

How this neighborhood actually works

Nine households on five acres. People ask what cohousing means in practice: who decides things, what you owe, what you share. Here are the specifics.

9 homes · 900–1,500 sq ft
17 adults, ages 30–75
5 children, 6 months–11 yrs
5 acres · built 2017–2023
\$282/mo HOA

6 hrs/mo

WORKSHARE
PER ADULT

1st Sat

POTLUCK
EVERY MONTH

4,288

EGGS FROM THE
FLOCK LAST YEAR

1/5 mi

WALKING LOOP
FIVE LAPS = A MILE

0.6 mi

BIKE TO
THATCHER PARK

BUYING IN

Listed on RMLS — **anyone can buy it**. No committee, no approval. “Membership” is a process residents go through after moving in.

RENTING OUT

Allowed, but capped at **one year** and the renter must be community-approved. **Not an investment property**.

PARKING & STORAGE

No home has a garage. Each household gets a covered assigned spot with an EV charger, plus a private 90 sq ft storage unit.

How things get decided

Nine households, no board of strangers. The system is called **sociocracy** — not consensus, and not majority rule. The work is split among circles: small groups, each with a stated purpose and the authority to act on it.

DIBS — Design, Infrastructure & Buildings

FRC — Finance, Records & Compliance

PALS — Plants, Animals, Landscape & Shareables

CHAT — Connection, Hospitality, Activities & Training

MOR — Membership, Outreach & Resales

Steering — continuity, mission, health & safety, workshare policy

Circles decide by consent, which is not the same as everyone agreeing. The question is never “is this what you would have picked?” It’s *this good enough for now, and safe enough to try?* Anyone can object, but an objection has to be about the work — a reason this would stop the circle doing what it’s there to do. Preferring something else isn’t enough. And decisions get revisited.

Workshare

Every adult puts in six hours a month. Last year the average came out to 6.89.

It isn’t all shovels — taking minutes counts, so does prepping an agenda or doing the research a circle needs before it can decide. Hours bank up to twenty-four, so you can travel. New residents get their first three months off while they learn how the place runs. Anything licensed, unsafe or genuinely miserable gets hired out.

Sustainability

14.7 kW of solar on the common buildings. A 30,000-gallon rainwater catchment that irrigates through most of the summer. A living roof on the carport. Kitchen waste composted, native and drought-resistant plantings.

And Unit #0 — a storage unit where the plastics, electronics and cans curbside won’t take accumulate until the neighbor whose job it is drives them to a facility that will. That run earns workshare hours like any other.

From the community’s own sustainability policy: **“We consciously avoid zealotry in our commitment to sustainability practices.”**



From the hill behind the property, looking out over the valley.

Why a small house works

Houses run 900 to 1,500 square feet. Every household gets a storage unit at the parking area. Tools are shared: nine ladders, a workshop and a long shed full of equipment, plus canoes, kayaks and bikes. The Common House has three guest rooms, so a small house can still host family.



Wheelbarrows outside the garden shed — shared, like the ladders and the mowers.

What the \$282/mo HOA covers

Insurance and reserves. Water, trash, recycling and sewer for every house, plus electricity and internet for the common buildings. Professional landscaping, arborists and repairs. Shared tools: mowers, the snowblower, garden equipment. Supplies for events, and the community’s memberships in CoHo US and Sociocracy For All.

Reserves are set by a professional study, updated annually, with a community trust helping keep them funded.

The Common House

The cooking happens in the houses — every home has a full kitchen with an induction range, and for a potluck people carry a dish over. The art studio is in the basement; books are shelved throughout rather than in one room. The gym equipment is in the detached garage, along with the cider press and homebrew keg.



14.7 kW of solar, above the carport’s living roof.

Seasonal life at Green Grove

Nine households, five acres, and a calendar with plenty to choose from.



The main garden, shared.



January: a piper comes out for Burns Night.



December: the solstice bonfire, out by the garden.



A holiday dinner in the Common House.



A work party: six hours a month, one way to spend them.

What happens here

A potluck on the first Saturday of every month — on the croquet lawn in summer, in the Common House when it turns cold. Happy Hour weekly, out on the village green when the weather cooperates, and a game night once a month.

Winter Solstice is the big one: friends and extended family, a party in the Common House and a bonfire out by the garden. In January, Robert Burns Night: a traditional supper, singing and poetry, and a piper in full kilt. In fall, apples off these trees go through the cider press. The rest is whatever people feel like putting on: pumpkin carving, karaoke, bluegrass jams, movie nights projected on the croquet lawn for the kids and whoever they've invited along. Everyone's welcome, attendance optional.

Day to day

Most of it isn't an event — a walk round the loop, the deer out on the field. The most loved Slack channel:

#need-want-have

"We have extra garlic that I had saved for planting but had too much. If you need any extra garlic, let me know."

"Anyone have a meat roasting rack I can borrow? I need two for tomorrow. Or maybe there's one hidden somewhere in the CH kitchen?"

When someone's away, a neighbor feeds the cat. On your birthday, a banner appears on your porch before you're up.

The land

A main shared garden, an orchard of apples, pears and plums, blueberry and strawberry patches. A garden share covers the year's seed, starts and compost; most households buy in. The hill behind the property looks out over Forest Grove to Mt. Hood. The deer are out on the field most days.



The flock laid 4,288 eggs last year: 518 in March, 183 in December.

The loop road

One way in, and the road goes nowhere else, so nobody drives through here who isn't coming here. Packages are delivered to a secure bin in the shed, which keeps delivery trucks — the main source of traffic — off the loop. What's left is low and slow, and kids ride and play on the road without anyone thinking about it. It's the walking track too: a fifth of a mile around, five laps to a mile.

Two separate outdoor spaces: the croquet lawn beside the Common House takes croquet, whiffle ball, birthday parties, summer potlucks and the movie nights. The village green has the gazebo, the hammock, room to run a dog, and paved paths zig-zagging through it.

Own your home. Share a community. Know your neighbors.

3926 Coho Circle, Forest Grove. Scan for the full listing and aerial tour. More about the community and our policies at greengrovecoho.org • bylaws on request

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LISTING



AERIAL TOUR