CO-DESIGN PROCESS

- INDIVIDUAL
- GROUP
- CONSULTANT
- ARCHITECT
- CONSTRUCTION
- AGREEMENT

ESTABLISHMENT AND EXPLORATION

ESTABLISH COHOUSING GROUP
Postulate ideas to like-minded individuals and gain community interest

DISCUSS OPERATIONAL LOGISTICS
Breakdown organizational structure (committees and coordination)
Establish consistent meeting structure
Membership fees, responsibilities, expectations
Means of communication
Assess financial capability

SOURCE PROCESS CONSULTANT

PRE-SITE ACQUISITION AGREEMENT
Outlines the group's purpose, membership definitions, decision making procedures, and fees. Allows the group to open up a bank account

TEAM BUILDING
Determine individual expectations and priorities
Explore shared values and goals

DEFINE COMMUNITY VISION STATEMENT

DETERMINE PROJECT MANAGEMENT STRUCTURE
Outsourced to developer, group management team?

SITE SPECIFICATION

SITE CRITERIA
Identify site requirements (number of units, density, region, neighbourhood)

SITE SEARCH + VISITS
Assisted by consultants and/or real estate broker

SITE EVALUATION
Analysis (soil, toxin, and water percolation tests)
Documentation of existing conditions
Negotiation of land purchase contract
Preliminary feasibility studies

INCORPORATE AS A PARTNERSHIP or use a LIMITED LIABILITY COMPANY
Establish a more intensive legal agreement prior to purchasing property and hiring consultants

ATTAIN SITE UNDER CONTRACT
Formulate development strategy
Develop feasibility budget
Establish project timeline

DESIGN PROCESS AND CONSTRUCTION DOCUMENTATION

PARTICIPATORY DESIGN PROCESS
Pre-design programming with architect to identify goals, priorities, and design criteria

SCHEMATIC DESIGN PROPOSAL

LAND DEVELOPMENT
Prepare to submit for planning approvals

DESIGN DEVELOPMENT
Group reviews with architect
Group secures construction financing

CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS

OBTAIN BUILDING PERMITS

SOLICIT AND NEGOTIATE CONSTRUCTION BIDS

SELECT CONTRACTOR

FINALIZE CONSTRUCTION CONTRACT, LOAN, AND SCHEDULE

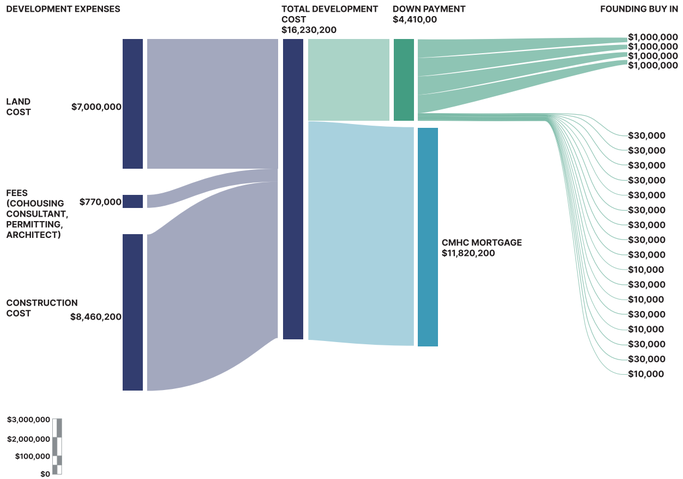
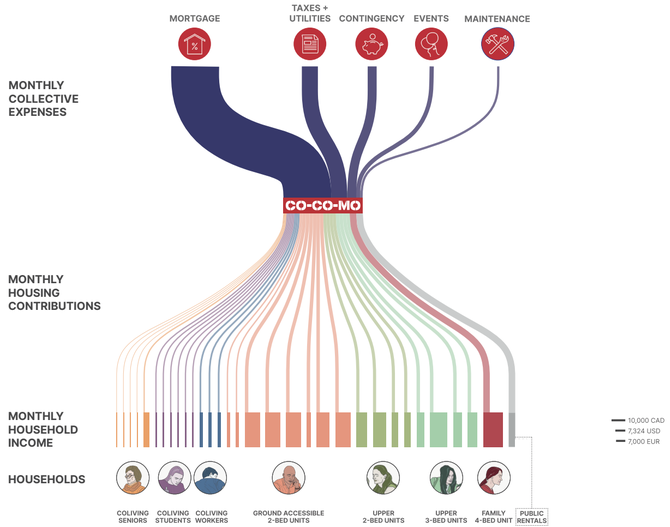
CONSTRUCTION

REVIEW CONSTRUCTION WORK

OCCUPANCY

Establish long term ownership structure agreements

DEVELOPMENT FINANCING



HOUSEHOLD ECONOMICS