

CITY OF APALACHICOLA

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December 13, 2018

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City Attorney

J. Patrick Floyd

Mr. Don Gaetz, Chair
Triumph Gulf Coast Board
P.O. Box 12007
Tallahassee, FL 32317

Dear Chairman Gaetz,

The City of Apalachicola is pleased to submit for your consideration this Triumph Gulf Coast application for a workforce housing and infrastructure initiative that includes an educational apprentice program, a jobs creation component and a growth and succession plan for local businesses damaged by the recent Hurricane Michael.

The project is composed of three basic components.

- 1) leverage city-owned property and tax incentives to initiative a workforce housing initiative to provide jobs and generate replicative affordable workforce housing within the region.
- 2) expand infrastructure to support an area targeted for affordable workforce housing;
- 3) provide trades-related education and career options through apprenticeships with industry leaders as well as create a growth and succession plan for local businesses to continue to serve community.

The vision of this project is to create a multi-layered program that addresses urgent issues facing this region's workforce and their housing needs. The program would be easily expandable to include region-wide participation by neighboring counties with similar challenges.

The City of Apalachicola has chosen to submit its applications independent of the Franklin County Commission but would welcome the participation of the County as well as neighboring counties with similar challenges.

We appreciate the board's consideration of this application and the City stands ready to partner with all entities to promote economic development throughout the region.

Sincerely,

Van W. Johnson
Mayor, City of Apalachicola



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Triumph Gulf Coast Pre-Application
Affordable Workforce Housing and Job Creation Proposal

The City of Apalachicola is seeking Triumph Gulf Coast Funding to accomplish three economic initiatives:

- 1) leverage city-owned property and tax incentives to initiative a workforce housing program to provide jobs and generate replicative affordable workforce housing within the region.
- 2) expand infrastructure to support an area targeted for affordable workforce housing;
- 3) provide education and career options through apprenticeships with industry leaders.

This grant would fuel economic development by providing jobs and providing affordable workforce housing for the Bay, Gulf and Franklin County region. Coordination with the Franklin County and surrounding area's school systems construction and trades program could provide on-the-job educational opportunities for students and present trades-related job opportunities.

Expand Water and Sewer infrastructure to support affordable workforce housing. The City currently owns property in the R-2 zoning district that is undeveloped not currently served by water and sewer utilities. This proposal would fund the expansion of utilities to those City-owned parcels which have have been earmarked for the affordable workforce housing development.

Displaced and Affordable Workforce Housing & Job Creation.

On October 10, Hurricane Michael magnified the affordable workforce housing problem in Apalachicola, Franklin County and neighboring Gulf and Bay County and turned a housing shortage into a housing crisis.

The hardest hit areas were those in the very neighborhoods where service and hourly workers could afford to live. The majority of those displaced in our region are teachers, police officers, servers, cashiers and hourly workers - the very people who make the Florida's Forgotten Coast what it is. Many have lost their friends, their jobs, their homes and their dreams. Some have found alternative housing arrangements by doubling up with others, or in hotels or with FEMA assistance, but the costs of rebuilding are so astronomical, many are doing what they can just to hold on or, if necessary, relocate.

This is a proposal to launch an affordable workforce housing pilot project on city-owned property and property elsewhere in the County made available through a partnership with the Franklin County Community Land Trust and other nonprofit workforce housing entities. The project would be patterned, in part, after the Florida Keys Community Land Trust and would engage the services of industry leaders in workforce and disaster recovery to address affordable workforce housing crisis in the region. Through the successful community land trust model, this project would connect public, private and nonprofit partners to supply energy efficient and modular cottage homes at an attractive price-point to meet workforce housing needs in the region.

In addition to the land trust model, the initiative would also incorporate elements of other successful national rural housing and economic development models that build community capacity in critical areas including job creation through a registered apprentice program, business development focusing on retention, growth, succession planning and start-ups and community development through creative placemaking concepts.

Through the program parameters, this rural housing and economic development initiative would accomplish the following:

- provide young people career options locally through apprenticeships with industry leaders
- address the barriers to homeownership by providing affordable workforce housing
- create a growth and succession plan for local businesses to continue to serve community
- expand and connect already existing strengths within the public, private and nonprofit sector.

The vision of this project is to create a multi-layered program that addresses urgent issues facing this region's workforce and their housing needs. The program would be easily expandable to include region-wide participation by neighboring counties with similar challenges.

(i) Funding Requested

This proposal is seeking funding in the amount of \$800,000.

(ii) Local Match and Sustainability

Local Match. The City is providing matching support through the use of more than \$1.5 million worth of city-owned land and buildings, additional residential development connection revenues and through the donated services of professional engineers and business professionals.

Sustainability for Workforce Housing

With regard to workforce housing initiative, the proposed project would generate an estimated 20-30 jobs through apprenticeships, business retention and new business development resulting from relocations resulting from additional housing availability. The initiative would increase household income for participants by reducing housing costs and thereby increase amount of resources available to households.

(iii) Locations

The project is located near the City's eastern residential district.

(iv) Summary

The project consists of components as identified below.

Expansion of infrastructure - \$300,000

The City proposes to expand water and sewer to a residential area of more than 50 lots that are not currently served by water and sewer and which has been proposed for an affordable workforce project. The project will open up potential housing for more than 50 new connections.

Affordable Housing Initiative – \$500,000

The City proposes to partner with a non-profit community land trust to provide the land and partial facilities to bring a manufactured housing company to Apalachicola to open a facility to build small scale affordable workforce housing. The facility would create an estimated 20-30 jobs and provide a housing for displaced hurricane victims within the City limits on property donated by the City. The funding would also help establish equity by creating a revolving loan fund for the workforce initiative.

(v) Timeline

The projects can be initiated immediately and housing units completed within between 18-24 months of a final contract.