



LOCAL
IMPLEMENTATION

Implemented on Cape Cod

OVERVIEW

Cohousing is an intentionally designed community with private homes or residences that share common spaces. The common spaces can include laundry, recreational areas, open space, gardens, and parking, though sometimes they even include the kitchen and dining areas or guest bedrooms for visitors. The communal spaces are managed and maintained by the community. Sometimes cohousing developments aim to provide multi-generational living, senior living paired with caretakers, or mission-oriented communities.

CHALLENGES ADDRESSED

-  Not Allowed to Build Multi-family Housing
-  Too Expensive to Build New Housing
-  Too Expensive to Secure or Maintain Housing
-  Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Can foster a strong sense of community and connection with neighbors
- Can be more cost-effective than traditional housing models as individuals are responsible for owning a smaller individual home or private living space and share expenses for common facilities
- Can offer income-restricted affordable homes and market rate homes
- Zoning may not allow cohousing developments
- Agreements on the use and maintenance of common spaces are important

RESOURCES & EXAMPLES

CohoUS - The Cohousing Association of the United States is a national non-profit that provides information about cohousing.

Takoma Village Cohousing - This cohousing community in Washington, D.C. is a multi-generational housing community with 43 housing units provided in a mix of townhomes and flats. The community shares a common house which has a large kitchen and dining room, shared office equipment, and laundry.

Bristol Village Cohousing - This cohousing community comprises 14 housing units in Bristol, Vermont, with a common house for community gatherings and meals, as well as two rental units.

CASE STUDY: ISLAND COHOUSING MARTHA'S VINEYARD (2000)

Island Cohousing is a neighborhood on Martha's Vineyard that is a collection of 16 individual, energy efficient homes on a 30-acre lot. These homes share common spaces including a common house with guest rooms, recreational facilities, and a community garden. Four of the 16 units were made available to families making 70-80% of the

area median income. The homes are tightly clustered together on the lot, maximizing open space and encouraging social interaction. The development was not allowed under existing zoning but was enabled through a 40B comprehensive permit process.

More information is available [here](#).



Image: <https://www.southmountain.com/project/island-cohousing/>