

BCC Information Sheet

Welcome to Bull City Commons—an eclectic cohousing community of folks from all over the country. What we have in common is a desire to be part of Durham’s vibrant urban scene and to create a community based on mutual support, collaboration, and shared resources.



What is cohousing?

Cohousing communities are intentional, collaborative housing developments that combine common facilities with private homes to create resilient and successful neighborhoods. Design features and community size promote frequent interactions and close relationships. Neighbors play together, cook for one another, share tools, and make decisions collaboratively. Common property is managed and maintained by community members, providing more opportunities for growing relationships. Most cohousing communities are organized as townhouses or condominiums with a homeowners association. Cohousing is not a financial or legal model, but rather a descriptive term that shows the intent of these developments to cultivate a strong sense of community.

What is BCC’s vision of cohousing?

BCC’s 30 members—occupying 23 condo units—actively participate in the life and work of the community. We value diversity, respect, kindness, safety, connection, generosity, affordability, and environmental responsibility. Among our social gatherings are weekly meals, monthly potlucks, chef’s dinners, movie and game nights, hikes, and workdays. All members participate in our monthly business meetings in addition to working circles. We are:

- *Self-governed.* We use Sociocracy as a governance framework. Sociocracy is an intentional process that enables all voices in the community to be heard and promotes decision-making by consent.
- *Self-managed.* All members contribute to maintaining our living spaces. Working circles carry out the tasks of managing our finances, coordinating social activities, landscaping the grounds, and maintaining the building’s structure and systems.
- *Self-supporting.* Members develop and adhere to an annual budget for fiscal stability and responsibility.

While we currently have no units for sale, we invite people who are interested in joining BCC to attend an Information Session and a Plenary meeting to see how we make decisions. Visit our website at www.bullcitycommons.com to RSVP and read our FAQ page. Our governing documents—Declaration, Bylaws, Articles of Incorporation, and Policies—are available upon request.

Additional Resources



Cohousing Association of the United States (CohoUS): <https://www.cohousing.org/>



Sociocracy for All: <https://www.sociocracyforall.org/>

Tips for prospective members of BCC

- Visit our website: <https://www.bullcitycommons.com/>
- Visit Durham to get a sense of the neighborhoods, public spaces, and commercial areas
- Make an appointment to have an onsite tour and meet residents informally
- Attend a business meeting of the full membership (plenary) and also a working circle (team)
- Participate in a community workday
- Learn how we use the Sociocracy governing framework to make community decisions
- Look at the COA bylaws and community policies and agreements

Consider these aspects of collaborative living to see if they match your interests

- Do you like getting to know your neighbors as friends and lending them a hand when they could use support?
- Are you willing to contribute your time and talents serving on working circles in addition to the plenary circle?
- Would you like participating in periodic community workdays to keep our common areas tidy and attractive?
- If you experienced conflict with one of your neighbors, would you work constructively to resolve the issue?
- Do you like the idea of occasional community potlucks or other meals together?
- Are you willing to share common laundry facilities?
- Are you comfortable sharing tools and outdoor equipment with your neighbors instead of owning everything yourself?
- Would you enjoy working in a community garden or on landscaping projects in common areas?
- Do you like the idea of group activities such as hiking, movies, restaurants?
- Would you enjoy organizing group activities?