



DC Cooperative Housing Coalition News

Representing the interests of the cooperative community in the District of Columbia since 1984

SECOND QUARTER | 2009

Celebrating 25 years of service to the cooperative housing community

Rental/Management Survey Results

By Carl Gerber, CHC Vice President, Survey

The DC Cooperative Housing Coalition (CHC) receives many questions from its members. To provide meaningful responses, we seek answers from the most knowledgeable source. Often, the best source of information is our membership.

When the question relates to matters unique to cooperative policies and procedures, we survey our members to gather and share their knowledge and real-life experiences. In early 2009, we issued our latest survey covering two areas of long-term interest to our members: co-op management and rental policies. This was the Coalition's first web-based survey.

The questionnaire was hosted at www.SurveyMonkey.com, a secure site dedicated to affordable questionnaire development, implementation, and analysis. All survey responses are confidential and were combined and reported in the aggregate in order to further protect our confidentiality pledge.

For the few Coalition members without e-mail addresses, a paper version of the same questionnaire was mailed to them to obtain their responses. (Continued, p. 2, col. 2)

CAI Conference & Expo, March 28

The Coalition participated as an Allied Partner in the Community Associations Institute's (CAI) 2009 Conference and Expo held on March 28 in the Washington Convention Center.



Director Fred Dyda (Tilden Gardens), President Mike O'Dell (Harbour Square), and Vice President Carl Gerber (The Cathedral Avenue Cooperative)

In addition to the Board members pictured above, CHC Board members JoAnn Wells, accompanied by Blair Osborne, manager, (Potomac Plaza Apartments) and David Horrigan (1300 Massachusetts Cooperative) also staffed the CHC table.

2010 Co-op Assessment Values Decline Slightly (See table on pages 3 and 4)

Horrigan Succeeds O'Dell as President

David Horrigan (1300 Massachusetts Avenue Cooperative) succeeded Mike O'Dell (Harbour Square) as the Coalition's newest President. Mike, who had served as president for 3 years, agreed to extend his term until the June 2nd Board meeting when a new president would be elected.

David brings years of experience as an attorney and as president of his co-op. The Board thanked Mike for his service and Mike, who will continue on the Board as a director, thanked the Board for their support and commitment to the District's co-op community.

Solar Panel/Satellite Dishes Survey Results

In early May, in response to two CHC member questions, 13 co-ops provided information concerning their experiences and policies regarding solar panels and satellite dishes.

(1) Do any of our co-op members have solar panels (on the roof, or elsewhere)?

All 13 reported that they do not have solar panels, but 3 wrote that they had considered them in the past, but it was considered too expensive at the time. A couple may reconsider installing solar panels if they are cost (Continued, p. 2, col. 1)

Solar Panel/Satellite Dishes

(Continued from p.1)

effective or can be sued for small, specific applications.

(2) Do any of our co-op members allow/restrict the use of individual satellite dishes?

- Not permitted: 6
- Allowed, but with controls: 4
- Only via co-op vendor: 1
(Individuals cannot have their own dish, but co-op had vendor install a satellite dish and residents can subscribe directly with the vendor)
- No policy/no one asked: 2

Special thanks to Holly Saurer of the 3020 Porter Street cooperative who took the time to expand on her answer and to provide a link to a source document. Holly correctly points out that co-ops cannot restrict owners from using satellite dishes on property under the member's exclusive use or control unless there is a legitimate safety or historic preservation reason for doing so. That is why at least 4 of our members established guidelines or provided an alternative to their installation or use. You should check with your counsel for guidance. For more good, basic guidance, go to: <http://www.fcc.gov/mb/facts/otard.html>

Historic Designations Survey Results

One of our members is interested in possibly pursuing an historical designation for their co-op and wanted to know if there are any co-ops in DC that have such a designation to learn about the process as well as their experience during and after the process.

Two of our members have such a designation and two are located in historical areas but do not have historical designations, themselves.

David Banks, President of the 1915 16th Street Cooperative wrote that his cooperative is a part of the 16th

Street, NW Historic District. Their building is a "contributing resource" to the district; meaning their building has significance that is recognized in the nomination.

Properties can be located in historic districts but may not be counted as a "contributing resource" because they are new construction or they are not architecturally significant, etc.

David works for the National Park Service administering the federal historic preservation program and provided the following information:

"There are two levels of designation. The local designation is most important for protecting resources (historic buildings). Listing on the National Register of Historic Places is another type of designation. This is done through the District government, however. Listing on the National Register does not restrict use of the property in the least; it only documents the significance of a property, site, object, or district. Listing on the National Register DOES NOT MEAN YOUR HISTORIC PROPERTY IS NATIONALLY SIGNIFICANT. A building, site, object or district can be listed for local significance, state significance or national significance. Over 90% of National Register listings are of local significance."

Rental/Management Survey

(Continued from p. 1)

CHC undertook this survey because of the number of inquiries members made regarding management and rental policies.

Responses were received from 27 different cooperatives (out of a total of 50). Over half of the responses came from the cooperative's representative to the CHC and about an equal number came from either the cooperative's president or its management. Ten responses were received from buildings with less than 25 units and 7 from buildings with over 200 units.

Basic information

The vast majority of the cooperatives were incorporated before 1980 with the number rather evenly distributed by decade. Most are incorporated in the State of Delaware, with 5 incorporated in the District of Columbia, and one in the State of Maryland.

The size, election, and terms of the board of directors of the cooperatives vary widely. The board sizes vary between 4 and 9 members, with the majority being either 6 or 9 members. The largest cooperatives tend to have the largest boards. In nearly half of the cooperatives, mostly the smaller ones, the entire board is elected each year, while in medium and large cooperatives the board terms are staggered. The board terms vary from 1 to 3 years with a fairly consistent distribution across the spectrum. Only 2 buildings have a limit on the number of consecutive terms a member may serve. In the vast majority of the cooperatives, the board elects the officers with only 5 small buildings having officers elected by the owners.

Approval of critical operational matters, such as the budget and house rules, is the responsibility of the board in most of the cooperatives with only 5 requiring approval by the owners. The boards have the authority to approve expenses for large projects, such as capital expenditures and other major contracts, with the possible exception for those projects expected to have large financial impacts that require the approval of the owners.

How decisions are made varies considerably. In about half of the buildings, the decisions were made based on the number of shares; a quarter of the buildings based decisions on a one unit, one vote while the other quarter, the type of

(Continued, p. 5)

2010 Cooperative Assessments

For the past 10 years, the Coalition has tracked the assessment values of the District's market-rate cooperatives. Cooperatives have followed the general trend of other forms of home ownership—increasing valuations in the early years, peaking in 2007, followed by declining values.

However, even given the recent decline in overall valuation, since 2001, cumulative values for the tracked cooperatives have more than tripled from \$500 million to over \$1.5 billion.

On closer inspection, it is apparent that the change in values varies by ward (location, location, location!). Even within wards, values changes for co-ops range reflecting proximity to Metro, amenities, and neighborhood.



Assessment Survey: Cooperatives for Tax Year 2010											
No.	Street	2006	2007	% Chg.	2008	% Chg.	2009	% Chg.	2010	% Chg.	
WARD 1											
1	2039	New Hamph. Ave. NW	\$15,929,330	\$18,146,570	14%	\$18,651,460	3%	\$18,651,460	0%	\$18,651,460	0%
2	2633	15th St. NW	\$3,544,400	\$3,938,220	11%	\$4,430,500	13%	\$4,184,360	-6%	\$4,184,360	0%
3	2853	Ontario Road, NW	\$36,540,920	\$41,927,470	15%	\$39,346,070	-6%	\$41,847,130	6%	\$37,788,360	-10%
4	1860	Clydesdale Place, NW	\$2,949,420	\$3,168,720	7%	\$3,256,440	3%	\$3,168,720	-3%	\$3,168,720	0%
5	2220	20th St. NW	\$13,034,350	\$13,779,450	6%	\$13,779,450	0%	\$14,682,300	7%	\$14,682,300	0%
6	1832	Biltmore St. NW	\$5,903,230	\$6,662,800	13%	\$6,872,760	3%	\$6,945,870	1%	\$6,945,870	0%
7	1901	Wyoming Ave. NW	\$13,113,350	\$14,901,530	14%	\$16,391,680	10%	\$14,901,530	-9%	\$14,901,530	0%
8	1840	Biltmore St. NW	\$4,309,840	\$4,880,340	13%	\$4,769,430	-2%	\$4,769,430	0%	\$4,769,430	0%
9	2370	Champlain St. NW	\$4,193,070	\$4,775,350	14%	\$4,775,350	0%	\$4,002,700	-16%	\$4,002,700	0%
10	1791	Lanier Pl. NW	\$3,779,280	\$5,931,220	57%	\$5,931,220	0%	\$5,931,220	0%	\$5,931,220	0%
11	1870	Wyoming Ave. NW	\$10,466,840	\$13,334,470	27%	\$13,334,470	0%	\$12,949,030	-3%	\$13,266,970	2%
12	1705	Lanier Pl. NW	\$5,031,030	\$5,890,070	17%	\$6,258,230	6%	\$6,258,230	0%	\$5,828,700	-7%
13	1820	Clydesdale Place, NW	\$7,221,130	\$11,049,310	53%	\$11,049,310	0%	\$10,435,460	-6%	\$10,435,460	0%
14	3025	Ontario Road, NW	\$8,145,620	\$9,048,610	11%	\$9,048,610	0%	\$8,984,610	-1%	\$8,981,110	0%
15	2100	19th St. NW	---	\$10,170,590	---	\$10,170,590	0%	\$10,170,590	0%	\$10,170,590	0%
16	1661	Crescent Place, NW	\$20,441,480	\$26,896,690	32%	\$24,207,020	-10%	\$25,551,860	6%	\$24,207,020	-5%
17	2707	Adams Mill Rd. NW	\$8,231,650	\$9,128,210	11%	\$10,131,260	11%	\$10,553,400	4%	\$10,553,400	0%
18	2101-2201	Connecticut Ave. NW	\$59,330,700	\$70,010,230	18%	\$75,943,300	8%	\$71,196,840	-6%	\$71,196,840	0%
		Subtotal: Ward 1	\$222,165,640	\$273,639,850	23%	\$278,347,150	2%	\$275,184,740	-1%	\$269,666,040	-2%
WARD 2											
19	1300	Massachusetts Ave., NW	\$4,662,100	\$6,513,840	40%	\$5,874,760	-10%	\$5,661,740	-4%	\$5,384,350	-5%
20	1026	16th St. NW	\$8,345,550	\$9,443,910	13%	\$9,443,910	0%	\$9,565,880	1%	\$9,565,880	0%
21	1526	17th St. NW	\$8,873,880	\$10,500,640	18%	\$11,155,270	6%	\$1,686,840	-85%	\$11,686,840	593%
22	1514	17th St. NW	\$15,746,370	\$18,756,250	19%	\$18,897,450	1%	\$18,897,450	0%	\$18,897,450	0%
15	2122	California St. NW	\$16,543,430	\$17,950,750	9%	\$17,427,910	-3%	\$18,473,590	6%	\$18,473,590	0%
23	730	24th St. NW	\$30,589,250	\$37,486,130	23%	\$37,020,770	-1%	\$35,365,750	-4%	\$35,365,750	0%
24	2475	Virginia Ave., NW	\$48,108,060	\$57,317,790	19%	\$54,143,280	-6%	\$56,479,890	4%	\$56,434,300	0%
25	1657	31st Street, NW	\$7,689,830	\$8,390,600	9%	\$9,079,140	8%	\$9,015,140	-1%	\$8,646,460	-4%
26	2120	Kalorama Road, NW	\$4,440,150	\$5,019,300	13%	\$5,019,300	0%	\$5,019,300	0%	\$5,405,400	8%
27	1835	Phelps Place, NW	\$3,360,030	\$4,274,090	27%	\$4,235,020	-1%	\$4,235,020	0%	\$4,235,020	0%
28	2339	Mass. Ave. NW	\$3,893,800	\$4,527,670	16%	\$4,980,430	10%	\$4,980,430	0%	\$5,192,790	4%
29	2700	Virginia Ave., NW	\$55,865,420	\$62,853,440	13%	\$62,853,440	0%	\$62,853,440	0%	\$63,988,600	2%
30	2500	Mass. Ave. NW ***	\$5,797,270	\$6,414,090	11%	\$6,414,090	0%	\$7,475,050	17%	\$7,475,050	0%
31	700	New Hamph. Ave. NW	\$87,857,720	\$113,714,890	29%	\$118,484,340	4%	\$122,775,780	4%	\$122,388,100	0%
32	1734	P Street, NW	\$9,757,430	\$11,477,500	18%	\$11,223,680	-2%	\$11,223,680	0%	\$11,223,680	0%
33	1725	T St., NW	\$1,567,180	\$1,720,080	10%	\$1,720,080	0%	\$1,815,640	6%	\$1,911,200	5%
34	2500	Virginia Ave., NW	\$88,340,880	\$130,337,630	48%	\$114,688,430	-12%	\$122,625,030	7%	\$109,925,300	-10%
35	1915	16th St. NW	\$5,833,490	\$7,338,380	26%	\$6,772,000	-8%	\$6,772,000	0%	\$6,772,000	0%
		Subtotal: Ward 2	\$407,271,840	\$514,036,980	26%	\$499,433,300	-3%	\$504,921,650	1%	\$502,971,760	0%

Assessment Survey: Cooperatives for Tax Year 2010											
	No.	Street	2006	2007	% Chg.	2008	% Chg.	2009	% Chg.	2010	% Chg.
WARD 3											
36	2720	Wisconsin Ave, NW	\$5,559,630	\$7,136,210	28%	\$7,136,130	0%	\$7,136,210	0%	\$7,136,210	0%
37	3900	Watson Place, NW	\$36,888,640	\$41,454,270	12%	\$41,454,270	0%	\$41,454,270	0%	\$34,909,880	-16%
38	3900	Tunlaw Road, NW	\$15,106,170	\$19,498,050	29%	\$21,969,090	13%	\$17,799,210	-19%	\$17,799,210	0%
39	4581	MacArthur Blvd, NW	\$1,015,130	\$1,440,400	42%	\$1,440,400	0%	\$1,440,400	0%	\$1,440,400	0%
40	4000	Cathedral Avenue, NW	\$148,689,040	\$164,093,140	10%	\$162,563,740	-1%	\$132,652,440	-18%	\$132,652,440	0%
41	3600	Connecticut Ave, NW	\$4,931,880	\$5,893,170	19%	\$5,458,480	-7%	\$5,458,480	0%	\$5,567,150	2%
42	2502	Calvert St, NW	\$44,050,670	\$52,446,700	19%	\$47,174,180	-10%	\$47,870,160	1%	\$52,174,580	9%
43	3620	Connecticut Ave, NW	\$2,477,480	\$2,831,400	14%	\$3,185,330	13%	\$3,185,330	0%	\$3,362,290	6%
44	4101	Cathedral Avenue, NW	\$22,340,570	\$31,304,190	40%	\$29,870,420	-5%	\$32,694,500	9%	\$26,448,620	-19%
45	5112	Connecticut Ave, NW	\$5,527,920	\$6,676,510	21%	\$7,303,850	9%	\$6,598,320	-10%	\$6,846,840	4%
46	4514	Connecticut Ave, NW	\$14,538,700	\$18,606,690	28%	\$18,163,300	-2%	\$19,271,760	6%	\$19,271,760	0%
47	4315	River Rd., NW	\$437,580	\$643,500	47%	\$707,850	10%	\$643,850	-9%	\$640,350	-1%
48	3001	Porter St, NW ****	\$2,147,950	\$2,692,420	25%	\$2,794,460	4%	\$2,509,650	-10%	\$2,224,840	-11%
49	3601	Connecticut Ave, NW	\$48,785,640	\$61,145,050	25%	\$63,795,610	4%	\$62,128,650	-3%	\$62,132,880	0%
50	3039	Macomb St., NW	\$3,928,200	\$5,787,640	47%	\$5,787,640	0%	\$5,556,030	-4%	\$5,787,640	4%
51	3101	Veazey Terrace, NW	\$107,550,340	\$121,616,920	13%	\$123,000,670	1%	\$123,000,670	0%	\$119,435,150	-3%
52	3026	Porter St, NW **	\$2,047,880	\$2,684,990	31%	\$2,476,620	-8%	\$2,365,590	-4%	\$2,365,590	0%
53	3028	Porter St, NW **	\$2,047,870	\$2,684,990	31%	\$2,571,220	-4%	\$2,362,850	-8%	\$2,362,850	0%
54	3018	Porter St, NW **	\$2,047,870	\$2,684,990	31%	\$2,571,220	-4%	\$2,361,930	-8%	\$2,361,930	0%
55	3020	Porter St, NW **	\$2,082,120	\$2,684,990	29%	\$2,474,560	-8%	\$2,364,550	-4%	\$2,364,550	0%
56	3022	Porter St, NW **	\$2,082,250	\$2,684,990	29%	\$2,571,220	-4%	\$2,380,790	-7%	\$2,360,790	-1%
57	3024	Porter St, NW **	\$2,083,350	\$2,684,990	29%	\$2,384,760	-11%	\$2,358,430	-1%	\$2,358,430	0%
58	3407-3411	29th St, NW ***	\$4,026,440	\$4,860,030	21%	\$4,584,930	-6%	\$4,585,930	0%	\$1,635,880	-64%
59	3031-3041	Sedgewick St., NW	\$12,644,900	\$14,820,560	17%	\$14,802,560	0%	\$14,802,560	0%	\$14,802,560	0%
60	3016	Tilden St., NW	\$6,203,330	\$7,131,810	15%	\$7,131,810	0%	\$7,131,810	0%	\$7,131,810	0%
61	3020	Tilden St., NW	\$6,203,330	\$7,131,810	15%	\$7,131,810	0%	\$7,131,810	0%	\$7,131,810	0%
62	3315	Wisconsin Ave, NW	\$11,419,630	\$12,408,690	9%	\$12,408,690	0%	\$12,408,690	0%	\$12,454,810	0%
		Subtotal: Ward 3	\$516,864,510	\$605,729,100	17%	\$602,914,820	0%	\$569,654,870	-6%	\$555,161,250	-3%
WARDS 5-7											
63	711-721	Hamlin St, NE (Ward 5)	---	\$1,589,450	---	\$1,650,580		\$1,650,580	0%	\$1,650,580	0%
64	1301	Delaware Ave, SW (W6)	\$54,984,500	\$77,503,140	41%	\$80,694,260	4%	\$77,736,090	-4%	\$83,079,710	7%
65	500-1301	N St., SW (Ward 6)	\$77,878,530	\$116,344,250	49%	\$106,028,030	-9%	\$104,436,260	-2%	\$101,961,140	-2%
66	461	N St., SW (Ward 6)						\$63,431,530		\$61,487,590	-3%
67	516	A St., NE (Ward 6)	\$4,034,750	\$4,341,120	8%	\$4,341,120	0%	\$4,341,120	0%	\$4,341,120	0%
68		Naylor Gardens, SE (W7)	\$32,621,520	\$38,421,520	18%	\$25,073,520	-35%	\$25,073,520	0%	25,073,520	0%
		Subtotal: Other	\$169,519,300	\$238,199,480	41%	\$217,787,510	-9%	\$276,669,100	27%	\$277,593,660	0%
		Survey Total	\$1,315,821,290	\$1,631,605,410	24%	\$1,598,482,780	-2%	\$1,626,430,360		\$1,605,392,710	-1%
			TY 2006	TY 2007	% Chge	TY 2008	% Chge	TY 2009	% Chg.		
		Ward 1	\$222,165,640	\$273,639,850	23%	\$278,347,150	2%	\$275,184,740	-1%	\$269,666,040	-2%
		Ward 2	\$407,271,840	\$514,036,980	26%	\$499,433,300	-3%	\$504,921,650	1%	\$502,971,760	0%
		Ward 3	\$516,864,510	\$605,729,100	17%	\$602,914,820	0%	\$569,654,870	-6%	\$555,161,250	-3%
		Other Wards	\$169,519,300	\$238,199,480	41%	\$217,787,510	-9%	\$276,669,100	27%	\$276,669,100	0%
		Survey Total	\$1,315,821,290	\$1,631,605,410	24%	\$1,598,482,780	-2%	\$1,626,430,360	2%	\$1,604,468,150	-1%
		*-=Number of Lots Included in Assessment									

decision determined the basis for the vote generally with those with major financial impact requiring a vote based on shares.

Management

There are three basic forms of management of cooperatives that are generally correlated with the size of the cooperative. The smallest buildings, say fewer than 75 units, have little or no on-site management or staff but are managed by an off-site management company that provides the necessary management and operational services. The largest buildings, with over 200 units, are generally self managed which means they directly employ not only the manager but the maintenance and support staff with only a minimum use of outside contracts to handle such matters as audits and trash disposal.

The medium size buildings generally have on-site managers and some staff employed directly by the cooperative for such functions as front desk services and routine maintenance matters. They often use management companies to take care of their financial matters and payroll and use outside contractors for capital projects and specialized functions as pool maintenance, central HVAC system maintenance, and trash disposal.

Rental Policies

Only one of the cooperatives does not permit rentals and this issue seems to be a major concern to many of the cooperatives. In most buildings both the bylaws and the house rules provide the bases for owners renting their units. In a few, it is the proprietary lease or ownership contract that matters. It is by no means a static situation with 2/3 of the cooperatives having changed the rental policy since incorporation and many who are currently considering making changes.

This is not surprising for both financial and quality of life reasons. If the number of owner-occupied units falls below 50%, the cooperative will not qualify for the tax assessment cap. In addition, the fewer the owner occupied units the more difficult it is for a shareholder to obtain a share loan (mortgage type loans to individual shareholders) from a financial institution.

All cooperatives receive a real estate tax credit for all residents who file a homestead exemption form. This form cannot be filed by an absentee owner or an owner who has a primary residence elsewhere. In addition, since cooperatives are responsible for their own trash disposal, the city provides a "trash credit" in lieu of the city's collection of the trash linked to the number of units for which a homestead exemption has been filed.

Non-owners have little or no long-term stake in the building; they are less likely to be attentive to the proper treatment of the facility. Investors also often do not have a long-term interest in the building.

The current downturn in the real estate market has increased the likelihood of shareholders leasing their units when they cannot sell them at what they consider a reasonable price. This approach is particularly attractive when the actual monthly cost to the shareholder is less than what he/she would be able to charge in rent.

Cooperatives have dealt with the rental issue in a number of ways. Over half limit the amount of time a unit may be rented. Some set a minimum amount of time a unit can be rented, say 6 or 12 months. However, most set maximums ranging from 1 to 3 years. Some only permit rentals in the case of financial hardship, as determined by the board; others require the owner occupy the unit before allowing any rental.

In addition to limiting the length of time or number of times a unit can be rented, some cooperatives set a limit on the total number of units in the cooperative that can be rented based either on a percentage of the total units (ranging from 10% to 50%) or on the number of units.

There is also a widespread use of fees and other conditions that some cooperatives place on rentals. The flat fees are either a one time charge, ranging from \$100 to \$1,000 or a percentage of the cooperative fee such as 10% or 15%; or an annual or renewal charge. More common are fees based roughly on a percentage of the cooperative or maintenance fee. Such fees range from 5% or 10% initially increasing each subsequent year often up to 50%. To compensate for the lost homestead exemption and trash credit, one cooperative charges each rental that amount, estimated to be \$636 for 2009.

Other, non-financial, restrictions include excluding renters from using parking spaces or extra storage spaces or giving owners precedence over renters for such spaces. Renters on some buildings are not allowed to have pets, though owners can. Severe fines are imposed on owners who rent without permission and all renters must be interviewed by the board in other cooperatives.



**DC Cooperative
Housing Coalition**

Since 1984 ♦ CoopsDC.org

Board of Directors

President

David Horrigan
1300 Massachusetts Avenue (The DeSoto), 31 units

Vice President

Carl Gerber
The Cathedral Avenue, 145 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Jill Golden
3028 Porter Street, 11 units

Directors

Betsy Allman
Capitol Hill Towers, 344 units

Fred Dyda
Tilden Gardens, 170 units

Madeline Evaneck
Naylor Gardens 318 units

Desmond Foynes
The Presidential, 43 units

Paul St. Hilaire
Tiber Island, 389 units

Michael O'Dell
Harbour Square, 447 units

Nancy Skinkle
The Broadmoor, 194 units

JoAnn Wells
Potomac Plaza Apartments 249 units

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www.CoopsDC.org



About DC/CHC, the Coalition

Established in 1984, 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, \$1.50 per unit per year (12.5 cents per month)

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 DC/CHC, Inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, May 24, 1993.

Member Profile Page

Does your cooperative have its own dedicated page on the Coalition's web site? It's free and it is one of the Coalition membership benefits. See what your co-op is missing at www.coopsdc.org/Membership.htm and click on members with the  icon next to their names. Don't let your co-op miss out on this members-only benefit!

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Need a web site or have 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, <http://www.coopsdc.org/services.htm>, and click on "Scott D. Seligman." Scott has done several web sites for co-ops in addition to the profile pages on our web site.