



OERTEL,  
FERNANDEZ,  
BRYANT &  
ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303  
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:  
TIMOTHY P. ATKINSON  
M. CHRISTOPHER BRYANT  
SEGUNDO J. FERNANDEZ  
KENNETH G. OERTEL  
IAN E. WALDICK

OF COUNSEL:  
C. ANTHONY CLEVELAND  
C. PRESTON MCLANE

May 5, 2021

RECEIVED

MAY 5 2021 8:59 AM

*Via E-mail*

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2021-102 SAIL Financing for Smaller Developments for Persons with Special Needs  
Notice of Intent to Protest by Osceola Mental Health, Inc.  
Applicant for Application No. 2021-302S, Dillingham Apartments

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Petitioner Osceola Mental Health, Inc., Applicant for Application No. 2021-302S (Dillingham Apartments) in RFA 2021-102, hereby gives notice of its intent to protest certain determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2021-102, as approved by the Corporation's Board of Directors on Friday, April 30, 2021. These spreadsheets were posted on the Corporation's website on Friday, April 30, 2021, at 10:25 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Petitioner does not contest the eligibility of its own application, or the selection of its own application for funding.

Petitioner will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant  
Telephone: (850) 521-0700  
Mobile: (850) 544-5302

Email: [cbryant@ohfc.com](mailto:cbryant@ohfc.com)

Counsel for Osceola Mental Health, Inc.

Applicant for Application No. 2021-302S,  
Dillingham Apartments

cc: Hugh Brown, General Counsel ([Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org))  
Chris McGuire, Assistant General Counsel ([Chris.Mcguire@floridahousing.org](mailto:Chris.Mcguire@floridahousing.org))  
Betty Zachem, Assistant General Counsel ([Betty.zachem@floridahousing.org](mailto:Betty.zachem@floridahousing.org))

RFA 2021-102 – Board Approved Preliminary Awards

Total SAIL Funding	12,630,250
Total SAIL Allocated	9,956,085
Total SAIL Remaining	2,674,165

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Request Amount (SAIL plus ELI)	Eligible For Funding?	Tier level	Total Points	Qualifies for the Youth Aging Out of Foster Care Goal	Meets definition of Campus through institution or public university or college?	Qualifying Financial Assistance Preference	Per Unit Construction Funding Preference	SAIL Request Per Unit (exclusive of ELI)	SAIL Request as % of TDC Preference	Florida Job Creation Preference	Lottery Number
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**Youth Aging Out of Foster Care Goal**  
none

**Small or Medium County Application, with a preference for a Tier 1 Application**

2021-302S	Dillingham Apartments	Osceola	M	James A. Shanks	DDER Development, LLC; Osceola Mental Health, Inc.	80% PSN	30	5,309,500.00	Y	1	118	N	N/A	N	Y	\$162,500.00	Y	Y	4
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**Large County Application, with a preference for a Tier 1 Application**

2021-299S	Whispering Pines	Pinellas	L	Jack D. Humburg	Pinellas Affordable Living, Inc.; Boley Centers, Inc.	80% PSN	20	4,646,585.00	Y	1	131	N	N/A	Y	Y	\$217,529.25	N	Y	3
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**Additional PSN Applications**  
none

On April 30, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2021-102 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELI Request Amount	Total Request Amount (SAIL plus ELI)	Eligible For Funding?	Tier level	Total Points	Qualifies for the Youth Aging Out of Foster Care	Meets definition of Campus through institution or public university or college?	Qualifying Financial Assistance Preference	Per Unit Construction Funding Preference	SAIL Request Per Unit (exclusive of ELI)	SAIL Request as % of TDC Preference	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																							
2021-2995	Whispering Pines	Pinellas	L	Jack D. Humburg	Pinellas Affordable Living, Inc.; Boley Centers, Inc.	NC	G	80% PSN	20	4,350,585.00	296,000.00	4,646,585.00	Y	1	131	N	N/A	Y	Y	\$217,529.25	N	Y	3
2021-3005	Founders Point	Pinellas	L	Jack D Humburg	Pinellas Affordable Living, Inc.; Boley Centers, Inc.	NC	G	80% PSN	15	3,392,565.00	204,900.00	3,597,465.00	Y	1	130	N	N/A	Y	Y	\$226,171.00	N	Y	5
2021-3025	Dillingham Apartments	Osceola	M	James A. Shanks	DDER Development, LLC; Osceola Mental Health, Inc.	NC	G	80% PSN	30	4,875,000	434,500	5,309,500.00	Y	1	118	N	N/A	N	Y	\$162,500.00	Y	Y	4
<b>Ineligible Applications</b>																							
2021-3015	Scholars' Village	Broward	L	Linda Taylor	Neighborhood Renaissance, Inc.	NC	G	80% PSN	24	4,833,000.00	597,600.00	5,430,600.00	N	1	120	Y	Institution	Y	Y	\$201,375.00	Y	Y	2
2021-3035	Village at River City	Duval	L	Shannon L. Nazworth	Ability Housing, Inc.	NC	G	80% PSN	30	4,875,000	537,700	5,412,700.00	N	1	129	N	N/A	N	Y	\$162,500.00	Y	Y	1

On April 30, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.