



DC Cooperative Housing Coalition News

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

January – April | 2014

Celebrating 30 years of service to the cooperative housing community

The Westchester Leads the Way!



Installs 4 rain gardens and is first property nationwide to sell retention credits.

*Ann Benefield, General Manager
The Westchester Cooperative*

In 2012, The Westchester Cooperative commissioned a stormwater management plan from environmental engineers at LimnoTech. As a result, in 2013, The Westchester Cooperative installed four rain gardens in areas that had existing drainage issues. Recently, the District Department of Environment (DDOE) certified 51,249 Stormwater Retention Credits (SRCs) for these four rain gardens.

Typically, property owners generate SRCs by installing green infrastructures that capture and retain stormwater runoff. DDOE certifies SRCs for eligible Best Management Practices (BMPs), such as rain gardens (bioretention), rain barrels, pervious paving, green roofs, and stormwater harvest/reuse systems. Discounts are calculated based on the volume of stormwater retained by BMPs and the amount of impervious surface on the property.

Property owners can sell SRCs in an
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Coalition Turns 30!



2014 marks the Coalition's 30th year of serving the District's market-rate housing cooperatives. Since its origins in 1984, when a handful of concerned and dedicated cooperative co-owners banded together to form the Coalition, membership has grown to our current membership of 72 cooperatives.

The Coalition is pleased to re-commit another year to being an advocacy organization that articulates the interests of members before government officials and regulatory agencies and to serve as a service organization that provides information and education to our members.

Condo Law Does Not Affect Co-ops

Members have asked, "Does it affect co-ops?" It does not.

*Joe Douglass, Esq.,
Whiteford Taylor & Preston,
Counsel to DC/CHC*

[The following article was sent to Coalition members via e-mail on April 28]

The District of Columbia has recently updated the statute governing condominiums in the District. This legislation does not apply to

cooperatives, many of which are incorporated in Delaware, and follow Delaware law on matters of corporate governance. We do not know of any pending legislative changes related to cooperatives incorporated in the District of Columbia. However, CHC members should be aware that they are required to comply with District regulations regarding businesses, such as having a business license and a DC Registered Agent, even though they may be incorporated in Delaware or other jurisdictions.

Coalition Members Top \$1.5 Billion

The Coalition represents 72 market-rate cooperatives with a cumulative value of \$1,552,068,890 according to the DC Office of Tax Revenue's (OTR) proposed 2015 assessments, a 5.6 percent increase over 2014. Assessments ranged from a low of \$642,220 in Ward 4 to a high of \$126,562,490 in Ward 3. The median assessment was \$7,154,900 and the mean was \$21,556,512.

2015 Proposed Valuation by Ward

Ward	# of Coalition Member Co-ops	2015 Proposed Assessed Valuation
1	15	\$235,849,930
2	21	\$587,850,040
3	26	\$370,491,460
4	3	\$13,038,780
5	1	\$1,833,980
6	5	\$311,752,080
7	1	\$31,252,620
8	0	NA
Total	72	\$1,552,068,890

New Web Sponsors!



Citibank

The Coalition is pleased to announce that **Citibank** is a new Coalition web sponsor and a supporter of the District's cooperative housing community!

Several of our member cooperatives have asked for the names of banks that service market-rate housing cooperatives. If your cooperative has a need for banking services, please consider **Citibank**, a full-service, national bank with an office located in DC. View their listing and a link to their web site at <http://www.coopsdc.org/banks.htm>.

Remember: If you contact a Coalition web sponsor, please let them know that you learned about them from the Coalition web site!

Welcome **Citibank** and Matthew Palmer. Thank you for supporting the District's cooperative housing community!



Caliber Home Loans

The Coalition is pleased to announce that **Caliber Home Loans** is a new Coalition web sponsor and a supporter of the District's cooperative housing community!

Several of our member cooperatives have asked for the names of mortgage lenders to increase the number of lenders with whom they have recognition agreements for buyers and refinancing. If your cooperative is interested in adding another lender to the list of lenders with whom your co-op has recognition agreements, please consider **Caliber Home Loans**, a full-service, national lender with an office located in DC. Caliber currently serves some of our members. View

their listing and a link to their web site at <http://www.coopsdc.org/lenders.htm>

Remember: If you contact a Coalition web sponsor, please let them know that you learned about them from the Coalition web site!

Welcome **Caliber Home Loans** and thank you for supporting the District's cooperative housing community!

Westchester Leads the Way!

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open market to buyers who can use them to meet regulatory requirements for retaining stormwater. The Westchester also qualifies for discounts through DDOE's RiverSmart Rewards program. Through RiverSmart rewards, properties can qualify for discounts on the District Government Stormwater Fee and the DC Water Impervious Area Charge (IAC). These programs help property owners save money on their water bills while contributing to cleaner and healthier rivers and streams.

New stormwater rules went into effect this past summer and require any new building or renovated building to retain stormwater on site from either a 1.2 inch or 0.8 inch storm, depending on the scope and scale of the construction and/or land disturbance. Since meeting this requirement will be difficult for some property owners, DDOE created a marketplace for regulated property owners to buy or sell retention credits.

District properties generate SRCs by exceeding their own regulatory requirements or voluntarily installing retention practices such as green roofs and rain gardens. The SRC market provides flexible and cost-effective compliance options for the regulated community as well as financial incentives to voluntarily increase stormwater retention in the District.

The Westchester has applied for both stormwater fee discount programs and the SRC trading program. The

RiverSmart Rewards program provides discounts on the DDOE Stormwater Fee and on the DC Water IAC. Currently our SRCs are listed on the DDOE SRC trading website at \$2.95 per credit. The District currently charges a fee of \$3.15 per credit to those properties that cannot meet their requirements.

The DDOE SRC Trading Program is the first of its kind nationwide and The Westchester is the first property to be certified. Some trading programs for water quality and other environmental pollutants exist, but no market has been developed for trading a volume of stormwater. [Editor's Note: In 1996, Ms. Benefield introduced to The Westchester, and to the DC cooperative community at large, another new-at-the-time program: purchasing natural gas from a source other than the Washington Gas Company. Called "unbundling," Ms. Benefield took action after attending a Coalition seminar on alternative sources of natural gas and ultimately contracted with Marco Energy, a Pittsburgh-based supplier, saving their cooperative \$90,000 a year in natural gas expenses. Full story: **DC Cooperative Housing News**, First/Second Quarter, 1996, pp. 1-2.]

e-Mail surveys

It has been a very busy 4 months as we responded to members' requests for information about a variety of topics. The following surveys were conducted between January 1 and April 30:

- Fireplaces (January)
- Monthly Assessments- Methods & Fees (January)
- Co-ops in the Digital Age (Seminar Input – January)
- Engineering & Staff Costs (February)
- Plumber Recommendations (February)
- Snow Removal & Landscape Recommendations (March)
- Pet Fees (April)

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e-Mail surveys

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Surveys are conducted at members' requests to enable Coalition members to share their experiences and knowledge with one another. Results are shared with Coalition members via e-mail.

CAI Expo Fun!

The Coalition was pleased to once again participate as an Allied Partner at the Washington Metropolitan Chapter Community Associations Institute's Conference & Expo on March 22, the largest community association industry event in the Washington metropolitan area.



(L-R) Janice Holland, President of the Hawarden Cooperative and winner of one of the free CAI Full-Access passes, accompanied by another Hawarden co-owner, Nancy Baillie. Seated at the table are Coalition Directors tending to the Coalition's information table, Fred Dyda, Vice President (Tilden Gardens), Carl Gerber, President (The Cathedral Avenue), and Ray Olson, Treasurer (River Park Mutual Homes)

Held in the Washington Convention Center, the WMCCAI Conference & Expo featured educational sessions on topics that affect those who live in and work with community associations including housing cooperatives. Approximately 190 companies and organizations showcased their goods and services in the exhibit hall floor. More than 1,700 people attended the Conference & Expo. Several Coalition members attended and stopped by our display and got their free copies of our

booklet, **Co-ops 101**. Congratulations to Janice Holland, President of the Hawarden Cooperative, and Paul Chilland, President of the Mintwood Place Cooperative, both winners of free Full-Access CAI passes. Mark your calendars for next year's Expo: March 7, 2015. See you then!



(L-R) Paul Chilland, another winner of a free CAI Full-Access passes, President of the Mintwood Place Cooperative accompanied by Rebecca Clark, their manager from the EJF Real Estate Services. To the right, Steve McKeivitt, Coalition Director (Beverly Court Cooperative)

What?! Your Co-op Still Doesn't Have a Web Page on the Coalition's Web Site?!

Several of our members have yet to avail themselves of a free web page on the Coalition's web site, www.CoopsDC.org. This member profile page is a **free** membership benefit. And, if your co-op has its own web site, we will link your Coalition web page directly to your co-op's web site.

Why have a web page? (1) Buyers and Real Estate agents can get information about your co-op. (2) You can refer people seeking more information about your co-op to the page. (3) People outside the DC area who want to buy a co-op can find you (the Coalition web site has gotten several such requests and we refer them to our membership page). (4) People can find you. (5) It's **free!**

If your co-op is interested in creating a free member profile web page, it's easy to get started. Send an e-mail to CooperativesDC@aol.com and type "Member Web Page" in the subject line. We will send you the instructions and get you started right away!

Coalition Selects New Web Support

After many years of great support, our web master, Scott Seligman, retired. After considering several replacement candidates, a final selection was made. Our new web support will be handled by ASAA (www.asaa.net). A contract will be signed in May and an updated web site will replace our current site a few months later.

In response to a request for suggestions to improve the web site, Barbara Helmick, 2707 Adams Mill Road Cooperative, suggested we improve the membership list and not to limit the information to just neighborhoods. As a consequence, we have asked our new web support to help build a table of our members with additional information that can be sorted depending on what characteristics someone is interested.

We are very excited in working with ASAA to update and upgrade our web site to make it more informative and an enjoyable experience for the user.



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

Jeff Elefante
Potomac Plaza Apartments, 249 units

Jeanne Gault
Naylor Gardens, 318 units

Stephen McKeivitt
Beverly Court, 39 units

Dottie Moskowitz
Tiber Island, 389 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

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About DC/CHC, the Coalition

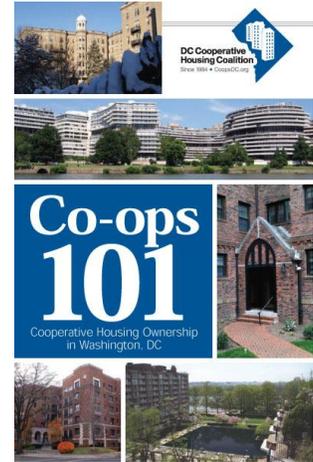
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the 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.coopsc.org/Co-ops101%20PDF.pdf>

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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