



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	\$500,000				
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>\$500,000</b>				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes   X   No         
 Does this Item include the use of Federal funds? Yes        No   X    
 Does this Item include the use of State funds? Yes        No   X  

Budget Account No.:  
 Fund 1116 Dept. 143 Unit 310K Object 8201 Program Code/Period \_\_\_\_\_

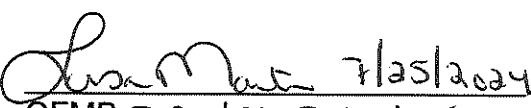
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Approval of this agenda item will appropriate \$500,000 in County Housing Initiatives Program funding.


**C. Departmental Fiscal Review:**   
 Valerie Alleyne, Division Director II  
 Finance and Administrative Services, DHED

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

  
 OFMB DA 7/23 DA 7/25

  
 Contract Development and Control  
 7/26/24

**B. Legal Sufficiency:**  
  
 Chief Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director



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May 16<sup>th</sup>, 2024

Jonathan Brown, Director  
PBC Housing and Economic Development  
100 Australian Avenue, 5<sup>th</sup> Floor  
West Palm Beach, FL 33406

Dear Mr. Brown:

Oikos Development Corporation, a not-for-profit 501c3 is the current developer of 60 units of affordable workforce housing in Pahokee, FL called Everglades Townhomes. The breakdown of funding for the project is as follows:

First Mortgage -USDA 538	\$ 3,100,000	16.1%
Second Mortgage - USDA 514	\$ 6,500,000	33.8%
Palm Beach County Loan	\$ 857,000	4.5%
HAC Loan (hard)	\$ 355,000	1.8%
HAC Loan (soft)	\$ 100,000	0.5%
Solar Credit Equity	\$ 75,232	0.4%
Deferred Fee	\$ 725,622	3.8%
Return from Sale of Tax Credits	\$ 528,445	39.1%

The County previously awarded \$857,000 of ARPA funds to the project, which represents less than 5% of the project cost, and leverages all the other sources of funds. The project, in addition to the tax credit affordability period, has an extended use period of 50 years guaranteed affordability on the project.

The Everglade Memorial Hospital was previously located on the site at 200 S Barfield Highway, but it had been abandoned for decades and fallen into a dilapidated condition. The City of Pahokee demolished the building back in the fall of 2021, and one of the conditions of the original RFP for demolition was that the hospital be removed, and all underground utilities be capped/removed. Neither of these took place, and the City states they were unaware of the underground utilities remaining.


When we were doing general site work in December 2023, we hit a water line that was unmarked and not on any City/County maps. At that point we had to throw our underground utility plan out and perform ground penetrating radar and dig to locate all the unmarked lines. We also discovered that none of the marked lines were capped or removed. We've been working with Palm Beach WUD for the past several months and have devised a new plan, but

the discovery and new plan is increasing costs that were unaccounted for previously.

We need to increase the General Contractor's construction budget by \$800,000. This is a tax credit project and this will increase eligible basis so the tax credits will increase by approximately \$300,000, leaving a \$500,000 gap.

Oikos Development Corporation, a nonprofit 501c3, therefore respectfully requests a \$500,000 soft loan from the County as a Source. This \$500,000 leverages roughly \$20,000,000 in other funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'MS', with a stylized flourish at the end.

Michael Snodgrass  
President/CEO  
Oikos Development Corporation  
Managing Member of  
Everglades Townhomes LP