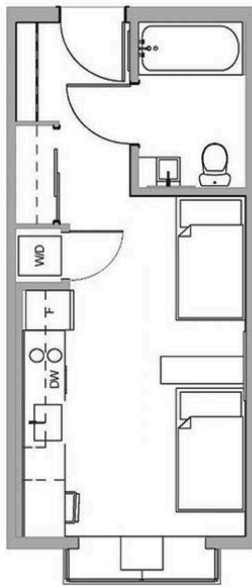


## MAKING SPACE FOR COMMUNITY

### Learning from Collective Living as a Basis for Designing Policy

The Bay Area is the global center of the tech industry and one of the richest regions globally. In the USA, 8 of the top 10 most expensive cities are in the Bay Area. At the same time, we struggle with a large unhoused population and a housing access crisis both in the quantity of available units and cost. Two typologies have emerged in the effort to address affordability—to reduce the size of private units to hold onto the individual autonomy of space (micro-units) and to reduce private space in exchange for shared amenities (co-living). The latter promises to build community, providing resilience and creating new social formations, etc. but has been exploited by developers due to loose policy definitions.



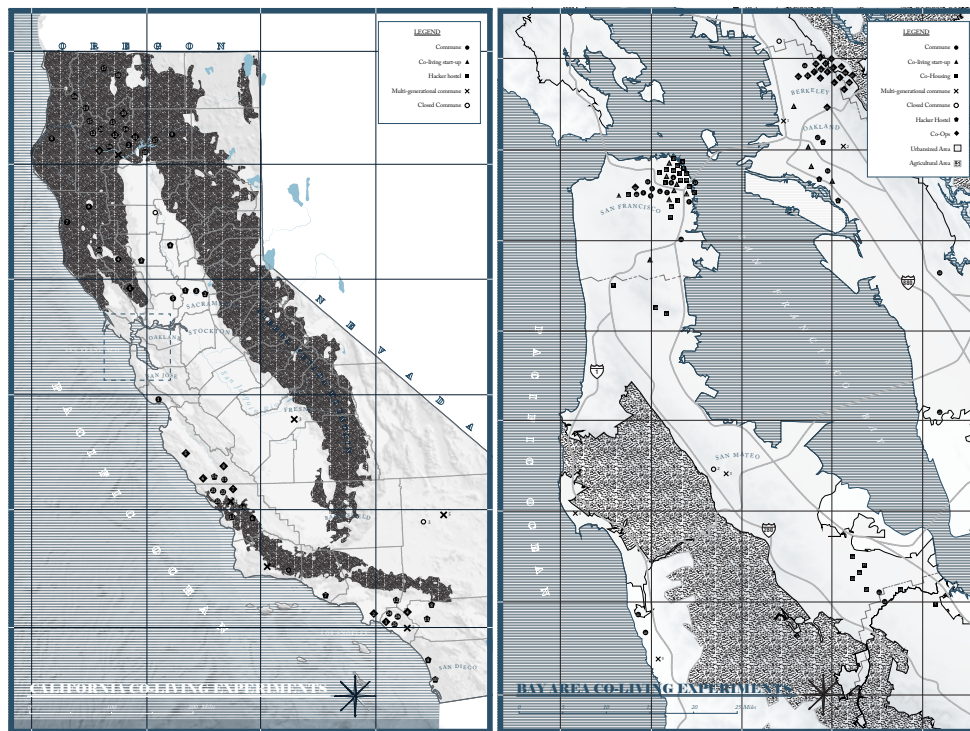
*Typical Microunit*



*New Coliving Typologies fall under “Group Housing” designation in the Planning Code. Shown here a recent project that situated shared amenities in subterranean levels, while only providing 8-10% shared space within the building.*

## A CONTEXT OF COMMUNAL EXPERIMENTATION

The Bay Area also has a history of communal living experimentation. The rejection of commercialism and ideology of shared property and labor in the 1960's and 70's resulted in a proliferation of experiments that offered the ability to define a set of politics that more precisely reflected residents' shared values and lifestyles. Today, the number of communal living experiments resembles that of the 1960s, yet, they have evolved and diversified into models such as co-living, co-housing, cooperatives, and intentional communities, most of which emerged through bottom-up efforts. How might new policy learn from these typologies to consider how communities are formed and the domestic commons is actively participated in?

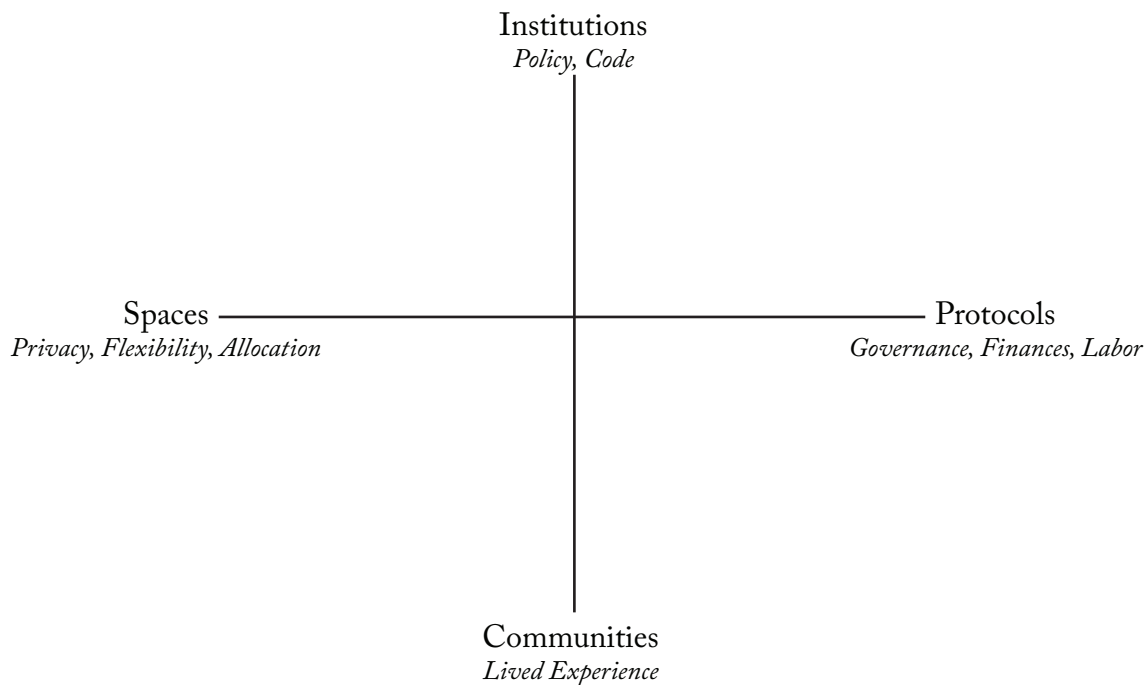


*Map of contemporary collective living typologies across California State (by Authors)*

*Map of contemporary collective living typologies across the Bay Area (by Authors)*

## INFORMED ARCHITECTURAL RESEARCH

The methodology applied in this research recognizes that long lasting domestic communities are not created through spatial organization alone, but rather rely on a range of evolving protocols that direct the sharing of governance, finances, labor, and resources. As any proliferation of the domestic commons is shaped by planning departments and other civic institutions, a new territory emerges for architectural research to learn from the lived experience of collective living communities, and to translate these lessons so that they can be applied to housing policy. Mediating between space and protocols as well as institutions and communities provides a new template for designing policy.



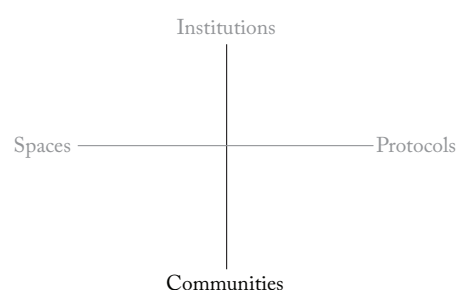
## LEARNING FROM LIVED EXPERIENCE

Since 2017, the authors have worked directly with over forty collective living communities to learn from their lived experience. While policy is often formed without input from those impacted by it, it is these lived experiences that we considered central to policy reform.

Interactions with community groups involved measuring and documenting spaces, understanding how sharing manifests, and how governance and labor are addressed. These aspects of lasting communities were captured through a four-part methodology for case study analysis. *Hardware* documents the architectural framework; *Software* considers how spaces are used and shared; and *Orgware* catalogs protocols for labor sharing and governance. In addition, *Environmental Context* examines the relationship communities have with each other and the surrounding neighborhood.



*Community Workshop Meeting with the Embassy Collective (Photo by Authors)*



## INTERFACING WITH INSTITUTIONS AND POLICY

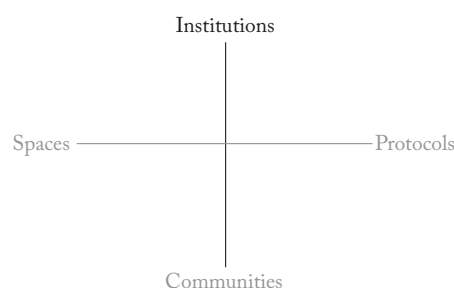
At the same time, the authors have collaborated with the San Francisco Planning Department to address the issues surrounding collective living as they impact legislation for new group housing typologies. The Planning Department was able to articulate concerns from various communities in the city, how developers were using/ exploiting current policies, legal ramifications of policy adjustments, and what policies might be most impactful to address. While two critical policies were implemented from the author's report, the authors have listed a series of long range recommendations for more equitable housing development in San Francisco that are part of ongoing policy reformations.



*Policy Reformations were presented to the SF Planning Commission in February 2022*



*Ongoing discussions with the Planning Department resulted in a collaborative grant provided by the 'Friends of City Planning' Organization*



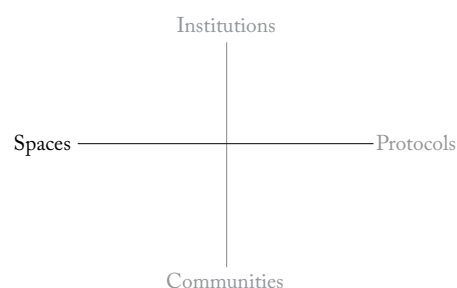
## HARDWARE

We use the term *hardware* to describe the physical arrangement of collective living spaces. This includes their architectural frameworks as they define spatial adjacencies and sequences with specific attention paid to the physical boundaries between the public and private realm. The selection of examples in the whitepaper foreground shared amenities at different scales, related to the diverse spectrum of relationships that residents participate within. The case studies also acknowledge that sharing space with others is predicated on one's ability to assert identity and lay claim over private territory, direct careful attention to the form and spatial footprint privacy takes in collective environments. Lastly, the presentation of 'hardware' reveals the variety of building types –adapted and purpose-designed– that can host communal living spaces.



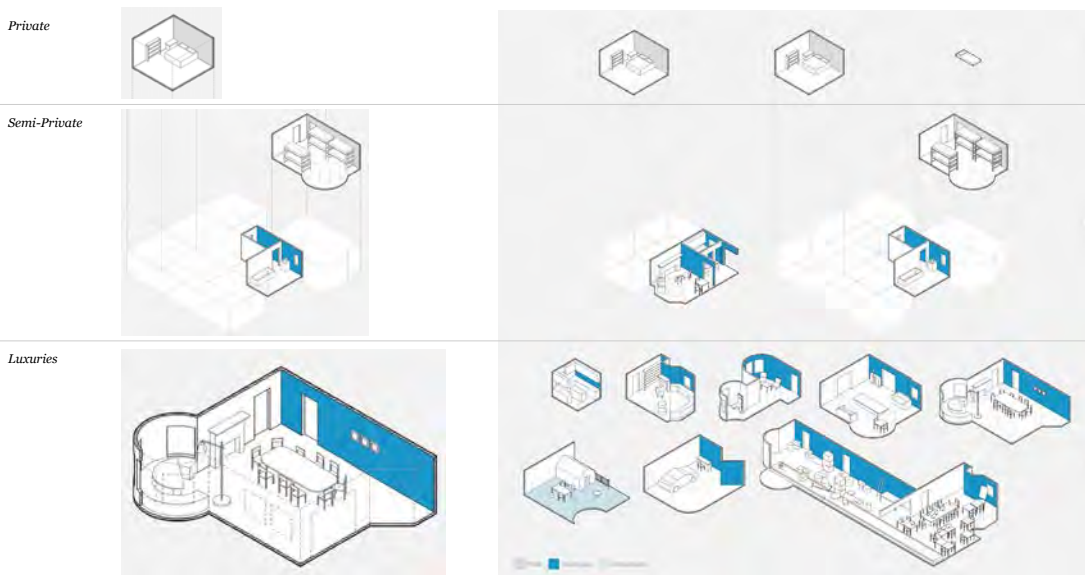
Shared Space  
Private Space

*Zoomed in view of Embassy Community  
(Drawing by Authors)*

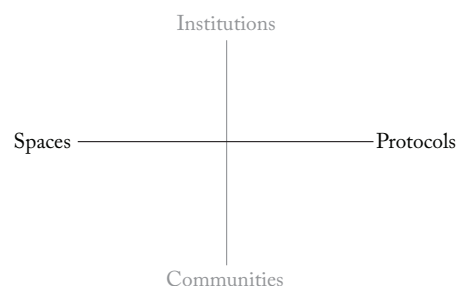


## SOFTWARE

*Software* as a second analytical lens sheds light on the social groups that inhabit the spaces in the case studies, their familial arrangements, communal endeavors, forms of reappropriation, and scales of sharing resources. In literature, the use of the term *software* varies from programmed space, to the implementation of ideas and knowledge, to meanings and interpretations (through use). Yet, these different uses of the term share the understanding that the physical form is read, understood, and shaped through activities taking place in it. **In the context of this study, careful attention is directed to how many residents share a particular spatial resource as a way of documenting how proximity and negotiation of space in daily life may further the formation of particular subgroups within a larger collective, and how many people can, in practice, productively share certain domestic spaces.** The documentation of software in the whitepaper is based on direct observation of lived experience and social interactions where possible, and drawing on interviews and published documentations of use otherwise.



*Multi-tiered sharing in the Embassy Community  
(Drawing by Authors)*

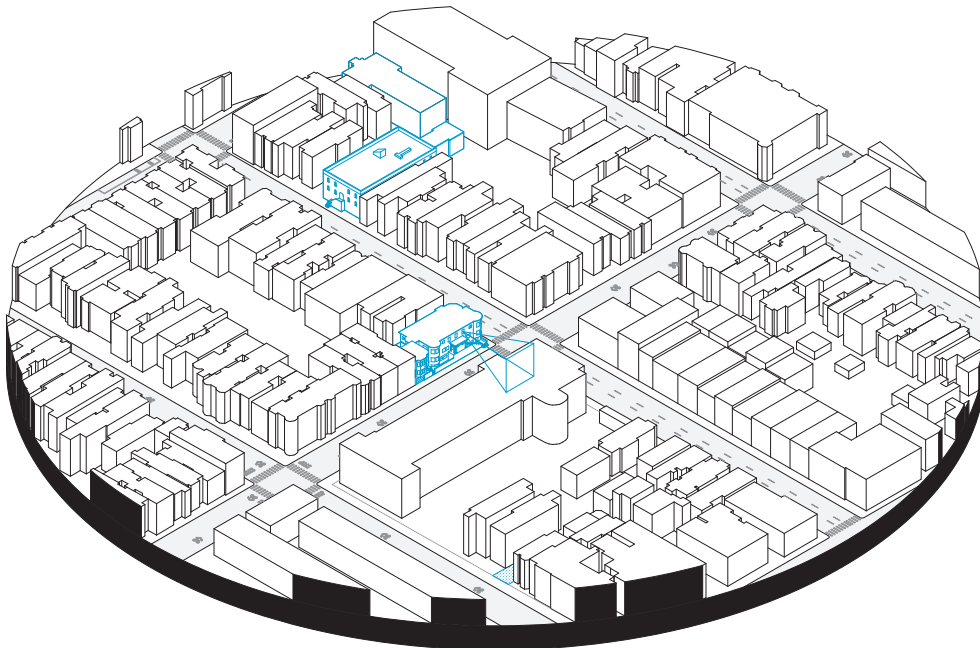




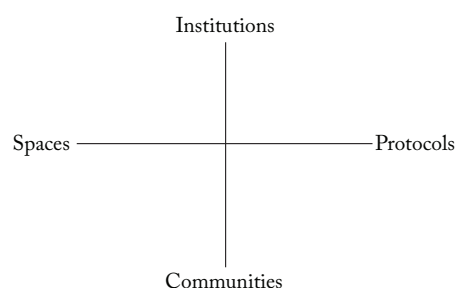


## ENVIRONMENTAL CONTEXT

Several collective living projects have existed ‘in the shadows’—often hidden enclaves of alternative ways of living. More recently, however, we are witnessing an increased reciprocity between collective living projects and their surrounding environment. These relationships are both spatial and non-spatial. As projects form relationships with their context, they have the ability to embrace new forms of resource sharing and allocation. The specific methodology employed involves drawing out the larger context to reveal how projects ‘situate’ themselves and might form and/or tap into surrounding networks.



*Three communities in close proximity in San Francisco's Haight District network to share additional resources  
(Drawing by Authors)*



A. Context

- 5 0.0 Executive Summary
- 8 1.0 Goals of this Study
- 9 2.0 Background
- 12 3.0 Definitions
- 22 4.0 Governance & Agency
- 24 5.0 Financial Structure & Ownership
- 31 6.0 Spatial Structure & Planning

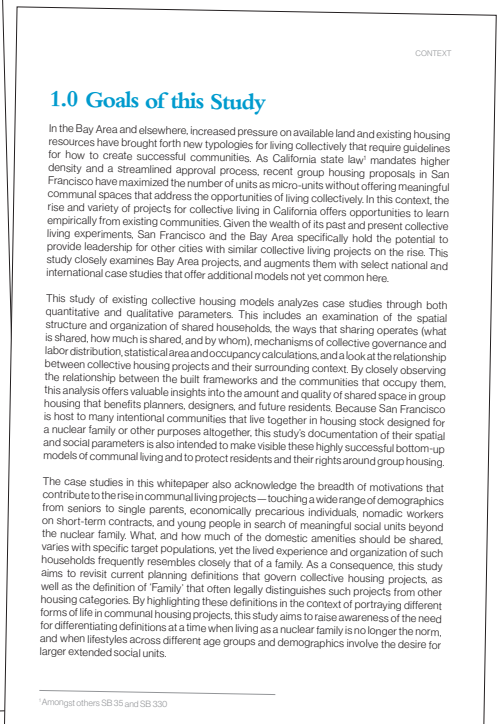
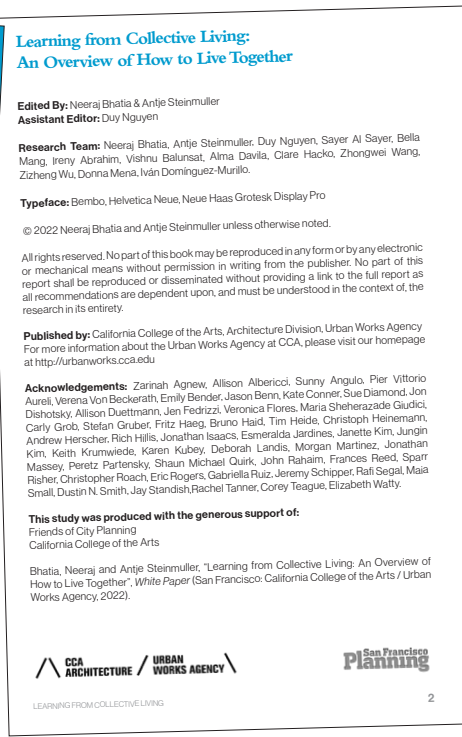
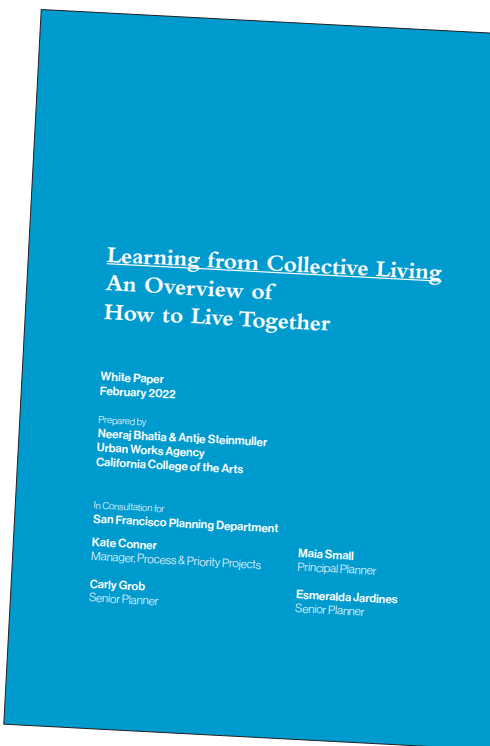
B. Case Studies

- 34 1.0 Method
- 38 2.0 Case Studies
  - 38 2.1 Hardware
  - 120 2.2 Software
  - 198 2.3 Orgware
  - 205 2.4 Environmental Context
  - 228 2.5 Quantitative Analysis
  - 288 2.6 Qualitative Analysis
- 297 3.0 Recommendations
- 300 4.0 Resources & Prior Research

A. Context

- 8 1.0 Goals of this Study
- 9 2.0 Background
- 12 3.0 Definitions
  - 31 Definitions of "Group Housing" in the Bay Area & Elsewhere
  - 32 Definitions of "Family" in the Bay Area & Elsewhere
  - 33 Definitions of "Dwelling Unit" in the Bay Area & Elsewhere
  - 34 Points of Consideration
- 22 4.0 Governance & Agency
  - 41 Specific Examples
    - 41.1 Self Governance
    - 41.2 External Governance
    - 41.3 Hybrid Governance
  - 42 Points of Consideration
- 24 5.0 Financial Structure & Ownership
  - 51 Ownership Models & Land Tenure
  - 52 Lease Typologies
  - 53 Mortgage & Financing
  - 54 Resource Allocation & Sharing
  - 55 Points of Consideration
- 31 6.0 Spatial Structure & Planning
  - 61 Key Questions to this Study

The results of our analysis were documented in a 308-page White Paper, which became the primary driver for new group housing policy. Approved by the Planning Commission in February of 2022, new mandates for the ratios of private to collective space were signed into law in late spring. The following pages illustrate the content and structure of this White Paper.



3.0 Definitions

Typologies of collective living are culturally specific and vary greatly within San Francisco and across the globe. In an effort to learn from these various models it is useful to revisit the planning code definitions that govern collective housing across cities that have seen increased interest in, and proposals for, this typology. Because collective living models typically house unrelated individuals, most planning codes understand them as distinct from housing designed for families even when they occupy housing stock designed for the nuclear family with very similar patterns of sharing space and resources. As a consequence, it is necessary to examine the definitions of the "family" or "household" in parallel to that of "group housing". Presented here are select planning code excerpts from Bay Area cities as well as those of US cities that are witnessing a significant number of collective living projects. It should be noted that categorizations and nomenclatures vary from city to city, requiring nuanced methods of comparison. Far from being comprehensive, this selection of definitions is intended to catalyze a discussion on possible alternatives to current definitions in San Francisco.

3.1 Definition of 'Group Housing' in the Bay Area and Elsewhere:

"Group housing, boarding, Providing lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time and housing six or more persons in a space not defined by this Code as a dwelling unit." (209.3 SF Planning Code 1978)

In housing typologies with dwelling units designed for larger groups, questions arise about how many sleeping quarters can exist, and how they relate to other household amenities like kitchens, bathrooms and living areas. Duration of stay and make-up of residents are meaningful in order to establish distinctions from institutional forms of collective living, as well as from rooming and boarding houses. This selection of cities represents a spectrum of definitions that include Group Housing, Collective Households, Congregate Living, Dwelling Groups, and Group Living Accommodations among others, some of which note maximum household sizes.

3.2 Definition of 'Family' in the Bay Area and Elsewhere:

"Family. A single and separate living unit, consisting of either one person, or two or more persons related by blood, marriage or adoption or by legal guardianship pursuant to court order, plus necessary domestic servants and not more than three roomers or boarders; a group of not more than five persons unrelated by blood, marriage or adoption, or such legal guardianship unless the group has the attributes of a family in that it (a) has control over its membership and composition; (b) purchases its food and prepares and consumes its meals collectively; and (c) determines its own rules or organization and utilization of the residential space it occupies. A group occupying group housing or a hotel, motel, or any other building or portion thereof other than a Dwelling, shall not be deemed to be a family." (San Francisco Planning Code, Section 102 Definitions)

Current planning code makes a clear distinction between the rights and protections afforded to "family" housing vs. "group housing". Some planning codes explicitly exclude "group housing" from the definition of "family", while others base their definitions on shared "households" independent of blood relations. It is notable that households of intentional communities, more often than not, share all attributes of a "family" in that they a) having control over membership and composition; b) purchase food and prepare/consume meals collectively; and c) determine their own rules with regard to the organization and utilization of the residential space they occupy. Prior legal proceedings in Santa Barbara<sup>6</sup> set the stage for acknowledging a collective household that complies with this definition as subject to the same rights and protections that apply to related individuals in a family unit. The selection of definitions here reflect the variation in the definition of "families" even within the Bay Area.

3.3 Definition of 'Dwelling Unit' in the Bay Area and Elsewhere:

"A 'dwelling unit' is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Code, for not more than one family." (San Francisco Planning Code Section 401 Definitions)

Any engagement in social space and activities is predicated on a private space that offers a place of retreat and self care. The amount and type of spaces that make up this private place directly correspond with the need for, and use of communal space. As planning realm directly correspond with the need for, and use of communal space. As planning code defines the relationship between a community of individuals and the total space code defines the relationship between a community of individuals and the total space they occupy as a group in collective housing, it is therefore critical to understand the designation and boundaries of this private space. The following selection of definitions traces how individual dwelling units are defined to give context to how privacy might exist, and also vary, in group housing.

3.4 Points of Consideration

- How can we create more inclusive definitions of group housing and family that reflect the current modes of living?
• How might the definition of the family be expanded to include alternative social units?
• How might the definition of Group Housing be more specific to how sharing operates?
• How might we add additional definitions and/or categories that provide more nuance to the different configurations of collective living?

<sup>6</sup> See "City of Santa Barbara v. Adamson"; https://law.justia.com/cases/california/supreme-court/3d/27/123.html

The code definitions of Household, Family and Dwelling Units are the foundation of how group housing is understood. Whether a group of unrelated residents is considered a family opens doors to ownership models, financing options, and affects tenants' rights. The type of facilities needed for a 'dwelling unit' impacts where legal boundaries of privacy are drawn in space, and where amenities need to be negotiated with others. This segment of the White Paper reviewed legal definitions of these four terms in Bay Area cities and beyond to raise awareness of differences and promote discussion.

31 Definitions of 'Group Housing' in the Bay Area:

Table with 2 columns: City and Definition. Includes entries for San Francisco, Hayward, Berkeley, Richmond, and San Jose.

32 Definitions of 'Family' in the Bay Area:

Table with 2 columns: City and Definition. Includes entries for San Francisco, Berkeley, Oakland, Fremont, Hayward, Redwood City, and Santa Clara.

## 5.0 Financial Structure & Ownership

The financial structure of various collective living typologies are often complex as they tend to challenge the status quo of market transactions and include other forms of value beyond the economic. These might include access to resources, support, knowledge or someone's time. Finances are often linked to the agency one has in making decisions on how to live together. Because of this, finances are both the source of many internal tensions that a collective living project might face, as well as the key to its long-term sustainability. In what follows, we identify a series of different collective living models and their various forms of transactions.



The financial structure of various collective living typologies (from models of land tenure to internal organization) are often complex as they tend to challenge the status quo of market transactions and include other forms of value. These might include access to resources, support, knowledge or someone's time. Finances are often linked to the agency one has in making decisions on how to live together. Because of this, finances are both the source of many internal tensions that a collective living project might face, as well as the key to its long-term sustainability. In what follows, we identify a series of different collective living models and their various forms of transactions with a focus on ownership of, and access to, space.

**5.1 Ownership Models & Land Tenure**

**5.1.1 Co-Living**

**Definition:** Co-living is a contemporary typology of dwelling wherein biologically unrelated residents rent individual units and share particular amenities with other residents. The development is typically run by a larger entity that markets and leases with more temporary labor.

**Economic Transaction:** Residents pay rent to the managing body based on the length of their lease. Rent payments enable access to a private and enclosed amenity.

**Governance:** Residents typically do not have a governing body in this arrangement, instead the managing body makes decisions on behalf of the group.

**Access vs Ownership:** Residents have access to shared amenities (kitchen and dining areas) but do not own anything. Cases exist in which even all furniture is provided by the managing company.

**5.1.2 Community**

**Definition:** Often referred to as an intentional community, a commune is a residential community composed of a (commonly) often-had a common social, cultural, or spiritual notion that provides social cohesion. Due to the structure, communes often experiment with alternative forms of living and learning.

**Economic Transaction:** There are a range of ways that economies can be structured in a commune. Typically however, finances are shared and collectively developed by the group. Residents often divide economic and have access to the commune, which is composed of shared spaces, objects, knowledge and labor.

**Governance:** There are several ways that governance can be established (see Section 2.3.18 Part B on Organizational Governance). The structure is structured to enable non-individual and collective agency to form a particular way of living.

**Access vs Ownership:** Most communes privilege access over ownership. By dematerializing space, objects, labor and economics, residents have access to a range of resources but individually own little.

**5.1.3 Cohousing**

**Definition:** Originating in Denmark in the 1970s, Cohousing designates an aggregation of free-standing or attached private homes, intentionally connected by common spaces that typically include common areas with a large kitchen, dining room and a range of recreational facilities. Residents hold shared values and are committed to kitchen, dining room and a range of recreational facilities. This form of collective living appeals particularly to multigenerational and senior groups and often residents increased social connections while maintaining all the freedom and amenities of a private home.

**Economic Transaction:** Residents purchase a private unit at market rate. Monthly fees paid to the collective cover utilities, and insurance and maintenance of common facilities.

**Governance:** Cohousing is self-governed and members collectively design their process of joint decision-making. The community jointly manages and maintains common property.

**Access vs Ownership:** Cohousing is based on individual ownership with each resident owning their home or condominium. In addition, residents hold equal interest in the land and common facilities.

**5.1.4 Cooperatives**

**Definition:** A cooperative (also known as co-operative, co-op, or housing co-operative) is an association of persons who jointly own a housing estate in which each member occupies a dwelling. The level of integration between members can vary, but in general cooperatives manage the economic, social, and cultural needs of their community internally.

**Economic Transaction:** In a cooperative, each member is an equal shareholder in the larger development but does not own their individual dwelling or unit. Members often agree to a payment plan to cover costs of the mortgage and other general funds.

**Governance:** Cooperatives are democratically owned by their members, with each member having one vote in electing the board of directors. General meetings are held to decide on how to use surplus funds or address any issues.

**Access vs Ownership:** Access and ownership align in a cooperative, as members have equal share in ownership and access to the estate. Members usually have private territories for their own access, but do not own these units.

**5.1.5 Baugruppen**

**Definition:** Baugruppen ("building groups") originated in Central European cities as a means to create individual equality through collective development and priority ownership. To start a Baugruppe, a group of private citizens form a planning group whose contract allows the group to establish each party's financial contribution to the construction of individual and common space. The contract also establishes an entity that allows for the group to jointly acquire land, sign contracts with architects and contractors, and the contractors. The resulting projects most often take the form of newly constructed condominium buildings with designated shared spaces.

**Economic Transaction:** Most typically each future resident has to provide starting capital to acquire the land. Banks specialized in Baugruppen make loans available to finance construction with better conditions if all group members use the same bank. Individual financing is also common.

**Governance:** Each Baugruppe typically also acts as the governing body, establishing goals for the design of the building, and later defining decision-making processes and meeting regularly to review maintenance questions.

**Access vs Ownership:** The goal of the Baugruppe model is to enable homeownership at a reduced cost through bypassing external developers and improving mortgage conditions. New models include partnerships with organizations that develop rental property inside the condominium, thus diversifying access to these communal buildings.

**5.1.6 Community Land Trusts**

**Definition:** Community land trusts (CLTs) are non-profit, community-based organizations that enable community stewardship of land. These are often used to facilitate the development of permanently affordable for-sale and rental housing on land owned by the CLT. There are presently an estimated 27 CLTs in the United States.<sup>14</sup>

**Economic Transaction:** With respect to for-sale housing, CLTs make home ownership available at affordable prices to persons of low and moderate income. Buyers acquire full ownership of their physical homes, but lease the underlying land unit. They own a portion of the increased property value and the remainder is kept by the trust to ensure future affordability. This model allows CLTs to maintain permanent communities of affordable home ownership, even as individual homeowners replace each other over time.

**Governance:** A Community Land Trust is run by a board, wherein at least one-third of the members are composed of the community's residents (leaseholder representatives). Another third of the board are elected by members in the CLT who are not living on the CLT land (general representatives). The final third are composed of local government officials, non-profit housing providers, social service providers or other public interest groups controlled assets from which yet with external feedback.

**Access vs Ownership:** Members of the trust trust own their building unit but lease the land that the building sits on. Specific access to land would be determined by the board.

## 2.0 Case Studies

### 2.1 Hardware

#### 2.1.1 Adaptive Reuse

##### 2.1.1.1 Industrial Buildings

The boom of live-work spaces in the 1990s has made factories and warehouses familiar sites of conversion into residential units. For collective living, their open floor plans and clear spans offer large communal space as well as flexibility for the definition of privacy. Due to their location and unarticulated footprint, egress and access to light pose challenges for residential layouts.



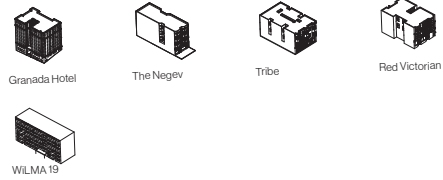
##### 2.1.1.2 Single Family Homes

Large free-standing homes with multiple bedrooms, often on upper levels, are well set up for the privacy needs of group living. More importantly, many of these buildings offer a wealth of living spaces that would not otherwise be affordable to most individuals and couples, and that are now reinterpreted as communal amenities. Their location on the ground level promotes social interaction as community members pass through them when entering the building.



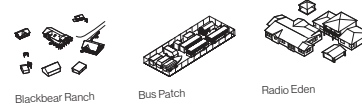
#### 2.1.3 Hospitality & Residential Hotels

Former hotels offer collective living communities multiple private rooms, many of them already equipped with private baths. The ground floor of this typology is often designed for large communal spaces already and frequently has commercial cooking facilities that can become collective kitchens.

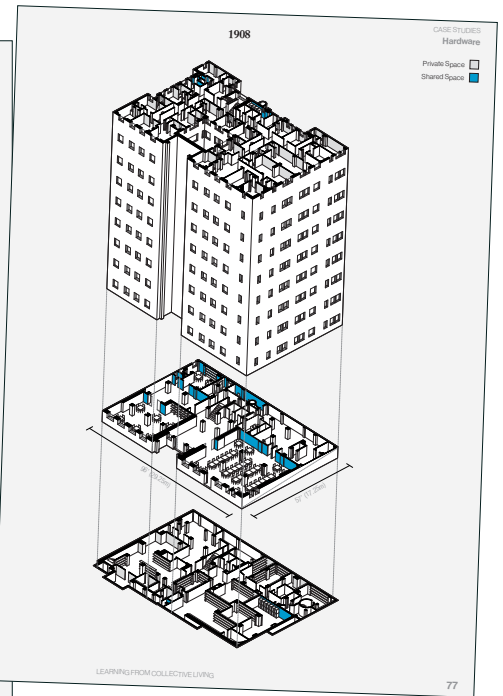
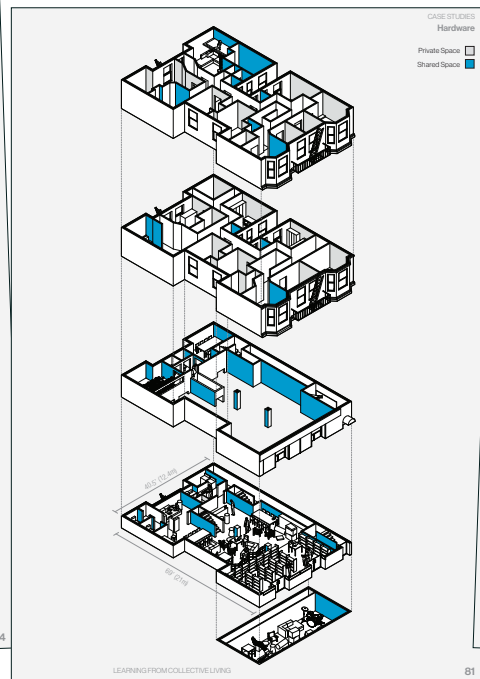
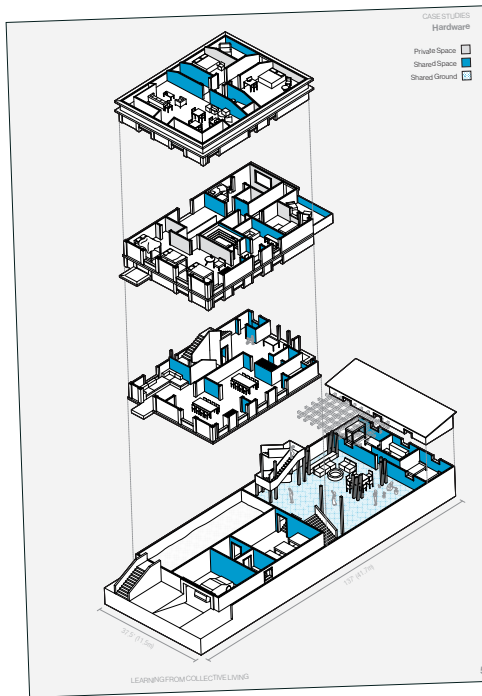


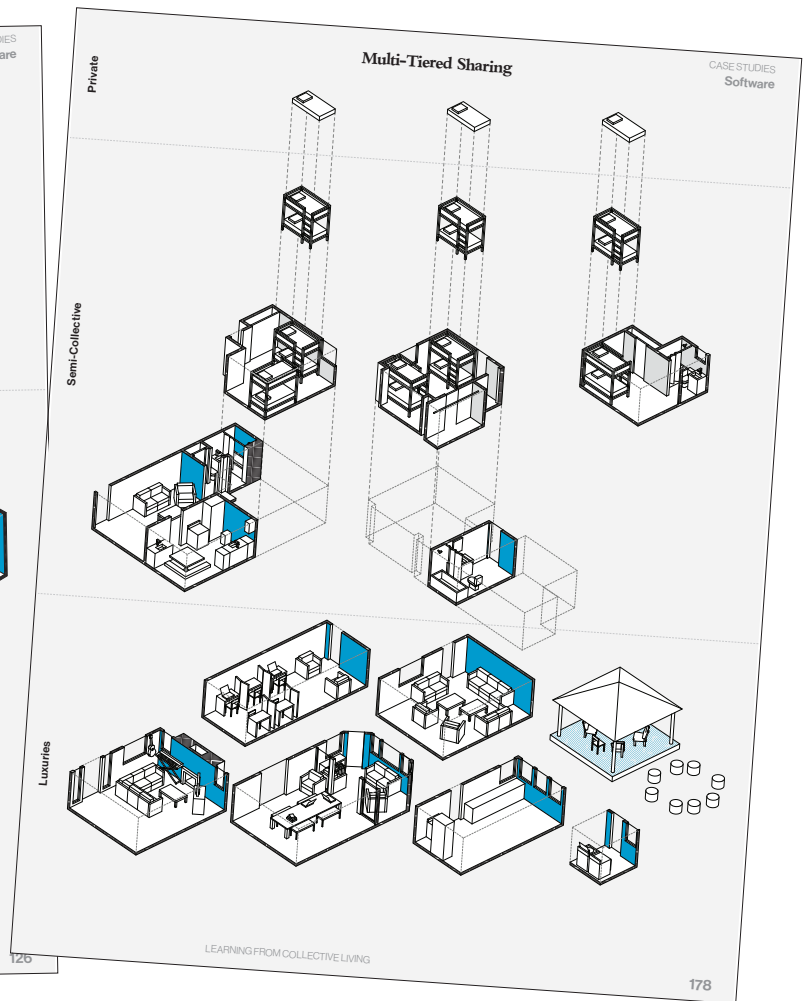
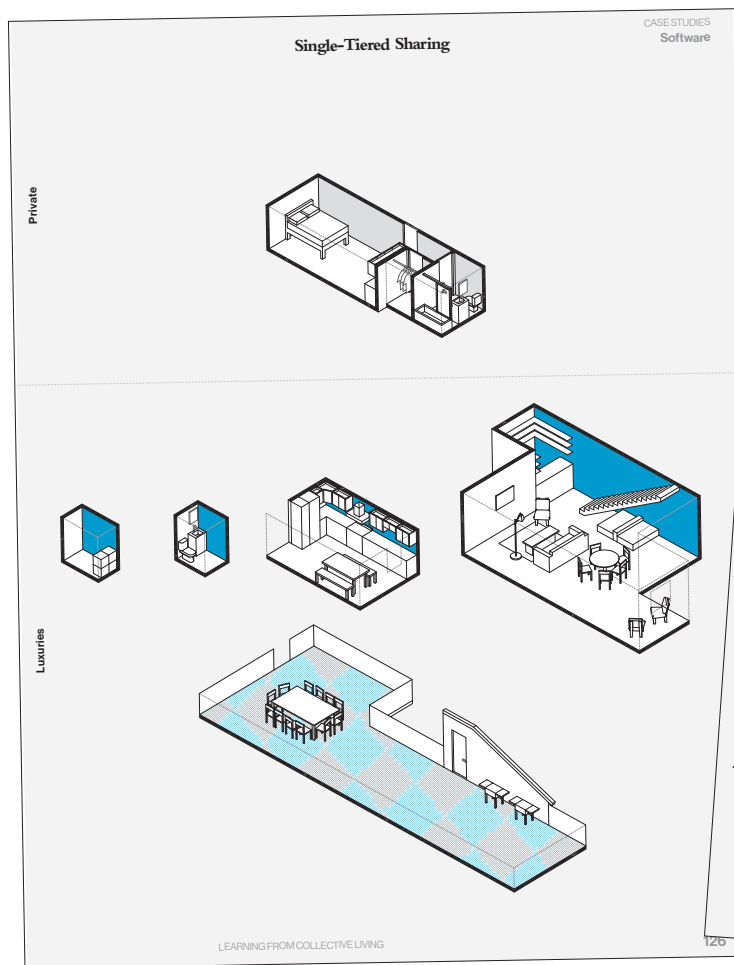
#### 2.1.4 Rural & Peri-Urban Sites

Once intentional communities leave the city, the land itself, its stewardship and potentials for self-sufficiency, becomes the central commons. The distribution of existing agricultural buildings on the site caters to the desire for less dense private quarters and increased connection to the landscape that is common to communities appropriating such sites. Available land and varying landscape features offer ample room for the construction of additional private space.

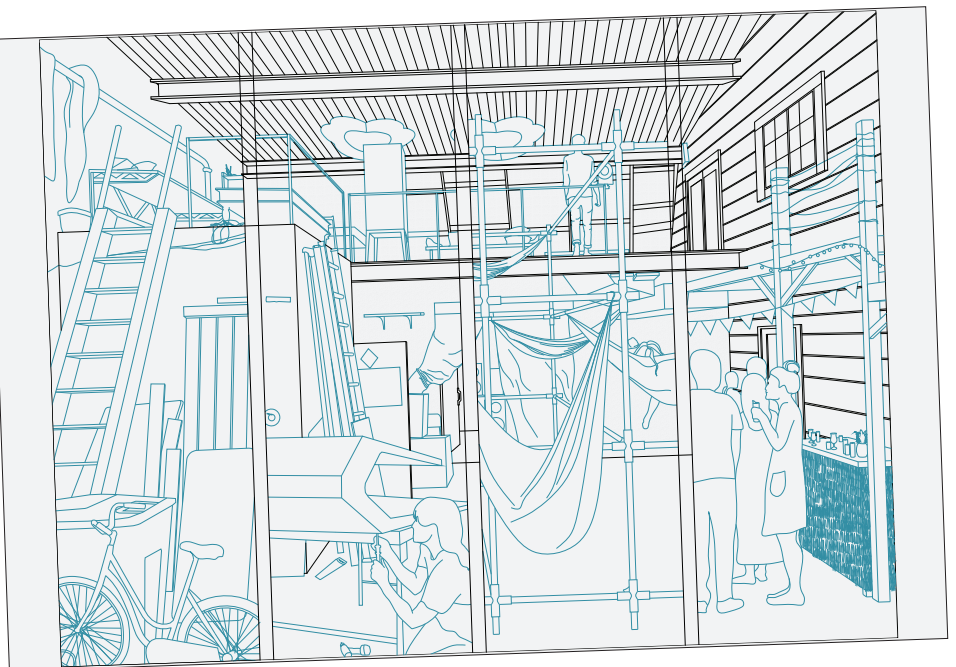


The Hardware analysis cataloged building typologies across adaptive reuse and new construction, and illustrated the relative amount, location and type of collective vs. private space and their interfaces.





Through photographs, line drawings, and exploded axonometrics, the Software section documented how space is used and appropriated. Special focus is placed on how residents share space. We differentiate between single-tiered and multi-tiered sharing, the latter term applied to communities in which sub-groups share certain amenities while the full community shares others.



2.3 Orgware

2.3.1 Governance

The following four case studies of Bay Area communes and co-living communities focus specifically on the protocols for organizing labor—material, immaterial, and domestic—as a key component of commoning and an indicator for the expansive territory of negotiation that forms the basis of peer governance. For each community, a diagram lays out the total number of hours of domestic labor per month and visualizes the distribution of responsibilities. Different rings in the diagram sort labor into daily, weekly, monthly, and annual tasks. While domestic labor distribution is not the only indicator of a commune's decision-making structure, each case study is also reflective of a specific political model of governance. Because of the close relationship of governance, labor, and economics, the key findings in this section address points of consideration posited in Section 4.2 and 5.5 of Part A.

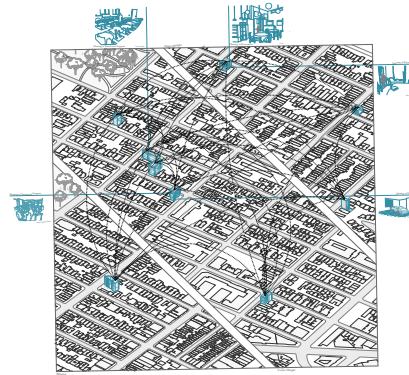


Organization of the commons and distribution of labor  
Photo by Urban Works Agency

nuclear family. In addition to our recommendation to revisit the definition of family, models such as the Baugruppen reveal ways that banks can offer a larger breadth of lending options for collective living.

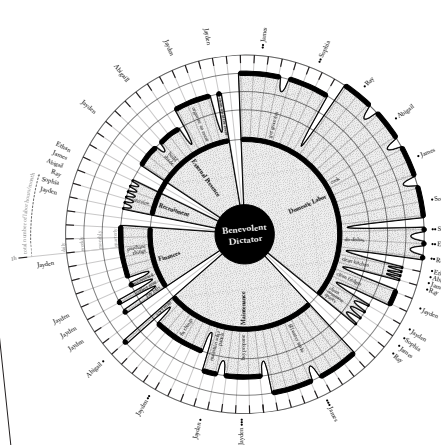
While long-term sustainability is critical to a community, we recognize the need for group housing for transient individuals that are attracted to flexible leases or membership models. It is even more important in these cases that communities have a strong community ethos to enable a rotation of members. In this regard we advocate that flexible leases are employed in membership based communities, wherein the community has multiple locations. The membership model has the potential to scale up—wherein different collective living projects/communities bond together into a larger community of members. This allows local finances to be determined at the scale of an intimate community while also pooling resources and finances to a larger collective. Networks such as those in the Embassy project and Haight Street Commons offer insights on how governance and finances can work locally and as a network. The pooling of resources and finances in the networks offers the ability to scale up and diversify initiatives as agreed upon by the residents.

We recognize that the scale of decision making and the empowerment it offers might be at odds with larger communities. It is for this reason we recommend that Group Housing projects are scaled to catalyze active participation of its residents. Members of various communities that were surveyed and interviewed commented on the complexity of decision making at the scale of 25 members or more. It is for this reason that scale needs to be considered in tandem with decision making. For larger projects, nested or tiered forms of governance are recommended, wherein a larger community is parsed into sub-communities that have more agency but are in conversation with the whole. This tiered governance could be calibrated with notions of tiered sharing (See Section 2.2, Part B).



A sharing network between various collective living projects  
Drawing by Urban Works Agency

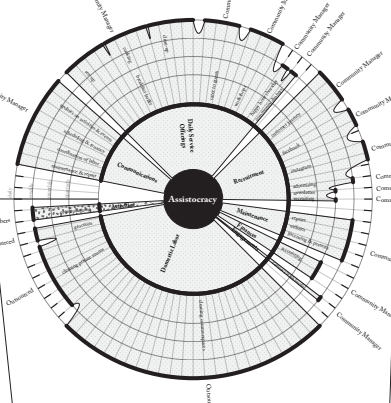
The Orgware section focuses on the protocols for organizing labor—material, immaterial, and domestic—as a key component of commoning and an indicator for the expansive territory of negotiation that forms the basis of peer governance. While domestic labor distribution is not the only indicator of a community's decision-making structure, the sample case studies in this section are also reflective of a specific political model of governance.



2.3.13 Benevolent Dictator

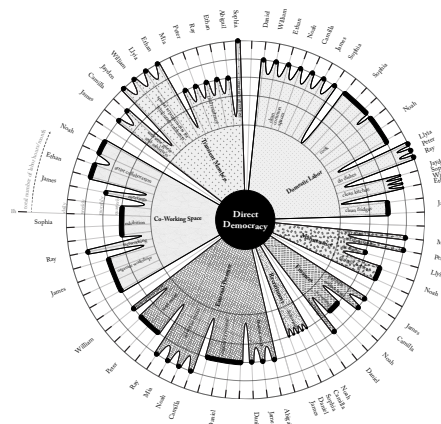
A model of a shared vehicle-based commune has held limited leases of empty sites across the Bay Area. Partly due to its transient nature, a more centralized form of governance self-described as a benevolent dictator has proven productive for the commune. In the more precarious context of a migrant commune, the founding members who also are the official leaseholder for the land, acts as a benevolent dictator who manages the commune's finances, legal care of the property and maintenance issues, and the final say over decisions in all decision-making. This position of control is linked to the financial and time investment the founder made in the commune's finances, legal care of the property, and maintenance issues, and the final say over decisions in all decision-making. This position of control is linked to the financial and time investment the founder made in the commune's finances, legal care of the property, and maintenance issues, and the final say over decisions in all decision-making. The commune's small size (roughly 10-15 vehicles) enables each member to retain agency for everyday decisions. The overall goal is to transform the model of governance to more participatory positions within the commune. The overall goal is to transform the model of governance to more participatory positions within the commune. The overall goal is to transform the model of governance to more participatory positions within the commune.

Jayden



2.3.14 Assistocracy

The service model of co-living start-ups presents a contrast to the active participation in labor making in the previous models. Built on the premise that community can emerge instantly and between people who work remotely and live nonradically, hacker hostel type co-living spaces in which domestic labor is outsourced to staff or external companies while a community manager site is in charge of everything from organizing weekly dinners to managing relationships with residents retain agency to initiate group activities, but have no input on their physical surroundings of the community, or their governance. This designed lack of engagement with labor and decision-making to a community less invested in their location, or in other members of the group. By out-sourcing the glue of the community needs on peer-to-peer organizing, the glue of the community needs on peer-to-peer organizing.



2.3.12 Direct Democracy

The distribution of labor in a San Francisco-based arts collective—a commune of roughly 20 artists and makers who occupy a former convent—offers a mostly horizontal model for decision-making and the distribution of responsibilities. While some members voluntarily oversee household tasks like restocking cleaning supplies or collecting rent, all decisions are made by vote, and all permanent residents' votes hold equal weight. Time investment is proportional to the amount of agency everyone has in all household decisions. Household meetings occur every other week, or more frequently when issues arise that need to be discussed. While majority rule governs decisions, the collective strives for a consensus-based model.

- Transient Members
- Domestic Labor
- Maintenance
- Finance
- Recruitment
- External Presence
- Co-Working Space

CASE STUDIES

### 2.4 Environmental Context

#### 2.4.1 Neighborhood Fabric

Adaptive reuse case studies for collective living are rarely recognizable from the outside as the building type they occupy is embedded in neighborhoods that house similar structures. New construction, in turn, may take advantage of infill sites or put forward their own spatial logic for larger developments. The following context diagrams illustrate this relationship between these communities, their immediate site, and neighborhoods, with focus on purpose-built projects.

LEARNING FROM COLLECTIVE LIVING 205

CASE STUDIES

### Environmental Context

Access to land / space   
Relationship between collective living project and surrounding context

## Mehr Als Wohnen: House A

Zurich, Switzerland

Type  
New Build  
Planned Neighborhood

This cluster-unit project is one of fourteen cooperatively developed buildings that set up a new neighborhood. Linked by small streets, open spaces, and mostly pedestrian walkways, this network of buildings designed for diverse forms of collective living shares amenities across the larger site.

LEARNING FROM COLLECTIVE LIVING 215

This section examines sample case studies and their relationships to their immediate neighborhood. Here, international purpose-built examples are also taken into account and studied for their applicability to the typical lot and block sizes in various San Francisco neighborhoods. A final table studies the resulting lot coverage.

CASE STUDIES

### Environmental Context

#### 2.4.2 Transferability to San Francisco

How different case studies might insert themselves into San Francisco's fabric is both a physical and cultural question. Physically, we identified key neighborhoods within San Francisco, and isolated a series of blocks that tended to be a typical configuration. We then extracted the parcel dimensions for parcels that were often repeated. Comparing these to the parcel dimensions of the various case studies allowed us to gauge fit and lot coverage. Cultural fit is perhaps more nebulous to map, yet in the studies that follow, the density, fabric, and atmosphere of the various contexts often find reciprocity with different regions of San Francisco. This study recognizes that what works or does not work in a given context is much more complex than these two factors alone, yet this might provide a starting point for a discussion on how we learn from different regions and map innovative ideas onto our own context.

LEARNING FROM COLLECTIVE LIVING 217

CASE STUDIES

### Environmental Context

#### South of Market (SoMa)

#### Sunset

#### Tenderloin

LEARNING FROM COLLECTIVE LIVING 222

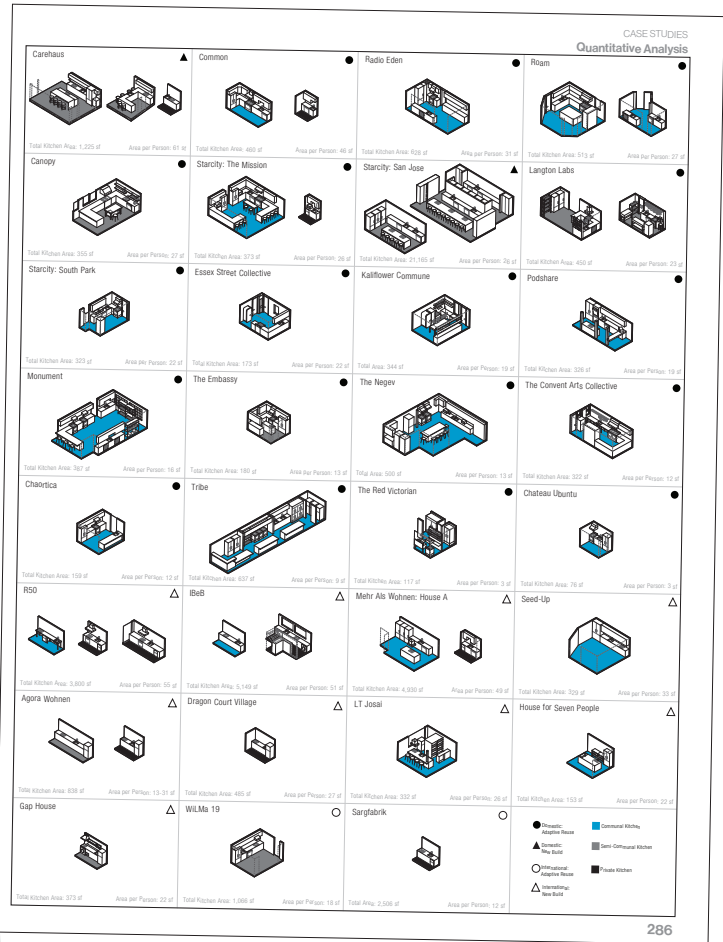
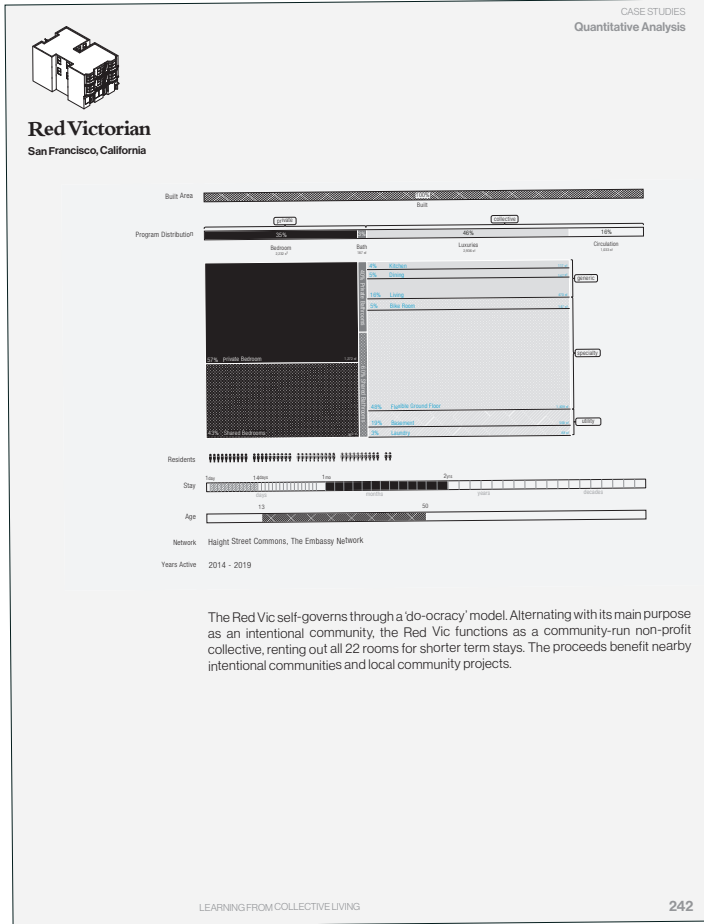
CASE STUDIES

Legend:  
 ○ Lots that 50% lot coverage  
 ● Lots that 50% lot coverage

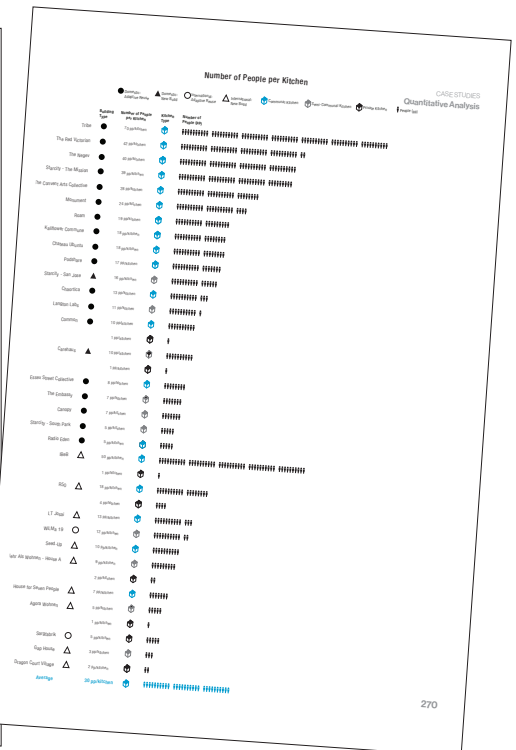
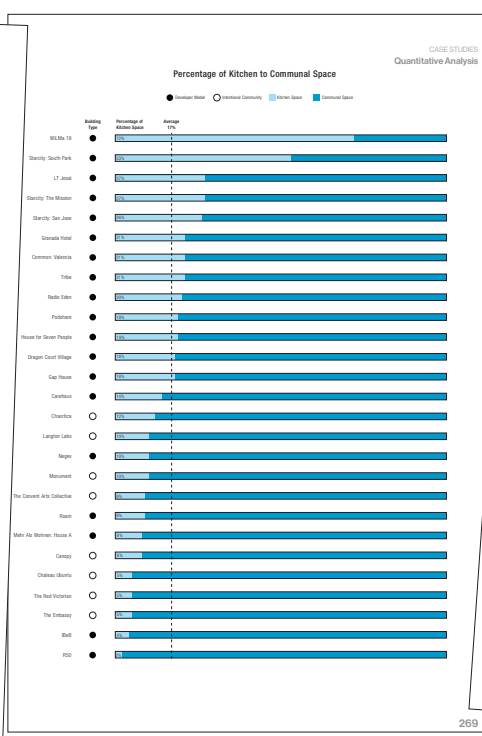
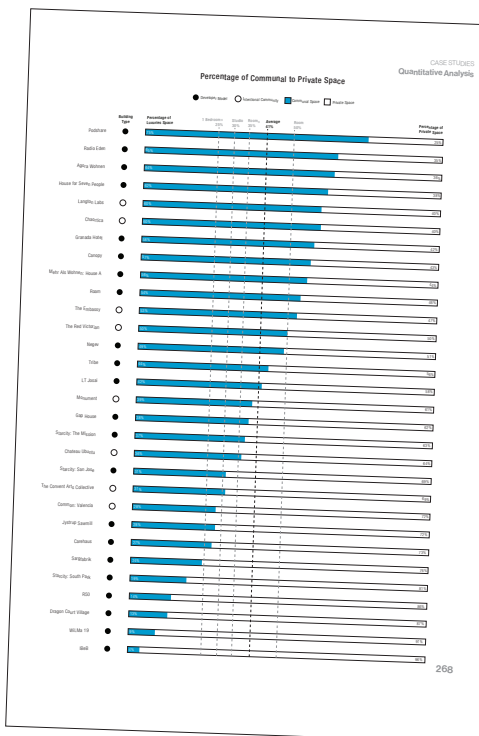
Case #	City	Year	Units	Structure	Access	Open Space	Public Space	Walkability	Transit	Case #	City	Year	Units	Structure	Access	Open Space	Public Space	Walkability	Transit
1	San Francisco	2010	100	Apartment	Yes	Yes	Yes	Yes	Yes	2	San Francisco	2011	150	Apartment	Yes	Yes	Yes	Yes	Yes
2	San Francisco	2012	120	Apartment	Yes	Yes	Yes	Yes	Yes	3	San Francisco	2013	80	Apartment	Yes	Yes	Yes	Yes	Yes
3	San Francisco	2014	110	Apartment	Yes	Yes	Yes	Yes	Yes	4	San Francisco	2015	90	Apartment	Yes	Yes	Yes	Yes	Yes
4	San Francisco	2016	130	Apartment	Yes	Yes	Yes	Yes	Yes	5	San Francisco	2017	140	Apartment	Yes	Yes	Yes	Yes	Yes
5	San Francisco	2018	160	Apartment	Yes	Yes	Yes	Yes	Yes	6	San Francisco	2019	170	Apartment	Yes	Yes	Yes	Yes	Yes
6	San Francisco	2020	180	Apartment	Yes	Yes	Yes	Yes	Yes	7	San Francisco	2021	190	Apartment	Yes	Yes	Yes	Yes	Yes
7	San Francisco	2022	200	Apartment	Yes	Yes	Yes	Yes	Yes	8	San Francisco	2023	210	Apartment	Yes	Yes	Yes	Yes	Yes
8	San Francisco	2024	220	Apartment	Yes	Yes	Yes	Yes	Yes	9	San Francisco	2025	230	Apartment	Yes	Yes	Yes	Yes	Yes
9	San Francisco	2026	240	Apartment	Yes	Yes	Yes	Yes	Yes	10	San Francisco	2027	250	Apartment	Yes	Yes	Yes	Yes	Yes
10	San Francisco	2028	260	Apartment	Yes	Yes	Yes	Yes	Yes	11	San Francisco	2029	270	Apartment	Yes	Yes	Yes	Yes	Yes
11	San Francisco	2030	280	Apartment	Yes	Yes	Yes	Yes	Yes	12	San Francisco	2031	290	Apartment	Yes	Yes	Yes	Yes	Yes
12	San Francisco	2032	300	Apartment	Yes	Yes	Yes	Yes	Yes	13	San Francisco	2033	310	Apartment	Yes	Yes	Yes	Yes	Yes
13	San Francisco	2034	320	Apartment	Yes	Yes	Yes	Yes	Yes	14	San Francisco	2035	330	Apartment	Yes	Yes	Yes	Yes	Yes
14	San Francisco	2036	340	Apartment	Yes	Yes	Yes	Yes	Yes	15	San Francisco	2037	350	Apartment	Yes	Yes	Yes	Yes	Yes
15	San Francisco	2038	360	Apartment	Yes	Yes	Yes	Yes	Yes	16	San Francisco	2039	370	Apartment	Yes	Yes	Yes	Yes	Yes
16	San Francisco	2040	380	Apartment	Yes	Yes	Yes	Yes	Yes	17	San Francisco	2041	390	Apartment	Yes	Yes	Yes	Yes	Yes
17	San Francisco	2042	400	Apartment	Yes	Yes	Yes	Yes	Yes	18	San Francisco	2043	410	Apartment	Yes	Yes	Yes	Yes	Yes
18	San Francisco	2044	420	Apartment	Yes	Yes	Yes	Yes	Yes	19	San Francisco	2045	430	Apartment	Yes	Yes	Yes	Yes	Yes
19	San Francisco	2046	440	Apartment	Yes	Yes	Yes	Yes	Yes	20	San Francisco	2047	450	Apartment	Yes	Yes	Yes	Yes	Yes
20	San Francisco	2048	460	Apartment	Yes	Yes	Yes	Yes	Yes	21	San Francisco	2049	470	Apartment	Yes	Yes	Yes	Yes	Yes
21	San Francisco	2050	480	Apartment	Yes	Yes	Yes	Yes	Yes	22	San Francisco	2051	490	Apartment	Yes	Yes	Yes	Yes	Yes
22	San Francisco	2052	500	Apartment	Yes	Yes	Yes	Yes	Yes	23	San Francisco	2053	510	Apartment	Yes	Yes	Yes	Yes	Yes
23	San Francisco	2054	520	Apartment	Yes	Yes	Yes	Yes	Yes	24	San Francisco	2055	530	Apartment	Yes	Yes	Yes	Yes	Yes
24	San Francisco	2056	540	Apartment	Yes	Yes	Yes	Yes	Yes	25	San Francisco	2057	550	Apartment	Yes	Yes	Yes	Yes	Yes
25	San Francisco	2058	560	Apartment	Yes	Yes	Yes	Yes	Yes	26	San Francisco	2059	570	Apartment	Yes	Yes	Yes	Yes	Yes
26	San Francisco	2060	580	Apartment	Yes	Yes	Yes	Yes	Yes	27	San Francisco	2061	590	Apartment	Yes	Yes	Yes	Yes	Yes
27	San Francisco	2062	600	Apartment	Yes	Yes	Yes	Yes	Yes	28	San Francisco	2063	610	Apartment	Yes	Yes	Yes	Yes	Yes
28	San Francisco	2064	620	Apartment	Yes	Yes	Yes	Yes	Yes	29	San Francisco	2065	630	Apartment	Yes	Yes	Yes	Yes	Yes
29	San Francisco	2066	640	Apartment	Yes	Yes	Yes	Yes	Yes	30	San Francisco	2067	650	Apartment	Yes	Yes	Yes	Yes	Yes
30	San Francisco	2068	660	Apartment	Yes	Yes	Yes	Yes	Yes	31	San Francisco	2069	670	Apartment	Yes	Yes	Yes	Yes	Yes
31	San Francisco	2070	680	Apartment	Yes	Yes	Yes	Yes	Yes	32	San Francisco	2071	690	Apartment	Yes	Yes	Yes	Yes	Yes
32	San Francisco	2072	700	Apartment	Yes	Yes	Yes	Yes	Yes	33	San Francisco	2073	710	Apartment	Yes	Yes	Yes	Yes	Yes
33	San Francisco	2074	720	Apartment	Yes	Yes	Yes	Yes	Yes	34	San Francisco	2075	730	Apartment	Yes	Yes	Yes	Yes	Yes
34	San Francisco	2076	740	Apartment	Yes	Yes	Yes	Yes	Yes	35	San Francisco	2077	750	Apartment	Yes	Yes	Yes	Yes	Yes
35	San Francisco	2078	760	Apartment	Yes	Yes	Yes	Yes	Yes	36	San Francisco	2079	770	Apartment	Yes	Yes	Yes	Yes	Yes
36	San Francisco	2080	780	Apartment	Yes	Yes	Yes	Yes	Yes	37	San Francisco	2081	790	Apartment	Yes	Yes	Yes	Yes	Yes
37	San Francisco	2082	800	Apartment	Yes	Yes	Yes	Yes	Yes	38	San Francisco	2083	810	Apartment	Yes	Yes	Yes	Yes	Yes
38	San Francisco	2084	820	Apartment	Yes	Yes	Yes	Yes	Yes	39	San Francisco	2085	830	Apartment	Yes	Yes	Yes	Yes	Yes
39	San Francisco	2086	840	Apartment	Yes	Yes	Yes	Yes	Yes	40	San Francisco	2087	850	Apartment	Yes	Yes	Yes	Yes	Yes
40	San Francisco	2088	860	Apartment	Yes	Yes	Yes	Yes	Yes	41	San Francisco	2089	870	Apartment	Yes	Yes	Yes	Yes	Yes
41	San Francisco	2090	880	Apartment	Yes	Yes	Yes	Yes	Yes	42	San Francisco	2091	890	Apartment	Yes	Yes	Yes	Yes	Yes
42	San Francisco	2092	900	Apartment	Yes	Yes	Yes	Yes	Yes	43	San Francisco	2093	910	Apartment	Yes	Yes	Yes	Yes	Yes
43	San Francisco	2094	920	Apartment	Yes	Yes	Yes	Yes	Yes	44	San Francisco	2095	930	Apartment	Yes	Yes	Yes	Yes	Yes
44	San Francisco	2096	940	Apartment	Yes	Yes	Yes	Yes	Yes	45	San Francisco	2097	950	Apartment	Yes	Yes	Yes	Yes	Yes
45	San Francisco	2098	960	Apartment	Yes	Yes	Yes	Yes	Yes	46	San Francisco	2099	970	Apartment	Yes	Yes	Yes	Yes	Yes
46	San Francisco	2100	980	Apartment	Yes	Yes	Yes	Yes	Yes	47	San Francisco	2101	990	Apartment	Yes	Yes	Yes	Yes	Yes
47	San Francisco	2102	1000	Apartment	Yes	Yes	Yes	Yes	Yes	48	San Francisco	2103	1010	Apartment	Yes	Yes	Yes	Yes	Yes
48	San Francisco	2104	1020	Apartment	Yes	Yes	Yes	Yes	Yes	49	San Francisco	2105	1030	Apartment	Yes	Yes	Yes	Yes	Yes
49	San Francisco	2106	1040	Apartment	Yes	Yes	Yes	Yes	Yes	50	San Francisco	2107	1050	Apartment	Yes	Yes	Yes	Yes	Yes
50	San Francisco	2108	1060	Apartment	Yes	Yes	Yes	Yes	Yes	51	San Francisco	2109	1070	Apartment	Yes	Yes	Yes	Yes	Yes
51	San Francisco	2110	1080	Apartment	Yes	Yes	Yes	Yes	Yes	52	San Francisco	2111	1090	Apartment	Yes	Yes	Yes	Yes	Yes
52	San Francisco	2112	1100	Apartment	Yes	Yes	Yes	Yes	Yes	53	San Francisco	2113	1110	Apartment	Yes	Yes	Yes	Yes	Yes
53	San Francisco	2114	1120	Apartment	Yes	Yes	Yes	Yes	Yes	54	San Francisco	2115	1130	Apartment	Yes	Yes	Yes	Yes	Yes
54	San Francisco	2116	1140	Apartment	Yes	Yes	Yes	Yes	Yes	55	San Francisco	2117	1150	Apartment	Yes	Yes	Yes	Yes	Yes
55	San Francisco	2118	1160	Apartment	Yes	Yes	Yes	Yes	Yes	56	San Francisco	2119	1170	Apartment	Yes	Yes	Yes	Yes	Yes
56	San Francisco	2120	1180	Apartment	Yes	Yes	Yes	Yes	Yes	57	San Francisco	2121	1190	Apartment	Yes	Yes	Yes	Yes	Yes
57	San Francisco	2122	1200	Apartment	Yes	Yes	Yes	Yes	Yes	58	San Francisco	2123	1210	Apartment	Yes	Yes	Yes	Yes	Yes
58	San Francisco	2124	1220	Apartment	Yes	Yes	Yes	Yes	Yes	59	San Francisco	2125	1230	Apartment	Yes	Yes	Yes	Yes	Yes
59	San Francisco	2126	1240	Apartment	Yes	Yes	Yes	Yes	Yes	60	San Francisco	2127	1250	Apartment	Yes	Yes	Yes	Yes	Yes
60	San Francisco	2128	1260	Apartment	Yes	Yes	Yes	Yes	Yes	61	San Francisco	2129	1270	Apartment	Yes	Yes	Yes	Yes	Yes
61	San Francisco	2130	1280	Apartment	Yes	Yes	Yes	Yes	Yes	62	San Francisco	2131	1290	Apartment	Yes	Yes	Yes	Yes	Yes
62	San Francisco	2132	1300	Apartment	Yes	Yes	Yes	Yes	Yes	63	San Francisco	2133	1310	Apartment	Yes	Yes	Yes	Yes	Yes
63	San Francisco	2134	1320	Apartment	Yes	Yes	Yes	Yes	Yes	64	San Francisco	2135	1330	Apartment	Yes	Yes	Yes	Yes	Yes
64	San Francisco	2136	1340	Apartment	Yes	Yes	Yes	Yes	Yes	65	San Francisco	2137	1350	Apartment	Yes	Yes	Yes	Yes	Yes
65	San Francisco	2138	1360	Apartment	Yes	Yes	Yes	Yes	Yes	66	San Francisco	2139	1370	Apartment	Yes	Yes	Yes	Yes	Yes
66	San Francisco	2140	1380	Apartment	Yes	Yes	Yes	Yes	Yes	67	San Francisco	2141	1390	Apartment	Yes	Yes	Yes	Yes	Yes
67	San Francisco	2142	1400	Apartment	Yes	Yes	Yes	Yes	Yes	68	San Francisco	2143	1410	Apartment	Yes	Yes	Yes	Yes	Yes
68	San Francisco	2144	1420	Apartment	Yes	Yes	Yes	Yes	Yes	69	San Francisco	2145	1430	Apartment	Yes	Yes	Yes	Yes	Yes
69	San Francisco	2146	1440	Apartment	Yes	Yes	Yes	Yes	Yes	70	San Francisco	2147	1450	Apartment	Yes	Yes	Yes	Yes	Yes
70	San Francisco	2148	1460	Apartment	Yes	Yes	Yes	Yes	Yes	71	San Francisco	2149	1470	Apartment	Yes	Yes	Yes	Yes	Yes
71	San Francisco	2150	1480	Apartment	Yes	Yes	Yes	Yes	Yes	72	San Francisco	2151	1490	Apartment	Yes	Yes	Yes	Yes	Yes
72	San Francisco	2152	1500	Apartment	Yes	Yes	Yes	Yes	Yes	73	San Francisco	2153	1510	Apartment	Yes	Yes	Yes	Yes	Yes
73	San Francisco	2154	1520	Apartment	Yes	Yes	Yes	Yes	Yes	74	San Francisco	2155	1530	Apartment	Yes	Yes	Yes	Yes	Yes
74	San Francisco	2156	1540	Apartment	Yes	Yes	Yes	Yes	Yes	75	San Francisco	2157	1550	Apartment	Yes	Yes	Yes	Yes	Yes
75	San Francisco	2158	1560	Apartment	Yes	Yes	Yes	Yes	Yes	76	San Francisco	2159	1570	Apartment	Yes	Yes	Yes	Yes	Yes
76	San Francisco	2160	1580	Apartment	Yes	Yes	Yes	Yes	Yes	77	San Francisco	2161	1590	Apartment	Yes	Yes	Yes	Yes	Yes
77	San Francisco	2162	1600	Apartment	Yes	Yes	Yes	Yes	Yes	78	San Francisco	2163	1610	Apartment	Yes	Yes	Yes	Yes	Yes
78	San Francisco	2164	1620	Apartment	Yes	Yes	Yes	Yes	Yes	79									



# Making Space for Community

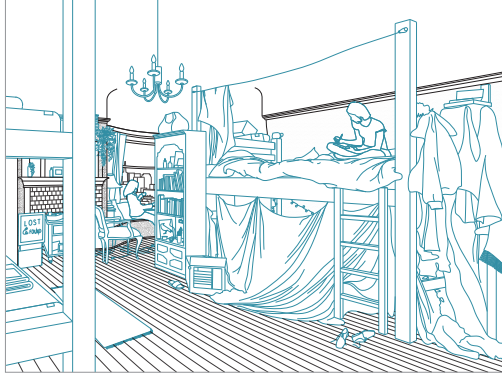


The quantitative analysis of each case study involves parsing their program into four categories — private units, semi-private spaces, luxuries, and circulation/service space. Comparing these breakdowns across case studies reveals patterns—ratios of shared to non-shared space, ratios of particular amenity spaces to the number of users, etc. Calculations from these patterns were employed in producing recommendations for new, and more humane, conditions within group housing projects.



2.6 Qualitative Analysis

Arguably, qualitative considerations are equally important for the design and development of collective living spaces. Lived experiences of residents situated with collective living communities is invaluable in this regard. Working often empirically through trial and error, communities experiment with a range of ways of living to create a closer fit between their lifestyle and the spaces that might support this. A series of surveys conducted between May and November 2021 that was crowd sourced to a series of Bay Area collective living communities are presented, which highlight questions around scale, access and configuration of spaces. The responses are presented in unmediated form, with only removing names of residents / communities for privacy.



The demarcation of territories and reappropriation of space  
Drawing by Urban Works Agency

2.61 Survey & Resident Feedback

1. What constitutes a successful intentional community?

- Lasting kinship that goes beyond the building
- Flexibility, adaptability
- Solidary care
- Sharing X number of resources (internet, utilities, food, vehicles, money)
- Group housing combines economies of scale with the benefit of larger shared / common space and kitchens for its members then you might find in an apartment.
- It gets easier over time as residents figure out how to be a cohesive group, and knows how to participate - interdependence
- Markers - effective open coms, everyone having a clear perspective on what the point of living together is, e.g. a mission that is outward, personal development, skill sets etc. Being able to articulate a clear sense of purpose
- a commitment to each other to work through and communicate through challenges and obstacles that arise related to that sense of purpose.
- Shared values
- Co-creating something together (objects, events, a feeling, an environment)
- A way to communicate as a group
- We are here for some kind of reason, working together for some kind of goal.
- 'Community has members, a building has residents'
- Require some reasonable portion of residents to be on the lease.
- Having a mission
- Surplus funds are collectively spent/allocated by stakeholders/member (not resident only)
- Residents/members decide new residents/members (not landlord)

What would tell you something was NOT an Intentional Community?

- Advertising, marketing
- Cookie cutter application process (vs talking to real people getting to know people in the community)
- Landlord decides on new residents, not residents
- Someone outside of the house making decisions about the house

2. What kinds of architecture would you like to see encouraged for community living that supports relationships among residents (e.g. ratios of people to kitchens)

- Separating toilets and showers helps increase density usage. I've found up to six on one bathroom is the max for happiness. With ideally folks on different schedules.
- Common space needs to be calibrated by community size.
- Places for people to gather, as well as private space (Mix of spaces)
- Require some reasonable portion of residents to be on the lease.
- Make sure that each leaseholder individually is responsible for the entire space being leased. This would prevent some kind of extreme SRO where 20 people each have tiny rooms and share a kitchen.
- Allow developers to merge multi-unit buildings into coliving buildings. Currently this is almost impossible.
- Generally speaking, make it easier to build new housing of all kinds by shortening waiting periods and allowing more unusual buildings to be approved.
- Loosen up zoning requirements to allow most commercial spaces to be legally used for residential. This has been happening illegally for decades, time to make it legal.
- Limit any coliving space to an average of 2 adults per bedroom, unless the bedroom is above a standard size (eg 150 sq ft).
- Separating toilets and showers helps increase density usage. I've found up to six on one bathroom is the max for happiness. With ideally folks on different schedules.
- More common space than private space.
- Max 3 people per bathroom
- Don't use locks on bedroom doors
- A space large enough for the whole community to congregate

Qualitative considerations derived from lived experiences are invaluable in informing the design and development of collective living spaces. Working often empirically through trial and error, communities experiment with a range of ways of living to create a closer fit between their lifestyle and the spaces that might support this. A series of surveys conducted between May and November 2021 that was crowd sourced to a series of Bay Area collective living communities are presented, which highlight questions around scale, access and configuration of spaces. The responses are presented in unmediated form, with only removing names of residents / communities for privacy.

plenty of counter space, wide enough walkways that people can move past each other easily, 2 sinks, large stove, sink and stove use different floor space so can be used simultaneously, some seating in the kitchen, two dishwashers, space for handwash/dishes to dry extra dishwasher/ freezer  
 • Commercial grade appliances  
 • Individual sinks, fridges, stovetops, ovens, prep space  
 • More fridge space than needed  
 • Multiple fridges are a must for ~4 people. Multiple ovens are nice to have. Three sinks would be dreamy.  
 • Individual dishwasher, large adjacent pantry, several fridges and freezers, several sinks.

11. What is an ideal number of people to share a bathroom?

- 2-3. More than 3 is workable, but less than ideal.
- Up to 4 is ideal. Up to 6 works.
- 2-3
- 2-3
- 2-3
- 4
- 2-3
- No more than two, I would say
- 2-3
- 4

12. Would it be more beneficial to have a single centralized bathroom or a series of smaller distributed bathrooms?

- a series of smaller distributed bathrooms (9 votes)
- Decentralization feels preferable to me, but it's still difficult to achieve in larger houses

13. What type of specialty layouts/ equipment would be beneficial to the bathroom (i.e. separated showers, etc.)

- multiple sinks like in some master baths would be nice. Separated toilet/shower as it is in many older SF homes also works well.
- Bathrooms should have multiple individual storage spaces so residents can keep their toiletries separate.
- Timed bathroom fan (switch)
- One really nice, big, and probably accessible bathtub would be nice
- Effective fans to remove moisture. Double nozzle showers so 2 can use at once, shower separate from bath, + separate nice big bath(s)
- split sinks
- Some half bathrooms
- Maybe a separate shower space from the toilet?
- For a fewer number of bathrooms, the separated shower and toilet is nice.
- No opinions on this. We have a series of regular bathrooms, indistinguishable from those in 1-BR apartments and it works fine for us.

14. What is the most ideal unit of privacy (bed in a room vs. a room to one inhabitant or an independent unit for select times)?

- bed in a private room with ensuite bathrooms (10 votes)

15. Does your community use locks or other mechanisms to create a private/ safe space?

- No, our community is built on trust.
- Locks are available on all bedroom doors. Some people use them sometimes.
- No - have not felt the need, even when we had guests and large events at the home (largest event we've had was 100+ people in one night)
- We use door signs
- Bedrooms can be locked from the inside but don't use keys. House locks with a key and garage has a code to open

- Not for bedrooms, only for the front door and for bathrooms.
- Just privacy knobs, not typically used as most people leave doors open during the day
- Most residents have their own rooms which have individual locks. In terms of outside space, we have a gate outside with a combi lock to get to our porch and then another lock on the front door.
- Nope we rely on trust and relationships
- Some people do, some don't. Feels unneeded to me personally, conventions / norms are enough.

16. Beyond kitchen, dining, living, bathrooms, what are the most necessary amenities/ shared spaces? (i.e. storage rooms, flex rooms, recreation room, etc.)

- Space that is customizable, and storage.
- Storage space is very important.
- Rec room, lots and lots of storage, small nook space for hangouts, lovely outdoor space
- A large, comfortable and cozy gathering place with lots of squish, some smaller nooks, exercise equipment, lots of storage space, bookshelves
- Storage, small cozy living/reading room, larger living room, flexible recreation room, weight/exercise space, laundry project space / garage parking
- Lounge room, coworking office space (during Work From Home lockdowns). Divisible storage space
- Outdoor space and family hangout space
- A shared hangout space (couches, house instruments, etc.), shared storage is very helpful, washer/dryer, backyard space if possible
- Multiple common spaces
- Working spaces (since covid), storage rooms, music room, workshops (crafts/projects)

17. What types and mechanisms of flexibility are sought within space? (i.e. sliding partitions, range of room sizes, large open spaces vs. nooks)

- Range of room sizes. Ability to repartition rooms without construction (i.e. sliding partitions) would be ideal.
- A range of bedroom sizes to support different budgets.
- Large open spaces vs. nooks for variety of hangout experiences and sizes of groups), modularity (we reconfigure furniture in our large living room constantly depending on what people are using it for - dance floor to intimate fireplace conversation)
- Easily moved furniture, different options for room sizes
- Range of room sizes and coyness, ability to have big open floor space, smaller and larger dining table options, quiet spaces that can be closed off from loud spaces
- Customizable space that can change purposes over time as needs evolve, or be configured for e.g. large one off events
- a range of room sizes has been one that has come up for us, different people have different needs
- Partitions get decent amount of use

18. What is an ideal way of organizing community spaces in regard to circulation and entry?

- Key code. Code that can be changed and given out to trusted community members or easily updated to give temporary access for events/guests.
- Using soft barriers to create containers - curtains in doorways, couches positioned to create an enclosed space, etc.
- Dining room near kitchen, wide enough walkways to pass each other, large entryway with space for everyone to have shoes and bags there, bedrooms on different levels than common space or separated by hallways, multiple ways into a common room
- Entry must lead through the communal hub space before access to private bedrooms to allow for organic connection opportunities
- Having good communication and trust > physical solutions
- Unclear whether this means circulation of residents or non-residents. Having a space that outside folk can access within certain hours seems attractive. Having bedrooms away from high-circulation areas is important.



Granada Hotel  
San Francisco, California

Harsham Type  
Adaptive Reuse  
Residential Hotels/Hospitality



Photo by Yalinda M. Ahmed  
This former single room-occupancy hotel has a history of serving seniors and people with disabilities and is now being converted to permanent supportive housing for the homeless, while protecting existing tenants at risk of becoming unhoused.

Housing 232 units on 10 floors, the converted Granada Hotel will offer dining services as well as on-site support staff that connect residents to additional resources. Prior to remodeling, each floor offered a laundry room in addition to select shared bathrooms, while the ground floor contained shared facilities like a music room. The new plans add an additional unit in support staff.

Workshops and exhibitions through an extended collaboration with San Francisco Planning and Urban Research, California College of the Arts, and other Bay Area Non-Profits advanced these conversations in public forums. These events were designed to bridge between experts and rightsholders, and between communities and institutions, in a common effort to shape new policies around group housing.

**DOMESTIC AFFAIRS**

ZARINAH AGNEW District Commons  
 SUNNY ANGULO City of San Francisco  
 SAKI BAILEY San Francisco Community Land Trust  
 KATE CONNER San Francisco Planning

moderated by  
 NEERAJ BHATIA CCA / THE OPEN WORKSHOP  
 ANTJE STEINMULLER CCA

THE DAVID IRELAND HOUSE  
 MAY 18, 2022  
 6:00pm

**PROTOCOLS FOR LIVING TOGETHER**

500  
 CCA ARCHITECTURE / URBAN WORKS AGENCY



**DOMESTIC AFFAIRS #4**  
 LIVING TOGETHER

Commune as Praxis  
 PIER VITTORIO AURELI  
 EMILY ABRUZZO  
 NEERAJ BHATIA  
 ANDREW HERSCHER  
 MARG NORMAN  
 ERIC ROGERS  
 ANTJE STEINMULLER

Commune as Practice  
 ZARINAH AGNEW  
 KEITH COOLEY  
 PEREZ PARTENSKY

Communal Histories  
 CHRIS CARLSSON  
 IRENE CHENG  
 JUNG IN KIM  
 WILLIAM LITTMAN  
 SIMON SADLER

DOMESTIC AFFAIRS #4  
 LIVING TOGETHER  
 MAY 18, 2022 6:00pm  
 THE DAVID IRELAND HOUSE, CALIFORNIA COLLEGE OF THE ARTS, 1111 9TH ST. SAN FRANCISCO, CA 94107

**DOMESTIC AFFAIRS #5**  
**DOMESTICITY AFTER BELONGING**

March 10th, 2022 3:00pm - 9:00pm  
 California College of the Arts  
 1111 9th St. San Francisco, CA 94107

**SHELTERING TEMPORARINESS**  
 5:00pm, CCA Campus Center  
 NEERAJ BHATIA  
 California College of the Arts / The Open Workshop

**TECHNOLOGIES FOR A LIFE IN TRANSIT**  
 3:00pm, CCA Campus Center  
 SARA DEAN  
 Assistant Professor, Graduate Design  
 California College of the Arts

**JANETTE KIM**  
 California College of the Arts  
 Assistant Professor

**MICHAEL OVADIA**  
 Decent Collaborative Institute,  
 Stanford University

**MOLLY TURNER**  
 Lecturer  
 UC Berkeley School of Architecture

**KEYNOTE**  
**ANDRÉS JAQUE**  
 Office for Public Interventions, Columbia University  
 Timken Auditorium, 6:30pm  
 Suggested by the After Housing Agency Coauthors of the 2018 Architecture Thesis 2016 and Jonathan Murray  
 Suggested by the Japan Neighbors Council Council New York

**DOMESTIC AFFAIRS**

February 15, 2015 3pm-9pm  
 California College of the Arts, 1111 9th St. San Francisco, CA 94107

**0 3:00-3:30**  
 Introduction: **DOMESTIC AFFAIRS**  
 NEERAJ BHATIA / CCA, The Open Workshop  
 CHRISTOPHER BOACH / CCA, Studio VERA  
 ERIC ROGERS / New Haven Winter Square Coop  
 ANTJE STEINMULLER / CCA, Studio ERBS

**1 3:30-4:45**  
**THE RIGHT TO THE CITY**  
 DAN ADAMS / BRIDGE Housing  
 DAVID BAKER / David Baker Architects  
 KEARSTEN BROCKGEL / The City Planning Department  
 SONJA TRAINS / SF Bay Area Renters Federation

**2 5:00-6:30**  
**IMMANENT URBANISM(S): COMMUNAL LIVING IN A CITY NOT DESIGNED FOR IT**  
 EMILY ABRUZZO / Yale University  
 ZAC BENTLEY / Radical Party House  
 GRIGORY LEVY / NABA  
 ERIC ROGERS / New Haven Winter Square Coop  
 JESSIE KATE SCHINLER / Embassy Network  
 JAY STANISH / Quarter Development Group

**3 7:00**  
**INEQUALITY AND COLLECTIVE FORM**  
 Pier Vittorio Aureli  
 Dogma, Yale University, Architectural Association  
 +  
 RENEHOLD MARTEN  
 Columbia University

Lectures are followed by a moderated discussion by Neeraj Bhatia

## ACCESSIBLE POLICY

While policy is often abstract and hidden within bureaucratic documents, the intention was to bring the research to life and engage a wider audience. Exhibitions in the Venice Biennale and Seoul Biennale created a dialogue between residents and institutions in a range of settings. Through physical models and virtual reality, spaces were brought to life and made accessible — diversifying and enriching the conversation around group housing.

