

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

**Sent:** Friday, August 04, 2017 11:04 AM

**To:** Ken Reecy <[Ken.Reecy@floridahousing.org](mailto:Ken.Reecy@floridahousing.org)>

**Subject:** Workforce Housing Comments

Hi Ken -

While we understand why you are thinking of disallowing locations in QCT's for Workforce housing let me give you some reasons why this it is not a good idea, especially for Miami-Dade County. Also, I have a comment regarding the AMI limit on Workforce housing for Miami-Dade.

- 1) Because so much of Miami-Dade is QCT eligible it overly restricts where we can build.
- 2) The non-QCT sites are generally more expensive than sites in QCT's
- 3) The non-QCT sites don't get 30% basis boost, so we lose equity making the deals less feasible.
- 4) For Miami-Dade County please consider increasing the Workforce housing definition to allow serving tenants up to 120 of AMI. This is especially needed for mid or high-rise projects in Miami-Dade where the cost to build is higher (please note that there were no mid or high-rise deals in last year's applications for Workforce housing).

Thanks for the opportunity to comment.

- Doug

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