

From: Doug Mayer <doug.mayer@stonesoupdevelopment.net>
Sent: Wednesday, May 27, 2020 9:22 AM
To: trey.price@floridahousing.org
Cc: Marisa Button <Marisa.Button@floridahousing.org>; Nancy Muller <Nancy.Muller@floridahousing.org>; Kevin Tatreau <Kevin.Tatreau@floridahousing.org>
Subject: 2020-2021 RFA Proposed Changes - Development Proximity Exclusion List

Dear Mr. Price:

Miami-Dade County is in a unique position in that we need 50,000 to 100,000 units of affordable housing. The strength and depth of the affordable housing market in Miami-Dade County is such that it is rare to find FHFC funded properties that operate at less than 95% occupancy. Given these factors perhaps it is time for FHFC to consider eliminating the restriction on new developments within a ½ mile radius around properties on the Development Proximity list. There are many excellent sites that are eliminated in a needless attempt to protect existing developments that do not need protecting. At minimum FHFC should reexamine their properties and remove those that are operating at 95% occupancy and/or consider reducing the size of the exclusion radius to ¼ mile.

Thank you for the opportunity to comment!

- Doug

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