



DC Cooperative Housing Coalition News

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

September - December | 2016

Serving the District's cooperative housing community for 33 years

Mark your Calendar:



February 25, 2017
Walter E. Washington
Convention Center

Don't miss the largest Conference & Expo in the Washington metro area for the community association industry with more than 200 industry-leading companies and education seminars.

The Coalition is once again pleased to be an Allied Partner. Visit our display table and say hello! Additional information will be mailed to the co-op member's Coalition representative of record. We look forward to seeing you there!

2016 Annual Meeting

By Steve McKeivitt, Beverly Court

This past October 28th, the Cooperative Housing Coalition held its Annual Meeting for 2016, in the Community Room of the Broadmoor Cooperative Apartments on Connecticut Avenue in Cleveland Park. The Meeting was called for the yearly election of the Coalition's Board of Directors, and to present a recap of the group's activities during the past year. There was also an interesting featured speaker presentation on Water Management, given by two invited specialists. In the assembled audience of Coalition members, twenty-six of the city's Cooperatives were represented.

Among the reports on the Coalition's activities were: CHC Treasurer Dottie Moskowitz reported that the group's finances are in good order. And Vice-President Lynn Ohman gave a brief review of the successful seminar, on Solar Power, which was held during May of this past year.

The featured presentation, on Water Management in the District, nicely presented two aspects of properly dealing with sending water back into the city's rivers. CHC President Russ Rader introduced the two invited guest speakers: Garry Brennan, Program Manager - Tunnel Construction, District of Columbia Water and Sewer Authority, and Andrew Oetman, an Environmental Protection Specialist at the Watershed Protection Division,

(Continued, p.2, "Annual Meeting")

Service Providers List Inside

Support those who support you!

Inside are two pages containing a list of the companies and individuals who support the Coalition and the District's market-rate housing cooperatives. Each pays for a 12-month listing that pays for the cost of maintaining the web site, effectively keeping Coalition membership dues low and stable while simultaneously providing more information and support to Coalition members. Keep this list at your desk for easy reference. And as always, let them know you learned about them from the Coalition!

New Service Provider



Global Inc.

The Coalition is pleased to announce that **Global Inc.** is a new Coalition web sponsor and supporter of the District's cooperative housing community under a new provider heading, "Building Health Testing (Mold, Asbestos and Other Hazards)." Their full listing and contact information can be found on our web site: <http://coopsdc.org/service-providers/>

Remember: If you contact a Coalition web sponsor, please let them know that you learned about them from the Coalition web site! *Welcome **Global Inc.** and thank you for supporting the District's cooperative housing community!*



e-Mail surveys

The following surveys were conducted at the request of Coalition members September through December:

- Facebook Pages (October)
- Physical Access (November)
- Storage Areas (December)
- Pipe Scans (December)
- Restricting Parking Sales (Dec.)

Annual Meeting

(Continued from p. 1)

District of Columbia Department of Energy and Environment.

Mr. Oetman spoke first, and discussed the several methods that city homeowners and community properties can employ to effectively deal with runoff rainwater, in ways that can reduce the amount of rain being sent into our city sewer system, especially from private land. This is useful information since properties are billed on runoff water that is coming from impermeable surfaces, such as paved lots.



Andrew Oetman, an Environmental Protection Specialist at the Watershed Protection Division, DC's Department of Energy and Environment.

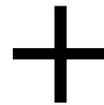
Mr. Brennan spoke next, and talked about the District's *Clean Rivers Project*. This ambitious program is now underway, and is being done to handle sewage water and storm water runoff – that are both now going into the city sewer system. During heavy rains, the water flow can overwhelm this system and send untreated water directly into the rivers, and can also back-up and flood low areas of the city. To manage this situation, the city is constructing a series of large tunnels deep under the District to capture these periodic heavy downpours of water.

The tunnels have been designed to catch and hold the water until it can be sent to Blue Plains for proper treatment, before final discharge into the river. Mr. Brennan also explained that DC Water is additionally working on ways, primarily on public lands, the help send rain water back into the ground, thus helping with the health of city plants, and to also mitigate the amount of water being sent down the drain. After their talks, the speakers took questions from interested members of the audience. At the conclusion of the presentation, Mr. Rader and the audience expressed their appreciation for the speakers' excellent presentations.

The meeting continued after the Water Management presentations, and the assembled members of the Coalition voted, and elected the CHC Directors for 2017; Susan Muhlbach, of the Madison Terrace Cooperative, became a new member of the Board, newly elected as a Director.

After the conclusion of the Annual Meeting, the new Board of Directors met briefly to elect the 2017 Officers of the Coalition. Russ Rader was re-elected President. A complete list of Directors and the cooperatives they represent is on the last page of this newsletter.

Don't forget
February 25:



DC Cooperative Housing Coalition

Since 1984 ♦ CoopsDC.org



Knowledge &
Networking

Service Providers

The following two pages contain the names and contact information of service providers who support the District's cooperative housing community. Please consider contacting these sponsors the next time your co-op needs their service.

The Coalition does not endorse any businesses, but these service providers have supported the District's cooperative housing community so consider supporting them. Sponsors are also listed on the Coalition web site (<http://coopsdc.org/service-providers/>) with additional information.

Many will have exhibits at the 2017 CAI Expo where you can talk with them about your co-op's particular needs and interests.

Don't forget: Should you contact a sponsor, let them know that you learned about them via the DC Cooperative Housing Coalition!

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ACCOUNTANTS

DeLeon & Stang, CPAs and Advisors

301/948-9825

Contact: [Josephine Laley](#),
Assistant Audit Manager

Goldklang Group CPAs, P.C.

703/391-9003

Contact: [Laura Monahan](#), Firm Administrator



BANKS

Citibank

202/302-9692

Contact: [Matthew Palmer](#), Home Lending Officer

Community Association Banc/Condo Certs

703/899-8805

Contact: [S. Hayden Miller-Luczka](#), Regional Account Executive

National Cooperative Bank

703/302-8176

Contact: [Jared Tunnell](#)



BUILDING HEALTH TESTING

Global Health Testing

443/691-0455

Contact: [Channa Bambaradeniya](#), Certified Industrial Hygienist



CONSULTING / LEADERSHIP TRAINING

Association Bridge

240/372-0905

Contact: [Thomas Willis](#), PCAM



ELEVATOR MAINTENANCE AND MODERNIZATION

Potomac Elevator Company

202/244-2333

Contacts: [Ann Brien](#), Service Coordinator

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ENERGY SUPPLIER, NATURAL GAS, HEATING OIL, ELECTRICITY

Bollinger Energy

443/248-3927

Contact: [Gary Murphy](#), Energy Specialist



ENERGY SAVINGS

Nextility

202/561-324-8009

Contact: [Julian Belilty](#), Business Development



FINANCIAL SERVICES

HSBC Bank USA, N.A.

202/640-0368

Contact: [Michael Schimmel](#), VP Mid-Atlantic Region



INSURANCE

Associated Insurance Management, Inc.

301/812-2080

Contact: [Joe Rice](#), Vice President

Sahouri Insurance

703/883-0500

Contact: [Lauri Ryder](#), Real Estate Practice Leader



LEGAL SERVICES

Rees Broome, P.C.

703/790-1911

Contact: [Leslie Brown](#), Attorney

Whiteford Taylor & Preston

202/659-6800

Contact: [Joseph D. Douglass](#), Partner



LANDSCAPE / MAINTENANCE

The Brickman Group

301/500-4823

Contacts: **George Killian**, Account Manager



MANAGEMENT COMPANIES

Barkan Management

703/388-1005

Contact: **Michael A. Feltenberger**,
CMCA, AMS, PCAM – Vice President

Community Management Corporation

703/230-8586

Contact: **Nick Mazarella**, Executive
Vice President

Crescent Property Management

202/505-5454; 202/491-4726

Contact: **Sam LeBlanc**, President

Delbe Management

202/237-0187

Contact: **Scott R. Burka**, President

EJF Real Estate Services

202/537-1801 ext. 212

Contact: **Peter Greeves**, President

Gates Hudson Community Management, LLC

703/752-8300

Contact: **Haley Fisher**, Client
Relations Manager

Paul Associates, Inc.

202/652-9444

Contact: **Patty Floyd**, Office
Manager

Wexford Property Management

215/290-1036

Contact: **Genevieve Markofski**, Vice
President – Business Development



MORTGAGE LENDERS SHARE LOANS

BB&T Mortgage

301/922-9391

Contact: **Deborah Densford-Sloan**,
Mortgage Loan Officer

Caliber Home Loans

240/297-3820

Contact: **Chris Washburn**, Area
Manager

Clark Financial Services

301/434-2008

Contact: **Daniel M. Caplan**, Senior
Vice President

National Cooperative Bank

202/349-7455

Contact: **Ryan Bretting**, Mortgage
Loan Officer

PNC Mortgage

301/775-0262

Contact: **George Bretting**, Mortgage
Loan Officer

PNC Mortgage

703/577-8175

Contact: **Cam Carson-Wagnon**,
Mortgage Loan Officer

Wells Fargo Home Mortgage

202/895-5161

Contact: **Steve Palladino**, Branch
Manager



MORTGAGES LENDERS - UNDERLYING LOANS

ColumbiaNational Real Estate Finance, LLC

202/872-0742

Contact: **James Buckley**, Vice
President

National Cooperative Bank

703/302-8176

Contact: **Jared Tunnell**



REAL ESTATE BROKERAGE

TTR/Sotheby's International Realty

202-669-4656

Contacts: **Joseph Himali**, Associate
Broker



SECURITY, ACCESS CONTROL, CCTV, LIFE SAFETY

Kastle Systems

703/284-0345

Contact: **Marc Silverman**, Regional
Director-Multifamily



TELECOMMUNICATION PROVIDER

RCN

301/531-2992 (Residential)

877/726-7000 (Business)

Contact: **Arwen Bain Cosby**



TRANSFER AGENTS/SETTLEMENTS

Edmund J. Flynn Company

202/537-1800

Contacts: **Joyce Rhodes**, President



SOFTWARE - WEB SITES

ASAA Multimedia

301/365-5793

Contact: **Andrew Aurbach**

Buildinglink.com

703/295-0853

Contact: **Robert Garcia**

Harbour Square – 50th Anniversary for the Modernist Jewel of Southwest DC (1966)

By Donna Hanousek, *Harbour Square*

The Redevelopment of Southwest DC

By the 1950s, there were essentially two Washingtons, the richer northwest and the rest of the city. Southwest DC had well-functioning neighborhoods with good-quality building stock, but unfortunately it also had the highest concentration of ‘slumlike’ housing in the city. During the 1950s, federal officials (who then as now had much control over the city) decided to fix the problem by essentially leveling the southwest – also known as urban renewal – and planning the entire area anew and almost from scratch.

Harbour Square Cooperative was designed by Chloethiel Woodard Smith; developed by Shannon & Luchs, then one of Washington’s oldest and largest realtors; constructed by John McShain, Inc., a prolific Washington building company whose projects included the Pentagon, State Department, Jefferson Memorial, to name just a few; and marketed by Edmund G. Flynn, a real estate company that introduced cooperative ownership to Washington in 1920.

Chloethiel Woodard Smith and Daniel Urban Kiley

One of the principal players in the reimagining of the southwest was Chloethiel Woodard Smith, an eminent early modernist architect and urban planner. In 1970, Ms. Woodard Smith was called by Life Magazine one of the “Eight Women Who Made it [in a Man’s World].”

In 1959, she prepared a plan for the Southwest Waterfront that divided the area south of M Street (called Area C)

into east and west superblocks to be in turn subdivided for development by separate builders. She also recommended reserving the riverbank for parks, preserving all the trees, and linking the area to the mall’s edge with transit to prevent being overrun with automobiles.

Harbour Square was her second new project for southwest D.C. – the first being the Capital Park Apartments at 3rd and G Streets, S.W., whose first section, today’s “Potomac Place,” was completed in 1959. Her plans for both developments centered around a “superblock,” which was an approach to urban design intended to separate vehicular from pedestrian traffic and provide large interior green space. Harbour Square epitomized the superblock, covering an entire city block on a prime site directly on the waterfront at Maine Avenue and N Street, S.W. After completing Harbour Square, Smith established a national practice with commissions all over the country, including other projects in Washington, ranging from design work in the planned community of Reston to a prominent downtown intersection of office buildings dubbed “Chloethiel’s Corner” at Connecticut Avenue and L Street, N.W.

For both Capitol Park and Harbour Square, Smith collaborated with Daniel Urban Kiley, who was perhaps landscape architecture’s most acclaimed modernist. Kiley designed a number of important landscapes around the country during the 1940s and 1950s, including the landscape for Eero Saarinen’s Miller House in Columbus, Indiana, which may be the most influential private garden design of the 20th century. In 1956, he created his first design for the southwest redevelopment area, a master site plan for public parks prepared for Saterlee and Smith (Smith’s firm at that time). Among Kiley’s best-known works are the landscape at Saarinen’s Washington Dulles International Airport and the interior and exterior plantings for I.M. Pei’s National Gallery East Building.

A New Development & Historic Preservation

While modernist in its superblock site design and building materials of concrete and glass, Harbour Square’s design incorporated seven turn-of-the-19th-century historic landmarks. The landmark buildings include Wheat Row, which is comprised of four row houses along 4th Street constructed in 1794 by James Greenleaf, who was one of Washington’s earliest and most controversial speculative developers; the 1817 Lewis House at 456 N Street (named for its first resident Edward Simon Lewis), which later became a settlement house established by Charles and Eugenia Weller; and last is the 1794 Duncanson-Cranch houses at 468-470 N Street, which were combined in 1905 to become a larger home for the settlement house when the buildings were purchased by Washington artist and philanthropist Alice Barney.

Harbour Square, with its inclusion of Wheat Row, the Lewis House, and the Barney House was Washington’s **earliest** example of incorporating existing historic landmark buildings into a larger new development. Unlike the “facadism” which is often seen today, Smith preserved the entire buildings instead of just the façade and a few feet of the interior. So Harbour Square’s years of construction literally stretch from 1795 to 1966. The design beautifully weaves together the elegant historic brick townhouses, new brick townhouses, and new multifamily buildings of concrete and glass. The large size of the seven historic townhouses necessitated building the new townhouses larger than what was currently being built, and their 10 ½-foot ceilings helped set the tone of spacious luxury Edmund J. Flynn wanted to create.



(Continued, page 6)



Wheat Row (1794) and mid-century townhouses combined with mid- and high-rise apartments make Harbour Square a unique complex.



Kiley designed six primary garden areas, as well as several smaller gardens scattered through the site and along the surrounding streets

Building and Landscape Design

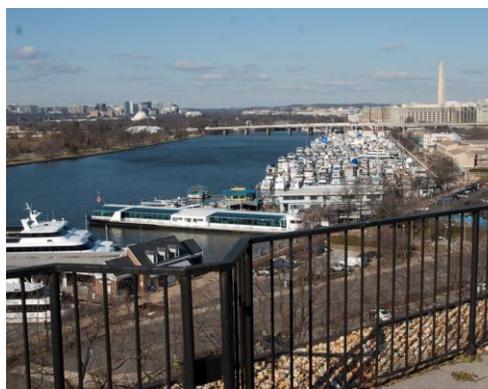
Harbour Square was designed as a quadrangle-shaped project with buildings of varying sizes. It contains 447 units with over 130 different floor plans and five types of balconies.



Harbour Square's grounds contain gardens and several water features.

The buildings are oriented to have the site open to the riverfront. The apartments have beautiful views of the river or one of the gardens, including a one-acre sculptural water garden that is the site's dominant design element. Kiley designed six primary garden areas, as well as several smaller gardens scattered through the site and along the surrounding streets. The primary gardens are the Entrance Garden, the East Garden, the Water Garden, the South Water Garden, the Dogwood Allee, and the Great Lawn. The landscape was designed with a strong sense of pure geometry and its multiple planes allow residents to view gardens on several levels as they move through the complex. It is a treat for the residents to have such a variety of garden experiences all in one place.

In addition to the extensive landscaped grounds, there are a large number of roof decks, which command a unique view of the Washington Channel, the Potomac River, Virginia, and downtown Washington. Many top-floor units have private roof decks, and there are also both small and large public roof decks. The roof decks offer a place for both quiet contemplation and celebratory gatherings – the fireworks views from the large roof decks are unrivaled.

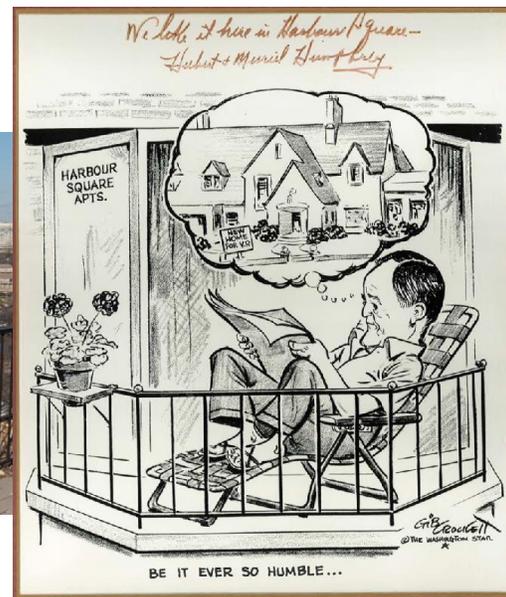


Many public and private roof-top areas offer vistas that encompass the Woodrow Wilson Bridge, National Airport, Pentagon and Air Force Memorial, the new Wharf waterfront development, the Washington Monument and the Kennedy Center.

Famous Occupants

Harbour Square, which was completed in 1966 and recently held a two-month long celebration of its 50th anniversary, has been home to a number of notable Washington residents. Senator and Vice President Hubert Humphrey is the most famous of the many notables who have lived at Harbour Square. He and his

wife, Muriel, lived at the complex from 1966 until his death in 1978. Their apartment was the site of numerous political meetings and media events and the Humphreys attended community events in the Harbour Square club room. Justices Lewis M. Powell and David Souter also made Harbour Square their home during their service on the Supreme Court, as did numerous senators and representatives – and some still do. Other people of note have included Dr. Mollie Orshansky, credited with having created the government's Poverty Index, and Dr. Robert Simpson, co-creator of the Saffir-Simpson Hurricane Scale and several others who held high-level government and corporate positions. It remains the modernist jewel of the southwest today – Harbour Square was named to the D.C. Inventory of Historic Sites 2013 and is now included in the National Register of Historic Places.



Senator and Vice President Hubert Humphrey is one of many famous people who have lived at Harbour Square.

Donna Hanousek is a Zoning Specialist by day, and historic preservationist by night, who owns a very small part of Harbour Square. The text and photos were largely taken from the landmark nomination of Peter Sefton, an architectural historian who specializes in saving Washington's historic resources. Harbour Square's web site is www.HarbourSquare.coop



33 Years of 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 and was incorporated as the DC/CHC, Inc., a nonprofit 501(c)(6) organization in the District of Columbia, in 1993.

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 a tour of several D.C. housing cooperatives in 1995 to mark the 75th anniversary of the first housing cooperative in the District.

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 published **Co-ops 101**, a well-received booklet prepared 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, the Coalition has commissioned a book describing the development of cooperative living in DC.

With 33 years of history, the Coalition remains the only organization devoted exclusively to advancing and protecting the interests of the District's nearly 200 cooperatives with assessed real estate valuations of \$2 billion.

Board of Directors

President

Russ Rader
The Westmoreland, 60 units

Vice President

Lynn Ohman
Shoreham West, 60 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Dottie Moskowitz
Tiber Island, 389 units

Directors

Fred Dyda
Tilden Gardens, 170 units

Stephen McKeivitt
Beverly Court, 39 units

Susan Muhlback
Madison Terrace, 40 units

Michael O'Dell
Harbour Square, 447 units

Ray Olson
River Park Mutual Homes, 518 units

Nancy Skinkle
The Broadmoor, 194 units

Janet Sten
3020 Tilden Street, 20 units

Katie Wilson
The Cathedral Avenue Cooperative, 145 units

Counsel

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www.CoopsDC.org



About DC/CHC, the Coalition

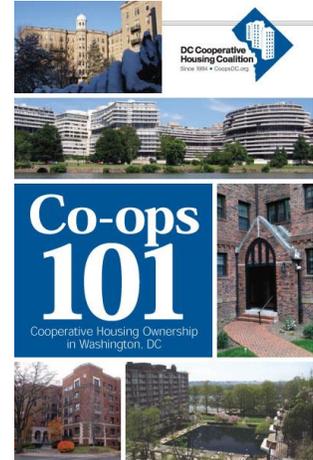
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Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member co-ops, governs the Coalition. Activities are financed through annual dues, \$1.50 per unit per year (12.5 cents per month)

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://coopsdc.org/wp-content/uploads/2014/07/Co-ops101-PDF.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.

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 <http://coopsdc.org/members/> and click on members with names in bold. **Don't let your co-op miss out on this members-only benefit**

www.CoopsDC.org

The first place to look for a service provider