

COLIVING RESOURCES

Fourth Edition

A directory of the major resources
to understand the coliving industry

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Welcome to Coliving Resources!

Presented by [Co-Liv](#)

Dear Readers,

Welcome to the Fourth Edition of the most comprehensive curation of publications and content relevant to understanding the coliving industry and growing your coliving business.

We get it - finding top quality resources in a nascent, rapidly growing industry can be frustratingly difficult. As ambassadors of the global coliving movement ourselves, we have experienced this problem first-hand for years so we created Coliving Resources as a solution for ourselves and our fellow coliving enthusiasts.

With over 15 hours of educational videos, 150+ podcast episodes, and 7,000 pages of content, Coliving Resources is THE place to learn about the coliving movement. We hope the abundance of information below will answer any question you have about the global industry and help to empower coliving across the world.

Please enjoy exploring the 200+ publications found in the Fourth Edition of Coliving Resources! You'll notice much of the new content is research-based as we added 16 academic papers that present findings from shared living studies around the world. As always, thanks for your support and happy reading!

Co-Livingly,

Connor Moore and Gui Perdrix

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New to Coliving

What is coliving?

While the coliving phenomenon has gained popularity in countries across the world, the most basic question "what is coliving?" is still relevant today. Where did coliving originate and what is the modern definition? Taking it back to the basics, the resources below paint a picture of how coliving got started and how it's a fundamentally different housing model when compared to traditional living solutions. With contributions from coliving operators, industry CEOs, design labs, and even Bloomberg, this list will give you a diverse look at how coliving is being defined by the various players in the overall ecosystem.

Top Resources

1. [What is Coliving? Part 1](#) & [What is Coliving? Part 2](#) by Gui Perdrix

This multi-part series from Gui Perdrix details the growing trend of coliving and gives an in depth definition of what coliving is, and just as importantly, what coliving is not. Gui walks us through the history of shared living and states which living models fall under the umbrella of modern coliving.

2. [A Brief History of Co-Living Spaces](#) from Bloomberg CityLab

A quick dive into the history of coliving and how demand for shared living has changed overtime to produce the modern coliving movement.

3. [So What Exactly is Coliving?](#) from Open Door

This article will take you back to the 1960s and guide you through the origin of coliving. You'll get a look into the history of coliving, the modern definition, and the difference between intentional communities, cohousing, and Co-ops.

4. [The Ultimate Guide to Coliving](#) from Outside

A downloadable e-book that contains all the important concepts behind coliving including the current data & trends of modern coliving spaces, a directory of locations, and handy tips and tricks that can enhance the coliving experience.

5. [What is Coliving?](#) from Coliving.com

This visually appealing resource provides an easy to digest history of coliving and how it's being executed today.

6. [What is Co-Living? Defining A Global Movement](#) from Co-Liv

Authored by three coliving industry pioneers, this piece discusses how coliving fits into the larger living trends of the twenty-first century including the sharing economy and the shift towards preferring access rather than ownership.

7. [What is Coliving?](#) from Conscious Coliving

An insightful recap of the history of coliving, how it is being executed today, and the potential impact of conscious coliving.

8. [Exploring the brave new world of shared living](#) from Space10

Space10, one of the most forward thinking research and design labs in the world, put together a 83 page ebook and podcast series on the future of shared living. This is a fantastic resource for anybody wanting an in depth look at why we need coliving and what the coliving movement can accomplish.

9. [The Housing as a Service \(HaaS\) Revolution Has Begun](#) by Jon Dishotsky

Exploring housing trends and consumer needs, Jon Dishotsky, the CEO of Starcity, outlines the mission of Starcity and why now is the time that the world needs "Housing as a Service."

10. [Urban Coliving Movement: Tracing Origins, Generational Influences and the Future of Coliving](#) from SPX

This article speaks about the origins of coliving in Europe, what people today are looking for in their living solutions, as well as why the coliving model can have a positive impact on urban living in the 21st century.

11. [History, Definition, & Overview of Coliving Industry](#) by Connor Moore

An 18-minute Ted-Talk style video delivered by Connor Moore at the 2021 Co-Liv Summit. In the talk Connor covers the history of communal living, goes over many different definitions of coliving, and ends the video with a brief overview of the global industry.

12. [Co-Living - what is it and why is it gaining popularity?](#) from Cambridge Finance

A short article from Cambridge Finance that covers why the coliving movement has gained momentum in Europe and includes survey data on what residents prefer out of their living solutions.

13. [The Secret Agent Report - Co-Living](#) by Jodie Walker

A Melbourne-based real estate research organization, Secret Agent released a publication centered around coliving in 2017. The 17 page report does an excellent job of describing the coliving movement at a high level and summarizing the benefits of coliving including living minimally, curbing loneliness, and environmental friendliness.

14. [Co-Living Blog](#) by Co-Living Group

This coliving blog out of London contains many short articles detailing the coliving movement in the UK and beyond. Take a look through the various articles to get a great explanation of how coliving compares to other living models and why it's gaining momentum around the world.

15. [Coliving as a Co-operative Business Model Innovation](#) by Nina Stepnicka and Paulina Wiaczek

This academic paper on coliving out of Poland recognizes the various advantages and disadvantages of coliving in its many different forms. Stepnicka and Wiaczek also present a short case-study on one of Poland's premier coliving brands, Clipster.

Starting a Coliving Company

How do you start a coliving space?

Are you so passionate about coliving that you think you're up for starting your own company? If so, this section is for you. In this category we've compiled resources from people that have started coliving companies before and have shared tips and tricks to help you on your way. Current operators can also benefit from this section as there are pieces of wisdom in each resource below that can help you enhance your coliving company and improve the living experience of your residents.

Top Resources

1. [Art of Coliving](#) by Gui Perdrix

An insightful book by coliving expert Gui Perdrix that provides a plethora of real world information on how to create a life-enhancing and economically viable coliving brand. The first part of the book covers the ins and outs of the coliving user experience while the second part of the book examines the importance of growth & scalability.

2. [Coliving Guide](#) from Coliving.com

An excellent guide from Coliving.com that was created to help operators launch new coliving concepts. A great starting place for the basics on how to start a coliving company.

3. [Reconciling Community and Business](#) by Gaetan de Dietrich

Not sure how community will fit into your business model? In this article coliving community guru Gaetan de Dietrich takes us through some of his "community principles for business" and explains how community and business can coexist.

4. [The Coliving Code University](#) from Kndrd

A 3.5-hour online course containing 12 modules covering the essential elements of starting and running your own coliving space. While this is a paid resource, it's full of first hand knowledge and valuable tips and tricks on how to get started in the coliving world.

5. [How we built a coliving space in less than 14 days \(and how you can learn from it\)](#) by Gui Perdrix

The title says it all here as this article digs into the story and process of creating a coliving space. From finding the right location and residents to move-in day and creating the right culture, this coliving tale has it all.

6. [Coliving Etiquette: Coliving Guide For a Happy Community](#) from Coliving.com

Ready to launch a coliving concept, but not sure on how to set up the House Rules? This guide provides a quick list of ten coliving community rules that will help you get started.

7. [How to set up the ultimate coliving space](#) from Coworksurf

This epic list of 30 tips to help start a coliving space is compiled by coliving operator Coworksurf. Most of the tips are centered around how to create a great community so check it out for some good advice from people that have done it before.

8. [The Coliving Guide](#) from The Casa

A guide (in French) of how to start your own coliving brand by French coliving operator The Casa. Split into 11 sections, this guide can be a great place to start in order to discover the many important aspects of launching a coliving concept.

9. [How to manage a 30-person housing cooperative](#) by Emily Bender

A member of Chateau Ubuntu, a shared living space in San Francisco, describes exactly what it's like to manage a living community. From communication networks to managing recruitment, this quick guide has some great tips for getting started.

10. [What's the ROI of community building in coliving?](#) By Gui Perdrix

Another great article from Gui Perdrix, this article tackles a topic that needs more attention: how a great community can improve a coliving company's ROI. Perdrix also presents four different models for how coliving companies build communities from the "Do-It-Yourself" model to one of communal "Systems."

11. [How to Set Up a Housing Co-operative](#) by Radical Routes

Check out this resource to find out more about how to set up shared ownership living models like a Housing Co-operative.

12. [Coliving: Revenue from beds should be anecdotal](#) by Carlos de la Lama-Noriega

Wouldn't it be great if only half of the annual revenue for your coliving company came from rent? While the title of this article might seem counterintuitive, author Carlos de la Lama-Noriega makes the case that coliving companies that focus on a niche customer segment have the opportunity to establish many sources of revenue besides rent.

13. [Next Level Landlord](#) by Matt Baker

An excellent read for anybody considering being a landlord or operating a shared living space. UK entrepreneur and author Matt Baker shares his experience in creating a customer centric shared living product that is not only good for his tenants, but also good for the business.

14. [Community Building and Onboarding](#) by Victor Augais

In this 15-minute Ted-Talk style video, Victor Augais, the CEO of French coliving company La Casa, covers two of the most important parts about the coliving business model: building a community and the resident onboarding process.

15. [The ultimate guide to starting a coliving business](#) by Peter Fabor

Peter Fabor, the founder of Surf Office and coliving industry pioneer since 2013, walks readers through a 10-step coliving guide and covers topics from an ideal number of rooms to open a coliving space to profit margins and unit economics.

16. [Coliving Experiment Tests Sharing Economy's Potential](#) by Mira Luna

A fascinating interview from 2013 includes many interesting insights from the future founders of US-based coliving operator OpenDoor. The interview also focuses on how sharing economy solutions can help coliving operators to "save and/or generate money, build community, and reduce [their] environmental footprint."

Coliving Residents

Who is coliving right for?

While we strongly believe the advantages of shared living can benefit all people, coliving companies need to define their target market before creating the blueprint for the resident living experience. Building an excellent coliving experience will look different in Bali than it will in New York. The same goes for a coliving community of millennials vs creating an urban living experience for families. The resources in this section will give you a look into the rapidly changing wants and needs of potential coliving residents from millennials to retirees.

Top Resources

1. [One Shared House 2030](#) from Anton & Irene and Space10

One Shared House is perhaps the largest coliving survey ever completed with over 150,000 respondents sharing their housing preferences on topics ranging from size, privacy, and even housing ownership. Take a few minutes to complete the survey yourself and peruse the results on this extremely playful and informative project.

2. [How We Live Now: Redefining Home and Family in the 21st Century](#) by Bella DePaulo

Bella DePaulo, a psychology professor at the University of California Santa Barbara, traveled around the United States to study how people live in the 21st Century. Combining her personal tour with historical trends and social science research, DePaulo documents the many different ways people live including cohousing, shared living, and multigenerational houses.

3. [The Millennial Metric](#) from NewCities

This comprehensive report was put together in 2020 to answer one question: how and where will millennials choose to live? The report comes complete with city profiles and policy recommendations - an excellent look into current living trends of those born from 1981 to 1999.

4. [Millennials](#) from Goldman Sachs

A fun, interactive resource from Goldman Sachs digging deep into the preferences of the Millennial generation. From housing, marriage, and shopping trends to how Millennials view wellness and how they're wants and needs are changing, this is a great, data driven look into the generation born from 1980 - 2000.

5. [The Shared Living Survey](#) from The HMO Platform

This 2020 survey completed by The HMO Platform gathered data from all across the UK with the goal of giving landlords and property developers a better idea of how to improve their tenants' experience.

6. [New Residential Brand Kin Applies Co-Living Concept To Urban Families](#) from Forbes

While the word coliving isn't often mentioned in the same sentence as the word families, coliving company Kin is trying to change that. The Forbes article covers Kin's origins as a partnership between Common and Tishman Speyer as well as the potential for coliving to transform the way urban families live in the coming decades.

7. [Demographic Shifts: The World in 2030](#) from Cushman & Wakefield

As time marches on the younger generations start to make up a bigger portion of the labor force. Of course that's always been the case, but it didn't stop Cushman & Wakefield from speculating what the global workplace will look like in the year 2030. A great resource for forward thinking coliving professionals to plan for the future.

8. [Cohousing for Older Adults](#) from Keith Wardrip

While coliving has gained more popularity amongst the Millennial generation thus far, the idea of communal living has long appealed to aging adults. This great article from AARP defines the cohousing movement for aging adults in the US and provides a snapshot of the cohousing landscape in the US.

9. [People were asked about communal living...](#) from World Economic Forum

We can add the World Economic Forum to the list of organizations intrigued by coliving! This piece published in March 2021 covers why residents prefer communal living and draws on examples from around the world where coliving has been successful.

10. [In a Divided Country, Communal Living Redefines Togetherness](#) from The New Yorker

An incredibly well-written, long-form article from Nathan Heller at The New Yorker, this piece takes a deep dive into the people that live at a sixty-person coliving space in Los Angeles operated by Treehouse. The article covers that while perhaps more difficult to achieve, the extremely diverse resident population at Treehouse can unlock the full range of positive benefits that coliving has to offer.

11. [Co-living space: The shared living behavior of the millennial generation in Indonesia](#) by Isrina Indah and Prabu Wardono

A 2020 research paper out of Indonesia, this piece by Isrina Indah and Prabu Wardono identifies how coliving is currently perceived by millennials in Indonesia and how the living model can be an important housing option in the rapidly urbanizing country.

12. [Singapore's Rising Rents Have Lonely Expats Turning to Co-Living](#) by Faros Mokhtar

This article from Bloomberg Wealth describes why many expats in Singapore are increasingly turning to coliving as their preferred living option, namely due to relative affordability and flexibility.

13. [The Upstate Coliving Blog](#) by Upstate Property Rentals

Upstate Coliving, a small American coliving operator out of South Carolina, has started a blog that could be particularly useful for coliving residents. With articles from “five ways to cultivate a healthy relationship with your roommate” to “six ways to keep your kitchen organized in a coliving housing arrangement,” coliving residents are sure to pick up some useful tips on how to adjust to a communal living environment.

14. [Co-Living social Community for Elderly](#) by Bjorn Magnus Mathisen, Anders Kofod-Petersen, and Idoia Olalde

While the 22-35 age demographic may be the main face of modern coliving, the concept of coliving for the elderly is also gaining momentum around the world. This research paper from authors in Norway and Spain details the challenges and best practices in constructing a coliving concept for the elderly.

15. [The Rise of Co-living Under the Influence of Urbanization in China](#) by Scarlett Miao

This article from Scarlett Miao argues that coliving will play an important role in providing urban housing as city populations around the world continue to explode.

Sustainability / Social Impact

What good can coliving achieve for people / the environment?

As an innovative living model designed for the twenty first century, coliving places a big focus on environmental sustainability and creating social impact. From using sustainable building materials to integrating their residents smoothly into the larger community (to avoid the negative effects of gentrification), coliving operators around the world find ways to respect the people and the environments that they affect. The articles, frameworks, and reports below provide measurable results for coliving and other shared living models as a force for good.

Top Resources

1. [Impact & Sustainability in Coliving](#) from Coliving Insights

The third edition of Coliving Insights contains contributions from more than 30 industry experts and researchers to produce a full 180-page report. The topics covered include social value in coliving, policy & investments, and wellbeing & sustainability.

2. [Social Value in Coliving: How Can Coliving Providers Embed Social, Economic and Environmental Impact into Their Business Models?](#) by Matthew Lesniak, Penny Clark, and Naima Ritter

A research-based article packed with helpful resources and a clear snapshot of how coliving operators are incorporating social value into their business models. A great place to start for a succinct overview of social impact in coliving.

3. [Social value in new development: an introductory guide for local authorities and development teams](#) by the UKGBC

From the UK Green Building Council, this resource is a guide for local authorities and developers to ensure they create spaces with social value at their core. From measuring social value to barriers of creating social value, this guide is a great place to start when thinking about developing community-driven spaces.

4. [Can shared living improve our mental health and wellbeing?](#) from Space10

A fantastic review of how coliving, cohousing, and other shared living models can impact our mental health. Citing many reputable organizations studying human wellbeing, this piece from Space10 is a great introduction to the intersection of shared living and mental health/wellbeing.

5. [Co-Living and the Common Good](#) from RSA Action and Research Centre

A great analysis of the past, present, and future of communal living in the UK. From housing equity to design for wellbeing, this piece covers a lot of ground on how coliving can be a force for the common good.

6. [Build Well to Live Well](#) from Global Wellness Institute

This 150-page report contains a wealth of information on how we can use built environments to encourage wellness. For those looking to learn about the history and potential of wellness lifestyle real estate, this report is an excellent place to start.

7. [The GoodHome Report 2019](#) from Happiness Research Institute

The Happiness Research Institute teamed up with European home improvement company Kingfisher to find out what makes a happy home. The report compares many countries across Europe and offers advice on how to make our future homes happier.

8. [Why Coliving is the Secret to Health & Wellness](#) from Haven Coliving

What health benefits does coliving offer? This piece from Haven Coliving dives into many benefits of coliving including improvement in mental health, promotion of cognitive skills, and the reduction of age-related health decline.

9. [The Conscious Coliving Manifesto](#) from Conscious Coliving

One of the first truly comprehensive frameworks designed specifically for the coliving industry, the Conscious Coliving Manifesto provides a toolkit to build a conscious coliving community.

10. [The role of co-living spaces in digital nomads' well-being](#) by Jennifer Sin Hung von Zumbusch and Lidija Lalicic

While not many academic papers have specifically covered the coliving industry, this paper published by the Springer Nature group dives into how co-living spaces can affect the wellbeing of digital nomads. The authors interviewed twelve digital nomads that had experienced coliving to some degree to discover how coliving affected their lives.

11. [How cohousing can make us happier \(and live longer\)](#) by Grace Kim

In her Ted Talk with over two million views, architect Grace Kim suggests that shared living models such as cohousing can be an excellent way to combat the loneliness epidemic.

12. [Coliving as a tool to meet Max Neef's Fundamental Human Needs](#) by Gabriel Neira Voto

Most have heard of Maslow's hierarchy of needs, but fewer are familiar with Max Neef's fundamental human needs. This article by Gabriel Neira Voto dives deep into how coliving can allow us to satisfy all of our fundamental needs from subsistence to identity.

13. [State of Coliving 2018: How Conscious is the Sector?](#) from Conscious Coliving

Another great piece of content from Conscious Coliving that presents the response from a survey conducted at Co-Liv's 2018 Coliving Summit in Paris. The survey asked 45 coliving operators to self-report how well they thought their company was doing in regards to wellbeing, community, and environmental sustainability practices.

14. [Why CoLiving Is An Investment In Your Well-Being](#) by Leah Ziliak

Guest experience consultant Leah Ziliak provides a convincing list of reasons why living in a coliving community will increase your well-being. The list includes factors like connections develop quickly, avoiding burnout, and increased personal growth.

15. [Sexual Assault: addressing issues of boundaries, violation, and harassment in coliving](#) from The Co-Liv Podcast

Sadly, sexual assault is still an under-discussed topic. This roundtable discussion aims to help break this stigma and provide awareness, education, and ultimately, prevention of sexual assault in coliving.

16. [Coliving in the Sustainable City](#) by Ulrika Hafstrom

Ulrika Hafstrom's research paper from Lund University in Sweden presents an interesting study on how coliving is an effective sustainable urban housing strategy in Stockholm. The results of the study confirm that coliving can promote environmental sustainability through "sharing and access to social capital, lowering carbon emissions from densification, and providing social belonging."

17. [Co-Living: A Solution to the Housing Crisis?](#) by Scott Corfe

This study (commissioned by Barclays) aims to explore how coliving can "provide a viable route towards homeownership" and "the potential demand for a "to buy" co-living product." The study specifically examines potential home-buyers in the UK, but the bulk of the insights presented could certainly apply to countries around the world.

Coliving Impact Reports

Check out these impact reports from some of the most impact-driven coliving companies in the world:

1. [The Student Hotel Impact Report 17/18](#) from The Student Hotel
2. [The Student Hotel Impact Report 18/19](#) from The Student Hotel
3. [Venn Impact Report 2018](#) from Venn City
4. [Venn Impact Report 2019](#) from Venn City

Other Resources

1. [Passivhaus Trust](#) from UK Passive House Organisation
2. [Active House Alliance formulates strategy 3.0](#) from Active House
3. [Sustainable Home](#) from Designing Buildings Wiki
4. [Net Zero Guide](#) from Greengage
5. [WeWork Global Impact Report 2019](#) from WeWork

Community Facilitation

How do you facilitate a coliving community?

This section covers one of the hardest parts of coliving to get right: community facilitation. As nearly all coliving operators promise community as part of their value proposition to potential residents, it's important that those in the industry understand how to facilitate and maintain (*not* manage) successful communities. Of course no community will ever be perfect, but the resources below provide an excellent place to start on your path to creating meaningful human interactions in your coliving space.

Top Resources

1. [Community Facilitation Handbook](#) by Gui Perdrix, Matt Lesniak, and Naima Ritter

The world's first in-depth handbook on how to facilitate fantastic coliving communities. Drawing on experience from dozens of coliving pioneers, the Community Facilitation Handbook contains many ideas for impactful community events as well as advice on how to hire and train community managers. We consider this handbook a must read for all coliving professionals, particularly community facilitators/managers.

2. [The Art of Gathering](#) by Priya Parker

A MUST read for any person or business who wants to improve the way they plan and execute human gatherings. Priya Parker calls for us all to host intentional gatherings by starting with the purpose of the gathering in the first place and considering every aspect from location to which people to invite.

3. [Community vs. Scalability: Cracking Coliving's Dilemma](#) by Connor Moore

This long-form article dives deep into one of coliving's biggest dilemmas: small coliving operators tend to develop great communities while large operators tend to scale more quickly. After identifying why the dilemma exists, the piece then presents the creation of multi-tiered communities as a potential solution to the dilemma.

4. [Community: The Structure of Belonging](#) by Peter Block

In a world that seems to be increasingly customized and fragmented, Peter Block shares his views on the secrets of how to build meaningful communities.

5. [Tribe](#) by Sebastian Junger

Sebastian Junger traces the human need for connectedness back to the way tribal societies function. In the modern world, Junger believes the need for human connections is as strong as ever and that we are all better off when we come together.

6. [The Art of Community: Seven Principles for Belonging](#) by Charles Vogl

Another very insightful community book based around seven principles for growing “enduring, effective, and connected communities.” Vogl also presents some tools and frameworks that can be utilized to help create live-enhancing communities.

7. [Tribes](#) by Seth Godin

In his New York Times Bestseller, Seth Godin shares the secrets behind turning a group of disorganized followers into a loyal tribe. Business, religious, and political leaders alike have sworn on the content of this book and much of the knowledge can be very useful in creating coliving tribes.

8. [Reinhabiting the Village](#) by Jamaica Stevens

This 350+ page book contains advice from more than 60 contributing authors on how to empower communities. With themes ranging from health and healing to holistic event production, the book is jam packed with useful information for creating robust coliving communities.

9. [The Skilled Facilitator](#) by Roger Schwartz

Roger Schwartz’s 1994 book acts as the bible for any professional responsible for facilitating groups toward realizing a goal such as community creation. Full of useful tips and tricks, this book should be on the bookshelf of every coliving community facilitator!

10. [Nonviolent Communication Toolkit for Facilitators](#) by Raj Gill, Lucy Leu, and Judi Morin

Written by three nonviolent communication experts, this toolkit contains countless activities and teaching tools to implement nonviolent communication.

11. [How to Train Community Managers](#) from Art of Co

Coliving expert Gui Perdrix gives his take on how community facilitators should be trained to successfully support thriving coliving communities. The article outlines the soft and hard skills coliving companies should focus on as well as suggestions on how and where to train community facilitators.

12. [The Community Canvas](#) by Fabian Pfortmüller and Nico Luchsinger

A fantastic and holistic framework on how to intentionally create a community. With three sections and seventeen themes, following this canvas can ensure that coliving companies don't miss anything in the community creation process.

13. [The Role of a Facilitator](#) from Mind Tools

An excellent step-by-step guide on how to facilitate a purpose-driven event. This article contains many useful tips for facilitators as well as a "facilitator's toolbox" with tools and techniques to spice up your next event.

14. [Creating Strong Communities](#) from The Berkeley Group

An in-depth 70-page report describing how to use the 'social sustainability framework' and create great communities in new housing developments.

15. [No community, no coliving](#) by Carlos de la Lama-Noriega

Coliving pioneer Carlos de la Lama-Noriega draws on his experience as the Founder and CEO of Startup Embassy to explain how a robust community is essential for coliving: "no matter the size of your coliving, there's one thing that defines it: community."

16. [Blueprint for community building: The 'Three Tier Framework'](#) by Olivia Roche

Olivia Roche, the author behind UK housing blog Resident Sharer, presents her compelling community building model called the 'Three Tier Framework.' The main premise of the model is for living communities to intentionally and responsibly integrate into the larger neighborhoods in which they exist.

17. [Building Connected, Supportive Communities](#) from Common Knowledge

Micaela Connery, founder and CEO of The Kelsey, is joined by Common CEO Brad Hargreaves to discuss Micaela's work in creating housing solutions that are inclusive and supportive, along with her unique insights into how developers and operators can incorporate inclusivity into their own projects.

18. [Community Building Philosophy](#) by Gaetan de Dietrich

Gaetan de Dietrich, the Head of Community at Singapore-based coliving operator Hmlet, delivers an in-depth 13-minute presentation on why and how humans form communities.

19. [The Art of Community Building](#) by Gui Perdrix

Co-Liv Director and coliving expert Gui Perdrix is the featured speaker in this 15-minute video from the 2021 Co-Liv Summit. The Ted-Talk style presentation covers a variety of community facilitation strategies including moving from top-down to bottom-up communities and a long list of best practices for coliving operators.

20. [Fostering Thriving Communities in Shared Living](#) from Coliving Insights

The Sixth Edition of Coliving Insights focuses on the best practices for building community in coliving. With case studies from around the world and dozens of expert authors, this edition is a must read for coliving operators hoping to foster a robust sense of community for their residents.

21. [How to Foster Thriving Community](#) by Naima Ritter Figueres

This piece is a summary of a talk given by Conscious Coliving co-founders Naima Ritter and Matt Lesniak at The Student Hotel Summer Festival in September 2021. Matt and Naima cover everything from the meaning of community to how to successfully integrate technology into shared living concepts. You can also watch the full 52-minute keynote video.

Other Resources

1. [The Different Drum](#) by M Scott Peck
2. [Optimising human community sizes](#) by Robin Dunbar and Richard Sosis
3. [Community Careers and Compensation 2020](#) (paid) from The Community Roundtable
4. [Shared Housing, Shared Lives: Everyday Experiences Across the Lifecourse](#) by Sue Heath, Katherine Davies, Gemma Edwards, and Rachel Scicluna
5. [The State of Communities 2018 Report](#) from co-matter
6. [Community Builder Toolbox](#) (paid) from Ghost
7. [Creating a Life Together](#) by Diana Leafe Christian
8. [Coliving Community Frameworks 2021](#) by Kelsea Crawford
9. [Conscious Tribe Wheel](#) from ConsciousU

Design / Architecture

How do you design a coliving space?

The more we learn about spatial design the more we believe it is an essential pillar of a successful coliving concept. With urbanization rates on the rise around the world and communication technology rapidly changing the way we all live and work, intentionally designing our future living solutions has never been more important. Lucky for us, architects, designers, and urban planners around the world are creating new spatial design models that better match the lifestyles of the twenty-first century. We've compiled some of the best resources below that will give you a look into how design and architecture can play a vital role in helping coliving reach its full potential.

Top Resources

1. [Compassionate Spaces: New Frameworks for Harnessing the Emotional and Social Power of Places](#) by Natasha Reid

From the founder of spatial design lab Matter Space Soul, the Compassionate Spaces frameworks contain a three-pronged approach to creating spaces that can harness the “emotional and social power of places.” This is a must read resource for coliving companies that desire to design and build human-centered spaces.

2. [Spatial Design for Coliving](#) by Connor Moore

Coliving Corner author Connor Moore interviewed several coliving spatial design experts to understand some of the most innovative spatial design concepts being created and implemented in modern shared living spaces.

3. [WELL Certification](#) from International WELL Building Institute

The world's leading building certification for health and wellbeing, the WELL Certification has helped to positively influence over 4,000 buildings across 62 countries. WELL's second version of their global building standard focuses on using architecture as a means to drive equality around the world.

4. [Together!: The New Architecture of the Collective](#) by Mateo Kries

This 2017 book covers the modern shared living trend from a design/architecture perspective. Covering twenty different collective building projects across the US, Europe, and Japan, the book is a must read for those interested in how to use architectural design to create effective shared living solutions.

5. [Co-Living: a strategy for the future city housing](#) by Laura Vanazzi

This master's thesis is an extremely in depth look at coliving from an Italian architecture and urban practices student. The paper covers the origins of shared living, coliving case studies, and design strategies for future living solutions.

6. [Soft City: Building Density for Everyday Life](#) by David Sim

The 'Soft City' concept from David Sim is all about how to create urban buildings and cities that work seamlessly and can adapt to our rapidly changing needs. Using examples from around the world, the book provides a plethora of ideas and innovative models for our cities of the future.

7. [Happy by Design: A Guide to Architecture and Mental Wellbeing](#) by Ben Channon

The title of the book says it all as author Ben Channon makes the argument that good design can make us measurably happier. By exploring examples of how spatial design and city planning can affect our moods, the book offers a complete analysis on how architecture makes us feel.

8. [The Shaping of Us: How Everyday Spaces Structure Our Lives, Behavior and Well-Being](#) by Lily Bernheimer

Sure we have the power to shape spaces, but spaces also have the power to shape us. Drawing on insights from the academic fields of environmental psychology and design, this book explains how spaces affect our behavior, health, and personality.

9. [Coliving Design & Architecture for Social Interaction](#) from Conscious Coliving

Another helpful resource from Conscious Coliving, this article contains some basic tips of how to intentionally create spaces that are designed for social interactions. Conscious Coliving incorporates many examples from current coliving operators across Europe on how they have created spaces to increase face-to-face interactions.

10. [Happy by Design: How to create a home that boosts your health and happiness](#) by Victoria Harrison

A book full of strategies and tips on how you should design our living spaces to “invite health and happiness into the heart of your home.” Complete with happy design examples on every page, the book gives numerous tips and strategies to make our spaces fun and happy.

11. [All Together Now](#) by Naomi Cleaver and Amy Frearson

An interior design themed book released in June 2021, All Together Now examines the design trends in the coliving and coworking movements with a particular focus on how the Covid-19 pandemic shifted how people around the world live and work.

12. [Spatial Design & Architecture for Coliving](#) from Coliving Insights

The seventh edition of Coliving Insights focuses on Spatial Design and Architecture for coliving, recapping the most innovative shared living designs of today and how they will continue to shape the way we live for decades to come.

13. [Best Practices for Urban Coliving Communities](#) by Rachel Osborne

This master’s thesis from Rachel Osborne is one of the first comprehensive coliving spatial design studies that includes the results of a coliving resident questionnaire as well as four case studies of coliving environments in New York and London.

14. [The Community Effects of Co-Living](#) by Bas Hoppenbrouwer

Dutch Master’s student Bas Hoppenbrouwer presents his case on how coliving can help create robust communities in 21st century cities. The 91 page paper examines how the built environment of higher density living models can influence the social and physical factors that contribute to community creation.

15. [The Logistics of Harmonious Co-living](#) by George Green

This 2017 academic paper sheds a light on how people inhabit and utilize shared spaces such as coliving buildings. For those looking to understand how spatial design can help coliving companies achieve their goals and create positive outcomes for residents, this paper is a great place to start.

Other Resources

1. [Cohousing Common House Design](#) by Grace Kim
2. [One Planet Living Principles](#) from Bioregional
3. [Designing Neighborhoods for Social Interaction: The Case of Cohousing](#) by Jo Williams

Real Estate / Investor Outlook

How does coliving fit into the global real estate industry?

In order for coliving to expand its reach and impact over the next few decades, it is absolutely crucial to have a clear understanding of the larger real estate market and what financial tools investors can use to help empower the movement. Below you can find a list of industry reports that specifically focus on coliving and the future of the industry from a real estate point of view.

Top Resources

1. [Survey of the coliving landscape](#) from Cushman & Wakefield

An extensive report compiled by Cushman & Wakefield's Susan Tjarksen, one of the most knowledgeable Real Estate professionals in the global coliving industry. The report gives a snapshot of the current state of coliving in the United States and the trends that will continue to drive the movement in cities across the country.

2. [Invest, Develop, Operate, & Scale](#) from Coliving Insights

The fourth edition of Coliving Insights covers the four high level phases in the coliving development cycle: Investment, Development, Operations, and Scaling. With contributions from dozens of real estate experts and coliving professionals, this is an excellent resource to learn about the coliving business model from start to finish.

3. [Co-Living as an Emerging Market: An Assessment of Co-Living's Long-Term Resiliency](#) by Sam Pepper and Aaron Manji

A fascinating academic paper out of MIT, this resource identifies why coliving has become increasingly popular over the past decade and analyzes the future viability of the industry.

4. [European Coliving Index](#) from JLL

This in-depth report from JLL focuses on the European coliving market by exploring the trends driving growth in the sector as well as an analysis on the 40 best markets for coliving across Europe.

5. [The Rise of Co-Living](#) from CBRE

A 2020 report from CBRE covering the demand drivers for the current coliving market in the US as well as the bright future for the promising asset class.

6. [Co-Living Redefining Urban Rental Living](#) from Cushman & Wakefield

Another top-notch Cushman & Wakefield report on coliving, this one authored by Rohan Sharma and Akshit Shah covering the Indian coliving market. The report offers an explanation of why coliving is gaining traction in India, which cities stand to benefit the most from coliving, and a brief overview of the current coliving landscape in India.

7. [Real Estate Business Case For Co-Living](#) by Britt Zaffir

In this twelve-minute video from the 2018 DisruptCRE conference, Kin CEO Britt Zaffir presents an extremely compelling business case for coliving. The video covers data on the living and real estate trends that have caused the housing affordability crisis and then makes the case that coliving can be a market driven, profitable solution.

8. [Co-Living: Reshaping Rental Housing in India](#) from JLL

Another coliving resource from JLL, this report focuses on the Indian coliving market as one of the biggest coliving movements across the globe. A great resource for investors, developers, or anybody interested in gaining a high level understanding of the Indian coliving market.

9. [Co-Living: Rent a Lifestyle](#) from Knight Frank

Another report focusing on coliving in India, this 2018 piece from Knight Frank outlines why coliving is an excellent opportunity for Indian Real Estate developers.

10. [Is co-living an affordable alternative for Hong Kong's millennials?](#)
from JLL

This 2018 report from JLL does an excellent job at explaining the real estate trends that have given rise to coliving including the mismatch between income growth vs. rental growth in large cities around the world such as Hong Kong.

11. [Europe Co-Living Report](#) from CBRE

This 2020 report from global Real Estate firm CBRE covers why coliving has gained momentum over the past decade and provides key trends and analysis of six major markets across Europe: London, Amsterdam, Berlin, Madrid, Milan, and Vienna.

12. [Anticipating Shifts in Housing Demand](#) from Common Knowledge

In this episode of Common Knowledge, CEO of Common Brad Hargreaves interviews Diana Lind, author of *Brave New Home*. After personally researching many different forms of modern housing in the US, Diana is a strong believer that innovative living solutions such as coliving will play a big role in the housing market in the near future.

13. [Real Estate Gazette Issue 32](#) from DLA Piper

The 32nd issue of the DLA Piper Real Estate Gazette focuses on how coliving is being delivered and regulated in countries across the world including Denmark, Hong Kong, Italy, UK, USA, Russia, & Sweden.

14. [Developers Claim Co-Living Suites Earn More Per Square Foot Than Regular Apartment Rentals](#) by Bendix Anderson

This short article explains why coliving can provide investors with a higher return through densification and thoughtful design. Author Bendix Anderson interviews Ollie founder Chris Bledsoe on the numbers behind Ollie's flagship project in New York City and how coliving compares to traditional apartments across some of real estate's most used metrics.

Other Resources

1. [European Multifamily Investment](#) from JLL
2. [Global Real Estate Outlook 2018](#) from Savills
3. [Common takes over Starcity's co-living portfolio](#) from The Real Deal
4. [Coliving startup Habit acquires global coliving provider Quarters](#) from Sifted
5. [Co-living Real Estate in Sweden: A new investment opportunity](#) by My Almgren and Louise Melander

Coliving Ecosystem

What does the global coliving ecosystem look like?

The coliving ecosystem around the world is being created as you read this. It's a crucial time for operators, investors, real estate developers, and coliving residents to create the internal industry infrastructure to empower the global movement. The first step in empowering the coliving ecosystem is creating awareness around industry trends around the world, including number of current beds, national/international growth rates, and coliving operator profiles. The resources below will help to provide a snapshot of the current coliving ecosystem and a look into where the industry will be in the future.

Top Resources

1. [Exploring coliving as an innovative housing solution](#) from Coliving Insights

The first magazine of one of the world's leading coliving publications, this edition provides an in-depth perspective on the global coliving ecosystem including company profiles of 28 of the largest operators in the sector. This is a must read for those looking for a well-designed and easily digestible snapshot of the global coliving industry.

2. [The Co-Liv Podcast](#) from Co-Liv

This content-rich podcast from Co-Liv includes interviews with some of the world's most successful coliving professionals as well as recordings from many of Co-Liv's virtual meetups. Covering everything from interior design to the coliving landscape in countries around the world, this is one to have on your weekly listen list.

3. [Perspectives on Co-Living](#) from PUREHOUSE LAB

This highly useful ebook was put together by PUREHOUSE LAB, an ecosystem of coliving thought leaders around the world. Readers can find insights related to a variety of coliving topics including the present and future coliving business models and the role of technology in coliving communities.

4. [An Introduction to the Coliving Ecosystem](#) from Salto & Conscious Coliving

Co-authored by Salto Keys as a Service and Conscious Coliving, this report presents the details of the coliving ecosystem from the perspective of coliving residents, investors, and operators. A great resource to learn the basics from two organizations very committed to supporting the global coliving phenomenon.

5. [Global Co-Living Report 2020](#) from the House Monk

A data packed report covering the global coliving industry and overviews of the major regions across the world. This second annual report also has a dedicated section on the impact of Covid-19 on the industry. An excellent resource for those wanting to become familiar with how coliving is being executed across the world.

6. [Coliving Bible](#) from Art of Co

An open-source resource from Art of Co, this google spreadsheet acts as a constantly updated directory of coliving companies across the world. From thought leaders to operators to coliving technology providers, this is a great place to start to learn more about the global players in the coliving industry.

7. [The Coliving Code Show](#) by Christine McDannell

From Christine McDannell, the author of the Coliving Code, this podcast series has over 150 interviews with coliving professionals from across the world. Christine is an extremely knowledgeable host and hasn't missed a weekly episode for over two years. For those looking for a fun, weekly dose of coliving, this is a must subscribe podcast.

8. [CoLiving Coffee Talk](#) by Kalen Hayman

This podcast series is from coliving enthusiast Kalen Hayman and contains many thought provoking interviews covering a wide range of topics in the coliving ecosystem. Follow this podcast to join Kalen as he continues to explore the world of coliving and how shared living can improve how we live.

9. [Coliving Circle](#) by Paul Burke

Yet another superb coliving podcast series from Paul Burke, the founder of Coliving Circle. Episodes include interviews with CEOs, coliving community facilitators, and even coliving residents.

10. [Future of Co-Living](#) by Maria Selting

A fun Apple podcast series covering all things coliving hosted by Sweden based technology professional Maria Selting. Episode topics include “Why Community Building is Good for Business” and “Creating Human Connection in a Co-Living Community.”

11. [Who’s Who in Co-Living 2018](#) from PUREHOUSE LAB

Another resource from PUREHOUSE LAB, this book gives a comprehensive snapshot of the coliving ecosystem in 2018.

12. [Anatomy of Coliving](#) from Stonup

A coliving presentation created by French Real Estate company Stonup that defines five different executions of the coliving business model: Lifestyle oriented, Mobility oriented, Work oriented, Cost oriented, and community oriented.

13. [CoLiving Industry Report Q3 2019](#) from Kndrd

The most recent industry report from coliving technology provider Kndrd. The report contains an analysis of the various categories of coliving companies as well as many helpful numbers and statistics on the global coliving ecosystem.

14. [Rethinking Real Estate: A Roadmap to Technology’s Impact on the World’s Largest Asset Class](#) by Dror Poleg

Author and city enthusiast Dror Poleg answers many questions in his latest book including: “why are our offices, homes, stores, and warehouses the way they are?” This book is a must read for any coliving operator curious about how technology is currently shaping and will continue to shape the global Real Estate industry in the future.

15. [Coliving in the USA: Exploring the current landscape](#) from The Co-Liv Podcast

This USA focused episode explores the current coliving landscape with operators, investors, and tech experts. The four panelists review industry trends and offer predictions about the future of coliving as the industry continues to grow in popularity.

16. [Common Knowledge Podcast](#) from Common Living

Common is a residential brand and operator that designs, leases, and manages multifamily properties across several brands including Common (coliving, micro, and traditional units), Noah (workforce housing), and Kin (housing for young families). The Common Knowledge podcast is full of high profile speakers sharing their insights on the future of living.

17. [Co-Liv Summit Report](#) from Co-Liv

On May 5-6, 2021, more than 800 coliving professionals from around the world attended a virtual conference to discuss the present state and future of the coliving industry. This 30-page report showcases the key takeaways and survey data from the Summit.

18. [Coliving Apps & Tech Guide](#) from Conscious Coliving

Curious about what technology solutions exist to help support coliving operators? This in depth report from Conscious Coliving explores nearly the entire spectrum of technology available to coliving operators from property management systems to technology solutions to support resident and staff wellbeing.

19. [The developing trend of co-living in twenty-first century Britain](#) by Erica Takawira

This 27-page dissertation from Erica Takawira examines the current coliving ecosystem in the UK as well as the industry's potential for future growth. Takawira argues that coliving can help diversify Britain's housing supply and provide an array of benefits in the process.

20. [Co-living Spaces in India](#) by Rishi H Sanghani

This academic paper from Rishi Sanghani examines the coliving ecosystem in India and how the new living model is perceived by the public. The paper also includes survey results from 150 individuals in India designed to measure the public's interest in coliving.

Future of Living

Is coliving suitable for 21st century living?

One of the foundational reasons that coliving is gaining popularity around the world is its focus on creating living solutions that accurately reflect the realities of the 21st century. The world has changed drastically over the first two decades of the century and is bound to change even more over the next eight decades. What will that future look like and will coliving be able to adapt to an uncertain future of living? Check out the below resources that provide some potential answers to that question.

Top Resources

1. [Is Coliving Here to Stay?](#) from Coliving Insights

The second edition from Coliving Insights tackles the future of the coliving with the Covid-19 pandemic in mind. With contributions from coliving professionals across the world, this is a must read resource for answering the question: Is coliving here to stay?

2. [The Case for Coliving](#) from Coliving Corner

A research driven coliving thesis from MBA graduate and founder of Coliving Corner, Connor Moore. The five part blog series explores the living trends of the past fifty years and makes a compelling argument for why coliving is an ideal living solution for the way humans live in the twenty-first century.

3. [Co-Living 3.0 - what does the future of coliving look like?](#) by Gui Perdrix and Matt Lesniak

Coliving experts Gui Perdrix and Matt Lesniak give their thoughts on the future of the coliving industry. From environmental and social impact to coliving operators doing a better job to create a sense of “home,” this discussion-based article covers it all.

4. [IMAGINE Podcast](#) from Space10

A four episode future of living podcast from Space10 that covers how to create cities of the future by using shared living models.

5. [The Humanization of Housing: Coliving and Maslow's Hierarchy of "We"](#) by Chris Bledsoe

A long-form blog post from Chris Bledsoe, one of the co-founders of US coliving operator Ollie, this piece does a great job at detailing coliving's ability to fulfill the basic human needs in Maslow's Hierarchy.

6. [Why the UX of Coliving will matter in our future cities](#) by Patricia Reiners

From German UX/UI designer Patricia Reiners, this article covers the many reasons why coliving is a needed living solution for our future cities including increasing urban density trends to the human psychological needs for community.

7. [Brave New Home: Our Future in Smarter, Simpler, Happier Housing](#) by Diana Lind

Urban policy specialist Diana Lind presents her view of how the American Dream of single-family homes has become a "lonely, overpriced nightmare" in the face of recent shifts in demographics and social norms.

8. [Our Future in Cities](#) from Ted Talks

A video playlist with the best TED Talks around the theme of "Our Future in Cities." The list includes talks on floating cities, squatter cities, city design, and how to create cities in face of the climate crisis.

9. [How we live now](#) from Ted Talks

Check out this Ted Talk series that includes 5 TED talks covering the theme: "Experience the different ways people exist in harmony with one another and their surroundings."

10. [Housing Innovation Podcast](#) by David Friedlander

A SoundCloud podcast series hosted by David Friedlander that takes a deep dive into the "ideas, people, and projects at the forefront of housing innovation."

11. [Future Urban Living](#) from Pop Up City

A variety of articles about what the future of city living could look like. The articles examine new living models such as micro-living and pod living and explore concepts such as multi-generational living and coliving for families.

12. [NextGen Cities & the Changing Live/Work Landscape](#) from Common Knowledge

If you no longer needed to live where you work, where would you land? Brad Hargreaves, Founder & CEO of Common, and a panel of real estate experts discuss the future of cities in light of the growing 'work from anywhere' trend.

13. [Coliving is Becoming Mainstream, What's Next?](#) by Claire Flurin

In this 16-minute video, coliving expert Claire Flurin delivers a data-driven and visually appealing presentation on the future of the coliving industry. Claire draws on global trends that are driving the coliving movement as well as the social and environmental good that coliving can achieve to paint a picture of what the future of living can be.

14. [The Future of Human Connection](#) by Ryan Fix

Ryan Fix, a long time coliving pioneer and a co-founder of Co-Liv, gives an extremely thought provoking 13-minute talk on the future of human connection.

15. [The 2021 Thrive Survey - Q1 2021](#) from Conductor & Opinium

The 2021 Thrive Survey is a unique survey conducted by Conductor (along with their insights partner Opinium) that aims to assist the Real Estate industry in understanding the true wants and needs of modern residents. In this first of four report, Conductor presents the results of a 2,000 person survey focused on how our spaces play a role in helping people to thrive.

16. [Coworking and Coliving: The Attraction for Digital Nomad Tourism](#) by Ekaterina Chevtaeva

This 2021 study examines "combined coworking and coliving spaces in compelling or exotic destinations." Through analyzing qualitative interviews with digital nomads, the paper presents an intriguing list of insights regarding the preferences of digital nomads.

17. [Implementing innovation in real estate development: co-living as an innovative product](#) by David Drobnis

MIT master's student David Drobnis explores the obstacles and challenges faced by real estate developers attempting to implement and build innovative living models such as coliving.

18. [The Future of Living](#) by Ryan Fix

Coliving pioneer and thought-leader Ryan Fix describes what the Future of Living will look like in light of global trends such as remote work and remote education. Fix believes that the global trends accelerated by the pandemic will create a world where the home plays an even more central role in our lives than it already does.

Legal

What are the current and future legal issues for coliving?

In order for the global coliving movement to be successful, coliving companies must function within the laws and policies that exist in the cities and countries where they operate. Legal challenges from city planning boards and/or outdated real estate regulations have thus far been some of the major hurdles to the coliving industry's growth. It's essential that coliving companies are not only aware of the local and country level laws that currently exist, but also educate policy makers and local residents on the advantages of shared living models. While there is not yet an abundance of legal resources dedicated to coliving, the below publications and podcasts are a great place to start to understand coliving legal matters.

Top Resources

1. [Lawyers for International Coliving Expansion](#) from The Coliving Code Show
Coliving guru Christine McDannell interviews international law attorney Tim Rezendes and real estate lawyer Jonathan Mills on her podcast show. If you're a coliving company thinking about expanding across borders, this is definitely a must watch.
2. [Burning Down the Housing Market: Communal Living in New York](#) by France Svistovski
A very in-depth paper published in the Fordham Urban Law Journal about the legal issues faced by communal living arrangements such as coliving. The paper specifically examines the outdated zoning and landlord laws in New York City that make it difficult for concepts like coliving to reach their full potential.
3. [Co-Living: Defined and Dissected](#) by Michelle Maratto Itkowitz
An in-depth paper from a tenant/landlord litigation lawyer Michelle Marratto Itkowitz about several legal issues pertaining to coliving including compliance with rent stabilization and anti-discrimination laws.

4. [Transforming the way we live: a roadmap for taking Alternative Residential mainstream](#) from Osborne Clarke

It's no secret that the Real Estate industry is a very risk averse industry and therefore is often slower than other industries to innovate and adapt to new trends. This 24-page report from Osborne Clarke digs into the rapid pace of change in the way people live and provides a roadmap for the future success in the Alternative Residential market (which includes coliving).

5. [Understanding the legal issues of co-living: 3 ways to protect yourself](#) by Emily Myers

This article from Brick Underground examines the legal issues for tenants to keep in mind when thinking about living in coliving environments. While the focus of the article is specific to the notoriously difficult rental market in New York City, the three tips should be taken into account for all potential coliving tenants.

6. [Managing Your Coliving Property post Covid-19 - a Legal Perspective](#) by Jonathan Mills and Andrew McCormack

This piece from coliving legal experts Jonathan Mills and Andrew McCormack covers the important legal differences between the Master Lease and Property Management Agreement. As coliving operators have learned through the covid-19 pandemic, the legal language in rental agreements is extremely important, particularly when there are market downturns. This article is a great place to start to learn the basics.

7. [Coliving: A Nontraditional Affordable Housing Option](#) from PD & R

Summing up some of the key takeaways from the 2019 National Alliance to End Homelessness conference, this piece recounts the legal history of shared living in the US and the many regulatory restrictions that are still in place today.

8. [Recession proof, but can co-living be pandemic proof?](#) from Osborne Clarke

This 17-minute video podcast features Jonathan Mills and Matt Kyle from Osborne Clarke as they discuss the legal issues for coliving operators with respect to health and safety during the pandemic.

9. [Co-living in the UK - Market and Legal Issues](#) from Herbert Smith Freehills

This article from Herbert Smith Freehills covers the different legal categories of how coliving can be classified by laws across the UK as well as the planning law repercussions depending on which category buildings are classified under.

10. [Renters Insurance For Co-Living](#) from Forbes

For any real estate business, making sure the company and customers are properly insured is extremely important. In this piece Forbes Editor Jason Metz covers the basics of renters insurance and why it's a good idea for coliving residents to consider it.

11. [India: Model Tenancy Law 2020: Need And Implications](#) from Alpha Partners

India has one of the fastest growing real estate markets in the world and laws around tenancy will play a big part in how the sector is shaped over the coming decades. This piece from Alpha Partners provides a brief overview of the Indian real estate sector as well as the Model Tenancy Act of 2020.

12. [‘She Wants Well-Qualified People’: 88 Landlords Accused of Housing Bias](#) from The New York Times

For coliving operators, finding the right tenants is extremely important since part of the coliving value proposition is a robust community of friends. Even more important, however, is for coliving operators to ensure their renting practices abide by local laws and regulations. This New York Times piece covers New York City landlords showing bias against renters on housing assistance and can be a valuable warning for coliving operators to ensure their tenant selection process is legal.

13. [Zoning for Co-Living in Alexandria: A Case Study Examination of Denver and Salt Lake City](#) from Virginia Tech

Urban Planning master's students Melissa Cameron, Alex Wilkerson, Dinah Girma, and Jenn Burch, compiled a fascinating 50 page report on coliving zoning laws in the US. After presenting case studies from Denver and Salt Lake City, the authors give policy recommendations for creating coliving zoning in Alexandria, Virginia.

14. [Housing for All - Cohousing/Co-living in Alexandria](#) by the City of Alexandria

This 2021 presentation from the City of Alexandria provides a rare look inside the process of creating public policy to facilitate coliving developments. The city's proposed [Coliving Initiative](#) is proposing to change certain zoning laws in order to incentivize higher density living units to combat the housing affordability crisis in the city.

15. [Co-living apartments get green light from Planning Commission](#) by Jessica Ryzenberg

A September 2021 article out of Los Angeles describes the approval process for two coliving developments in West Hollywood. A quick but valuable read for those looking to see behind the curtain of how city planners think about the advantages and disadvantages of coliving.

Coliving During & Post Covid

How is the coliving industry performing during & post Covid?

It's no secret that the Covid-19 pandemic has had a massive impact on the entire Real Estate industry. Coliving operators have been forced to adapt their living experience on the fly and weather the storm of lower rents and occupancy rates. It's true that some major coliving companies across the world have been acquired or were forced to shut down operations, but overall the industry has been surprisingly defensive in the face of the pandemic and ensuing economic downturn. Below you can find a variety of resources that capture how the coliving industry has adapted and performed during the pandemic and how it plans to emerge and grow in a post-pandemic world.

Top Resources

1. [Coliving During Covid-19 Report](#) from Cushman & Wakefield

A follow up to Cushman & Wakefield's groundbreaking 2019 report, this report from November 2020 focuses on the resiliency of the coliving industry during the pandemic and how it has adapted to the new normal. The report is extremely data driven and is a great resource for updated industry metrics and future forecasts.

2. [Coliving: the Ideal Living Solution during a Pandemic](#) by Connor Moore

While it may sound counterintuitive that a business model centered around human connection would thrive during a pandemic, this piece makes the argument that the coliving model has economic, social, and safety advantages that make it an ideal living solution during a pandemic.

3. [Co-Living Will Sustain Itself in the Post-Pandemic World](#) by Steve Satoru Naito

After social distancing guidelines and travel restrictions have disrupted the operations of many coliving companies, many in the industry, including Anyplace CEO Steve Satoru Naito, believe the demand for coliving will be even larger in a post-pandemic world.

4. [How co-living communities will replace our empty offices](#) from Wired
Oxford professor Sarah Harper makes the prediction that in a post-covid world where flexible and remote work environments will become the norm, office space in large urban areas will be converted to residential hubs. Harper makes a strong argument that this trend was already happening and was only accelerated by the pandemic.

5. [Co-living in the Time of Covid: Why Shared Housing Startups Say the Sector is Rebounding](#) by Sophia Kunthara

This Crunchbase article provides a great summary of how coliving operators in the US fared during the pandemic. While some operators such as HubHaus have shut down operations, author Sophia Kunthara points to companies like Common and Starcity that raised funding during the pandemic as to why the coliving industry will rebound.

6. [Coliving 2021 and beyond: Winners, losers, and how the pandemic is changing the game](#) by Kelsea Crawford

Cutwork CEO Kelsea Crawford summarizes the key takeaways from a Co-Liv France meetup in this insightful article. Topics covered included the dangers of the master lease model, the strengths of coliving during the pandemic, and how the urban exodus of the pandemic has created opportunities for rural coliving players.

7. [Coliving During Covid](#) from Starcity

A 2021 report from US-based coliving operator Starcity covering the company's strategy during the pandemic and resulting real estate metrics. Through a combination of technology, pricing adjustments, and an overhaul of operations, Starcity was able to successfully navigate the challenges of the pandemic.

8. [Four reasons why co-living will be the hottest sector in real estate post-covid!](#) by Matt Ryan

This recorded presentation from Re-Viv founder Matt Ryan covers many reasons why coliving is poised to be a strong real estate sector post-Covid including strong demand from Millennials and Gen Z, the low supply of coliving beds, and the superior, tech-enabled living product provided by coliving operators.

9. [Gravity: from 0 to 1 Scaling during a global pandemic](#) from The Co-Liv Podcast

Gravity co-founder Riccardo Tessaro & their head of operations Robert Birch talk about the growth of Gravity Co-living. From the fundamental reasons why they started Gravity, the lessons they learned along the way, how they have scaled during the global pandemic effectively, and their national and international expansion plans for 2021/22.

10. [The Co-Living Start-ups That Survived the Pandemic are Merging - and Flourishing](#) from Curbed

Curbed author Kim Velsey provides an interesting take on the future of the coliving industry post pandemic where "it has become abundantly clear that co-living was a business, not a utopia."

11. [Co-Living Assessed in a Time of Covid-19: Critical Intervention or Millennial Fad?](#) by Diane Klein

This December 2020 research paper out of the University of St. Thomas covers the advantages and disadvantages of coliving amidst the pandemic. Klein praises coliving's potential role in helping to alleviate the housing affordability crisis while also alerting the reader that if taken too far, high density living solutions can be quite de-humanizing.

12. [Till Distance Keeps Us Apart - Does The Future Of Co-Living Look Bright After The Pandemic?](#) by Subham Tantia and Prachi Arya

Will coliving continue to see high demand from millennials in India? This is the question that authors Tantia and Arya attempt to answer in their paper using qualitative interviews to capture consumer sentiment towards the coliving rental product.

13. [Social Distancing in a Social House: How Co-living Communities are Designed to Handle COVID-19](#) by Kaley Overstreet

Published in April 2020 only a few months after the pandemic really started to impact the entire globe, this article argues that shared community housing might counterintuitively be better designed to combat Covid-19.

14. [Work-life boundaries continue to blur: How the pandemic has changed co-living](#) by Suzanne Bearne

This short, but quote filled article by Suzanne Bearne interviews digital nomads and coliving founders to find out how travel restrictions and social distancing guidelines have affected the coliving experience and business model.

Coliving Resources Team



Connor Moore, *Co-Liv Head of Content*

Connor is the Head of Content at [Co-Liv](#) and a massive believer in the global coliving movement. Having the opportunity to travel the world of coliving while getting his MBA in Malaysia, Connor has launched a career focused on empowering the global coliving industry. Connor is currently an Associate at [Nomos Group](#), a real estate advisory firm that specializes in coliving, as well as the author behind coliving research blog [Coliving Corner](#).

Gui Perdrix, *Co-Liv Director*

Gui Perdrix is the Director of [Co-Liv](#), the global non-profit organisation, ecosystem, and do-tank whose mission is to empower the coliving phenomenon. With a team of 20 representatives throughout the world, hundreds of members, and over a dozen events per month, you can join this coliving ecosystem by becoming a member today. Gui is also the author of [Art of Coliving](#), co-founder of [Coliving Insights](#), and a speaker and consultant to coliving developers and operators.



To Be Continued...

We sincerely hope you enjoyed exploring through the 11 categories and 200+ resources in the Fourth Edition of Coliving Resources. Educating the world about coliving is a massive undertaking, but one that is necessary in order for the coliving movement to maximize its positive impact.

Obviously Coliving Resources wouldn't be possible without all the coliving bloggers, researchers, podcasters, and industry pioneers whose work you find above - a HUGE thanks to all the coliving creators out there! We'd also like to give a big shoutout to everybody whom we asked to help in assembling the resources, your support is much appreciated.

In the spirit of continuous improvement, we're confident the next version of Coliving Resources will be even better and we'd like to enlist your help. If you come across any coliving reports, publications, or content in general that you believe belongs on this list, please drop us an email at colivingresources@gmail.com. Any suggestions on additional sections are welcome as well.

Thanks again for downloading the fourth version of Coliving Resources and stay tuned for version 5!

Co-Livingly,

Connor Moore and Gui Perdrix



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