

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



DC Cooperative
Housing Coalition
News

January – June | 2020

Serving the District's cooperative housing community for 36 years

Pandemic Affects Celebration

The Coronavirus COVID-19 pandemic has affected us all. For the Coalition and its members, that has meant having to cancel all of our planned celebratory social events, including the all-day tour we arranged with the Smithsonian Associates, the Arena Stage play and social event, planning for a Washington National's "Cooperatives Day" ball game, a wrap-up wine and hors d'oeuvres celebration, and other activities to commemorate the Centennial of housing cooperatives in the District. But we are working to overcome this obstacle. Money that would have been expended for these canceled events is being used to create additional YouTube video "2-minute shorts" to add to the 15-minute video that made its debut at our October 2019 annual meeting. Joining those videos will be the book the Coalition commissioned documenting the 100 years of co-ops in DC. That book, researched and written by Coalition Board member and Beverly Court Cooperative co-owner, Steve McKeivitt, will be published this fall. Until then, the Coalition Board of Director wishes you the very best and asks that you stay safe and well. Now. More than ever, the cooperative spirit is needed and is a reason why we celebrate...

*100 Years of
Co-ops in DC!*

Our new logo for 2020:



A Condensed History of Housing Co-ops in DC

During the past 100 years, housing cooperatives developed in four fairly distinct time period: 1920 until the Great Depression; the eight-year period after World War II; the 1960s; and the years following 1973 and Home Rule.

In 1920, seven buildings converted from rentals to cooperatives and four of them are Coalition members: Cavanaugh Court, Lambert, Netherlands, and Rutland Court. Each is a beautiful addition to their neighborhoods.



Cavanaugh Court (52 apartments) - 1526 17th Street, NW (Dupont Circle)



Lambert (17 apartments) - 1791 Lanier Place, NW (Lanier Heights)



Netherlands (30 apartments) – 1852 Columbia Road, NW (Adams Morgan)



Rutland Court (79 apartments) – 1725 17th Street, NW (Dupont Circle)

(Continued, page 2, "100 Years")

100 Years (Continued from page 1)

Since 1920, ninety-five more complexes, representing 8,100 apartments and townhouses were either built as, or converted to, cooperatives. Housing cooperatives can be found in every ward of the city. Cooperatives, valued by the District's Office of Tax and Revenue in excess of \$3 billion, annually contribute millions of dollars in property taxes as well as millions of dollars in income taxes.

Housing cooperatives come in all shapes and sizes from as small as the 2129 Kalorama Road Cooperative with 4 units...



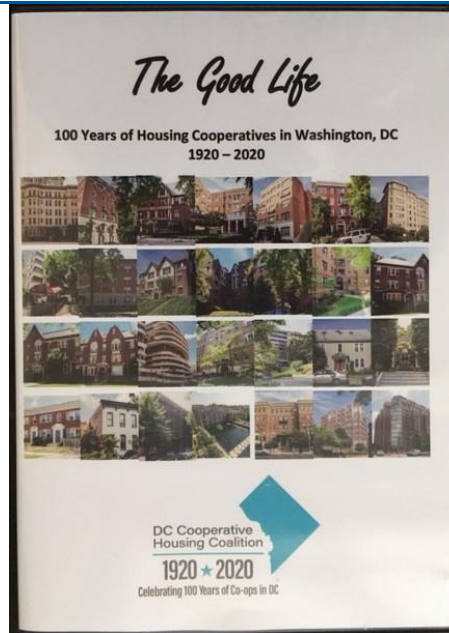
2129 Kalorama Road has 4 apartments.

... to The Westchester (4000 Cathedral Avenue, NW) with 520 apartments.



The Westchester has 520 apartments

Look for our book on the 100 years of history of housing cooperatives in the District, to be published this fall. It is a great companion to our video with lots of interesting details and great historic photographs!



Video on YouTube and DVD!

One of the lesser-known stories of Washington, DC, is the success of cooperative housing in the nation's capital. Today, there are more than 100 housing cooperatives with thousands of apartments in DC varying widely in location, size, and architectural style including hi-rise buildings, garden style buildings, and detached houses. A number of cooperatives are even famous. Washington, DC is second only to New York City in the number of cooperative dwellings. What all these cooperatives have in common is that they are owned and controlled by the people who live in them – the members.

Much of the credit for the establishment and growth of cooperatives in Washington goes to a visionary developer named Edmund J. Flynn. Flynn insisted these cooperatives had to be owner occupied to create stable, long-term communities.

How viable will cooperative housing be in 21st Century Washington, DC? Tens-of-thousands of Washingtonians still live in established co-op residences and one new cooperative, Capitol Hill Tower, located near National's Park, was constructed in 2006.

Coalition's History

The following article is based on a section that will be included in the Coalition's forthcoming book documenting the 100 year history of housing cooperatives in DC.

Coalition Predecessor

The DC Cooperative Housing Coalition has its origins in an earlier organization when a small group of co-op owners, representing 12 cooperatives, met on October 27, 1976, at the Ontario cooperative to establish the Cooperative Housing Association (CHA). In an article that appeared in the November 13, 1976 edition of *The Washington Post*, the Association's newly elected president, David Hunter, explained, "Apartment cooperatives face certain legal and financial problems not shared by condominiums or single-family housing." A similar article appeared in *The Uptown Citizen* on November 25.

The 12 cooperatives, located in the Adams Morgan and Dupont Circle North neighborhoods were:

661 Crescent Place
1623 Lanier Place
1832 Biltmore Street
1870 Wyoming Avenue
2707 Adams Mill Road
The Lambert (1791 Lanier Place)
The Lehigh (2605 Adams Mill Road)
The Netherlands (1852 Columbia Road)
The Northumberland (2039 New Hampshire Avenue)
The Ontario (2853 Ontario Road)
The Rutland Court (1725 17th Street)
The Stafford (1789 Lanier Place)

By January 1977, four additional cooperatives from the same Northwest neighborhoods joined the association: 2101 Connecticut Avenue, the Altamont (1901 Wyoming Avenue), the Mendota (2220 20th Street), and the Cavanaugh Court (1526 17th Street).

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Coalition History

(Continued from page 2)

Comparing notes, representatives from these cooperatives concluded that they shared similar issues which, if they worked collectively, might be solved. The Association's existence coincided with the city obtaining "Home Rule" in 1974 and District residents being empowered to represent their own interests. With the City Council now responsible for local legislation, coupled with the introduction of condominiums only ten years earlier, co-ops needed to ensure that their specific interests were considered and protected.

The Association's biggest achievement was the passage by the City Council of the "District of Columbia Cooperative Housing Association Proportionate Voting Act of 1984." That Act allowed housing cooperatives to have proportional voting and to follow their By-Laws and the laws of their organizing jurisdiction in matters of internal governing procedures.

Among the Association's other goals was securing institutional financing for individuals interested in purchasing cooperative units, similar to loans available in New York City under special legislation. At that time, neither banks nor savings and loan associations could make mortgage loans for individual cooperative units. Specifically, Federally chartered banks and Savings and Loans (S&Ls) were prohibited from making loans or mortgages for individual co-op units because the individual units are not real estate (all DC S&Ls were Federally chartered). To address the issue, the Association worked with the Metropolitan Savings and Loan League, a trade association of 22 savings and loan institutions in the DC metropolitan area, including 15 in the District of Columbia, and DC City Councilmember David Clarke (D-Ward 1) who represented the Adams Morgan area.

The Association continued to work on cooperative-related matters, such as real estate tax assessments and requirements for some co-ops to register as a foreign corporation doing business in DC. However, by 1982, the Association no longer held regular meetings because of waning interest. It was agreed that the organizational structure would be maintained and meetings would be called when there were important issues of general interest to consider.

Establishing the Coalition

By 1984, several cooperatives recognized that in order to mobilize when an urgent matter needed to be addressed, a more formal and permanent organization was needed. Efforts to mobilize took time in a period limited to landline phones and postal mail. C. William "Bill" Tayler, the Coalition's first legal counsel and a partner in the firm of Sachs, Greenebaum and Tayler, was instrumental in establishing the Coalition. Mr. Tayler, a cooperative owner himself, represented several newer and larger cooperatives that wished to establish an organization based on the Association's principles.

On September 18, 1984, seven people, representing their cooperatives, established a committee to organize the new organization:

- William Antoine, 3900 Watson Place
- Jerome Davis, Northumberland
- William Feldman (Interim Chairman), Van Ness North
- Christopher Honig, 2707 Adams Mill Road
- Jean Mollohan, Tilden Gardens
- Amy Pound, Potomac Plaza Apts.
- Anita Vogt, Potomac Plaza

On November 13, 1984, the first annual meeting of the newly-formed DC Cooperative Housing Coalition was held with 35 cooperatives

forming the Coalition's original membership:
+ denotes members of the first board of directors

- 1661 Crescent Place (60 units)
- 1705 Lanier Place, NW (30)
- +1725 T Street, Stanley "Skip" Sroka, Director
- 1835 Phelps Place, NW (15)
- 1915 16th Street (33)
- 2101 Connecticut Avenue, NW (64)
- 2370 Champlain Street, Inc. (13)
- 2707 Adams Mill Road (52)
- +2720 Wisconsin Avenue, NW (48), James Nichols, Director
- 3001 Porter Street, NW (12)
- 3016 Tilden Street, NW (20)
- 3020 Tilden Street, NW (20)
- +3025 Ontario Road, NW (49), Peter Schott, Director
- 3620 Connecticut Avenue (20)
- 3900 Watson Place (137)
- +Beecher Cooperative (63), Barbara Herrington, Director
- Brandywine-Chesapeake (55)
- Cathedral (144)
- Cavanaugh Court Owners (66)
- Claridge House (352)
- Copley Plaza (110)
- Dumbarton Court Owners (35)
- Harbour Square (447)
- Hawarden (20)
- Lambert Owners, Inc. (18)
- +Lehigh (12), William Weiswasser, Secretary
- Mendota (49)
- Netherlands Owners (30)
- +Northumberland (69), Jerome Davis, Vice President
- +Potomac Plaza Terraces, Inc. (188), Anita Vogt, Treasurer
- Stafford Owners, Inc. (16)
- Tilden Gardens (176)
- +Van Ness North (466), William Feldman, President
- Watergate West (143)
- +Westmoreland (59), Robert Kilpatrick, Director

Dues were based on the number of apartments and townhouses (units) a cooperative had. Dues were

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Coalition History

(Continued from page 2)

established at 25 cents per unit.

Since 1984, the Coalition continues to advance the common interests of cooperative associations and promotes cooperative housing as a desirable form of home ownership. It serves as both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and as a service organization that provides information and education to its members.

Membership is open to all market-rate housing cooperatives in Washington, DC, 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 cooperatives with 50 or fewer units. Activities are primarily funded through annual dues.

On May 24, 1993, the Coalition was incorporated as the DC/CHC, Inc., an IRS Section 501(c)(6) nonprofit organization in the District of Columbia (Note: Because the Coalition was not itself a cooperative, it could not use the word “cooperative” in its name and had to use the acronym in order to incorporate.). The primary reason for incorporating was to demonstrate to the City Council that the Coalition was a serious and permanent organization. Among its stated purposes in its Articles of Incorporation is that it would promote the concept of cooperative housing as a desirable and beneficial form of homeownership and be a single force to protect the common interests of cooperative housing associations in the District of Columbia through education, research, and lobbying.

The Coalition’s most important accomplishment occurred only a few years after being formed with the passage of the Cooperative Housing Procedure Act of 1988 (D.C. Law 7-205), a law that provided for a uniform

procedure and an equitable formula to assess real property owned by cooperatives, something the CHA had started working on 12 years earlier. Until that time, the District did not have a prescribed method to estimate a cooperative building’s fair market value. Consequently, assessments often were arbitrary and unpredictable. Unfortunately, in 2010, the Coalition was unable to prevent the city from requiring all co-op unit sales be recoded and a sales transfer tax applied, an issue and an on-going battle the earlier Association had struggled with since 1976.

The Coalition successfully opposed a move by the District to annually charge each cooperative association \$3.00 per unit to fund a new government agency to oversee cooperatives and condominiums. The Coalition also 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 co-ops 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 or commercial complexes.

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 enabling members to receive information that allows them to anticipate and address changes affecting their operations.

The Coalition has co-hosted mayoral candidate forums and recognized Council members who work on behalf of the interests of housing cooperatives. It has promoted public

awareness and interest in cooperative ownership by sponsoring events. It has worked with the Smithsonian Associates in conducting three day-long tours of several DC housing cooperatives, first in 1995 to mark the 75th anniversary of the first housing cooperative in the District and again in 2004. Unfortunately, the 2020 Smithsonian Tour to celebrate the 100th anniversary of the first housing cooperatives was canceled because of the COVID-19 Pandemic.

With nearly 40 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. The Coalition is pleased to continue its tradition of serving its members.



Board Meets via Zoom

Like so many organizations, the Coalition has had to find new ways of working. And, like so many other organizations, Zoom has become the “go-to” platform to conduct its virtual Board and committee meetings and to reimagine how we go forward. Coalition Board member, Fred Dyda (President, Tilden Gardens), was instrumental in setting up the first two Board meetings. Two Committee meetings were also held over the past few months.

Recent Surveys

It's been a busy period for member-requested email surveys with 13 different and interesting questions (7 in March, alone!). The results of these surveys 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. Following are member-requested surveys conducted January through June.

- AC retro-fitting old systems (March)
- AC turn-on dates (April)
- Dealing with bad behavior (April)
- Contingency funds (May)
- Coronavirus (March)
- Coronavirus efforts (March)
- Covid-related delinquencies (March)
- Fees for residents with limited income (March)
- Lead paint abatement (March)
- Parking fees in NW DC (March)
- Record keeping (May)
- Roof gardens (June)
- Trash credits (May)

CAI Expo

Once again, the Coalition was pleased to participate as an Allied Partner in the Community Associations Institute's (CAI) Expo held on Saturday, February 22, in the Washington Convention Center.

While this year's theme was, "Evolution 2020, Focus on the Future," the Coalition's display also included a look back, celebrating 100 years of housing co-operatives in Washington, DC.

The display table was covered with the Coalition's new drape on which was printed the new 2020 logo. In addition, a banner contained the names and logos of the sponsors who funded the centennial year, including the 15-minute video documenting housing co-ops in DC, *The Good Life, 100 Years of Cooperatives in*

Washington, DC, 1920 – 2020. DVDs of the video were also available at the table.



Mike O'Dell (Harbour Square)

Displayed on the table was the framed Mayor's Proclamation marking the co-op centennial. Copies of the **Co-ops 101** booklet were also available as were buttons imprinted with the new 2020 logo.



Ray Olson (River Park)

In addition to a number of Coalition members, several people stopped by to learn more about housing

cooperatives. People are always surprised to learn how many housing co-ops there are in Washington and to learn that buildings they thought were condos are actually co-ops.

Each year is another opportunity to "get the word out" about housing co-ops and to let people know that the DC Cooperative Housing Coalition is the only organization that represents and promotes DC's housing cooperatives and has done so since 1984.

Look for it:

First the video, soon the book-- the History of Housing Co-ops in DC

This fall, the Coalition plans to announce the release of the book documenting the history of housing co-ops in DC. The Coalition commissioned the book in 2015. The author, Steve McKeivitt, a Coalition Board member and a Beverly Court Cooperative (1736 Columbia Road, NW) co-owner, has researched and written an interesting book containing historic photos and images of famous architects, developers, promoters, and buildings starting in the early 1900s.

The book expands on the information covered by the video and will be a perfect companion to it. To celebrate and memorialize Coalition members, the book will contain a section dedicated to photos of each of our 70 member co-ops.

Another section will have a list of cooperatives with the dates they were constructed and, if originally a rental building, the date of conversion to cooperative. Each co-op listing will include the names of their building's architect and developer.

The Coalition is excited to have played a part in capturing and preserving DC's co-op history!

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 McKeivitt
Beverly Court, 39 units

Mike O'Dell
Harbour Square, 447 units

Janet Sten
3020 Tilden Street, 21 units

Spring Worth
Madison Terrace, 44 units

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DC Cooperative
Housing Coalition

1920 ★ 2020

Celebrating 100 Years of Co-ops in DC

About DC/CHC, the Coalition

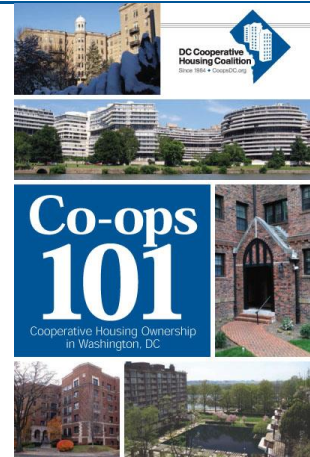
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the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

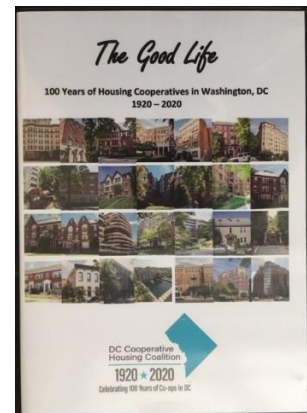
The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's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

15 minutes. DVD or video:

<https://www.youtube.com/watch?v=W1wcBu3F8vY&t=24s>

FREE Member Profile Page

No co-op website? No problem: Get your co-op's free webpage. See what you are missing at <https://coopsdc.org/members/>

Click on photos for members names listed in bold to see their details.

The place to find a service provider:

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

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

Thank you to all of our supporters for making it possible to celebrate 100 Year of housing cooperatives in DC!

~~~~~ Platinum - \$5,000 ~~~~~



Edmund J. Flynn Company
Cooperative Specialists Since 1920



~~~~~ Gold - \$2,500 ~~~~~



~~~~~ Silver - \$1,000 ~~~~~

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



~~~~~ Bronze - \$500 ~~~~~



~~~~~ Supporter - \$250 ~~~~~



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and locations!
Learn more:
CoopsDC.org
and click on
“Members”



*Congratulations
Housing Cooperatives of Washington, DC
100th 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 100th ANNIVERSARY


Muriel Bowser
Mayor, Washington, DC

