

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



DC Cooperative
Housing Coalition
News

September - December | 2019

Serving the District's cooperative housing community for 36 years



The CAI Expo!

February 21 and 22, 2020

Bigger and better than ever!

Mark Your Calendar now so you won't miss it!

Once again, we will be an Allied Partner. Visit our information table!

For more information about the Expo:
<https://expo.caids.org/about/schedule/>

INSIDE! Service Providers Contact List

Have a problem or need? Inside is a handy page containing the names and contact information of service providers who support the District's cooperative housing community. Keep this list at your desk for easy reference.

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 of these providers will have exhibits at the 2020 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!

New Service Providers:



Compass Real Estate

Starry Internet Service

Greystone

Thanks for supporting the Coalition and the District's housing co-op community! See the Service Provider insert and our website: <https://coopsdc.org/service-providers/>

100 Years of Co-ops in DC!

Video - Book – Tour – Arena Stage and More!

2020 marks the centennial of the District's first housing cooperatives and the Coalition will celebrate in several different ways: A book, a video, a Smithsonian Associates tour of significant co-ops, a social event at the Arena Stage with discounted tickets to see the play, *Toni Stone*. Other plans include a special Saturday Seminar, a special honors event, social media, and much more. Maybe even a Nat's game! Get ready as we roll out events and activities!

Mayor Proclaims 2020 as the Year of Co-ops! See the back page for the Mayor's Proclamation

How will your co-op celebrate 100 years of cooperatives?

Next year, four Coalition members will mark their 100 years as cooperatives that began the co-op movement in DC: Cavanaugh Court, Lambert, Netherlands, and Rutland Court. In addition to the Coalition's celebratory plans, the Coalition encourages all co-ops to make
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their own plans to mark this special anniversary. Here are some ideas:

- enjoy an informal activity/party with neighboring co-ops hosted by one of the co-ops.
- working together, have an open house and/or conduct a tour of neighboring co-ops.
- write a short history about your co-op
- collect money, clothing, home goods and donate it to a housing charity or homeless shelter in the name of 100 years of housing cooperatives.
- If your co-op has a website, add our soon-to-be-released logo marking 100 years
- add the 100-year logo to your co-op's newsletter/BuildingLink
- Write a letter to your local neighborhood newspaper/newsletter and describe the advantages of housing cooperatives

Thank you! to our centennial supporters listed on page 6.

Recent Coalition Email Surveys

The following email surveys were conducted September through December at the request of Coalition members. Thanks to the Coalition members for sharing your knowledge and experiences with other Coalition members. The questions are broad and interesting and our members always come through!

- Airbnb (Sept)
- Bathrooms - public access (Sept)
- Maintenance (Sept)
- Repair quiet times (Nov)
- Security cameras (Dec)

DC Co-ops in the news—WTOP News!

Jeff Clabaugh, WTOP Business Reporter and narrator of our video,

The Good Life, posted a nice story about condos and co-ops on the WTOP FM web site entitled, *DC condo Vs. DC co-op: What's the difference?* Read the article at: <https://wtop.com/business-finance/2019/10/dc-condo-vs-dc-coop-whats-the-difference/>

Annual Meeting – Insurance and SURPRISES!

32 co-ops were represented by approximately 50 people at the 2019 annual meeting. Held October 22 at The Broadmoor Cooperative, attendees listened to a presentation by guest speaker, John Manougian entitled ***Insurance: The Depth of Master Policy Coverage for Cooperative Apartments.*** Mr. Manougian discussed the general features of Master Insurance policies for Cooperative Apartments and talked about the distinctions of typical coverage between the Master Insurance policy of the Cooperative and the individual home owner's insurance policies. Following his presentation, there were many questions with detailed responses. Many attendees asked that we invite Mr. Manougian for a possible Saturday seminar to further discuss the importance and confusion about insurance.



Guest speaker, John Manougian

Following Mr. Manougian's presentation, President Rader talked about the Coalition's plans for 2020 to celebrate the 100th anniversary of the first co-ops in DC starting with the unveiling of the Coalition's new logo for 2020.



Russ Rader (r) assisted by Art Leabman (l) unveils new 2020 logo.

Our new logo for 2020:



Following the unveiling of the logo, and completing the meeting, the President introduced the 15-minute video premier covering the 100 years of history of co-ops in DC.



Video premier!

36 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.

To celebrate the 100th anniversary of the first housing cooperatives in the District of Columbia (1920), the Coalition has created a video and commissioned a book documenting the history of cooperative living in DC.

The Coalition remains the premier organization devoted to advancing and protecting the interests of the approximately 15,000 cooperative units in the District of Columbia with an aggregate assessed valuation exceeding \$3 billion.



Service Providers and Supporters of the District's Cooperative Housing Community

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.

Each pays for a 12-month listing on the Coalition's website that pays for the cost of maintaining the 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.

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 2020 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!



ACCOUNTANTS

DeLeon & Stang, CPAs and Advisors

301/948-9825

Contact: [Mrs. Rebecca Buker](#),
Assistant Audit Manager

Goldklang Group CPAs, P.C.

703/391-9003

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



BANKS

National Cooperative Bank

703/302-8176

Contact: [Jared Tunnell](#)



CONSULTING / LEADERSHIP

TRAINING

Association Bridge

240/372-0905

Contact: [Thomas Willis](#), PCAM



ENERGY SUPPLIER, NATURAL GAS, HEATING OIL, ELECTRICITY

Bollinger Energy

443/248-3927

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



ENERGY SAVINGS

Honeydew Energy Advisors

202-670-9625

Contact: [Andrew Zimdahl](#),
Energy Services Provider



INSURANCE

Allstate Insurance

301-990-3600

Contact: [Daniel C. DiCocco](#),
Agency Owner

Reeder Insurance & Financial Services

410-256-6101

Contact: [Matthew Onufrak](#),
CLCS, Commercial Insurance
Specialist

Sahouri Insurance & Financial

703/883-0500

Contact: [Hussain Al-Mutawaal](#),
Marketing Manager



LEGAL SERVICES

Caulkins & Bruce, PC

2300 Wilson Blvd., Suite 240
Arlington, VA 2201

703-558-7696

Contact: [Patricia Bruce](#), Partner

Costello, P.C.

1328 R Street, NW
Washington, DC 20009
202-239-2539

Contact: [Daniel M. Costello](#),
Partner

Whiteford Taylor & Preston

1800 M Street, NW, Suite 420N
Washington, DC 20036

Telephone: 202/659-6800

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



MANAGEMENT COMPANIES

Associa CMC

703-230-8589

Contact: [Jon Bach](#), VP Developer
Services

Barkan Management

703-388-1005

Contact: [Michael A. Feltenberger](#), CMCA, AMS, PCAM
– Vice 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.

301/652-9444

Contact: [Patty Floyd](#), Office Manager**Roost DC**

202-986-3088

Contact: [Chelsey Kelly](#), Vice President**MORTGAGE
LENDERS -
SHARE LOANS****Caliber Home Loans**

240-297-3820

Contact: [Chris Washburn](#), Area Manager**Caliber Home Loans**

202-302-9692

Contact: [Matthew Palmer](#), Loan Officer**Firsttrust Bank**

610-238-5018, 610-613-1596

Contact: [Marc Pruzan](#), Senior Mortgage Consultant (NMLS#576605)**M&T Bank, Mortgage Division**

301-370-7528

Contact: [Pankaj Malhotra](#), Bank Officer/Sr. Mortgage Consultant NMLS#475102**National Cooperative Bank**

202/349-7455

Contact: [Ryan Greer](#)**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****Firsttrust Bank**

610-238-5095, 215-939-6479

Contact: [Dawn Kearney](#), Vice President**National Cooperative Bank**

703/302-8176

Contact: [Jared Tunnell](#)**Greystone**

240-605-3949

Contact: [Cullen O'Grady](#), Managing Director**REAL ESTATE
BROKERAGE****Compass Real Estate / My DC Agent Team**

660 Pennsylvania Ave., SE #300

Washington, DC 20003

202-525-6499 (Direct), 202-545-6900 (Office)

Contacts: [Eddie Rangel & Steven Dean](#)**EJF Real Estate Services**

1428 U Street, NW – 2nd Floor

Washington, DC 20009

202-537-1801

Contacts: [Thomas Zorc](#), Sales Mngr**Long & Foster Real Estate |
Christie's International Real Estate**

4400 Jenifer Street, NW

Washington, DC 20015

202-364-1300 Office

301-254-6244 mobile

Contacts: [Nancy Pulley](#), Realtor**TELECOMMUNICATION
PROVIDER****RCN**

800/RING-RCN

Residential: 301/531-2992**Business**: 877/726-7000Contact: [Arwen Bain-Cosby](#)**Starry**

315-882-8755

Contacts: [Roby Farchione](#), Director of Sales**TRANSFER AGENTS
/ SETTLEMENTS****Edmund J. Flynn Company**

202/537-1800

Contacts: [Joyce Rhodes](#), President**Facts LLC**

202-537-1804

Contact: [Brandon Aefsky](#), VP**SOFTWARE / WEB-
SITES FOR CO-OPS****ASAA Multimedia**

301/365-5793

Contact: [Andrew Aurbach](#)**Buildinglink.com**

703/295-0853

Contact: [Robert Garcia](#)**STEAM HEATING
PRODUCTS AND SERVICES****G.S. Dunham, LLC**

25-70 Ulmer Street

College Point, NY 11354

718-886-4232

Contact: [Mark Bloom](#), Sales Engineer

***Thank you to our generous supporters for making the
100th Anniversary of Co-ops in DC possible!***

~~~~~ **Platinum** ~~~~~



**Edmund J. Flynn Company**  
Cooperative Specialists Since 1920



~~~~~ **Gold** ~~~~~



~~~~~ **Silver** ~~~~~

William M. Karas  
President & Owner 1982 – 2015  
Edmund J. Flynn Co.



*Nancy Pulley, Realtor, 4400 Jenifer St NW - 301-254-6244 mobile*



~~~~~ **Bronze** ~~~~~



~~~~~ **Supporter** ~~~~~



## Board of Directors

### President

Russ Rader  
Westmoreland, 60 units

### Vice President

Katie Wilson  
Cathedral Avenue, 145 units

### Secretary

Art Leabman  
1870 Wyoming Avenue, 28 units

### Treasurer

Ray Olson  
River Park, 518 units

### Directors

Matt Buzby  
Broadmoor, 194 units

Fred Dyda  
Tilden Gardens, 170 units

Loretta Glaze Elliott  
Shoreham West, 60 units

Andy Litsky  
Tiber Island, 389 units

Stephen McKevitt  
Beverly Court, 39 units

Mike O'Dell  
Harbour Square, 447 units

Janet Sten  
3020 Tilden Street, 21 units

Spring Worth  
Madison Terrace, 44 units

### Counsel

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

### Administrative Assistant

Jim Smith  
202-488-3670  
[DCCHC@aol.com](mailto:DCCHC@aol.com)



## About DC/CHC, the Coalition

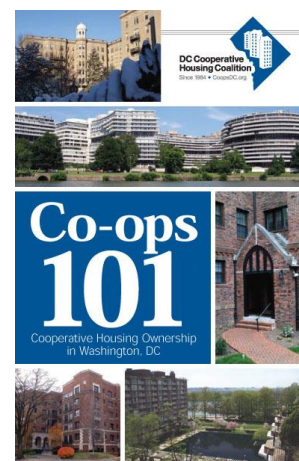
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the 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.

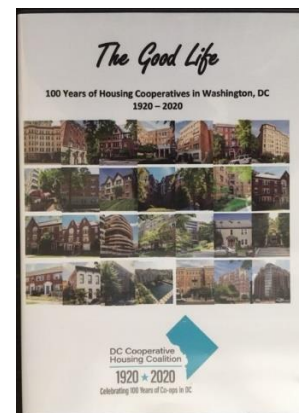
Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad-hoc group decided to form a permanent organization.

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



### *The Good Life, 100 Years of Cooperatives in Washington, DC, 1920 – 2020*

100 years of co-ops in 15 minutes!  
View from our home page:

<https://coopsdc.org/>

## FREE Member Profile Page

Does your cooperative have its own dedicated page on the Coalition's website? It is free and is a Coalition member benefit. See what you are missing at <https://coopsdc.org/members/>

### Need a service provider?

<https://coopsdc.org/service-providers/>

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



# *Congratulations*

## *Housing Cooperatives of Washington, DC*

### *100<sup>th</sup> Anniversary*

January 2020

**WHEREAS**, the DC Cooperative Housing Coalition (DCCHC) is celebrating 100 years of housing cooperatives in Washington, DC; and

**WHEREAS**, DCCHC has been representing and promoting co-ops since 1984 and will celebrate the 100 year anniversary with planned activities throughout 2020; and

**WHEREAS**, DCCHC exists to advance the common interests of cooperative housing associations throughout the Washington region and promote cooperative housing as a desirable form of home ownership; and

**WHEREAS**, DCCHC advocates for the civic interests of and provides educational information to its members; and

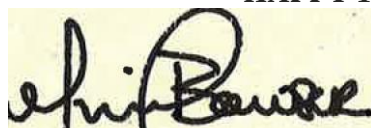
**WHEREAS**, the Coalition's most important accomplishment is helping to pass the Cooperative Housing Procedure Act which allows a fair and equitable assessment of real property owned by cooperatives; and

**WHEREAS**, housing cooperatives are owned and controlled by residents and afford individuals and families an opportunity at home ownership and a stake in the economic future of their communities; and

**WHEREAS**, the benefits of cooperative housing include collective input, a sense of community and worry-free living;

**NOW, THEREFORE, I, THE MAYOR OF WASHINGTON, DC**, do hereby congratulate Housing Cooperatives for their tremendous contributions to our world-class and culturally diverse city. On behalf of the 702,000 residents of Washington, DC, I wish Housing Cooperatives

**HAPPY 100<sup>th</sup> ANNIVERSARY!**



Muriel Bowser  
Mayor, Washington, DC

