

CoHousing Time Line

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Feeling the need for SaMoCoHo to build a chronological list of activities to pursue in order to make progress toward living in cohousing, I've developed a list of about 100 items that seem like they need to get done.

Obviously, there's room to add more, subtract some, and change things around for specific situations. But at least this gives people some basic understanding of what's going to be involved.

You can see my list, below:

Enjoy!

And if you have any specific feedback on it to give me, please send it to samocoho@crowncommunications.net. Thanks. Robert

Activity Programming - Begin
 Approval - Begin Permit Approvals From City
 Approval - Complete Permit Approvals From City
 Architect - Complete Plans
 Architect - Hire
 Architect - Modify Plans
 Architect - See Plans
 Architectural Drawings - Complete
 Building Materials - Secure
 Bylaws - Finish Writing Them
 Bylaws - Group Approves Them
 Bylaws - Start Writing Them
 Cash Call - Final
 Cash Call - First
 Cash Call - Second
 Cash Call - Third
 Celebrate!
 Certificate of Occupancy - Apply For
 Certificate of Occupancy - Receive
 City Approval - Begin
 City Approval - Complete
 Close On Land Acquisition
 Coalesce Core Group
 CoHousing Group Participants (Dwellers) - Identify
 Committee Structure - Determine
 Common House Design - Begin
 Common House Design - Complete
 Community Building Strategy - Determine
 Community Governance - Determine
 Condo Docs - Approve
 Condo Docs - Develop Rules And Regs
 Condo Docs - Write
 Conflict Resolution Strategy And Procedures - Establish
 Construction - Begin
 Construction - Complete
 Construction Begins
 Construction Loan - Apply For
 Construction Loan - Obtain
 Construction Loan Requirements - Investigate
 Contractors - Begin To Investigate
 Contractors - Determine What We Need
 Contractors - Hire
 Contractors - Identify
 Developer Strategy - Determine
 Development Budget - Prepare
 Elect Board Of Directors
 Final Drawings - Approve
 Financial Development Strategy - Determine

Financing - Secure
Floor Plans - Approve
Funding Sources - Finalize
Group Camaraderie - Begin to Build
Group Process And Decision Making Procedure - Determine
Group Relationships - Strengthen
Housing Group - Self Select
Increase Membership - Begin
Land Acquisition Strategies - Investigate
Land and Home Ownership Options - Investigate
Land Use Jurisdiction - Investigate
Land Use Strategy - Determine
Land/Property - Begin to Look
Land/Property - Finalize
Landscape Plan - Approve
Landscaping Plan - Begin
Landscaping Plan - Complete
Legal Documents - Prepare
Legal Organization - Establish
Marketing & Sale Of Units - Begin
Marketing & Sale Of Units - Complete
Meet With Local Land Use And Regulation Development Officials
Meetings Strategy - Determine
Members - Integrate New Ones Into Group
Members Move In
Members Select Units
Membership Recruitment Strategy - Devise
Membership Rewards/Seniority Strategy For Early and Active Members - Devise
Membership Thresholds - Determine
Mortgage - Identify Lenders
Mortgage(s) - Apply For
Mortgage(s) - Approved
Negotiate Offer To Purchase
Neighborhood Outreach - Begin
New Member Admission And Commitment Procedure - Determine
Ongoing Outreach For New Members
Options For Group's Legal Structure - Investigate
Permits And Approvals Needed - Identify What's Needed
Presell Units
Pricing - Determine
Recruiting For First Membership Threshold - Begin
Remove/Demolish Some Existing Houses, If Necessary
Schematic Design - Complete
Site Design Submission To City
Site Development - Complete
Site Development - Start
Site Development Complete
Site Evaluation - Begin
Site Plan - Approve
Strategy For Hiring Services From Within Group - Develop
Strategy For Public Sector (Subsidized) Financing - Determine
Survey Group's Financial Resources
Sweat Equity Goals - Determine
Unit Amenities - Determine
Vision Statement - Prepare