



# DC Cooperative Housing Coalition News

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

January – April | 2019

Serving the District's cooperative housing community for 35 years

## 2020: 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.



Coalition President Russ Rader (Westmoreland), Coalition Vice President Katie Wilson (Catherdal Avenue), Jan Sten (3020 Tilden) and Ray Olson (River Park)



The 2019 Conference & Expo was held at the Walter E. Washington Convention Center on Saturday, February 23.

## 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/>

## Welcome new Sponsors!



The law firm of

**Costello, P.C.**



Insurance

**Allstate Insurance**



Share and

Underlying Loans

**Firstrust Bank**

Please 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.

[\(https://coopsdc.org/service-providers/\)](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

(Page 2)

**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 led 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.

### 2020 Valuation by Ward

Ward	# of Coalition Member Co-ops	Total Proposed 2020 Assessed Valuation
1	18	\$303,553,280
2	18	\$566,049,480
3	20	\$448,366,740
4	5	\$19,916,560
5	1	\$2,206,720
6	5	\$432,911,990
7	1	\$33,571,440
8	0	NA
TOTAL	68	\$1,982,351,880

## 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.)

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.

### 2019 - 2020 Percent Change in Proposed Valuation by Ward

Ward	Percent change from 2019 to 2020
1	5.7%
2	4.3%
3	.9%
4	26.9%
5	0%
6	9%
7	0%
8	NA
Overall Change	4.8%





## 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 100<sup>th</sup> 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.

## Board of Directors

### President

Russ Rader  
The Westmoreland, 60 units

### Vice President

Katie Wilson  
Cathedral Avenue, 145 units

### Secretary

Art Leabman  
1870 Wyoming Avenue, 28 units

### Treasurer

Dottie Moskowitz  
Tiber Island, 389 units

### Directors

Matthew Buzby  
The Broadmoor, 194 units

Fred Dyda  
Tilden Gardens, 170 units

Loretta Glaze Elliott  
Shoreham West, 60 units

Stephen McKeivitt  
Beverly Court, 39 units

Michael O'Dell  
Harbour Square, 447 units

Ray Olson  
River Park Mutual Homes, 518 units

Janet Sten  
3020 Tilden Street, 20 units

Spring Worth  
Madison Terrace, 44 units

### Counsel

Joseph Douglass  
Whiteford, Taylor & Preston, LLP  
1800 M Street NW Suite 450N  
Washington, DC 20036  
202- 659-6779  
[jdouglass@wtplaw.com](mailto:jdouglass@wtplaw.com)

### Administrative Assistant

Jim Smith  
700 7<sup>th</sup> Street, SW #633  
Washington, DC 20024  
200-488-3670  
[DCCHC@aol.com](mailto:DCCHC@aol.com)

### Contact us:

[CooperativesDC@aol.com](mailto:CooperativesDC@aol.com)  
<https://coopsdc.org/>

DC Cooperative  
Housing Coalition  
Since 1984 • [CoopsDC.org](http://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)

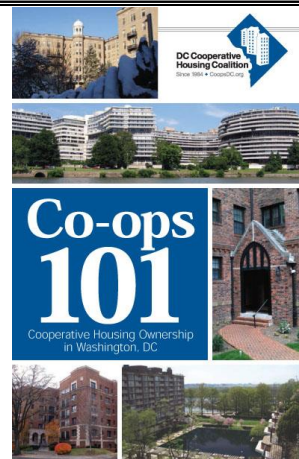
The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's 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.

[www.CoopsDC.org](http://www.CoopsDC.org)

*The first place to look for a service provider*



**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 website? It's free and it is one of the Coalition membership benefits. See what your co-op is missing at <https://coopsdc.org/members/> and click on members with names in bold. **Don't let your co-op miss out on this members-only benefit**