



Memorandum

To: Commissioner Donna Fiala, District 1
Commissioner Andy Solis, Esq., District 2
Commissioner Burt L. Saunders, District 3
Commissioner Penny Taylor, District 4
Commissioner William L. McDaniel, Jr., District 5

Through: Leo Ochs, County Manager

From: Cormac Giblin, Housing & Grant Development Manager
Community and Human Services Division 

Date: March 15, 2018

Subject: Housing & Grants Communication Update 3/15/18
Approved Affordable Housing Units Map and Chart of Units
Valued Less Than \$250,000 in Collier County

CC: Nick Casalanguida, Deputy County Manager
Steve Carnell, Public Services Department Head
Kim Grant, Director Community and Human Services

This memo is to provide clarity on housing affordability topics.

During the March 13, 2018 BCC meeting, the County Manager placed the 2 attached charts on the visualizer.

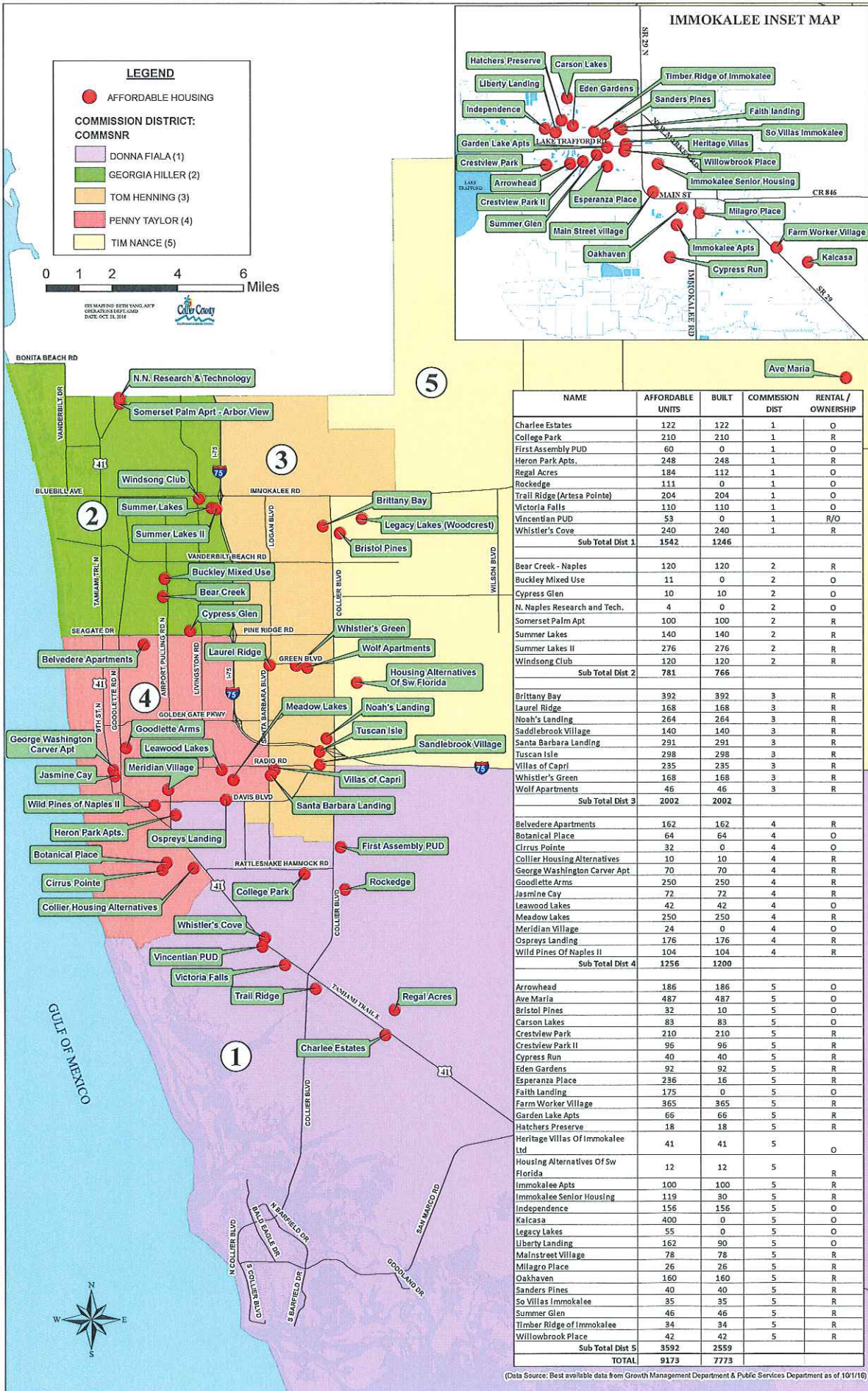
The first is a map of all the Approved Affordable Housing Developments in Collier County. Approved affordable housing developments are those that have an affordability restriction with the County on some or all units, are monitored yearly, and the rents, prices and incomes of the residents are limited. This map has been provided to the board previously and is included in the Community Housing Plan. There is also an inventory of individually restricted units (mostly single family) that are not shown on this map.

The second sheet the County Manager placed on the visualizer is a chart showing the number and percentage of residential units in Collier County valued by the Property Appraiser at less than \$250,000. \$250,000 is used as it represents the maximum purchase price that a typical household of three at the top of the Gap housing can afford. This chart was provided to the Board in January 2018. It shows the dispersal of residential units throughout the county by Commission District and by Zip Code. For example, in district three you will see that 19,666 units are less than \$250,000, representing 57.8% of all the units in that district, and is in proportion with the other districts.

The origin of this chart is based on a recognition that the "Approved Affordable Housing Units Map" (described above) may not paint a true picture of all the "low-cost housing" in the County. Some units may naturally be affordable in the market based on age, location, size and other factors. By using Property Appraiser data for residential unit values of less than \$250,000, the location of all units that fall in the affordable categories can be accurately illustrated.

As always, should you have any questions or need more information, please do not hesitate to let me know.

COLLIER COUNTY APPROVED DEVELOPER COMMITTED AFFORDABLE HOUSING LOCATION MAP BY COMMISSION DISTRICT



LEGEND

- AFFORDABLE HOUSING

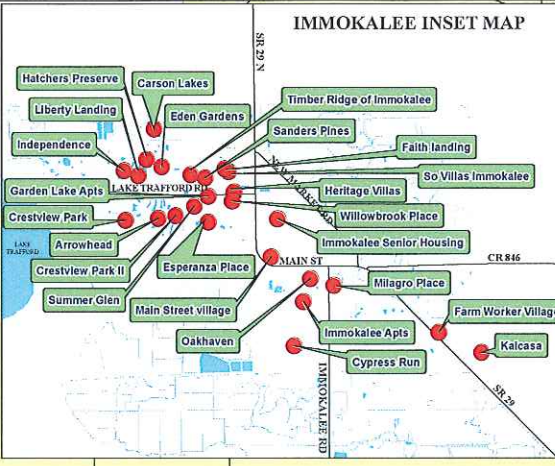
COMMISSION DISTRICT:

COMMSNR

- DONNA FIALA (1)
- GEORGIA HILLER (2)
- TOM HENNING (3)
- PENNY TAYLOR (4)
- TIM NANCE (5)



GIS MAPING: BETH YANG, APT
OPERATION: BETH YANG
DATE: OCT. 11, 2016



NAME	AFFORDABLE UNITS	BUILT	COMMISSION DIST	RENTAL / OWNERSHIP
Charlee Estates	122	122	1	O
College Park	210	210	1	R
First Assembly PUD	60	0	1	O
Heron Park Apts.	248	248	1	R
Regal Acres	184	112	1	O
Rockledge	111	0	1	O
Trail Ridge (Artesa Pointe)	204	204	1	O
Victoria Falls	110	110	1	O
Vincentian PUD	53	0	1	R/O
Whistler's Cove	240	240	1	R
Sub Total Dist 1	1542	1246		
Bear Creek - Naples	120	120	2	R
Buckley Mixed Use	11	0	2	O
Cypress Glen	10	10	2	O
N. Naples Research and Tech.	4	0	2	O
Somerset Palm Apt	100	100	2	R
Summer Lakes	140	140	2	R
Summer Lakes II	276	276	2	R
Windsong Club	120	120	2	R
Sub Total Dist 2	781	766		
Brittany Bay	392	392	3	R
Laurel Ridge	168	168	3	R
Noah's Landing	264	264	3	R
Saddlebrook Village	140	140	3	R
Santa Barbara Landing	291	291	3	R
Tuscan Isle	298	298	3	R
Villas of Capri	235	235	3	R
Whistler's Green	168	168	3	R
Wolf Apartments	46	46	3	R
Sub Total Dist 3	2002	2002		
Belvedere Apartments	162	162	4	R
Botanical Place	64	64	4	O
Cirrus Pointe	32	0	4	O
Collier Housing Alternatives	10	10	4	R
George Washington Carver Apt	70	70	4	R
Goodlette Arms	250	250	4	R
Jasmine Cay	72	72	4	R
Leawood Lakes	42	42	4	O
Meadow Lakes	250	250	4	R
Meridian Village	24	0	4	O
Ospreys Landing	176	176	4	R
Wild Pines Of Naples II	104	104	4	R
Sub Total Dist 4	1256	1200		
Arrowhead	186	186	5	O
Ave Maria	487	487	5	O
Bristol Pines	32	10	5	O
Carson Lakes	83	83	5	O
Crestview Park	210	210	5	R
Crestview Park II	96	96	5	R
Cypress Run	40	40	5	R
Eden Gardens	92	92	5	R
Esperanza Place	236	16	5	R
Faith Landing	175	0	5	O
Farm Worker Village	365	365	5	R
Garden Lake Apts	66	66	5	R
Hatchers Preserve	18	18	5	R
Heritage Villas Of Immokalee Ltd	41	41	5	O
Housing Alternatives Of Sw Florida	12	12	5	R
Immokalee Apts	100	100	5	R
Immokalee Senior Housing	119	30	5	R
Independence	156	156	5	O
Kalcasa	400	0	5	O
Legacy Lakes	55	0	5	O
Liberty Landing	162	90	5	O
Mainstreet Village	78	78	5	R
Milagro Place	26	26	5	R
Oakhaven	160	160	5	R
Sanders Pines	40	40	5	R
So Villas Immokalee	35	35	5	R
Summer Glen	46	46	5	R
Timber Ridge of Immokalee	34	34	5	R
Willowbrook Place	42	42	5	R
Sub Total Dist 5	3592	2559		
TOTAL	9173	7773		

(Data Source: Best available data from Growth Management Department & Public Services Department as of 10/1/16)

Property Appraiser Residential Unit Market Values December 2017

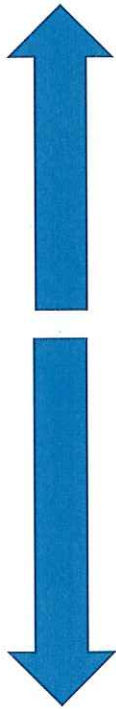
Larger Percentage of Units Less Than \$250,000



Smaller Percentage of Units Less Than \$250,000

Commission District	\$50,000 - \$115,000	\$115,001 - \$200,000	\$200,000 - \$250,000	\$250,000 +	Total Units Less Than \$250,000 in District	Total Units in District	Percent of Total Units in County	Percent of Units Less Than \$250,000 in District
5	2,818	6,155	7,089	7,701	16,062	23,763	11.6%	67.6%
3	1,723	9,791	8,152	14,378	19,666	34,044	16.6%	57.8%
1	5,811	12,566	14,579	27,178	32,956	60,134	29.3%	54.8%
4	2,390	9,624	7,664	22,028	19,678	41,706	20.3%	47.2%
2	950	5,938	10,383	28,542	17,271	45,813	22.3%	37.7%
Total	13,692	44,074	47,867	99,827	105,633	205,460	100.0%	51.4%
Percent	6.7%	21.5%	23.3%	48.6%	51.4%	100.0%		

Larger Percentage of Units Less Than \$250,000



Smaller Percentage of Units Less Than \$250,000

ZIP Code	\$50,000 - \$115,000	\$115,001 - \$200,000	\$200,000 - \$250,000	\$250,000 +	Total Units Less Than \$250,000 in Zip	Total Units in Zip	Percent of Total Units in County	Percent of Units Less Than \$250,000 in Zip
34137	14	52	1	0	67	67	0.0%	100.0%
34141	16	4	2	0	22	22	0.0%	100.0%
34139	219	130	153	73	502	575	0.3%	87.3%
34116	869	3,471	3,528	1,216	7,868	9,084	4.4%	86.6%
34138	78	46	90	37	214	251	0.1%	85.3%
34142	1,853	740	1,208	687	3,801	4,488	2.2%	84.7%
34112	2,749	7,780	6,006	3,280	16,535	19,815	9.6%	83.4%
34117	238	1,856	2,883	2,007	4,977	6,984	3.4%	71.3%
34140	23	104	120	112	247	359	0.2%	68.8%
34104	1,395	5,319	4,272	5,146	10,986	16,132	7.9%	68.1%
34114	2,243	2,658	2,898	5,230	7,799	13,029	6.3%	59.9%
34113	1,041	3,282	3,942	6,257	8,265	14,522	7.1%	56.9%
34120	421	3,876	3,481	6,325	7,778	14,103	6.9%	55.2%
34105	853	3,123	1,178	4,447	5,154	9,601	4.7%	53.7%
34109	691	2,428	4,503	7,625	7,622	15,247	7.4%	50.0%
34110	227	2,496	2,561	7,984	5,284	13,268	6.5%	39.8%
34145	227	1,775	3,483	12,150	5,485	17,635	8.6%	31.1%
34119	113	2,308	2,224	10,344	4,645	14,989	7.3%	31.0%
34108	32	859	3,108	11,814	3,999	15,813	7.7%	25.3%
34134	0	155	210	1,119	365	1,484	0.7%	24.6%
34103	301	1,150	726	7,489	2,177	9,666	4.7%	22.5%
34102	89	462	1,290	6,485	1,841	8,326	4.1%	22.1%
Total	13,692	44,074	47,867	99,827	105,633	205,460	100.0%	51.4%
Percent	6.7%	21.5%	23.3%	48.6%	51.4%	100.0%		

Property Appraiser Data 12/12/18

Analysis of Property Appraiser's "Market Value" of all Residential Units (Methodology includes: Single Family, Multi-Family, Condos, Mobile Homes, & Trailers; Excludes: Timeshares, Boarding Homes, Co-ops, Misc.