

Cohousing Institute

# Affordable & Energy Efficient Cohousing

Session 01:

Sustainable & Affordable Zoning & Land Use

+ Finding a Site and Negotiating with Officials

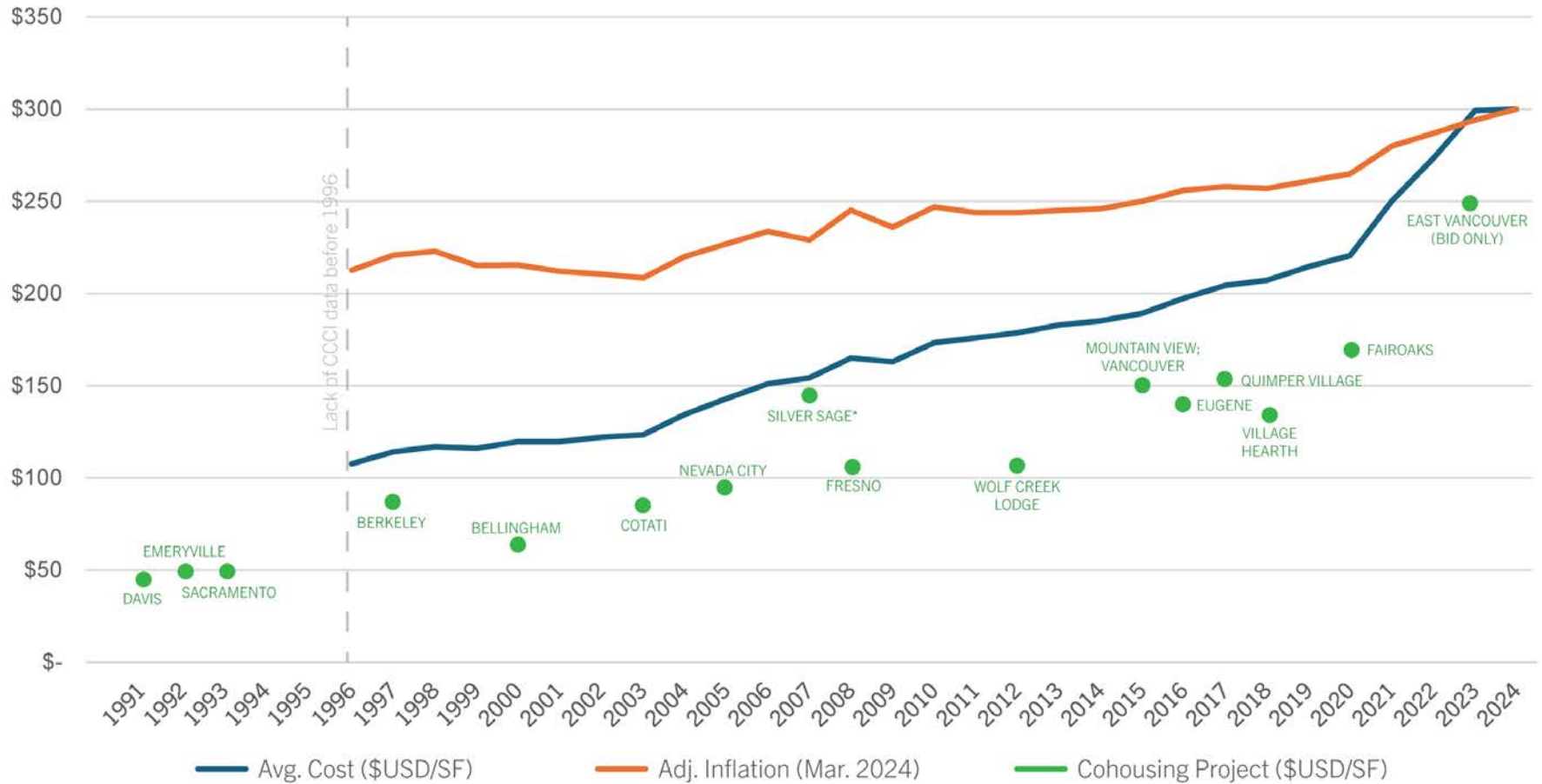
July 10<sup>th</sup>, 2025



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The Cohousing Company

Charles Durrett  
The Cohousing Company

# RISING CONSTRUCTION COSTS IN CALIFORNIA (1996 - PRESENT)



\*Added costs from the hiring of consultants, local architects, etc.



Data provided by The Cohousing Co. and the California Department of General Services. Avg. building costs are estimated averages calculated with a combination of the **CA Building Construction Index** and the avg. construction cost/sf in CA in 2024.



**QUIMPER VILLAGE  
PORT TOWNSEND, WA**

8-Jul-25  
9:22 AM

**P & L SUMMARY**

**PRELIMINARY PROFORMA BUDGET**

This budget is preliminary and has been prepared for discussion purposes only. Many of the costs are estimates and may not be accurate. This budget will be revised as the site and unit design is finalized and more accurate costs are obtained and the development process proceeds.

Prepared:	11/25/14	KMc
Updated:	3/27/15	KMc
Updated:		
Updated:		

	NOTES	ORIGINAL BUDGET	REVISIONS	CURRENT BUDGET	& of Sales
<b>REVENUE:</b>					
RESIDENTIAL SALES	28	\$ 8,679,200	\$ 827,040	\$ 9,506,240	95.7%
LOT PREMIUMS		20,000	\$ -	20,000	0.2%
OPTIONS & UPGRADES		140,000	\$ -	140,000	1.4%
GARAGES	16	\$ 15,000	\$ 240,000	240,000	2.4%
CARPORTS	3	\$ 10,000	\$ 30,000	30,000	0.3%
MISC INCOME					0.0%
<b>TOTAL REVENUE</b>		<b>8,839,200</b>	<b>1,097,040</b>	<b>9,936,240</b>	<b>100.0%</b>
<b>COSTS:</b>					
01 ADMIN., LEGAL, & MISC.		208,500	0	208,500	2.1%
02 PERMITS & FEES		478,500	27,500	506,000	5.1%
03 DESIGN & ENGINEERING		510,500	(26,000)	484,500	4.9%
04 SITE DEVELOPMENT (See JOB 15)		0	0	-	0.0%
05 LANDSCAPE (See JOB 15)		0	0	-	0.0%
06 COMMON FURNISHINGS	Group Allowance	20,000	0	20,000	0.2%
07 LAND ACQUISITION		506,000	0	506,000	5.1%
09 MARKETING EXPENSES	Group Allowance	380,000	(100,000)	280,000	2.8%
11 PROJECT MANAGEMENT FEES		335,000	(150,000)	185,000	1.9%
12 FINANCING COSTS		424,137	57,859	481,996	4.9%
13 COSTS INCURRED AT CLOSING		0	0	-	0.0%
15 CONSTRUCTION COSTS		5,020,275	1,042,055	6,062,330	61.0%
16		0	0	-	0.0%
17 CONTINGENCY		50,000	120,000	170,000	1.7%
18 WARRANTY		25,000	0	25,000	0.3%
		0	0	-	0.0%
<b>TOTAL COSTS</b>		<b>7,957,912</b>	<b>971,414</b>	<b>8,929,326</b>	<b>89.9%</b>
<b>PROJECTED DISTRIBUTABLE CASH (Contingency)</b>		<b>\$ 881,288</b>	<b>\$ 125,626</b>	<b>\$ 1,006,914</b>	<b>10.1%</b>
				<b>\$ 9,936,240</b>	

DISTRIBUTABLE CASH TO BE ALLOCATED AS FOLLOWS:

DEVELOPER FEE

50.0%

503,457

# ECO HOUSING - RESIDENTIAL BUILDINGS

Plan and Elevation Quantity		# of Building:						6			
		Building 1 6 Units 1	Building 2 6 Units 1	Building 3 6 Units 1	Building 4 6 Units 1	Building 5 3 Units 1	Building 6 3 Units 1	Total SF.: Total Per	Average	Average	
Square Footage		7108	7108	7108	7108	4283	4283	Building	Unit Cost	Cost Per	
<b>Soil Treatment</b>	The Noble Way	535	535	535	535	275	275	2,690	448	0.07	
<b>Concrete Foundations</b>	Blazona	146,487	138,034	161,984	196,282	107,023	97,300	847,110	141,185	22.90	VE Measures Incl
<b>Plumbing</b>	Timberworks	110,192	110,192	110,192	110,192	63,025	63,025	566,818	94,470	15.32	VE Measures Incl
<b>Fire Sprinklers</b>	System Tech Fire Protection	28,525	28,525	28,525	28,525	16,882	16,882	147,864	24,644	4.00	Full 13 System
<b>Electrical</b>	Marticus Electric	33,019	33,019	33,019	33,019	18,840	20,010	170,926	28,488	4.62	Per Plan
<b>Lighting Fixtures &amp; Bulbs</b>	Illumination Design	4,226	4,226	4,226	4,226	2,335	2,335	21,574	3,596	0.58	VE Measures Incl
<b>Structured Wiring</b>	Liberty Bell	7,470	7,470	7,470	7,470	3,735	3,735	37,350	6,225	1.01	Per Plan
<b>Utility Hook-Up</b>	Goodby Grading	1,080	1,080	1,080	1,080	1,080	1,080	6,480	1,080	0.18	
<b>Carpentry - Rough</b>	Pinnacle Construction	173,906	173,906	173,906	173,906	121,871	121,871	939,366	156,561	25.39	Per Plan
<b>Carpentry - Finish</b>	Keystone Door & Building	41,800	41,800	41,800	41,800	23,731	23,731	214,662	35,777	5.80	VE Measures Incl
<b>Sliding Glass Doors &amp; Windows</b>	Ultra Glass	14,253	14,253	14,253	14,253	9,689	9,689	76,390	12,732	2.06	Ply-Gem Windows
<b>Gypcrete/Acoustic Mat</b>	AUS Decking	11,610	11,610	11,610	11,610	0	0	46,440	7,740	1.26	Per Plan
<b>Painting</b>	Kaprico Painting	31,775	31,775	31,775	31,775	19,525	19,525	166,150	27,692	4.49	The Mill Specs
<b>Clean-up - - Rough</b>	Patrick's Clean Up	4,905	4,905	4,905	4,905	2,955	2,955	25,530	4,255	0.69	Estimate
<b>Clean-up - - Final</b>	Patrick's Clean Up	2,985	2,985	2,985	2,985	1,799	1,799	15,538	2,590	0.42	Estimate
<b>HVAC</b>	Villara	73,413	73,413	73,413	73,413	43,126	43,126	379,904	63,317	10.27	Per Plan
<b>Stucco</b>	Advanced Lath & Plaster	22,212	22,212	22,212	22,212	15,256	15,256	119,360	19,893	3.23	Per Plan
<b>Insulation</b>	Capital Insulation	10,864	10,864	10,864	10,864	7,165	7,165	57,786	9,631	1.56	Net & Blown Walls Incl.
<b>Roofing</b>	Roof 4 America (PetersenDean)	24,106	24,106	24,106	24,106	17,205	17,248	130,877	21,813	3.54	VE Measures Incl Skylites/T
<b>Drywall</b>	Foothill Painting & Drywall	41,470	41,470	41,470	41,470	25,990	25,990	217,860	36,310	5.89	VE Measures Incl
<b>Cabinets</b>	Barbosa Cabinets	27,165	27,165	27,165	27,165	17,648	17,648	143,956	23,993	3.89	Per Plan
<b>Stairway &amp; Rails - Interior</b>	iStair	1,008	1,008	1,008	1,008	1,512	1,512	7,056	1,176	0.19	Per Plan
<b>Ornamental Iron - Awnings</b>	Dunbar Construction	44,950	44,950	44,950	44,950	27,550	27,550	234,900	39,150	6.35	Per Plan - Estimate
<b>Ornamental Iron - Iron</b>	Stodtmeister Iron	1,000	1,000	1,000	1,000	1,000	1,000	6,000	1,000	0.16	Estimate
<b>Mirrors &amp; Shower Doors</b>	Homesite	1,775	1,775	1,775	1,775	1,330	1,330	9,760	1,627	0.26	Mirrors not Included
<b>Countertops - Quartz - Kitchen</b>	Marble Palace	9,200	9,200	9,200	9,200	4,830	4,830	46,460	7,743	1.26	VE Measures Incl
<b>Countertops - E Stone - Baths</b>	Marble Palace	1,375	1,375	1,375	1,375	1,038	1,038	7,576	1,263	0.20	VE Measures Incl
<b>Flooring - Carpet</b>	Simas	8,829	8,829	8,829	8,829	5,772	5,772	46,860	7,810	1.27	
<b>Flooring - Marmoleum</b>	Simas	17,575	17,575	17,575	17,575	9,208	9,208	88,716	14,786	2.40	Per Spec
<b>Appliances - GE</b>	Ferguson	8,322	8,322	8,322	8,322	4,161	4,161	41,610	6,935	1.12	VE Measures Incl
<b>HERS Inspection</b>	Valley Duct	1,134	1,134	1,134	1,134	567	567	5,670	945	0.15	
<b>3rd Party Inspection - Inspections</b>	RMA - Budget	3,900	3,900	3,900	3,900	1,950	1,950	19,500	3,250	0.53	Estimate - \$650/Unit
<b>Gas Meter</b>	TBD										
<b>Water Meter</b>	TBD										
<b>Total House Cost</b>		911,066	902,613	926,563	960,861	578,073	569,563	0	4,848,739	808,123	131.05
<b>Price Per S.F.</b>		128.17	126.99	130.35	135.18	134.97	132.98				

# Topics to be covered

1. Zoning & Site
2. Planning the Project
3. Construction Details
4. Project Management
5. Long-Term Saving
6. Happily Ever Aftering





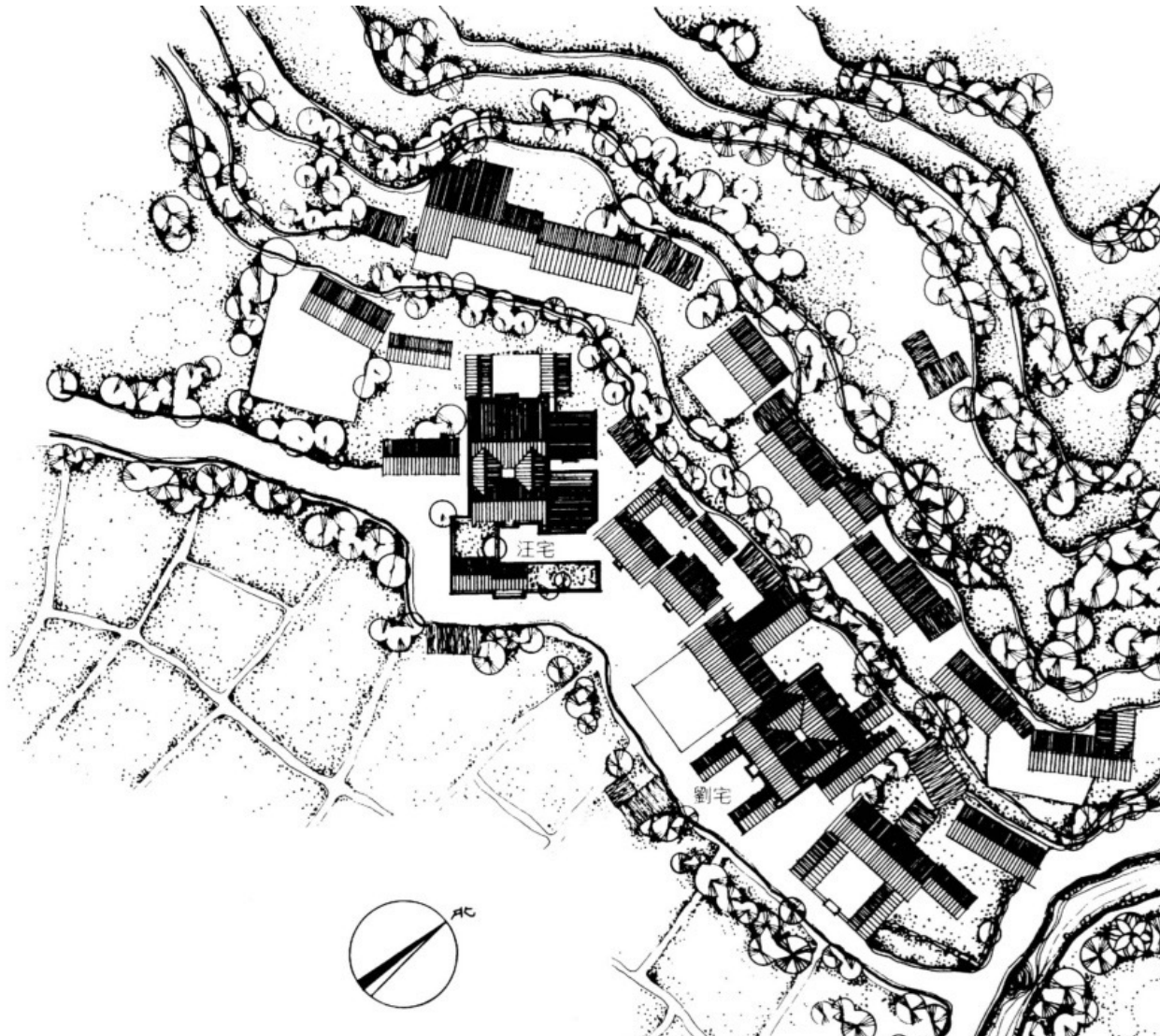
# TYPICAL AMERICAN SUBURAN

Isolated, dissociated, severed



# ANCIENT CHINESE VILLAGE

Married with the topography



# TYPICAL COHOUSING DEVELOPMENT

Connected and full of lives

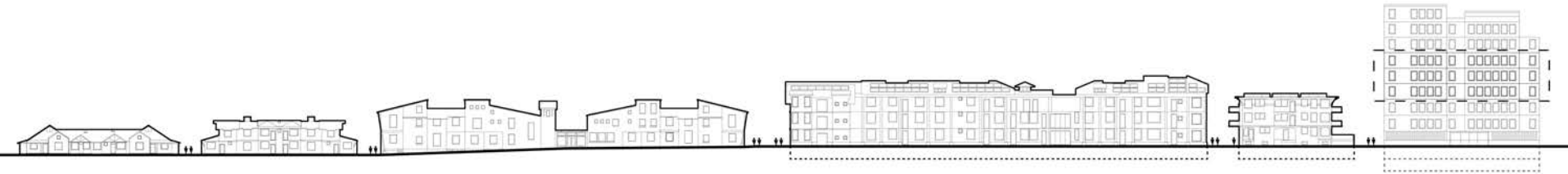


# TYPICAL COHOUSING DEVELOPMENT

Connected and full of lives



## Variety of Cohousing Density Chart



### 10 Units / acre net

- Quimper Village
- Stillwater
- Shepherd Village
- Village Hearth

### 10-15 Units / acre net

- Bakken, Denmark
- Belfast, ME
- Bellingham
- Cotati
- Denver
- Fair Oaks
- Fresno
- Hearthstone
- Muir Commons
- Nelson, BC
- Nevada City
- Pleasant Hill
- River Song Cohousing
- Trudslund, Denmark
- Tucson

### 15-20 Units / acre

- Berkeley
- Langley, BC (Wind Song)
- Sacramento
- Savvaerket, Denmark
- Silver Sage
- Spokane
- Novato

### 20-40 Units / acre

- Calgary, Alberta
- Emeryville
- Langley, BC (Compass)
- Mountain View
- Wolf Creek Lodge

### 40-80 Units / acre

- Portland (PDX)
- Santa Cruz
- Vancouver

### 80 Units / acre plus

- Medium-rise buildings with cohousing on a couple of floors

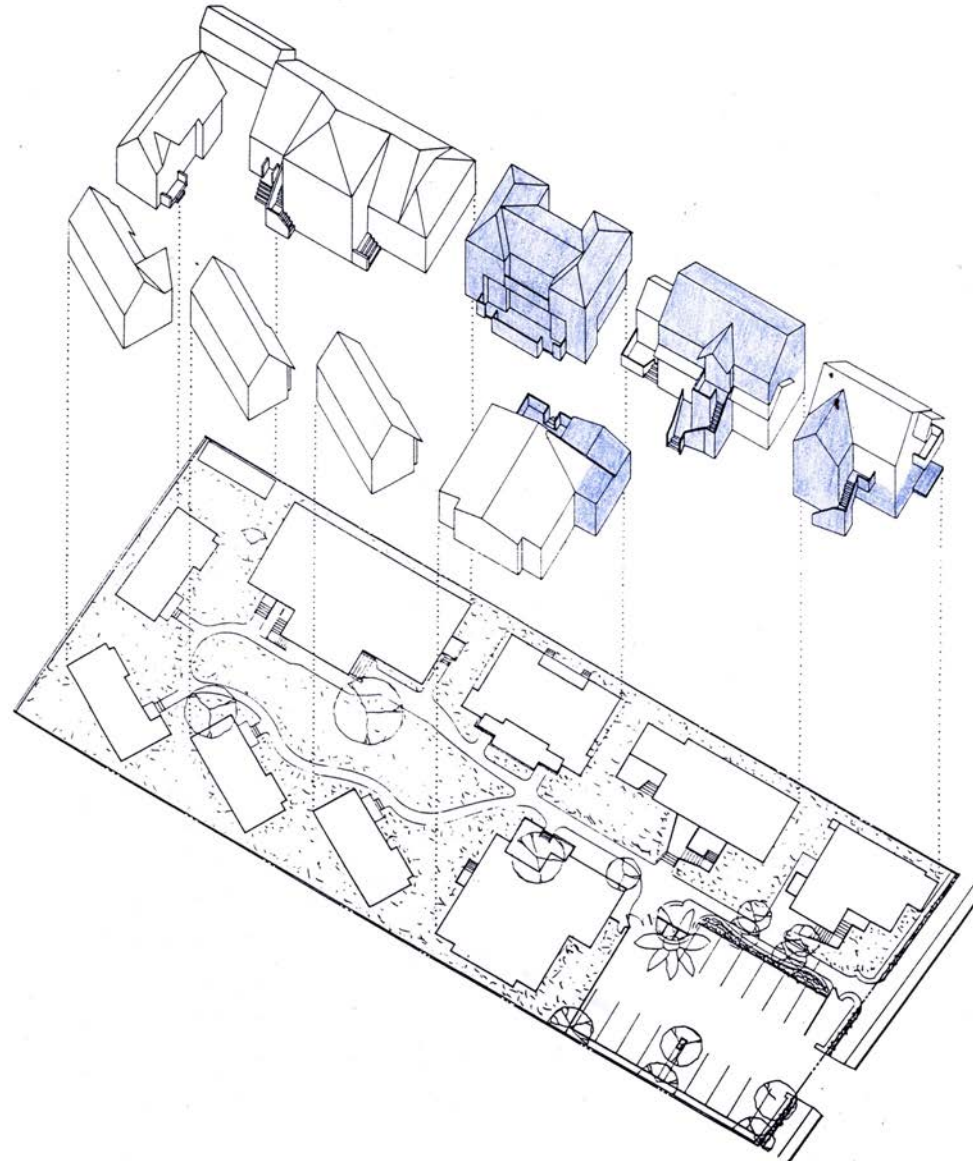
# Southside Cohousing

Restoring historic Victorian duplexes to a 25-unit cohousing community



# Sacramento St Cohousing

Rehabilitated and enhanced to a 14-unit cohousing community



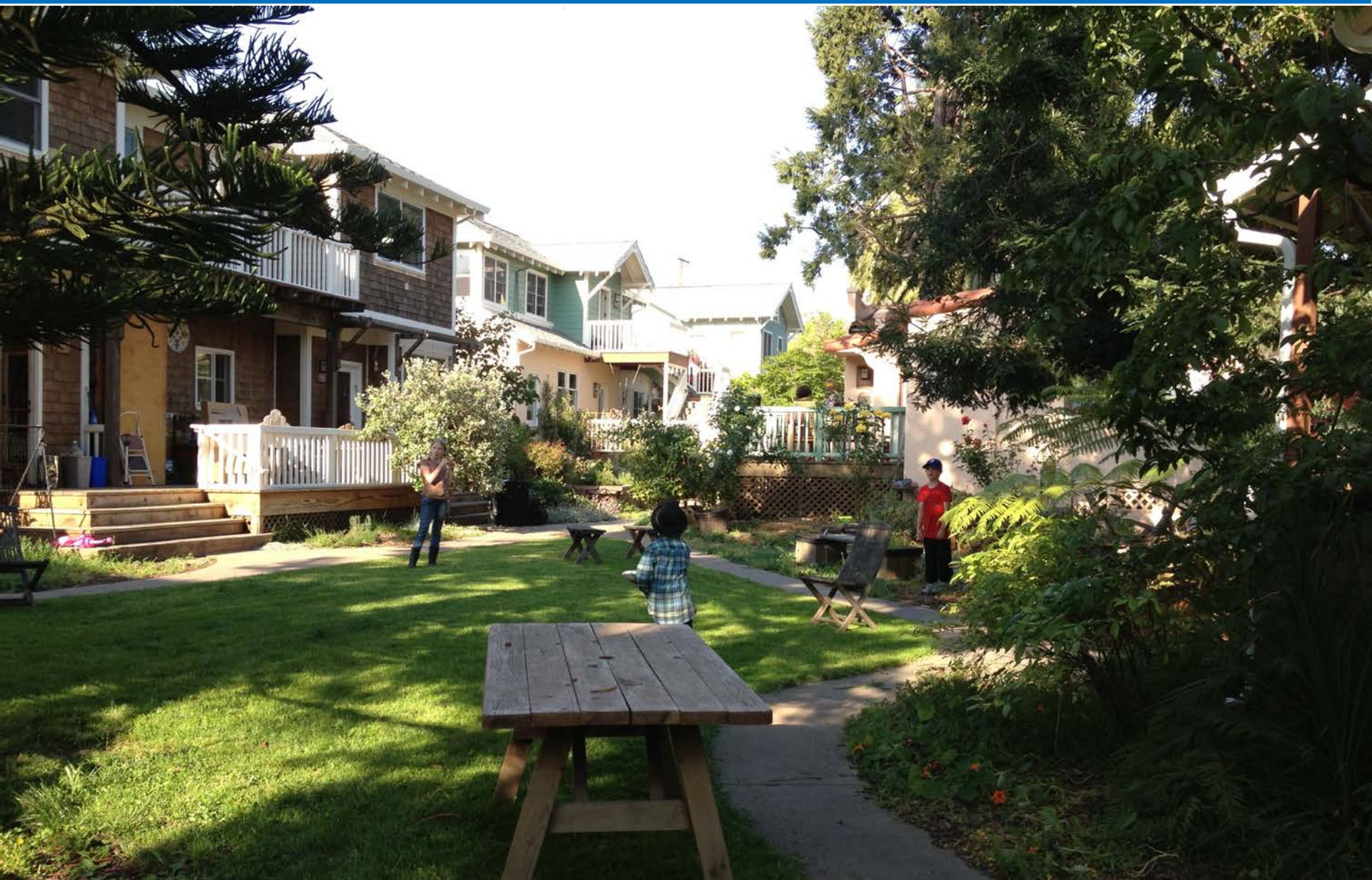
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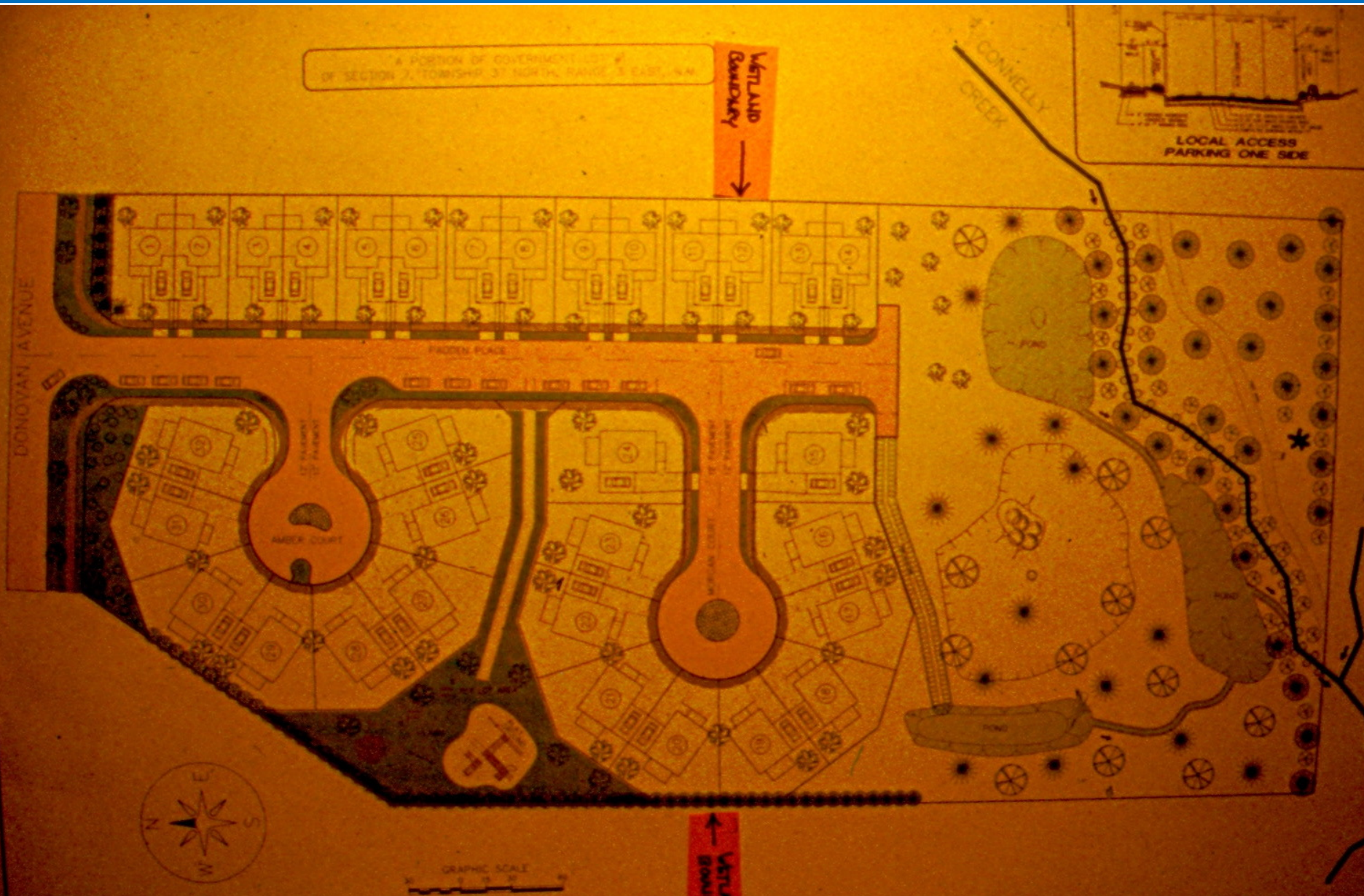
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Restoring historic Victorian duplexes to a 25-unit cohousing community



# Bellingham Cohousing

A 33-unit cohousing community with 4,800 sf common house



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DONOVAN AVENUE



DONOVAN CREEK

# Bellingham Cohousing

A 33-unit cohousing community with 4,800 sf common house



# Bellingham Cohousing

A 33-unit cohousing community with 4,800 sf common house





# Stillwater Cohousing

A single-family house turned to 24 multifamily cohousing community



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A single-family house turned to 24 multifamily cohousing community



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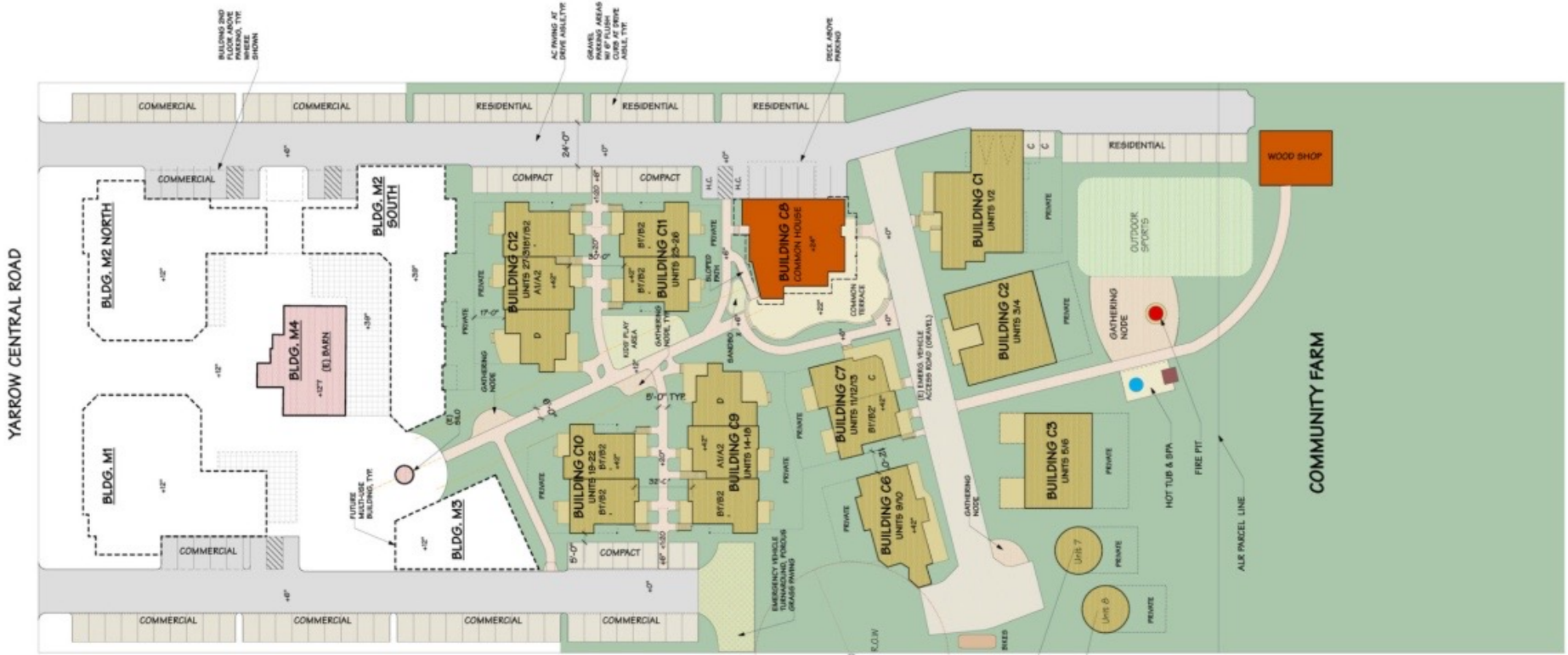
# Stillwater Cohousing

A single-family house turned to 24 multifamily cohousing community



# Yarrow Ecovillage

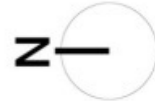
A 33-unit cohousing community as part of an ecovillage



**PARKING TAB SHEET:**

USE	BASIS	REQ.	SPACES PROVIDED
COMMERCIAL	2650 M SQ.	1 SPACE/ 30 M SQ. PER ZONING	90
INTERGEN. COHO	31 UNITS	1.5 SPACES/ UNIT PER PROGRAM	46.5
SENIOR COHO	17 UNITS	.5 SPACES/ UNIT PER ZONING	8.5
TOTAL REQUIRED & PROVIDED 146			

6/26/06



NOTE: VERTICAL ELEVATIONS SHOWN ARE HEIGHTS PROPOSED BY ARCHITECT AND FINAL ELEVATIONS INCLUDING FINISHES WILL BE DETERMINED BY CIVIL ENGINEER.

BUILDING C4, UNIT 7  
BUILDING C5, UNIT 8

# Yarrow Ecovillage

A 33-unit cohousing community as part of an ecovillage



# Yarrow Ecovillage

A 33-unit cohousing community as part of an ecovillage

## **YARROW ECOVILLAGE**

### **ZONING DEFINITIONS**

City of Chilliwack

### **SECTION 02 – CHILLIWACK BY-LAWS**

#### **ANCILLARY**

subordinate to a principal use;

#### **BED AND BREAKFAST TYPE TOURIST ACCOMMODATION**

a home business providing sleeping accommodation and a morning meal to paying guests where such accommodation consists of not more than 3 sleeping rooms contained within the principal dwelling unit;

#### **BOARDING HOUSE**

a multi-family residential use providing accommodation for 5 or more persons in the form of sleeping units only and where meals or food preparation facilities are available in a common area;

#### **BUILDING HEIGHT**

the vertical distance from GRADE to:

- the highest point of any exterior wall on a flat roofed building, or,
- the average height between eaves and the ridge on a gable-roofed building;

#### **COMMON AMENITY AREA**

an area designated for the recreation or enjoyment of all occupants of a Multi-Family Residential Use;

#### **COTTAGE INDUSTRY** (in EV zoning; not in Zoning By-laws definitions)

#### **DORMITORY**

a building used as group living quarters for a student body, religious order, or other group as an associated use to a school, convent, monastery, religious retreat, summer camp or similar use. Dormitory rooms do not include cooking or washroom facilities. Group kitchen and washroom facilities may be provided in the same or adjacent building to serve all residents;

#### **DUPLEX**

*two dwelling units horizontally connected, sharing a common party wall at least 4.5m in length or vertically connected with one unit above the other; (AB #2856)*

#### **FACE OF BUILDING**

# A manifestor of a village turns into the major code

In 2004, Yarrow Ecovillage in the Fraser Valley, northeast of Vancouver, British Columbia, applied for permission to include homes, cottage industries, a learning center, and an organic farm on their site. They also sought permission for greater density than the regulations allowed.

Yarrow's founders organized a series of informational meetings with city officials — asking for advice and suggestions — and with local residents, in order to answer questions and seek future neighbors' input. They then proposed a new "Ecovillage" zoning category for the city, that official's approved unanimously.

The first stage, approved in 2004, allowed a commercial/ residential section on a small portion of their property for retail businesses and residences. The second stage, approved in 2006, designated an "Ecovillage Zone," which increased the density of this portion of their land from five to forty potential residences, which allowed the founders to get bank loans.

The new Ecovillage Zoning category also set a precedent and was widely reported in zoning and planning circles across Canada. Yarrow Ecovillage used this new permission to seek and get bank loans to build duplex housing (sometimes using stack-wood construction – a combination of logs and cement to create thick walls with high insulation and thermal mass), and to build their new community building, using the cohousing model of housing development.

# Yarrow Ecovillage

A 33-unit cohousing community as part of an ecovillage



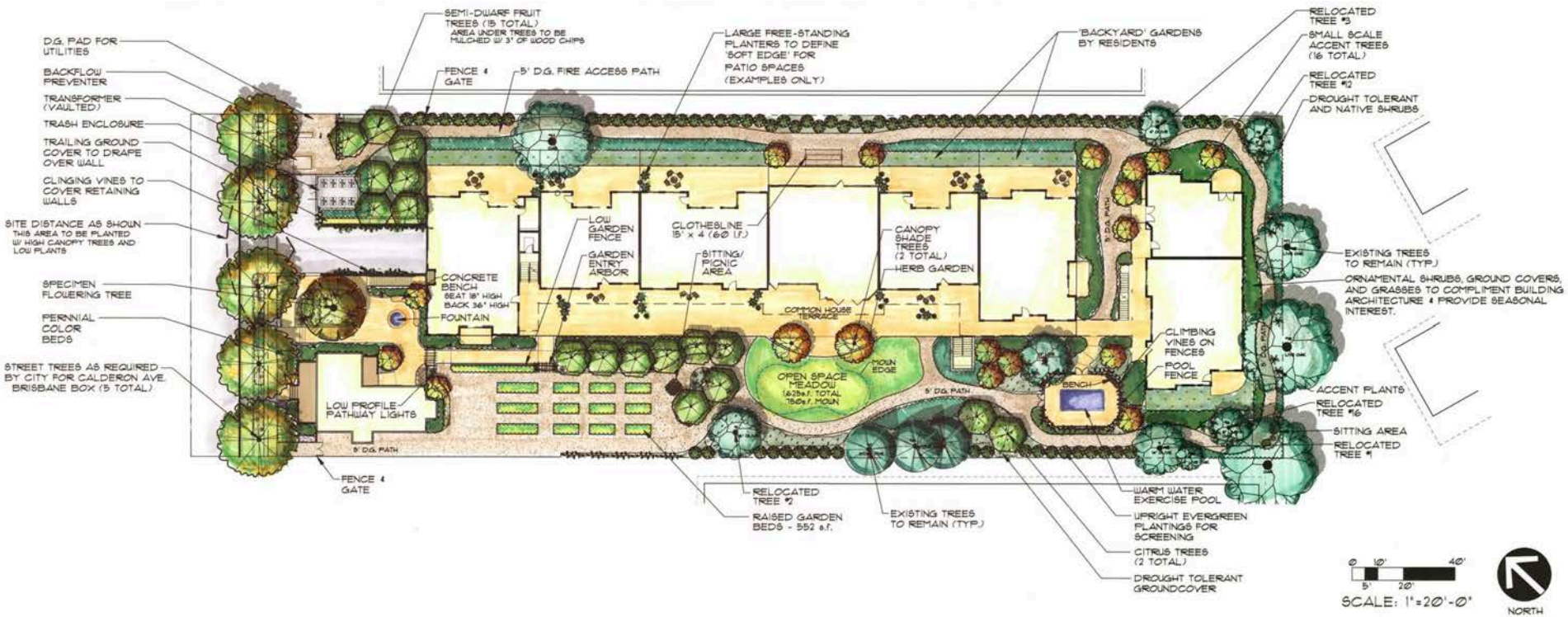
# Yarrow Ecovillage

A 34-unit cohousing community with single-family homes subsidies



# Mountain View Cohousing

A 19-unit cohousing community on a 0.9 acre single-family home site





# Mountain View Cohousing

A 19-unit cohousing community on a 0.9 acre single-family home site



## VIEW FROM CALDERON AVENUE

Date 01 NOVEMBER 2010

### McCamant & Durrett Architects

241 B Commercial Street Nevada City CA 95959  
Tel 530.265.9980 Fax 530.265.4398  
1810 Sixth Street, Berkeley CA 94710  
Tel 510.549.9980 Fax 510.550.2589  
e-mail cohousingco.com

**MOUNTAIN VIEW  
COHOUSING**  
MOUNTAIN VIEW, CA

# Mountain View Cohousing

A 19-unit cohousing community on a 0.9 acre single-family home site



# Mountain View Cohousing

A 19-unit cohousing community on a 0.9 acre single-family home site



# Wolf Creek Lodge Cohousing

A senior cohousing community in Grass Valley, CA



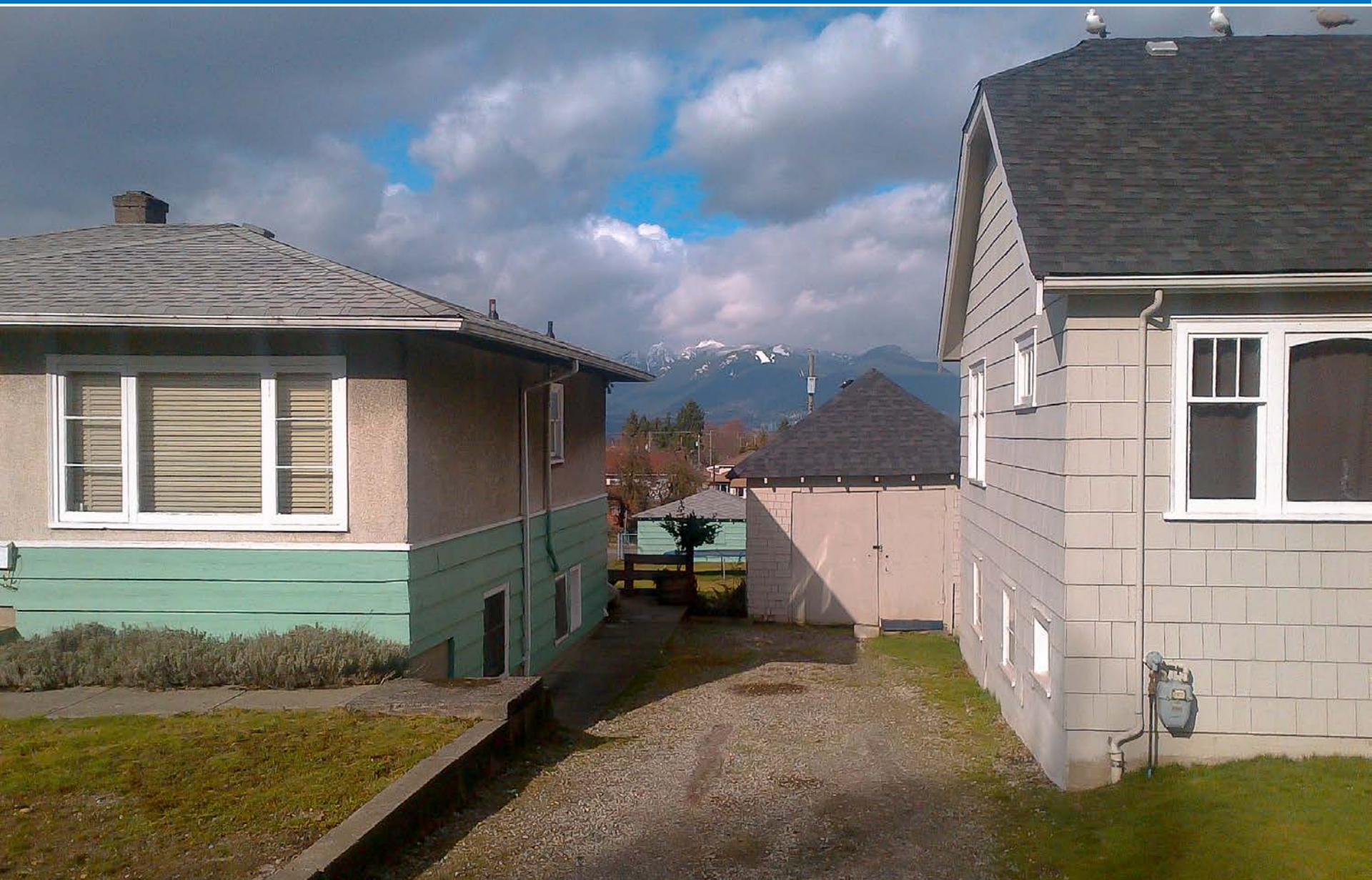
# Wolf Creek Lodge Cohousing

A senior cohousing community in Grass Valley, CA



# VANCOUVER COHOUSING

Single Family lots to 34 units cohousing community



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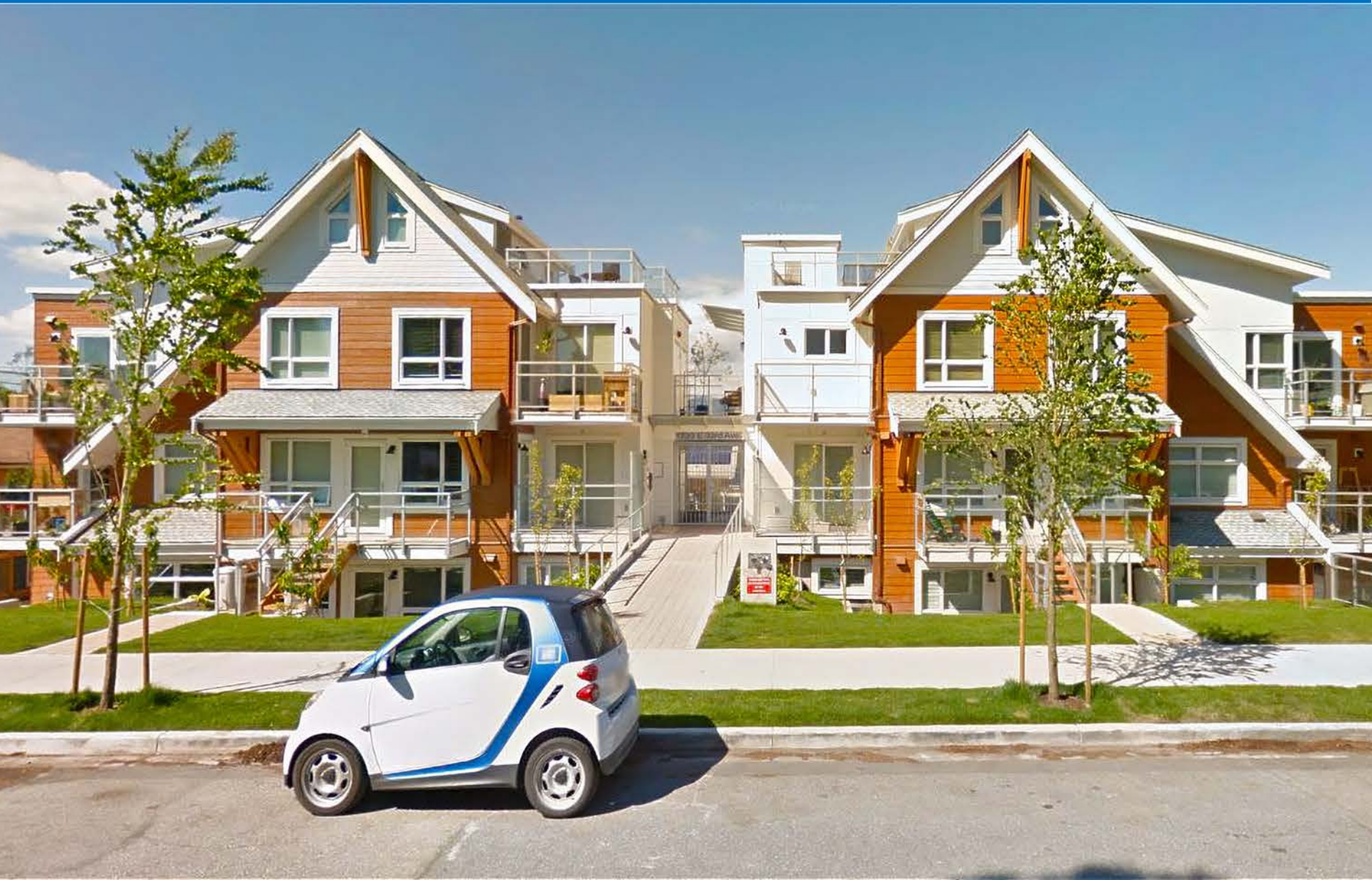
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# QUIMPER VILLAGE COHOUSING

Great land deal - Senior Cohousing Community







# QUIMPER VILLAGE COHOUSING

Great land deal - Senior Cohousing Community



*Quimper Village Common Terrace.*

*Architecture by McCawcutt & Dunnett Architects.*

*JMG.*

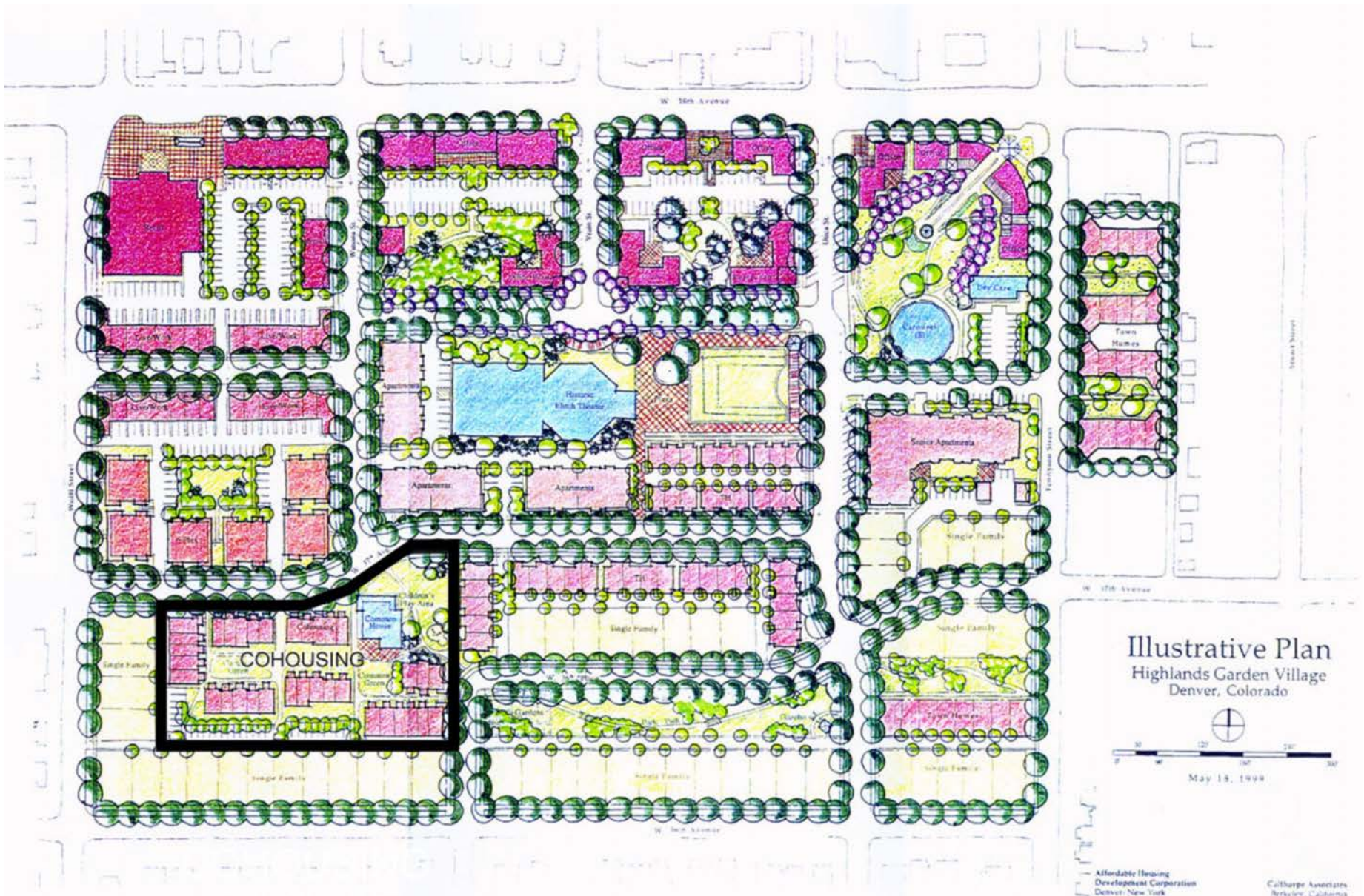
# QUIMPER VILLAGE COHOUSING

Great land deal - Senior Cohousing Community



# HEARTHSTONE COHOUSING

Part of a larger masterplan



# HEARTHSTONE COHOUSING

Part of a larger masterplan



# COHOUSING SITE PLAN

SUBMISSION NO. 3060

# HEARTHSTONE COHOUSING

Part of a larger masterplan



# OAKLEIGH MEADOW COHOUSING



1 SITE PLAN  
Scale: 1"=20'-0" @ 24X36 SHEET

GENERAL NOTES			
1	SITE DESIGN PROGRAM PROPOSES 52 TOTAL PARKING SPACES, INCLUDING 9 GARAGE SPACES AND 5 CARPORTS. DRAWING SHOWS 47 TOTAL SPACES (SEE PARKING SUMMARY BELOW).		
2	SITE DESIGN PROGRAM PROPOSES SECURE PARKING FOR 50 BIKES. DRAWING SHOWS BIKE SHED AREA FOR 39 TOTAL SPACES. AUXILIARY DETACHED SHEDS OPTION AVAILABLE TO MEET THE PARKING PROPOSED IN PROGRAM (SEE PARKING SUMMARY BELOW).		
3	SITE AREA RESERVED FOR WOODSHOP (APPROXIMATELY 24'X24') TO BE BUILT LATER.		

BUILDING TYPE MATRIX		
BUILDING #	BUILDING TYPES	QUANTITY
6	D-D	1
3	E-B-E	1
4, 7	D-B-B-D	2
1, 2, 5	C-A-E	3
<b>TOTAL</b>		<b>7</b>

UNIT TYPE MATRIX						
UNIT	BED	BATH	TYPE	QTY.	UNIT SF	UNIT TYPE SF
A1	2	1	FLAT	3	955	2865
A2	2	1	FLAT	3	955	2865
B	2	1.5	TOWNHOUSE	5	1088	5440
C1	3	2	FLAT	3	1218	3654
C2	3	2	FLAT	3	1218	3654
D	3	2	TOWNHOUSE	6	1305	7830
E	4	3	TOWNHOUSE	5	1632	8160
<b>TOTALS</b>				<b>28</b>	<b>34,468</b>	

PARKING SUMMARY	
TYPE	QUANTITY
GARAGES	8
CARPORTS	8
OPEN PARKING	31
<b>TOTAL CAR PARKING</b>	<b>47</b>
BIKE SHED PARKING	39 (507 SF)

REVISIONS	BY

**PRELIMINARY DRAWINGS**

McCamant & Durrell Architects  
1500 Commercial Street, Suite 200, Portland, OR 97204  
P: 503.227.1111 F: 503.227.1112 www.mccamant.com

**OAKLEIGH MEADOW COHOUSING**  
EUGENE, OREGON 97401

**SITE PLAN**

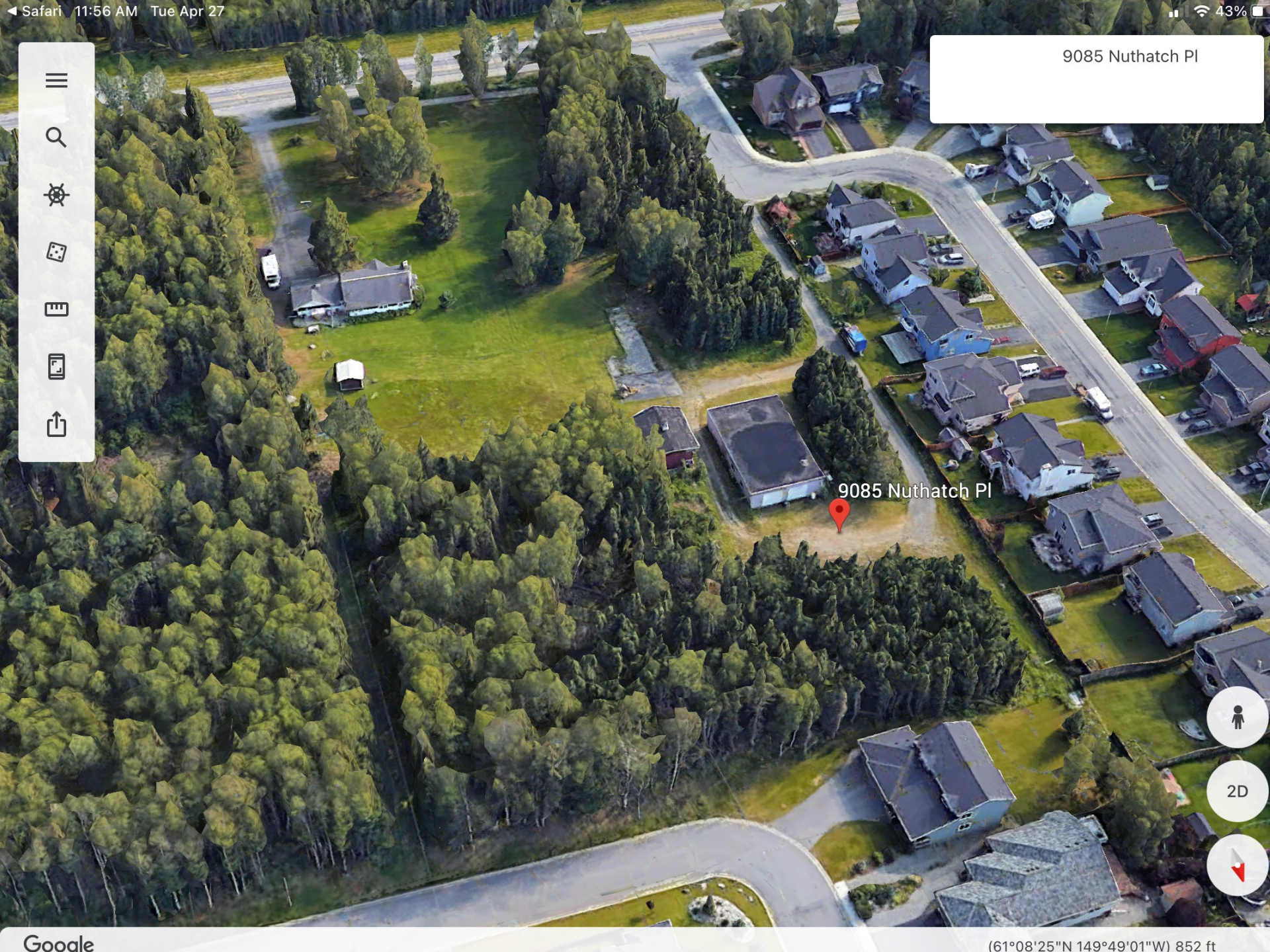
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Drawn: MJD  
Rev: EJC  
Sheet: 11 of 11

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11/11/17

9085 Nuthatch Pl

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- 🔍
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- 🎮
- 📄
- 📱
- 📶



9085 Nuthatch Pl

- 👤
- 2D
- 📍



Distressed sites





Langley, B.C.

# Buy existing buildings









*Thank you*

