

Development Consulting Services

Creating real value in neighborhood community through the Cohousing model.





Yes We Can harvest the value in neighborhood community.

At a time when Americans are challenged to create a more sustainable culture, our connections through our communities have become even more important.

Community is not an easy technical fix. It requires deliberate effort, time and collaboration, things that Americans have become accustomed to in their work environment, but much less so in the neighborhoods where they live. As we search for more supportive and heartfelt ways to connect with each other leading to a more sustainable lifestyle, modern neighborhood community models like cohousing are emerging.

A cohousing neighborhood is generally defined as a small residential community (usually less than 40 homes) that has been designed to facilitate community and social interaction, including shared common facilities that are used on a daily basis by its members.

For a cohousing neighborhood to be successful and achieve its highest value, it must have a resident

governance structure that is efficient and well facilitated, without hierarchy, yet with good communal leadership through consensus-based decision making. It is a cooperative neighborhood environment creating value for all, as well as one that is socially stimulating, fun, builds relationships, and captures the synergy in diversity.



These small neighborhoods with common facilities have proven to have a significant impact on their larger neighborhoods, cities, and communities. They model the social capital that can be obtained through neighborhood collaboration and they often share their common facilities in valuable ways with the larger community.

CoHousing Partners, LLC and Wonderland Hill Development Company

are united as full service real estate development and consulting firms specializing in cohousing, with offices in Colorado and California. We consult and partner with future residents, and with builders and developers, to create neighborhoods that are socially vibrant and environmentally sustainable.

Our development team is the most experienced group of cohousing professionals in North America. CoHousing Partners was born out of a decade-long collaboration between Wonderland Hill Development Company and McCamant & Durrett Architects that has produced dozens of successful communities and a diverse string of award-winning projects.

Our firms' principals have created and refined systems that bring future residents together with developers and builders to produce sustainable neighborhoods where community is a valuable ingredient in the United States.

Our experience helps to mitigate project risk, and our approach is to impart the knowledge and skills to enable our client partners to focus on the important issues, make good decisions, and ultimately to create the neighborhood of their dreams.

Under our streamlined developing model, risk is controlled through partnering between professional developers and future residents.



Our communities are strong because we involve the future residents in the process: visioning, community organizing, planning, investing and budgeting. Members of our completed communities tell us it's worth being involved. In fact, they tell us that it is one of the most valuable things they have ever done.

Wonderland Hill and CoHousing Partners are pioneers in the high-quality green building arena, winning awards for almost all of our communities based on the sustainable features and Built Green® strategies. Our companies have been recognized by the U.S. Department of Housing and Urban Development (HUD), the National Association of Home Builders (NAHB), the Urban Land Institute (ULI), the Congress for New Urbanism (CNU), the National Council of the Housing Industry, the Solar Energy Research Institute (SERI), and the National Renewable Energy Laboratory (NREL).

If you are envisioning a cohousing-type neighborhood where community is an important component, here are some of the ways we can help you:

- **Site Search and Evaluation, Project Feasibility, and Development Strategies** to mitigate risk and plan for a successful project. We can create a comprehensive budget tool customized for your community that will provide a template for insight into the standard hard and soft costs, risk and profit sharing, project management costs, etc.
- **Workshops** to complete feasibility and get the buyer community committed and focused. Our "Getting It Built" workshop series provides the "nuts and bolts", how-to on: the development process, land acquisition, project financing, and community building.
- **Marketing and Community Building** to make sure the full value in community is realized and the project has sufficiently committed buyers at the start of construction (see our "Journey to the Heart of Community" brochure).
- **Project Management** to ensure design and construction quality and efficiency together with buyer satisfaction, including cohousing-specific systems and methods for project management.
- **Financial Management and Project Financing** to provide security and financial credibility and to ensure highest value financing utilizing a financial model that reduces risk and adds value through collaboration between all stakeholders.
- **Construction Management** to obtain the best value and the highest building quality: contractor negotiation, quality assurance, cost, and schedule monitoring, project completion and warrantee oversight.
- **Project Design Programming and Consulting** to optimize the cohousing design value.



CoHousing Partners & Wonderland Hill Development Company Communities

Community	# of Homes	Year Completed	City, State
Nyland	42	1993	Lafayette, Colorado
Greyrock Commons	30	1997	Fort Collins, Colorado
Harmony Village	27	1997	Golden, Colorado
Highline Crossing	40	1997	Littleton, Colorado
Nomad	11	1998	Boulder, Colorado
Tierra Nueva	27	1999	Oceana, California
Heartwood Cohousing	24	2000	Durango, Colorado
River Rock Commons	34	2000	Fort Collins, Colorado
Bellingham Cohousing	32	2000	Bellingham, Washington
Pleasant Hill	32	2001	Pleasant Hill, California
Sonora Cohousing	36	2001	Tucson, Arizona
Hearthstone	33	2002	Denver, Colorado
Casa Verde Commons	34	2004	Colorado Springs, Colorado
Wild Sage	34	2004	Boulder, Colorado
Oak Creek Commons	34	2004	Paso Robles, California
Frogsong Cohousing	30	2004	Cotati, California
Stone Curves	48	2005	Tucson, Arizona
Nevada City	34	2007	Nevada City, California
Silver Sage Village	16	2008	Boulder, Colorado
Lyons Valley Village	18	2008	Lyons, Colorado
La Querencia	29	2009	Fresno, California
Wolf Creek Lodge	28	In Development	Grass Valley, California
Wolf Creek Commons	30	In Development	Grass Valley, California
Washington Village	33	In Development	Boulder, Colorado

For information on other Wonderland Community building services, please contact 303.449.3232. www.whdc.com
 For information on CoHousing Partners LLC, please contact 530.478.1970. www.cohousingpartners.com