

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

Triumph Gulf Coast, Inc. (“Triumph Gulf Coast”) has created a pre-application process to provide initial consideration of potential ideas for projects or programs that may seek an award of funding. Applicants are required to participate in the pre-application process. Notwithstanding the response from Triumph Gulf Coast on the pre-application form, an Applicant may still elect to submit an Application.

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Apalachicola

Brief Description of Background of Individual/Entity/Organization: The City of Apalachicola is located within Franklin County, one of the eight disproportionately-affected counties in Northwest Florida.

Contact Information:

Primary Contact Information: Lee Mathes

Title: City Administrator

Mailing Address: 1 Avenue E, Apalachicola, FL 32320

Telephone Number: 850-653-9319

Email Address: leemathes@cityofapalachicola.com

Website: www.cityofapalachicola.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Save Our Shotguns Apalachicola, Inc., Franklin County Land Trust

REQUIRED EXECUTIVE SUMMARY:

In a maximum of three (3) pages, please describe the proposed project or program, including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

IMPORTANT NOTICE

This pre-application process will **not** result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an Application, which will be scored, and then considered for award in the discretion of Triumph Gulf Coast Board.



City of Apalachicola . 1 Avenue E . Apalachicola, FL 32320
www.cityofapalachicola.com

Triumph Gulf Coast Pre-Application
City of Apalachicola Work Force Housing Proposal

Apalachicola needs reasonably priced housing for its' workforce to sustain the City's economic development. There is an unmet need for privately- owned housing for low and moderate-income individuals and families in the City. Teachers, nurses, medical support staff, and police officers are in need of housing affordable at their salary levels that does not presently exist. Study and research on this issue in Apalachicola over a two-year period shows that restoring or building a 800 to 1000 SF house at \$100/SF yields a mortgage rate that would be affordable for low to moderate income earners in the City. This proposal would provide an economic boost to the region in that reliable housing stock that will attract, sustain and expand our workforce resulting in economic growth for the area.

Funding Requested

This is a proposal to fund a \$400,000 revolving fund that would be used to preserve, reproduce and make energy efficient the housing stock in the Hill neighborhood of Apalachicola. Acquisition and construction costs would be recouped when the home was sold to an eligible buyer, with the process continuously repeating.

Local Match and Sustainability

The grant request is \$400,00, which would be matched by a \$100,000 line of credit and additional in-kind contributions. The \$400,000 grant plus the \$100,000 match and additional in-kind contributions would initially establish a pilot program. Grant requests over the life of the Triumph Fund could be used to expand the program's geographic reach to the entire county. The program could become a model for other NW Florida counties eligible for Triumph funding.

Partners would be a collaboration between the City of Apalachicola and a local non-profit, formed with this mission, Save Our Shotguns Apalachicola, Inc. and the Franklin County Land Trust. Additional collaboration will be sought with the Franklin County School District and Gulf Coast Community College for apprenticeship opportunities for their vocational education students.

Save Our Shotguns is already active in the affordable housing area. For more than three years the group has been active in research and awareness programs and the group recently began construction of a new shotgun style energy efficient house with a projected cost of \$100 per SF, achieved through design features and in-kind contributions. Additional information about Save Our Shotguns can be found at saveourshotguns.org.

Save Our Shotguns would provide a \$100,000 match in the form of a line of credit to the requested \$400,000 grant. Build-out of projects would provide apprenticeship opportunities to vocational students and youth participants in City programs while at the same time reducing the labor cost of construction.

Locations

The location of the project would be concentrated in the historic north side of Apalachicola known as "The Hill." The program would preserve individual structures of historic value and the pattern of settlement that historically provided a rich and vibrant neighborhood of the City.

Summary

The program is best described as a workforce housing, vocational training and job creation program. It would confer benefits across many fronts important to the City and County.

At the requested level of funding, it is estimated that approximately four houses would be in the pipeline at any given point in time. Eligible buyers would be identified and approved through an independent, open selection process. Financing packages for buyers will include mechanisms to ensure continuing affordability status for the homes built under this program.

The restoration or build process would provide apprenticeship opportunities for vocational students in the Franklin County school system and will result in improved educational outcomes and ultimately sustainable job creation as the skill level of graduates improves.

Historic preservation and new construction consistent with historic preservation will sustain the City's tourism industry, which is based on the City's location and its unique distinction as one of the Gulf's coast most well preserved historic communities, and is necessary to revitalize a workforce traditionally dependent on the declining seafood industry.

The program would work in tandem with existing City and County programs that address housing issues. In particular, the existing SHIP program will be a down payment resource for home -buyers, while the vocation education program can take advantage of additional apprenticeship opportunities for SHIP recipients, lowering their overall cost as well. Additional opportunities may exist with Habitat for Humanity.

This is a plan the would provide workforce housing, workforce education, overall improvement in education quality, while preserving the historic structures and adding to them in a way that sustains tourism that is the evolving economic base of Franklin County.

Timeline

If funded, the proposed project can be initiated immediately and would be ongoing.