



## **FAQ for Prospective Buyers of Affordable Homes at Nomad Cohousing**

---

### **Do I have to qualify for Affordable Housing?**

If you wish to purchase a Permanently Affordable Housing home at Nomad Cohousing, you must first meet the eligibility requirements and be qualified by the City of Boulder Homeownership Program that apply to the home for sale by the sale date. Contact the Homeownership Program by email at [homeownership@bouldercolorado.gov](mailto:homeownership@bouldercolorado.gov) or by phone at 303-441-3157, (option 2). More information is available at <https://bouldercolorado.gov/homeownership>. You may also visit the City office at 1300 Canyon Boulevard, Boulder, CO 80302 during walk-in hours between 8-12:30 Monday through Friday or by appointment. Download the [Common Application](#) here.

---

### **How is a buyer selected for an Affordable Home at Nomad Cohousing?**

When a Permanently Affordable home becomes available at Nomad, the seller, Nomad Community, and the City of Boulder work together to support the selection of a qualified and engaged future cohousing community member. Buyers must be eligible for Permanently Affordable Homeownership Program by the time of sale. The seller is responsible for advertising the sale, preparing the unit to ensure the home is in livable condition, and coordinates opportunities to view the home during public Open House events.

The Nomad Community helps inform prospective buyers about cohousing and the opportunities and expectations for living in the community.

The Nomad Cohousing Welcome Team has prepared several documents to help prospective buyers learn more about the community, and help gauge the applicant's interest in living and engaging in a cohousing community. These documents include "[Life at Nomad](#)", the "[Nomad Cohousing Community Participation Agreement](#)" and the "[Good Fit Questionnaire](#)".

Questionnaire Required - To apply for a home at Nomad, interested households must submit a Good Fit Questionnaire. Completed questionnaires may be submitted via the Nomad online form on the [Nomad Cohousing website](#), emailed to [questionnaire@nomadcohousing.org](mailto:questionnaire@nomadcohousing.org) or in hard copy to the seller's agent.

The seller and the Nomad Cohousing Community evaluate submitted Questionnaires according to an established rubric to identify candidates who best demonstrate interest in and commitment to participation in the responsibilities of community life at Nomad Cohousing.

Nomad will welcome prospective buyers to attend a community business meeting and join us for a common meal. We feel these are important opportunities for interested households to share information, meet current members, ask questions, see what life is like at Nomad, and share your interest in living in our cohousing neighborhood. In the event we receive a high number of applicants, it may, regretfully, be necessary to limit the number of applicants who will be invited to attend a Nomad community business meeting and meal.

While candidates are not required to follow all steps of the recommended application process, the community will prioritize candidates who have attended at least one Open House, attended one community meal, attended a business meeting, have read and understood the Participant Agreement, and have submitted the “Good Fit Questionnaire” via the online form on the [Nomad Cohousing website](#) or via email to [live@nomadcohousing.org](mailto:live@nomadcohousing.org).

The seller and the Nomad Cohousing community will not discriminate on the basis of race, color, age, ethnicity, religion, national origin, pregnancy, sexual orientation, gender identity, genetic information, sex, marital status, familial status, disability, or status as a U.S. veteran.

---

### **Why is the buyer selection process different from the normal process for the City of Boulder Affordable Housing program?**

The unique nature of cohousing communities makes it essential that the permanently affordable home buyer selection process is fair, and identifies homeowners who are eager to contribute to the community’s vitality and long-term viability.

---

### **How do you ensure fair housing practices?**

Inclusion and non-discrimination are core values for Nomad Cohousing. The buyer selection process for Permanently Affordable homes at the Nomad Cohousing Community meets Fair Housing Law, satisfies the priorities of the City of Boulder Division of Housing in fairly and affirmatively promoting housing opportunities, and gives preference to those who proactively seek cohousing as their preferred lifestyle.

Nomad Cohousing affordable homes for sale must be advertised for 30 days through a public venue such as the City of Boulder Homeownership Program web pages, Boulder Multiple Listing service (MLS listing), cohousing email waiting list, and cohousing websites.

By having all interested buyers attend an Open House, review the “Life at Nomad” and “Participation Agreement” documents, and submit the “Good Fit Questionnaire”, share a meal, and attend a meeting, we help prospective buyers decide if Nomad is the right community for them. We also review the questionnaires using a rubric to help evaluate prospective buyer’s understanding of, interest in, and commitment to, participating in a Cohousing Community. Final selection of the buyer is based on principles of inclusion and good fit for the cohousing lifestyle.

The seller and the Nomad Cohousing community will not discriminate based on race, color, age, ethnicity, religion, national origin, pregnancy, sexual orientation, gender identity, genetic information, sex, marital status, familial status, disability, or status as a U.S. veteran.

**Checklist for prospective buyers:**

- Receive a “Preliminary Program Certification Letter” stating you are certified as program eligible by the [City of Boulder Homeownership Program](#). If not already certified, apply as soon as possible as the City approval process typically takes between two and three weeks.
- Attend an Open House for the property for sale. Dates available on the [Nomad Cohousing For Sale or Rent](#) web page.
- Read the “[Life at the Nomad Cohousing Community](#)” document
- Read and sign the “[Participation Agreement for Nomad Cohousing Community](#)”
- Submit the “Good Fit Questionnaire” to Nomad Cohousing via [online form](#), or download [PDF](#) and submit via email to [questionnaire@nomadcohousing.org](mailto:questionnaire@nomadcohousing.org) or in hard copy to the seller’s agent.
- As space allows, the Nomad Cohousing Community will invite candidates strongly interested in Cohousing to:
  - Attend a Nomad Cohousing Community business meeting
  - Attend a Nomad Cohousing Community meal
- Confirm interest in buying home and becoming a community member
- If selected as the buyer, complete sale process with the seller and City of Boulder

---

Thank you for your interest in the Nomad Cohousing Community! We look forward to meeting you.

email the Welcome Team at [live@nomadcohousing.org](mailto:live@nomadcohousing.org)



