

1. Community Basics

1. What is your community's name?

2. What is the legal structure of your community?

- ☐ Condominium Association / Home Owner Association (HOA)
- ☐ Cooperative (Co-op)
- ☐ TIC: Tenants in Common
- ☐ Other (please specify)

3. What financial institution financed your community's construction loan or site acquisition/rehab?

4. Is the above financial institution local, regional, or federal?

- ☐ Local
- ☐ Regional
- ☐ Federal
- ☐ Not sure
- ☐ Other (please specify)

5. How does your community make decisions together?

- ☐ Consensus
- ☐ Modified formal consensus process (reasoned objections/"blocks" only)
- ☐ Consensus with a voting over-ride in certain situations
- ☐ Sociocracy
- ☐ Voting--we meet as a whole body and vote by majority rule on decisions together
- ☐ Members elect a representative board of directors who use majority rule or other voting practices
- ☐ Other (please specify)

6. Does your community have an orientation process for new members?

- ☐ No
- ☐ Yes (please briefly describe):

7. If your community has an orientation process for new members, does it apply to renters?

- ☐ No
- ☐ Yes
- ☐ N/A

8. How are community work requirements defined and enforced?

- ☐ Work is not required or defined in any way
- ☐ Work is expected but there are no stated work hours defined or enforced
- ☐ Work is expected and there are general guidelines stated. Compliance with expectation is self enforced and hours are not officially recorded
- ☐ Work is expected and there are general guidelines stated. Hours are recorded, but there is no enforcement
- ☐ Work is expected, recorded, and enforced
- ☐ Combination of unenforced and enforced, depending on task

Other (please specify)

9. About what percentage of residents participate in your community work program?

10. How many common meals does your community typically share per week?

11. About what percentage of residents typically share in common meals?

12. Does your community have a common house?

- ☐ Yes
- ☐ No
- ☐ We are building one
- ☐ We have plans to build one

13. If your community has a common house, about how many times per week does it get used aside from for common meals and community meetings?

14. Do you have members who do not currently live in your community? If so, please check all that apply:

- ☐ Previous residents who wish to remain connected with community
- ☐ Associate members (with work or monetary expectation)
- ☐ Associate members or "friends" (without work or monetary expectation)
- ☐ Owners who are living elsewhere and renting their units until they can sell them
- ☐ Owners who are living elsewhere and renting their units until they can return (travel, temporary job, etc.)

Other (please specify)

15. On an average weekday during the school year, about what percent of community members are around during the day?

- ☐ Less than a quarter
- ☐ Around a third
- ☐ About half
- ☐ About two-thirds
- ☐ About three-quarter
- ☐ All/almost all

2. Dwelling Units

16. What types of dwellings do you have in your community? (Check all that apply)

- ☐ Detached dwellings
- ☐ Duplexes
- ☐ Triplexes
- ☐ Townhouses
- ☐ Apartments
- ☐ Other (please specify)

17. How many units are there in your community? (not including rooms or partial units that are rented)

18. Approximately how many unit sales have occurred since original occupancy?

19. How many of the units in your community were built as rental units (NOT for sale)?

20. How many units and partial units are currently being rented in your community?

Whole unit
rentals

Rooms or
partial unit
rentals

21. Do you allow Air BnB rentals?

- ☐ Yes
- ☐ No

22. Do you allow for other kinds of short-term rentals (aside from Air BnB)?

- ☐ Yes
- ☐ No

3. Affordable Units

23. How many affordable housing units were required by local government and planning agencies as a condition of your community's development approval?

- ☐ 0
- ☐ 1-5
- ☐ 6-10
- ☐ 11-15
- ☐ 16-20
- ☐ More than 20

24. How many affordable housing units were created voluntarily by the community?

- ☐ 0
- ☐ 1-5
- ☐ 6-10
- ☐ 11-15
- ☐ 16-20
- ☐ More than 20

If your community has no affordable units please skip to the next page.

25. How many affordable units in your community are...

Subsidized by non-government sources (e.g., foundations, churches, charities)?

Privately subsidized (subsidized or financially assisted from within community sources)?

Publicly subsidized?

26. Please name any financial institutions that have helped lower the costs of your community's affordable units.

27. Who selects residents to live in the affordable housing units?

- ☐ The community as a whole
- ☐ Owner of the unit who is selling or renting
- ☐ Public housing authority or other monitoring agency

28. Do residents of affordable units have full decision-making rights equal to those of other community members?

- ☐ Yes
- ☐ No

Other (please explain)

29. How often do residents of affordable units participate in voluntary community activities?

- ☐ Less than other members
- ☐ The same as other members
- ☐ More than other members

4. Community Finances

30. What percent of your monthly community (association/condo) fee revenue goes into a Replacement Reserve account?

Note: Replacement Reserves are monies that are set aside from your association fees and invested for scheduled use in the future for maintaining your common property (painting, re-roofing, etc). If you don't know this answer, please ask someone in your community who does.

- ☐ None
- ☐ Less than 10%
- ☐ 10-20%
- ☐ 20-30%
- ☐ 30-40%
- ☐ 40-50%
- ☐ More than 50%
- ☐ I don't know
- ☐ We have no required monthly community fee

31. What expenses are included in your required monthly community fee? (Check all that apply)

- ☐ There are no required contributions
- ☐ Operating budget
- ☐ Maintenance of common buildings
- ☐ Maintenance of common land
- ☐ Maintenance of exterior of individual units
- ☐ Taxes for individual units
- ☐ Heating for individual units
- ☐ Electricity for individual units
- ☐ Water for individual units
- ☐ Internet (wired and/or wireless) connectivity
- ☐ Basic cable or satellite TV service
- ☐ Recycling
- ☐ Childcare for community meetings and events

Other (please specify)

32. Do you think the households in your community spend more or less on utilities, on average, than households in the surrounding neighborhood?

- ☐ More than surrounding neighborhood
- ☐ About the same
- ☐ Lower than surrounding neighborhood
- ☐ Not sure

33. Have the sale prices of sold units in your community changed over the past few years?

- ☐ No units have been sold in the past few years
- ☐ Sale prices have been on the rise
- ☐ Sale prices have not changed much
- ☐ Sale prices have declined
- ☐ Not sure

34. How do you think your cohousing property is valued compared to the local real estate market?

- ☐ Higher than local market
- ☐ About the same
- ☐ Lower than local market
- ☐ Not sure

35. Are any community members business owners?

- ☐ No
- ☐ Not sure
- ☐ Yes (please specify how many members are business owners):

36. Are any members' businesses home-based?

- ☐ No
- ☐ Not sure
- ☐ N/A
- ☐ Yes (please specify how many member run a business from their home):

37. Does your community rent commercial and/or retail space to community members?

- ☐ No
- ☐ Yes (please note the number of rooms rented)

38. Does your community rent **commercial and/or retail space to outside businesses?**

- ☐ No
- ☐ Yes (please note the number of rooms rented)

39. Does your community rent land for economic activity, such as food production or workshops to community members?

☐ No

☐ Yes (please briefly describe)

40. Does your community make loans to members?

☐ Yes

☐ No

If "yes," please list allowable purpose(s), loan terms, and collateral

41. What services (if any) does your community contract out on a regular basis? (Check all that apply)

☐ Cleaning

☐ Management

☐ Bookkeeping

☐ Maintenance

☐ Lawns and/or landscape

☐ Snowplowing

☐ None

☐ Other (please specify)

42. Does your community hire qualified members to work for the community?

☐ Yes

☐ No

43. If your community does hire qualified members to work for the community, do you preferentially hire members over non-members?

☐ Yes

☐ No

☐ N/A

5. Green Building and Green Living

44. Which of the following green building measures are present in your community COMMON HOUSE?
(Check all that apply)

- ☐ Solar panels for electricity
- ☐ Solar hot water
- ☐ Wind energy
- ☐ Bio-mass (wood pellets, cord wood)
- ☐ Ultra low-flow (<1 gallon) toilets
- ☐ Composting toilets
- ☐ Low-flow faucet aerators
- ☐ LED lights
- ☐ Geothermal heat pumps
- ☐ Air source heat pumps
- ☐ On-demand hot water heater(s)
- ☐ Construction energy conservation (insulation and air sealing detail above local building code)
- ☐ Passive heating (sun tempering and/or passive solar design)
- ☐ Passive cooling (cross ventilation, shading, etc.)
- ☐ LEED certification
- ☐ Other green certification, such as Energy Star
- ☐ Low e windows
- ☐ Triple glazed windows
- ☐ Locally sourced lumber for framing or finishes
- ☐ Certified sustainably harvested lumber for framing or finishes
- ☐ Green roof
- ☐ None of the above
- ☐ Other (please specify)

45. About what percentage of your community's DWELLING UNITS have the following green building measures?

	None of our units	25% or fewer	26% to 50%	51% to 74%	75% to 100%	Not sure
Solar panels for electricity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar hot water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wind energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bio-mass (wood pellets, cord wood)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ultra low-flow (<1 gallon) toilets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Composting toilets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low-flow shower heads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low-flow faucet aerators	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
LED lights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Geothermal heat pumps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air source heat pumps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On-demand hot water heaters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction energy conservation (insulation and air sealing detail above local building code)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Passive heating (sun tempering and/or passive solar design)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Passive cooling (cross ventilation, shading, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
LEED certification	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other green certification, such as Energy Star	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low e windows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Triple glazed windows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locally sourced lumber for framing or finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Certified sustainably harvested lumber for framing or finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green roofs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

46. Please describe any other building-related sustainability measures in your dwelling units.

47. Which of the following site-related ecological measures do you have/practice in your cohousing community? (Check all that apply)

- ☐ Land permanently conserved through conservation easement
- ☐ Agricultural land permanently preserved through "Agricultural Protection Restriction"
- ☐ Remediation of previously contaminated site ("brownfield" development)
- ☐ Low-impact landscaping (e.g. xeri-scape, pesticide-free, etc)
- ☐ Rainwater catchment system
- ☐ Individual outdoor lines to dry laundry
- ☐ Community laundry lines near laundry room or central to units
- ☐ Edible landscape and / or "permaculture"
- ☐ Rain gardens or other innovative water management system(s)
- ☐ Innovative on site septic system
- ☐ Composting
- ☐ Recycling (community managed)
- ☐ None of the above
- ☐ Other (please specify)

48. Which of the following food-related ecological measures do you have/practice in your cohousing community? (Check all that apply)

- ☐ Formalized bulk food buying
- ☐ Community vegetable garden
- ☐ Community orchard (fruit and / or berry)
- ☐ Collection and use of rainwater for food production
- ☐ On-site CSA (community sponsored agricultural farm which sells farm shares to participants)
- ☐ Individuals participate in local off site CSA(s) and / or regularly buy food from local farmers
- ☐ Community kitchen participates in local off site CSA(s) and / or regularly buy food from local farmers
- ☐ Chicken raising for egg-production on site
- ☐ Other farm animals (please list in comment field below)
- ☐ None of the above
- ☐ Other (please specify)

49. Which of the following "smart growth" concepts characterize your community's site location? (Check all that apply)

- ☐ Convenient to public transportation (bus stop or train/trolley/subway station)
- ☐ Convenient (by foot or bike) to grocery store
- ☐ Convenient (by foot or bike) to public school
- ☐ Convenient (by foot or bike) to a significant number of jobs (serving >5 residents)
- ☐ Convenient (by foot or bike) to library, video store, cafe, and/or restaurant
- ☐ None of the above
- ☐ Other conveniences (please specify)

50. Which of the following transportation-related ecological measures do you have/practice in your cohousing community? (Check all that apply)

- ☐ Less than 2 on site parking spaces per unit
- ☐ Convenient-to-use community bike storage area
- ☐ Program/system to share privately owned automobiles
- ☐ Community owned car
- ☐ Community owned truck
- ☐ Parking provided for regional "zip car" or similar regional car share program
- ☐ Regular carpooling by 2 or more households
- ☐ Charging station for electric vehicle(s)
- ☐ Bio-diesel coop
- ☐ None of the above
- ☐ Other (please specify):

51. Approximately how many households DO NOT have private cars?

52. Has your community had a committee charged with addressing green issues/ecological impact (e.g., climate change, reducing consumption, energy efficiency)?

- ☐ No, and we have not discussed these issues
- ☐ No, but we occasionally discuss these issues
- ☐ No committee with that particular focus, but we typically consider environmental impact in all our committees/decisions
- ☐ Yes (please briefly describe):

6. Health and Aging

53. Do you have a committee dedicated to community health and care needs?

- ☐ Yes
- ☐ No
- ☐ Currently developing

54. On a scale of 1-5, where 1 = "not interested" to 5 = "very interested," how would you describe the *relevant committee's* willingness to discuss long term health care needs related to the aging of community members?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ N/A

55. Does your community currently have a written policy regarding community care for...

	Yes	No	Currently developing
General healthcare needs for members of all ages?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Long-term care needs for older adult members?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

56. Have specific instances of care needs within the community contributed to policy development?

- ☐ Yes
- ☐ No
- ☐ Currently developing
- ☐ N/A

57. If you have a community policy for long-term care needs for older adults, does it include the following?
(Check all that apply)

- ☐ Time limits for care (for example, community volunteers will provide for up to two weeks)
- ☐ Limits on the conditions for which care would be provided (for example, the community cannot provide care in cases of advanced dementia)
- ☐ Limits on the types of care provided (for example, bathing/toileting care will not be provided by community members)
- ☐ No explicit limitations are included in the community policy
- ☐ N/A

Other (please specify)

58. If you have written policies regarding community care needs, would you be willing to provide copies for research purposes? Specifics will not be shared without your express permission.

- ☐ Yes
- ☐ No
- ☐ N/A

7. Politics and Relationship to Surrounding Neighborhood

59. Do any of your residents hold a public office of any type at any level of government?

☐ No

☐ Yes (please specify):

60. Do any of your residents serve in the following political or civic capacities? (Check all that apply)

☐ Member of City Council or other elected local legislative body

☐ Mayor or other elected or appointed local executive official

☐ Member of school board

☐ Worker for election campaign

☐ Local government employee

☐ Issue advocate

☐ Poll worker

☐ Host for candidates or ballot presentation

☐ None of these

☐ Other (please specify)

61. Has your community ever served as a polling station?

☐ Yes

☐ No

☐ Don't know

62. Do any community members participate in local environmental activism?

☐ No

☐ Not sure

☐ Yes (please briefly describe):

63. Please estimate the level of voter participation in your community.

- ☐ Less than average of surrounding town/city
- ☐ Same as average of surrounding town/city
- ☐ Greater than average of surrounding town/city
- ☐ Don't know

8. Barriers and Challenges

64. Which of the following, if any, were particularly challenging to the formation or development of your cohousing community? (Check all that apply)

- ☐ Zoning
- ☐ Financing
- ☐ Marketing
- ☐ Locating a site
- ☐ Neighborhood resistance
- ☐ Parking requirements
- ☐ Safety (fire truck access, etc.)
- ☐ Affordability requirements
- ☐ Local or state environmental standards
- ☐ Attracting families with children
- ☐ Attracting a diverse membership
- ☐ Attracting enough members able to contribute financially ready before building could begin
- ☐ None of these

Other (please specify)

65. Please describe any **events external to your community** (e.g., economic downturn, natural disaster, widespread construction defect, environmental hazard) that have significantly challenged or changed your community since 2010. Please include the negative or positive outcomes of these events, even if they extend over a long time frame and/or continue to be unresolved.

66. Please describe any **internal community events or evolution** (e.g., changing composition of membership, interpersonal challenge, change in governance structure, lack of community maintenance) that have significantly challenged or changed your community since 2010. Please include the negative or positive outcomes of these events, even if they extend over a long time frame and/or continue to be unresolved.

9. Thank You!

Thank you for participating in this survey. We appreciate your help in improving our outreach and service to the cohousing movement.

**In community,
Coho/US and Cohousing Research Network**