

## Co-op Coalition Survey: Guest Suites

Thanks to the 19 members who responded (below). In a nutshell, 2 co-ops have guest suites (highlighted, below). We will put in touch those two co-ops with guest accommodations with the Coalition member who requested the information.

Thanks for responding!

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 In a message dated: Wed, Jul 10, 2019 9:05 am

Does your co-op have an apartment that serves as a guest unit your co-owners can rent on a nightly basis for their guests? If so, you can help another Coalition member. Their question follows:

*Our coop is considering purchasing one of our building's units to turn into a guest suite so that our shareholders can rent it on a nightly basis for their guests. Does your co-op offer such an amenity and, if so, can you share your experiences with us (such as policies, procedures, lessons learned, as well as occupancy rates, days rented per year, nightly rates, return on investment, etc.)? Thanks for your help!*

**Please "Reply" by Friday, July 19.** We will share the results with everyone a few days later. Thanks, again, for helping out another cooperator!

DC Cooperative Housing Coalition  
[www.CoopsDC.org](http://www.CoopsDC.org)

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<50 units	We have no guest apartment
<50 units	We don't have a guest unit.
<50 units	We have no guest apartment.
<50 units	We don't have this.
<50 units	No, [our co-op] does not have a rental guest unit.
<50 units	Our Coop does not provide a guest suite or any similar amenity.
<50 units	We do not have a guest unit.  We have a unit at the basement level that we provide to our on site building super.
<50 units	We do not have such an apartment.
<50 units	No, we don't have a guest unit. We thought about it, but in the end we decided our Coop owned units (we have 2) were better served as long term rentals as extra income .. the work involved managing the rental, collecting fees, cleaning, etc were more than we wanted to deal with ..
50 – 99 units	Sorry, we don't.
50 – 99 units	[Our co-op] does not have such a unit, and our by-laws would not allow it.
50 – 99 units	Our Cooperative does not have a vacant unit for such use. However, I can see some issues with it because the Cooperative would know nothing about these people and we would be relying on the recommendation of a single shareholder. There would be no time to vet the individuals. Someone would have to be responsible for collecting the payments, making sure the unit was set up properly for guests. How many nights would have to be rented to make the purchase worthwhile? Lots of questions.
100 – 150 units	We don't,

100 – 150 units	[Our co-op] does not.
151+ units	<p>Yes, [our co-op] currently operates two guest rooms. These are what I would consider similar to a hotel room, 1 Br, bathroom, no kitchen.</p> <p>They are available only to shareholders, meaning that shareholders need to reserve them and pay for them. (for their guests) so they are not public.</p> <p>The rates are well below equivalent hotel rooms in the area (where there are not many hotels).</p> <p>Occupancy rates are not stellar, perhaps 60%, of course heavily dependent on the time of the year, major holidays and such.</p>
151+ units	[Our co-op] does not have guest suites.
151+ units	We do not own any units to use as guest suites.
151+ units	We do not have guest suites, but we do rent out 2 apartments.
151+ units	Yes, [our co-op] maintains guest rooms. Let us know how we may assist another Coalition member.