

DC Cooperative  
Housing Coalition

Helping Co-ops Flourish



1920 ★ 2020  
Celebrating 100 Years of Co-ops in DC

A coalition representing cooperative housing units in Washington, DC since 1984

## **DC CHC Annual Meeting**

Please join the DC Cooperative Housing Coalition for our Annual Meeting on Zoom.

### **SAVE THE DATE**

Thursday, October 27 @ 7PM

Coalition Annual Meeting

ZOOM meeting - [DETAILS COMING SOON](#)

## **Topic: Charging up: Electric Vehicles and Cooperatives**

*Guest Speakers:*

Thomas Bartholomew

Branch Chief

Renewable Energy and Clean Transportation

Department of Energy & Environment

Government of the District of Columbia

Judy Tyrrell

General Manager

Harbour Square Owners Inc.

We look forward to seeing you on Zoom for this timely discussion.

# Cooperatives Creating Community

Did you know that cooperatives of all types (e.g., housing, credit unions, food) generally operate according to the same core principles and values, adopted by the International Co-operative Alliance in 1995? Cooperatives trace the roots of these principles to the first modern cooperative founded in Rochdale, England in 1844. These principles help co-ops flourish and operate successfully while encouraging all members to participate equally.

---

## The 7 Cooperative Principles

- Voluntary & Open Membership
  - Democratic Member Control
  - Members' Economic Participation
  - Autonomy & Independence
  - Education, Training and Information
  - Cooperation among Cooperatives
  - **Concern for Community**
- 

As we know, housing cooperative are homes collectively owned and managed by their residents. Because of this shared ownership, cooperatives foster a community atmosphere where residents take responsibility for the building's upkeep, promote active homeowner well-being and involvement, and work to create a culture of consensus.

At the Broadmoor Cooperative Apartments in Cleveland Park, residents have embraced the seventh principle: Concern for Community. Neighbors Helping Neighbors (NHN) is a voluntary group Broadmoor residents established to help members in need of temporary assistance. As stated by one Broadmoor resident, "We all walk out our apartment doors, take the elevator or stairs and see people we don't know. We need to look out for each other: We own this building together." NHN created four unique resources: Toys for Toddlers, a Collection of Resources and Services for Seniors, Personal Assistance Volunteers, and Cradle to Crutches.

Toys for Toddlers is simply a toy chest and small play area for Broadmoor children in our common area. But it is more than just a toy chest. It allows children to play together on those days when it is too cold or rainy to go outside. It also provides a break for parents to get out of their apartment and allows for socializing and networking with other parents in the building.

*Continued next page*

*Cont'd*

The directory of Resources and Services is just that. It is aimed at visiting family and friends who arrive here as caregiver to a resident, perhaps for new parents, perhaps for one who has returned from surgery, or is otherwise temporarily incapacitated. The directory covers local places which deliver meals, groceries, medicines as well as laundry services, medical equipment, and supplies. In addition, there is a section about Library services.

Personal Assistance Volunteers provides Broadmoor neighbors with short term help due to illness, surgery, aging, or another circumstance. NHN volunteers can pick up prescriptions, groceries, and library books; give you a ride to a medical appointment; or simply check in to see how you're doing, or a friendly visit. Cradles to Crutches loans items to residents for short-term needs. Medical equipment includes a wheelchair, walkers, canes, crutches, bedside commodes, and bath seats. Equipment for visiting children includes highchairs, booster seats, a pram, and a portable crib.

The group is managed by a Steering Group. However, the volunteers are drawn from Steering Group members as well from the larger Broadmoor Cooperative community. NHN is recognized by the Broadmoor Board of Directors but is not a committee chartered by the Board. NHN does not provide health care or emergency response, nor is it affiliated with third-party providers. Volunteers provide help as individuals, not as employees or agents of NHN, the Broadmoor, or any of its residents. Broadmoor residents or family members/caregivers who seek assistance from NHN do so with the understanding that neither NHN, nor its individual members, nor the Broadmoor Cooperative Apartments, are legally responsible for any ensuing injury, loss, or expense.

Neighbors Helping Neighbors is more than a volunteer group providing resources. Residents are giving their time and energy to strengthen their community. And they are doing it one toy a time, an occasional visit, and lending a helping hand when needed. It has become an invaluable resource for the Broadmoor Cooperative Apartments.

## DC CHC Mailbox

### Recent questions from our Members

Q: Are Reverse Mortgages available for co-ops in DC?

A: To obtain a residential loan for a co-op, a Recognition Agreement must exist between the cooperative association and the lender. This agreement establishes the steps that either the lender or the cooperative will take should the borrower default to either the lender or the cooperative association. Banks and lending institutions always check on the financial health of a cooperative before extending a loan. To find out whether a reverse mortgage is an option for you, first consult your cooperative association and obtain a list of lenders with Recognition Agreements, then call the lender directly to discuss your situation.

Q: We have a problematic member that is causing us a lot of headaches. We need professional advice.

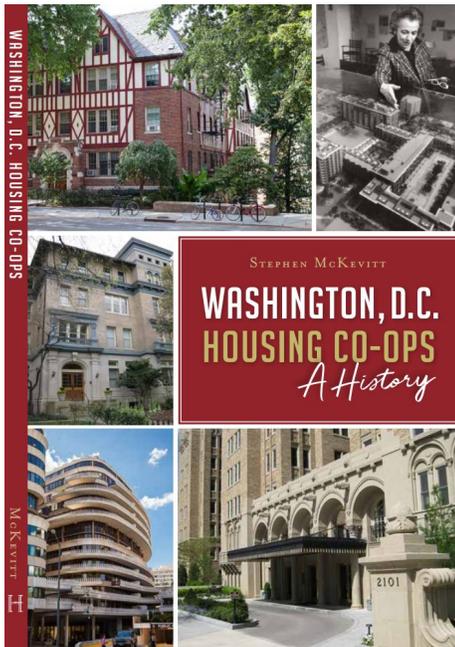
A: Your co-op Board has the authority to establish, amend, and enforce the House Rules which, along with the Bylaws and Proprietary Lease or other Ownership Documents, govern a member's use and occupancy of the property. Cooperatives establish House Rules to ensure a pleasant living environment and orderly conduct in daily operations. The House Rules should also include procedures for rule violation and dispute resolution. However, in cases of constant rule violation, your best avenue to resolve the conflict is to consult the cooperative's attorney.

Q: Do you invest your reserves in more than just cash or cash equivalents? If so, what is your investment approach/policy? What percentage equity, what percentage fixed income? Degree of risk?

A: A program for investing your reserve funds should be developed by the Board with the help of a qualified financial consultant. However, this type of question, which seeks input and advice from the peer organizations that are members of the DC|CHC, is an example of how our surveys can be helpful. A survey of investment strategies for reserves was conducted in August of 2021 and is available by requesting a copy of the survey through the DC|CHC website - [Coopsdc.org](http://Coopsdc.org).

## The Recent Book on the History of Washington's

### Co-ops is Available in the City and on Amazon!



The book, **Washington, D.C. Housing Co-ops: A History**, by Stephen McKeivitt, was published by the History Press in early 2021 as part of the 100 Year Anniversary of Co-ops in the District of Columbia. The work, created with the assistance of the Cooperative Housing Coalition, covers – and celebrates – the past century of co-ops, looking at their beginnings and subsequent growth. It also examines many of their prominent developers and the fascinating architects who crafted many fine buildings.

With many photos and some interesting plans and images, the book reviews the city's large variety of cooperatively owned housing structures and developments. From the early history of the co-op housing movement, with its bold first creators, to present-day cooperatives, the text follows the growth of the city's co-op homes. It also describes how co-ops continue to flourish as a popular form of housing in the District and how they -- and their many attractive buildings -- are noteworthy and integral components of their neighborhoods.

Interested in your co-op's past? And in local co-op stories? Take a look.

This 140-page paperback is available for sale in DC at the *Politics and Prose* bookstores (three locations) and at *Lost City Books* on 18<sup>th</sup> Street in Adams Morgan. And (of course) it's also on *Amazon*.

---

### DID YOU KNOW?

Many of the early co-op developers in DC were well-acquainted with each other and at times worked together, but also often competed. Some, such as the Warren Brothers, proudly and thoughtfully created fine communities for city residents. The two brothers energetically promoted co-ops: as good for people and good for the city. While Monroe Warren was busy with local construction, his brother, R. Bates, was active with the national promotion of cooperatives. By 1925, R. Bates had become head of the *Co-operative Apartment Division of the National Association of Real Estate Boards* in Chicago.

# Member surveys

The following Coalition member-requested surveys were conducted and the results were shared with member co-ops' presidents, managers, and their representatives to the Coalition. How widely the results are distributed to others is a co-op's responsibility. Recent surveys through August:

Structural checks  
Reserves per unit  
Pipe repair/replacement  
Recognition agreements  
Pet policies

Sublet policy exceptions  
Interior designer recommendations  
EV charging  
Foundation waterproofing  
AC upgrades

---

## **We need you!** **Become a Member of the Board**

The DC Cooperative Housing Coalition is a terrific way to share information and stay ahead of the curve on what's happening in our co-op community. If you would like to get involved and stay in touch with your fellow cooperatives, consider joining our Board of Directors. We would love for you to join us! If you want to learn more, please email our President, Russ Rader - [rrader429@gmail.com](mailto:rrader429@gmail.com)

### **About us**

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.

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 proportional 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 and was incorporated as the DC/CHC, Inc., a nonprofit organization in the District of Columbia, in 1993.

**Board of Directors**

President – Russ Rader, Westmoreland

Vice President – Katie Wilson, Cathedral Avenue

Secretary – Art Leabman, 1870 Wyoming Avenue

Treasurer – Ray Olson, River Park

FREE Member Profile Page:

No co-op website? No problem.  
[Get your co-op's free webpage.](#)

**Directors**

Matt Buzby, Broadmoor

Fred Dyda, Tilden Gardens

Loretta Glaze Elliott, Shoreham West

Karen Jones, Harbour Square

Andy Litsky, Tiber Island

Stephen McKeivitt, Beverly Court

Janet Sten, 3020 Tilden Street

**Legal Counsel**

Joseph Douglass  
Whiteford, Taylor & Preston, LLP  
(202) 659-6779  
1800 M Street NW, Suite 450N

**Administrative Assistant**

N. Blake Jones  
(404) 210.0799  
DCCoopCoalition@gmail.com

**The place to find a service provider:**

[Service Providers - DC Cooperative Housing Coalition | DC Cooperative Housing Coalition \(coopsdc.org\)](#)

Support those who support the Coalition and the District's market-rate cooperative housing community.

**FREE download**

Everything you need to know about co-ops!

[Co-ops 101: Cooperative Housing Ownership in Washington, DC \(coopsdc.org\)](#)