

I am not a developer but have worked with many over the past 30+ years locating suitable sites for affordable housing developments. It has been my experience that many developers have not done mixed use developments for lack of ability. Rather it is for economic reasons since only income restricted units are part of eligible basis. RFA 2013-213 may contain provisions that will help to mitigate the economic impact, but many qualified developers will not meet the Developer Experience requirement in the current draft because they have not done any mixed use developments and will be precluded from participation in RFA. Perhaps the focus ought to be on the management company since the ongoing success of a mixed use development is a largely dependent upon good management. Require a management company that has experience managing mixed use developments, not the developer.

Just a thought.

John Saxton

**THE LINK COMPANIES**

**The Affordable Housing Link, LLC**

*Registered Real Estate Broker*

**Tax Credit Link, LLC**

*LIHTC Consultant*

Island Business Center

470 Bahama Drive

Indialantic, Florida 32903

Office 321-951-7767

Cell 321-693-4797