

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, hiring help and spreading the costs across their CoLiving group for savings. Most CoLiving homes are organized around shared interests, passions or projects, transforming a regular home into a supportive environment for shared pursuits. Finally, CoLiving applies technology to make sharing costs and space easier and more transparent. Our goal is to build a market-rate project that is affordable to middle class residents without public subsidies.

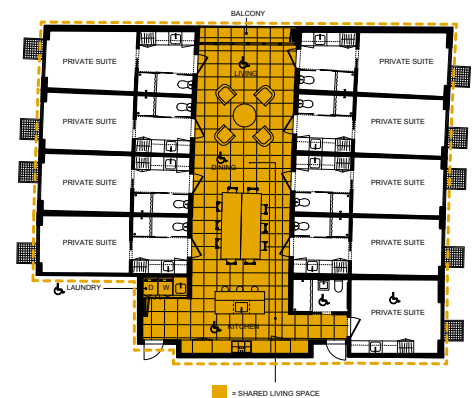
Who typically lives in a CoLiving house?

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., musicians). Informal shared housing—a version of CoLiving—has been happening 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 counter-cultural into the mainstream, offering the benefits of the shared economy lifestyle to all.

Standard Studio Micro-Unit Layout



CoLiving Housing Approach



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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. 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. Unlike CoLiving, SRO rooms are generally not organized into “houses” with shared community living, dining and kitchen facilities. San Francisco still has hundreds of SRO hotels that are home to more than 30,000 tenants. They are specifically defined (and carefully regulated) in both the City’s Administrative and Planning Code.

CoLiving housing is different from SRO housing 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. The shared space includes a large kitchen, dining and living space, as well as a laundry room. Each CoLiving House would be master leased to a CoLiving Group as a whole unit. Unlike traditional SRO housing, CoLiving is consciously designed to maximize shared amenities and living space while still providing individual “Private Suites” (with small bathrooms and kitchenettes) that can operate as independent living space if desired. CoLiving Housing is regulated by the “Group Housing” definition in the Planning Code, not by the “SRO” or “dwelling unit” definitions.

Another key difference between SROs and CoLiving is management. CoLiving is managed to actively encourage resident interaction through 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.

If I am interested in living at 1532 Harrison, 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 and form a CoLiving House.

1532 Harrison Individual Private Suite

