okay let's make sure you're back and then if you can just back up five seconds and  
38:17  
say that again i can hear you you can hear me now okay so  
38:22  
okay i don't  
38:32  
what crystal i'm so sorry we want to hear what you're saying and i'm not sure it's it's kind of in and out okay  
38:46

you're going to switch to your phone okay i'm going to give you a second to do that and i'm going to ask mathilde question and then i'll come back to you

38:52

with that same question crystal uh so matild sustainability is almost a university or

39:00

universally shared value among co-housing communities how is co-housing

39:05

part of creating a more sustainable future yeah so

39:11

there are many aspects i think you know when you're presented what is co housing like there's many aspects that are kind

39:16

of inherently greener than all standard housing developments um

39:22

you know you have a better use of the lens and the better planning of the land and usually a denser

39:28

side plan than a lot of suburban developments um it you know it is

39:34

uh usually designed for less driving and less centric around the car and homes are smaller they often share a

39:42

wall which is inherently a lot you know more energy deficient and um they have shared resources which

39:49

again is just like inherently insufficient and then like there are a lot of traditional sustainable

39:56

aspects of co-housing and how we build buildings that are often embraced by communities because it's such a values

40:03

and it's so important for them and so you know there is a lot of communities that decide to go for um energy and

40:11

resources efficient homes and um you know cash airs and bike

40:16

infrastructures which again like makes it a lot easier to be sustainable um

40:22

lower embedded carbon and uh you know for example like the boseman

40:28

you should one of the slides of the bozeman car housing project we're working on um there from day one one of the main goal

40:35

was we want to be uh net zero energy which means that they're only using energy that they're producing

40:42

on site and so you know to do that you kind of have to do like a cast impact balance

40:49

and make sure you have like the best bang for the buck bang for the buck that's the expression um

40:56

for you know like do i want a better quality window or do i need more insulation do i want more

41:02

solar panels and so we run modeling like that to make sure that we really you

41:08

know using the resources that we have to the best extent so that we you know

41:14

build the best way possible and then there is kind of the other aspect of i think

41:19

sustainability that we think a little bit less about is um

41:25

is the fact that because you build communities because you have shared meals and you know one

41:31

another and you are here for one another you kind of empower each other to reach

41:37

goals that you wouldn't be able to reach by yourself and so instead of having your small compost pile in your backyard

41:43

that won't produce a whole lot of compost all the sudden you have 40 units getting together to have one gigantic

41:50

state-of-the-art compost pile that will be super efficient and same thing with solar panels you know like

41:56

having one or two solar panels on your house is great but having the entire community being able

42:01  
to get together to really you know make an impact is so much more powerful and  
42:07  
so i think yeah housing really fostered those conversations and developed those role models that really help people  
42:14  
reaching their best potential i mean like there is a co-housing community um  
42:19  
called uh oak creek that even got one of the members elected as this mayor  
42:25  
because you know they have each other back they know how to organize they know and they have more time on their hands  
42:32  
too because they have a shelf meals and so on and so like all of these kind of things like ignorantly like push people 12 a goal  
42:39  
that i think a lot of us have but aren't really able to achieve by ourselves yeah absolutely um i think that speaks  
42:47  
to this idea or this dream of of ours that co-housing becomes these pockets of  
42:53  
what we would like to see in the broader world in terms of sustainability democracy um dialogue across difference et cetera  
43:00  
which brings you back to crystal um so hopefully we can take it from the top tell us more about  
43:06  
the people side of community okay let me know if you can hear me better sounds good okay so um yeah um so  
43:15  
when it comes to the people and community what we have to realize is that everybody comes from different  
43:21  
backgrounds they have their own identity and their expectations about how to work with people how to live with people  
43:28  
and a lot of times we don't think about that when we're building communities so co-housing is an intentional community  
43:34  
so there's definitely a lot of time spent on like matilda said the windows  
43:39  
where are we going to put a playground you know the common house what's it going to look like how many stoves etc  
43:45  
etc but we also have to think about okay how are we going to work together as people what happens when there's a  
43:51  
conflict how do we work with people for instance people with disabilities people who speak different languages  
43:58  
people with children and people without children and so there's always these kind of like things that you may not think about you're just going  
to assume  
44:04  
like oh i'm going to do it the way that i you know feels good to me and that's coming from your culture and kind of  
44:10  
history and the way you were raised and somebody else with a completely different culture may come and say  
44:15  
that's not a good way to do it let's do it this way and then you have to kind of navigate those spaces and kind of understand and agree on how  
we live  
44:23  
together agreed i'm going to stay with you um  
44:28  
because you're you're basically speaking to this but um i want to talk about some of the things that people  
44:35  
fear the most uh in co-housing and that is probably the number one question that  
44:42  
comes up what if you don't like each other what do you say to people who are just exploring co-housing  
44:48  
and thinking oh but are you all best friends or what happens when you have conflict  
44:56  
i mean it's a it's a normal part of life of being with people you know  
45:01  
i don't think most co-host co-housers are like are super best friends with every single person  
45:07  
i think our brains just can't deal with that so you're gonna have a few close friends and then the rest of the people

45:12  
that you like and then maybe there's gonna be that one family that you just like really just avoid because they're like oh whatever so it's fine  
and you

45:20  
know just acknowledge that but also as a community you want to have a conflict

45:25  
resolution system in place you want to have agreements about how we treat each other and how we behave so there's lots

45:32  
of models to use for conflict resolution a lot of people like using nonviolent communications

45:38  
some people are using restorative justice circles to talk about conflict and to resolve it i think there's lots

45:45  
of different ways to approach it it's just important to have that in place and to agree on agree on how we do it so

45:52  
neil can find the link to the book but karen gimnig who used to be part of coho us and jana ludwig who is another great

46:00  
consultant about consensus they wrote a book together called the cooperative culture handbook and this is going to be

46:06  
your guide to creating a cooperative culture so it helps you understand you know what are the expectations we bring

46:12  
into community and then how do we explain that to other people how do we communicate about that and then how do

46:19  
we shift the culture so that instead of like there has to be somebody who wins and somebody who loses how do we all win

46:26  
and that's kind of what conflict is about right it's like how do we all get our needs met

46:31  
excellent thank you another fear that i hear a lot is this idea of um community is not for

46:38  
introverts i identify as an introvert myself matild can you say anything about

46:44  
that this you know is community for introverts what do you what would you say to introverts who fear that element

46:50  
of living in community yeah i think co-housing is awesome for introverts and

46:56  
the fact that you work with co-housing us and you identify as an introvert i think it's really revealing i think

47:01  
there is a lot of cohousers that identify as an introvert and

47:06  
yeah i want to just say the fact that you again like you have all the privacy you want and you have a fully equipped

47:13  
you know unit that you can stay at and i'm not aware of any co-housing community that has mandatory you know

47:20  
common dinners or whatever you're welcome not to participate but what's great when you're an

47:25  
introvert is that if you do want to feel social and if you do want to participate

47:30  
it's really easy you don't have to go above and beyond like you would in other types of housings where you really have

47:37  
to force yourself because co-housing is redesigned so that your interactions with your neighbors are

47:43  
daily and spontaneous and easy and so that creates this relationship that

47:49  
makes it so much easier to just knock on the door on the door next door and you know ask for a cup of coffee when like

47:56  
you've never would do that in suburbia because you don't know your neighbor so

48:01  
yeah excellent thank you so brian i want to ask you about another

48:08  
big uh fear or question that exists um in the co-housing conversation which is

48:14  
what about when people leave both the question of you know what about when when my life changes and i i need to

48:21

leave can i am i you know am i bound to this community for life um and then what's the impact on the community how  
48:27

how does that whole thing go well i'd say there's some people when they leave the community is like woof  
48:32

boy thank god that's over you know but that's not typically the way it works usually you've developed real strong  
48:37

bonds with people and um you know i'd say like looking back over my time at wild sage you know there are  
48:43

people who leave over um you know marriages split up or and there's been times where like both  
48:49

people stay in the community and co-parent and that works out beautifully other times people's jobs move and they're just not in control of  
that um  
48:56

other times they were there for a short period to do you know two years of grad school well and they were  
49:03

meaningful great members of the community for those two years and that's that counts that's okay you don't just have to stay there  
49:08

forever and and i remember when i first  
49:15

looked at moving into wild sage seriously i was talking to somebody else who's actually now the mayor of boulder by the way mithil um who's  
a part about  
49:22

sage um and i was like well how long do you guys think he'll stay and he's like oh i'm moving in here forever  
49:28

and like my young brain blew up and i was like what you can even think about forever that's impossible and i stayed  
49:35

for 17 years you know and i think you know there's like some mechanisms that like got us to move out and that opened  
49:41

our eyes to some things that our families need or my family needed um that's really why we moved out it's  
49:46

like we needed the elbow room um and uh but i can tell you from a personal  
49:52

experience like um watching people leave me behind who i cared about was sad i  
50:00

mean it was just a straight up like oh no i thought they were going to be with me forever we'd never said that  
50:06

there was no like ring on that finger like but there's somehow there's this like sort of implied like oh we're all going  
50:11

to be here forever together kind of feel and then um  
50:16

and then when i when i left i sort of felt like i had betrayed everyone i cared about it was very difficult you  
50:23

know and i'm glossing over that because it was it was very difficult um but uh the relationships have stayed  
50:29

and we still in the same town and we still go there all the time and um you know see people regularly so i  
50:34

think um and then folks who leave for health reasons you know is a different thing especially in the aging scenario not  
50:40

everybody gets the picturesque like aging in community thing you know sometimes other stuff has to go on  
50:45

um i think that everyone leaves a mark and they leave a gap of that  
50:53

person that they were there and you always miss them and you know we've had folks die out of our community and like  
50:59

they um uh are always with us like it's important  
51:05

that they were with us for that time and that we got to be with them as they passed away and um  
51:11

and uh but i think just because something doesn't uh last  
51:16

forever doesn't mean it's not good right there's an impermanence to community as  
51:23



well yeah i think that what you speak to um just  
51:28  
really highlights the depth of relationships that exist in community i i struggle to think of someone leaving  
51:34  
moving out of a traditional neighborhood and feeling like they've betrayed the other people  
51:40  
on their street you know and it's beautiful um it's beautiful that that um your lives became so  
51:47  
intertwined with one another that it really was painful um to watch people leave and to leave so thank you for  
51:53  
sharing that i want to talk a little bit about uh families so crystal not only are you a  
52:00  
parent but you also started a school which is built on the principles of unschooling or self-directed learning  
52:07  
can you talk to us about the impact of living in co-housing on children and families  
52:14  
yeah so going back to the idea that you know we used to have neighborhoods that  
52:19  
were very close and people could trust other people in the neighborhood to kind of look out for their kids i think  
52:26  
co-housing dinner so we're you know we're able to raise  
52:32  
our children in a place where there are other children there are other families and then there  
52:37  
may be you know people with disabilities or people who are aging who also need care and we can kind of share  
52:44  
that caretaking responsibility so i think that's a really good um aspect of co-housing i think that you  
52:51  
know we've started to do aging in place which is a way of designing communities to help people who are getting older and  
52:58  
may have mobility needs or caretaking needs you know so we're getting that into the um the system of you know  
53:06  
planning for that but we can also plan for supporting people who may always have support needs you know like kids  
53:12  
with autism kids who use wheelchairs adults who use wheelchairs you know all of that is just recognizing  
53:19  
that people have different experiences of the world and they're going to need support and so we don't have to  
53:25  
expect that everybody's going to show up and be able to you know  
53:30  
do the same work and the same contributions but understanding if people have needs and we can support  
53:36  
them with those needs absolutely  
53:41  
much of what you shared resonates um i i too am a parent um who  
53:47  
that had my first child uh in co-housing and i can't imagine uh raising a child  
53:52  
without the support of a community so thank you brian you speak a lot about the future  
53:59  
of co-housing so i'm curious what trends you are seeing in the co-housing movement and how we can expect to see  
54:05  
co-housing evolve over the years yeah i still think of myself as brand  
54:10  
new to this whole thing um even though it's been like 20 years and like other people are uh now i'm  
54:16  
like an old guy in this um and uh semi-old middle-aged i'm middle-aged  
54:22  
i'm gonna own that um the uh but i've seen in the beginning of my  
54:29  
time in the causing movement there was a lot of people who were really focusing on like you know this is causing but that's not co-housing  
this real like

54:35  
tightness around the definition and this real worry that it might get messed up if we if we lose that core thing and i think that there

54:43  
is some truth to that it's important to kind of like be able to use the nouns properly yeah like your presentation

54:49  
trish i think it's perfect like this is co-housing that's a co-op this is co-living those words mean something and

54:55  
they imply other stuff so we should be using those words artfully um it's it's important

55:00  
but just because like um you know for example if someone were to come to me and say like well i have this like really cute little farmhouse on  
a

55:07  
property somewhere in colorado and i can only fit three or four other homes there you know i'm afraid i can't really do

55:14  
co-housing well who cares if you can't afford a common house like what can you afford as you know four or six or eight

55:19  
homes let's do a fire pit let's do an outdoor kitchen let's do a hot tub like you know and finding out what um is

55:25  
going to get people to connect and then doing that thing that they are um that they that will work for them is i

55:32  
think super important and i'm seeing that happen i think as

55:37  
the dei world really opens up and we sort of like a lot of what crystal said really is stuff i feel like i'm slowly

55:44  
as a just generic white dude becoming a little bit more hip to over these years right um like

55:51  
these workshops were designed by architects who could think fast in the moment absorb tons of information had

55:57  
the free time could spend three days in a workshop like all of these things it turns out

56:03  
like while you're going with a bunch of people's strong suits you're also like leaving a bunch of other people on the side of the road so how do  
you like

56:08  
create a process first off like the people part crystal's talking about how do you create a process that actually

56:13  
really is inclusive that really does meet people where they're at we're seeing huge changes in that right now i

56:18  
think so the blowing up of the traditional flying architect and workshop process the ability to do much

56:24  
more stuff online slower more gentle different learning paces different learning speeds you know i'll give a

56:30  
talk on sustainability for a new community and it's a one-hour long um

56:37  
you know online zoom thing that we upload to youtube and they can watch it thankfully at 2x speed and um they can uh

56:44  
you know drink a glass of wine and talk to each other they can pause and be like that thing he just said really resonates with me or like that  
sounds like bologna

56:50  
i'm gonna look it up um so i think that kind of like interaction is like really

56:55  
really new as opposed to everyone sitting in a circle in a room for 12 hours straight sweating it out so

57:01  
i think there's a lot of transformation in the process i do think there's a lot of really interesting things happening with design

57:06  
one is on the urban front like as more and more of our developments are

57:11  
happening in urban environments we're seeing some really cool things happening there because you can't just like put the cars over here and  
the common house

57:17  
in the middle and the houses over here and you doddle your way through there like that doesn't work in a lot of places so

57:23  
how you build that choreography back in an urban environment is really interesting some great examples of that

57:29  
i think the other things that we're seeing um i guess i should make a plug for myself here i did a course a five section  
57:36  
course for the fic called cutting edge causing on this topic um the first  
57:42  
session's over and the next one's uh coming sometime uh in august i think and you should sign  
57:48  
up for it it'll be totally amazing um and uh the um and i'll get fabulously rich  
57:53  
it'll be great um the uh because that's how this works right  
57:59  
isn't that where we're all we're all heading towards richmond yeah okay cool speaking of rich yeah  
58:09  
um so i think there's also really interesting stuff happening in how the model  
58:16  
is being adapted to different types of populations whether it's families who are raising foster kids  
58:22  
or whether it's like a neurodiverse community or whether it's a entirely neurodiverse community or a community  
58:27  
has a quota essentially almost like a percentage of neurodiversity to increase broad ranges of diversity or whether  
58:34  
it's um jewish co-housing or whether it's gay and lesbian causing and i think you know  
58:39  
one of the things that i think is interesting as an architect is like okay so what does that mean in the buildings is there something about the  
work that we  
58:45  
need to do as architects is different or is it just the same stuff that different people live in both things are true you know because  
58:52  
there's definitely some very specific things that have been done with design work to adapt them to different populations other than like  
58:58  
whatever is sort of like the norm right from the past 30 years i think that's i mean to me i love like  
59:05  
if you come to me and say we're going to do a straight up co-housing community and we're just going to make it happen  
59:10  
i'm like great let's just do it you know but if you have something that's like got other things on it like well we're  
59:17  
actually gonna do uh you know passive house in canada so tve trios village eco  
59:22  
housing up in canada is really really cool or some of the stuff that matilda and eric are doing with bozeman uh we  
59:28  
got to work with them a little bit on that too is really cool in terms of affordability they've got some cool mechanisms there  
59:33  
um things like roger study's project berkeley urban moshov some really really  
59:38  
neat things are happening right now so if you come to any of us architects with those kinds of ideas we're really  
59:44  
excited to figure out how you like adapt the model  
59:50  
how is it evolving it doesn't take away from the core you still can do that but you can use  
59:55  
other things and i think the key i mean if i hear the voice in my head right now katie mccabe  
1:00:00  
is saying you just want to make sure you're not reducing your market viability when you do this like or that  
1:00:07  
you're doing it on purpose like so yeah and maintaining that intention and those those key principles  
1:00:14  
imagine that many people here today are feeling really excited um by what each of you have shared but in  
1:00:21  
thinking about what the future of co-housing can look like and my hope is that some people in the  
1:00:26  
audience are starting to see maybe their dreams take shape um matild for those of for those in the  
1:00:34

audience who are feeling like they are ready to begin creating the village of their dreams  
1:00:39  
what's the process look like from here what what how would someone go about launching a co-housing community  
1:00:46  
yeah and i'm gonna second what brand said i think uh we're definitely in a phase in the movement where we are  
1:00:52  
questioning about what is co-housing and what shape it can take and so on also you know  
1:00:58  
seeing the movement in france and how much confusion there is like you know the the movement is different in france  
1:01:04  
and the way it started was a lot less rigid but like it has to be that way and now it makes it a lot more complicated  
1:01:10  
for a lot of communities to exactly know what they want to do and so i think it is important to understand what is  
1:01:16  
co-housing and then you know like and thinking like hearing in talking talking i was like yeah maybe it's i'm just read  
1:01:23  
too much french for him but like because the way i like to think about it is that you know it's like  
1:01:29  
an apple pie recipe like it's fine if you don't like apples and you want to put pears on it like i don't care and  
1:01:35  
i'll help you but like knowing how to do like the recipe helps you have a great foundation to know what you want to  
1:01:42  
change and what you want to keep and so i think keeping learning as much as you can on co-housing is  
1:01:49  
we're really gonna you're not gonna have to reinvent the wheel it's been 40 years of a huge movement and you know like  
1:01:57  
even just today's event and being able to connect with so many professionals so yeah um i think housing us is an amazing  
1:02:04  
um you know resources for that keeping learning about that uh going to the national conference in medicine uh we'll  
1:02:11  
be there giving an internship workshop uh on what is co housing exactly and kind of  
1:02:17  
developing this idea of like okay let's learn what the pie is made of and then we can change the recipe and make  
1:02:22  
something totally different that we like a lot better and um yeah get the books um  
1:02:29  
all of the online resources that you can find fic has been amazing into  
1:02:35  
developing a lot of us different uh on demand and online classes i will do  
1:02:40  
some on too i have been doing some with them with them already  
1:02:45  
there is also the community seekers directory um co-housing us um  
1:02:51  
go there start you know start your own ad start your own ad into your local newspaper and using social  
1:02:59  
media any any type of ways you can connect with people that again like  
1:03:05  
i think um a lot of people like brian said earlier about like you know when you started to think about co-housing  
1:03:12  
everyone had this idea of like ooh that sounds pretty cool but you kind of had to invent like being able to connect on  
1:03:18  
that world and being like okay we want to do something that is called co-housing it's going to be so helpful  
1:03:23  
and you're going to find a lot of people that actually want to do that and yeah come talk to the professionals  
1:03:29  
it's yeah it's really exciting to me like that's a big part of why i'm in the us it's because like unlike 40 years ago  
1:03:36  
now there is a huge network of developers and facilitators and architects that know a whole lot about  
1:03:42  
the movement and can help you up so don't be shy and yeah some of us are gonna hang out at the exhibit pool  
1:03:49

afterwards so come talk to us amazing thank you so much um we will have time for each of you to  
1:03:58  
pop into various exhibit halls each of our panelists will be hosting their own exhibit room as well as  
1:04:04  
many other professionals and forming communities we'll talk more about that in a minute because i do want to open  
1:04:10  
this up for some audience q and a the way that we are going to do this is um  
1:04:16  
my fabulous co-host neil planchon who wears both the coho us hat and the fic  
1:04:21  
hat is going to be monitoring the chat so i'm going to ask anyone with questions for our panelists so please put your  
1:04:28  
question in the chat neil's going to kind of see if there are repeats consolidate choose some and then he will  
1:04:35  
ask our panelists just a reminder the exhibit hall is really the best place for individual questions questions about  
1:04:42  
you know your own community so if we can keep these questions to those that would  
1:04:47  
be of interest to the entire audience so um i have not been monitoring the chat so i  
1:04:53  
don't even know if we have any tee'd up not yet so we will wait  
1:04:59  
for anyone to enter a burning question that they have via the chat function  
1:05:12  
i know it takes a minute to think and to craft it to proofread yourself  
1:05:17  
right neil i'm going to turn it over to you  
1:05:33  
after the quiet the storm okay um  
1:05:39  
how does i'm gonna think uh it says how does equity partnership work i hope i'm  
1:05:45  
close greg great  
1:05:53  
are you referring to the causing associations equity partnership program or we are in the  
1:05:59  
process of uh just beginning but um uh we  
1:06:04  
have been told that uh as we put in this equity to get this project going at some point  
1:06:12  
that equity is ours and we can take it out so  
1:06:18  
when does that start and end i mean equity is the money we put in prior to  
1:06:24  
the actual construction okay let's see um who wants to take that  
1:06:31  
ryan do you want to kick us off i'm going to give you a pretty brief answer i think because um i'm not sure  
1:06:38  
every community does this a little bit differently but typically like the money that you put in um you know if you and  
1:06:43  
it really is like sort of state by state in terms of like the legal context but then it's a little bit like agreement by  
1:06:50  
agreement depending on how the community works so i know some communities where they've said like well once you put your money in  
you can get it back with some  
1:06:56  
amount of interest or not with some interest after the last sale or after the construction loan or after  
1:07:02  
x so you know there's typically an agreement that you've probably signed or need to  
1:07:07  
draft that would set that up and i i still you could actually ask the co-hosting listserv might be a good  
1:07:13  
place through that or um you know katie is a great person to talk to katie mccabe no thank you i'll put it i'll put a link

1:07:20  
to the causing listserv uh when i get around to it um let's see uh julie and eric ask in  
1:07:26  
planning a cause community what is the recommended threshold to reach before hiring a consultant  
1:07:32  
or consultants that's a good question [Music]  
1:07:38  
matild do i pick the speakers matilde sure um  
1:07:44  
yeah i think it depends a lot on again like each group is different  
1:07:49  
um you have to be able to be able to hire your consultant and to be able to start  
1:07:57  
you know looking for land and so on so it kind of depends on the  
1:08:03  
on the financial financial resources of each person and then like  
1:08:08  
you know we do have some people coming to us being like i have a piece of land no people  
1:08:14  
can you help me out with finding the good people and you know like developing that project and that's fine too so  
1:08:21  
it kind of depends you know if you are like i feel like obviously with the economical context  
1:08:27  
right now there's more and more groups that are really trying really hard to be as affordable as possible and that  
1:08:34  
usually means a little bit more of a mass of a group to be able to have  
1:08:39  
different perspectives and also enough uh income but um yeah there isn't like a grade i'm not  
1:08:46  
going to give you a number of like four is two is not enough and five or like six is too many so like five is  
1:08:53  
perfect there is no like perfect answer but like yeah it kind of depends i think it's never  
1:08:58  
too early to start talking with your consultant and um i don't know anyone in the movement that  
1:09:06  
is gonna misguide you so if they feel like you're not ready to hire them they will tell you and help you you know  
1:09:12  
guide you along the way to get ready for it great thank you i'm going to juggle up a  
1:09:20  
few things um with help from your colleagues crystal  
1:09:26  
um how would you answer how has the pandemic affected co-housing or communities organizing efforts what do  
1:09:34  
you think about that welcome down yeah so um the pandemic really affected  
1:09:40  
co-housing in a lot of ways but i think the most unexpected way was kind of how people viewed safety as  
1:09:48  
far as vaccines mass and social distancing so  
1:09:54  
we saw a lot of communities really have a difficult time  
1:09:59  
navigating you know are we going to wear masks inside are we going to just have meetings outside are we going to switch  
1:10:05  
everything to zoom and it laid bare some of those you know some of those philosophical things that people have  
1:10:11  
that maybe we hadn't talked about in community but the benefit to that was that um coho  
1:10:18  
us and fic were able to reach a lot more people and that you know people were  
1:10:23  
kind of stuck in their homes so they were googling you know how to find a community that i where i like the people  
1:10:30  
you know so we have the directory and people can connect and then we have these workshops and courses where people

1:10:36  
can learn about it so there's some benefit to the pandemic and that we were able to kind of like  
1:10:41  
start getting in people who had never heard of this before but of course yeah all of that conflicts  
1:10:47  
around how do we deal with with our safety in community was a big a big surprise  
1:10:54  
brian matilda do you want to add to that yeah  
1:11:02  
um i think you know what we saw mostly was communities that were already had a pretty good church this is like so  
1:11:08  
crystal mostly talked about existing communities and how they lived pandemic and there's been some really great stuff  
1:11:13  
documented on that and some really good conferences and i could tell a lot of stories about that from my own community and what i've  
1:11:18  
heard from folks but i think crystal did a great job on the forming community side i felt  
1:11:24  
like i saw a lot of communities make it through the pandemic you know they they had bought land they had  
1:11:29  
started they had a good core group and they were able to somehow you know  
1:11:35  
adapt and market and you know get under construction we had you know tula heartwood commons in tula  
1:11:42  
um tve up in nova scotia bozeman co-housing's gone through this process i  
1:11:48  
mean i think the workshop i did with umatilda was the last in-person workshop i think i did um and uh  
1:11:56  
co-housing houston each of those groups can talk to you about their specific strategies but the ones that had some act some action going  
into it i think  
1:12:02  
made it through um pretty well um i don't know if that many started off  
1:12:08  
during covid um that more more people sort of like hunkered down a little bit and didn't kick off new new adventures  
1:12:14  
that said we've got a few uh a few new projects like that and uh coming through our doors in the past few months  
1:12:21  
and i think people have a renewed focus on like uh community a different understanding  
1:12:26  
of isolation than they had before and um and a whole new ability to work from different places which means that like  
1:12:33  
you know a project in tula might be appealing to someone you know moving out of portland  
1:12:39  
so um the market for your for your communities your market is now a national slash international market  
1:12:47  
yeah the only uh thing i'm gonna i totally agree and the other thing that i thought was surprising  
1:12:54  
or just caught me off guard when especially when at the beginning of the pandemic hearing people  
1:13:00  
coming to me telling me i realized how small my house is my house is way too  
1:13:06  
small and i was just telling them it's not too small it's just not designed to leave 24 7 in it with all of your family  
1:13:12  
and so i feel like yeah there is something around that too of like you have to yeah like i think a lot of  
1:13:19  
people realize how isolating their house can be and also like got more aware of their environment but  
1:13:25  
yeah like hopefully now that we're getting out of the pandemic like we realized this is not this is not meant  
1:13:31  
to have your entire family 24 7 with you and it's okay so let's keep downsizing  
1:13:40  
thank you all uh let's see joel would you mr joel b would you be willing to unmute and share i think you've got  
1:13:46

something that's really interesting here about equal voices would you be willing to do that  
1:13:52  
oh yeah um i could it's  
1:13:58  
and i think reigns already uh got into that a bit in the chat  
1:14:03  
you guys are quicker than i am i've known reigns since 1999  
1:14:10  
and i've known brian since 2010 when we met in boulder so uh  
1:14:15  
i'm a burning soul okay so let me read you okay go ahead well  
1:14:21  
the the uh the notion that somehow we all have equal weight  
1:14:27  
and i think sociocracy is working well in our group we've shifted over from consensus to sociocracy  
1:14:34  
margot and i wanted to divest ourselves of the innate power that we had the fact  
1:14:39  
that we've you know been involved for so long and it's very difficult um  
1:14:45  
you know to number one for us to let it go and number two for people to step in uh  
1:14:54  
and uh have a say so this weekend's gonna be the uh the real  
1:15:00  
test we're doing our site designed charette and um  
1:15:05  
i'm gonna step back and watch the action but of course i brought all these  
1:15:10  
wonderful people together storm water management and you know bird and wildlife specialists  
1:15:16  
permaculturists and so on it's going to be fun so  
1:15:22  
i will get to see and enjoy all the action i started when i was 50 and now i'm 75 so  
1:15:30  
still at it and we hope to be built next year okay thank you thanks for the update  
1:15:36  
always nice to see you yeah thank you and and thanks reigns for jumping in and welcome to uh our  
1:15:43  
community wherever you are okay let's see uh let me get back to the  
1:15:48  
chat thread um okay yeah this is an interesting one thanks lotus uh what is the risk for  
1:15:55  
calling less conventional developments what is the risk for calling less  
1:16:00  
conventional developments co-housing i want to do that one you want to do  
1:16:06  
that one go for it okay so um i don't know if you noticed but during the pandemic co-living kind  
1:16:12  
of became a thing and there was the wework people who did we live  
1:16:18  
and a lot of people kind of mush together the idea of co-living with co-housing but there's i think there's  
1:16:24  
important differences co-living is usually and i think this is nutritious presentation you know co-living is  
1:16:30  
managed by somebody who decides they want to make some money so they rent a building and they you know they put like  
1:16:36  
a coffee bar and stuff like that and they call it co-living but co-housing the idea behind co-housing is that we  
1:16:42  
are developing it together from the ground up and we're being intentional about creating a culture and it's not  
1:16:47  
just a product to sell so i think that's really important to think about when we are calling different projects  
1:16:54



co-housing or intentional community we don't want kind of our capitalist  
1:16:59  
system to i mean it already has its hands around how we how we work together and how we you know even buy houses so  
1:17:05  
we want to like avoid that kind of system as much as possible  
1:17:11  
i would love to jump in on that too that's a great crystal i think so here's a here's an existential crisis for  
1:17:17  
causing if co-housing is required to be home ownership and no one can afford to  
1:17:22  
buy homes then what does co-housing mean to anybody maybe it's not a thing that we need right now  
1:17:28  
so what what do we do if it's not exactly that other thing you know so i've been like working hard with jim  
1:17:33  
leach on how do we do a cooperative housing embed in a larger co-housing community how do we you know  
1:17:39  
how do we adapt to this way of being more inclusive by addressing the fact that the structures that we are faced  
1:17:45  
with in terms of banking and mortgage and home ownership have these implicit biases that we just  
1:17:51  
i mean i could say we're not going to be a part of it but i can't just not be a part of the mortgage like i got gotta get a  
1:17:57  
construction loan somehow like we're stuck in this system so we're trying to figure out how we do some  
1:18:02  
interesting things that do some in some ways bend the traditional definition of co-housing  
1:18:08  
um and even to the extent that like um we're actually doing a project in a resort ski resort town right now  
1:18:15  
that's a beloved town to the developer who's from a different place and they are trying to take the best of  
1:18:21  
co-housing and create rental workforce housing so it's like it's it is it's a  
1:18:27  
co-living project it'll be rentals but it's very very much built on this idea that they want to have  
1:18:32  
genuine real awesome community and i believe that that's a possibility  
1:18:37  
without it being a homeownership model so i think i think it's really interesting things going on there and i  
1:18:42  
but i do think it's important to use the terms correctly like you don't want to erode the language but  
1:18:48  
you don't by doing something different you don't erode the model if that makes sense  
1:18:55  
yeah i think what you have to lose by using the term incorrectly is time  
1:19:02  
it's just time and effort that you don't have to put like if everyone agrees on what you even if you do say like yeah  
1:19:09  
this is a co-housing inspired work for workforce housing then it's like oh okay  
1:19:14  
so what is co housing what do you mean by inspired and then everyone just like rally around the same notion and yeah i  
1:19:21  
just i just see it happening over and over in france it's just like people lose take forever to  
1:19:28  
build their communities because they lose so much time with people basing  
1:19:33  
different as you know working out of different assumptions and there's just no need for that  
1:19:41  
thank you thank you everyone um i highly recommend that you join us on the crossing list  
1:19:47  
serve uh and continue these conversations together i'm going to put the i'm sure  
1:19:53  
the link's been shared a few times there's several of us who moderate that list and suddenly there's a huge amount  
1:19:59

of support and love for the growth of this movement so come join us there  
1:20:05  
if you want some extra help getting there uh this person here can help you  
1:20:12  
uh trish hand it back over to you thank you i second um that movement  
1:20:18  
towards the list serve i can't think of a better more organic community driven  
1:20:24  
resource list but another one another place i want to point you all is to our national co-housing conference which  
1:20:31  
will be in madison wisconsin and as promised i have a discount code for you  
1:20:36  
all it is team coho that will get you 10 off of  
1:20:43  
conference registration this is the place to meet other people to learn to  
1:20:48  
meet with professionals to connect to reconnect with your why um to gather the tools that you need to  
1:20:55  
bring your community to life so we really would love to see many of you there i also want you to know that there  
1:21:01  
were many unanswered questions on the chat and my hope um is that we will be  
1:21:06  
able to take those and that will inform our future programming whether it's at the conference or virtual programming so  
1:21:12  
um so thank you for those of you who submitted questions and i hope that the exhibit hall  
1:21:18  
provides an opportunity to explore that as well which is what we're going to  
1:21:23  
talk about next um actually before i talk about exhibits because what we're going to do is we're  
1:21:29  
going to close this main we're not going to close it but we're going to end the program that everyone's  
1:21:34  
in the same place for which will allow you to visit multiple exhibit halls we will not reconvene as a group  
1:21:40  
just so that you can continue to visit different people and let those conversations linger a little bit  
1:21:46  
so you have the team coho that's 10 off of conference registration i want to share another link with you which is a  
1:21:52  
link to our feedback form please complete that if you're able  
1:21:58  
and willing i will send out an email with that as well we really value your feedback we want to  
1:22:04  
know what about this event resonated and didn't what you wanted more or less of so i will post that in the chat in a moment  
1:22:11  
if someone hasn't already i want to give a heart felt  
1:22:16  
uh thank you to those who helped uh make today's event happen neil  
1:22:23  
reigns cohen henning mortensen our current treasurer thank you all so much they were on the team that really  
1:22:30  
brought this event to life and it has been a rich  
1:22:35  
dialogue and it's not over yet so thank you i also want to thank um our program director lotus thomas for  
1:22:41  
her support in making today happen so let's talk about exhibits i am going to  
1:22:49  
re we have about 12 exhibitors and the way we're going to do this is it  
1:22:55  
is choose your own breakout room so

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