



www.FresnoCohousing.org | 866.246.7717  
info@fresnocohousing.org

## What is Cohousing?

*Cohousing communities are old-fashioned neighborhoods created with a little ingenuity. They bring together the value of private homes with the benefits of more sustainable living. All in all, they stand as innovative answers to today's environmental and social challenges.*

*Their design encourages social contact and individual space. Homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as common house, pool, gym, workshop, and children's play area.*

*La Querencia, also known as Fresno Cohousing, was initiated by people who wanted to live in an inter generational neighborhood that emphasized environmental sustainability.*

*The residents teamed up with McCamant and Durrett a nationally recognized, award-winning design team known for their energy-efficient communities.*

*The Fresno neighborhood includes teachers, physicians, music director, psychologist, university faculty members, speech-language pathologists, carpenter, social workers, attorney, anthropologist, computer engineer, artist, nurse, children and teens.*

- ~ 28 energy-efficient homes
- ~ Extensive community facilities
- ~ 2, 3, 4 and 5 bedroom models
- ~ Private kitchen, dining area, living room, bedrooms, laundry hook-ups
- ~ Private yard and front and back porch on downstairs units
- ~ Private front porch on upstairs units

**Award Winning  
Clovis Unified School District  
& county-wide charter schools.**

## •FEATURES & FAQ'S

### *Environmental*

All homes are built with high quality "green" materials for an exceptionally energy efficient home. Features include Energy Star appliances, low-water-use fixtures, and abundant natural light, active/passive cooling/heating techniques to reduce monthly utility bills, super-insulation, radiant barriers, and energy efficient windows. (*See "Quality Construction and Sustainable Design" for additional information.*) All homes include a solar photo voltaic system which provides a sustainable energy source.

### *Common Facilities*

In addition to owning one's private home, each resident is an equal owner in a shared "Common House," a community garden, outdoor pool and hot tub, social gathering areas, parking and workshop space. The Common House includes a gourmet kitchen and multi-purpose "great room" for shared community meals several times per week, a lounge/library sitting area with fireplace, guest apartment for overnight visits from friends and family, kids' room, teen lounge, exercise room, workshop, crafts room, laundry facilities and the mailbox area.

### *Internet Access*

The community has high-speed internet access, both wired in each home and wireless campus-wide. Each household will pay \$25/m for this access, (comparable access through local provider would be aprox. \$50-60/m) but a household can opt out if they do not want the system.

### *Homeowners' Association*

The community has a homeowners association. Monthly dues range from \$287/m to \$339/m, depending on the size of the unit. Homeowners' with a garage pay an additional \$18/m. These dues cover water, sewage & trash, laundry room, hazard insurance, grounds care and pool maintenance, home exterior maintenance and reserve for major repairs. (*See "HOA Dues Comparison" for additional information.*)

### *Cost & Benefits*

2 – 5 bedroom homes range in price from the mid \$300,00s to high \$400,00s. Cohousing homes typically cost more than other new condos or town homes, for several reasons: Cohousing projects incorporate environmentally sustainable features that cost more in the short run, but save costs over time. In addition to energy savings that cohousers experience after moving in, cohousers find that cooperating with neighbors reduce their daily living expenses. Cohousing neighborhoods offer generous common facilities than traditional housing developments. Cohousing neighborhoods are custom built on a smaller, more intimate scale than most new neighborhoods today.

### *Tours or Purchase Information*

We welcome guests at the property on Sundays 1-3 pm. Contact Pamela Rank for any additional information: 866-246-7717 or pamrank@fresnocohousing.org

### *Website*

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## Fresno's Greenest Neighborhood

*La Querencia's design and construction materials make this the "greenest" neighborhood in Fresno. The combination of careful design, efficient heating and cooling systems, and solar panels for every home mean that our energy bills are estimated to be well under \$50/m. High-quality, low toxic materials will add value for home buyers for years to come.*

*La Querencia's architects have won numerous awards for their designs, including the 2006 and 2008 "Energy-Value Housing Award" from the National Homebuilders Association.*

*While most new subdivisions build as cheaply as possible and then make money on upgrades, the homes in La Querencia start with exceptional quality standard features. Careful attention to design makes these homes feel light and spacious.*

## Energy Star Certified

## •Quality Construction & Sustainable Design

### *Climate Control*

1.5 kW photovoltaic solar array in every home; 2.0 kW system in common house, and solar pre-heat system on pool will all help minimize monthly PG&E bill.

Deep overhangs, porches and trellises shade windows.

Advanced 2x6 framing reduces lumber use, increases insulation and allows windows to be placed higher on the wall to bring natural light deeper into the homes.

High quality, double-pane windows with Low E2 glazing keep homes cooler in summer and warmer in winter.

High-efficiency heating system and whole house fans are standard in second floors. Plus, ceiling fan junction boxes are located in all bedrooms and living areas.

Programmable thermostats make it easy to adjust your heating and cooling systems.

Deciduous trees planted to provide shade in summer and sun in winter. Fruit trees integrated into the community landscape. Water efficient irrigation.

### *Energy Efficiency*

"Energy Star" dishwashers, exhaust fans and air conditioners (19 SEER AC Rating/15 SEER A1 units): air conditioning systems free of ozone-depleting CFC and HCFC refrigerants.

"Energy-Star" Certification of buildings, with third-party certification through the Home Energy Rating System. Buildings exceed the California Energy requirements (Title 24) by 35%.

Tankless water heaters use less energy & provide instant hot water.

Low water use fixtures including dual-flush, low flow toilets provide quality without wasting water.

Compact fluorescent light bulbs and natural lighting.

### *Luxury, Privacy & Safety*

Infrastructure for fully networked for community-wide WiFi support. Each unit is pre-wired for telephone, data, and cable TV to all bedrooms and living areas.

9 ft high ceilings on the ground floor and vaulted ceilings in the upper flats make the homes feel light and spacious.

Natural wood doors, stair wall trim and exposed beams add warmth to the interiors.

Maple cabinets with maple trim at kitchen and bathroom countertops.

Solid wood doors at all bathrooms and bedrooms provide improved sound isolation.

Thicker and denser (5/8") gypsum board strengthens the structure, provides better sound insulation and fire resistance, and improves thermal mass.

Light-weight concrete between floors provide better sound and fire isolation.



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## HOA Cost & Comparison

### Cost Per month

2 bedroom downstairs	\$288
2 bedroom upstairs	\$287
3 bedroom	\$314
4 bedroom	\$328/m
5 bedroom	\$339
+ Garage	\$18

*Below is what is covered (left) & what you may currently be paying per month for these items in a single family home (right).*

Water/Sewer/Trash	\$55
Laundry	\$25
Hazard Insurance	\$100
Yard Maintenance	\$100
Pool Maintenance	\$95
Gym Membership	\$45
Home Ext. Maint.	\$25
Major Repairs Reserve	\$25

**Estimated cost per month for same items in a typical single family home \$470**

## •Quality Construction & Sustainable Design

### *Luxury, Privacy & Safety (Continued)*

40-year Class A fiberglass roofing.

Healthier low-toxic materials improve indoor air-quality.

Laundry hook-ups in every home, in addition to the machines in the common house.

Abundant, well considered extra deep closets with full length shelves.

Generous front porches and trellised rear patios provide outdoor living space.

### *Other Sustainable Features*

Blown-in insulation (R22 in the walls/R38 in the ceiling; cellulose between floors) along with radiant barriers under the roof sheathing significantly exceed the state energy standards.

Sustainable materials such as engineered wood and trex decking reduce our impact on the earth's resources.

Long lasting Marmoleum kitchen and bathroom floors (a natural, healthier low toxic true linoleum instead of vinyl). Quality wall-to-wall carpeting with fibers made of 100% recycled material and Green Seal certified for low voc's standard for all other rooms. Sustainably forested bamboo floors available in some units and in common house.

High-quality waterproofing and careful detailing will help preserve the buildings and lower maintenance requirements over the long term.

## •HOA Dues Comparison

Once you purchase your home in La Querencia, as a homeowner you will be a member of the Homeowners Association (HOA), the legal entity that manages all the areas of common concern. We use industry standards for how costs are divided between units. La Querencia HOA dues & items covered are in the left column on this page.

## •Savings In Cohousing

A variety of savings are recognized by persons living in cohousing. A member of a cohousing community had the expenses below each year before moving to cohousing. Home insurance (\$900), Propane (\$600), Tree, sprinklers & grounds care (\$700), Heater repair (\$60), Garage door repair (\$80), Plants for grounds (\$300), gutter repair (\$50).

### **What costs do you currently have which may be reduced?**

Eating out for much less because of common house meals 3-4 days per week. Very low cost "hotel room" for guests. Not driving to play dates, to pick up babysitter or the store for a single egg. Sharing movie rentals, tools, rarely used kitchen appliances, newspaper/magazine subscriptions, Gym membership...