

## Charity Golf Tournament Scholarships Awarded

We are proud to announce the East Naples Foundation (ENF) and East Naples Civic Association (ENCA) Charity Golf Tournament on May 4th was a huge success and raised over \$8,000.00!

Thank you ENCA Board Member, Neil Curley, for assisting in the task of evaluating CCPS

Scholarship Applications received by ENCA and ENF. Many qualified applications were received and it truly was a difficult decision. Four recipients were selected and three were awarded a Certificate

of Scholarship by ENCA and ENF at our May 17th luncheon.

Congratulations to the high school senior recipients!

Morgan Devlin - Lorenzo Walker Technical High School. \$1,000 Scholarship. Morgan's major/program of study is nursing and her career plans are to be a neonatal intensive care unit nurse.

Mariana Ruiz-Vallejo, Lely High School \$1,000 Scholarship. Mariana's major/program of study is aviation business and her career plans are airport management/entrepreneur.

Zoe Muehlen, Lorenzo Walker Technical High School \$1,000 Scholarship. Zoe's major/program study is nursing and her career plans are nurse practitioner.

Hanna Barth - Lely High School \$1,000 Scholarship. Hanna's major/program of study is biomedical sciences and her career plans are to become a trauma surgeon/ER doctor.

ENCA/ENF will award the sum of \$2,000 to Lorenzo Walker



Morgan Devlin, Mariana Ruiz-Vallejo, Zoe Muehlen

Technical High School for the 2018-2019 school year. Funds will be earmarked to assist with student certification fees, uniforms, tools, etc.

ENCA/ENF is also proud to contribute the sum of \$2,000 to the Parkside Elementary School Reading Program. The Reading Program has been championed by the East Naples Foundation for four+ years. This successful program has assisted in elevating the reading scores of Parkside Elementary students. We are extremely proud to be able to provide much needed assistance for this program.

A huge thank you to the valued sponsors, silent auction donors, golf tournament and dinner participants who made these educational gifts possible. We could not have done this without you. Your generosity made the above contributions to East Naples schools a reality and for that we are grateful.

## Special June Luncheon Aboard the Naples Princess Is Full!

Our June 21, 2018 luncheon will be a special event that evening (in lieu of luncheon) aboard the Naples Princess for a sunset cruise.

Boarding begins at 6:30 and the sunset cruise is from 7:00 - 9:00pm.

Ticket includes appetizers. There will be a cash bar. See you there!

## ENCA Luncheons

The July 19th, 2018 ENCA Luncheon will feature Collier County Commissioners running for office at our luncheon venue, **The Players**



**Club**, at 8060 Grand Lely Drive. Luncheons begin at 11:30am and the cost is \$22 for members, \$25 non-members. We will begin accepting reservations after our special June Sunset Cruise.

There will not be an August luncheon. We will resume the luncheons September 20, 2018.

Please RSVP with your reservations and/or cancellations for the monthly luncheons no later than 6:00pm Monday prior to the luncheon. It's easy to make your reservation or cancel one, just call 239-434-1967 or go online to <http://www.eastnaplescivic.com/luncheon-reservations>.

We are also working on being able to accept credit card payments at the time you make your reservations. Our target date is September 2018.

Please note: Let us know as soon as possible if you cannot make it after reserving your seat. We have to pay for the number we give them and this would come from the scholarship monies. We have been very lenient but will have to invoice those who do not show for reasons other than an emergency. Thank you in advance.

**Join ENCA now!**

**Have a safe & fun summer!**

Note: We do not publish the newsletter in July and August.



## Care Needed to Find Affordable Housing Solution

This is a Letter to the Editor that ran in Coastal Breeze from Dr. Carlos Portu, MD, who is on the Collier County Affordable Housing Advisory Board. Graphics are attached.

After reading several media accounts detailing town hall meetings riddled with contention regarding the potential repurposing of the land deemed Manatee Regional Park, I feel compelled to share my research.

Naples and the surrounding area is in desperate need of more affordable housing. For those of you who do not know, Collier County has an Affordable Housing Advisory Committee (AHAC). The role of AHAC is to gather and convey public input on the future of affordable housing within Collier County. Once a month, on Monday mornings I block my patient schedule, so I can serve on this committee. That experience has provided me intimate knowledge on where our community stands (and rest their head).

When treating an ailment, doctors are trained to assess the whole patient, not just a symptom, keeping in mind the fundamental teaching, first, do no harm. Housing, as it turns out, is no different. When the community demonstrates the need for more affordable housing, care must be taken to ensure the housing type, location, and intention of that housing, fits the community's needs and does not cause more harm than it fixes.

I compiled, then presented, information to the Affordable Housing Advisory Committee at our last meeting and felt it should be shared to help do no harm to our wonderful community.

MAP 1 (attached): titled Collier/41 intersection taken from the Appraiser's site has been color coded to detail specific housing types surrounding the proposed development area (in yellow).

As you can see indicated in red, the area features a preponderance of manufactured home communities. This corridor accounts for over 20% of ALL manufactured homes in Collier County. Due to the drastically reduced rate of appreciation (compared to a traditionally built home), these mobile homes and neighborhoods, although not constructed as low-income housing developments, are by their very nature affordable housing. A quick Zillow search will display a parade of dozens of these properties for sale in a price

range that meets the county's definition of affordability for VERY LOW or LOW income individuals.

The areas covered with black show some of the communities or homes that are deemed Gap Workforce Housing (valued at or less than \$300,000) as indicated by the county's criteria. With the variety of new construction and existing homes of this area offering options to families of all income, why do we need to give away park land for more low-income housing in this area? (Please see the chart 1 on next page.

The excerpt taken from the AHAC meeting minutes from April 2017, shows district 1 has the largest absolute number of homes below 175,000 dollars in the county, in fact district 1 has 32% of the entire counties properties appraised under \$175,000. Why would we need to subsidize the most affordable land in the county?

Another symptom that needs to be added to the assessment is the areas identified on the MAP 1 in blue. Some of the blue represent the amazing work the Naples Chapter of Habitat for Humanity (HFH) has done. HFH has enabled at least 934 families to build their lives in East Naples through their affordable housing developments and remodels. The rest of the blue shows more than 150 acres of additional undeveloped land HFH owns. The area the map represents is only about 1% of all land available in the county and is home to over 54% of the HFH houses built in the county. Taking into account the maximum affordable housing density offered to affordable development, HFH undeveloped 150 acres could potentially add more than 2000 additional housing units to an already saturated area (the 150 acres only accounts for parcels easily searchable, titled in HFH's name).

As one looks closer, the aspects of what makes the Manatee Road Parcel a poor choice for continued affordable housing projects become even more apparent. Consider its overall location relative to the workforce requirements of our county detailed in the included graphics.

MAP 2 (attached): Where Workers Work shows jobs, geographically, in Collier County. As you can see, the concentration of labor needs within our county is far from the proposed housing site. The drive from East Naples to the

majority of employment in the county could be upwards of an hour during our busy season. The result would be overcrowding our already busy arterial roads and flooding residential neighborhoods with through traffic.

MAP 3 (attached): What Workers Make in SE Naples shows the average income of workers in the highlighted section of town. I find it compelling that nearly 75% of all workers living in this neighborhood make an amount that would qualify them for even the most stringent affordable housing requirements. When compared to the county as a whole (data shown on the "Where Workers Work" graphic attached), the preponderance of this working class within this neighborhood is 10% greater than the county average (which also factors in this same area). Proceeding with this project would in my own perspective violate the county's mandate to refrain from oversaturating an area with low income housing, invariably harming schools and stretching regional resources thin.

Please consider how concentrating even more affordable housing units in the most affordable part of Collier County far from the majority of workforce needs is going to impact not only those presently living there but also those who are drawn there by the county's future planning.

(See attached graphics.)

## Affordable Housing

The Affordable Housing Initiative has a very important item that could affect us immensely being presented to Collier County Commissioners at their June 26, 2018 BCC meeting, "Provide administrative approvals of certain affordable housing (AH) applications (including senior housing)."

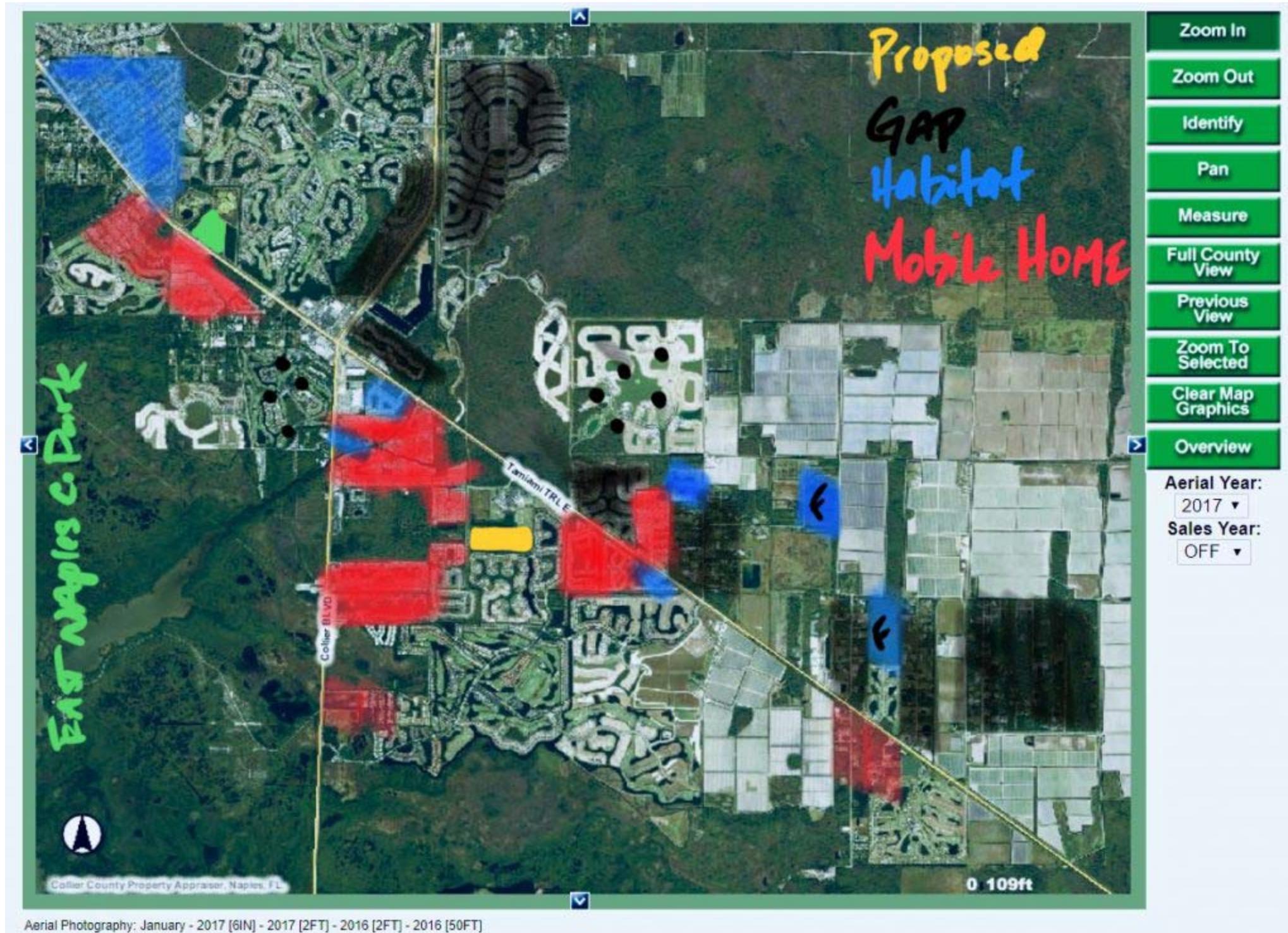
What this means is county staff can approve and sign off without the normal vetting and final votes by Commissioners. We would not know what was going to be changed nor be built until we see it go vertical.

ENCA is also writing a letter opposing the Regal Acres expansion on Greenway Road.

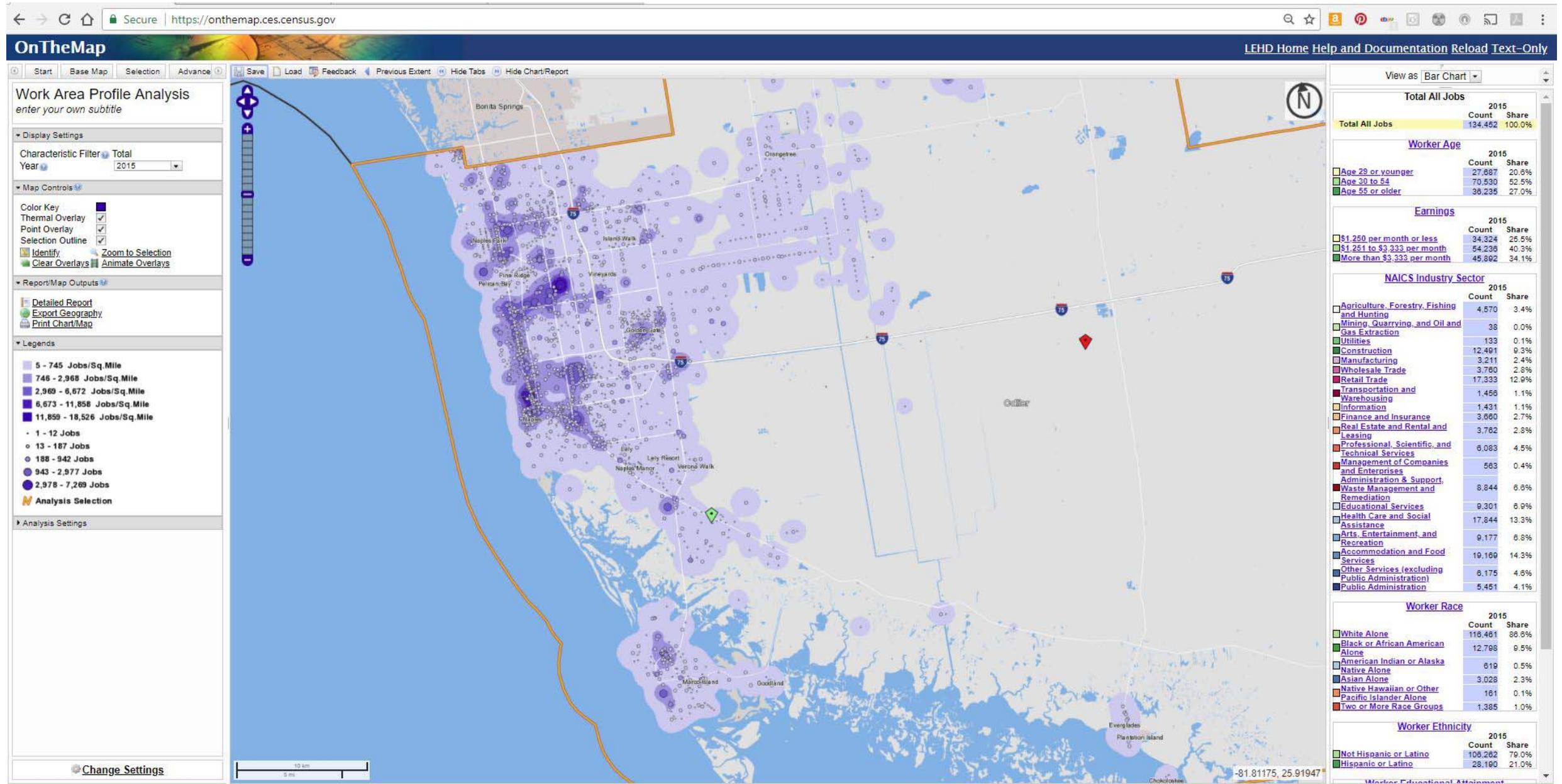
Commissioner Penny Taylor did an AH presentation to the Bayshore CRA last week with the intent to get more low income housing in that area.

Please Note: The graphics pages can be enlarged for better clarity and reading. They are placed on 17"x11" pages.

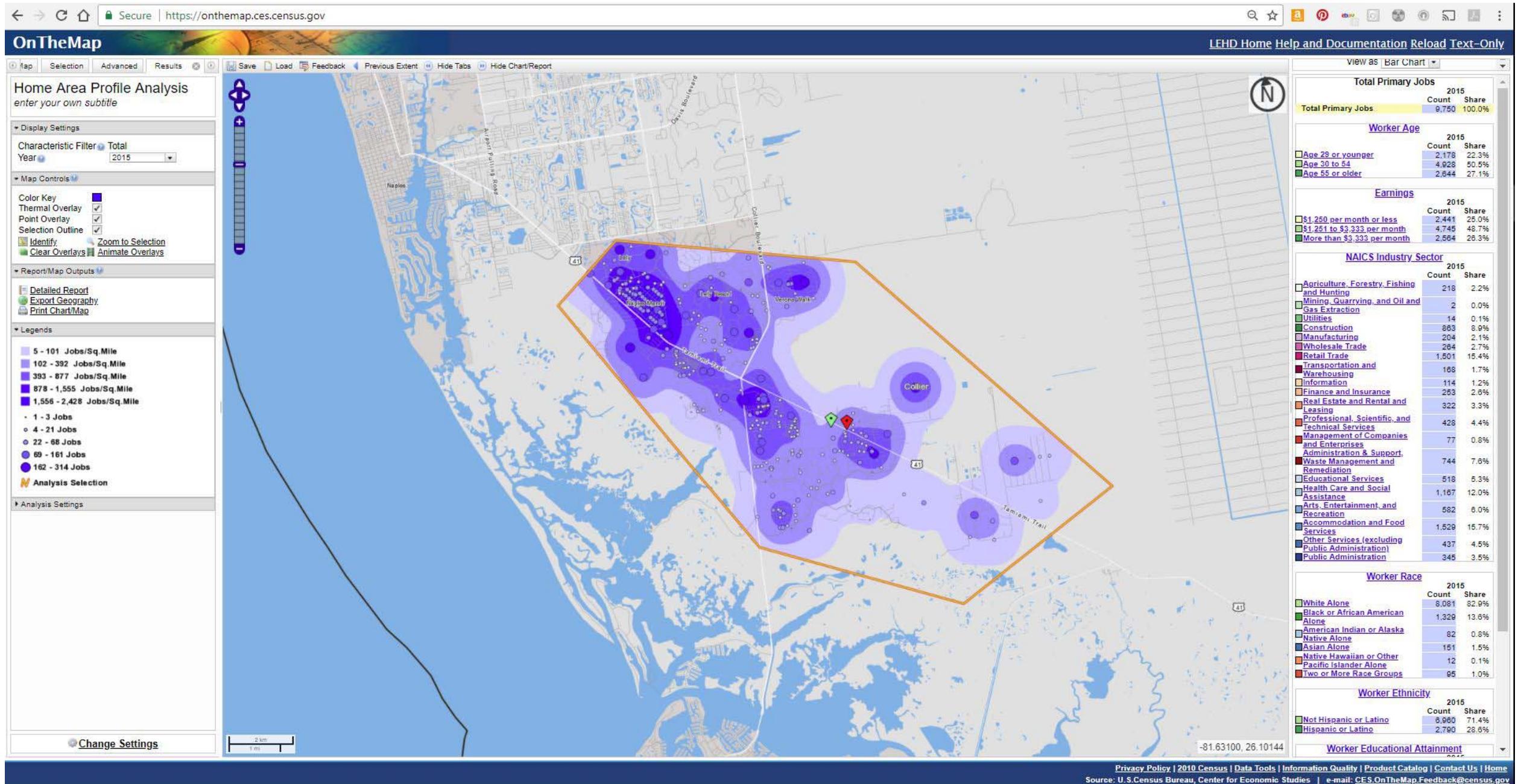
## Map 1



# Map 2: Where Workers Work Chart



# Map 3: What Workers Make East Naples & South Chart



As of October 1, 2016 Collier County has 9,169 active approved, and 7,769 built Affordable Housing units that are restricted at the development level.

To get a complete listing of all Affordable Housing units in Collier County the individual units with an affordability restriction need to be added to the units with a developer affordability restriction. The result is a total inventory of Affordable Housing in Collier County that totals 10,484 units built and an additional 1,400 approved but yet to be constructed.

**(B) Unrestricted Reasonable Priced Market Rate Owner Occupied Dwelling Units-**

Percent of Median	Yearly Household Income	Reasonably Priced Housing Limit	Monthly Payment	Number of Units with Assessed Market Value Under Limit	Units Available For Sale On 12/1/16
80%MI	\$47,300	\$175,000	\$1,175	47,636	338
120%MI	\$71,040	\$250,000	\$1,710	30,254	694
150%MI	\$88,800	\$300,000	\$2,070	16,374	531

Total units UNDER \$300,000	94,264	1,563	1.7%	for sale
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Total units OVER \$300,000	103,034	3,966	3.8%	for sale
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Property Appraiser Market Value	Number of Dwelling Units					
	Total Collier County	Comm Dist 1	Comm Dist 2	Comm Dist 3	Comm Dist 4	Comm Dist 5
Under \$175,000	47,636	15,243	5,670	9,531	10,363	6,829
\$175,000-\$250,000	30,254	6,758	6,366	6,049	5,399	5,682
\$250,000-\$300,000	16,374	4,883	3,758	2,686	2,679	2,368
<b>Totals</b>	<b>94,264</b>	<b>26,884</b>	<b>15,794</b>	<b>18,266</b>	<b>18,441</b>	<b>14,879</b>