Ankeny Row Summary

Ankeny Row is a community with six energy-efficient homes structured for interaction with neighbors and to permit graceful aging around a landscaped common courtyard. Property was acquired December 2010, construction began October 2013 and the move-in date was January 2015.

Five of the houses are two-story single family townhouses, averaging 1450 to 1500 square feet; the sixth unit is a second floor condo of 900 square feet above the common room, storage and bike room. The lot size is 12,600 square feet. The approximate cost of each of the five townhouses is $690,000, which puts us above the median range in Portland (although our book shows how the same basic construction without some frills could be achieved for $590,000). No units are currently available and there has been no turn-over in our first 4 years. Our By Laws outline the procedure for sales to new members.

Ankeny Row is new passive house construction. The windows are triple pane and the exterior walls are 16 inches thick, ensuring even heat and cooling and protection from outside noise. As there is also no leakage into or out of the house, a HRV system filters eight changes of air per day into and out of each room in the house bringing excellent quality of air.

All our utilities are electric and our on-site solar-generated power exceeds our usage on a community basis each year, in other words we are better than Net Zero. The project is Earth Advantage Platinum and Net Zero Ready certified.

We have common meals on an ad hoc basis, sometimes as a community, more often in groups of one or two families, such meals or before dinner happy hours occur once or twice a week on average. We engage in extensive social and outdoor activity together from joint trips, boards of volunteer organizations to which we belong, hiking, kayaking, bicycling, and yoga. We all assume community-wide tasks such as garbage outtake, cleaning the compost barrel, watering, gardening, and ad hoc tasks. We share a 600 foot square common room, which serves for community dinners, yoga, joint TV nights, and social, political and cultural events for ourselves and the neighboring community.

We are a condominium run by a Homeowners’ Association and led by an annually rotating three-person Board. Our monthly HOA fee is $369. Decisions are largely by consensus, but if agreement fails us, by majority vote. In addition, we have a standing Common Room Committee and Landscape Committee and ad hoc committees such as community art committee.

Our community is unique because it includes aspects of cohousing, aging in place, and energy sustainability. We are also an urban community with a walk score of 92 and bike score of 98. To our knowledge, we were the first passive house construction of a multi-family community in the nation. We are equally divided between men and women of different religious and sexual orientations and with ages ranging from 65-75.