

DC Cooperative
Housing Coalition

Helping Co-ops Flourish



A Coalition representing
Cooperative Housing units in
Washington, DC since 1984

SAVE THE DATE
ANNUAL MEETING OCTOBER 26
Hosted on Zoom

Hear informative presentations from our members about what they learned managing large projects.

More info to come in early October!



Director Karen Jones and President Russ Rader meet with Ward 6 Councilmember Charles Allen (center)

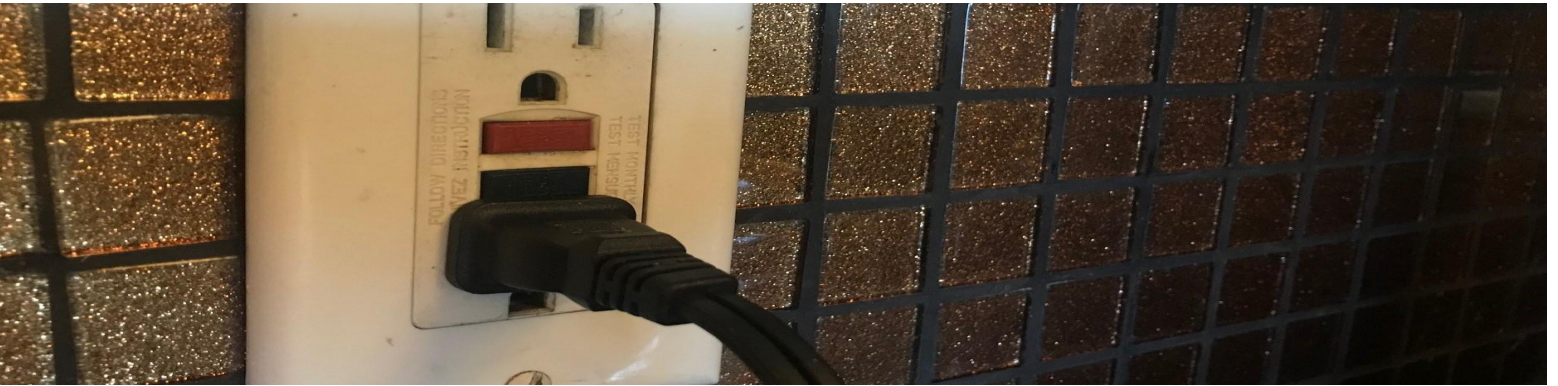


Director Janet Sten and Rader meet with At-Large Councilmember Anita Bonds (center)

Coalition meets with D.C. City Council

Keeping tabs on legislation that may affect our members and serving as a resource to policymakers are priorities of the Coalition. We have been meeting with D.C. City Council Members this summer to discuss issues important to cooperatives, including the Building Energy Performance Standards (BEPS) and electric vehicle charging policies.

The Board believes that increasing our exposure to the Council may help to ensure timely awareness of issues that could affect member co-ops and identify ways we can assist the Council. Stay tuned for more news about this effort.



March Seminar on the District's Building Energy Performance Standards and challenges for co-ops

On March 30, the Coalition held a well-attended seminar about DC's BEPS program. Relevant updates included presentations of real-life challenges and achievements that some of our members have experienced in the recent past.

This seminar was a follow-up to a very informative DC/CHC seminar about BEPS during the fall of 2021.

Seminar Presenters:

Antonio Yaquian-Luna of the DC Department of Energy and Environment Building Performance and Enforcement Branch

Theresa Backhus, director of the Building Innovation Hub at the Institute for Market Transformation, a non-profit organization working closely with the DC DOEE to help buildings to reach better energy performance

Scott Emery, Energy Consultant at Baumann Consulting

Nigel Twose, Board Secretary at The Shoreham West Cooperative

Judy Tyrrell, General Manager, Harbour Square Owners, Inc.

Emilie Rottman, President, Board of Directors, 2100 19th Street Cooperative

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Theresa Backhus and Antonio Yaquian-Luna gave a brief overview of BEPS and emphasized the important milestones of compliance that all buildings over 10,000 square feet have to reach by 2026. They talked about the importance of pathway selection for all those buildings that currently do not meet the required performance metrics. They mentioned that those buildings that do not meet the required standards by 2027 will face potentially substantial fines. They pointed out that over 70% of the carbon emissions in the District is originating from the energy use of buildings and therefore substantial improvement will have to be made if the District is to achieve carbon neutrality by mid-century.

Scott Emery showed some very interesting data that many attendees found surprising, pointing out that contrary to expectations, on average, buildings that were constructed between 1948-1997 face the biggest challenges in meeting the standards. He listed a number of specific areas that have a large impact on building energy use and made some very useful suggestions about how to get a comprehensive energy audit and how that could lead to choosing the optimal pathway for getting started.

Nigel Twose talked about efforts at Shoreham West to improve a very poor initial BEPS score. He pointed out that the first step should be to make sure that currently existing systems work as optimally as possible before deciding on a potentially large capital investment. He also emphasized the need for a good energy consultant as incorrect suggestions may prompt large capital expenditures, but if they are based on poor assumptions, they will not reach the projected improvements.

Similarly, Judy Tyrell described efforts that resulted in a large improvement in Harbour Squares' BEPS score from 28 to 49. This is despite some inherent challenges relating to the original construction and imbedded infrastructure of Harbour Square. A large improvement was achieved by rehabilitating five mechanical rooms. However, to achieve the BEPS score of 66 for large buildings, Harbour Square will have to replace its boilers, a very large capital expenditure.

Perhaps the most upbeat and positive report was given by Emilie Rottman, the President of 2100 19th St Co-op. This co-op started BEPS reporting early and had a good score. Nevertheless, the co-op decided to make substantial investments, such as installing solar panels and replacing leaky 1980s era windows. Emilie discussed what is probably the most concerning aspect of improving BEPS scores: the question of how to finance the needed capital projects. 2100 19th St Co-op took advantage of the DC PACE financing scheme that allows BEPS-related projects to be financed from operating expenses over 20 years and without sacrificing precious capital reserves that the co-op had designated to finance other necessary projects. Very encouragingly, she showed calculations that suggested that using this financing scheme blunts the impact on co-op finances sufficiently and, over the long term, it actually presents a financial gain to the co-op because of the decreased energy bills resulting from improved building energy performance.

Video link:

https://us02web.zoom.us/rec/share/IMPeG_wEKAcSE-hky-Q0CHhJDSSoQ2-wlpTRSH9kQVLNj31ZD3FIkQ6QkuF6cyFb.CFvcCXqgzwHXuPv3?startTime=1680217301000

Passcode: 9xjmC!4V

April Seminar: Co-op Real Property Tax Benefits



On April 20, Coalition members were invited to participate via Zoom in an educational seminar hosted by EJF Real Estate on the real property tax benefits available to cooperatives. Seminar host, Mira Brown, Director of Internal Operations at EJF Real Estate, was joined by Joe Douglass of Whiteford, Taylor & Preston, LLP and counsel to DC CHC and Angela Hampton, Unit Manager for Special Programs at DC's Office of Tax & Revenue (OTR).

The panel pointed out that cooperative shareholders do not pay real estate taxes directly. Hence, any tax benefits are managed through the cooperative. There are two main cooperative tax benefit programs offered by OTR:

(1) Homestead Tax Benefits – a benefit deduction applied to the cooperative's real estate tax bill for each unit that is occupied by a shareholder as their primary residence. Applications are filed by individual shareholders through the corporate board or management company. Occupancy applications, including new shareholders and removal of those whose units have changed hands, must be registered by December 15 for the cooperative to receive the full year's benefit. In addition, as part of the Homestead Tax registration, cooperatives may also register to receive the tax credit for private trash collection.

Homestead benefits include a 10% real property tax cap, meaning the real property tax bill cannot increase more than 10% from one year to the next, regardless of any increase in the property's assessed value. If at least 50% of the units are occupied by those who qualify for the Homestead Deduction, the cooperative will be considered "owner occupied" and will be protected by the tax "cap". Regardless of the number of owner-occupied units, every cooperative gets a real property tax credit for each unit that qualified for the Homestead Deduction.

(2) Senior/Disabled Tax Benefits – a benefit for senior or disabled shareholders that results in a refund of a portion of the real estate taxes the shareholder paid in the prior year. This is an individual benefit that applies only to qualifying shareholders who must confirm their status annually. The cooperative, or their agent, will issue a check for the credit directly to the shareholder.

To see the entire presentation:

<https://www.ejfrealestate.com/associations/lunch-and-learn?hsCtaTracking=0a2c693d-d70a-4707-9bdb-fd3090bc35d1%7Cff8e3e31-f98c-4b68-bcdc-e19b2202e483>

JULY SEMINAR - Introduction to the Community Purchasing Alliance

The Community Purchasing Alliance is a cooperative and their mission is to help schools, houses of worship, and other community groups spend less money on their buildings and more on their people. Collectively their organizations have saved tens of millions of dollars over the past decade while shifting millions of dollars towards local, women and Black- and Brown-owned businesses. CPA Co-op does this by:

- Facilitating group purchasing through a compliant bid process, thus reducing the administrative burden to often overtaxed operations staff.
- Pre-screening potential vendors, and pre-negotiating terms and conditions that are favorable to customers while still supporting businesses.
- Identifying and supporting new, local, minority-owned, and/or small business in program areas to ensure that they are able to grow and meet the needs of their customers.

For those who were not able to attend the seminar here is the link to the recorded session =

<https://us02web.zoom.us/rec/share/9CkEmYeyyp0SwQfOkW4s3s8F0-q6nzDaHAVLrXPR2jfasPBBY2ejvFddhB91Gg7G.letuf5DpjDxDhf6n>

Passcode: !PMaw#s4

Contact information for CPA:

[Interest form for your members](#)

- [CPA website](#)
- [Randall Memorial UM Church solar installation story](#)

SEMINAR IDEAS - Member Input and Future Plans

Providing information and education and facilitating networking to members through seminars is one of the primary means to achieving the DC/CHC mission. In February 2023 The D.C. Cooperative Housing Coalition Board issued a survey to learn the needs and desires for future seminar topics directly from its members and also to learn the preferred logistics for holding seminars.

The Board provided a list of topics that it has been considering and offered the opportunity for members to identify other topics of interest. The following are the subjects that the nineteen respondents identified in priority order:

- Major Renovations
- Insurance -- When to file a claim, what to expect regarding time required to receive a decision, what are consequences of filing a claim on future insurance premiums
- Co-op Financing -- Member financing (for their purchase or refinance) and also for the cooperative itself (second mortgages, special assessments, loans, dues setting, and allocation) Additionally a review of the newer bank requirements.
- In-Unit Renovations--Policies
- Difficult Residents
- Governance and Management –Best Practices
- Legal Issues – Wills, trusts, recognition agreements, termination of membership
- Conservation – Green roofs, solar, storm runoff
- Application Process – Required documents, interviews, fair housing
- Handicap Accessibility - How to adapt infrastructure and policies
- What to do when a resident dies
- Disaster Restoration



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All but one of the additional seminar topics that survey respondents put forward were not identified by more than one cooperatives: Updates on the District's Building Energy Performance Standards (BEPS), which several members asked the Board to consider.

SEMINAR LOGISTICS

Responses to the survey questions regarding logistical preferences for seminars were clear. Most of the respondents indicated a preference for virtual sessions during the week in the evening although many acknowledged the advantages of in-person sessions as a way to network. Comments reinforced the view that weekday seminars are convenient and maximize attendance while in-person seminars facilitate member participation and networking exchanges

Going forward, the Board will be guided by the expressed needs and desires for seminar topics, as revealed in the February survey, Thanks to all of the nineteen co-operatives that responded to the survey.

Recent Surveys (for Summer Fall 2023 Newsletter

The following Coalition member-requested surveys were conducted and the results 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. These surveys were conducted from November 2022 through August 2023.

- BEPS Contractor Recommendations (November 2022)
- Water Intrusion Contractor Recommendations (December 2022)
- Seminar Topics (March 2023)
- Security Cameras (July 2023)
- Amenities and Services (August 2023)
- Rental-Sublet Restrictions (August 2023)

Comments Provided on a Pepco-Proposed Electric Vehicles Tariff

One of the three goals in the Clean Energy DC Omnibus Act of 2018 is to have at least 25 percent of vehicles registered in DC be zero-emission by 2030. DC residents living in multi-dwelling units like co-ops could help to achieve this ambitious clean energy goal. The DC Department of Energy and Environment recognizes that incentivizing city residents to drive electric vehicles (EVs) is key. Such incentives include providing electricity for EV charging at a reasonable rate and making EV charging stations convenient for users.

Coalition member 2101 Connecticut Avenue Cooperative Apartments, Inc. is planning to install 17 individual charging stations for its residents who drive electric vehicles because it does not have the space on its parking deck for a few shared chargers. In May 2023 the Coalition filed a letter with the Public Service Commission of the District of Columbia (PSC) in support of this member's request that, among other things, Pepco apply its lower residential rate (schedule R) to services dedicated solely to EV charging in multi-dwelling units like co-ops. (The PSC is an independent, quasi-judicial agency in the DC government that functions like a court to regulate the city's electric, natural gas, and telephone companies.) This action would put EV owners living in cooperatives on par with EV owners living in single-family homes who are able to charge their vehicles using their home panel. The Coalition stated that there should be no difference in cost to charge EVs at 17 different single-family homes versus 17 different units at its member co-op.

The Coalition's member initially submitted its comments to the PSC in January in response to Pepco's December 2022 proposed multi-dwelling unit/plug-in vehicle (MDU-PIV) rate tariff. The Coalition believes the proposed MDU-PIV rate tariff is a good first step towards encouraging EV use by co-ops residents. It will make EV charging more affordable by providing a volume-based demand charge as opposed to the current rate schedule which imposes a per-kWh demand charge that makes EV charging prohibitively expensive. However, the proposed MDU-PIV rate would still be costly for co-ops, especially those interested in providing individual EV charging stations in co-op parking garages/areas that lack the space for a few shared chargers.

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JOIN THE BOARD!

We are looking for cooperative residents who would like to serve on our Board of Directors. It's a great way to learn about the D.C. cooperative community and get to know your fellow cooperators!

No requirements other than living in one of our member cooperatives.

Please consider joining. Contact Russ Rader rrader429@gmail.com

FROM THE PAST

By Steve McKeivitt [Excerpt from the book [“Washington D.C. Co-Ops: A History”](#) available on Amazon]

In the United States the Great Depression was one of the defining events of the 20th Century, having a strong impact all over our nation. Here in the District, the local economy and the real estate markets were quite adversely affected. Housing co-ops, being fairly new and untested, were especially vulnerable when hit by the financial turmoil that grew after 1930. Happily, almost all of the established co-ops came through this difficult period in generally good shape. They learned how to work together as communities, compassionately helping their co-op neighbors as well as they could. However, it was a different story for the cooperative projects that were then unfinished – those being constructed, or in the various stages of design. Most were severely disrupted, and some plans were simply dropped.

For instance, the Tilden Gardens project, largely built-out just before the Depression hit, was affected and its sales were slowed or cut back. But in 1939 the complex was completed as a co-op development, being finished mostly as it was originally envisioned. Unfortunately, the few other co-op projects that did not fare so well were curtailed or were halted. There was one large, large ambitious plan – Hampshire Gardens – that had just been started in 1929. Its initial phase of construction was completed and sold just before the economy really fell. This co-op went on to thrive. But the rest of the broad project was never built as it was grandly planned. And it was grand. The idea of the complex had been crafted by Edmund J. Flynn, the noted guru of Washington co-ops, along with builder Joseph Shapiro.

Hampshire Gardens

The impressive plan for Hampshire Gardens encompassed 25 square city blocks in the Petworth neighborhood of Northwest. It was to consist of 2500 apartments, sitting just west of the noted Rock Creek Cemetery and the Old Soldiers Home. Construction of the first full city block, at Farragut and 3rd Streets, was all set in 1929. The city permit for this initial piece of the project was issued on July 24, 1929, three months before the big Wall Street Crash. Its two respected architects were Washingtonians James Cooper and George Santmyers.

The plan called for nine buildings sitting on the five acre block, built in an attractive *English Tudor* style with expansive laid-out grounds. Constructed with quality interiors and modern amenities such as a gym, the plan called for 102 apartments.



The project was aimed toward government workers and others wanting to buy a modern home in the city. So the block was completed and the apartments sold. However, as the depression quickly deepened, the rest of the project stopped and was not able to go forward. [The empty blocks to the north were later built-out with conventional rowhouses in the late 1930s, as the depression eased and the federal government grew.]

The fine appearance of the co-op's block influenced the look of its neighborhood. And in 1994 Hampshire Gardens was deemed worthy of being enrolled in *The National Register of Historic Places* – for its contribution to the city.

Here is a piece from the Park Service registration form:

“The Hampshire Garden Apartment Buildings was one of the earliest garden apartment developments in the city. At the time, it was conceived to be the largest” Another excerpt from the form: “... The individual buildings are skilled interpretations of the *Tudor Revival* style and are sited around a landscaped courtyard and amidst gardens. The gardens provide a verdant setting, while the small-scale *Tudor Revival* buildings invoke images of a bucolic English village. The exterior details were of the highest caliber in middle-class apartment buildings. The exteriors remain true to the architect's 1929 design. The landscaped gardens have also remained intact.”

In June of 1982 there was a Washington Post article about the co-op. Here is an excerpt:

“After opening, the 102-unit Hampshire Gardens attracted the ... federal workers who were the target of the builders' advertising, recalled Edmund C. Flynn, son of one of the developers, Edmund J. Flynn, and now president of the District real estate firm that bears his father's name. The Flynn family lived in Hampshire Gardens from 1929 to 1948.

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The nine two-story buildings were to be the first phase of the cooperative's development, but the stock market crashed in 1929 and the Depression ended those expansion plans. The cooperative weathered the Depression with little problem, he said. Some residents fell behind in their shareholder payments, but rather than foreclose, the co-op had them move out and rented the units for them, he said. Once the owners were financially back on their feet, they were allowed to return, Flynn said."

After the end of World War II, of course, the nation's economy brightly flourished and the co-ops in the District also grew and flourished. So today, Washington's cooperatives – made up of a wide variety of properties – each have many stories sitting in their past.

A Personal Memory about Hampshire Gardens

Wandering off on a bit of a tangent – about my early childhood, I offer this. I grew up in Silver Spring in the 1950s, in a neighborhood of kids and young families. My parents had settled in this area after World War II, before I was born. During the War my mother had been a Government Girl, working for the War Department and living in DC, just 20 years old, and my father was then in the Army – both were from Massachusetts. One reason my mother had come to Washington was that her older cousin, Katherine Keleher, was here. Katherine was 11 years older and was employed at the Commerce Department.

Later when my younger brother and I were growing up, I remember going to visit her cousin who lived in the District. To us she was known as "Auntie Kay". At the time, from these visits I began to realize that there was a broader variety of people in society than I had so far seen. People who were funny and unpredictable, and who had a special zest for life.

Years later, I wondered exactly where Auntie Kay had lived. I remember that to my brother and me, her home was slightly mysterious and ancient (for me, everything made before World War II was ancient.) So when I was going through the city a few years ago, I suddenly realized that it was Hampshire Gardens, with its winding walkways, green spaces and "ancient" wood trim inside. There Auntie Kay had an apartment and lived with her fiend, Miss Goldberg, who we were told to call "Goldie" – calling her that struck me as unusual, I remember. The two of them, Kay and Goldie, were inseparable. I didn't think anything special about this, just that some people had different lives.

I recall that my mother and Kay were good friends, and that my mother enjoyed Kay's great joy for life. We didn't visit too often, but I have good recollections about the visits. Auntie Kay had a bright yellow Buick convertible that she and Goldie liked to drive around in. My brother and I have great memories of trips through the District in it with the top down. Auntie Kay was noisy – loud and funny. She always had great comments about life as it developed. So while driving, if the car might hit a rough patch of pavement, she would exclaim something like: "Whoa Nelly!"... "Hold her! She's heading for the rhubarb!" That stuff always cracked my brother and me up.

For me, such memories are happy examples of the variety of folks in our society, and show that co-ops can be full of genuine characters, smart and interesting people.

SERVICE PROVIDERS AND SUPPORTERS OF THE DISTRICT'S COOPERATIVE HOUSING COMMUNITY

The following pages list the names and contact details of service providers who support the District's cooperative housing community. Please consider contacting these sponsors the next time your co-op needs a service. Each pays for a 12-month listing on the Coalition's website which pays for the cost of maintaining the site, effectively keeping Coalition membership dues low while simultaneously providing information and support to Coalition members. Keep this list for easy reference. The Coalition does not endorse any business, but these service providers have supported our Coalition so consider supporting them!

ACCOUNTANTS

[Goldklang Group CPAs, P.C.](#)

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

(703)391-9003

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

BANKS

[National Cooperative Bank](#)

2011 Crystal Drive, Suite 800
Arlington, VA 22202

703-302-1928

Contact: [Don Plank](#)

COMMUNICATIONS

[Rivendell International](#)

Washington, D.C.

202/744-1783

Contact: [Andrew Aurbach](#)

[Buildinglink.Com](#)

2465 Centreville Road, J-17-198

Herndon, VA 20171

703/295-0853

Contact: [Robert Garcia](#)

CONSTRUCTION MANAGEMENT

[Fletcher Consulting](#)

2700 S. Quincy Street,
Suite 200

Arlington, VA 22206

703-662-4500

Contact: [Mark Fletcher](#), Manager

ENERGY SERVICES

[Pemco Capital](#)

500 Village Square Crossing, Suite 203
Palm Beach Gardens, FL 3340

561-676-2983

Contact: [Joshua Heald](#), Managing Director

[Honeydew Energy Advisors](#)

1807 Varnum Street, NW

Washington, DC 20011

202-670-9637

Contact: [Julian Belilty](#), CEO

MANAGEMENT COMPANIES

[EJF Real Estate Services](#)

1428 U Street, N.W.

Second Floor

Washington, DC 20009

202/537-1801

Contact: [Scott Burka](#), President

[Gates Hudson Community Management, LLC](#)

3020 Hamaker Court, Suite 300

Fairfax, VA 22031

703/752-8300

Contact: [Jessica Gray](#), Client Relations Manager

LEADERSHIP TRAINING/CONSULTING

[Association Bridge, LLC](#)

P.O. Box 401

Damascus, MD 20872

240-372-0905

Contact: [Thomas L. Willis](#), PCAM

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LEGAL

[Caulkins & Bruce, PC](#)

2311 Wilson Blvd., Suite 625
Arlington, VA 2201
703-558-3696
Contact: [Patricia Bruce](#), Partner

[Costello, P.C.](#)

1328 R Street, NW
Washington, DC 20009
202-239-2539
Contact: [Daniel M. Costello](#), Partner

[Fellner Legal Services](#)

485 Ritchie Highway, #203-D
Severna Park, MD 21146
Telephone: 443-906-0117
Contact: [Brian R. Fellner](#), Managing Attorney

[Whiteford Taylor & Preston](#)

1800 M Street, NW, Suite 450N
Washington, DC 20036
Telephone: 202/659-6800
Contact: [Joseph D. Douglass](#), Partner

MORTGAGES/LENDING

[First Savings Mortgage](#)

6550 Rock Spring Drive #300
Bethesda, MD 20817
202-302-9692
Contact: [Matthew Palmer](#), Loan Office

[Firsttrust Bank](#)

15 E. Ridge Pike
Conshohocken, PA 19428
610-238-5095, 215-939-6479
Contact: [Dawn Kearney](#), Vice President

[National Cooperative Bank](#)

2011 Crystal Drive, Suite 800
Arlington, VA 22202
703-302-1928
Contact: [Don Plank](#)

[Greystone](#)

111 Rockville Pike, Suite 1150
Rockville, MD 20850
240-605-3949
Contact: [Cullen O'Grady](#), Managing Director

REAL ESTATE BROKERAGE

[EJF Real Estate Services](#)

1428 U Street, N.W.
Second Floor
Washington, DC 20009
202/537-1801
Contact: [Scott Burka](#), President

TRANSFER AGENTS/SETTLEMENT COMPANIES

[Edmund J. Flynn Company/FACTS LLC](#)

5425 Wisconsin Ave, Suite #303
Chevy Chase, MD 20815
Main Office Phone (202) 537-1800 Or Direct Line (202) 249-7794
Fax (202) 363-1377
Contact: [Brandon Aefsky](#), Assistant Vice President

Board of Directors

President – Russ Rader, Westmoreland

Vice President – Karen Jones, Harbour Square

Secretary – Janis Oehmann, The Altamont

Treasurer – Matthew Buzby, The Broadmoor

FREE Member Profile Page:

No co-op website? No problem.
[Get your co-op's free webpage.](#)

Directors

Art Leabman, 1870 Wyoming Ave.

Anne Moulakis - Cathedral Ave.

Fred Dyda, Tilden Gardens

Ray Olson, River Park

Stephen McKeivitt, Beverly Court

Janet Sten, 3020 Tilden Street

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(202) 659-6779
1800 M Street NW, Suite 450N

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The place to find a service provider:

[Service Providers - DC Cooperative Housing Coalition | DC Cooperative Housing Coalition \(coopsdc.org\)](#)

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

FREE download

Everything you need to know about co-ops!

[Co-ops 101: Cooperative Housing Ownership in Washington, DC \(coopsdc.org\)](#)