

COLIVING

FREQUENTLY ASKED QUESTIONS



What is Coliving?

Coliving is a form of shared housing that supports sustainable and affordable lifestyles through the creative and efficient sharing of resources and space. The typical Coliving arrangement is based in a large home with anywhere between 7-20 residents. Residents usually share kitchens, dining and living space but maintain private bedrooms and bathrooms. Costs for food, water and energy are usually shared—and sometimes residents will share weekly tasks like cleaning or cooking. Other Coliving houses “outsource” such services, preferring to hire help and spread costs across the group for savings. Most Coliving homes are organized around shared interests, passions or projects, transforming a regular home into supportive and even inspirational environment for shared pursuits. Finally, Coliving uses new technology to make sharing costs and/or space easier and more transparent. Our goal is to build a project that is affordable to middle class City residents without the use of any government subsidy.

Who typically lives a Coliving house?

Coliving residents come from a variety of backgrounds but are typically unified by shared social networks (e.g., old friends), identities (e.g., LGBT) or interests (e.g., aspiring musicians). Informal shared housing—a version of Coliving—has been happening in one form or another for well over 50 years in San Francisco. The large Victorian homes found throughout the City have proved highly adaptable to shared living arrangements. Coliving aims to take what was once viewed as counter-cultural into the mainstream, offering the shared economy lifestyle to all.

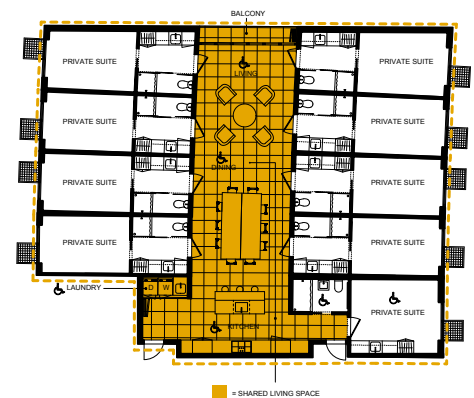
What is the difference between an SRO and a Coliving project?

Single Room Occupancy hotels (SROs) or “Residential Hotels,” as they are commonly known, are an important part of San Francisco’s housing stock and

Standard Studio Micro-Unit Layout



Coliving Housing Approach



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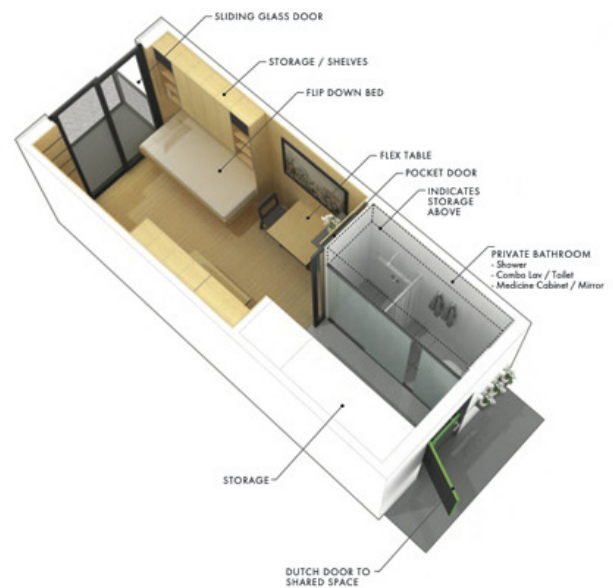
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have been throughout the City's history. A typical SRO is a single 8'x10' room with shared toilets and showers located on the same floor. Some SROs contain up to 20 such rooms per floor, others less. In general, individual rooms were not organized into "houses" or organized around any shared community space. San Francisco still has hundreds of SRO hotels that are home to more than 30,000 tenants. They are specifically defined (and heavily regulated) in both the City's Administrative and Planning Code.

Coliving housing is different in terms of design, law, management and culture. In terms of design, the 1532 Harrison Coliving project is organized into 28 individual "Coliving Houses"—groupings of 5 to 10 "Private Suites" clustered around generous shared living spaces. Each Coliving House would be master leased to a Coliving Group as a whole unit. Coliving, unlike traditional SRO housing, is consciously designed to maximize shared amenity and living space while still providing individual "Private Suites" (with small bathrooms and kitchenettes) that may serve as independent living spaces if desired. For example each Coliving House at 1532 Harrison shares a generous kitchen, dining and living space, as well as laundry. Coliving Housing is also regulated by a different use definition in the Planning Code; it is defined as Group Housing, not an SRO use. Another key difference between SROs and Coliving is management. Coliving homes are managed to actively encourage resident interaction by an integrated system that takes advantage of new technology to make cost sharing and group renting easier than conventional apartment leases. Finally, the culture of the Coliving movement is based on the values of maximizing lifestyle choice via the shared economy. Unlike many SROs, Coliving homes are not a "residence of last resort," but an affirmative (and affordable) lifestyle decision—especially for the City's shrinking middle income demographic.

1532 Harrison Individual Private Suite



I'm interested in living here, how can I find out more?

If you are interested in joining a Coliving group at 1532 Harrison, please contact our partners at [OpenDoor](#). We can also add you to a list of interested people on our website so you can meet others who want to join.