

Council Proposes Employee Parking Fee Legislation

Mandates monthly \$25 fee for on-site employee parking

Council members Phil Mendelson (At-Large) and Jim Graham (Ward 1) introduced B17-0725, "District Department of Transportation Clean Air Compliance Fee Act of 2008." If passed as written, the proposed legislation would charge employers \$25 each month for each employee parking space they now offer for free. The intent is to encourage mass transit usage. Many Coalition members will be affected by this new charge. For example, it will cost one member \$5,400 a year. Councilmembers Mary Cheh (Ward 3) and Tommy Wells (Ward 6) are cosponsoring the legislation.

The Coalition will survey its members to determine the extent the proposed legislation may have on our members as well as to provide input to the Council. Coalition board members intend to visit Council members and to work with other organizations to improve, if not eliminate, the legislation. Look for updates and the survey!

DC Co-op Values Drop Second Year in Row

Changes in valuations for individual co-ops vary widely

For several years the Coalition has tracked DC market-rate cooperatives. For the second year in a row, their combined valuations dropped 2 percent. Combined, Tax Year '09 valuations for the tracked co-ops remained in excess of \$1.5 billion. Wards 1, 2, and 3 have the majority of DC's market-rate cooperatives. The average values for co-ops in Wards 1, 2, and 3 are \$15.6 million, \$28.6 million, and \$21.1 million, respectively. (*Continued, page 3*).

DC Real Estate Draws Foreign Investors

The DC housing market may be softening, but it appears that foreign investment may be helping to keep it from sliding too far. The Association of Foreign Investors in Real Estate (AFIRE) released its most recent survey showing that DC continues to rank as one of the strongest investment markets in the world: second nationally behind New York City and ahead of Los Angeles and San Francisco; and fourth

internationally behind London, New York City and Paris. "The ascension of NY and Washington, DC, as the two top global cities represents a very strong showing for U.S. real estate," said Karin Shewer, principal, Real Estate Capital Partners, and chairman of AFIRE. For more information, visit <http://www.afire.org/>

CAI Expo Success



Jill Golden (3028 Porter Street), Mike O'Dell (Harbour Square), Nancy Skinkle (The Broadmoor) and Carl Gerber (The Cathedral)

Once again, the Coalition was pleased to have participated in the Washington Metropolitan Chapter of Community (*Continued, page 2*)

CAI Expo (*From, page 1*)

Associations Institute's Conference and Expo as an Allied Partner.

Held on February 23, several Coalition members attended the event and stopped by our table to say hello to the Coalition Board members who staffed the table. More than 1,700 homeowners, community managers, and industry professionals attended with more than 170 exhibitors. Seminar topics included green alternatives, public services, and risk management.

DC Population growing

The U.S. Census Bureau Population Estimates Program estimates total resident population by measuring births, deaths and net migration in DC every year. According to Census Bureau estimates released last December, DC has demonstrated seven consecutive years of population growth, with 16,493 new residents since 2000 for a total of 588,292.

The Census Bureau also adjusted their July 1, 2006, population estimate for DC to show a greater number of people residing in the city at that time. The original figure, released in 2006, accounted for 581,530 residents but was modified later to reflect 585,459 residents. This year's estimate shows a 1.16 percent increase in

total population from the original 2006 estimate.

Reverse Mortgages for Co-op Owners

Legislation to allow co-op owners ability to obtain reverse mortgage awaits final action

Since the late 1980s, owners of single-family homes and condominiums have been able to tap into the equity of their property to pay bill, make repairs, and establish another income stream, among other reasons. Owners of cooperative units have not had that ability.

Both the House and the Senate have passed bills that would permit FHA reverse mortgage loans (also referred to as home equity conversion mortgages or HECMs) to be used by cooperatives.

At our December 2007 Member Seminar, Coalition members learned about the proposed change in legislation that also would enable co-op owners to obtain reverse mortgages.

As of early 2008, the legislation remains to be passed and signed in to law. Those involved with the legislation remain hopeful that it will be passed this year.

For more information about reverse mortgages, go to http://www.aarp.org/money/wisec_consumer/financinghomes/a2002-09-30-HomeLoansReverseMortgages.html

Join the Coalition's Board of Directors

The Coalition's Board of Directors has several vacancies. This is a great opportunity for you and your cooperative to learn more about the District's market rate cooperative housing community and be a leader in supporting that community.

Join the Directors listed on the last page of this newsletter.

A little time invested will yield a great sense of satisfaction!

Learn more: send an e-mail to cooperativesdc@aol.com.

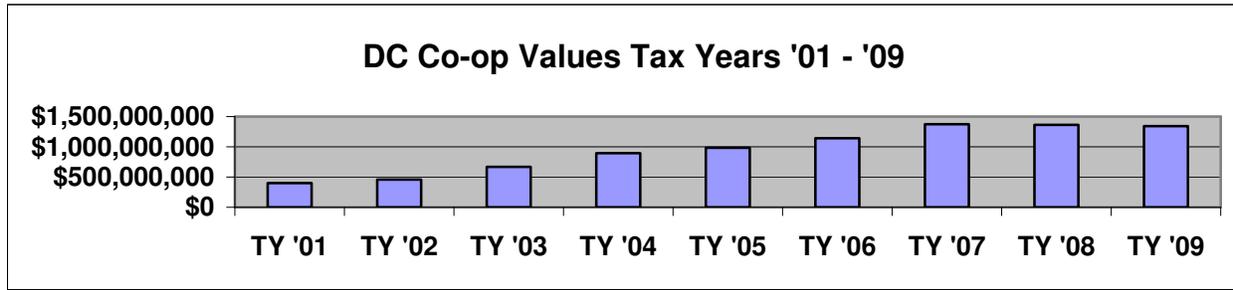
Member Web Page

Has your cooperative submitted its information? Don't miss out on a member benefit!

Every Coalition member now can have its own web page as part of its membership—there is no extra charge for this Coalition members-only benefit!

Members can now share contact information, a bit of history about their co-op, and a photo of their building or complex. Forms to collect the information were mailed to all members. If misplaced, send an e-mail to CooperativesDC@aol.com.

See page 5 for more details!



No.Street	2005	2006	% Chg.	2007	% Chg.	2008	% Chg.	2009	% Chg.
WARD 1									
2039New Hamph. Ave, NW	\$13,867,710	\$15,929,330	15%	\$18,146,570	14%	\$18,651,460	3%	\$18,651,460	0%
263315th St, NW	\$2,953,670	\$3,544,400	20%	\$3,938,220	11%	\$4,430,500	13%	\$4,184,360	-6%
2853Ontario Road, NW	\$29,342,790	\$36,540,920	25%	\$41,927,470	15%	\$39,346,070	-6%	\$41,847,130	6%
1860Clydesdale Place, NW	\$1,973,230	\$2,949,420	49%	\$3,168,720	7%	\$3,256,440	3%	\$3,168,720	-3%
222020th St, NW	\$12,021,220	\$13,034,350	8%	\$13,779,450	6%	\$13,779,450	0%	\$14,682,300	7%
1832Biltmore St, NW	\$3,867,070	\$5,903,230	53%	\$6,662,800	13%	\$6,872,760	3%	\$6,945,870	1%
1901Wyoming Ave, NW	\$10,431,070	\$13,113,350	26%	\$14,901,530	14%	\$16,391,680	10%	\$14,901,530	-9%
1840Biltmore St, NW	\$3,969,590	\$4,309,840	9%	\$4,880,340	13%	\$4,769,430	-2%	\$4,769,430	0%
2370Champlain St, NW	\$3,672,810	\$4,193,070	14%	\$4,775,350	14%	\$4,775,350	0%	\$4,002,700	-16%
1791Lanier Pl, NW	\$3,404,520	\$3,779,280	11%	\$5,931,220	57%	\$5,931,220	0%	\$5,931,220	0%
1870Wyoming Ave, NW	\$8,839,630	\$10,466,840	18%	\$13,334,470	27%	\$13,334,470	0%	\$12,949,030	-3%
1705Lanier Pl, NW	\$3,803,830	\$5,031,030	32%	\$5,890,070	17%	\$6,258,230	6%	\$6,258,230	0%
1820Clydesdale Place, NW	\$6,296,380	\$7,221,130	15%	\$11,049,310	53%	\$11,049,310	0%	\$10,435,460	-6%
3025Ontario Road, NW	\$6,747,930	\$8,145,620	21%	\$9,048,610	11%	\$9,048,610	0%	\$8,984,610	-1%
1661Crescent Place, NW	\$18,289,750	\$20,441,480	12%	\$26,896,690	32%	\$24,207,020	-10%	\$25,551,860	6%
2707Adams Mill Rd, NW	\$6,305,330	\$8,231,650	31%	\$9,128,210	11%	\$10,131,260	11%	\$10,553,400	4%
2101-2201Connecticut Ave, NW	\$47,454,560	\$59,330,700	25%	\$70,010,230	18%	\$75,943,300	8%	\$71,196,840	-6%
Subtotal: Ward 1	\$183,241,090	\$222,165,640	21%	\$263,469,260	19%	\$268,176,560	2%	\$265,014,150	-1%
WARD 2									
1300Massachusetts Ave., NW	\$4,462,160	\$4,662,100	4%	\$6,513,840	40%	\$5,874,760	-10%	\$5,661,740	-4%
102616th St, NW	\$6,300,510	\$8,345,550	32%	\$9,443,910	13%	\$9,443,910	0%	\$9,565,880	1%
152617th St, NW	\$7,806,110	\$8,873,880	14%	\$10,500,640	18%	\$11,155,270	6%	\$11,686,840	5%
151417th St, NW	\$14,038,200	\$15,746,370	12%	\$18,756,250	19%	\$18,897,450	1%	\$18,897,450	0%
2122California St, NW	\$13,422,670	\$16,543,430	23%	\$17,950,750	9%	\$17,427,910	-3%	\$18,473,590	6%
73024th St, NW	\$23,930,750	\$30,589,250	28%	\$37,486,130	23%	\$37,020,770	-1%	\$35,365,750	-4%
2475Virginia Ave., NW	\$43,628,010	\$48,108,060	10%	\$57,317,790	19%	\$54,143,280	-6%	\$56,479,890	4%
165731st Street, NW	\$4,504,500	\$7,689,830	71%	\$8,390,600	9%	\$9,079,140	8%	\$9,015,140	-1%
2120Kalorama Road, NW	\$3,861,000	\$4,440,150	15%	\$5,019,300	13%	\$5,019,300	0%	\$5,019,300	0%
1835Phelps Place, NW	\$3,125,610	\$3,360,030	7%	\$4,274,090	27%	\$4,235,020	-1%	\$4,235,020	0%
2339Mass. Ave, NW	\$3,622,130	\$3,893,800	8%	\$4,527,670	16%	\$4,980,430	10%	\$4,980,430	0%
2700Virginia Ave., NW	\$53,558,800	\$55,865,420	4%	\$62,853,440	13%	\$62,853,440	0%	\$62,853,440	0%
2500Mass. Ave, NW (3*)	\$5,662,800	\$5,797,270	2%	\$6,414,090	11%	\$6,414,090	0%	\$7,475,050	17%
700New Hamph. Ave, NW	\$85,661,690	\$87,857,720	3%	\$113,714,890	29%	\$118,484,340	4%	\$122,775,780	4%
1734P Street, NW	\$8,593,860	\$9,757,430	14%	\$11,477,500	18%	\$11,223,680	-2%	\$11,223,680	0%
1725T St., NW	\$1,258,160	\$1,567,180	25%	\$1,720,080	10%	\$1,720,080	0%	\$1,815,640	6%
2500Virginia Ave., NW	\$81,996,650	\$88,340,880	8%	\$130,337,630	48%	\$114,688,430	-12%	\$122,625,030	7%
191516th St, NW	\$4,365,810	\$5,833,490	34%	\$7,338,380	26%	\$6,772,000	-8%	\$6,772,000	0%
Subtotal: Ward 2	\$369,799,420	\$407,271,840	10%	\$514,036,980	26%	\$499,433,300	-3%	\$514,921,650	3%

No.Street	2005	2006	% Chg.	2007	% Chg.	2008	% Chg.	2009	% Chg.
WARD 3									
2720Wisconsin Ave, NW	\$5,302,440	\$5,559,630	5%	\$7,136,210	28%	\$7,136,130	0%	\$7,136,210	0%
3900Watson Place, NW	\$31,550,810	\$36,888,640	17%	\$41,454,270	12%	\$41,454,270	0%	\$41,454,270	0%
3900Tunlaw Road, NW	\$12,593,300	\$15,106,170	20%	\$19,498,050	29%	\$21,969,090	13%	\$17,799,210	-19%
4581MacArthur Blvd, NW	\$997,430	\$1,015,130	2%	\$1,440,400	42%	\$1,440,400	0%	\$1,440,400	0%
4000Cathedral Avenue, NW	\$111,745,060	\$148,689,040	33%	\$164,093,140	10%	\$162,563,740	-1%	\$132,652,440	-18%
3600Connecticut Ave, NW	\$3,543,500	\$4,931,880	39%	\$5,893,170	19%	\$5,458,480	-7%	\$5,458,480	0%
2502Calvert St, NW	\$42,331,810	\$44,050,670	4%	\$52,446,700	19%	\$47,174,180	-10%	\$47,870,160	1%
3620Connecticut Ave, NW	\$2,335,910	\$2,477,480	6%	\$2,831,400	14%	\$3,185,330	13%	\$3,185,330	0%
4101Cathedral Avenue, NW	\$19,637,540	\$22,340,570	14%	\$31,304,190	40%	\$29,870,420	-5%	\$32,694,500	9%
5112Connecticut Ave, NW	\$4,521,750	\$5,527,920	22%	\$6,676,510	21%	\$7,303,850	9%	\$6,598,320	-10%
4514Connecticut Ave, NW	\$13,417,360	\$14,538,700	8%	\$18,606,690	28%	\$18,163,300	-2%	\$19,271,760	6%
4315River Rd., NW	\$411,840	\$437,580	6%	\$643,500	47%	\$707,850	10%	\$643,850	-9%
3001Porter St, NW (4*)	\$1,625,800	\$2,147,950	32%	\$2,692,420	25%	\$2,794,460	4%	\$2,509,650	-10%
3601Connecticut Ave, NW	\$48,266,380	\$48,785,640	1%	\$61,145,050	25%	\$63,795,610	4%	\$62,128,650	-3%
3039Macomb St., NW	\$3,928,210	\$3,928,200	0%	\$5,787,640	47%	\$5,787,640	0%	\$5,556,030	-4%
3101Veazey Terrace, NW	\$90,238,010	\$107,550,340	19%	\$121,616,920	13%	\$123,000,670	1%	\$123,000,670	0%
3026Porter St, NW (2*)	\$1,498,740	\$2,047,880	37%	\$2,684,990	31%	\$2,476,620	-8%	\$2,365,590	-4%
3028Porter St, NW (2*)	\$1,501,350	\$2,047,870	36%	\$2,684,990	31%	\$2,571,220	-4%	\$2,362,850	-8%
3018Porter St, NW (2*)	\$1,502,290	\$2,047,870	36%	\$2,684,990	31%	\$2,571,220	-4%	\$2,361,930	-8%
3020Porter St, NW (2*)	\$1,504,870	\$2,082,120	38%	\$2,684,990	29%	\$2,474,560	-8%	\$2,364,550	-4%
3022Porter St, NW (2*)	\$1,508,320	\$2,082,250	38%	\$2,684,990	29%	\$2,571,220	-4%	\$2,380,790	-7%
3024Porter St, NW (2*)	\$1,509,480	\$2,083,350	38%	\$2,684,990	29%	\$2,384,760	-11%	\$2,358,430	-1%
3407-341129th St, NW (3*)	\$3,301,170	\$4,026,440	22%	\$4,860,030	21%	\$4,584,930	-6%	\$4,585,930	0%
3031-3041Sedgewick St., NW	\$10,070,000	\$12,644,900	26%	\$14,820,560	17%	\$14,802,560	0%	\$14,802,560	0%
3016Tilden St., NW	\$5,008,070	\$6,203,330	24%	\$7,131,810	15%	\$7,131,810	0%	\$7,131,810	0%
3020Tilden St., NW	\$5,008,070	\$6,203,330	24%	\$7,131,810	15%	\$7,131,810	0%	\$7,131,810	0%
3315Wisconsin Ave, NW	\$9,020,050	\$11,419,630	27%	\$12,408,690	9%	\$12,408,690	0%	\$12,408,690	0%
Subtotal: Ward 3	\$433,879,560	\$516,864,510	19%	\$605,729,100	17%	\$602,914,820	0%	\$569,654,870	-6%
Other Wards (Ward #)									
1301Delaware Ave, SW (6)	\$38,783,750	\$54,984,500	42%	\$77,503,140	41%	\$80,694,260	4%	\$77,736,090	-4%
500-1301N St., SW (6)	\$70,239,500	\$77,878,530	11%	\$116,344,250	49%	\$106,028,030	-9%	\$104,436,260	-2%
Naylor Gardens, SE (46*) (7)	\$20,701,520	\$32,621,520	58%	\$38,421,520	18%	\$25,073,520	-35%	\$25,073,520	0%
Subtotal: Other	\$129,724,770	\$165,484,550	28%	\$232,268,910	40%	\$211,795,810	-9%	\$207,245,870	-2%
* = Number of Lots included in Assessment									
Survey Total	\$1,116,644,840	\$1,311,786,540	17%	\$1,615,504,250	23%	\$1,582,320,490	-2%	\$1,546,836,540	-2%
SUMMARY	TY 2005	TY 2006	% Chge	TY 2007	% Chge	TY 2008	% Chge	TY 2009	% Chg.
Ward 1	\$183,241,090	\$222,165,640	21%	\$263,469,260	19%	\$268,176,560	2%	\$265,014,150	-1%
Ward 2	\$369,799,420	\$407,271,840	10%	\$514,036,980	26%	\$499,433,300	-3%	\$504,921,650	1%
Ward 3	\$433,879,560	\$516,864,510	19%	\$605,729,100	17%	\$602,914,820	0%	\$569,654,870	-6%
Other Wards	\$129,724,770	\$165,484,550	28%	\$232,268,910	40%	\$211,795,810	-9%	\$207,245,870	-2%
Survey Total	\$1,116,644,840	\$1,311,786,540	17%	\$1,615,504,250	23%	\$1,582,320,490	-2%	\$1,546,836,540	-2%
Because of incomplete series data, the following were excluded from the above comparison									
461N St., SW	---	---	---	---	---	---	---	\$63,431,530	NA
210019th St, NW	---	---	---	\$10,170,590	---	\$10,170,590	0%	\$10,170,590	0%
711-721Hamlin St, NE	---	---	---	\$1,589,450	---	\$1,650,580	4%	\$1,650,580	0%
516A St., NE	---	\$4,034,750	---	\$4,341,120	8%	\$4,341,120	0%	\$4,341,120	0%
		\$4,034,750		\$16,101,160		\$16,162,290		\$16,162,290	

**Does your co-op have a member profile page
on the Coalition's web site, www.coopscdc.com?**

NO?! Your Co-op is Missing Out!

**No extra charge. Zip. Zilch. Nada.
It's one of the benefits included in your annual dues.**

A member profile page opens communications. A web page facilitates communication among co-ops. Ever want recommendations about vendors? Ever wanted to know what other co-ops did under a given situation? These member profiles open communication channels between and among co-ops!

A member profile page gives you a presence on the web. Have a web site already? We can link your profile page to your co-op's web site. Don't have a web site at all? Use your Coalition member profile page to help introduce yourselves to realtors and the buying public, include the address on your stationery, communicate with other co-ops, or use it to provide contact information to your own members; the possibilities are up to you.

How do you get started? First, take a look at some that are already on the Coalition's web site to get an idea what is included. Either go to our web site (www.coopscdc.com), click on Membership and then click on a member's name with the building icon. Some have an additional link to their own web site. Here is a sampling of our member cooperatives with links to their profile pages:

The Altamont (48 units): <http://www.coopscdc.com/1901Wyoming.htm>
Broadmoor (194 units): <http://www.coopscdc.com/The%20Broadmoor.htm>
Harbour Square (447 units): <http://www.coopscdc.com/HarbourSquare.htm>
The Porter (28 units): <http://www.coopscdc.com/ThePorter.htm>
The Presidential (44 units): <http://www.coopscdc.com/ThePresidential.htm>
3016 Tilden (20 units): <http://www.coopscdc.com/3016Tilden.htm>

We'll get you started if you like what you see. Complete a simple form about your co-op and provide a brief description of your co-op (see the current profile pages for ideas). That information, plus a photo (*we'll even take that for you if you want!*), and we'll create your page. Once you approve of the page, we'll put it on our web site. It is that easy!

Don't delay—be a part of the co-op community!

Contact us for more information or let us know your co-op's ready to be a part of the co-op community! e-mail us at CooperativesDC@aol.com or call 202-554-4980.

Board of Directors**President**

Michael O'Dell
Harbour Square, 447 units

Vice President

Carl Gerber
The Cathedral Avenue, 145 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Nancy Skinkle
The Broadmoor, 194 units

Directors

Madeline Evaneck
Naylor Gardens 318 units

Desmond Foynes

The Presidential, 43 units

Jill Golden

3028 Porter Street, 11 units

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**DON'T FORGET
YOUR CO-OP'S
WEB PAGE!**

See Page 5!

About the Coalition

The DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and a service organization that provides information and education to members.

Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member co-ops, governs the Coalition. Activities are financed through annual dues.

The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's City Council to resolve the matter.

Recognizing the importance to the cooperative housing community of speaking in a single 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 Coalition was established in 1984 and was incorporated as the DC/CHC, Inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, in 1993.

Join the Coalition's Board of Directors

The Coalition's Board of Directors has several vacancies. This is a great opportunity for you and your cooperative to learn more about the District's market rate cooperative housing community and to play a role in supporting that community. Join the other Directors listed to the left.

Learn more: send an e-mail to cooperativesdc@aol.com.

**Reproducing
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**Does your co-op need
a web site or
one that needs updating?**

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, and click on "Contact us." Let us know of your interest and we will pass that information on to him.