

Cohousing Institute

Affordable & Energy Efficient Cohousing

Session 05:

Long-Term Saving

+ Other Cost Saving Measures

August 7th, 2025



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The Cohousing Company

Charles Durrett
The Cohousing Company

Topics to be covered

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

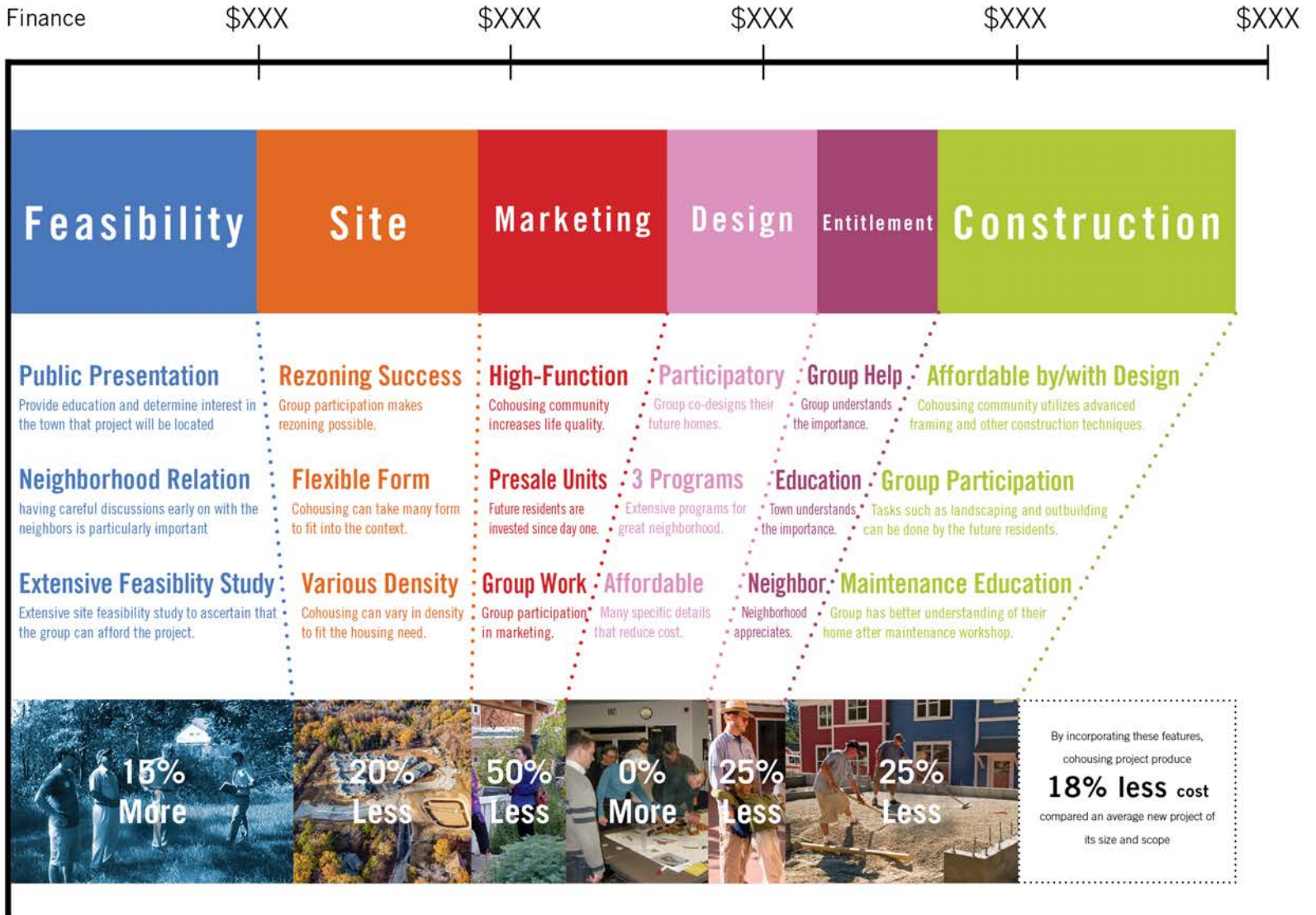


Monthly Costs of Homeownership

Nevada City, CA – December 2022

	SINGLE FAMILY HOUSE	CHUCK'S COHOUSING HOUSE
SQUARE FOOTAGE	1,400	1,683
HOA DUES	0	\$776
ELECTRICITY	\$65	included (solar)
GAS	\$145	included
SEWER	\$80	included
WATER	\$180	included
TRASH	\$58	included
INTERNET	\$160	included
EXTERIOR MAINTENANCE	\$1,670	included
LAUNDRY	\$15	included
HOME INSURANCE	\$192	\$56
AUTO FUEL	\$80	\$30 (shared EV)
AMENITIES	hot tub	hot tub, pool, guest rooms, gardens, & common house*
GRAND TOTAL	\$2,645	\$862

*See *Cohousing Communities: Designing for High-Functioning Neighborhoods*



PROJECT DEVELOPMENT COST

*This is an average cost comparison from the past 50 projects we have done. For more specific number, please contact charles.durrett@cohousingco.com

Cohousing Design Process

Understand the Project

**INVESTIGATION
RESEARCH
FEASIBILITY**

- Understand: design criteria, programming (goals, activities, places) & culture change
- Design Criteria/ Programming
- Common House workshop/ Schematic design
- Private House workshop/ Schematic designs
- Common House workshop
- Zoning, development, & political analysis
- Feasibility
 - Site survey & soil testing and more

Refine Concept

**SCHEMATIC
DESIGN**

Explore Feasibility

- Review, comment, & submit to the city
- Preliminary estimate
- Site workshop/ Schematic design
- Design Closer

Represent Intent & Design

**DESIGN
DEVELOPMENT**

- Preliminary engineering
- Materials and product selections
- Building code analysis
- Refine design drawings
- Meet with engineering consultants

Add Detail

**CONSTRUCTION
DOCUMENTS**

- Plans/ Elevations
- Final code information
- Construction details
- Final pricing
- All consultant drawings

Get It Done

**PERMITTING &
CONSTRUCTION**



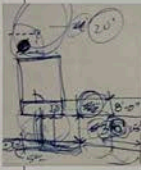

- Bidding & negotiations
- Permitting process
- Construction contract
- Construction administration
- Owner-architect-contractor meetings




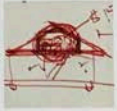
When people see this, they get serious.

Understand the Project

INVESTIGATION RESEARCH FEASIBILITY

- Understand: design criteria, programming (goals, activities, places) & culture change
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- Common House workshop
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Part 3. Program Places				
Place	Activities	Character	Relationship	Details
Front Porch				<ul style="list-style-type: none"> • 8' front porch • 15'-33" door to door
Front Yard				<ul style="list-style-type: none"> • 10' deep
Back Yard				<ul style="list-style-type: none"> • 20' deep

Part 3. Program Places				
Place	Activities	Character	Relationship	Details
Common Terrace	<ul style="list-style-type: none"> • Cooking/dining • Dancing/music/movies/theater/entertainment • Drinking and conversation • Games/crafts • Raising the flag • Enjoying a fire 		<ul style="list-style-type: none"> • Faces south 	<ul style="list-style-type: none"> • 35 people (based on 2 meals/week) • Temporary coverage (deferred) • Wind screen (deferred) • Radiant heat • Pavers • Accessible
Storage (Bikes)	<ul style="list-style-type: none"> • Bike storage 0.86/hh (17 bikes now, 14 anticipated in current group) 	<ul style="list-style-type: none"> • Could be same as a garage • Note: different storage shed types harmonious, attractive, cute 	<ul style="list-style-type: none"> • Near tools/workshop 	<ul style="list-style-type: none"> • With electric service for electric bikes
(Boats)	<ul style="list-style-type: none"> • Kayaks 0.25/hh (4 now) 		<ul style="list-style-type: none"> • Could be on exterior wall of garages 	<ul style="list-style-type: none"> • 17'-24' long
(Garden Shed)		<ul style="list-style-type: none"> • Could be same as a garage 	<ul style="list-style-type: none"> • Near garden • Probably near vehicular access 	
(Shared storage)		<ul style="list-style-type: none"> • Two two-car garages 		
(Personal storage)	<ul style="list-style-type: none"> • Other options for personal storage: attics, garages, etc. 			





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PLAT 100
SUBDIVISION OF THE
PROPERTY OF THE
UNITED STATES OF AMERICA
AS SHOWN IN
PLAT 100, BOOK 1, PAGE 100



Genessee Street

502°01'07" W 182.40

N77°51'40" W 108.48

PL. 4 OF SURVEYS, PG 182

GRIMM
AFN
549610

N87°38'31" W 119.99
1/2-1/4 AC MEAS

1/4-3/4 AC TRACT
ROAD AND GAP PER
PG. 4 OF SURVEY
PG 182

1/4-3/4 AC TRACT
ROAD AND GAP PER
PG. 22 OF SURVEY, PG 178,
S. 50 500' IN. OF CORNER

WELLY
AFN
403822

BS PITTSGROVE'S ADDITION
VOL. 2 OF PLATS, PG 94

SCRM
PG. = 11.06

Quimper Village, Port Townsend, WA

- 28 unites on 3.5 acres
- Flag lots



McCamant and Durrett Architects
SCHEMATIC ARTIST'S RENDERING

TAB SHEET

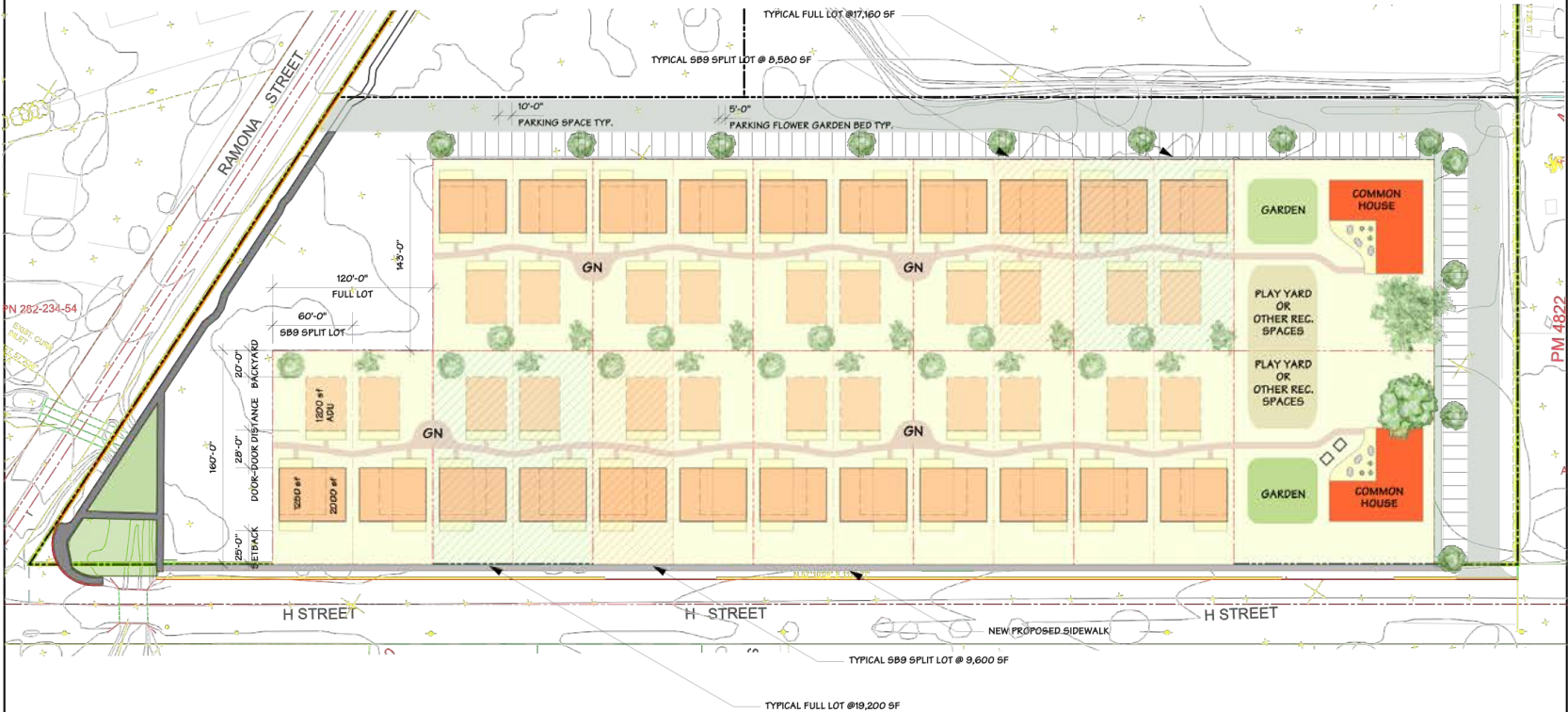
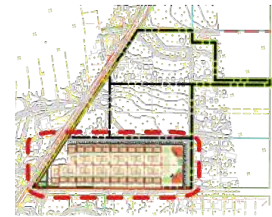
RESIDENTIALS (FULL LOT SIZE @ 17,748 SF):

SINGLE FAMILY HOMES (CLUSTER 5)

- (22) HOUSES @ 1250-2000 SF = 27,500-44,000 SF
- (22) ADUs @ 1200 SF = 31,200 SF
- (2) COMMON HOUSE @ 3500 SF = 7,000 SF

PARKING

(98) PARKING SPOTS



REVISIONS	BY

THE COHOUSING COMPANY
 2418 Commercial Street, Nevada City, CA 95959
 Tel: 530.233.1996 Fax: 530.231.4266
 E-mail: cco@cohousinggo.com



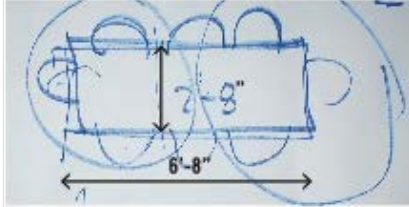



RAMONA MASTERPLAN
 Ramona Street, Ramona, CA, 92065

SINGLE FAMILY MASTERPLAN

Date	08 FEB 2023
Scale	1/80" = 1'-0"
Drawn	NK
Job	RAMONA
Sheet	

A1
 of 0 sheets

1 SINGLE FAMILY MASTERPLAN
 Scale: 1" = 80'-0"

Place	Activities	Character	Relationship	Details
<p>Dining Room</p> <p>(can accommodate 30 diners 3x/week)</p> <p>(can accommodate 48 diners 1-2x/year)</p>	<ul style="list-style-type: none"> • Dining • Not cooking • Sharing • Community • Camaraderie, reengaging with friends, laughter • "Captive audience" • Continuing the conversation • Meeting • Playing music, dancing, performing • Focus, lectures, classes, discussions, learning • Parties • Yoga • Clean crafts 	<ul style="list-style-type: none"> • Smell of food • All my senses being engaged • Beautiful room • Color • Good lighting • Candles, wine • Background music • Wonderful acoustics • Just the right amount of "live" acoustics • Comfortable aesthetic 	<ul style="list-style-type: none"> • Audience 	<ul style="list-style-type: none"> • Comfortable and stackable chairs • Tables: conducive to conversation, easily movable, consider collapsible    

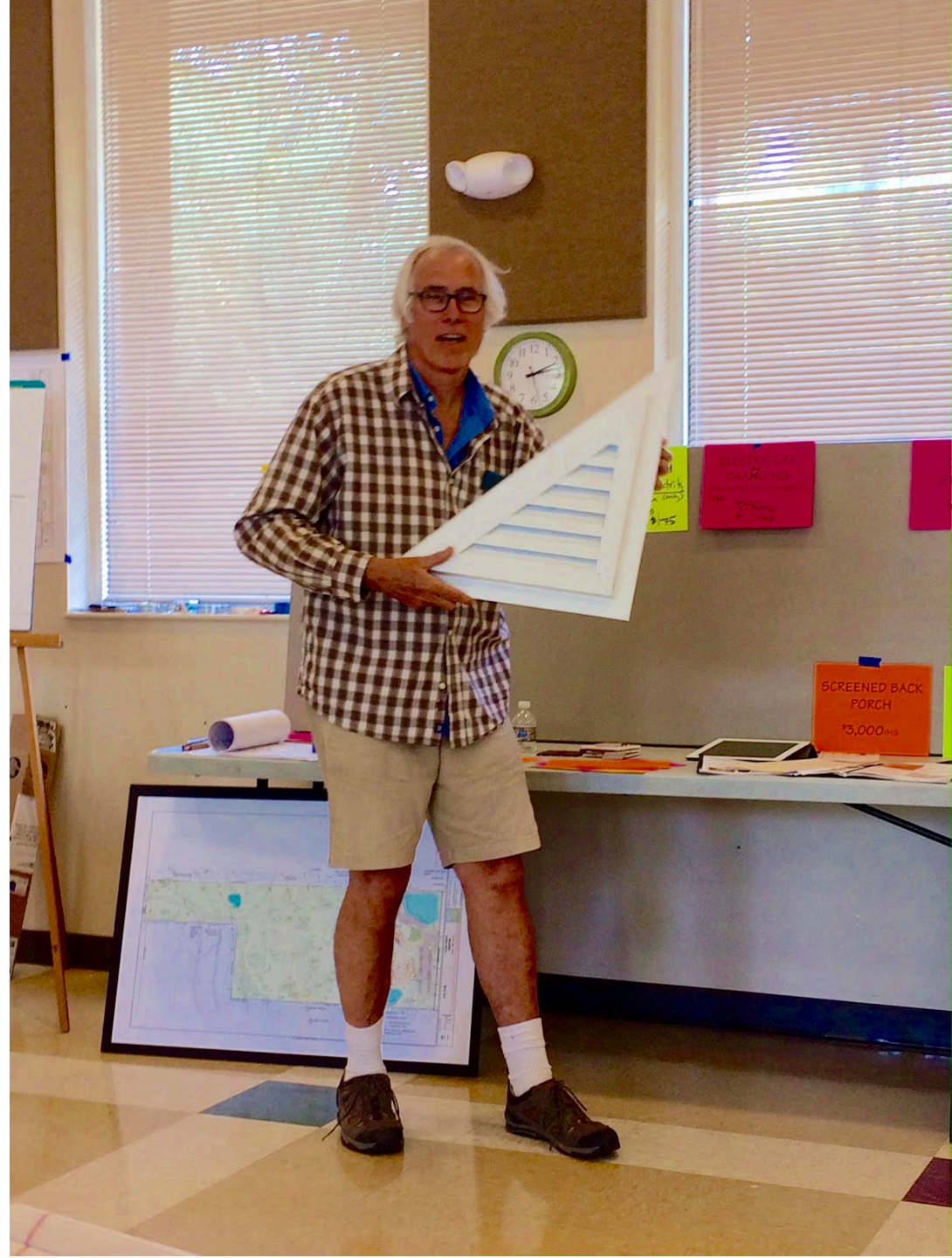




Represent Intent & Design

DESIGN DEVELOPMENT

- Preliminary engineering
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ENHANCED ACOUSTICS
\$2,000/HS

ENHANCED ENERGY EFFICIENCY
\$2,500/HS

5 ROUND SPHERES DISTRICT HOME
\$1,700/HS

9'-0" CEILING
(15.0 @ 6'-0" ceiling)
\$2,000/HS

CEILING FAN JUNCTION BOX
\$300/HS

BRIDGE
\$600/HS

COLORED CONCRETE
\$1,000/HS

FIBER OPTIC INTERNET
(100% DEVELOPMENT OVERHEAD)
\$500/HS

SOLAR TUBES
\$1,000/HS

GARBAGE DISPOSAL
\$250/HS

PRIVATE HOUSE WASHER/DRYER
\$2,000/HS

IRRIGATION
\$1,000/HS

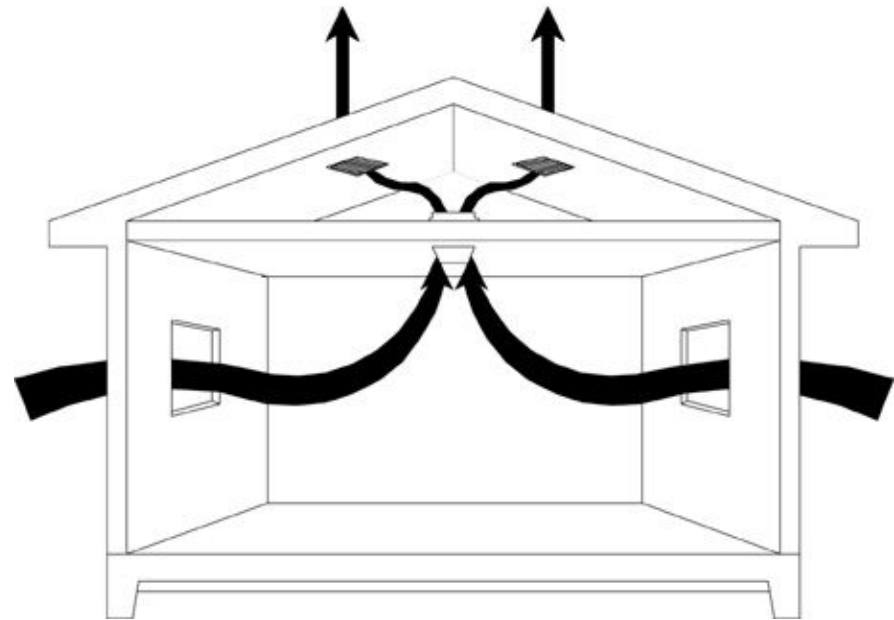








Whole House Fan Air Flow
No Scale
Detail 38



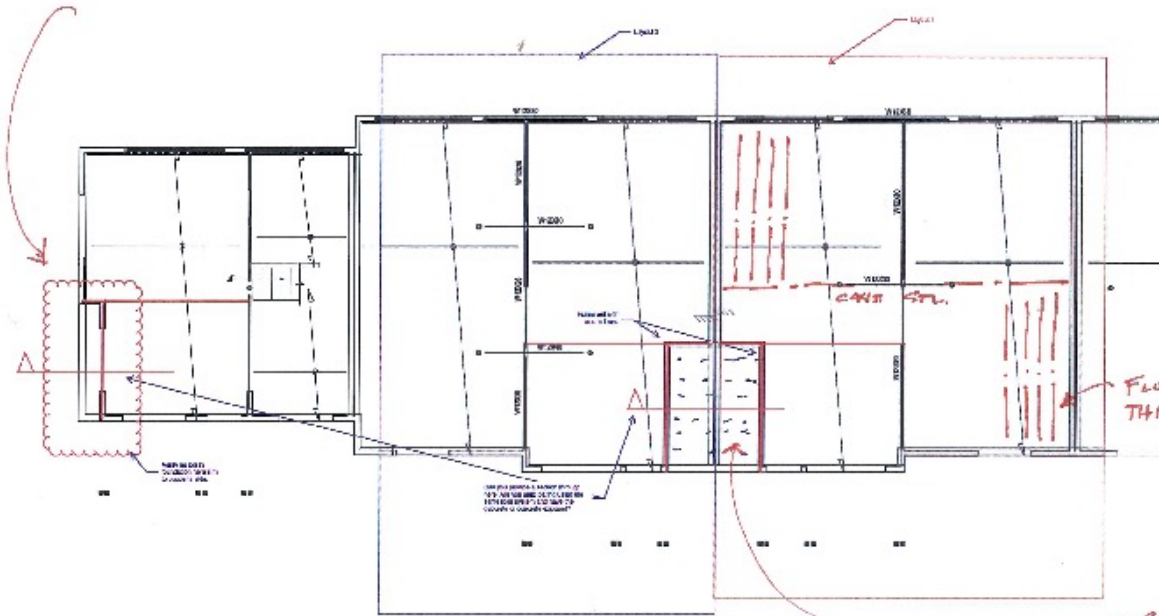
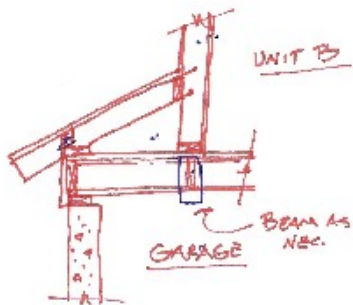
Add Detail

CONSTRUCTION DOCUMENTS

- Plans/ Elevations
- Final code information
- Construction details
- Final pricing
- All consultant drawings



Walnut Commons Santa Cruz, CA



SOMETHING LIKE THIS?

- FLOOR FRAMING PLAN NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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 12. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 13. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

BUILDING 3 - FIRST FLOOR FRAMING PLAN
 11/17/12

PRELIMINARY
 NOT FOR
 CONSTRUCTION

HAYSTACK HEIGHTS
 COHOUSING
 751 S. GARDEN ST., SUITE 100, SEASIDE, WA

BUILDING 3 - FIRST FLOOR FRAMING PLAN
 11/17/12

Scale: 1/4" = 1'-0"
 Date: 11/17/12
 Drawn: JLD
 Title: 11/17/12

GLR
 GARDEN LANE
 RAINIER DESIGN

\$2.10

Walnut Commons Santa Cruz, CA





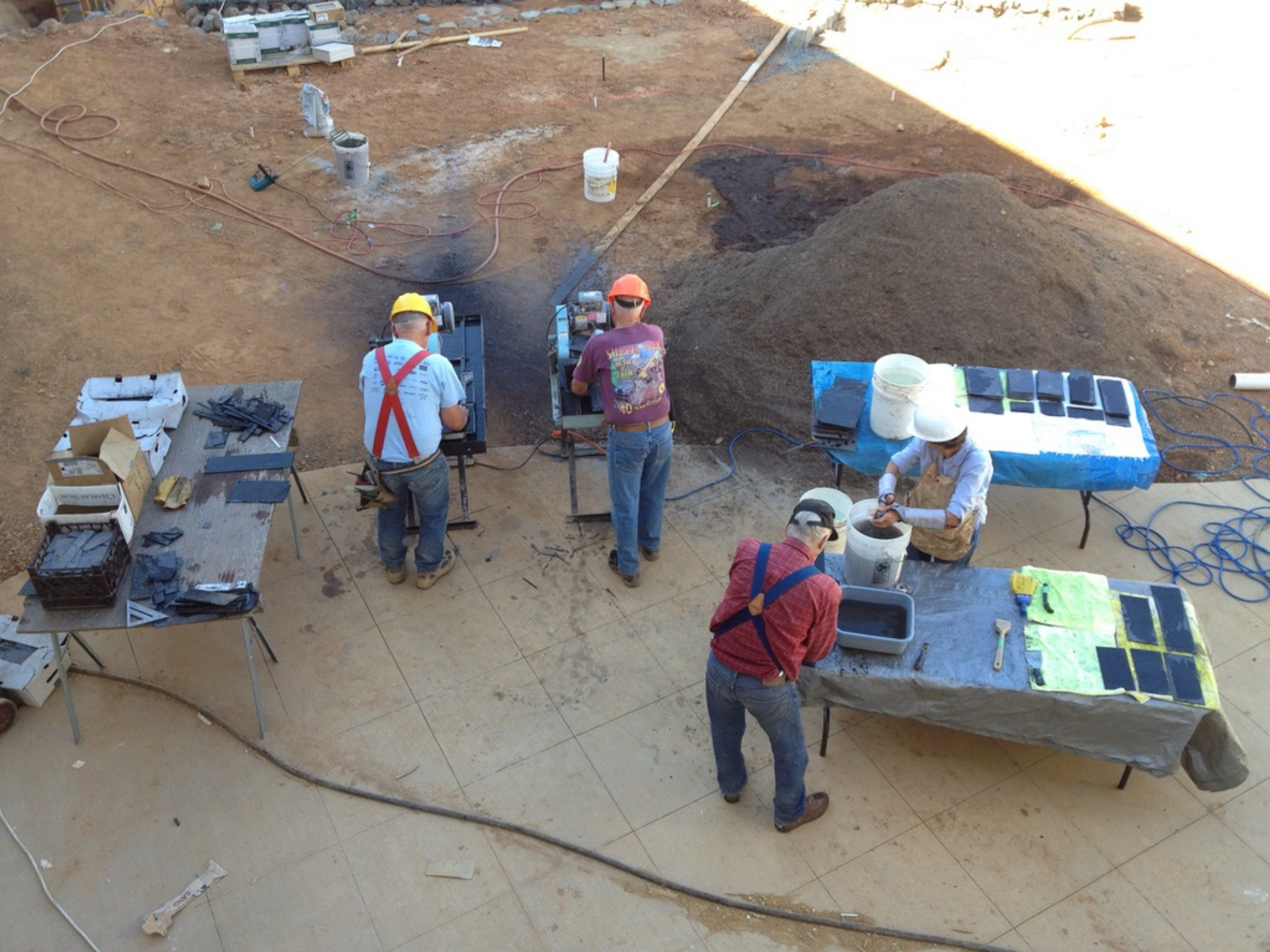


Get It Done

PERMITTING & CONSTRUCTION

- Bidding & negotiations
- Permitting process
- Construction contract
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- Owner-architect-contractor meetings





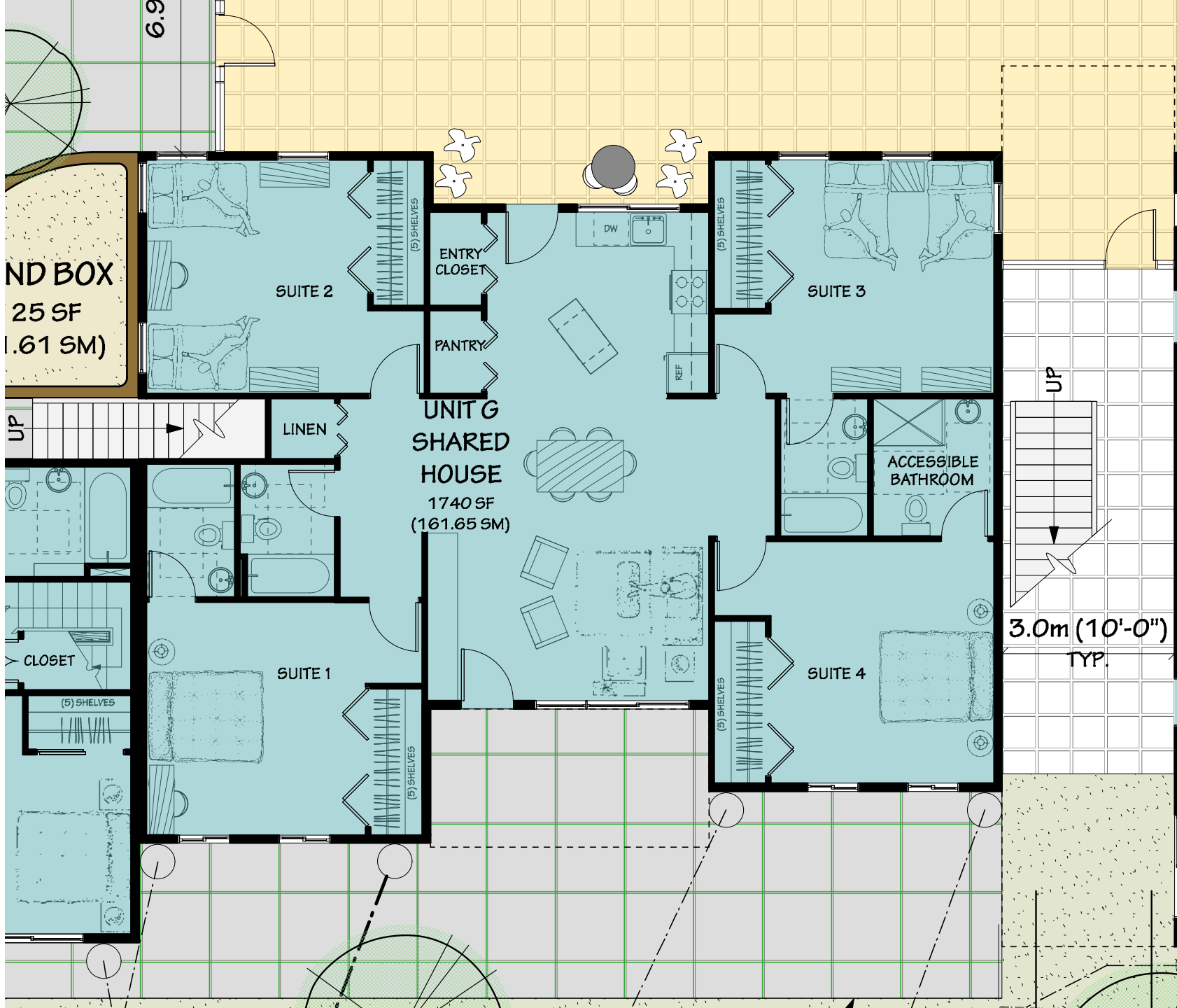












ND BOX
25 SF
(1.61 SM)

SUITE 2

UNIT G
SHARED
HOUSE
1740 SF
(161.65 SM)

SUITE 3

SUITE 1

SUITE 4

ACCESSIBLE
BATHROOM

3.0m (10'-0")
TYP.

6.9

UP

UP

LINEN

ENTRY
CLOSET

PANTRY

DW

REF

CLOSET

(5) SHELVES

(5) SHELVES

(5) SHELVES

(5) SHELVES

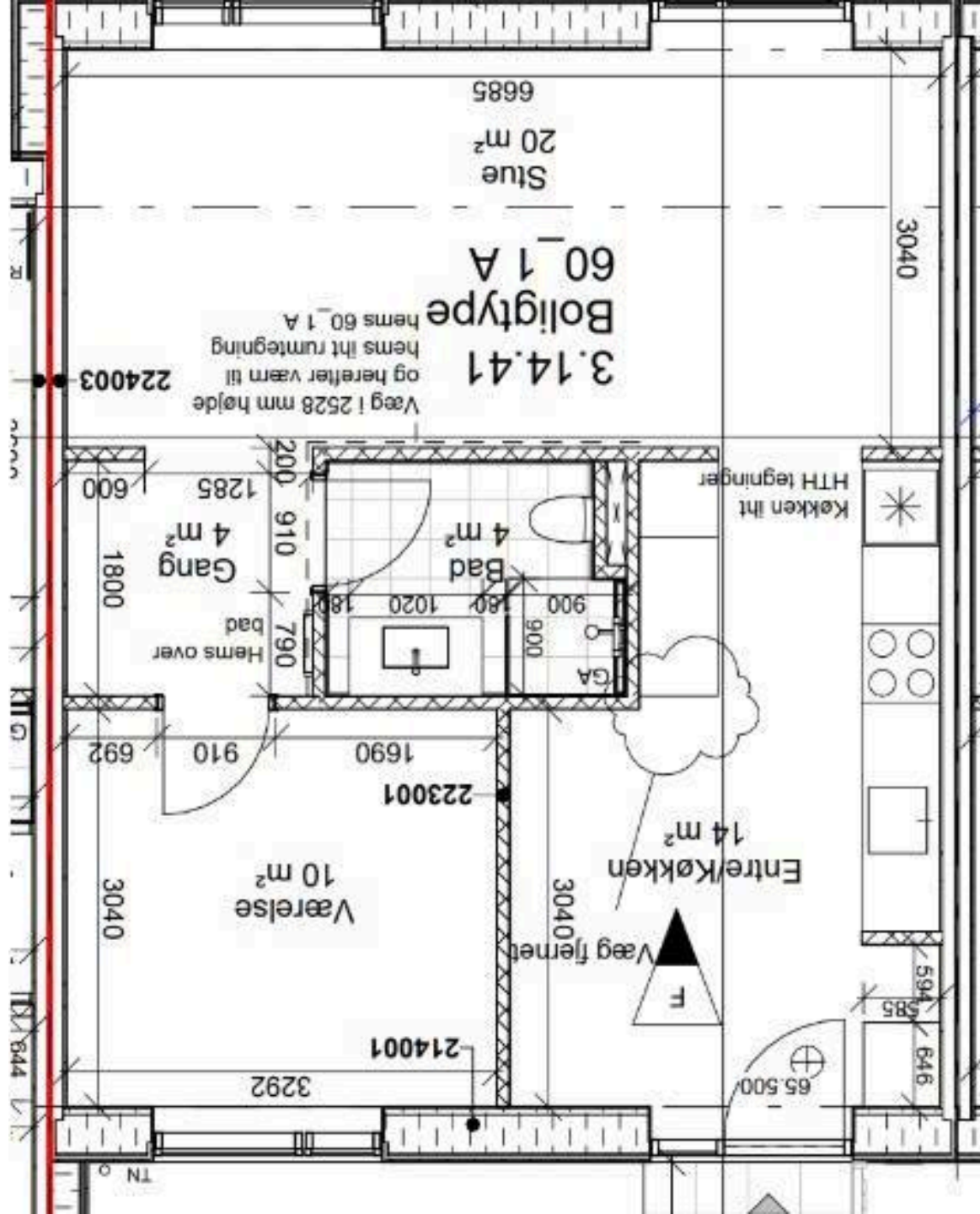
(5) SHELVES









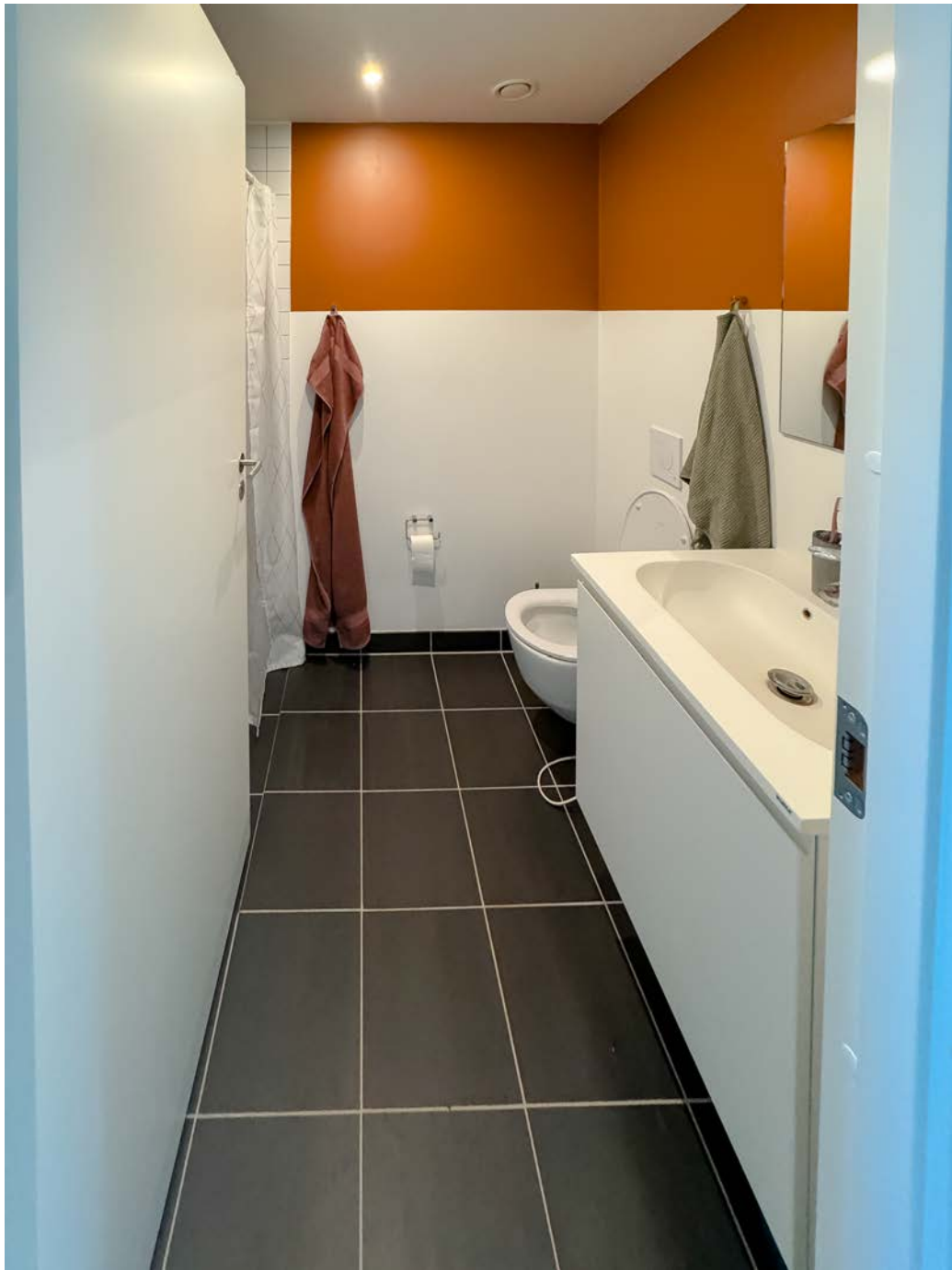














Sample CoHousing Investment and Affect on Purchase Price					
Actual prices, discounts, and investments will vary.					
	Sale Price	Investment	Discount		
Base Sales Price	\$ 300,000				
Add Options and Upgrades	\$ 10,000				
Add Garage	\$ 12,500				
Workshop Payments (credited toward investment)		\$ 3,500			
100% discount on workshop payments			\$ (3,500)		
Balance of 5% payment @ 25% discount		\$ 12,625			
25% discount on \$12,625			\$ (3,156)		
Additional Investment at 10% discount		\$ 50,000			
10% discount on add'l investment			\$ (5,000)		
Total Sales Price (before discounts)	\$ 322,500				
Total Discounts Earned			\$ (11,656)		
			\$ 310,844	Purchase Price after discounts	
Total Investment		\$ 66,125			Property taxes figured on this amount
Total Investment to be credited toward Downpayment		\$ 64,500			
<i>No more than 20% of total price can be applied until construction loan paid off</i>			\$ 246,344	Due at close on home	
Remaining to be repaid after bank and outside investors repaid		\$ 1,625			<i>after applying investment towards downpayment</i>

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

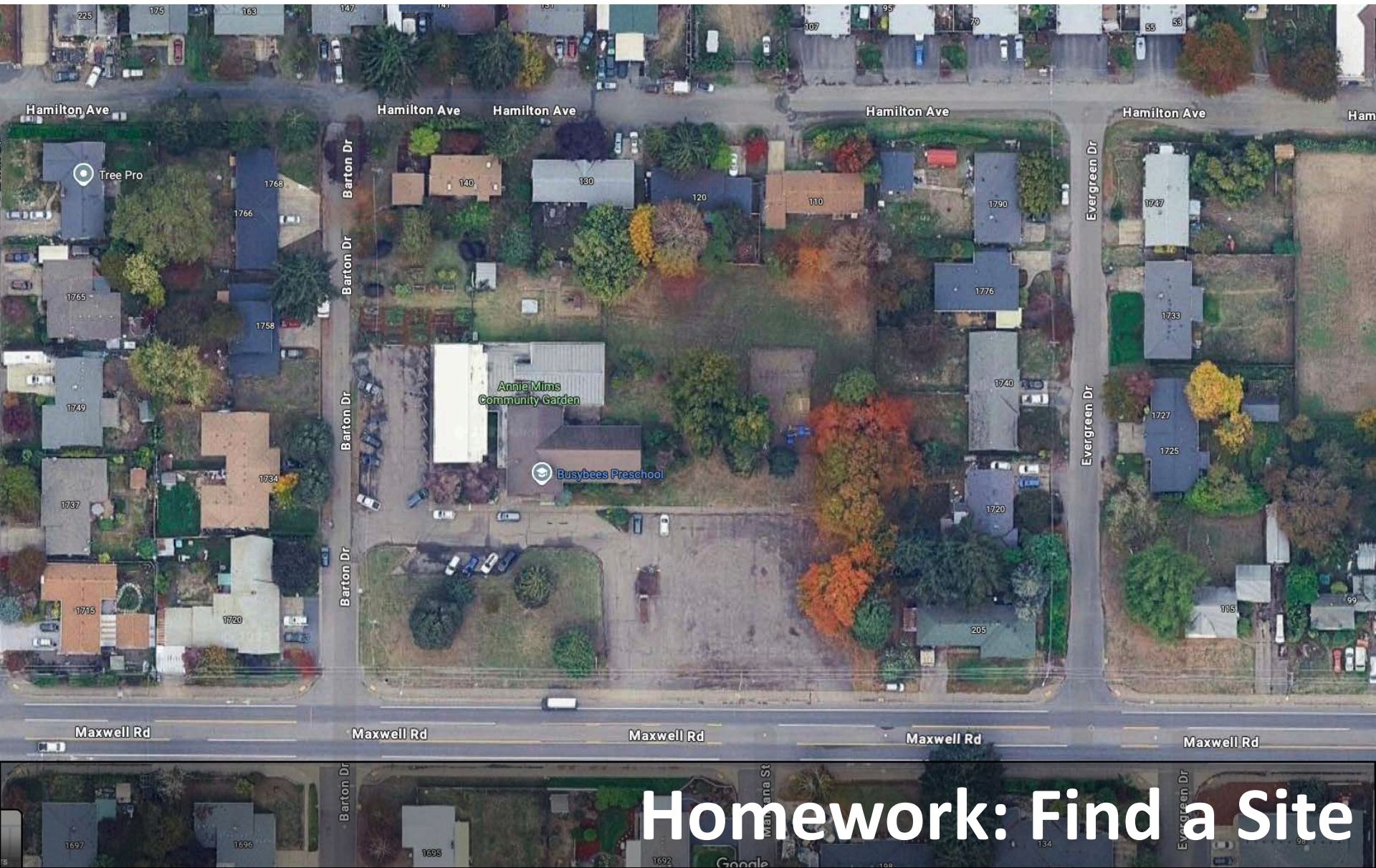
10

NEVADA CITY COHOUSING						
OPTIONS PRICE LIST/SELECTIONS LISTS						
NAME: <i>Catherine Allen</i>						
UNIT NO.: <i>#1</i>						
PURCHASER'S SIGNATURE: <i>Catherine Allen</i>						
#	OPTION	INSTRUCTIONS	A-O-1	PRICE/OPTION	# SELECTED	TOTAL PRICE
1	Junction Boxes for ceiling fan or additional lights	Mark desired location on floor plan. Ceiling fan box to be located in standard locations centered in room.	B	\$ 134 / box	6	804
2	Phone/data jack	Mark desired location on floor plan. Not allowed on party walls.	Q	\$ 80 each	1	80
3	Electrical outlet	Mark desired location on floor plan. Not allowed on party walls.	S/T	\$ 64 each		
4	Phone line	Mark desired location on floor plan. Not allowed on party walls.	R	\$ 62 each		
5	220 V outlet at stove location		U	\$ 237		
6	Washer/Dryer hook up		C	\$ 2,197	1	2,197
7	Wrap around Front Porch @C & D Units w/slab		E	\$ 6,012	1	6,012
8	Wrap around Front Porch @C & D Units w/wood		E	\$ 7,804		
9	Bathtub-deeper steeping tub	Can only replace standard bath locations, specify which bathroom(s): <i>#1, #5</i>		\$ 204 each	2	408
10	Pull down ladder at attic access		H	\$ 367	1	367
11	Exterior Venting of stove hood @ Unit A,C,D		J	\$ 799		
12	Exterior Venting of Stove hood @ Unit B		J	\$ 1,103		
13	Kitchen/Bath Countertop Color	Choose color	K			70
14	Kitchen	Color: <i>Cadence Jade 4615-60</i>	K	\$ 70		70
15	Bath 1	Color: <i>Burnish Spruce 4797-60</i>	K	\$ 70		70
16	Bath 2	Color: <i>Heather Gray 4662-60</i>	K	\$ 70		70
17	Bath 3	Color: <i>Orchid 1787-60</i>	K	\$ 70		70
18	Water filter @ kitchen sink		L	\$ 630		
19	Garbage Disposal		M	\$ 245	1	245
20	Built-in, over-range, Microwave		N	\$ 553		
21	Skylight: Motorized skylight opener (vs pole operated from stairwell.)		P	\$ 784		
22	No Stove Credit		V	\$ (206)	credit	(206)
23	No Dishwasher Credit, leave hole in base counter		W	\$ (209)	credit	(209)
OPTIONS SUBTOTAL						9,978
FLOORING SUBTOTAL						13,237
OPTIONS & FLOORING						23,215
24	Carport (10'x20' w/asphalt floor)			\$ 8,000		8,000
25	Garage (11'x22' w/concrete floor)			\$12,000		
TOTAL						31,215

4978

Maple Floor





Homework: Find a Site

Thank you