PLANNING EARLY FOR THE GOLDEN YEARS

or

Starting an intergenerational cohousing community

Grace H. Kim
Capitol Hill Urban Cohousing
Seattle, WA
GRACE H. KIM

Architect | Owner: Schemata Workshop
Co-Founder: Capitol Hill Urban Cohousing
Past Board Member: Cohousing Association of US
Commissioner: Seattle Planning Commission
WHY INTERGENERATIONAL?

Planning ahead
Retirement homes = Waiting to Die
Many mentors for all stages of life
Building social capital
HOW DID WE CHOOSE OUR SITE?
CHARACTERISTICS OF LIVABILITY

Grocery & neighborhood retail (drugstore, drycleaner, hardware)

Coffee shops & Restaurants

Hospital

Schools - K-12 and Higher Education

Cultural institutions

Transportation choices
OUR TIMELINE
Signed our Declaration of In(ter)dependence

Start Workshops & Trainings

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1st Design Review Meeting

2nd Design Review Meeting

Hire Developer

Submit for Building Permit

Final Design Review Meeting

Building Permit Approved

Started Construction

Farm Barnraiser

1st Design Review Meeting

2nd Design Review Meeting

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Move In!

Jan 2008
Purchase Property
Our Vision

We are an urban community bridging generations, aiming to be good neighbors on Capitol Hill. We value sharing and seek health, both for ourselves and our planet.

Our Values

- Sharing
- Environmental Awareness
- Intergenerational
- Neighborhood Partnerships
- Healthy Individuals
- Healthy Community
DESIGN WORKSHOPS

COMMON AREAS
UNIT PLANNING

PROCESS WORKSHOPS

CONFLICT RESOLUTION
FACILITATION
CONSENSUS
COMMUNICATION STYLES
POWER DYNAMICS
ANNUAL RETREATS

FOOD, RACE & PRIVILEGE, FINANCIAL
Co-Housing Trend Hits Seattle

Published Mar 18, 2010, 12:02pm
By Jann Hedgco

Cohousing—"intentional" living communities where residents occupy their own houses or condos but otherwise share everything from potlucks to P-Patch duty with neighbors—is rearing its head in Seattle for the first time in more than a decade. Currently, two new developments are seeking to advance the cause of ground-breaking on Capitol Hill and in Newcastle on the eastside.

In addition, there's more cohousing on the market than normal: West Seattle's Duwamish Coho offering up a rarely-available two-bedroom unit for $250,000. South of Seattle, newly-launched Woodland Lane Cohousing in Olympia is selling a handful of homes priced from the low $275,000 to about $430,000.

Urban cohousing project planned near Anderson

Posted on Thursday, April 1, 2010 - 8:11 am by Josh Mahar
• Teach our children about where our food comes from.

• Demonstrate that urban rooftops can be a contributor to urban agriculture.

• Be a catalyst for a neighborhood food network.
OWNERSHIP MODEL

- Residents paid a Membership Fee
- Residents are Members of an LLC
- LLC owns the Building
- Residents Rent from the LLC
- Self imposed “Rent Control”
- Membership Fee is Returned
- Portion of rent goes towards equity
- Equity only matters for distributions (no sale)
- Short Term investors, class A shareholders
CHALLENGES

Lawyers protecting founders - We lost about a year just to lawyers trying to understand what we were doing and how to make it work.

Our financial model is untested. People understand the idea of a house/condo, building equity, and resale value - none of which pertain in our model.

Compromises to our high sustainability goals due to cost.

A 9 unit community is pretty small. If anyone is unable to actively participate, the rest of us have to pick up the slack.

Buying out founding members.

Developer – Self Developed until bank told us we needed one for loan.

Banks uneasy with our financial model – Fannie mae/Freddie mac unwilling to loan to resident owned apartment building.