Helping Co-ops Flourish

DC Cooperative Housing Coalition News

Summer | 2026

Representing our cooperative housing members since 1984

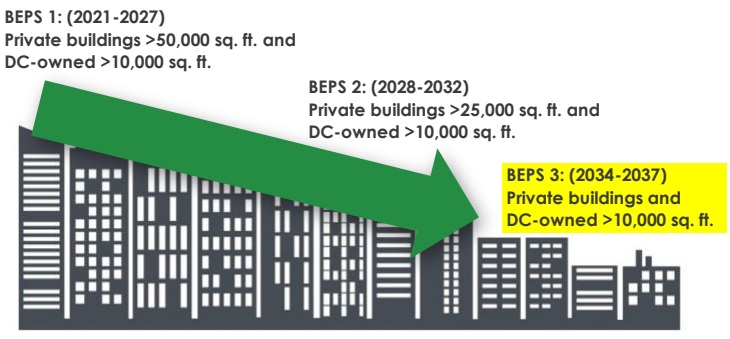
BEPS Update: DC Requires Energy Reports, Conservation Efforts

Reduction of energy and water consumption remains a District of Columbia policy despite changes in national policy. By now, all coop buildings are highly likely to be under a mandate to report utility consumption data to a local government database.

The Coalition convened an informational seminar on the city's BEPS energy program titled: "Are You Ready for BEPS?" The March 26, 2026, seminar on Zoom covered the latest developments in BEPS, which affects most multi-unit apartment buildings in the District. The presenters were: Barbara Martinez of DC's Department of Energy and Environment (DOEE), Julian Belilty of Honeydew Energy Advisors, and Nigel Twose, president of the Shoreham West Co-op. Approximately 30 persons attended. Presentation visuals are made available on the Coalition's website. (This article expands upon the webinar.)

The District is using the data to create baselines for different types of buildings as to what is average or excessive usage. Buildings consuming utilities above a mandated standard will be required to reduce their consumption, in ways the District is still determining.

Our DC Cooperative Housing Coalition has been closely following the District's Building Energy Performance Standards (BEPS) since its 2018 enactment through expansion of reporting mandates and legislative amendments. The Coalition has a representative on a District Task Force.



Annual Meeting and Fall Seminar on Regulatory Compliance

The District of Columbia Cooperative Housing Coalition (the "Coalition") will hold its annual meeting on **Thursday, October 22, 2026** at the Broadmoor Cooperative Apartments located at 3601 Connecticut Avenue NW. Registration and refreshments will begin at 6:30 p.m. This will be the first in-person annual meeting for the Coalition since 2019.

In addition to the annual business meeting, the October 22 event will include the Coalition's Fall educational event, which this year will address regulatory compliance and the challenges it presents to the Coalition's member communities. The presenters will be Dione Williams, Community Affairs Manager, DC Department of Buildings and Mira Brown of EJF Real Estate Services ("EJF"). EJF will be providing refreshments for attendees.

Please mark your calendars to hold the date. Further information on registration will be forthcoming shortly.

Basically, the District's goal is to reduce building greenhouse gas emissions by 50% by 2032. (Continued page 2)

BEPS mandates started with larger buildings then rolled out to additional buildings, so that 2026 report mandates include all residential buildings 10K square feet or larger. (For example, a 30-unit coop with 1 BR 1 Bath units in one building is approximately 30K square feet, thus started reporting in 2021, while those between 10K and 25K square feet became subject to BEPS in 2025). Buildings report the prior year's data to a District database portal by May 1 of the following year.

Ms. Martinez of DC's DOEE explained that at a minimum, co-ops need to compile BEPS data and report on month-by-month utility consumption to the District portal. Every six years the coop must hire a different party to audit prior BEPS reports. If a co-op's BEPS score is low (i.e. it falls below the mandated standard) it should immediately begin planning strategies and making improvements to reduce future utilities consumption. If a co-op's BEPS score is better than the 66th percentile, it will not be required to reduce consumption. However, BEPS standards are being analyzed and recalculated as the data accumulate.

Once baselines have been established for building size and category (e.g. commercial or residential), the District will require buildings using excessive energy to reduce consumption over subsequent reporting periods and show good faith efforts to do so. The legislation also mandates audits of reported data, with penalties for inaccuracies as well as for high utility consumption, of up to $100/day if a building is not in compliance.

The District determined in 2024 that a majority of buildings had misstated some data and 25% of buildings in compliance needed to make corrections to their data. For the time being, financial penalties for failures might be spent on building upgrades aimed at energy efficiency, according to the DOEE presenter. She described some flexibility as the District determines how best to achieve its objectives.

Belilty of Honeydew Energy Advisors noted BEPS is designed for buildings with one owner and one decision-maker, unlike co-op ownership structure. He said Honeydew helped create a BEPS Task Force and subcommittee to work with DOEE on understanding the impact of BEPS standards. For co-ops, Honeydew consults on BEPS metrics, "alternative compliance payments," energy retrofits, and other aspects of BEPS.

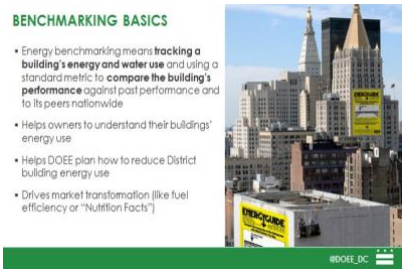
Coalition Board member Harold Pskowski represents Coalition members on the Condo/Co-op Subcommittee, which is looking at issues such as how to reduce consumption (or assign penalties) in a residential building where some utility meters are shared and others are unit specific.

Coalition member Shoreham West has made major efforts to improve its BEPS score. In the webinar, board president Twose said when the 58-unit coop was constructed in 1965 it was not energy-efficient. He noted 60% of energy usage happens inside private units and described lessons in the co-op's journey to reduce energy usage by 20% by 2026. Different experts offered the co-op different recommendations. The building eventually installed new heat pumps for hot water, upgraded heat exchange equipment and replaced windows. It also encourages residents to reduce energy usage. The co-op is still assessing whether these improvements will be sufficient. Solar panels can reduce costs but not actual energy usage. The DC government offers some subsidies for some improvements.

Consultants such as Honeydew offer benchmarking services and audits, and many Coalition members may engage consultants for the mandated BEPS reports at costs estimated at $700 to $1K. One Coalition member, 3020 Tilden Street NW with only 21 units, decided to do its own reporting. The first year is "a considerable amount of work" to (1) track down the number of every gas and electric meter in the building; (2) obtain Pepco and Washington Gas (WGL) account numbers for each apartment and the common areas; (3) determine the square footage of the building, also DC Water data; (4) register and set up an account in Portfolio Manager, the software app for inputting data; and (5) send the meter and account numbers to separate apps belonging to Pepco and WGL so that they can compile the whole-building usage on a monthly basis. However, after the first year 3020 Tilden simply updated account information when new shareholders moved in, and manually input DC Water data, according to board member Pskowski.

The Coalition website Members Only Portal contains resources for members to understand BEPS, including past newsletters and presentation slides from the March 26 webinar "Benchmarking & BEPS 101 for New 2026 Reporters."

The DC Department of Energy and Environment website contains BEPS resources at Portal Helpdesk, and offers technical advice for buildings that do not meet BEPS standards at Guide Book. There are also data Portal resources such as Contact Portfolio Support.



New Mandates on Reserve Contributions and Insurance Requirements

The federal government is driving co-ops to contribute more to Reserve accounts, and increase insurance coverage, by issuing Fannie Mae mandates and updates.

In March 2026, Fannie Mae announced sweeping updates to its project standards and property insurance requirements for co-ops as well as condominium and homeowners' associations. The 700-page Lender Letter LL-2026-03 was summarized for us in a Coalition seminar June 30 on Zoom with panelists Jane Rogers and Marla Diaz of White Taylor & Preston. Materials from the seminar are available to members on our website.

Co-op associations will need to comply with these changes for co-op share purchasers to qualify for Fannie Mae-conforming loans, which comprise about 70% of the market. The Reserve requirement is to be enforced by lenders processing Fannie Mae and Freddie Mac mortgages. While effective dates of the new requirements vary, lenders will likely apply them sooner. Reserve contribution requirements for cooperatives must increase to 15% (from 10% of annual assessment income), effective January 2027. There are exceptions, including where a Reserve Study is less than three years old; then the co-op may contribute the highest recommended reserve allocation in the reserve study. A co-op should seek professional advice before relying on an exception.

In addition, the Fannie Mae LL mandated increased insurance coverage. Master building policies will be required to cover at least 100% of estimated replacement cost, including common elements, as of January 2027.

Individual shareholders on Fannie Mae-backed loans must carry homeowners' coverage under an H0-6 policy, as of July 2026. An H0-6 is insurance designed for condo and co-op unit owners. It covers the interior structure of your unit ("walls-in"), your personal belongings, personal liability, loss of use, and loss assessment, bridging the coverage gaps left by your co-op association's master policy.



Harbour Square Owners, Inc.

Congratulations on your 60th anniversary! You have been a premier housing cooperative in design and operation in Washington, DC, since you opened in 1966 and an active member of the DC Cooperative Housing Coalition since we incorporated in 1993. The Coalition wishes you another 60 plus years of helping to promote cooperative living as a viable form of homeownership and of serving as a role model in the Washington, DC, co-op community and in the SW area specifically.



James Smith
1947 - 2025

James ("Jim") Smith of Washington, DC, age 78, died on December 10, 2025, following a courageous battle against cancer. Jim was the long-time Administrative Assistant for the DC Co-op Housing Coalition, from which he retired in 2020. Jim will be missed.

Join the Coalition

If your co-op is not already a member of the Coalition, please contact us. Joining is easy and the cost is modest. There are many benefits of being a part of the DC co-op community: friendly people, news for co-ops, and a trove of useful information on the sound operation of co-ops.

Members Only Portal

The Co-op Coalition website has an active Members Only Portal, with a trove of useful information available to the members of DC Cooperatives that belong to the Coalition. The Portal contains resources from the Coalition, such as past seminars, newsletters, and member-survey results. When you register through the portal, you will view instructions on how to access these Coalition resources. Unit owners of member co-ops will be able to access the portal once the Coalition confirms the owner's registration with their co-op's General Manager or Coalition Representative.

• Revisiting a Notable Co-op • Looking Into Our History:

The Broadmoor Cooperative Apartments

3601 Connecticut Avenue NW in Cleveland Park

The Broadmoor is among Washington's more prominent and admired cooperatives. Known for its attractive architectural styling, its expansive landscaping, its admirable building amenities, and for its list of distinguished residents, the property was built between 1927 and 1929. It was converted into a co-op in 1948. When new, it was one of the first luxury rental apartment buildings to be built along Connecticut Avenue north of the zoo and remains among the most distinguished residences in the nation's capital today. Its conversion to a co-op was handled by the Edmund J. Flynn Company. After an initial bit of opposition by some residents who liked the *status quo* of renting, the co-op's apartments were sold quite quickly. Which is certainly understandable – just look at the property and its features!



When the Broadmoor was completed in 1929, the first residents were just moving in as the stock market collapsed – but the building carried on. An early rental brochure described the property, which at the time was thought to be agreeably far out of town, as "the home of prominent business executives, senators, representatives, Army and Navy officers, and of a select cross-section of official Washington." Most of the apartments were available on long-term leases, but other units were offered as hotel suites to guests, by the day or week.

The public facilities – most notably the dining room – became a popular site for wedding receptions, school proms and other social functions. The amenities then included a beauty shop, a barber shop, a pastry shop, a valet and laundry service and a newsstand. Now long-gone. Today the co-op continues to provide a pleasant lower-level library, and a spacious community / party room. The building also possesses what is considered to be one of the city's first underground garages which is located under the apartment building.

The large structure, built by noted Washington developers Harry Bralove and Edward C. Ernst, was designed by architect Joseph H. Abel, who later crafted many other well-regarded apartment buildings in Washington. With the Broadmoor, Abel – at the young age of 22 – was allowed to shine. On this expansive property, the structure was designed to be a seen as a stand-alone presence. It was built on vacant land, which had a rear hill that sloped east into Rock Creek Park.

The dramatic U-shaped building is set back from its brick entrance gateposts. The driveway up to the entrance also has a brick sidewalk laid next to a distinctive curvilinear brick wall. The building features projecting towers and bays with a brick porte-cochere entrance. The brick facades are textured with rough bricks projecting from the surface in random patterns. The featured elements are of Indiana limestone and include hand-carved heraldic tower accents and balconies with limestone cross motifs.



Over the years, The Broadmoor has been home to a wide range of prominent Washington residents. This has included some major political figures, such as the outspoken Senator Huey Long of Louisiana. The building was once home to many members of the Washington Senators baseball team. And for several years, labor leader George Meany lived there. Today the Broadmoor, with its 196 apartments, stands as a respected part of Cleveland Park.

SERVICE PROVIDERS

Supporting the Coalition



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
703-302-8876
Contact: Mary Alex Blanton, Senior Vice President

BENCHMARKING / BEPS COMPLIANCE

Honeydew Energy Advisors
1807 Varnum Street, NW
Washington, DC 20011
202-670-9637
Contact: Julian Belilty, CEO

CONSTRUCTION MANAGEMENT

Fletcher Consulting
225 Reinekers Lane, Suite 610
Arlington, VA 22314
703-662-4500
Contact: Mark Fletcher, Manager

CONSULTING / LEADERSHIP TRAINING

Association Bridge, LLC
P.O. Box 401
Damascus, MD 20872
240-372-0905
Contact: Thomas L. Willis, PCAM

LEGAL SERVICES

Caulkins & Bruce, PC
2311 Wilson Blvd, Suite 625
Arlington, VA 22201
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
443-906-0117
Contact: Brian R. Fellner, Attorney

Whiteford, Taylor & Preston, LLP
1800 M Street, NW, Suite 450N
Washington, DC 20036
202-659-6800
Contact: Jane S. Rogers, Senior Counsel

ENERGY

Baumann Consulting
1424 K Street, NW, Suite 500
Washington, DC 20005
202-608-1334
Contact: Jochem Schaefer, SVP. Director, Marketing & Business Development

Honeydew Energy Advisors
1807 Varnum Street, NW
Washington, DC 20011
202-670-9637
Contact: Julian Belilty, CEO

Pemco Capital
500 Village Square Crossing, Suite 203
Palm Beach Gardens, FL 33410
561-676-2983
Contact: Joshua Heald, Managing Director

MANAGEMENT COMPANIES

EJF Real Estate Services
1428 U Street, NW, 2nd 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

STOLADI Property Group
1636 Connecticut Ave. Suite 400
Washington, DC 20009
202-319-1636
Contact: Shawn Williams

MORTGAGES / LENDERS (SHARE LOANS)

First Savings Mortgage
6550 Rock Spring Drive #300
Bethesda, MD 20817
202-302-9692
Contact: Matthew Palmer, Loan Officer

National Cooperative Bank
2001 Pennsylvania Avenue, NW, Suite 625
Washington, DC 20006
202-349-7455
Contact: Ryan Greer

MORTGAGES / LENDERS (UNDERLYING LOANS)

Firstrust Bank
15 E. Ridge Pike
Conshohocken, PA 19428
610-238-5095, 215-939-6479
Contact: Dawn Kearney, Vice President

KeyBank Real Estate Capital
1140 19th Street NW, Suite 600
Washington, DC 20036
240-605-3949
Contact: Cullen O'Grady Senior VP

National Cooperative Bank
2011 Crystal Drive, Suite 800
Arlington, VA 22202
703-302-1936
Contact: Mary Alex Blanton, Senior Vice President

REAL ESTATE BROKERAGES

EJF Real Estate Services
1428 U Street, NW, 2nd Floor
Washington, DC 20009
202-537-1801
Contact: Scott Burka, President

SOFTWARE / WEBSITES FOR CO-OPS

Rivendell International
Washington, DC 20001
202-744-1783
Contact: Andrew Aurbach

Buildinglink.Com
2465 Centreville Road, J-17-198
Herndon, VA 20171
703-295-0853
Contact: Robert Garcia

STEAM HEATING PRODUCTS AND SERVICES

Honeydew Energy Advisors
1807 Varnum Street, NW
Washington, DC 20011
202-670-9637
Contact: Julian Belilty, CEO

TRANSFER AGENTS / SETTLEMENT COMPANIES

Edmund J. Flynn Company/ FACTS LLC
5425 Wisconsin Ave, Suite #303
Chevy Chase, MD 20815
202-537-1800, or 202-249-7794
Contact: Brandon Aefsky, Assistant Vice President

WATER ISSUES

Aware Buildings
2465 Centreville Road. J17-198
Herndon, VA 20171
(212) 433-4444 Ext 107

Service Provider Spotlight

Consulting and Training

ASSOCIATION BRIDGE, LLC

Association Bridge, LLC is a specialized consulting firm dedicated to equipping and empowering housing cooperative boards, professional managers and management companies. Founded by Tom Willis, PCAM, a seasoned veteran with decades of industry experience, the company serves as a resource designed to fill operational and systemic gaps. Association Bridge offers customized and practical solutions. Services include: strategic planning, volunteer and manager training and workshops, project planning and budget development, on-site manager placement and general consultation on any matter related to community associations. If you've got a gap, let's talk. Visit our website at www.associationbridge.com,

The Online 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.

Have a Question About a Co-op's Operations? The Coalition does Surveys!

The Coalition will at times take up a question from a member about a useful subject and poll our members about that issue. During the past few months, the following surveys were conducted and were shared with the membership

- Selecting Boards of Directors (July)
- Leasing (August)
- Background Checks (April)

If you are interested in requesting a survey, email DCCHC at cooperativesdc@aol.com.

The DC Co-op Coalition is happy to announce that it now has a new Administrative Assistant, Theo Shapinsky. Theo is a highly motivated and organized individual with a strong background in urban planning and housing issues. He has experience in budget and accounting, event management and data analysis. And he has direct experience with cooperatives, as both his parents live in DC co-ops. Theo will manage the Coalition's operations and data base. You can reach him at:

Theo Shapinsky
DC/CHC
P.O. Box 4881 Washington, DC 20008
dccoopcoalition@gmail.com

Board Of Directors

President
Fred Carter
1661 Crescent Place, 55 units

Vice President
Matt Buzby
The Broadmoor, 196 units

Secretary
Annette Tucker Sutherland
1705 Lanier Place, 30 units

Treasurer Harold Pskowski
3020 Tilden Street, 21 units

Directors

Loretta Glaze Elliot
Shoreham West, 60 units

Arthur Leabman
1870 Wyoming Avenue, 28 units

Stephen McKevitt
Beverly Court, 39 units

Janis Oehmann
The Altamont, 49 units

Ray Olson
River Park, 518 units

Russ Rader
Westmoreland, 60 units

Ryan Zalaskus
Tiber Island, 389 units

Counsel

Jane S. Rogers
Whiteford, Taylor & Preston, LLP 1800 M Street, NW, Suite 450N Washington, DC 20036
202-659-6769
jrogers@whitefordlaw.com

Administrative Assistant

Theo Shapinsky, DC/CHC
P.O. Box 4881 Washington, DC 20008

To Contact Us

https://coopsdc.org/contact-us/

DC Cooperative Housing Coalition
Helping Co-ops Flourish

About DC/CHC, the Coalition

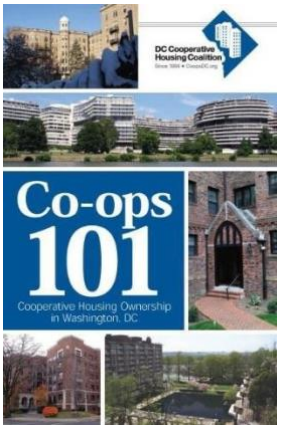
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the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

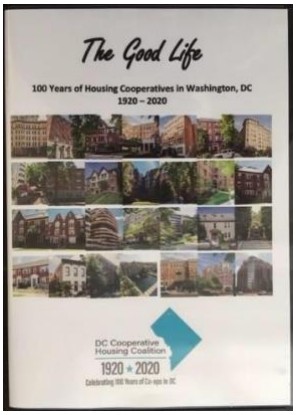
The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's 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 14, 1993.



Co-ops 101 Free Download



The Good Life
100 Years of Cooperatives in Washington, DC, 1920 – 2020
Watch here

Visit the Coalition's Website

Please visit us at:
https://coopsdc.org

Check out the member page for photos of member co-ops.