



DC Cooperative Housing Coalition News

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

May - August | 2013

Celebrating 29 years of service to the cooperative housing community

Save the Date!

Coalition Annual Meeting

Tuesday, October 22

**“Steering clear of trouble
with rental policies”**

**The Broadmoor Cooperative
3601 Connecticut Avenue, NW**

**Registration: 6:30pm
Panel Discussion: 7:00 pm**

Join us for light refreshments
during registration.

Cooperative unit rentals and guest policies have been the subjects of recent, ongoing discussions among District cooperatives. Rentals can affect a cooperative’s ambience and sense of community and can sometimes have financial repercussions when the cooperative or individual members seek bank loans. For a cooperative, the major issues for its rental policy, if one exists, are: how it is set; how it is enforced, and how it is managed. More broadly, when do “guests” become renters?

Panelists will discuss how to handle rental policies from three perspectives: Building management, the law, and how these policies can affect bank loans and financing. Join us for what is sure to be an informative discussion.

We hope your cooperative will be represented and be able to attend and learn more about this very important topic.

100 Years of District Cooperatives!

Coalition-sponsored publication approved

*Stephen McKeivitt
The Beverly Court Cooperative*

The year 2020 marks the 100th anniversary of the first housing cooperatives in the District of Columbia. The Coalition Board approved an effort to initiate an effort to document, commemorate, and celebrate this major event. This research will entail collecting historical information about the city’s cooperatives including requests for stories about the many vivid people who have lived in these buildings and the interesting events that have occurred. Every effort will be made to include past and current photos to illustrate the people, places, and buildings

associated with the District’s 100-year cooperative history.

The project is planned to be an informational chronicle, as well as an entertaining and positive narrative about this important form of home ownership; from its beginnings to the present day. The book will include the ideas and efforts behind the formation of the area’s first cooperatives; the creation of the city’s cooperatives through the years; the people involved with the cooperatives; major events affecting cooperatives; and then especially, a detailed survey of the buildings themselves.

To put this together, we will send out a call seeking information from individual cooperatives and interested cooperative members and others involved with cooperatives. In the meantime, if you want to start sharing information about your cooperative, your involvement, or to provide leads to information and old photos, please contact the Coalition at CooperativesDC@aol.com or mail them to the Coalition at the address printed on the last page of this newsletter.

FEMA Disaster Assistance Update

Stephen McKevitt
The Beverly Cooperative

Earlier this year, the recovery effort to repair the damage caused by Hurricane Sandy revealed a serious gap in the law governing how Federal Emergency Management Administration (FEMA) provides disaster assistance to cooperatives and condos (*Coalition News*, January – April 2013, page 3). The Act authorizing FEMA does not contain specific provisions for housing associations and, as a result, FEMA must consider them commercial entities or business associations, leaving them ineligible for appropriate homeowner grants of assistance.

Why is this important to District cooperatives? Had Hurricane Sandy visited upon us the destruction it left on New Jersey and New York, our cooperatives would be facing the same FEMA restrictions forcing District cooperatives (and DC condominiums) to fend for themselves on making expensive repairs.

Organizations nationwide, including the DC Cooperative Housing Coalition, have been working to ensure that the necessary steps are taken to correct this oversight. Among government officials there appears to be a broad consensus that this inadvertent oversight should be corrected.

On Wednesday, July 31, Rep. Steve Israel of New York

introduced H.R. 2887 – a Bill to amend the *Robert T. Stafford Disaster Relief and Emergency Assistance Act*. This new bill proposes to make co-op and condo associations eligible for the same federal aid as other homeowners in the wake of disaster, ending what he and others have called an unfair policy. The bill has good bipartisan support but, of course, getting any bill passed in today's legislative climate is difficult, so any additional help that arises for this action should be welcomed.

Since an unexpected – or even expected – disaster can occur at any time, this corrective bill is a matter of some importance to those of us in co-ops, and something that we should all keep an eye on. The Coalition will keep you posted.

Co-op Energy Savings Seminar

Stephen McKevitt
The Beverly Cooperative

On June 22, the DC Cooperative Housing Coalition presented a Saturday morning *Seminar on Saving Utility Costs through Incentives and Technologies*. This free informational session was held at the Harbour Square Cooperative in SW and provided a very useful presentation on energy savings. The seminar consisted of a panel discussion with three energy specialists who laid out possible ways for DC co-ops to use alternative energy sources to go green and thus save money. In addition, a cooperative building property manager gave attendees an account of her real-life

experience in how a property actually deals with the installation and operation of specialized energy equipment. The seminar focused on Solar and Geothermal installations.



Justin Schafer (Skyline Innovations), Warren Linnerooth (Hottel Plumbing), Jogchum Poodt (DC Sustainable Energy Utility), and David Hoedeman (Skyline Innovations)

The panel of presenters included:

◆ Jogchum Poodt, Project Specialist from the DC Sustainable Energy Utility (www.dcseu.com), which helps District residents, businesses, and institutions save energy and money through energy efficiency and renewable energy programs. Jogchum laid out the District's programs covering alternative energy use and incentives available to multi-unit buildings. He also gave an overview of the various types of installations now being done in the city.

◆ David Hoedeman of Skyline Innovations (www.skylineinnovations.com) who discussed his company's novel approach to doing Solar Panel electric energy installations, including planning, financing, and long-term upkeep. This included a thorough and candid overview of

the system’s operation and benefits. The key point of this presentation was that his company offers a package that includes turn-key installation, financing and maintenance. This package provides co-ops (and condos) with ongoing energy savings as well as a continuing upkeep plan, with a minimal upfront cost to buildings and their members; this is done through Skyline’s use of government energy-saving incentives. David also reviewed the various types of rooftop installation methods that are now being used.

◆ Warren Linnerooth, Geothermal Specialist from Hottel Plumbing (www.harveyhottel.com). Warren gave a good overview of the concept and practice of geothermal energy use for heating and cooling, including system installation details, and building site requirements. This green source of energy offers long-term savings from a dependable and renewable energy location. He also explained how Geothermal technology can be integrated into a cooperative’s existing energy systems.



Judy Tyrrell, Tiber Island Cooperative Property Manager

◆ Judy Tyrrell, Property Manager at Tiber Island Cooperative Homes. Judy related her experience with a roof-mounted solar energy panel system which was recently installed at Tiber Island, and how this large southwest co-op has had a generally very good experience with the system, and how it has helped to lower their overall energy costs. She also talked about how the equipment, initially seen from the street, was lowered to conform to the District’s historical preservation requirements following Tiber Island’s historic designation.

After the presentations were made, there was a lively question-and-answer session from the 25 interested people who attended the seminar. At the meeting’s conclusion, all involved thanked Harbour Square for providing the use of their meeting room.

Coalition Member Cooperatives Exceed \$1.1 Billion in Valuation

*Mike O’Dell
Harbour Square*

The DC Cooperative Housing Coalition represents 72 market-rate cooperatives with a cumulative value of \$1,125,879,830 according to DC’s Office of Taxation and Revenues’ (OTR) 2013 assessments. The valuation reflects the deduction of \$160,283,028 in Homestead Exemptions member cooperatives provided to the OTR.

Individual values ranged from a low of \$752,469 for an 11 unit

cooperative in Ward 3, to a high of \$129,369,240 for a 520 unit cooperative in Ward 2.

2013 Valuation by Ward

Ward	# of Coalition Member Co-ops	2013 Assessed Valuation
1	15	\$166,746,744
2	21	\$456,258,471
3	26	\$252,246,615
4	3	\$11,946,574
5	1	\$1,650,580
6	5	\$211,958,326
7	1	\$25,072,520
8	0	NA
Total	72	\$1,125,879,830

The overall 2012 to 2013 valuation increase for the 72 co-ops was 9 percent. The increase in valuation by Ward ranged from 0 percent in Wards 4, 5, and 7, to 13 percent in Ward 2.

2013 Percent Change in Valuation by Ward

Ward	Percent increase from 2012 to 2013
1	4%
2	13%
3	8%
4	0%
5	0%
6	11%
7	0%
8	NA
Overall	9%

The proposed 2014 aggregate valuations reflect a 13 percent increase over the 2013 proposed valuations before the Homestead Exemptions.

Board of Directors

President

Carl Gerber
The Cathedral Avenue, 145 units

Vice President

Fred Dyda
Tilden Gardens, 170 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Ray Olson
River Park Mutual Homes, 518 units

Directors

Dottie Moskowitz
Tiber Island, 389 units

Ted Martin
Naylor Gardens, 318 units

Stephen McKeivitt
Beverly Court, 39 units

Michael O'Dell
Harbour Square, 447 units

Russ Rader
The Westmoreland, 60 units

Nancy Skinkle
The Broadmoor, 194 units

Janet Sten
3020 Tilden Street, 20 units

Sue Stephens
The Porter, 28 units

JoAnn Wells
Potomac Plaza Apartments, 249 units

Counsel

Joseph Douglass
Whiteford, Taylor & Preston, LLP
1025 Connecticut Avenue, NW
Washington, DC 20036
202- 659-6779
jdouglass@wtplaw.com

Administrative Assistant

Jim Smith
700 7th Street, SW #633
Washington, DC 20024
200-488-3670
DCCHC@aol.com

Contact us:

CooperativesDC@aol.com
www.CoopsDC.org



About DC/CHC, the Coalition

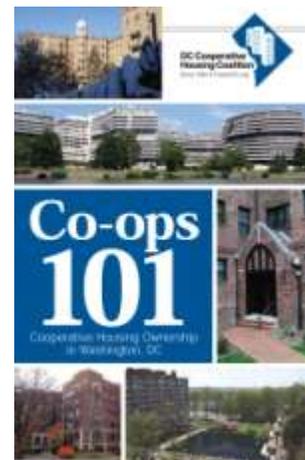
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the 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.



Co-ops 101 Free download:
<http://www.coopscdc.org/Co-ops101%20PDF.pdf>

Reproducing DC|CHC News Articles

Special permission is not required to reproduce articles. However, each reproduced item should contain proper acknowledgement of the DC Cooperative Housing Coalition and note the **DC|CHC News** as the source.

www.CoopsDC.org

The first place to look for a service provider

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

LEARN MORE +

icon next to their names.

Don't let your co-op miss out on this members-only benefit!