

From: Ty Alexander [<mailto:tyronea@bellsouth.net>]

Sent: Monday, October 16, 2017 2:47 PM

To: Taylore Maxey <Taylore.Maxey@floridahousing.org>

Subject: Re: Affordable Housing Workgroup Miami Meeting October 30th Will Take Public Comments

Taylore,

I have had a business plan for about ten years to build single-family detached workforce, ie. police force, school teachers, fire department, service workers, etc., housing. The plan calls for steel framed Mods that are quality driven with a low HERS rating. It might be trendy to build high-rise urban multifamily but given the choice, I am fairly certain that the American Dream still exists for a large segment of the general population.

There is a long history of funds from programs such as Social Security, Florida Lottery, and the Sadowski Act being robbed by the general fund. Then lawmakers act puzzled when taxpayers complain about empty coffers or program reductions.

Many workers in counties such as St. Johns, can't afford to live in the same county that they work in. They aren't interested in walking or taking public transportation to a nearby apartment to sleep and go back to work the next day. They don't have the funds or possibly the desire to participate in urban nighttime activities. They want to start a family, have children, go to the ballpark to watch their children play sports, grow a garden, and have outdoor BBQs. As a real estate broker and General Contractor, I can tell you that the inclusionary requirements regarding housing developments are not being adhered to. They oftentimes make promises to get a PUD approved but when horizontal work starts they announce that "market changes" have impacted costs and the set-aside portion of land has to be used for higher profit margin housing.

I'm sure that you already know these conditions exist and I am not looking for an argument. I simply want to cater to this market and offer them the same quality of life that middle class America enjoys. After the war many suburban areas were developed, such as Arlington in Jacksonville, FL. This was before McMansions existed, which incidentally are becoming less popular by the day.

If we are subsidizing rents why can we not create a reduction in impact fees, CDD charges, and land, so that the service workers can afford small housing in desirable locations?

Let's Make Housing Normal again.

Sincerely,

Tyrone Alexander
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