

COEverything

hello@coeverything.co
www.coeverything.co

WHO WE ARE

- + Architectural Services
- + Real Estate Development Consulting
- + Community Engagement
- + Zoning Strategy

CoEverything is a woman-owned, worker cooperative based in Providence, RI & Boston, MA, specializing in architecture, real estate development, and strategic community engagement. Since 2018, we've helped mission-driven developers, municipalities, and nonprofits unlock the potential of their sites—translating our clients' vision into buildable, fundable, and community-aligned projects. We work at the intersection of design, development, and equity to advance resilient, affordable housing in New England.

WHAT WE OFFER

WHY COEVERYTHING?

- + Deep experience in affordable housing and community-led development
 - + Proven track record in Passive House, net-zero, and infill housing
 - + Expertise in cooperative and nonprofit-led ownership models
 - + Recognized by The New York Times, AIA, Metropolis, and NESEA
- "We are thrilled to support Rhode Island communities through this RIH program with thoughtful, collaborative approaches to unlocking housing opportunities—from early concept to entitlement."*

Zoning & Permitting Analysis

We identify development pathways tailored to local codes, political climate, and project goals. Our team provides:

- Zoning audits and entitlement strategies
- Scenario-based testing for use, density, and compliance
- Road maps for special permits, variances, and approvals

Site Planning & Predevelopment Design

We turn early concepts into actionable site plans that integrate community priorities, funding criteria, and construction realities. Services include:

- Context-sensitive site layouts and massing options
- Design packages for community and stakeholder review
- Coordination with civil, environmental, and traffic consultants as needed

Financial Feasibility & Development Strategy

We build solid foundations for funding applications, board approvals, and long-term stewardship. Our support includes:

- Pro forma modeling and early capital stack structuring
- Risk analysis and phasing recommendations
- Integration of incentives such as LIHTC, HOME, CDBG, and green building grants

Community Partnership & Engagement

We help you build support early and authentically. Our bilingual and culturally responsive strategies include:

- Design workshops and public meetings that build trust and shared vision
- Communication tools (video, 3D renderings, one-pagers, fliers) for diverse audiences
- Governance models for long-term community involvement and ownership