

**From:** Doug Mayer <[Doug.Mayer@stonesoupdevelopment.net](mailto:Doug.Mayer@stonesoupdevelopment.net)>

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**To:** "ken.reecy@floridahousing.org" <[ken.reecy@floridahousing.org](mailto:ken.reecy@floridahousing.org)>

**Cc:** "bill.aldinger@floridahousing.org" <[bill.aldinger@floridahousing.org](mailto:bill.aldinger@floridahousing.org)>, "howard.price@floridahousing.org" <[howard.price@floridahousing.org](mailto:howard.price@floridahousing.org)>, "execdir@flacdc.org" <[execdir@flacdc.org](mailto:execdir@flacdc.org)>, "Jaimie A Ross ([ross@flhousing.org](mailto:ross@flhousing.org))" <[ross@flhousing.org](mailto:ross@flhousing.org)>

**Subject:** Nonprofit Issues for 2018-101 Supportive Housing RFA

Hi Ken –

I have been working with Key Club House of South Florida - Key Club House an international organization with club houses all over the world. Their mission is to afford people whose lives have been disrupted by mental illness the opportunity to recover meaningful and productive lives through reintegration into the workplace and the community. We have been reviewing last year's Supportive Housing RFA and have the following comments for your consideration for the 2018-101 Supportive Housing RFA:

- Please consider reducing the nonprofit application fee for all of your RFA's to \$1,000. Not too many years ago the application fee for nonprofits was \$1,000 and then it inexplicably was raised to \$3,000 – the same rate that for-profits pay. Cash is often one of the most significant barriers to nonprofit participation, especially for new or smaller nonprofits. If FHFC is concerned about the loss of revenue then they should simply raise the for-profit application fee to \$3,500 or \$4,000.
- Please allow the donation of land to meet the matching requirement for the Supportive Housing RFA (or any of your other RFA's). Over the years I have heard all of the arguments that FHFC has made against counting donated land; however, these deals are limited to nonprofit organizations who are much less likely to try and “game” the process. Many nonprofits do not have ready cash to provide for matching requirements; however, they often have land or can get donated land from local government, foundations, churches etc. Finally, I can't conceive of a deal where the land wouldn't make up at least 10% of the total project cost, which exceeds the matching requirement.
- Please allow Supportive Housing projects, both rehab and new construction, to include mid-rise developments (up to 6-stories with an elevator). In larger urban areas land cost is very high and the only way to make these deals work economically is to maximize the density by going vertical. Also, many of the rehab opportunities are in mid-rise buildings.
- Please allow Supportive Housing developments to be a part of a larger project. This request follows the same logic you employ for your homeless RFA, mainly that a mix of homeless units with regular renters creates a development with less of an institutional feel. When I was at Carrfour we found this strategy created a better living environment for homeless individuals because they have positive role models who live right across the hall. Also, this will help the economics of the deal; for example: a 60 unit project with 30 Supportive Housing units and 30 affordable/workforce units, having units with higher rents help to make the entire project more viable.

Thank you for the opportunity to comment on your RFA process!

- Doug

Doug Mayer, President

Stone Soup Development

305-761-8030 Cell

[doug.mayer@stonesoupdevelopment.net](mailto:doug.mayer@stonesoupdevelopment.net)

2130 NW 13th Street

Miami, FL 33125