Cohousing: Creating Community

Diversity
Affordability
Sustainability
Inclusivity

Cohousing Australia
Housing Security First
“Affordability” & Spatial Inequality
“The wealthier you are, the healthier you are, health data shows” The Age
Cost Implications

Health Sector:
(physical and mental health)
Emergency Services
Human Services
Education Sector
Infrastructure
Food Insecurity
Crisis Accommodation
Diverse people & households

Diverse needs
A strategy for diverse innovative housing solutions
Why is it relevant to council and councilors

NOT NYMBY v YIMBY
NOT Silos
NOT Risk Adverse Planning
NOT Post Occupancy Community Development
For Benefit Developments

- Individualistic = Grit
- True Neighborliness
- Sustainability Focus
- Participatory Design / Development
- Faces Not Fencers
- Reciprocity & Mutuality
- Community = Resilience
Opportunities in housing diversity:

• Intergenerational housing
• Older persons co-living
• Student & Senior housing
• Community environment for people with disabilities
• Housing first approach
What is Cohousing / Intentional Communities

<table>
<thead>
<tr>
<th>Private</th>
<th>Shared</th>
</tr>
</thead>
<tbody>
<tr>
<td>You have your own dwelling:</td>
<td>You can choose to share:</td>
</tr>
<tr>
<td>Living</td>
<td>Common house</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Gardens – native / productive</td>
</tr>
<tr>
<td>Bathroom</td>
<td>Laundry</td>
</tr>
<tr>
<td>Private outdoor space</td>
<td>Workshop / co-working / shed / library</td>
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<tr>
<td></td>
<td>Guest rooms / teen or granny flat</td>
</tr>
</tbody>
</table>
Sharing: Things and chores and responsibility

Equipment:
- Cars / bikes / trailers
- mowers / tools
- camping gear

Skills
- IT help desk
- Childcare
- Cooking
- Mentoring / motivation
- Gardening
- Workshops
Murundaka

Heidelberg Heights
18 apartments
  • 1 bedroom to 4 bedroom

Facilities:
  • Common house/kitchen/dining/meeting room/communal productive garden/open space

Community benefits: workshops, tours, talks, social activities, community space

Transition Town Banyule

Reducing Impact:

Case Study: Murundaka

Resilient Housing Project

Not segregated household solutions
Building Community to foster collective resilience

Key Areas:
- Inclusionary Zoning / Affordable Housing
- Community development lens to housing provision and planning
- Affordable housing cost benefit analysis
- Sustainability outcomes in high functioning communities
- Reciprocity approaches to support services
Process

- Find Collaborators
- Understand the existing conditions
- Have a clear vision
- Develop policies
- Simulate the potential outcomes
- Review & evolve
LILAC – Low Impact Living Affordable Community

- UK
- 20 Households
- Facilities:
  - Common house
  - Productive garden
  - Play area
  - Natural pond and garden
- Strawbale construction
- Innovative mutual home ownership scheme

http://www.lilac.coop/
Christie’s Walk

- Adelaide
- 27 Households
  - Apartments
  - Townhouses
  - Cottages
- Facilities:
  - community room/library/kitchen/dining/meeting room/
- Concepts:
  - Low Impact Living
  - Affordable
  - Community

Earthsong

- New Zealand
- 32 houses on 3 acres
  - 1-bedroom studios to 4 bedroom houses
  - 56 sqm to 122 sqm
- Facilities:
  - Common house/play area
  - kitchen/dining/meeting room
  - communal productive garden
  - pond / open space
- Rammed earth

http://www.earthsong.org.nz/
Copper Lane

- London
- 6 Households
  - 7 adults
  - 6 children
  - No private outdoor space
- Facilities:
  - Outdoor courtyard space
  - Perimeter garden spaces
- Concepts:
  - Communal cluster

http://www.archdaily.com/580881/1-nil-6-copper-lane-n16-9ns-henley-halebrown-orrison-architects
What can we do?

- Reimagine the role of planning and community development
- If you started with a clean slate what would you design?
- Create a vision & challenge the rules
Stay in touch

https://www.facebook.com/cohousingaustralia/
elena@cohousing.org.au