

**DC Property Tax Staff
Talk with Members at
Saturday Seminar**

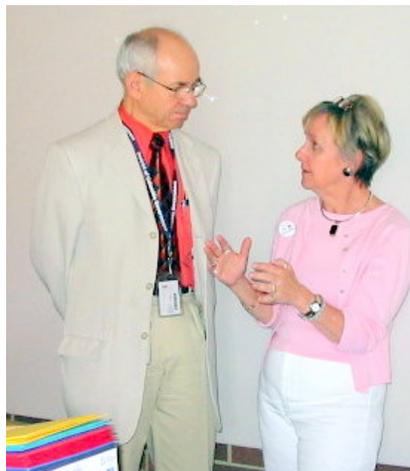
Staff from the District's Real Property Tax Administration (Office of Tax and Revenue, OTA) talked about assessments, Homestead Exemptions, and other matters related to property values and taxes at the Coalition's June 9 Saturday Seminar hosted by Harbour Square. Approximately 30 people representing 15 Coalition members attended.



(Left to right) Harriet Walters, Bob Worthington, Bob Robertson, and Walter Miller

Members learned about the three methods used by OTA to determine the value of co-op real estate, how the Homestead Exemption and Tax Cap relate to one another, and how co-ops will lose the protection of the Tax Cap should they fall below 50 percent owner-occupancy (as determined by the Homestead Exemption filings). Members also learned that the OTA's Real Property Tax Administration will begin auditing all housing cooperatives to verify

the number of claimed Homestead Exemptions. Each attendee received a packet containing information about the assessment and taxation process and the deadlines for filing.



Bob Worthington and JoAnn Wells (Potomac Plaza Apartments)

The Coalition will work with the Administration to post the steps and filing deadlines related to the assessment process on the Coalition's web site.



Ray Olson (River Park) and Diane Gustus (Assessment Services)

Some gain, some lose, but overall, co-op values slip 2% in Tax Year 2008
- See page 4 for details -

ALERT!

**City Council Considers
Bike Parking Legislation**

Buildings with 8 or more units will be affected

The City Council is considering requiring residential buildings with eight or more units to provide parking for bicycles. The Coalition will survey its members to collect information to be used to develop a response. Look for the survey in the mail and provide your responses quickly. The Council will consider the proposed legislation during its September session.

Tax Rate Lowered Again

The City Council further reduced the real estate tax rate to 88 cents per assessed \$100 valuation. The Tax Cap remains at 10 percent and the Homestead Deduction remains unchanged at \$60,000 (increased in early 2006 from \$38,000).
(Continued, Page 2)

Because of the reduced tax rate, combined with the increased exemption deduction, the value of the overall Homestead Exemption has also changed since our story on taxes and exemptions appeared last year (*Member News*, Second Quarter, 2006): the value of each Homestead Exemption is now \$615 (from \$663), still a significant amount towards reducing a co-op's real estate tax bill.

Property owners receive a property tax bill twice a year. Cooperatives need to be ever vigilant in maintaining an accurate accounting of their homestead applications especially since cooperatives and condominiums receive an additional tax credit tied to each homestead—a trash credit in lieu of the District having to collect the trash.

Tax Bill Due Dates

Real property tax bill payments are due twice a year as follows:

1st half covers October 1 through March 31 and the tax for the 1st half is due by March 31.

2nd half covers April 1 through September 30 and the tax due must be received by September 30.

Homestead Deduction

This deduction reduces your real property's assessed value by \$60,000 prior to computing the yearly tax liability. The homestead deduction is limited to residential property. To qualify:

1. An application must be on file with the Office of Tax and Revenue;
2. The property must be occupied by the owner/applicant;
3. The property must be the principal residence (domicile) of the owner/applicant;
4. In the case of a cooperative housing association, the unit must be occupied by the shareholder (or member) as his/her principal residence (domicile), and the deduction is granted to the cooperative (which will supply and collect the applications).

The Homestead Deduction and Senior Citizen or Disabled Property Owner Application is available on the web on the Real Property Tax forms page.

In the case of property transferred to a trust, the property may qualify for the homestead deduction if:

1. The property was eligible for the homestead deduction before the transfer;
2. The property is transferred to a revocable trust;
3. The transfer is not for money (or other consideration);
4. The property remains the principal place of residence of the trustor before and after the transfer.

If a properly completed and approved Homestead Exemption application is filed from October 1 to March 31, the property will receive the deduction for the entire tax year (and for all tax years in

the future). If a properly completed and approved application is filed from April 1 to September 30, the property will receive one-half of the deduction reflected on the second installment (and full deductions for all tax years in the future).

Assessment Cap

The housing market in the District of Columbia has caused a surge in the assessed value of residential real property. In an effort to limit the increase of real property taxes for homeowners, eligible homeowners will be provided an Assessment Cap.

The Assessment Cap currently provides that a real property tax bill will not increase by more than 10 percent above the prior year's real property tax bill. This cap does not reduce the assessed value of your property on the tax roll or the assessment notice. The credit only applies to the principal residence of the property owner (homestead property) and is based on the total assessment for the dwelling and land associated with the dwelling.

For more information, property owners may call the Customer Service Center at (202) 727-4TAX (727-4829).

If you have been denied the Assessment Cap and you believe that you are eligible, contact the Homestead Unit, PO Box 176, Washington, DC 20044 or call Customer Service at (202) 727-4TAX.

Trash Credit

A trash credit deduction may be issued for owners of cooperative dwelling units, condominiums, or certain homeowners who pay for garbage collection instead of receiving city garbage service. The trash tax credit is \$87. In order to qualify, the following circumstances must be met:

1. The property must be a cooperative dwelling unit.
2. The dwelling unit must be located in a cooperative housing association building with more than 4 dwelling units.
3. The cooperative housing association must not receive trash collection services from the District of Columbia.
4. The property must be occupied by the owner and used for nontransient residential purposes.

In effect, therefore, trash credits are linked to the number of Homestead deduction applications on file with the city.

Senior Citizen or Disabled Property Owner Tax Relief

When a property owner turns 65 years of age or older, or when he or she is disabled, he or she may file an application immediately for disabled or senior citizen property tax relief. This benefit reduces a qualified property owner's property tax by 50 percent. If the

property owner lives in a cooperative housing association, the cooperative will supply and collect the applications. The following guidelines apply:

1. The disabled or senior citizen must own 50 percent or more of the property or cooperative unit;
2. The total adjusted gross income of everyone living in the property or cooperative unit, excluding tenants, must be less than \$100,000 for the prior calendar year; and
3. The same requirements for application, occupancy, ownership, principal residence (domicile), number of dwelling units, cooperative housing associations and revocable trusts apply as in the homestead deduction.

The Homestead Deduction and Senior Citizen or Disabled Property Owner Application is available on the web on the Real Property Tax forms page.

Homestead Deduction/Disabled or Senior Citizen Tax Relief Confirmation

Properties will continue to receive the Homestead Deduction and/or disabled or senior citizen tax relief as long as there is no change in eligibility, such as property ownership or owner-occupancy status. Owners of properties receiving these tax benefits are responsible for notifying the agency when eligibility ceases.

Written notice, including the square and lot of the property, must be sent within 30 days of a change in ownership or owner-occupancy status to:

Office of Tax and Revenue
Real Property Tax Administration
941 North Capitol Street, NE,
Washington, DC 20002
(202) 727-4TAX

The Office of Tax and Revenue conducts periodic verification and compliance checks by requiring property owners to confirm their eligibility for the homestead deduction and/or disabled or senior citizen tax relief. Owners who receive a reconfirmation form should complete the form and return it to Office of Tax and Revenue. Failure to return a completed and signed copy of the reconfirmation form will result in the cancellation of the Homestead Deduction and/or disabled or senior citizen tax relief benefits.

Anyone with questions about the reconfirmation process or their eligibility should contact the Office of Tax and Revenue's Customer Service Center at (202) 727-4TAX.

On the web: <http://cfo.dc.gov/otr>



For the first time since we began tracking them in 2002, the overall value of 66 DC cooperatives has declined. The overall decline was 2 percent in Tax Year '08 over

Tax Year 2007. Although 27 declined (the greatest decline was 35 percent), 19 increased in value (the greatest increase was 13 percent, shared by 3 co-ops), and

20 had no change. Over the past five years, these co-ops have increased in value by 63 percent.

Assessment Survey: Cooperatives for Tax Year 2008										
No.Street	Ward	2004	2005	% Chg.	2006	% Chg.	2007	% Chg.	2008	% Chg.
2039New Hamph. Ave, NW	1	\$9,251,410	\$13,867,710	50%	\$15,929,330	15%	\$18,146,570	14%	\$18,651,460	3%
263315th St, NW	1	\$2,215,250	\$2,953,670	33%	\$3,544,400	20%	\$3,938,220	11%	\$4,430,500	13%
2853Ontario	1	\$22,571,220	\$29,342,790	30%	\$36,540,920	25%	\$41,927,470	15%	\$39,346,070	-6%
1860Clydesdale St, NW	1	\$1,526,230	\$1,973,230	29%	\$2,949,420	49%	\$3,168,720	7%	\$3,256,440	3%
222020th St, NW	1	\$10,128,370	\$12,021,220	19%	\$13,034,350	8%	\$13,779,450	6%	\$13,779,450	0%
1832Biltmore St, NW	1	\$3,310,610	\$3,867,070	17%	\$5,903,230	53%	\$6,662,800	13%	\$6,872,760	3%
1901Wyoming Ave, NW	1	\$8,940,920	\$10,431,070	17%	\$13,113,350	26%	\$14,901,530	14%	\$16,391,680	10%
1840Biltmore St, NW	1	\$3,402,510	\$3,969,590	17%	\$4,309,840	9%	\$4,880,340	13%	\$4,769,430	-2%
2370Champlain St, NW	1	\$3,173,350	\$3,672,810	16%	\$4,193,070	14%	\$4,775,350	14%	\$4,775,350	0%
1791Lanier Pl, NW	1	\$2,965,610	\$3,404,520	15%	\$3,779,280	11%	\$5,931,220	57%	\$5,931,220	0%
1870Wyoming Ave, NW	1	\$9,321,790	\$8,839,630	-5%	\$10,466,840	18%	\$13,334,470	27%	\$13,334,470	0%
1705Lanier Pl, NW	1	\$3,435,670	\$3,803,830	11%	\$5,031,030	32%	\$5,890,070	17%	\$6,258,230	6%
1820Clydesdale St, NW	1	\$5,734,990	\$6,296,380	10%	\$7,221,130	15%	\$11,049,310	53%	\$11,049,310	0%
3025Ontario	1	\$6,284,770	\$6,747,930	7%	\$8,145,620	21%	\$9,048,610	11%	\$9,048,610	0%
1661Crescent Place, NW	1	\$17,213,880	\$18,289,750	6%	\$20,441,480	12%	\$26,896,690	32%	\$24,207,020	-10%
2707Adams Mill Rd, NW	1	\$5,942,210	\$6,305,330	6%	\$8,231,650	31%	\$9,128,210	11%	\$10,131,260	11%
2101-2201Connecticut Ave, NW	1	\$47,464,560	\$47,454,560	0%	\$59,330,700	25%	\$70,010,230	18%	\$75,943,300	8%
Subtotal: Ward 1		\$162,883,350	\$183,241,090	12%	\$222,165,640	21%	\$263,469,260	19%	\$268,176,560	2%
1300Mass. Ave., NW	2	\$2,947,650	\$4,462,160	51%	\$4,662,100	4%	\$6,513,840	40%	\$5,874,760	-10%
102616th St, NW	2	\$4,972,960	\$6,300,510	27%	\$8,345,550	32%	\$9,443,910	13%	\$9,443,910	0%
152617th St, NW	2	\$6,242,830	\$7,806,110	25%	\$8,873,880	14%	\$10,500,640	18%	\$11,155,270	6%
151417th St, NW	2	\$11,428,220	\$14,038,200	23%	\$15,746,370	12%	\$18,756,250	19%	\$18,897,450	1%
2122California St, NW	2	\$12,630,100	\$13,422,670	6%	\$16,543,430	23%	\$17,950,750	9%	\$17,427,910	-3%
73024th St, NW	2	\$19,868,490	\$23,930,750	20%	\$30,589,250	28%	\$37,486,130	23%	\$37,020,770	-1%
2475Virginia Ave., NW	2	\$36,409,230	\$43,628,010	20%	\$48,108,060	10%	\$57,317,790	19%	\$54,143,280	-6%
165731st Street, NW	2	\$3,790,220	\$4,504,500	19%	\$7,689,830	71%	\$8,390,600	9%	\$9,079,140	8%
2120Kalorama St, NW	2	\$3,320,460	\$3,861,000	16%	\$4,440,150	15%	\$5,019,300	13%	\$5,019,300	0%
1835Phelps	2	\$2,734,910	\$3,125,610	14%	\$3,360,030	7%	\$4,274,090	27%	\$4,235,020	-1%
2339Mass. Ave, NW	2	\$3,169,370	\$3,622,130	14%	\$3,893,800	8%	\$4,527,670	16%	\$4,980,430	10%
2700Virginia Ave., NW	2	\$48,057,250	\$53,558,800	11%	\$55,865,420	4%	\$62,853,440	13%	\$62,853,440	0%
2500Mass. Ave, NW ***	2	\$5,369,850	\$5,662,800	5%	\$5,797,270	2%	\$6,414,090	11%	\$6,414,090	0%
700New Hamph. Ave, NW	2	\$81,693,190	\$85,661,690	5%	\$87,857,720	3%	\$113,714,890	29%	\$118,484,340	4%
1734P Street, NW	2	\$8,300,610	\$8,593,860	4%	\$9,757,430	14%	\$11,477,500	18%	\$11,223,680	-2%
1725T St., NW	2	\$1,240,020	\$1,258,160	1%	\$1,567,180	25%	\$1,720,080	10%	\$1,720,080	0%
2500Virginia Ave., NW	2	\$80,890,110	\$81,996,650	1%	\$88,340,880	8%	\$130,337,630	48%	\$114,688,430	-12%
191516th St, NW	2	\$3,744,430	\$4,365,810	17%	\$5,833,490	34%	\$7,338,380	26%	\$6,772,000	-8%
Subtotal: Ward 2		\$336,809,900	\$369,799,420	10%	\$407,271,840	10%	\$514,036,980	26%	\$499,433,300	-3%

Assessment Survey: Cooperatives for Tax Year 2008										
No.Street	Ward	2004	2005	Chg.	2006	Chg.	2007	Chg.	2008	Chg.
3900Watson Place, NW	3	\$22,425,980	\$31,550,810	41%	\$36,888,640	17%	\$41,454,270	12%	\$41,454,270	0%
3900Tunlaw St, NW	3	\$9,572,280	\$12,593,300	32%	\$15,106,170	20%	\$19,498,050	29%	\$21,969,090	13%
4581MacArthur Blvd, NW	3	\$768,980	\$997,430	30%	\$1,015,130	2%	\$1,440,400	42%	\$1,440,400	0%
4000Cathedral St, NW	3	\$89,505,250	\$111,745,060	25%	\$148,689,040	33%	\$164,093,140	10%	\$162,563,740	-1%
3600Connecticut Ave, NW	3	\$2,863,880	\$3,543,500	24%	\$4,931,880	39%	\$5,893,170	19%	\$5,458,480	-7%
2502Calvert St, NW	3	\$34,727,190	\$42,331,810	22%	\$44,050,670	4%	\$52,446,700	19%	\$47,174,180	-10%
3620Connecticut Ave, NW	3	\$1,946,590	\$2,335,910	20%	\$2,477,480	6%	\$2,831,400	14%	\$3,185,330	13%
4101Cathedral St, NW	3	\$16,627,490	\$19,637,540	18%	\$22,340,570	14%	\$31,304,190	40%	\$29,870,420	-5%
5112Connecticut Ave, NW	3	\$3,963,960	\$4,521,750	14%	\$5,527,920	22%	\$6,676,510	21%	\$7,303,850	9%
4514Connecticut Ave, NW	3	\$11,971,380	\$13,417,360	12%	\$14,538,700	8%	\$18,606,690	28%	\$18,163,300	-2%
4315River Rd., NW	3	\$368,080	\$411,840	12%	\$437,580	6%	\$643,500	47%	\$707,850	10%
3001Porter St, NW ****	3	\$1,455,610	\$1,625,800	12%	\$2,147,950	32%	\$2,692,420	25%	\$2,794,460	4%
3601Connecticut Ave, NW	3	\$44,695,310	\$48,266,380	8%	\$48,785,640	1%	\$61,145,050	25%	\$63,795,610	4%
3039Macomb St., NW	3	\$3,637,820	\$3,928,210	8%	\$3,928,200	0%	\$5,787,640	47%	\$5,787,640	0%
3101Veasey St., NW	3	\$84,121,760	\$90,238,010	7%	\$107,550,340	19%	\$121,616,920	13%	\$123,000,670	1%
3026Porter St, NW **	3	\$1,407,718	\$1,498,740	6%	\$2,047,880	37%	\$2,684,990	31%	\$2,476,620	-8%
3028Porter St, NW **	3	\$1,410,333	\$1,501,350	6%	\$2,047,870	36%	\$2,684,990	31%	\$2,571,220	-4%
3018Porter St, NW **	3	\$1,411,270	\$1,502,290	6%	\$2,047,870	36%	\$2,684,990	31%	\$2,571,220	-4%
3020Porter St, NW **	3	\$1,413,850	\$1,504,870	6%	\$2,082,120	38%	\$2,684,990	29%	\$2,474,560	-8%
3022Porter St, NW **	3	\$1,417,300	\$1,508,320	6%	\$2,082,250	38%	\$2,684,990	29%	\$2,571,220	-4%
3024Porter St, NW **	3	\$1,418,460	\$1,509,480	6%	\$2,083,350	38%	\$2,684,990	29%	\$2,384,760	-11%
3407-341129th St, NW ***	3	\$3,117,750	\$3,301,170	6%	\$4,026,440	22%	\$4,860,030	21%	\$4,584,930	-6%
3031-41Sedgewick	3	\$9,745,160	\$10,070,000	3%	\$12,644,900	26%	\$14,820,560	17%	\$14,802,560	0%
3016Tilden St., NW	3	\$4,846,520	\$5,008,070	3%	\$6,203,330	24%	\$7,131,810	15%	\$7,131,810	0%
3020Tilden St., NW	3	\$4,846,520	\$5,008,070	3%	\$6,203,330	24%	\$7,131,810	15%	\$7,131,810	0%
3315Wisconsin Ave, NW	3	\$9,003,060	\$9,020,050	0%	\$11,419,630	27%	\$12,408,690	9%	\$12,408,690	0%
Subtotal: Ward 3		\$368,691,505	\$428,579,125	16%	\$511,306,886	19%	\$598,594,897	17%	\$595,780,698	0%
1301Delaware Ave., SW	6	\$28,082,340	\$38,783,750	38%	\$54,984,500	42%	\$77,503,140	41%	\$80,694,260	4%
500-1301N St., SW	6	\$51,754,190	\$70,239,500	36%	\$77,878,530	11%	\$116,344,250	49%	\$106,028,030	-9%
516A St., NE	6				\$4,034,750	---	\$4,341,120	8%	\$4,341,120	0%
Naylor Gardens, SE	7	\$20,701,520	\$20,701,520	0%	\$32,621,520	58%	\$38,421,520	18%	\$25,073,520	-35%
Subtotal: Other		\$100,538,050	\$129,724,770	29%	\$169,519,300	31%	\$236,610,030	40%	\$216,136,930	-9%
SUMMARY										
		TY 2004	TY 2005	Chg.	TY 2006	Chg.	TY 2007	Chg.	TY 2008	Chg.
Ward	1	\$162,883,350	\$183,241,090	12%	\$222,165,640	21%	\$263,469,260	19%	\$268,176,560	2%
Ward	2	\$336,809,900	\$369,799,420	10%	\$407,271,840	10%	\$514,036,980	26%	\$499,433,300	-3%
Ward	3	\$368,691,505	\$428,579,125	16%	\$511,306,886	19%	\$598,594,897	17%	\$595,780,698	0%
Wards	6&7	\$100,538,050	\$129,724,770	29%	\$169,519,300	31%	\$236,610,030	40%	\$216,136,930	-9%
Total		\$968,922,805	\$1,111,344,405	15%	\$1,310,263,666	18%	\$1,612,711,167	23%	\$1,579,527,488	-2%

Board of Directors**President**

Michael O'Dell
Harbour Square, 447 units

Vice President

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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

William Kammerer
The Chesterfield, 66 units

Russ Radar
The Westmoreland, 59 units

JoAnn Wells
Potomac Plaza Apartments 249 units

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DC/CHC
c/o Harbour Square
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Washington, DC 20024

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.

Mark your calendars!**OCTOBER IS****Reproducing
CHC Member News
Articles**

No special permission is required to use or reproduce articles contained in *CHC Member News*. However, each reproduced material should contain proper acknowledgement of the DC Cooperative Housing Coalition and its *CHC Member News* as the source of the article.

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