



SW DC Action Grade of Proposed Development at 300 12th St SW: **-15**



1. Number of affordable units grade: **10 points out of 100**

Of the proposed “approximately 600 rental units”, 8% will be “affordable” as required by inclusionary zoning regulations. This would mean roughly 50 units will be inclusionary zoning units of the 610 proposed rental units. All 50 units would be reserved for households earning 50%-80% AMI. This proposal is profoundly insufficient and does not come close to SW Action’s goal of 33% of new rental units being reserved for households earning between 0%-50% AMI, and 33% reserved for households earning between 50%-80% AMI.

2. Accepts vouchers grade: Not counted

Rental prices for the proposed development are not yet specified, nor is rental criteria. Rent prices would need to be equal to or lower than the limits listed in the table below in order for voucher holders to rent them:

| Bedroom size | Without utilities included | With utilities included |
|--------------|----------------------------|-------------------------|
| 0 | \$2520 | \$2397 |

| | | |
|---|--------|--------|
| 1 | \$2648 | \$2467 |
| 2 | \$3113 | \$2872 |
| 3 | \$4069 | \$3872 |
| 4 | \$5008 | \$4753 |
| 5 | \$5757 | \$5462 |

3. Number of 3+ bedrooms grade: Not counted

Bedroom sizes among the proposed rental units have not yet been specified.

4. ADA compliant grade: Not counted

The words disability, disabilities, accommodation, ADA, and deaf or hard of hearing are not mentioned at any point in the application to the Zoning Commission. Elevators are mentioned once. The application proposes a 12-story residential building with retail space on the ground floor. The application emphasizes its efforts to preserve a historic building, and proposes to renovate a 6-story historic building into a 12-story residential building.

5. Quality of life for residents grade: **-25 points**

Douglas Jemal, the founder and president of Douglas Development, is a notorious DC slumlord. Douglas Jemal has presided over the mass displacement and gentrification in Washington DC over the past thirty years as an aggressive DC developer. In 2006, the former DC deputy director of property management testified that Douglas Jemal bribed DC government officials in exchange for exorbitantly priced leases and city contracts with inflated profits, costing taxpayers millions of dollars. Though he was ultimately acquitted of the charges related to bribery, conspiracy, and tax evasion, he was convicted of wire fraud, and recently pardoned by Donald Trump during the final days of Mr. Trump’s presidency.

Douglas Jemal had attempted to evict people from the use of a community space popularly called the “Secret Garden” behind Check It Enterprises, a small business collectively created in 2009 by marginalized LGBTQ 9th graders in Anacostia, and We Act Radio, a public radio studio and community media producer in Anacostia. Both Check It Enterprises and We Act Radio have been active in efforts to build a Go-Go Museum in Anacostia to celebrate the cultural contributions of Go-Go. In a longstanding legal battle, Douglas Jemal persistently attempted to claim control of the outdoor community space that has been used for community events for many years, until, after sustained public outcry, Mr. Jemal yielded the land to the Go-Go Museum in early February 2021.

According to a news article published as recently as February 22, 2021 people have reached out to the Attorney General's office in Buffalo, NY for help suing Douglas Jemal for holding their deposits after their weddings had to be cancelled due to the COVID-19 pandemic.

Will the tenants at the Cotton Annex be afforded the same leniency with regard to their court records as Douglas Jemal has been granted as the developer of this project?

Douglas Development is not tenant-friendly, is guilty of defrauding the public, and is a scourge on the history of DC due to their participation in the mass displacement of Black people over the last 20 years.

TOTAL GRADE: -15 F