

APPLICANT INFORMATION

Name of Organization: Air Force Enlisted Village
Proposal Title: All-Service Military Retirement Village
Amount of Triumph Funds Requested: \$172,000
Total Estimated Project Cost: To be determined

Brief Description of Organization:

The Air Force Enlisted Village (AFEV) is a 501c3 nonprofit corporation providing independent- and assisted-living homes to surviving spouses of retired enlisted Airmen and retired military couples. We are an official charity of the USAF and recently celebrated our 50th anniversary. Our operation includes 352 independent-living units in Bob Hope Village and 66 assisted-living units in the Hawthorn House supporting a total of over 500 residents.

Contact Information

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In the 2019 National Defense Authorization Act, the Secretary of the Air Force is authorized to convey 80 acres of Eglin AFB land to the Air Force Enlisted Village for the purpose of building independent and assisted living for veterans. This conveyance is detailed as a market rate transaction with provisions for cash payments, for in-kind donation credits, or a combination thereof by the Secretary of the Air Force. The AFEV is currently working with Eglin AFB, the Air Force Civil Engineering Center, and the Secretary of the Air Force to address the conveyance options. However, our preference would be to amend the language of the 2019 NDAA to allow for a conveyance without consideration to reduce the costs of our planned development.

The AFEV has a strategic goal of developing a community like the existing Bob Hope Village campus with the express purpose of serving a broader audience. For over 50 years, the AFEV has served a very specific and limited population with a focus on widows/retirees from the Air Force. We recognize the unique position we hold and the ability to care for a very special demographic. But, we also recognize the limited scope of our organization. We do not offer the same opportunities for residency to the other branches of the armed services and we see that as an area where we can expand our mission to help more people. Specifically, we would like to build a community that will serve surviving spouses and retired military couples from ALL military services. This community would be open to all ranks from all services and would be a one-of-a-kind community in Florida and in the United States. The other branches of the Armed Forces do not have a community like the AFEV to care for their enlisted retirees and annuitants, and we want to provide an option for them to move into a safe, secure community in Northwest Florida.

The population of the United States is growing older and the needs of the aging population are placing a large demand on communities and health care systems. Countless demographic studies show the baby boomer generation moving through the aging continuum and there isn't a single "best" option for how

to meet the needs of this cohort. Many individuals will choose to live at home and age in place to the extent possible. Others will select a community to cater to and assist with their aging needs. Within the group electing to move to a retirement community there will be those with significant assets and, therefore, choices of where to live. A portion of the group will not have the resources required and will rely on governmental assistance when they cannot live on their own any longer. And, finally, there will be a large demographic that is in the middle although nobody has an exact number of individuals in this category. What is widely accepted is that finding suitable housing in the middle market will be a challenge for many as they age. The proposed community will help to provide quality housing for military retirees in this middle market segment as well as provide homes to widows in need.

Additionally, the AFEV also plans to develop part of the land conveyed by the USAF into a community to provide homes for wounded warriors and caregivers as they age. To the best of our knowledge, we are the only organization that is looking at the issue of caring for wounded warriors as they age. We believe we are at the forefront of a post-9/11 GWOT issue and can position our community to create synergy with Eglin AFB and the Veterans Administration to help these combat veterans as they age.

To accomplish our goal, we are requesting Triumph Gulf Coast to provide the needed resources to conduct the required due diligence, feasibility studies, and create the foundation for growing the community. Specifically, we need assistance with surveying the property, conducting environmental studies, community and space planning, legal and corporate structure counsel, architectural and engineering fees, economic impact assessments, and fundraising consultations. Following the study and evaluation period, we will develop a financing plan to support a tax-exempt bond issuance to construct the community.

Greystone (Community development, marketing):	\$30,000
SEAS (property/boundary survey)	\$12,000
Environmental impact study (Estimate)	\$15,000
Haas Center (follow-on economic impact study)	\$15,000
Ziegler Finance (Tax-exempt bond consultants)	\$25,000
Trilogy Consulting (Strategic planning consultant)	\$20,000
Legal (Corporate structure/bond counsel)	\$25,000
Hartsook (capital campaign/fundraising)	\$30,000
Total	\$172,000

As part of the philanthropic nature of our organization, we will be doing aggressive fund raising to offset the initial infrastructure costs as well as to establish a fund to assist the aging wounded warrior support needs. We will engage The Hartsook Company, a nationally recognized fundraising consultant, to help us develop a capital campaign plan to accomplish this goal. Note: The AFEV has recently completed successful capital campaigns (\$3.1 million) to fund the renovation of our community center.

We have already funded the first portion of the economic impact study and the initial surveyor fees to establish the boundary of the 80-acre parcel. The requested \$172,000 will enable us to continue the foundational steps to develop this large community. Conservatively, we estimate building a community approximately the same size as Bob Hope Village with 250-300 independent living units plus the living units for the wounded warriors and caregivers. Additionally, we see an opportunity to affiliate with a skilled nursing partner to provide this critical function to our community as well providing rehabilitative care.

Please Select the Proposal's Eligibility Category(s)

Pursuant to Section 288.8017, Triumph Gulf Coast, Inc. was created to make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. The disproportionately affected counties are: Bay County, Escambia County, Franklin County, Gulf County, Okaloosa County, Santa Rosa County, Walton County, or Wakulla County. *See*, Section 288.08012.

1. From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties;
- Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Please Select the Priorities this Proposal's Outcomes will Achieve

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- Increase household income in the disproportionately affected counties above national average household income.
- Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.
- Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- Benefit the environment, in addition to the economy.
- Provide outcome measures.
- Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- Are recommended by the board of county commissioners of the county in which the project or program will be located.
- Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.