



Cohousing in Corvallis

An E Newsletter from CoHo Cohousing
in Corvallis, Oregon

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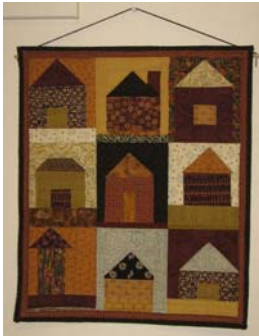
Remember when your best
friend lived right next door?

Does Cohousing Make \$en\$e Financially?

You're attracted to the idea of living in cohousing. You think you'd like being part of an intentional neighborhood--eating, gardening, and playing with like-minded neighbors. And yet, you wonder--does cohousing make sense financially? Here are some ideas for you to consider....

Money and CoHousing (the real estate end of cohousing)

Home prices quoted now, in 2006, will be paid when the project is complete in the summer of 2007. Assuming the Corvallis real estate market continues to stay strong (in part because Corvallis is seen as a desirable "destination" city), our 2006 home prices will be even more attractive in 2007. The cost of construction materials will probably continue to increase over the next year, while our prices will be locked in before construction starts this summer.



Households that meet specific income and asset guidelines are eligible for substantial financial assistance (\$60,000+ per unit). Our developer, [Corvallis Neighborhood Housing Services](#) can be contacted for details. A minimum of 30% of CoHo units is earmarked for income-qualified households.

Photo: House quilt at CNHS offices

Environmentally sensitive design and construction methods will yield savings in utility bills and maintenance expenses. Our architect's current estimate is that the savings will be approximately \$350 per unit per year (about 30% lower than other new condo construction). Infrastructure will be installed during construction to permit the addition of solar photovoltaic panels and solar hot water systems for even more energy savings in the future.

Another way to look at value for your dollar in cohousing is to consider the benefits of the 3,000 square foot Common House. Shared use of this multipurpose space gives all neighbors access to a large kitchen and dining room, laundry, recreation room, living room, kids play room, and a guest room. Need a place to host a dinner for 25? Have guests coming, but no extra beds in your unit? Need to lay out a large quilting project? Need to do three loads of laundry at the same time after a soggy camping trip? The Common House can meet your needs.

Money and CoHousing (the community side of cohousing)

Because a pivotal concept of cohousing is sharing of resources and services, households can enjoy lower day-to-day costs on an ongoing basis. For example, pet care and child care can be offered on a neighborly basis, rather than for cash. Cohousing is resident-managed, with teams handling landscaping, cleaning, maintenance, etc. rather than paying outside companies. An added benefit of sweat equity projects and ongoing work crews is that people really get to know each other and learn from each other.



The large Common House pantry will facilitate bulk buying for lower-cost common meals and food items and supplies for individual households. Buying a 50-pound sack of rice to save money is outside the reach (and storage capacity) of many households, but it could be a typical purchase for the community. A field trip to a u-pick orchard or the local farmers' market, followed by a marathon canning



session, could yield a large supply of nutritious, low-cost fruits and vegetables, plus there's a willing crew to do the job while having fun—together. The community gardens (and edible landscaping along walkways) will also be a source of low-cost food, with folks sharing in the labor as well as the harvest.

Other community-oriented money savers include trading skills and services, borrowing tools/items rather than renting or buying, and sharing vehicles. One CoHo member who lived in another cohousing community co-owned a vacuum cleaner with three other households. It's all so easy when everyone lives right next door.

David Wann, coauthor of *Affluenza*, and a 10-year resident of Harmony Cohousing in Golden, Colorado, estimates that these types of neighborhood features could net a savings of \$2,500+ per year per household plus many more hours of free time.

The bottom line.... Cohousing costs money. Cohousing saves money. Folks who decide to invest their money, time, and energy in CoHo are banking on the experience being priceless.

P.S. One area many families target for savings is transportation. Look for an article on taking the bus to/from CoHo in our next newsletter....



Is it time for you to make your dream of living in community come true?

The clock is striking 10, marking the time that 10 homes are still available in CoHo!

This clock is on the Benton County Courthouse in downtown Corvallis. Built in 1889, it is the oldest active courthouse in the state of Oregon.

To find out more about CoHo Cohousing

Website: <http://www.cohousing-corvallis.com/index.shtml>

Email: info@cohousing-corvallis.com (answered by [Mike Volpe](#)) →

Phone: [Susan Hyne](#) @ 541-753-4453 →

[Juva DuBoise](#) @ 541-908-5882

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