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Transcript

DATE July 22, 1998
TIME 5:00-7:00 AM
STATION KMGH-TV (ABC) Channel Seven
LOCATION Denver
PROGRAM Seven News This Morning

Wayne Herman, co-anchor:

Coming up, a housing trend that's headed to Denver. It's called cohousing. We'll tell you what it is and how you can become part of it.

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Herman: Cohousing is a unique new program popping up all over the country and soon it's coming right here to Denver. Now, the program is for future homeowners, who want to live in a mixed income community with people of all ages and all races and it's all managed by the residents. Joining us now is Zev Paiss. He's an expert on cohousing. In fact, he lives in cohousing and he'll tell us about that. Good morning to you. Thanks for coming in.

Zev Paiss (Cohousing Expert): Good morning. Thank you.

Herman: Cohousing is going to be an absolutely new concept to most people watching out there. Tell us, first of all, what cohousing is.

Paiss: I think the simplest way to look at it is, people coming together to create an old-fashioned neighborhood, where you do know your neighbors, where you feel safe, where you feel like you really have a sense of ownership and sense of control over your neighborhood. And as you said, residents are involved in the process.

Herman: Now, we said it's coming to Denver. There's a new cohousing development planned for 21st and Humboldt. Is that correct?

Paiss: Correct. Just north of Kaiser-Permanente.

Herman: And I ask you, what it's going to look like, but part of the whole idea here is, we don't know yet, do we?

Paiss: That's correct. The residents that join in the

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next month or so are going to be involved in the design process that starts in August. So they -- people that want to have a lot of control over what it's going to be, this is time to get involved.

Herman: We're going to show some video here. (visual of people planting grass) In fact, we can see people here, Zev, they're planting grass and they're obviously taking a hands-on approach to building their community, aren't they?

Paiss: It's very hands-on and people are involved. They get together for meetings. They plan. We cook dinners together, usually a couple nights a week. It's optional. You don't have to do it. They look very, very different. Some are very urban. Some are very rural. It really depends on what the group in the different part of the country wants to do.

Herman: Now, this new project at 21st and Humboldt, how many units are going to be in this cohousing project?

Paiss: Right now, we're estimating somewhere between sixteen and eighteen plus common space that the future residents will create.

Herman: Now, can you call these townhomes or apartments or...

Paiss: Well, legally, they are townhouses or condominiums.

Herman: Okay.

Paiss: But the difference is that because people are more involved in the process, they feel much more homey. They're run by a homeowner's association with a Board of Directors. So, from the outside, they're very traditional.

Herman: And we mentioned diversity. There's a diversity in terms of price, too. They kind of goes the whole gamut, doesn't it? (sic)

Paiss: Definitely. The plan right now is to create homes anywhere from studios up to three bedroom, from about eighty thousand up to a hundred and seventy-five thousand.

Herman: So, these people are going to get to know each other very well in this community. Are there some commonly shared projects in areas to this kind of project too.

Paiss: There are and I think the advantage of this kind of project is that you have your own home. You have your own kitchen, your own everything, and then you have in addition to that, common kitchen, common dining room, and then whatever else, sometimes a garden, play area, guest rooms, things like that.

Herman: You know, I can see a lot of advantages to this. I mean security and peace of mind, I mean when you know your neighbors better, we've been talking about good neighboring month for four weeks here on Seven News. There's a lot of that inherent in this kind of idea, isn't there?

Paiss: And I think that's the reason that people are attracted to it, because we talk about wanting to know our neighbors, but the reality is, we don't usually know their name or say good-bye when they're moving.

Herman: Absolutely. Now there are -- some of these projects are around -- kind of surrounding the Metro Area. Next hour, you're going to come back and maybe we can talk to you about that because you are part of one yourself. It's an amazing idea. Thanks for coming in. We'll talk to again in the six o'clock hour. In the meantime, we'll throw it back over to you, Lynn.

Lynn Setzer, co-anchor:

All right. Great idea. If you'd like to find out more about cohousing, you can go to a free talk and a slide show next Wednesday. It will be at Kaiser-Permanente Hospital. That's East 20th Avenue in Denver. It will begin at seven o'clock and it will last about two hours. Also for more information, you can call the number at the bottom of your screen, (graphic of Cohousing information) 303-413-9227.

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Herman: Also more on the wonderful concept of cohousing. We'll be right back.

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Herman: We'll take a look. Good morning. I'm Wayne Herman.

Setzer: And I'm Lynn Setzer. We'll have all that plus the first cohousing neighborhood in Denver. When will it happen?

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Setzer: Coming up on Seven News this morning, how much do you know about cohousing? Well, think about this. The first cohousing neighborhood in Denver is in the works and we'll explain what it's all about.

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Herman: An idea to build a economically diverse neighborhood right in the middle of Denver, where everyone

knows everyone. It's called cohousing.

Setzer: It's certainly worked before, but will it work in Denver? We'll have the story, when we come back.

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Setzer: And welcome back to Seven News at Six AM.

Cohousing is a unique problem which is popping up all over -- new program, excuse me, popping up all over the country and it is coming to Denver very soon. The program is for future homeowners to live in a resident managed mixed income community with people of all ages and races. And Zev Paiss is a national expert on cohousing. He joins us. He lives in a cohousing neighborhood. Good morning. Thanks for being here. You live in Boulder in a cohousing neighborhood. Tell us what it's like. What is it?

Paiss: I think the best way to look at it is trying to recreate an old-fashioned neighborhood. The difference is that we balance privacy and community really well, where everyone owns their own home and then our clubhouse or commonhouse has facilities in there that allow us to spend time together if you choose to.

Setzer: And there is a -- there are a bunch of cohousing units up along the Front Range, but the first one is coming to Denver. Tell us about that.

Paiss: The first urban one in the state actually is coming to Denver, will be at Humboldt and 21st, right across the street from Kaiser-Permanente. An urban location for people that want to be in the heart of the city, sixteen to eighteen households, probably price ranges from about eighty to a hundred and seventy-five thousand.

Setzer: And as you were talking with Wayne in the last hour, this is very hands on for the people who live there beginning with the design of it. That's fascinating. You know, it's like building your own house, kind of.

Paiss: It's actually like building your own neighborhood and you get to do it with your future neighbors. Right now during this month we're looking for households that are interested in moving in and then starting in August, we'll start the design process. So, people can't ask us, what does it look like because, well, what would you like?

Setzer: That's great. Now, do they get any price break? Do they get any help in trying to afford these homes?

Paiss: This project specifically is being co-developed by two non-profit developers, Northeast Denver Housing Center and the Uptown Partnership and they are working with the

City and County of Denver to get subsidies to bring the price down for some of the homes.

Setzer: Yeah. That would be great because some of the people, obviously, can't afford to buy homes because of the cost these days, which is skyrocketed in Denver and along the Front Range.

Where did this idea originate?

Paiss: It actually started in Denmark about thirty, thirty-five years ago for the same reasons that it's starting here, that the family structures have been changing, a lot more singles, a lot more elderly, and the housing styles just didn't match with people -- what people needed.

Setzer: So, the whole idea then is to bring together people of all ages and diverse backgrounds.

Paiss: Definitely.

Setzer: How do you go about doing that?

Paiss: For the most part, we just put the word out. It's a very grassroots kind of a marketing program, where we talk to people. The current members tell their friends. They put the word out using flyers, using the media, things like that.

Setzer: Do you love living where you do?

Paiss: It's wonderful. It's a great balance of privacy. I can go inside my house and not have anybody bother me and I can play with my neighbors if I want to.

Setzer: Okay. Well, thanks so much for coming. And you also publish a cohousing journal -- magazine. All right. Thanks for coming in and if you want to know more about cohousing, you can check out this seminar at Kaiser Permanente. It's on East 20th. It will be Wednesday, July 29th from 7:00 to 9:00 PM or call the number up in your screen. (graphic of Cohousing information) It's 303-413-9227.

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I = Interview; GR = Graphic; PC = Press Conference; R = Reader; SI = Studio Interview; T = Teaser; TZ = Teased Segment; V = Visual

Monitoring Report

COHOUSING
7/21 To 7/22

1) 7 News This Morning
KMGH-TV (ABC) CH 7 Denver **7/22/98** **5:00-7:00 AM**

44.00 T; Cohousing. Weather.

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49.41 TZ: Cohouseing. Cohousing is a unique new program for future home owners who want to live in a mixed community. The place is managed by all residents. SI; Zen Paiss, Cohousing Expert, explains what cohousing is. He talks about the design process for cohousing. V; residents developing the housing. V; Exterior of a cohousing home. He talks about the price diversity of the projects. He talks about the project's advantages. GR; More information on Cohousing/ 303-413-9227. 53.22

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58.48 T; Heat Wave. Cohousing.

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1.00.19 T; Public Service. Police Chase. Social Services. Cohousing.

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1.14.12 T; Cohousing. Social Services.

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1.21.20 T; Cohousing.

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1.23.40 TZ; Cohousing. Recap of Cohousing from above. SI; Zev Paiss, Cohousing expert, talks about cohousing and how it is run. He talks about the first cohousing coming to Denver which will be across the street from Kaiser Permanente. He talks about the price range of the house. V; people developing their home. The Denver project is being co-developed by Northeast Denver Housing Center and Uptown Partnership. Talks about the original cohousing project. Paiss says it is a great balance of privacy and interacting. GR; Cohousing Information. 1.26.58

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