20: 100 Years of DC Co-ops

Video - Book - Tours and More!

2020 is a significant year for DC co-ops and the Coalition is planning to mark and celebrate next year’s centennial of the District’s first housing cooperatives: a book documenting the past 100 years of District co-ops is nearing completion; video shooting has started for a short promotional video; the Smithsonian Associates has agreed to a tour of co-ops in May 2020 (our third with the Associates, previously conducted in 1995 and 2006); and a social event at the Arena Stage with discounted tickets to see the play, Toni Stone. Other plans include special Saturday Seminars, a special honors dinner, and much more. Watch your emails and mailings for more details!

Another Great Expo!

This may have been the most successful Expo of all! Many more people stopped at our information table to learn more about the Coalition as well as vendors who serve co-ops. If you attended the event, we hope you got useful information from the education sessions, talked with vendors, networked with other HOAs, condo, and co-op owners, and enjoyed yourself.

The CAI Conference & Expo is the largest gathering of community association professionals in the D.C. Metro Area and is the largest event across CAI chapters worldwide. The Coalition was pleased to once again be an Allied Partner.

Welcome new Partners!

The law firm of Costello, P.C.
Allstate Insurance
Share and Underlying Loans Firstrust Bank

Pease consider contacting these sponsors the next time your co-op has need for their services. The Coalition does not endorse any businesses, but these service providers have supported the District’s cooperative housing community so consider supporting them. See our website to get their (and others’) contact information. (https://coopsdc.org/service-providers/)
Welcome and thank you to Allstate, Costello, and Firstrust for your support!

Hamilton Happy Hour

Nearly 50 people from more than 20 co-ops attended the Coalition’s first Happy Hour held on March 20 in The Loft at The Hamilton

Welcome new members!

The Coalition is pleased to welcome two new Coalition members: The Haddington Cooperative (16 units) and the 1832 Biltmore Cooperative (26 units). To view a list of all of our co-op members along with photos of their buildings and other information, visit our website: https://coopsdc.org/members/
**Happy Hour** (from page 1)

Participants enjoyed complimentary drinks and hors d’oeuvres. Guest speaker, Jinny Fleischman, a former Westmoreland Cooperative president, gave a well-received presentation about her co-op’s experience dealing with a fire and its significant aftermath in their building. Her engaging talk lead to many questions by the attendees with helpful responses based on the co-op’s experience.

Jinny Fleischman, former Westmoreland Co-op President was the guest speaker.

**Coalition Member Cooperatives Approach $2 Billion in Valuation**

The DC Cooperative Housing Coalition represents 68 market-rate cooperatives, representing 6,750 units with a cumulative valuation of $1,982,351,880 according to DC’s Office of Taxation and Revenues’ (OTR’s) proposed 2020 valuation. The current, 2019 valuation, on which members paid taxes, was $1,682,369,091.

Individual 2020 proposed values ranged from a low of $1,340,850 for a 7-unit cooperative in Ward 3, to a high of $151,900,310 for a 231-unit cooperative in Ward 2.

<table>
<thead>
<tr>
<th>Ward</th>
<th># of</th>
<th>Total Proposed 2020 Assessed Valuation</th>
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<tbody>
<tr>
<td>1</td>
<td>18</td>
<td>$303,553,280</td>
</tr>
<tr>
<td>2</td>
<td>18</td>
<td>$566,049,480</td>
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<tr>
<td>3</td>
<td>20</td>
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<td>4</td>
<td>5</td>
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<tr>
<td>5</td>
<td>1</td>
<td>$2,206,720</td>
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<tr>
<td>6</td>
<td>5</td>
<td>$432,911,990</td>
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<tr>
<td>7</td>
<td>1</td>
<td>$33,571,440</td>
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<tr>
<td>8</td>
<td>0</td>
<td>NA</td>
</tr>
<tr>
<td>TOTAL</td>
<td>68</td>
<td>$1,982,351,880</td>
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The overall increase for the 68 co-ops’ proposed 2020 over the 2019 proposed valuations was 4.8 percent. The change in valuations by Ward ranged from no change in Wards 5 and 7 to 26.9 percent in Ward 4.

<table>
<thead>
<tr>
<th>Ward</th>
<th>Percent change from 2019 to 2020</th>
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<tbody>
<tr>
<td>1</td>
<td>5.7%</td>
</tr>
<tr>
<td>2</td>
<td>4.3%</td>
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<tr>
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<tr>
<td>7</td>
<td>0%</td>
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<tr>
<td>8</td>
<td>NA</td>
</tr>
<tr>
<td>Overall Change</td>
<td>4.8%</td>
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</tbody>
</table>

**Recent Coalition e-Surveys**

The following surveys were conducted January through April at the request of Coalition members. Thanks to the Coalition members for sharing your knowledge and experiences with other co-ops. The questions are broad and interesting and our members always come through!

- Telecommunication Equip. Roof (April)
- Governance (March)
- FOBs (March)
- Window Ownership & Repair (Feb.)
- Hallways (Feb.)
- Banking Recommendations (Feb.)
- Solar Experiences (Feb.)
- Glass/Metal Canopies (Feb.)
- Legal Counsel Recommendations (Jan.)
- Window Repairs (Jan.)

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35 Years Serving the District’s Cooperative Housing Community

The D.C. Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and 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. At least five seats on the board must be filled by representatives of small (50 or fewer units) cooperatives. Activities are financed through annual dues determined by the members at the annual meeting.

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 units, the ad hoc group persuaded the D.C. 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. In 1993, it was incorporated as the DC/CHC, Inc., a nonprofit 501(c)(6) organization in the District of Columbia.

The Coalition’s most important accomplishment was its work toward the passage of the Cooperative Housing Procedure Act of 1988 (D.C. Law 7-205), a law that provides for uniform procedure and an equitable formula to assess real property owned by cooperatives. Up to that time, the District did not have a prescribed method to estimate fair market value, and as a result the assessments were arbitrary and unpredictable. It also successfully opposed a move to charge each cooperative association $3.00 per unit to fund a new government agency to oversee cooperatives and condominiums.

It testified before the City Council in support of a recycling tax credit in lieu of the city collecting recyclables and successfully opposed a 50 percent reduction in the trash collection tax credit, which cooperatives and condominiums receive in lieu of the city collecting their trash.

At the heart of many of these efforts was the defense of cooperatives before the City Council to maintain parity between cooperative homeowners and single-family homeowners rather than to be treated as rental complexes. Perhaps most important, the Coalition successfully defended the assessment system it had worked hard to put in place in 1988 when it warded off proposals to change the system in recent years.

The Coalition has co-hosted mayoral candidate forums and recognized Council members who work on behalf of the interests of housing cooperatives. It has also promoted public awareness and interest in cooperative ownership by sponsoring events, most notably two Smithsonian tours of several D.C. housing cooperatives; first in 1995 to mark the 75th anniversary of the first housing cooperative in the District and again in 2006.

One of the most important benefits Coalition members receive is timely information. The Coalition has conducted seminars and issued newsletters covering topics as diverse as elevators, rentals, taxes and oil and gas bulk purchasing agreements, among others. As a consequence, members receive information that enables them to anticipate and address changes affecting their operations. In 2012, the Coalition prepared and published Co-ops 101, a well-received booklet to assist buyers, sellers, and the Realtors who represent them, among others interested in market-rate cooperatives.

In anticipation of the 100th anniversary of the first housing cooperatives in the District of Columbia (1920), the Coalition has commissioned a book describing the development of cooperative living in DC.

With 35 years of history and service, the Coalition remains the premier organization devoted to advancing and protecting the interests of the owners of the approximately 15,000 cooperative units in the District of Columbia with an aggregate assessed valuation exceeding $3 billion.
About DC/CHC, the Coalition

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