

SHARING-BASED CO-HOUSING CATEGORIZATION

A STRUCTURAL OVERVIEW OF THE TERMS AND CHARACTERISTICS USED IN URBAN CO-HOUSING

ANNAMÁRIA BABOS*✉ – JULIANNA SZABÓ**
ANNAMÁRIA ORBÁN*** – MELINDA BENKÓ****

*PhD student. Department of Urban Planning and Design, BME Műegyetem rkp. 3,
H-1111 Budapest, Hungary. E-mail: annamaria.babos@gmail.com

**PhD, associate professor. BME Műegyetem rkp. 3, H-1111 Budapest, Hungary.
E-mail: szabojulianaphd@gmail.com

***PhD, associate professor. Department of Sociology and Communication/Department
of Urban Planning and Design, BME, Egry J. u. 1, H-1111, Budapest, Hungary
E-mail: aorban@eik.bme.hu

****PhD, habil. associate professor. Department of Urban Planning and Design,
BME Műegyetem rkp. 3, H-1111 Budapest, Hungary. E-mail: benko@urb.bme.hu

The European urban areas are growing fast, with many contemporary housing forms. Among these, co-housing forms related to sharing have become a key issue for urban housing development. These housing forms are analysed (their physical and social characteristics or effects) in more and more publications, without a common terminology of this interdisciplinary research field. In our study, based on the overview of existing definitions, characteristics we introduce a comprehensive sharing based categorization that could be valuable for terms and projects, as well. With the note, that the social dimension of sharing methods would not exist without the physical ones, because in co-housing the shared space is the basic criteria. In this paper, we focus on three groups of the social fields of sharing related to housing: the shared creation, the shared tenure, and the shared activities. We conclude the structural approach of our overview unravels new perspectives for the classification of housing forms. Based on our categorization and methodology, we recommend the development of a sharing based scalable classification that measures projects consistent and comparable.

Keywords: co-housing, cohousing, urban housing, collective housing, housing classification, housing categorization, participation, field of sharing, social sharing

INTRODUCTION

There has been a growing interest in developing contemporary forms of housing, including urban co-housing with different sharing methods. The early 2000s new wave of collective forms of housing has appeared in many European countries, which causes a wide variety of alternative forms and models, such as Communal

✉ Corresponding author.

housing, Collective living, Cooperative housing, Collective self-help initiatives, etc.¹ With the growth of sharing related housing forms, the number and variety of research and publications is growing rapidly in this topic. Nevertheless, the field of co-housing stays thematically fragmented, with different forms, which spread across disciplines without clarified conceptual background. At the same time, the sharing became a key issue of contemporary urban housing², actors – users, developers, and academics – use notions related to it, but without clear significance. The used terms and definitions are contradictory or just overlapping³, and there is no accepted categorization of urban co-housing. Therefore the existing co-housing terms and categorizations are not adequate to clarify the significant differences between projects. The reasons for the lack of categorization are the unclear use of terms and the unstructured, project-dependent analysis of the sharing methods.⁴ Our hypothesis state that sharing methods appear in urban co-housing⁵ in varied fields and levels. The physical-architectural sharing methods and social aspects (fields of sharing like creation, tenure, and activities) are strongly interrelated and are interdependent. This aims to give a structural overview of the used terms and definitions and introduce the need for a scalable co-housing categorization that displays the fields and levels of the relevant sharing methods.

THE RESEARCH METHODS FOR THE STRUCTURAL OVERVIEW OF TERMS AND LITERATURE

To demonstrate the hypothesis, first we give an overview of the terms of housing, individual housing, co-housing, and co-housing sub-terms based on international literature review. In addition to the written text, the visualization of the relationship between urban housing terms is a result. Second, we focused on co-housing and collected the appropriate definitions of the co-housing sub-terms. The outcome from this section is not a structured collection of co-housing sub-terms but also the presentation of their corresponding sharing methods. Third, these sharing methods are analysed by the literature review of the cohousing characteristics. We distinguish the physical and social dimension of sharing and present the possible levels of social fields of sharing in the determined system. Finally, we shortly summarize the existing user-oriented urban co-housing categorizations to find the appearance of the sharing methods in them. To highlight the sharing characteristics, we visualized the categorization of the terms, based on the main fields of sharing.

¹ Lang–Carriou–Czischke 2020. 10–39.

² McIntosh–Gray–Maher 2010. 155–163.

³ Vestbro 2010. 21.

⁴ Franck–Ahrentzen 1991. 3–19.

⁵ Fromm 1991. 5–18.

THE TERMS OF EUROPEAN URBAN HOUSING

To find the exact terms and definitions in the co-housing topic, we have to clarify the use of housing. Housing is an interdisciplinary topic⁶ with a connection to the wide range of social science, health, and environmental disciplines: sociology, geography, law, politics, public health, economics, accountancy, architecture, and planning, engineering, and environmental science.⁷ Due to the diversity of the topic housing classification is diverse.⁸ In this housing research, our focus is the usage of sharing methods, so we have to distinguish two basic groups: the individual housing and the co-housing. Individual housing reflects the individual or the traditional family composed of relatives. *So individual housing could be defined*⁹ as one building with one dwelling, having its private entrance, mostly inhabited by one person or his/her relatives without any sharing methods with others.¹⁰ We can state that the co-housing is everything else with evidently shared characteristics concerning outdoor or indoor spaces, everyday activities, creation of the building, and tenure, as well. However, in co-housing different people not from the same family live together in one building with one unit, or one building with several units.

CONTRADICTIONS OF THE EXISTING CO-HOUSING TERMS

This part summarizes the co-housing terms in various studies for housing with shared facilities and other shared characteristics and presents their confusing usage. One reason for the differences is the use in more countries and languages with diverse historical and cultural backgrounds.¹¹ The other reason is the presence of different fields of sharing in different levels in the alternative urban living forms and by terms, they try to differentiate them.¹² In 2010, Vestbro identified the need to find terms that may be used internationally to avoid misunderstandings.¹³

The most commonly used terms for “housing with shared facilities and other shared characteristics” are ‘co-housing’ and ‘cohousing’. These words generally appear as synonyms in the housing literature, and this incorrect wording leads to several misunderstandings. Therefore we tried to determine them consistently and at the same time differentiated the various co-housing terms, based on Tummers termi-

⁶ Ruonavaara 2018. 178–192.

⁷ Smith 2012. 6–7.

⁸ Henilane 2016. 168–178.

⁹ It should be noted, that there are few hybrid solutions between individual housing and co-housing, such as multi-generational family homes or family-owned multi-unit housing, etc. We dispense with them in the term collection, because of their low number and difficulty in categorization.

¹⁰ Insee’s definitions

¹¹ Vestbro 2000. 165–166.

¹² Franck–Ahrentzen 1991. 3–19.

¹³ Vestbro 2010. 21.

nology¹⁴ and Vestbro's definitions¹⁵ completed with own considerations. As a summary of the inaccurate definitions, Vestbro claimed in 2010 that the concept of co-housing does not state exactly what "co" stands for, it could be collaborative, cooperative, collective, or communal. We agree with him, because this housing concept is spreading rapidly as the universal term, so it is logical to see co-housing as the wider concept. Tummers was the first in 2016, who used the two words with different meanings, but she did not define (determine) the exact definitions. She used co-housing for the wider range of housing initiatives and cohousing for the narrower range of housing initiatives fulfilling all certain co-criteria. It is also important to clarify that these two terms are not abbreviations of other expressions with the "co" word-beginning, like collaborative housing, communal housing, cooperative housing, etc.

Consequently, the terms of co-housing and cohousing have to be defined properly (determined punctually) to avoid misunderstandings. We recommend separated definitions for the two terms: a more strict and narrow use of cohousing and a more extensive use for co-housing. The co-housing term is a general expression, several different models can be distinguished under this wider concept. But the cohousing term can only be used when certain criteria are met, these are explained below.

THE STRUCTURED COLLECTION OF CO-HOUSING SUB-TERMS

Based on the previously defined individual and co-housing terms we classify and explain below the sub-terms of co-housing (*Fig. 1*). The structured collection of sub-terms started by Tummers' terminology¹⁶ about different types of co-housing. It contains the characteristic sharing methods of the co-housing sub-terms, which are the following: Cohousing, Collaborative housing, Collective housing, Communal housing, Commune, and Cooperative housing. But certain terms are not included in Tummers' terminology, because she drew a boundary according to the level of sharing. This terminology is forward-looking, but not exhaustive, it is not possible to decide clearly why certain terms are included or not. In our research, sharing at all levels is important, so we continue to systematize with all the well-known co-housing sub-terms that start with 'Co'. The additional terms that we introduced are Collective living, Collective self-build housing, Collective self-help housing, Community-led housing, and Condominium. These terms often appear in contemporary housing literature, so we assume to learn about the new aspects of sharing methods.

¹⁴ Tummers 2016. 2023–2026.

¹⁵ Vestbro 2010. 21–29.

¹⁶ Tummers 2017. 70.

The collection of main co-housing sub-terms is completed with other terms that appear in the co-housing literature and are often compared with the co-beginning concepts. In these cases, besides the sharing methods, another contemporary characteristic came into the front, like social care, ecological approach, security-based development, etc.¹⁷ Relying on Tummers' classification of collaborative housing¹⁸ we show the definitions of Eco-village, Eco-district, and Intentional community. From her collection, the Eco-habitat and the Squad are omitted, since they overlap with other terms. On the other hand, we add another frequently used term¹⁹, the Gated Community. The collection has not included forms of living whose definition is clear and does not confuse the literature with other concepts such as dormitory and elderly home, etc.

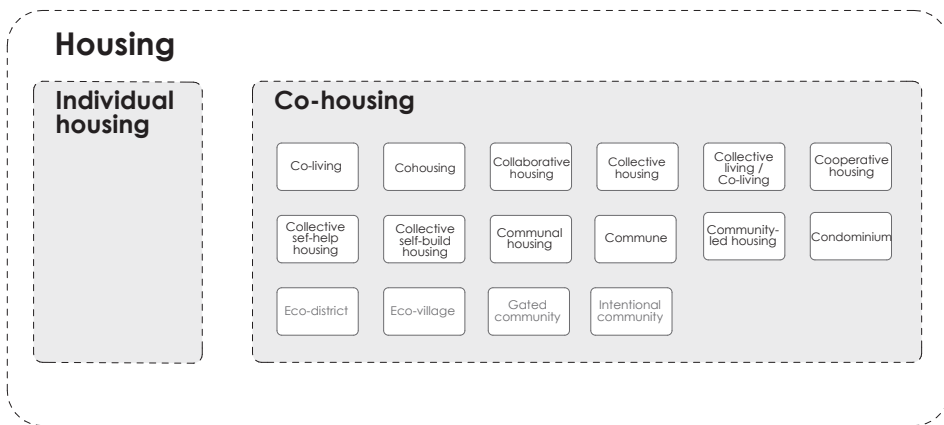


Figure 1. The housing terms and sub-terms distinguished by the individual and collective use

There is no consensus on academic and everyday usage of cohousing and the collective housing terms. In the case of cohousing, it has been caused by the mixed use with the co-housing term (explained earlier). The confusion around the collective housing term is because of the parallel use of several models for this concept in the academic field.²⁰ Therefore we start the clarification with the most problematic terms: the cohousing and collective housing. Then we continue with the other sub-terms in alphabetical order, because their appearance in the literature differs in time.

The cohousing concept was coined in 1988 by Charles Durrett and Kathryn McCamant: “Cohousing is a grass-roots movement that grew directly out of people’s

¹⁷ Stevenson–Baborska–Narozny–Chatterton 2016. 789–803; Fedrowitz–Gailing 2003. 19.25.

¹⁸ Tummers 2017. 56.

¹⁹ Ruii 2014. 316–335.; Chiodelli 2015. 2566–2581.

²⁰ Vestbro 2000. 165–166.

dissatisfaction with existing housing choices. Cohousing communities are unique in their extensive common facilities and more importantly, in that they are organized, planned, and managed by residents themselves.”²¹ The UK cohousing network defines cohousing as “Cohousing communities are intentional communities, created and run by their residents. Each household has a self-contained, private home as well as a shared community space. Residents come together to manage their community, share activities, and regularly eat together.”²² The Cohousing Association of the United States definition is stated as: “Cohousing is a community intentionally designed with ample common spaces surrounded by private homes. Collaborative spaces typically include a common house with a large kitchen and dining room, laundry, and recreational areas and outdoor walkways, open space, gardens, and parking. Neighbours use these spaces to play together, cook for one another, share tools, and work collaboratively. Common property is managed and maintained by community members, providing even more opportunities for growing relationships.”²³ The term cohousing is also used by the Canadian cohousing networks. The latter describes cohousing as “neighbourhoods that combine the autonomy of private dwellings with the advantages of shared resources and community living”²⁴. Based on the theoretical approach, case studies analysis²⁵, and projects²⁶, the *Cohousing definition* is: Cohousing is a special type of housing with shared characteristics. The shared characteristics must show simultaneously all four following features with a certain strength: sharing of spaces, activities, creation, and tenure.

The other problematic term is collective housing. It is not only used to describe multifamily housing in architectural research and practice²⁷, but also is a commonly used term in the field of multi-unit housing with special sharing methods.²⁸ In 1998 Vestbro determined its five different existing models.²⁹ The first, Swedish model presents “the collective housing unit with a central kitchen and other collectively organized facilities.” The second, Danish model began “out of the movement of create stronger sense of community through common activities.” Vestbro identifies the third model as “housing areas provided with collective services in order to facil-

²¹ McCamant–Durrett 1988. 15–16.

²² UK Cohousing Network’s definition

²³ Cohousing Association of the United States’s definition.

²⁴ Canadian Cohousing Network’s definition.

²⁵ Babos–Horogh–Theisler 2018; Szabó–Babos 2019; Szabó–Kissfázekas–Babos 2019; Babos 2019a; Babos 2019b.

²⁶ Community Living Hungary 2012; CoHousing Budapest Association 2019 – Several groups working on community housing projects in Hungary are mentoring and monitoring by an informal initiative called ‘Community Living Hungary’, followed by the Association called ‘CoHousing Budapest’. For example Rákóczi Kollektiva Cooperative housing, Biró Foundation Collective living, D54 and SissiCrib Collective living and CollAction Cohousing.

²⁷ For examples: Lapuerta 2007; Arc en reve Centre d’Architecture 2009; Fernández Per–Mozas–Ollero 2013; Lee 2013; Sandu Publications Co 2014; Fernandez Per–Mozas–a+t research group 2016.

²⁸ Flender 2019. 21–24.

²⁹ Vestbro 1998. 405–410.

itate housework, care and communal participation” and fourth model as „housing for special categories such as elderly people, students, and residents with various types of dysfunction.” The fifth model is identified as “the commune, where more than four person, who are not relatives, live and eat together, usually in a large one-family unit.”³⁰ The problem is that these models are widely accepted and cited, but to have five parallel different models for the same term causes misunderstandings. We recommend to use Vestbro’s first model, which agrees with Frank and Ahrentzen, so the *Collective housing definition* is: “Collective housing is a housing that features spaces and facilities for joint use by all residents who also maintain their individual household.”³¹

There is a consensus in the following definitions of co-housing sub-terms in academic literature and everyday usage, moreover, there are few definitions for one term (the academic described rather the characteristics of the housing forms). We listed full definitions below, to present the relationships among these terms. During the analysis, it became clear that different fields and levels of sharing appear in the used sub-terms that connect them.

Collaborative housing definition: “Collaborative housing is a variety of projects that establish high levels of long-term participative relationships, not only amongst their residents but also between these and a wide range of external stakeholders.”³²

Collective living/Co-living definition: “Collective living is a residential structure that accommodates three or more biologically unrelated people” usually in one apartment.³³

Collective self-build housing (Baugemeinschaft): “Housing arranged by groups for their own use; individuals typically commission the construction of a new house from a builder, contractor or package company or, in a modest number of cases, physically build a house for themselves.”³⁴

Collective self-help housing definition: “Bringing empty or derelict properties back into use through renovation by community projects, often involving property acquired by the local authority from the private sector.”³⁵

Communal housing definition: “Communal housing means housing for nonfamily groups with a common kitchen and dining facilities but without medical, psychiatric or other care.”³⁶

Commune definition: “Commune is a group of families or individuals living together and sharing possessions and responsibilities.”³⁷

³⁰ Vestbro 2000. 165–166.

³¹ Franck – Ahrentzen 1991. 4.

³² Field 2017. 42.

³³ Tummers 2016. 2023–2040.

³⁴ NaCSBA 2011. 2.

³⁵ Field 2017 43.

³⁶ Law Insider’s definition of Communal housing.

³⁷ Collins Dictionary definition of Commune.

Community-led housing definition: “Community-led housing is a housing project that are focused mostly on affordable homes for the benefit of the local community, either individually or in co-operation with a builder or other local housing provider... The community group will take a long-term formal role in the ownership, stewardship or management of the homes.”³⁸

Condominium definition: “Condominium means, where the owner owns his or her unit in fee simple absolute and shares and undivided interest in the common elements (for example, sidewalks, hallways, pools, clubhouse, storage place) as a tenant in condominium owner.”³⁹

Cooperative housing definition: “Cooperative Housing is an association of people (co-operators), which cooperatively owns and manages apartments and common areas. Individual members own shares in the cooperative and pay rent which entitles them to occupy an apartment as if they were owners and to have equal access to the common areas.”⁴⁰

Eco-district definition: “Eco-district is an urban development aiming to integrate the objectives of sustainable development and focusing on energy, the environment, and social life.”⁴¹

Eco-villages definition: “An ecovillage is an intentional, traditional or urban community that is consciously designed through locally owned participatory processes in all four dimensions of sustainability (social, culture, ecology, and economy) to regenerate social and natural environments.”⁴²

Gated communities: “Gated communities are walled or fenced housing developments, to which public access is restricted, characterized by legal agreements which tie the residents to a common code of conduct and (usually) collective responsibility for management.”⁴³

Intentional community definition: “A planned residential community, designed to have a high degree of social cohesion and teamwork; members typically hold a common social, political, religious, or spiritual vision.”⁴⁴

Collecting existing definitions related to sub-terms shows the connections and overlaps between various terms, and from the definitions and characteristics the inconsistent vocabulary and wording of the sharing methods clearly appears (*Table 1*). Although spatial sharing dimensions do not appear in each definition, it turns out that sub-terms have some level of spatial dimensions. The structural review also points to the varied field and level of sharing in co-housing. In the next section, we give a complete overview of the sharing methods based on a literature review.

³⁸ Field 2017. 42.

³⁹ Schill–Voicu–Miller 2007. 275–324.

⁴⁰ id22 2012. 41.

⁴¹ Larousse definition.

⁴² Global Ecovillage Network’s definition.

⁴³ Atkinson–Blandy 2005. 177–186.

⁴⁴ Field 2004. 5–11.

Table 1. Characteristics sharing methods of co-housing sub-terms in alphabetic order: co-housing sub-terms (black) and co-housing sub-terms with special focus (grey)

| Co-housing sub-terms | Characteristic sharing methods from the definitions |
|-------------------------------|---|
| Cohousing | share spaces, activities, creation, tenure |
| Collaborative housing | long-term participative relationships |
| Collective housing | share spaces, facilities, and maintenances |
| Collective living/Co-living | share spaces in one apartment |
| Collective self-build housing | share arrange and commission |
| Collective self-help housing | reuse properties by a community project |
| Communal housing | common kitchen and dining facilities |
| Commune | living together, share possessions and responsibilities |
| Community-led housing | co-operate, share ownership and management |
| Condominium | common elements and ownership |
| Cooperative housing | share ownership, management, and areas |
| Eco-district | share the objectives of sustainable development |
| Eco-villages | participatory process and share sustainable solutions |
| Gated community | share common code of conduct and management |
| Intentional community | social cohesion and teamwork, share a common vision |

COLLECTION OF SHARING METHODS, BASED ON COHOUSING CHARACTERISTICS

It can be deduced from the structured collection of co-housing sub-terms that the Commune represents the peak of sharing in housing, thanks to the common ideology. However, the research on Communes sharing methods is problematic, as their literature is less, due to the closed nature of the communes. The next level is represented by cohousing, where all field of sharing except the shared ideology can be found and the cohousing literature is comprehensive. To make understand the sharing concept in housing⁴⁵ we focus on cohousing as next to individual housing, the other extremity (after the Commune) of a possible scale.

While there is a common core to characterizations of cohousing, researchers tend to emphasize specific aspects according to their interests.⁴⁶ Ruii has discovered three separated ways in the cohousing literature with a focus on the internal operational model, relations between cohousing and the environment, and internal social dynamics⁴⁷. The literature is mainly produced by architects who are interested in the internal operational model of physical layouts and available common facilities with an outlook to legal forms, decision-making processes,⁴⁸ or relations between cohousing and

⁴⁵ Heath et al. 2018.

⁴⁶ Jakobsen-Larsen 2019. 414–430. Lang-Carriou-Czischke 2020. 10–39.

⁴⁷ Ruii 2014. 316–335.

⁴⁸ McCamant-Durrett 1988; Fromm 1991; Bamford 2001; Field 2004; Meltzer 2005; Scotthanson and Scotthanson 2005; Williams 2005b; Sargisson 2012; Lietaert 2010, Giorgi 2020.

the environment.⁴⁹ There is a limited literature on the internal social dynamics in cohousing communities.⁵⁰

First in 1988, based on Danish case study analysis McCamant and Durrett identified four common characteristics of cohousing developments: Participatory process (1), Neighbourhood design (2), Common facilities (3), Self-management (4).⁵¹ In 2005, Meltzer completed this definition with two more key characteristics: Absence of hierarchy (5) and Separate incomes (6).⁵² In the same year, Chris and Kelly Scotthanson clarified the previous six characteristics: Participatory process (1), Intentional Neighbourhood Design (2), Private homes and common facilities (3), Resident management (4), Non-hierarchical structure (5), No shared incomes (6). Furthermore, for more accurate characterization, they add four specific features: Optimum community size between 12–36 dwelling units (7), Purposeful separation from the car (8), Shared evening meals (9), Varied levels of responsibility for development process (10).⁵³

Though these six (1–6) characteristics are still widely accepted and referred,⁵⁴ not all shared features are included. A number of studies use these, or similar ones to highlight particular aspects,⁵⁵ but already Vestbro questions them.⁵⁶ According to Chiodelli and Bagione's studies from 2014, it is possible to recognize five characteristics that are necessary and sufficient to define a settlement as cohousing. They left out the characteristics that Vestbro questioned and to the remaining added three new features. These are Communitarian multi-functionality (3), Residents' participation and Self-organization (1) (4), Constitutional and operational rules of a private nature (11), Residents' self-selection (12) and Value characterization (13).⁵⁷

In addition to the previous characteristics, in 2020 Giorgi collected secondary features, in order to better describe the cohousing projects. His proposal classifies these features into four groups: Community, Housing, Design, and Context. Community reflects the communitarian spirit within a project: the desire to share, the planned activities, the presence of spaces designed to share. To this group belong Sharing skills, Feeling security, Collaboration, Decision consensus, Shared meals, Focal spaces for community, Common residential spaces, and Common complementary spaces. Housing reflects the residential way of living and the involvement of the residents in the activity of living and housing from the planning to the management of the project. To this group belong Mix of residents, Self-development,

⁴⁹ Bamford 2001; Meltzer 2005; Chatterton 2013; Sargisson 2010; Marckmann–Gram–Hanssen–Toke 2012; Tummers 2017; Daly 2017.

⁵⁰ Blank 2001; Field 2004; Williams 2005a; Bouma–Voorbij 2009; Sargisson 2012; Chatterton 2013; Jarvis 2015.

⁵¹ McCamant and Durrett 1988. 36–41.

⁵² Meltzer 2005. 4–6.

⁵³ Scotthanson–Scotthanson 2005. 2–6.

⁵⁴ e.g. Fromm 2000, Lietaert 2010; Tummers 2015a.

⁵⁵ Jakobsen – Larsen 2019. 414–430.

⁵⁶ Vestbro 2010. 25.

⁵⁷ Chiodelli–Baglione 2014. 20–34.

Self-construction, Link with production activities, Partial food production, and Privacy. The Design reflects the design methods used by the development process of the project, the approaches toward sustainable features, and the participation of the future inhabitants. To this group belong Sustainable approach, Reuse, Flexibility, and Participatory design. Context reflects the relationship with the physical and social environment, according to the involvement of the community in the life of the neighbourhood. To this group belong Integration, Innovation, Participation, and Identity.⁵⁸

SYSTEMIZATION OF SHARING METHODS IN URBAN CO-HOUSING

In the systemization, we structure the fields and levels of sharing methods in urban co-housing. Following Jarvis⁵⁹, Sanguinetti,⁶⁰ and Williams⁶¹, who argue for the understanding of co-housing as having both physical and social dimensions, we also distinguish the fields of sharing according to these dimensions. Based on the literature, there are varied types of sharing in co-housing according to the physical dimension. The quality and quantity of these are defined by the developer or the future inhabitants. The types of the physical dimension of a co-housing are the following: indoor spaces in the building(s), outdoor spaces (on the plot), common facilities, and devices.⁶² Their architectural design and measurable qualities are discussed in numerous analytical papers and case studies⁶³. Nevertheless, if we concentrate on the social dimension of the co-housing, three fields of social sharing could be determined based on the cohousing characteristics: the shared creation, the shared activities, and the shared tenure.

It is important to recognize that most of the presented terminology does not differentiate the physical and the social dimension and that is why the use of terms is confusing. To better understand and differentiate co-housing sub-terms, three components of the social dimension are essential, besides the physical dimension (*Table 2*).

⁵⁸ Giorgi 2020. 111–114.

⁵⁹ Jarvis 2015. 93–105.

⁶⁰ Sanguinetti 2014. 86–96.

⁶¹ Williams 2005a. 195–227.

⁶² Jarvis 2011. 560–577.

⁶³ For example: Lapuerta 2007; Arc en reve Centre d'Architecture 2009; Fernández Per–Mozas–Ollero 2013; DASH 2013; Ring–Eidner 2013; Sandu Publications Co 2014; Becker et al. 2015; Fernandez Per–Mozas–a+t research group 2016.

Table 2. Potential social sharing methods in co-housing by the fields of sharing

| The dimension of sharing | Fields of sharing | Sharing methods |
|--------------------------|-------------------|---|
| Social dimension | Shared creation | Common idea formulation Participatory design process Community self-development Community self-construction Joining to collaborative housing movement |
| | Shared activities | Regular collective meetings Common daily activities Common property maintenance Spontaneous social interaction Social events within the community Activities open to the wider community Community service or production Share vision or value |
| | Shared tenure | Shared rental The mixed form of ownership Collective non-profit organization Residential cooperative Common private society Urban housing network |

The creation could be independent of further users who simply purchase the final housing product, or future residents can share steps from the beginning of the creation process. Varying levels of shared responsibility can be observed for the co-housing development process⁶⁴. Future inhabitants can take part in the idea formulation⁶⁵ (Common idea formulation), have the control of design decisions (Participatory design process), have maintained complete control – acting as their developer⁶⁶ (Community self-development). Inhabitants can also participate in some part of the construction work, it is typical for remodelling a building or for minor finishing construction works⁶⁷ (Community self-construction). In European cities, it is also possible to find networks and use other groups’ experiences on shared development (Joining to collaborative housing movement).⁶⁸

The activities between residents in co-housing projects could appear on different levels. The basic shared activity is to have residential assemblies even led by an outsider property-manager (Regular collective meetings)⁶⁹; in many cases, residents share the property management (Common property maintenance).⁷⁰ Everyday activities, like eating or housework can also take place in the community (Common daily

⁶⁴ Bengtsson 1998; Leafé Christian 2003; Scotthanson–Scotthanson 2005; Williams 2005b.

⁶⁵ Fenster 1999. 3–54; Chan 2010.

⁶⁶ McCamant and Durrett 1988. 36–41.

⁶⁷ Babos 2019a 117–127; Babos 2019b 34–37.

⁶⁸ Czischke 2018. 55–81.

⁶⁹ Chiodelli – Baglione 2014. 20–34.

⁷⁰ McCamant–Durrett 1988. 36–41.; Meltzer 2005. 4–6.; Scotthanson–Scotthanson 2005. 2–6.

activities).⁷¹ Spontaneous encounters may occur during the use of the building (Spontaneous social interaction).⁷² Organized shared events could be also observed, like educational, cultural events, and exercise classes (Social events within the community)⁷³, besides, these events could be open to the neighbourhood (Activities open to the wider community).⁷⁴ It is also possible that inhabitants operate a service or produce something together (Community service or production).⁷⁵ The highest level of activity when inhabitants share a vision and work together to achieve it (Share vision or value).⁷⁶

The tenure or the ownership can be different in every country, and it also can depend on the special housing policy of cities – co-housing developments are not characterized by a typical tenure regime. In most cases, there is condominium⁷⁷, that integrates private residents' ownership of housing units with a collective property of common spaces (The mixed form of ownership).⁷⁸ Other options are that the owner is an association (Collective non-profit organization, Residential cooperative and Common private society), whose members are all the residents⁷⁹. There is absentee ownership in some cases, where the property is owned by the public sector or by the developer, but in other cases, the tenants can form a group (Shared rental).⁸⁰ Furthermore, there are some collective housing tenure networks around Europe, which ensure the independence of the real estate market (Urban housing network).⁸¹

USER-ORIENTED, SHARING RELATED CO-HOUSING CATEGORIZATIONS

There are many possible aspects of urban housing development analysis. These analyses, both of individual housing and co-housing, lead to categorizations according to the main research aspects. In architectural and urban studies housing developments are often analysed by dwellings unit, residential buildings, or neighbourhoods, and they are categorized or typed by location, density, floor area, height, spatial design, technical solution, and other measurable properties.⁸² For example, the well-known co-housing categories from Neufert were the low-rise or high-rise, the point block or

⁷¹ Chiodelli–Baglione 2014. 20–34.

⁷² Williams 2005a. 195–227.

⁷³ Scotthanson–Scotthanson 2005. 2–6.; Williams 2005b. 145–177.

⁷⁴ Williams 2005b. 145–177.

⁷⁵ Giorgi 2020. 113.

⁷⁶ Beck 2020. 40–64.

⁷⁷ Orbán 2006. 72–77.

⁷⁸ Chiodelli–Baglione 2014. 20–34.

⁷⁹ Fenster 1999. 3–54.

⁸⁰ Larsen 2019. 1349–1371.

⁸¹ For example: The 'Miethauser Syndikat' in Germany and 'Student Co-op Homes' in England.

⁸² Yabareen 2006. 38–52.

slab block, and the masionettes⁸³. Or, the contemporary a+t housing research group determined the housing types by their generic urban formation of the unit area: single-family houses, rowhouses, point buildings, double slab, slab, closed urban block, urban block with towers, plinth with towers and tower.⁸⁴ Co-housing is defined as housing with more shared characteristics than individual housing, therefore we are looking for user-oriented, sharing related categorizations that help to structure all co-housing developments more detailed by the user's sharing methods.

User-oriented categorization is based on the methodology of “How to study public life” by Gehl and Svarre.⁸⁵ They worked out a questionnaire methodology to categorize the complex interaction of life and form in public space, which is extendable into housing analysis. They ask questions systematically and divide the variety of activities and people into subcategories to get specific and useful knowledge about the complex interaction of life and form in public space. These questions are about the users: how many (people), who (are the user), where (people use), what (are the people using), and how long (is the use)? This questionnaire methodology also appears in the housing analyses in Giorgi's categorization. He determined that the way in which people live in a shared environment depends on a lot of factors, which can mainly be related to these three categories: the reason why people look for this kind of shared living (Why), the level of sharing within the community (How) and the context in which the community is inserted (Where).⁸⁶ Tummers' article argues that co-housing can only be fully understood when taking into account planning context, therefore she analyses the cause (Why) and method (How) of the planning process.⁸⁷

Table 3. Characteristic categories of social sharing in co-housing sub-terms – in the order of the sharing level

| Co-housing sub-terms | “shared space” | shared creation | shared activities | shared tenure |
|-------------------------------|----------------|-----------------|-------------------|---------------|
| Commune | x | x | x | x |
| Cohousing | x | x | x | x |
| Collaborative housing | x | x | x | |
| Cooperative housing | x | x | x | |
| Community-led housing | x | x | | x |
| Communal housing | x | | x | |
| Collective living/Co-living | x | | x | |
| Collective housing | x | | x | |
| Collective self-help housing | x | x | | |
| Collective self-build housing | x | x | | |
| Condominium | x | | | x |

⁸³ Neufert 1970. 89–99.

⁸⁴ Fernández et al. 2015. 54–61.

⁸⁵ Gehl–Svarre 2013. 9–19.

⁸⁶ Giorgi 2020. 110–111.

⁸⁷ Tummers 2015a. 64–78.

To categorize the type of co-housing Tummers defined some typologies, according to different sets of criteria, which are more about the users. The criteria are the following: Target group and residents profile (1), the distance to society (2), the degree of participation and self-management (3), community building (4), time and historical context (5), the approach to ecology and concept of sustainability (6), architecture and urban planning characteristics (7).⁸⁸ According to Tummers, co-housing is not just a housing form, it can also be a way for local identities under globalization, and to realize new forms of community, collaborative action, and make room for alternative values.⁸⁹ Connected to this statement based on Bresson and Sylvette,⁹⁰ Tummers categorized the international terms of co-housing developments into three groups, ‘CO’ as a community, ‘AUTO’ as collaborative action and ‘ECO’ as room for alternative values.⁹¹

The previous three user-oriented categorizations are not fully addressed to the sharing. In contrast with these, Hemmens evaluated some type of co-housing by sponsorship and type of sharing.⁹² He specified physical and social sharing features, tenure and rent sharing categories, and subcategories: room, bath/kitchen, common space (physical sharing), sociability, reciprocity, caretaking (social sharing), ownership, rental (tenure), rental mortgage, in-kind, subsidy (rent sharing). His methodology for the categorization is to define from a housing form if the subcategory is true or false for it. Hemmen’s study is about affordable housing, where sharing methods and the tenure are interesting questions and can be varied, therefore he made a categorization to value the kind of shared housing. His categories and subcategories are specified to the affordable housing forms, so it is not a comprehensive categorization, but his methodology is significant in the topic sharing methods of co-housing. Based on this categorization and those obtained from our research, we categorize the co-housings sub-terms (with shared space) by the social fields of sharing (*Table 3*).

THE SHARING BASED VISUALIZATION OF CO-HOUSING TERMS

The summary of the main characteristics of co-housing sub-terms and sharing methods show the diversity of the existing shared features. The shared facilities and other shared characteristics in urban co-housing projects can appear on different levels. The features contained in the definitions are not covering all optional sharing methods, in addition to analysing definitions, it was also necessary to collect the levels of social sharing elements. Based on this collection we give a visualization of co-hous-

⁸⁸ Tummers 2015b. 5–16; Tummers 2017. 133.

⁸⁹ Tummers 2017. 57.

⁹⁰ Bresson–Sylvette 2015. 5–16.

⁹¹ Tummers 2017. 56–61.

⁹² Hemmens–Hoch–Carp 1996. 3–16.

ing sub-terms according to the fields of sharing (Fig. 2). The terms in which spatial sharing is certainly present have been included in this visualized systematization, wherein the three previously defined social fields of sharing circles give the place to the terms. The division into levels of shared activities better highlights the differences and similarities between the terms (Fig. 3).

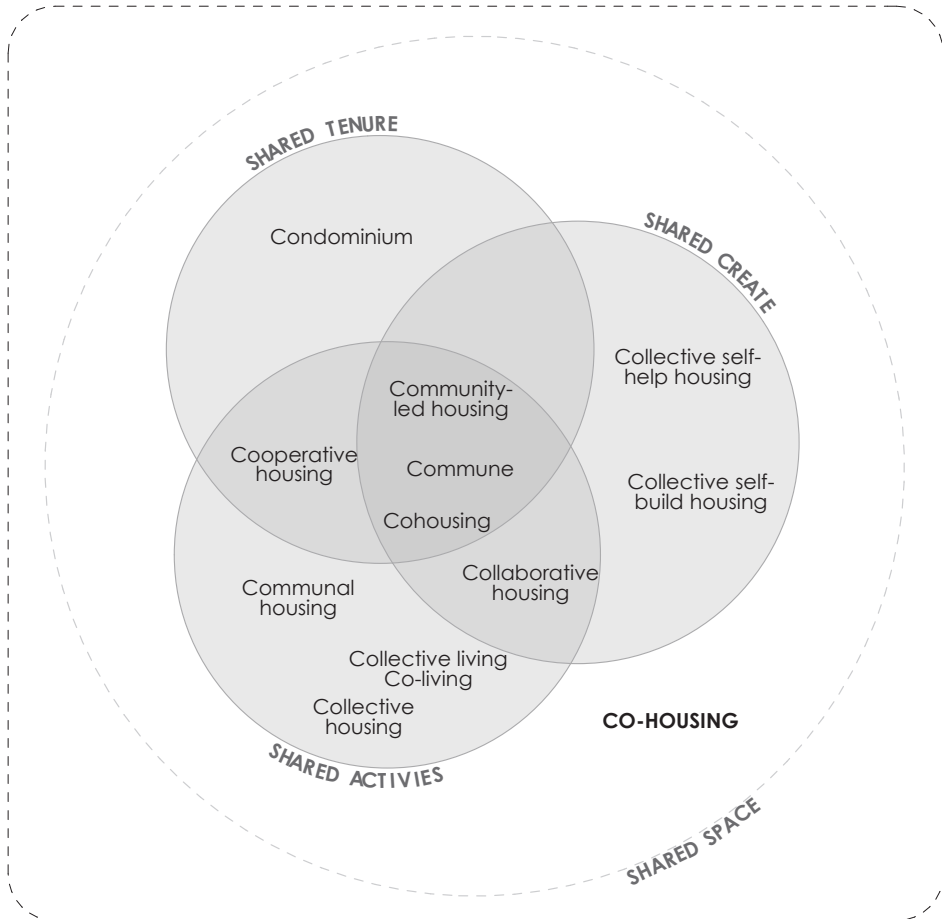


Figure 2. The co-housing sub-terms – social sharing based categorization

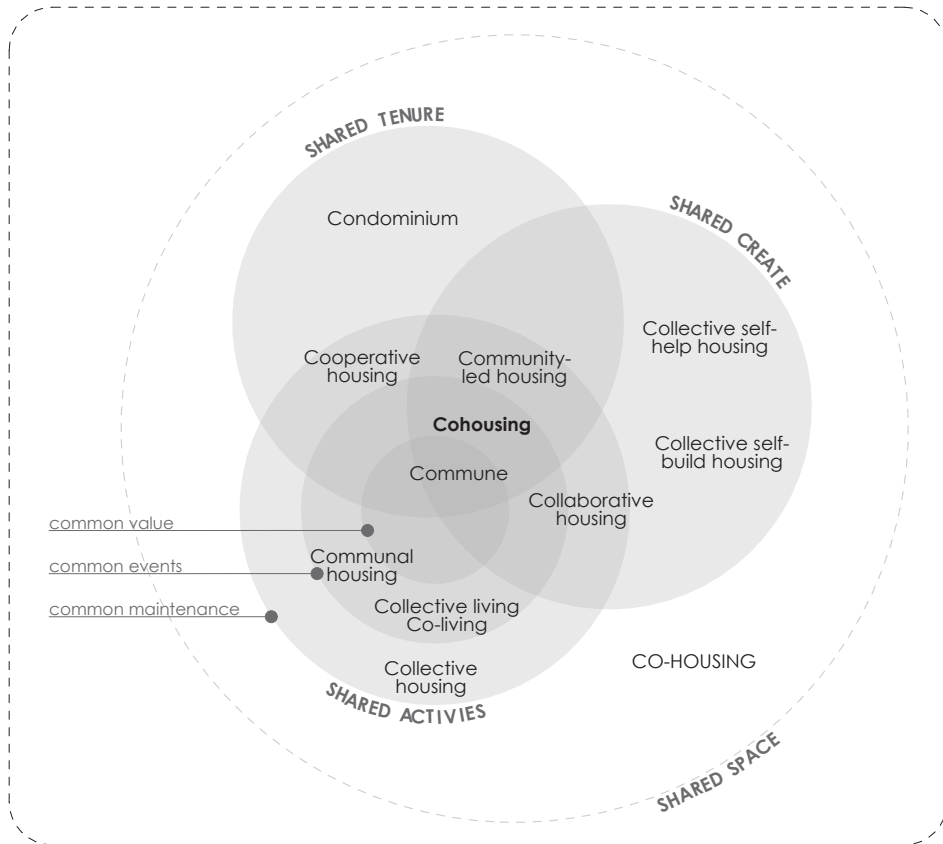


Figure 3. The co-housing sub-terms – social sharing based categorization with three levels of activities

CONCLUSION – THE SHORTCOMING OF A SHARING BASED CO-HOUSING CLASSIFICATION

The systematic approach of our term and literature overview goes beyond previous efforts in this field. This inductive method clarifies the use of terms and unfolds the connections between terms and definitions that were, until now, analysed from different aspects of the research fields. This paper unravels new perspectives on a categorization of the co-housing concept based on the sharing methods. Finally, this overview provides a collection of existing terms, definitions, and categorizations on urban co-housing, which can be used by the academic field to develop further models or theory.

Based on our findings, we would recommend future research to work out a sharing based co-housing classification, based on our systemization. Instead of subordinate co-housing projects under terms, we propose a classification that measurably classifies the sharing methods that appear in each project. The collection and visualization of the co-housing sub-terms in the order of social fields of sharing highlight that beyond the consistent use of terms there is also a need to clarify the relationship between physical and social dimensions based on case studies. Therefore, further studies could contribute to a clearer analysis of projects by developing a comprehensive classification system.

BIBLIOGRAPHY

- Arc en reve Centre d'Architecture 2009 Arc en reve Centre d'Architecture: *New Forms of Collective Housing in Europe*. Birkhauser, Basel 2009.
- Atkinson–Blandy 2005 Atkinson, R – Blandy, S: Introduction: International Perspectives on the New Enclavism and the Rise of Gated Communities. *Housing Studies* 20 (2005) 2. 177–186.
- Babos 2019a Babos, Annamária: COLLECTIVE REUSE – Co-housing Developments in the Service of Preservation of the Built Heritage. In: *Places and Technologies*. Ed.: Molnár, Tamás et al. Pécsi Tudományegyetem Műszaki és Informatikai Kar, Pécs 2019. 117–127.
- Babos 2019b Babos, Annamária: Werkpalast CoHousing: Case Study of Collective Reuse of a Prefabricated School Building. In: *Facing Post-Socialist Urban Heritage Conference Proceeding*. Ed.: Benkő, Melinda. Urb/bme, Budapest 2019. 34–37.
- Babos–Horogh–Theisler 2018 Babos, Annamária – Horogh, Petra – Theisler, K Katalin: Co-housing. Példák Bécsben és a közösségi együttélés lehetőségei Budapesten. *Utóirat. A Régi-Új Magyar Építőművészet melléklete* 18 (2018) 101. 69–76.
- Bamford 2001 Bamford, Greg: *Bringing Us Home. Cohousing and the Environmental Possibilities of Reuniting People with Neighbourhoods*. Situating the Environment at the University of Queensland, Brisbane, 2001
- Beck 2020 Beck, A. F.: What Is Co-Housing? Developing a Conceptual Framework from the Studies of Danish Intergenerational Co-Housing. *Housing Theory and Society* 37 (2020) 1. 40–64.
- Becker et al. 2015 Becker, Annette – Kienbaum, Laura – Ring, Kristien – Cachola Schmal, Peter: *Building and Living in Communities – Ideas-Processes-Architecture*. Birkhauser, Basel 2015.
- Bengtsson 1998 Bengtsson, B: Tenant's Dilemma – on Collective Action in Housing. *Housing Studies* 13 (1998) 1. 99–120.

- Bouma–Voorbij 2009 Bouma, J. – Voorbij, L.: *Factors in Social Interaction in Cohousing Communities*. ‘Include’ Conference, London. Available at: https://www.researchgate.net/publication/228748628_Factors_in_Social_Interaction_in_Cohousing_Communities (Accessed 20 March 2020)
- Brasson–Sylvette 2015 Bresson, Sabrina – Sylvette Deneffe: Diversity of Self-Managed Cohousing Initiatives in France. *Journal of Urban Research and Practice* 8 (2015) 1. 5–16.
- Canadian Cohousing Network *Canadian Cohousing Network – What is Cohousing?* Available at: <https://www.cohousing.ca/about-cohousing/what-is-cohousing/> (Accessed 20 March 2020)
- Chan 2010 Chan, Winnie Yuen-Pik: *The Phenomenon of Building Groups (Baugruppe) in Berlin: What Changes When a Community Starts Building?* Dessau Institute of Architecture 2010. Available at: https://issuu.com/winnie/docs/thesis_book/27 (Accessed 20 March 2020)
- Chatterton 2013 Chatterton, Paul: Towards an Agenda for Post-carbon Cities: Lessons from Lilac, the UK’s First Ecological, Affordable Cohousing Community. *International Journal of Urban and Regional Research* 37 (2013) 5. 1654–1674.
- Chiodelli 2015 Chiodelli, Francesco: What is Really Different between Cohousing and Gated Communities? *European Planning Studies* 23 (2015) 12. 2566–2581.
- Chiodelli–Baglione 2014 Chiodelli, Francesco – Baglione Valeria: Living Together Privately: for a Cautious Reading of Cohousing. *Urban Research and Practice* 7 (2014) 1. 20–34.
- Collins Dictionary’s definition *Collins Dictionary – Definition of Commune*. Available at: <https://www.collinsdictionary.com/dictionary/english/commune> (Accessed 20 March 2020)
- Cohousing Association of the US *Cohousing Association of the US Website – What is Cohousing?* Available at: <https://www.cohousing.org/what-cohousing/cohousing/> (Accessed 20 March 2020)
- CoHousing Budapest Association 2019 *Cohousing Budapest Association Website*. Available at: <https://www.cohousingbudapest.hu/> (Accessed 20 March 2020)
- Community Living Hungary 2012 *Community Living Hungary Website*. Available at: <http://kozossegbenelni.blogspot.com/p/english.html> (Accessed 20 March 2020)
- Czischke 2018 Czischke, Darinka: Collaborative Housing and Housing Providers: Towards an Analytical Framework of Multi-stakeholder Collaboration in Housing Co-production. *International Journal of Housing Policy* 18 (2018) 1. 55–81.

- Daly 2017
Daly, M: Quantifying the Environmental Impact of Ecovillages and Co-Housing Communities. A Systematic Literature Review. *Local Environment* 22 (2017) 11. 1358–1377.
- DASH 2013
DASH-Delft Architectural Studies on Housing: Building Together – The Architecture of Collective Private Commissions. nai010 publishers, Belgium 2013.
- Fedrowitz–Gailing 2003
Fedrowitz, M. – Gailing, L.: *Zusammen Wohnen – Gemeinschaftliche Wohnprojekte als Strategie sozialer und ökologischer Stadtentwicklung*. Institut für Raumplanung Universität Dortmund Fakultät Raumplanung, Dortmund 2003. 19–25.
- Fenster 1999
Fenster, M.: Community by Covenant, Process, and Design. Cohousing and the Contemporary Common Interest Community. *Journal of Land Use and Environmental Law* 15 (1999) 1. 3–54.
- Fernández et al. 2015
Fernández, Per Aurora et al.: *Why Ddensity? – Debunking the Myth of the Cubic Watermelon*. a+t architecture publishers, Vitoria-Gasteiz 2005.
- Fernández–Mozas–a+t research group 2016
Fernández, Per Aurora – Mozas, Javier – a+t research group: *Form and Data – Collective Housing Projects*. *An Anatomical Review*. a+t architecture publishers, Vitoria-Gasteiz 2016.
- Fernández–Mozas–Ollero 2013
Fernández, Per Aurora – Mozas, Javier – Ollero, Álex S.: *10 Stories of Collective Housing – Graphical Analysis of Inspiring Masterpieces*. a+t architecture publishers, Vitoria-Gasteiz 2013.
- Field 2004
Field, Martin: *Thinking about CoHousing. The Creation of Intentional Neighbourhoods*. Diggers & Dreamers, London 2004.
- Field 2017
Field, Martin: Models of Self-build and Collaborative Housing in the United Kingdom. In: *Self-Build Homes – Social Discourse, Experiences and Directions*. Ed.: Benson, Michaela – Hamiduddin Iqbal. JSTOR, UCL Press. 2017. 38–55.
- Flender 2019
Flender, Simona Joscha: *Do It Together – Cohousing as a Tool for Finding Better Ways of Living*. Master thesis report, Lund University, 2019. Available at Issue. <https://issuu.com/simonjflender/docs/> (Accessed 20 March 2020)
- Franck–Ahrentzen 1991
Franck, Karen A. – Ahrentzen, Sherry: *New Households, New Housing*. Van Nostrand Reinhold, New York 1991.
- Fromm 1991
Fromm, Dorit: *Collaborative Communities. Cohousing, Central Living, and Other New Forms of Housing with Shared Facilities*. Van Nostrand Reinhold, New York 1991.
- Fromm 2000
Fromm, Dorit: American Cohousing. The First Five Years. *Journal of Architectural and Planning Research* 17 (2000) 2. 94–109.
- Gehl–Svarre 2013
Gehl, Jan – Svarre, Brigitte: *How to Study Public Life*. Island Press, Washington 2013.

- Giorgi 2020
Giorgi, Emanuele: *The Co-Housing Phenomenon – Environmental Alliance in Times of Changes*. Springer – The Urban Book Series, Switzerland 2020.
- Global Ecovillage Network
Global Ecovillage Network – What is an Ecovillage? Available at: <https://ecovillage.org/projects/what-is-an-ecovillage/> (Accessed 20 March 2020)
- Heath et al. 2018
Heath, S. – Davies, K. – Edwards, G. – Scicluna, R. M.: *Shared Housing, Shared Lives – Everyday Experiences across the Lifecourse*. Routledge Advances in Sociology, New York 2018.
- Hemmens–Hoch–Carp 1996
Hemmens, George C. – Hoch, Charles J. – Carp Jana: *Under One Roof – Issues and Innovations in Shared Housing*. State University of New York Press, Albany 1996.
- Henilane 2016.
Henilane, Inita: Housing concept and analysis of housing classification. *Baltic Journal of Real Estate Economics and Construction Management* 4 (2016) 1. 168–178.
- id22 2012
id22: *Institute for Creative Sustainability: Experimentcity: CoHousing Cultures – Handbook for Self-organized, Community-oriented and Sustainable Housing*. JOVIS, Berlin 2012.
- Insee's definitions
Institut national de la statistique et des études économiques – Individual or Collective Building Definitions. Available at: <https://www.insee.fr/en/metadonnees/definition/c1808> (Accessed 20 March 2020)
- Jabareen 2006
Jabareen, Y. R.: Sustainable Urban Forms. Their Typologies, Models, and Concepts. *Journal of Planning Education and Research* 26 (2006) 1. 38–52.
- Jakobsen–Larsen 2019
Jakobsen, Peter – Larsen, Henrik Gutzon: An Alternative for Whom? The Evolution and Socio-economy of Danish Cohousing. *Urban Research and Practice* 10 (2019) 4. 414–430.
- Lang–Carriou–Czischke 2020
Lang, R. – Carriou, C. – Czischke, D.: Collaborative Housing Research (1990–2017). A Systematic Review and Thematic Analysis of the Field. *Housing, Theory and Society* 37 (2020) 1. 10–39.
- Jarvis 2011.
Saving Space, Sharing Time: Integrated Infrastructures of Daily Life in Cohousing. *Environment and Planning A* 43 (2011) 3. 560–577.
- Jarvis 2015.
Jarvis, H.: Towards a Deeper Understanding of the Social Architecture of Co-Housing: Evidence from the UK, USA and Australia. *Urban Research and Practice* 8 (2015) 1. 93–105.
- Lapuerta 2007
Lapuerta, Jose Maria de: *Collective Housing: A Manual*. Actar Publishers, 2007.
- Larousse definition
Larousse – *Definition of Ecoquartier or Eco-quartier*. Available at: <https://www.larousse.fr/dictionnaires/francais/%C3%A9coquartier/10910366> (Accessed 20 March 2020)

- Larsen 2019. Larsen, H. G.: Three Phases of Danish Cohousing: Tenure and the Development of an Alternative Housing form. *Housing Studies* 34 (2019) 8. 1349–1371.
- Law Insider *Law Insider – Definitions of Communal Housing, Condominium and Commune*. Available at: <https://www.lawinsider.com/dictionary/> (Accessed 20 March 2020)
- Leafé Christian 2003 Leafé Christian, Diana: *Creating Life Together – Practical Tools to Grow Ecovillages and Intentional Communities*. New Society Publishers, 2003.
- Lee 2013 Lee, Ann Nicol: *Sustainable Collective Housing – Policy and Practice for Multi-family Dwellings*. Routledge, New York 2013.
- Lietaert 2010 Lietaert, M.: Cohousing's Relevance to Degrowth Theories. *Journal of Cleaner Production* 18 (2010) 6. 576–580.
- Marckmann–Gram–Hanssen–Toke 2012 Marckmann, Bella Margrethe Mørch – Gram–Hanssen, Kirsten – Christensen, Toke Haunstrup: Sustainable Living and Co-Housing. Evidence from a Case Study of Eco-Villages. *Built Environment* 38 (2012) 3. 413–429.
- McCamant–Durrett 1988 McCamant, Kathryn – Durrett, Charles: *Cohousing – A Contemporary Approach to Housing Ourselves*. Habitat Press/Ten Speed Press, Berkeley, California 1988.
- McIntosh–Gray–Maher 2010 McIntosh, J. – Gray, J. – Maher, S.: In Praise of Sharing as a Strategy for Sustainable Housing. *Journal of Green Building* 5 (2010) 1. 155–163.
- Mehl 2019 Mehl, Bernhard: *The Rising Trend of Co-living Spaces*. Available at: <https://www.coworkingresources.org/blog/coliving-spaces> (Accessed 20 March 2020)
- Meltzer 2005 Meltzer, Graham: *Sustainable Community. Learning from the Co-housing Model*. Trafford Publishing, Victoria BC 2005. 1–17.
- Miethauser Syndikat *Miethauser Syndikat – Self-organized Living – Solidarity-based Economy!* – Website. Available at: <https://www.syndikat.org/en/> (Accessed 20 March 2020)
- NaCSBA 2011 *National Custom and Self-Build Association. An Action Plan to Promote the Growth of Self-Build Housing*. 2011. Available at: https://nacsba.org.uk/wp-content/uploads/2018/08/nacsbadocs_2011_07_anactionplanto.pdf (Accessed 20 March 2020)
- Neufert 1980 Neufert, Ernst: *Architect's data*. Second English Edition. Blackwell Science, Oxford 1980
- Orbán 2006 Orbán, Annamária: *Community Action for Collective Goods – An Interdisciplinary Approach to the Internal and External Solutions to Collective Action Problems – The case of Hungarian condominiums*. Akadémiai Kiadó, Budapest 2006. 72–77.

- Ring–Eidner 2013
Ring, Kristien – Eidner, Franziska: *Self made city – Berlin: Self-initiated Urban Living and Architectural Interventions*. JOVIS, Berlin 2013.
- Ruonavaara 2018
Ruonavaara, Hannu: Theory of Housing, from Housing, about Housing, Housing. *Theory and Society* 35 (2018) 178–192.
- Ruiu 2014
Ruiu, L. Maria: Differences between Cohousing and Gated Communities. *A Literature Review, Sociological Inquiry* 84 (2014) 2. 316–335.
- Sandu Publications Co 2014
Sandu Publications Co: *Collective Housing*. Gingko Press, Berkeley CA 2014.
- Sanguinetti 2014.
Sanguinetti, A.: Transformational Practices in Cohousing; Enhancing Resident’ Connection to Community and Nature. *Journal of Environmental Psychology* 40 (2014) 86–96.
- Sargisson 2012
Sargisson, Lucy: Second-Wave Cohousing – A Modern Utopia? *Utopian Studies* 23 (2012) 1. 28–56.
- Schill–Voicu–Miller 2007
Schill, M H. – Voicu I. – Miller, J: The Condominium versus Cooperative Puzzle. An Empirical Analysis of Housing in New York City. *The Journal of Legal Studies* 36 (2007) 2. 275–324.
- Scotthanson–Scotthanson 2005
Scotthanson, Chris – Scotthanson, Kelly: *The Cohousing Handbook – Building Place for Community*. New Society Publishers, Canada 2005.
- Smith 2012.
Smith, J. Susan: Preface and Acknowledgements. In: *International Encyclopedia of Housing and Home*. Ed.: Smith, J. Susan. Elsevier, Cambridge 2012. 6–7.
- Stevenson–Baborska-Narozny–Chatterton 2016.
Stevenson, F. – Baborska-Narozny, M. – Chatterton, P.: Resilience, Redundancy and Low Carbon Living: Co-producing Individual and Community Learning. *Building Research & Information* 44 (2016) 7. 789–803.
- Student Co-op Homes
Student Co-op Homes – the UK Federation of Student Housing Co-ops. Website, Available at: <https://www.studenthomes.coop/> (Accessed 20 March 2020)
- Szabó–Babos 2019
Szabó Julianna – Babos Annamária: Co-housing: Kortárs városias közösségi lakóházak innovatív építészeti megoldásai. *Utóirat. A Régi-Új Magyar Építőművészet melléklete* 19 (2019) 103. 56–65.
- Szabó–Kissfazekas–Babos 2019
Szabó, J. – Kissfazekas, K. – Babos A.: Co-housing és városi fenntarthatóság. Piaci és közösségi többlakásos fejlesztések helyválasztása a fenntarthatóság tükrében. *Építés – Építészettudomány* 47 (2019) 3–4. 383–403.
- Tummers 2015a
Tummers, Lidewij: Understanding Co-housing from a Planning Perspective: Why and How? *Urban Research and Practice* 8 (2015) 1. 64–78.
- Tummers 2015b
Tummers, Lidewij: Towards a Long-term Perspective of Self-managed Collaborative Housing Initiatives. *Journal of Urban Research and Practice* 8 (2015) 1. 5–16.

- Tummers 2016 Tummers, Lidewij: The Re-emergence of Self-managed Co-housing in Europe: A Critical Review of Co-housing Research. *Urban Studies* 53 (2016) 10. 2023–2040.
- Tummers 2017 Tummers, Lidewij: *Learning from Co-housing Initiatives – Between Passivhaus Engineers and Active Inhabitants*. TU Delft, Delft 2017. 66–70, 204–244.
- UK Cohousing Network UK Cohousing Network Website – *About Cohousing*. Available at: <https://cohousing.org.uk/about/about-cohousing> (Accessed 20 March 2020)
- Vestbro 1998 Vestbro, Urban Dick: The Study of Collective Housing: A Swedish Perspective. In: *The Meaning and Use of Housing: International Perspectives, Approaches and Their Applications*. Ed.: Arias, Ernesto G. Taylor and Francis Ltd, Avebury 1998. 405–424.
- Vestbro 2000 Vestbro, Urban Dick: From Collective Housing to Cohousing – A Summary of Research. *Journal of Architectural and Planning Research* 17 (2000) 2. 164–178.
- Vestbro 2010 Vestbro, Urban Dick: Concepts and Terminology. In: *Living Together – Cohousing Ideas and Realities around the World. Proceedings from the International Collaborative Housing Conference in Stockholm*. Ed.: Vestbro, Urban Dick. Div of Urban and Regional Studies, 2010. 21–29.
- Williams 2005a Williams, J: Designing Neighborhoods for Social Interaction: The Case of Cohousing. *Journal of Urban Design* 10 (2005) 2. 195–227.
- Williams 2005b Williams, J: Sun, Surf and Sustainable Housing – Cohousing, the Californian Experience. *International Planning Studies* 10 (2005) 2. 145–177.

A LAKHATÁSI FORMÁK MEGOSZTÁS-ALAPÚ KATEGORIZÁLÁSA

VÁROSI LAKHATÁSI FORMÁK ANGOL NYELVŰ TERMINOLÓGIÁJÁNAK ÁTTEKINTÉSE

Összefoglaló

A városias, beépített területek aránya Európa szerte folyamatosan növekszik, ennek következtében kortárs városi lakhatási formák is teret nyernek. A megosztáshoz kötődő, úgynevezett co-housing formák a kortárs városi lakófejlesztések jelentős részét képezik. Éppen ezért egyre több elemzés és publikáció születik a témában (például a fizikai és társadalmi jellemzőikről vagy azok hatásairól), azonban a lakhatás kutatási területén nincs egyetértés a kifejezések és definíciók használatában. A következő tanulmányban egy, a lakhatási formákat megosztás alapján rendszerező kategorizáció kerül bemutatásra, melynek elméleti és gyakorlati haszna is lehet. A kategorizáció a meglévő kifejezésekre, definíciókra és jellemzőkre egyaránt épít. A co-housing lakhatás alapvető feltétele a – változó méretű és minőségű – megosztott tér, így a társadalmi dimenziók minden esetben kötődnek egy fajta tériséghez is. A lakhatási formákban jelenlévő társadalmi és fizikai dimenziók együttes vizsgálata nem képezi jelen kutatás tárgyát, a társadalmi típusúakra koncentrálnak: a megosztott létrehozásra, tulajdonlásra és a tevékenységekre. Megállapítható, hogy a kutatás során alkalmazott rendszerezett áttekintés új irányvonalakra mutatott rá a lakhatási formák osztályozásának területén. A tanulmányban tárgyalt megosztás-alapú kategorizálásra és módszertanra alapozva egy, a megosztásra épülő és skálázható osztályozás kidolgozása javasolt, melyben a projektek mérése és összehasonlítása egységes módon történhet.

Kulcsszavak: co-housing, cohousing, városi lakhatás, társasház, lakhatási típusok, lakhatási kategóriák, részvétel, a megosztás léptéke, társadalmi megosztás

Open Access statement. This is an open-access article distributed under the terms of the Creative Commons Attribution 4.0 International License (<https://creativecommons.org/licenses/by/4.0/>), which permits unrestricted use, distribution, and reproduction in any medium, provided the original author and source are credited, a link to the CC License is provided, and changes – if any – are indicated. (SID_1)

☞ Received: 4 May 2020. Accepted: 30 May 2020
First published online: 24 August 2020