



## Member News First Quarter, 2006

[www.coopshdc.com](http://www.coopshdc.com)

### Board of Directors

#### **President**

Michael O'Dell  
Harbour Square, 447 units

#### **1<sup>st</sup> Vice President**

Carl Gerber  
The Cathedral Avenue, 145 units

#### **2<sup>nd</sup> Vice President**

Barry Moss  
The Westchester, 520 units

#### **Secretary**

Art Leabman  
1870 Wyoming Avenue, 28 units

#### **Treasurer**

Nancy Skinkle  
The Broadmoor, 194 units

#### **Directors**

Desmond Foynes  
The Presidential, 43 units

William Kammerer  
The Chesterfield, 26 units

Jill Golden  
3028 Porter Street, 11 units

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## Smithsonian Tour of DC Cooperatives

*May 20 day-long bus tour*

The DC Cooperative Housing Coalition is pleased to announce that it has made arrangements with The Smithsonian Associates to repeat the very successful 1995 tour of several of the District's housing cooperatives.

The tour will be held on Saturday, May 20. Several cooperatives will be visited and several more will be viewed during the tour. Site visits will last approximately 30 minutes. The tour will include a visit to at least one apartment or townhouse in each cooperative.

Lunch will be included and held at The Westchester, 4000 Cathedral Avenue, NW, the only cooperative in the District with an operating restaurant open to the public.

This tour is a great opportunity to see some of the best cooperatives rarely seen by the public.

Tickets will go quickly and seats are limited. This is your "insiders" notification before it is formally announced to the general public in The Smithsonian's March program announcements. For more information or to make reservations, contact Maggie Wilson, Smithsonian Associates,

## Survey Says...

*Members share their experiences in first Coalition survey*

A majority of Coalition members responded to CHC's first of a series of periodic surveys planned to help members connect with one another by sharing their knowledge. The results of the survey are on page 3.

## Join us at the Convention Center!

Visit us at the CAI Annual Convention, Saturday, February 18, 2006, at the DC Convention Center, from 8:00 a.m. to 4:30 p.m.

### *Mark your Calendars:*

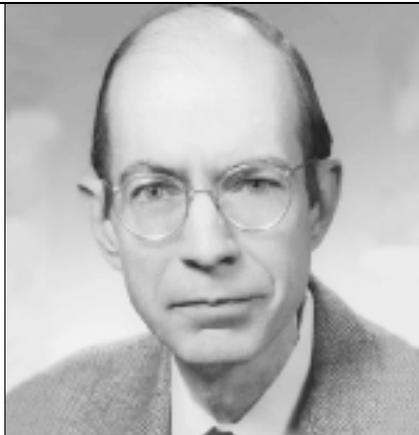
**\*\*\* Annual Meeting \*\*\***  
April 25, 2006

**Carol Mitten, Guest speaker**

Director, DC Office of Property Management and former Chair of the DC Zoning Commission.

Location to be announced

202-786-3276 or send an e-mail to [wilsonma@tsa.si.edu](mailto:wilsonma@tsa.si.edu). NOTE: The cost of the tour had not been finalized at the time this issue was going to print.



## In Memoriam

### Robert W. Kilpatrick

*Co-founder of Coalition  
21 year Board Member*

On October 13, 2005, the District of Columbia's cooperative housing community lost a wonderful, dedicated ombudsman with the death of Robert Wylie Kilpatrick.

Bob (as we knew him), along with a handful of people, was instrumental in establishing the DC Cooperative Housing Coalition in the early 1980s in response to a judicial ruling concerning proportionate voting. He helped to rally the forces of cooperative housing associations representing at that time more than 3,000 units to successfully persuade the DC City Council to resolve the matter.

Recognizing the importance to the cooperative housing community of speaking in a single, united voice and maintaining the ability to respond quickly and knowledgeably to matters

affecting cooperative housing, the ad hoc group decided to form a permanent organization—the DC Cooperative Housing Coalition, established in 1984.

Bob served continuously on the Coalition's Board of Directors since its founding. His dry wit, coupled with his attention to detail and encyclopedic mind, made him a good friend and an invaluable member. As directors came to, and left, the Coalition's Board, Bob served as the Coalition's institutional memory. Bob's knowledge helped to shape and to move forward the Coalition over the years.

In addition to the Coalition, Bob served his own cooperative housing association, The Westmoreland, 2122 California Avenue, NW, where he served on its Board and committees.

Bob was an amazing person who combined wit and wisdom with modesty. Born in Washington, Bob received degrees from Haverford (BA, MA) and Yale (PhD). He taught economics at Cornell University and was a fiscal economist for over 30 years with the Office of Management and Budget. His wife, Justine, survives him.

Bob's dedicated service to the Coalition and the cooperative housing community it serves will be sorely missed. The Board of Directors extends its deepest condolences to his wife Justine, his family, friends, and neighbors.

## Recent GAO Reports Covering the District

GAO exists to support the Congress in meeting its Constitutional responsibilities and to help improve the performance and ensure the accountability of the federal government for the benefit of the American people.

To obtain e-mail updates about GAO products, select "Subscribe to Updates" section of <http://www.gao.gov>. The following District-related reports and other GAO products are available, free of charge, from the "Reports and Testimony" section at GAO's Internet site, <http://www.gao.gov>.

**Mass Transit:** Preliminary Views on Options for Additional Fiscal Oversight of the Washington Metropolitan Area Transit Authority, [GAO-05-922T](#), July 28, 2005

**Homeland Security:** Managing First Responder Grants to Enhance Emergency Preparedness in the National Capital Region, [GAO-05-889T](#), July 14, 2005

**Charter Schools:** Oversight Practices in the District of Columbia, [GAO-05-490](#), May 19, 2005

**District of Columbia's Drinking Water:** Agencies Have Improved Coordination, but Key Challenges Remain in Protecting the Public from Elevated Lead Levels, [GAO-05-344](#), March 31, 2005

## Survey Says...

(Continued from page 1.)

In its first ever survey of its members, the Coalition asked questions concerning replacing windows, upgrading HVAC systems, and other issues related to operating a housing cooperative. The purpose of the survey was to learn what has been done and to share these experiences, problems and solutions with other cooperatives. In effect, the Coalition is a “knowledge broker” for our members. More than half of our members responded to the survey. Although our first attempt at surveying members did not include asking for the names of respondent cooperatives or their contact information, many still provided it. The next survey will ask for the name of the co-op to enable us to put members in touch with other members. Here is the break down of responses to questions in our first survey:

### Homestead Exemption:

1. Only 4 members indicated they either had or were developing a policy concerning Homestead Exemptions. This is an area that some members reported being interested in. (For more information about this issue, see *Homestead Exemptions: Is Your Co-op Losing Money*, Member News, Fourth Quarter, 2005, p.1)

### Actions completed:

2. A quarter of our members indicated that since 2000, they had

replaced windows and or upgraded their HVAC systems and half reported upgrading or replacing their elevator. Half also reported other improvements including new roofs, new landscaping, renovations to lobbies and hallways, and other improvements such as installing motion sensors, replacing doors and re-pointing brickwork.

### Actions contemplated:

3. Not surprising in this day of increasing utility costs, upgrading or replacing HVAC systems was the number one area for work our members were either contemplating or committed to doing (40 percent). Tied for second was replacing windows and upgrading or replacing elevators (30 percent). Several members indicated that new roofs and/or brickwork were also being considered.

### Concerns:

4. Again, tied with increasing utilities, when members were asked what their major concern was, 70 percent reported utilities. About half also reported renovations and upgrades to their building(s) were a major concern followed by “management-related matters” (30 percent).

### Energy costs top members’ concerns

It is apparent from the responses to our survey that the biggest issue faced by our members is energy-related—keeping fuel costs under

control and taking steps to reduce fuel consumption. This has been a major concern for many years.

The Coalition started helping members find ways to reduce fuel costs as early as 1995 when it held a seminar on energy alliances with speakers from organizations such as Wheeled Electric Power Company (WEPCO). In 1996, we included an article in our *Member News* featuring one of our members, The Westchester, that had saved \$90,000 in one year when it “unbundled” its natural gas purchases provided by DC-based Washington Gas to enable it to purchase the service from Marco Energy, a Pittsburgh-based supplier. The Westchester’s general manger invited our members to contact her to learn more about the program.

As it was true 10 years ago, one way to control the cost of fuel is to consider joining an energy alliance. In addition to The Westchester, another of our members joined such an organization in 2005. How have they benefited from that membership? In the next issue of *Member News* we will profile that cooperative and learn more about their experience and provide information about the fuel alliance to our members should they be interested in joining.

And that is one of many reasons to be a member of the DC Cooperative Housing Coalition—sharing information!

**10 years ago...**

*From DC Cooperative Housing News, First/Second Quarter, 1996, page 3:*

## Leasing Restriction Upheld

Broadmoor vindicated

The right to restrict owners from renting co-op apartments by imposing a surcharge on rentals was upheld a second time when the DC Court of Appeals reaffirmed the DC Superior Court's earlier ruling.

In 1995, the Broadmoor cooperative took steps to keep the number of rentals within manageable limits. To accomplish that end, the board of directors applied a "financial disincentive." The first year a unit is rented, a 5% surcharge on the monthly operating assessment is applied. The surcharge is increased each rental year by 5 percentage points until the maximum 25% surcharge is reached in the fifth year. One Broadmoor member filed suit alleging that the surcharge violated her contract with the Broadmoor and the bylaws of the cooperative.

The board's intent of the surcharge was "to promote owner occupancy, maintain the value of each owner's investment in his or her home, and ensure a consistently high quality of life for Broadmoor residents." One of the ways to accomplish this was to discourage rental investment property. Further, new owner

occupancy depended on the ability of prospective owners to secure financing.

In its affidavit, the Broadmoor board explained the difficulty of securing a Federal National Mortgage Association (Fannie Mae) mortgage if twenty to thirty percent of the apartments were rental units. It also stated that the Broadmoor would not be eligible for Fannie Mae financing if more than thirty percent of the units were rented. A Fannie Mae document containing some of its regulations was also provided.

The affidavit also explained that if less than fifty percent of the Broadmoor apartments are not "used as a primary residence, the association loses all of the available homestead exemption, and receives no credit whatsoever for not using municipal trash collection" both of which are used to reduce the cooperative's property taxes.

The DC Court of Appeals reaffirmed the DC Superior Court's June 1 and June 30, 1995 summary judgments on May 16, 1996 (*No. 95-CV-847, Lucille Kelley, appellant, v. Broadmoor Cooperative Apartments, Appellee*).

### DC Quick Links:

**Mayor's Office**  
<http://dc.gov/mayor/index.shtm>  
**City Council:**  
<http://www.dccouncil.washington.dc.us/>



*The Westchester is one of several housing cooperatives to be visited during the May 20 Smithsonian tour and where tour members will also enjoy lunch at the only restaurant located in a cooperative. See the article on page 1 for information on the tour.*

### Need a web Site?

CHC is fortunate to have found a talented web designer to create our web site. Luckier still, he is willing to create sites for our member coops at reasonable rates. Go to our web site, [www.coopsdc.com](http://www.coopsdc.com), and click on "Contact us." Let us know of your interest and we will pass that information on to him.

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