

## Cochran, Patricia (DCOZ)

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**From:** Paul Severance <pwsev1@outlook.com>  
**Sent:** Wednesday, March 17, 2021 2:55 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Case Number 20-32

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I've lived in Ward 6 in SW DC for 19 years. I'm writing to urge you to reject Douglas Development's plans for a development proposed at the Cotton Annex, which is case number 20-32.

Only 8% of units in the proposed project (50 out of more than 600 units) will be designated as "affordable". Given the immense need for affordable housing in our community and the guiding principals of the SW Neighborhood Plan (equity and inclusivity are guiding principals of the SW Neighborhood Plan), 8% affordable is wholly unacceptable. 8% is not equitable. The ratio of affordable to market rate units should be at least 1/3, and the affordable units need to be deeply affordable, not just affordable.

You should reject this plan.

Also, the vote of ANC6D in favor of this development is tainted, and its vote and the project need to be rejected. Douglas Development "donated" \$100,000 to an entity called Southwest Community Foundation (whose only project to date appears to have been funded by another large developer). Among the directors of SW Community Foundation is ANC6D Commissioner Andy Litsky. Not a surprise that Mr Litsky voted in favor of this project as he has a clear conflict of interest. And let's not forget that Douglas Development has a history of "pay to play": Douglas Development is headed by convicted felon Douglas Jemal.

You should reject this development.

Regards,

Paul Severance  
1310 4<sup>th</sup> ST SW

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