



DC Cooperative Housing Coalition News

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

May - August | 2011

Celebrating 27 years of service to the cooperative housing community

Mark your calendar

Annual Meeting

Tuesday evening,
October 25

at the
**Broadmoor
Cooperative**

Details will be mailed to
Coalition representatives
in early October



(left to right) Jill Golden (3028 Porter Street Cooperative and CHC Treasurer), Stephen McKeivitt (Beverly Court Cooperative and CHC Director), Kiran Brar (Attorney, Whiteford, Taylor & Preston), Averil Kadis (Avondale Cooperative), Joe Douglass (CHC Counsel, Whiteford, Taylor & Preston)

problems and solutions. Overall, the reception served several purposes and was considered a success by most who attended.

Council Reception

On Tuesday, June 21, the atrium of the John Wilson Building was the site of the reception for council members and their staff in recognition of the work they do affecting cooperatives and condominium associations... The event was co-hosted by the Coalition (CHC) and the Community Association Institute (CAI).

Several Coalition members attended the event. Although only a few council members appeared, several staff members did attend offering an opportunity to attendees to talk about different items affecting their association or neighborhood.

In addition to talking with council staff, many attendees shared information among themselves regarding



Joe Douglass, CHC Counsel (left) and David Cox, an attorney with Jackson & Campbell, and the Chair of the CAI DC Legislative Action Committee

Energy Management Changes Coming to DC

By Robert Thomason

Changes are afoot for energy management practices for DC buildings including housing cooperatives. On June 25, the coalition held a seminar at the Harbour Square Cooperative where representatives from Pepco, DC government, and an engineering firm discussed the changes and also ways to improve energy budgets.

Throughout the rest of the year Pepco will be installing new "Smart Meters" for all their customers. Smart Meters automatically send readings via wireless communications to the utility, which will enable Pepco to stop giving estimated readings on bills, but instead charge based on actual usage each month. Pepco is sending letters to customer about two weeks ahead of the planned installation in a building's neighborhood.

Next year, Pepco plans to initiate an online monitoring system in which customers can log into their accounts and see daily and hourly usage. This will enable cooperatives to analyze and diagnose how and when they are using electricity.

Pepco is also considering two new programs. First would be time-of-day pricing, which it refers to as dynamic pricing. During peak usage hours such as noon and afternoon during hot weather season prices could increase if the program is approved.

The second proposed plan would be a program in which Pepco would notify consumers when high electricity usage is expected (for example when 100 degree weather is forecast). If the consumer agreed to and did cut back on usage by a certain amount (in this example they could turn off or turn down their air conditioning chiller or turn off common area lights) the Pepco would pay a small subsidy. In this way cooperatives and other buildings would not only save by avoiding to use the electricity in the first place, but they would also earn a credit for doing so in accordance with the load management program.



Larger cooperatives, as well as other buildings, will soon have to submit energy benchmarking reports to the DC government under a new law. The final regulations are being worked out as of this writing, but basically in the coming months buildings bigger than 200,000 square feet must report how much electricity, natural gas and water they use each month. They would use the energy benchmarking form of the Department of Energy's Energy Star program for buildings. The form can be found at <http://energystar.gov/benchmark>.

Under the new law, with each passing year smaller buildings (in decreasing increments of 50,000 square feet) will have to comply until the threshold falls to buildings over 50,000 square feet. That is to say, under the presently published schedule, in 2012 buildings larger than 150,000 square feet must comply, in 2013 buildings larger than 100,000 feet face the requirement and so on.



An industry-standard tool to help cooperatives face these and other is an energy assessment. Robert Burgess of Ted Ross Consulting explained that an assessment is more than an energy audit, which basically looks at the patterns of a building's energy consumption. In addition to this feature, it also does a comprehensive examination of all the building systems and components which effect and are effected by utility usage. The assessment would then analyze how well and efficiently these systems are doing and make recommendations.



One frequently discussed industry protocol for doing this is called the "ASHRAE Level 2" assessment. ASHRAE stands for the American Society of Heating, Refrigerating and Air-Conditioning Engineers, and the society has a local chapter (<http://www.nccashrae.org/>). However, Burgess noted there are other structures for energy audits, such as the Portland Energy Commission Inc. program.

For more information and updated news on energy assessments visit the Web page of the seminar's organizer

and facilitator, Robert Thomason: <http://GlobalResourcesNews.com/ashrae2>

[NOTE: The Coalition takes this opportunity to acknowledge the hard work and dedication Robert has done on behalf of our membership. The Coalition Board of Directors thanks Robert for his general commitment to energy-related issues and especially for identifying the panel members and his masterful moderating skills during this event.]



All Rental Units Must be Registered with the City

It has been several years since the Coalition has reminded our members, but the city requires all rental units to be either registered or have an approved claim of exemption from the DC Rent Administrator before the unit can be legally leased. This requirement is the responsibility of each individual unit co-owner, not the association's.

All registered or exempted units are issued a registration or exemption number upon approval of the "RAD [Rental Accommodations Division] Registration/Claim of Exemption Form" (04/09). To learn more about this requirement and/or to download the form, go to: <http://dhcd.dc.gov/dhcd/cwp/view,a,1243,q,641693.asp>. You may also call the Department of Housing and Community Development's Rental Accommodations Division at 202-442-4610.

[NOTE: Thanks to Verna Hinton, Administrative Manager for Harbour Square, for her invaluable help in identifying the web site and form referenced in this article.]

Is your Co-op Missing Out on a Free Membership Benefit?

Several of our members have yet to avail themselves of a free web page on the Coalition's web site, www.CoopsDC.org. **This member profile page is a free membership benefit.** And, if your co-op has its own web site, we can link your Coalition web page directly to your co-op's web site.

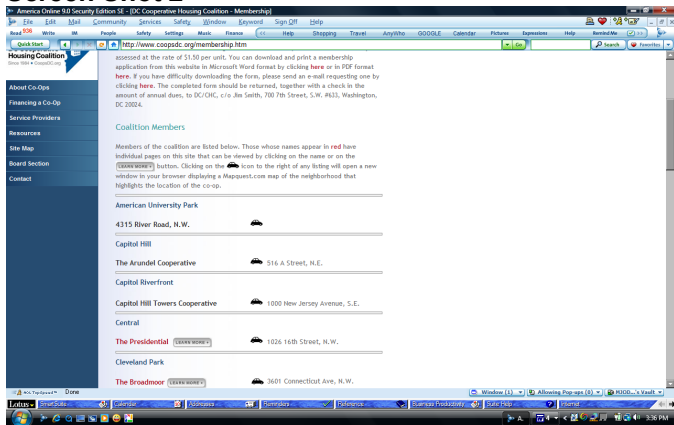
Here's an example how it works for The Broadmoor. When you go to the Coalition's home page (Screen Shot 1) you will see our site directory and a series of rotating photos of some of our members, in this example, it is one of Harbour Square's south buildings. To the left of the page is the web site index.

Screen Shot 1



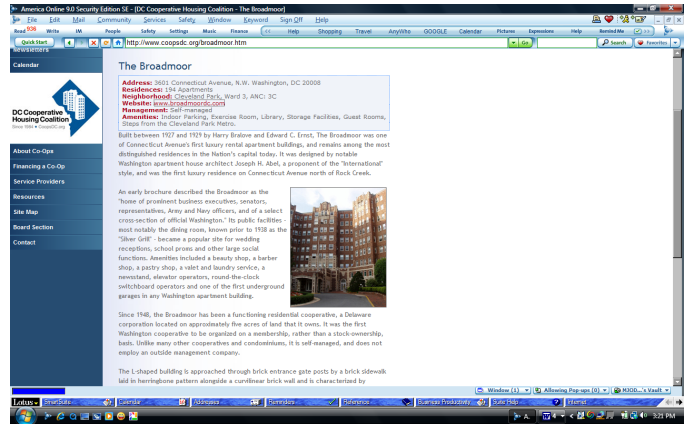
Click on "Membership" and you will be taken to the "Members" page (Screen Shot 2). The members page contains a membership list. Co-ops with a web page on our web site will be highlighted in red and there will be a **LEARN MORE** button. Notice that The Broadmoor is highlighted in red and has the "LEARN MORE" button.

Screen Shot 2



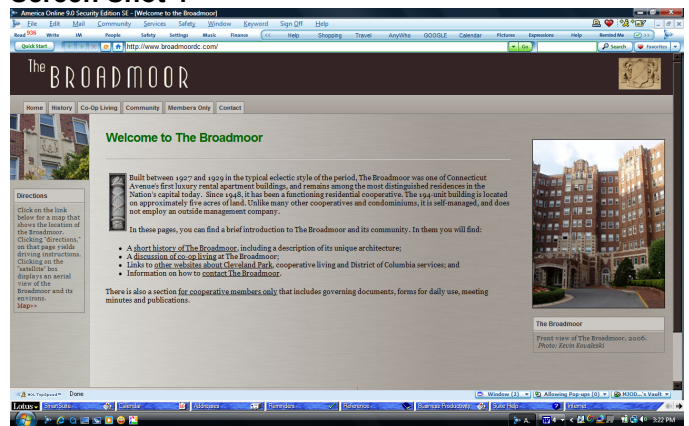
Clicking on the "LEARN MORE" button will take you directly to The Broadmoor's free web page (Screen Shot 3).

Screen Shot 3



The Broadmoor provided all of the text and the photo on The Broadmoor's member profile page. But The Broadmoor also has its own web site as indicated in the box at the top of the page with their web address highlighted in red. Clicking on The Broadmoor's web address will immediately take you to The Broadmoor web site (Screen Shot 4).

Screen Shot 4



Why have a web page? Buyers and Real Estate agents can get information about your co-op. You can refer people seeking more information about your co-op to the page. People outside the DC area who want to buy a co-op can find you (the Coalition web site has gotten several such requests and we refer them to our membership page). People can find you. It's free.

If your co-op is interested in creating a free member profile web page, it's easy to get started. Send an e-mail to CooperativesDC@aol.com and type "Member Web Page" in the subject line. We will send you the instructions and get you started right away!

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The Porter, 28 units

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Counsel

Joseph Douglass
Whiteford, Taylor & Preston, LLP
1025 Connecticut Avenue, NW
Washington, DC 20036
202- 659-6779
jdouglass@wtplaw.com

Administrative Assistant

Jim Smith
700 7th Street, SW #633
Washington, DC 20024
200-488-3670
DCCHC@aol.com

Contact us:

CooperativesDC@aol.com
www.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.

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 www.CoopsDC.org/Membership.htm and click on members with the

LEARN MORE + icon next to their names. Don't let your co-op miss out on this members-only benefit!

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Need a web site or have one that needs updating?

CHC is fortunate to have found a talented web designer to create our web site. Luckier still, he is willing to create sites for our member coops at reasonable rates. Go to our web site, <http://www.CoopsDC.org/services.htm>, and click on "Scott D. Seligman." Scott has done several web sites for co-ops in addition to the profile pages on our web site.