

Good morning, Ms. Salmonsens. Thank-you for the opportunity to comment on this subject. I understand FHFC's concerns about the ability of developers to deliver mixed income, mixed use projects. However, the requirements that you are placing on potential applicants will have the effect of restricting the pool to just a handful of developers who, by the way, did not have to meet those requirements when they previously applied and succeeded in obtaining FHFC financing.

The successful delivery of these type of projects does not rest only on the Developer, as important as his/her role is, other members of the Development Team, Architect, Attorneys, Investors, Contractors, and Accountants are just as important as the Developer. In other words, any developer with the minimum experience required by FHFC in its other RFAs should be able to deliver this product if he/she surrounds his/herself with the right development team.

Gerrymandering an RFA to unduly restrict participation is never good public policy and I would encourage the Corporation to seek ways to expand the potential pool of developers to provide the intended quality product that you rightly desire.

Again, thank-you for the opportunity to comment.

Cordially,



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