

**Collier County
Affordable Housing Advisory Committee (AHAC)**



AGENDA

Growth Management Community Development Department
Conference Rooms 609/610
2800 N. Horseshoe Dr., Naples, FL 34104

July 16, 2024, 9:00 AM

AHAC MEMBERS

Steve Hruby, Chair
Jennifer Faron, Vice Chair
Mary Waller, Member
Gary Hains, Member
Hannah Roberts, Member
Andrew Terhune, Member

Commissioner Chris Hall, BCC Liaison
Arol Buntzman, Member
Todd Lyon, Member
Paul Shea, Member
Thomas Felke, Member

COLLIER COUNTY STAFF

Jamie French, Department Head, GMCD
Michael Bosi, Director, Planning & Zoning
Jaime Cook, Director, Development Review
Cormac Giblin, Director, Housing Policy & Economic Development
Sarah Harrington, Planning Manager, Housing Policy & Economic Development
Derek D. Perry, Assistant County Attorney, County Attorney's Office
Donna Guitard, Management Analyst I, GMCD

NOTE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. ALL REGISTERED SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN. DURING COMMITTEE DISCUSSION, COMMITTEE MEMBERS MAY ASK DIRECT QUESTIONS TO INDIVIDUALS. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIRMAN AND STATE YOUR NAME AND AFFILIATION FOR THE RECORD BEFORE COMMENTING.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT. ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONER'S OFFICE.

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF**
- 3. APPROVAL OF AGENDA AND MINUTES**
 - a. Approval of today's agenda
 - b. Approval of May 21, 2024, AHAC meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATIONS**
 - a. Coastal Resiliency & Flood Plain Management (C. Mason)
 - b. Update on Casa San Juan Diego (John Raymond)
 - c. Update on Kai Casa Housing Development (Lisa Lefkow)
- 5. PUBLIC COMMENT**
 - a. Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.
- 6. DISCUSSION ITEMS**
 - a. 2024 SHIP Incentives Report (S. Harrington)
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
 - a. Regional Housing Study Reports (S. Harrington)
 - b. DSAC Update (H. Roberts)
 - c. Upcoming Public Meetings (C. Giblin & M. Bosi)
 - d. AHAC Membership Terms Expiring in 2024 (C. Giblin)
- 8. NEW BUSINESS**
- 9. ADJOURN**
- 10. NEXT AHAC MEETING DATE AND LOCATION: September 17th, 2024, at 9:00 AM
Conference Room 609/610 - Growth Management Community Development
Department**

May 21, 2024

MINUTES OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING

Naples, Florida, May 21, 2024

LET IT BE REMEMBERED, the Affordable Housing Advisory Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00A.M. in REGULAR SESSION at the Growth Management Department Building, 2800 North Horseshoe Drive, Naples Florida with the following members present:

CHAIR: Steve Hruby
VICE CHAIR: Jennifer Faron
Arol Buntzman (Excused)
Thomas Felke
Gary Hains
Commissioner Chris Hall
Todd Lyon
Hannah Roberts
Paul Shea
Andrew Terhune
Mary Waller
Bob Mulhere, DSAC liaison (nonvoting Member)

ALSO PRESENT: James French, Department Head
Cormac Giblin, Dir., Housing Policy & Economic Development
Mike Bosi, Director, Zoning & Planning Department
Derick D. Perry, Assistant County Attorney
Sarah Harrington, Housing Policy & Economic Development Manager-
Planning
Donna Guitard, Management Analyst I

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Hruby called the meeting to order at 9:00am and the Pledge of Allegiance was recited.

2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF

Roll call was taken and a quorum was established.

3. APPROVAL OF AGENDA AND MINUTES

a. Approval of Today's Agenda

Mr. Terhune moved to approve the Agenda subject to adding the following Items:

- *6c - Summary of live local activities/program*
- *8a - Discuss possible future meeting locations*

Second by Mr. Shea. Carried unanimously 10 – 0.

b. Approval of March 19, 2024 AHAC Meeting Minutes.

Mr. Terhune moved to approve the minutes of the March 19, 2024 meeting as presented. Second by Mr. Shea. Carried unanimously 10 – 0.

4. INFORMATIONAL ITEMS AND PRESENTATION

a. Impact Fees (Ian Barnwell)

Mr. Barnwell, Impact Fee Manager presented the PowerPoint "*Affordable Housing Advisory Committee Meeting Impact Fee Discussion May 21, 2024*" for information purposes and provided an overview of the Impact Fee Deferral program noting:

- Impact fees are a one-time charge for new development used to offset the demand for public facilities.
- Common types of impact fees include Water/Wastewater, Transportation, Schools and Parks
- The original fees implemented by the County were for water/wastewater in 1978 with others such as transportation, schools, fire protection, emergency services, etc. added through the years with the most recent addition being for law enforcement in 2005.
- According to the State Statute, the Impact Fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction. The need for the public facility and benefit to the fee payer must be demonstrated for expenditure of the funds.
- Eligible expenses of the fees collected include land acquisition, land improvement, design, engineering, permitting costs and other related construction costs required to bring the public facility into service.
- The County has an owner occupied and rental fee program for impact fee deferrals.
- For an owner deferral, the owner must occupy the premise and meet eligible requirements for the deferral (18 years of age, a first-time home buyer, being a US citizen or permanent legal resident, etc.). The impact fees are payable upon sale or refinancing of the home.
- For a rental deferral the tenant must meet eligibility requirements including being a permanent resident, head of household, at least 18 years of age and a US citizen or permanent legal resident.
 - This program is limited to 225 units per fiscal year and additional units may be approved by the Board of County Commissioners.
 - The term of rental deferral is 10 years and may be extended with BCC approval.
 - Upon subordination the owner is required to provide a cash equivalent instrument which will yield the full amount when due and payable.
- There is an Immokalee Impact Fee Installment Payment Pilot Program for a property located within the Immokalee CRA boundaries.

- It is available to single-family, multi-family and commercial projects with no income qualification or first time home buyer requirement.
- The term is up to 30 years at a current interest rate of 5%, adjusted annually.
- The assessment is superior to all other liens, titles and claims, except state and county taxes.
- The program currently has 3 single-family participants and 1 multi-family participant.

During Committee discussion with Staff, the following was noted:

- The goal of the Immokalee Pilot Program is to ease the financial burden by spreading the payments over a 30 year term with interest. Concern was expressed on the 5 percent interest rate, a higher rate than may be beneficial to the recipient.
- The amount of time an extension is allowed following the 10-year term under the rental program is undefined however there is no intent to allow waiver of the fees.
- Concern over the level of the fee compared to the value of a property. A \$5,000,000 condominium is assessed the same level of fees as a \$250,000 3-bedroom home – *Staff noted there are square footage thresholds regulating the fees where a larger structure is assessed a greater fee.*
- Collier County’s impact fees are one of the highest in Florida however the County needs to ensure the citizens are provided an adequate level of public services as demand in the area increases.
- Consideration may need to be given to determining the fees utilizing the number of bedrooms as a threshold or other means linked to the cost of the home, however it was noted a 3 bedroom \$250,000 home may have a greater impact on services (i.e. school system) than a 5 bedroom \$2,000,000 condominium given the potential demographics of the person(s) occupying the units.

If the Committee members have any recommendation or comments on the rates, they may contact Staff.

5. PUBLIC COMMENT

Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.

Michael Puchalla, CEO/Executive Director/The Housing Alliance, Inc. provided an update on activities noting they are collaborating with the Collier Housing Impact Investment Fund where developers may obtain short term, low interest loans as a source of preliminary funding to develop housing. They are also working with HELP on their housing navigator program for employers such as NCH, Collier County School District, nonprofits, etc. to aid those struggling to obtain housing. The goal of the program is to bridge the gap to home ownership for locals in the workforce.

6. DISCUSSION ITEMS

a. LDCA Updates (M. Bosi; E. Johnson)

Mr. Johnson presented the PowerPoint “*Affordable Housing Advisory Committee Community Housing Plan Initiatives – May 15, 2025*” for information purposes. He noted:

- Changes to the Growth Management Plan were approved in November of 2023 to assist in implementing the housing plan and the strategies of the Urban Land Institute 2017 Panel Report for the County.
- The Report concluded Collier County has an “housing affordability problem” and recommended 6 core strategies: Increase supply; Maintain supply; Regulate and govern; Enhance transportation options; Enhance wages; Engage, market, and educate.

- Multiple areas of Land Development Code are proposed to be amended in conjunction with adding new Sections and the changes include:

1. Creating new definitions for “Transit Core”; “Transit Oriented Development (TOD)” and “Median-income Level” (>80 to ≤100 AMI).

2. Updates the Affordable Housing Density Bonus Table

The section allows a density bonus for a developer setting aside portions of a development for affordable housing use.

During Committee discussion it was noted:

- Concern on the cap limit of 12 units per acre when it’s 16 units per acre in conventional zoning – *Staff noted the 12 units are bonus units and combined with the base density of 4, 16 are allowed. The 16 unit maximum allowable was based on a policy determination.*
- Consideration should be given to increasing the bonus allowed to 25 units per acre if certain requirements are met.

3. Creating a Mixed-Income Housing Program (MIHP).

Establishes provisions allowing a mixed housing development by establishing a bedroom ratio for market level vs. affordable uses with a 30-year term for the affordable units.

4. Streamlining commercial-to-residential conversion

Affordable housing residential units would be allowed in C-1, C-2 and C-3 zones and in zones C-4 and C-5 the affordable units would only be allowed as part of a mixed-use development.

During Committee discussion it was noted:

- Affordable housing would not be allowed in industrial zoned areas, however the Growth Management Plan currently allows a “high employment center” to provide affordable housing through the PUD process providing the proposal meets certain qualifications.
- Affordable housing is allowed in areas designated as high employment centers.
- Consideration should be given to allowing all types of residential development in the zones with a percentage dedicated to affordable units to help incentivize development of affordable units.

5. Activity Centers and Interchange Activity Centers

Allows affordable housing options and density bonuses for identified activity centers in the Coastal Urban Area.

6. Transit Oriented Development (TOD)

Establishes affordable housing options along Collier Area Transit route frontage in Immokalee, Golden Gate City and the Coastal Urban Area.

Mr. Johnson noted the Development Services Advisory Committee has reviewed the proposed changes and recommended approval by the Board of County Commissioners. The proposed amendments will be forwarded to the Collier County Planning Commission for review and the Board of County Commissioners for final approval later in the year.

Ms. Roberts moved to recommend the Board of County Commissioners approve the proposed Land Development Code changes as presented by Staff. Second by Ms. Waller. Motion carried 9 “yes” – 1 “no. Mr. Terhune voted “no.”

b. Affordable Housing Yearly Income Qualification (C. Giblin)

Mr. Giblin reported the development industry has recommended a policy be implemented to address situations when a tenant over time exceeds the required income level for affordable housing requiring them to potentially relocate. They suggested the following language:

Tenant Retention Policy Statement:

Recognizing the need of affordable housing and balancing a tenant’s incremental increase in income associated with their primary source of income, over time as the tenant resides in a unit, the tenant will not be required to income verify annually as a recertification so long as the tenant does not change residences, and does not obtain a secondary source of income, and experiences no change in living status. This policy does not penalize the tenant who met the initial income verification and through an incremental increase in income over time would no longer qualify within the percentage of AMI. Example: The tenant initially qualified for the 60-80% AMI affordable housing and over the duration of employment now exceeds the 80% AMI threshold. Rather than having this tenant no longer qualify for the affordable unit and have to either move out of the residence or begin paying market rate rent, the tenant would be permitted to remain in the residence paying the rent at the 80% AMI level.

During Committee discussion, it was noted:

- The issue should be addressed, however a blanket statement may be problematic.
- Detailed parameters should be developed on timeframes for necessary actions to be taken to ensure if an eligible participant’s income rises dramatically, they are not allowed to retain their reduced rent status.
- A participant should not be severely penalized for a minor increase in income which may discourage them from seeking better paying employment for fear of losing their housing status.

Chairman Hruby requested staff to develop recommendations and submit them to the Committee for review.

c. Summary of Live Local Activities/Program

Mr. Giblin noted the BCC requested Staff to clarify certain requirements of the States Live Local Act and noted the following was determined:

1. The language cites areas “zoned” for commercial, industrial and mixed use residential does not reference lands in PUD’s.
2. Heights of buildings are not restricted by the PUD requirements (height as allowed within 1 mile of the development or 3 stories whichever is greater) and densities are to the greatest extent allowed in the jurisdiction which would be 25 units per acre for Collier County.
3. An applicant may submit a letter of intent requesting to be reviewed under the requirements of the statute adopted prior to the recent amendment.

7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS

a. Milano Lakes Email re Essential Service Personnel Employer (C. Giblin)

Mr. Giblin provided an email from Melody Bradshaw of Milano Lakes providing an update on their status of units currently available at non discounted and discounted housing rates noting there are no units currently available at the reduced rate.

b. 2024 SHIP Incentive Report timeline (S. Harrington)

Staff noted a draft of the “*Housing Incentives Strategy Report*” will be provided to the Committee for review at the July meeting.

c. AHAC Policy Statement

Mr. Giblin provided the “*Collier County Affordably Housing Data – updated May 2024*” for information purposes.

d. Release of New 2024 Income Limits

Mr. Giblin provided the document “*2024 Collier County Income & Rent Limits for Affordable Housing*” for information purposes. Collier County has the highest median income in Florida and the information will be available on the County website.

e. DSAC Update (H. Roberts)

Mr. French provided the update noting:

- The Growth Management Division is funded by the users in the industry through a fee for services format (permit applications, inspections, etc.).
- The costs for the provision of services continues to rise and Staff will be seeking permission for a fee increase from the BCC.
- As an example, the current cost of an inspection is \$64 while the County charges \$45 and the proposal is to rate the rate to \$55.
- Without a fee increase, the users will be faced with a lower level of service as the general fund may not be used to fund the Division’s activities.
- There is a reserve fund where a maximum amount of 50 percent of the budget may be held at any one time, however this source has been depleted to aid in covering the increase in expenses.
- The Division will be engaging a qualified consultant to perform a new rate study to aid in developing the rates for services charged in the future.

f. Upcoming Public Meetings (C. Giblin & M. Bosi)

Mr. Giblin reported upcoming meetings include the Fiddler’s Creek PUDA (Part 3) on July 18 where the developer is requesting an additional density of 750 additional units of which 225 are affordable.

Member discussion occurred on why developers do not appear in front of the Committee as part of the hearing process so the Committee is aware of the activity– *Mr. Giblin noted is not a requirement of the County however he will notify the applicant on the request.*

g. LGAO (S. Harrington)

Ms. Harrington noted:

- The BCC’s Notice of Funding Availability & Request for Applications Notice was disseminated, and applications are due back by June 7th at noon.
- A special AHAC meeting will be held on June 18th to review the applications.
- Staff will provide details on the location of the meeting and other information including the application packets as the date nears.

8. NEW BUSINESS

a. Discuss possible future meeting locations

Chair Hruby noted the AHAC meetings were previously held in the Board Chambers and televised. He recommended consideration be given to convening future meetings at the venue so public viewing is available given the importance of the topic to the residents of the County.

Mr. French noted:

- The County Manager’s Office would have the final determination on the move, however if the meeting location is changed to the venue, Staff may not be available as their offices are in the Growth Management building.
- The audio of the meeting is recorded which may be made available to a party upon request and a Zoom format is available if necessary.
- Upgrades are being investigated for the current room where the meeting is held to enhance the technological capabilities of the site.

Chair Hurby requested Staff to investigate the concern and report back on what measures may be taken to improve the capabilities of the meeting room.

9. ADJOURN

NEXT AHAC MEETING DATE AND LOCATION: July 16th, 2024, at 9:00 AM Conference Room 609/610 - Growth Management Community Development Department

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 11:25AM.

Affordable Housing Advisory Committee

Steve Hruby, Chair

These minutes approved by the Committee on _____ as presented _____ or as amended _____.

SHIP Affordable Housing Incentive Strategies Report

Affordable Housing Advisory Committee Report to Board of County Commissioners

SUBMITTED TO: ROB DEARDUFF, FLORIDA HOUSING FINANCE CORPORATION

THROUGH: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

DATE SUBMITTED: 12/__/2024

PREPARED BY: HOUSING POLICY & ECONOMIC DEVELOPMENT DIVISION,
COMMUNITY & HUMAN SERVICES DIVISION, and AHAC

BACKGROUND

As a recipient of State Housing Initiatives Partnership funds, Collier County established an Affordable Housing Advisory Committee in 1993 (Ord 93-19) and repealed and replaced early versions with Ord.2013-27, further amended by Ord.2020-27 as required by the Florida Statutes, Sec. 420.9076.

The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of County housing activities that affect the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k).

Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Collier County Board of County Commissioners, the recommendations are then used to amend the Local Housing Assistance Plan (LHAP) and the local Comprehensive Plan Housing Element.

COMMITTEE COMPOSITION

The Board of County Commission appointed or re-appointed members to the Committee via Ordinance 2020-27 recognizing the requirement to appoint an elected official and on January 09, 2024, appointed a new Board Elected Official. Florida Statutes, Sec. 420.9076 (2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be from the County or municipality. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements.

There must be at least eight committee members but no more than eleven committee members with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home-building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in homebuilding in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The currently appointed AHAC Committee members are included here, along with their category affiliation.

Category Represented	Name	Date Appointed	Term Expiration Date
Elected Official	Chris Hall	12/13/2022	01/1/2025
Residential Home Building Industry	Stephen J. Hruby	11/08/2022	10/1/2025
Non-Profit Provider	Arol I. Buntzman	11/08/2022	10/1/2024
Labor Engaged in Home Building	Gary Hains	12/14/2021	10/1/2024
Advocate for Low Income Persons	Thomas P. Felke	06/13/2023	10/1/2024
Employers within Jurisdiction	Andrew Terhune	06/13/2023	10/1/2026
Essential Services Personnel	Todd Lyon	11/08/2022	10/1/2025
Member of the Collier County Planning Commission	Paul Shea	03/08/2022	10/1/2026
Resident in Jurisdiction	Mary Waller	10/27/2020	10/1/2026
Employers within Jurisdiction	Hannah Roberts	06/13/2023	10/1/2026
Real Estate Professional	Jennifer L. Faron	11/08/2022	10/1/2025

AFFORDABLE HOUSING RECOMMENDATIONS

The AHAC has reviewed local government plans, policies, and procedures, ordinances, regulations, statutes, and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing.

Further, the AHAC has specifically considered and evaluated the strategies set out in Florida Statutes, Sec. 420.9076 (4)(a)-(k).

Based on this review and evaluation, the AHAC has formulated recommendations to the County Commission that it incorporate into its housing strategy certain changes designed to encourage production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the County Commission and to Florida Housing Finance Corporation, which details the scope of its work and the resulting following recommendations.

(Recommendations continue on next page, this space intentionally left blank)

RECOMMENDATION 1: Complete the Implementation and Adoption of four (4) Regulatory Relief Initiatives previously approved through the Collier County Community Housing Plan. These Initiatives include:

- (a) Permit housing that is affordable by right in Commercial Zoning Districts
- (b) Increase allowed density in Activity Centers from 16 units per acre (upa) to 25 upa
- (c) For any properties designated as Strategic Opportunity Sites (SOS) allow a maximum density of 25 upa
- (d) Establish a policy to encourage higher density along transit corridors.

Meeting Synopsis:

The County's Affordable Housing Advisory Committee (AHAC) has reviewed various staff and consultant (Johnson Engineering) recommendations to provide development standards and regulatory relief for housing that is affordable.

AHAC has reviewed and provided input on four (4) additional initiatives during 2024 and will continue to work to bring forward development standards providing regulatory relief for housing that is affordable. At their May 2024 AHAC meeting, the text for the implementing Land Development Code (LDC) amendments was presented to the committee and the committee voted to recommend that the Board of County Commissioners approve the LDC Amendments.

Existing Strategy:

Growth Management Plan amendments authorizing these four (4) initiatives were recommended for adoption by the Collier County Planning Commission on October 5, 2023, and the Board of County Commissioners (BCC) on November 14, 2023.

Schedule for Implementation:

The Zoning Division is finalizing the LDC amendments to implement the recommended changes in these four (4) initiatives and preparing for hearings before the CCPC and BCC scheduled for the Fall of 2024.

RECOMMENDATION 2: AHAC recommends the creation of a transparent publicly accessible database with a corresponding GIS map to identify, locate, and provide data and long-term monitoring results for all housing that is affordable in Collier County.

Meeting Synopsis:

The County's Affordable Housing Advisory Committee (AHAC) determined a need for citizens to locate information pertaining to affordable housing within Collier County.

Existing Strategy:

In 2023, staff compiled and verified a database of active affordable housing commitments in Collier County. The database's information was then presented in a visually concise map to the AHAC at their August meeting. Feedback from the AHAC meeting was incorporated and the final map brought back to AHAC. The map was then published on the county's website. The Community and Human Services Division has also created a website repository for all affordable housing compliance monitoring reports making them available for public viewing.

Schedule for Implementation:

On-going annual review and update of the database's information with corresponding updates to the affordable housing map are completed by staff. Planned enhancements to the map include more descriptive status symbols and identification of renter or owner-occupied developments.

RECOMMENDATION 3: AHAC should take a greater role in advocacy efforts to review, recommend, and promote affordable housing issues and developments.

Meeting Synopsis:

The County's Affordable Housing Advisory Committee (AHAC) determined a need to identify areas of action to facilitate the production of more housing that is affordable.

Existing Strategy:

AHAC formed a sub-committee to create the work plan with assistance from staff. In 2023, the workplan was completed and brought to the AHAC for review and approval. That workplan has now been incorporated as a recommendation in the Housing Incentives Strategies Report

Schedule for Implementation:

The AHAC will continue to review, recommend, and promote the development of affordable housing. On-going discussion in 2024 to include reviewing the SHIP Incentives Report at AHAC's every other monthly meeting to assess progress and update associated timelines.

On at least an annual basis the AHAC will **Review**:

- The number of newly completed and ongoing projects to build affordable housing in order to incorporate those findings into its future work plans.
- Data containing the number of available and occupied rental units ("the Apartment Survey).
- The impact of affordable housing projects that have been completed and are open; and make recommendations on any changes to plans, programs, policies, and incentives that will improve outcomes in the future.
- Data containing the annual monitoring for developer compliance to commitments as completed by CHS and PUD Monitoring.

AHAC will **Recommend**:

- Approval of developments containing an affordable housing component in Collier County.
- The consideration of policies, plans, and programs by the BCC that will encourage the development and preservation of affordable housing. Such as:
 - The Housing Plan LDC amendments.
 - RFMUD Affordable Housing Density Bonus program.
 - Accessory Dwelling Units (ADUs) Pilot Program
- Proposed developer presentations to AHAC prior to CCPC and BCC.
- LGAO Applicants to present proposals to AHAC
- Consideration of impact fee policies to promote the construction of more affordable units.
- Consideration of changes to parking requirements for affordable housing developments as directed by State Statute.

AHAC will *Promote*:

- Substantive and impactful policies and programs through active participation and engagement in the community.
- Support by the community for projects under consideration at Neighborhood Information Meetings (NIMS). AHAC members will volunteer to participate in NIMS for developments related to affordable housing and report back to AHAC at the next meeting.
- The understanding of local employer needs and plans for workforce housing.
- The construction of workforce housing by positively engaging developers in official and unofficial communications.

DRAFT

RECOMMENDATION 4: AHAC recommends staff identify challenges and opportunities presented through the State’s recent adoption of the Live Local Act (LLA), including:

- a) Identify parcels eligible for use with the Live Local Act.
- b) Identification of areas where the Live Local Act conflicts with existing local development regulations.
- c) Development of solutions to resolve these conflicts, while ensuring all life/safety regulations are appropriately adhered to and unintended detrimental impact is mitigated.
- d) Participate in a public forum with all stakeholders to brainstorm the issues developers are facing in relation to implementing the Live Local Act.

Meeting Synopsis:

The County's Affordable Housing Advisory Committee (AHAC) determined a need to evaluate the Live Local Act (LLA). LLA offers certain benefits regarding maximum densities and building height within a one-mile radius, to developers who agree to abide by the 30-year affordability restriction and other requirements. In March 2024, the AHAC, County staff, field experts, and other community partners discussed the impact and practicality of the LLA, as well as identified obstacles existing in the present codes that will hinder the use of LLA.

Existing Strategy:

Staff compiled and provided to AHAC during the summer of 2023 a map of all properties zoned commercial, industrial, and mixed-use eligible for LLA. The County and AHAC identified areas where the LLA benefits cannot be maximized due to conflicts with other existing regulations such as parking, setback, and street requirements.

Schedule for Implementation:

AHAC participated in a forum with all stakeholders to brainstorm the issues developers are facing in relation to implementing the LLA; a follow-up discussion ensued to further discuss the problem areas. On-going discussion in 2024 to include reviewing and evaluating proposed regulations and developments on a rolling and as-requested basis.

On April 9, 2024, the BCC issued guidance to staff to interpret the Live Local Act to exclude PUDs from consideration. The result of this action is twofold, 1) Live Local may no longer be used within commercial areas of PUDs, and 2) the maximum density and height allowed through Live Local will be limited to only those allowed by straight zoning districts in the Land Development Code (i.e.: 25 units per acre maximum). The result of this guidance has made the Live Local Act less useful in Collier County.

RECOMMENDATION 5: Use of Collier County Surtax Funding for Affordable Housing Land Acquisition, including the development and use of evaluation criteria for reviewing parcels and proposed developments.

Meeting Synopsis:

Ordinance 2018-21 imposed a countywide local government infrastructure surtax of one percent (1%) (commonly referred to as the Surtax funds) collected on all authorized taxable transactions occurring within Collier County as authorized by F.S. 212.055(2). The tax was authorized to begin on January 1, 2019, and continue for seven years or until the aggregate funds of \$490 million were collected, whichever was sooner. Of the aggregate \$490 million dollars, \$20 million dollars is allocated for land acquisition specifically for affordable housing. The Surtax Fund sunset on December 31, 2023.

In 2023 oversight of the Surtax Affordable Housing Land Acquisition program was transferred to the Growth Management and Community Development Department, and the Department engaged with AHAC to establish a process to expend the funding including creation of review criteria. These evaluation criteria were adopted by the Board of County Commissioners in March 2023 and the Infrastructure Surtax Citizen Oversight Committee in June 2023. An application for developers to request surtax funds was created and released in September 2023 by the Housing Policy and Economic Development Division.

Existing Strategy:

Evaluation criteria for acquiring lands using surtax funds was created in 2023 and is comprised of a multifaceted approach including reviews conducted by multiple divisions within the Growth Management and Community Development Department. On an as-needed basis, proposed acquisitions are brought to the AHAC and the Surtax Oversight Committee for recommendations, and ultimately to the Board of County Commissioners for approval.

Schedule for Implementation:

At this point in time, land acquisition for two developments have been approved to use surtax funds: Renaissance Hall located on the Golden Gate Golf Course (\$4,605,900), and Ekos on Collier (\$3,750,000). The BCC has also directed that an additional \$5,950,000 in surtax funding be used in the Williams property Acquisition. Approximately \$5,700,000 remains available for allocation in the land acquisition fund.

Statute Required Incentives

The AHAC has reviewed, considered, and evaluated the following required strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076(4):

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

420.9076(4)(a)

EXPEDITED PERMITTING

Meeting Synopsis:

No meetings.

Existing Strategy:

Collier County has had an Expedited/Fast Track permitting process in place for housing that is affordable since 2007. Based upon AHAC and community stakeholders' input during the development of the 2017 Community Housing Plan (CHP), the Expedited Permitting process was reviewed and updated with the adoption of Resolution 2018-40 on February 27, 2018.

Schedule for Implementation:

Resolution 2018-40 has been implemented and affordable housing developers have successfully utilized the improved process.

AHAC Recommendation:

Existing programs and policies working as intended, no changes are recommended at the present time.

420.9076(4)(b)
ALLOWABLE FEE WAIVERS

Meeting Synopsis:

Impact Fees have been discussed during various meetings since 2023. Some members were aware of communities that base impact fees on the square footage of each home, thereby having a lower impact fee for housing that is affordable. Other members indicated that discounting impact fees would be helpful for a reduction of the total cost of homes that are affordable. However, eliminating impact fees can lead to a structure that does not provide enough revenue to provide the basic infrastructure necessary to cover the cost of streets, water, sewer, etc. Some believe that homes that are affordable should contribute to the infrastructure of the community. Other members have noted that the current Impact Fee Deferral system does not work well for affordable rental housing development and should be modified to better match the financing timeframes of Low-Income Housing Tax Credit (LIHTC) properties and other affordable rental developments.

Existing Strategy:

Collier County has had an Impact Fee Deferral program in place for housing that is affordable since the late 1980s. Based upon recommendations from the 2017 Community Housing Plan, the Impact Fees Deferral program was modified and improved via Ordinance #2018-28 on February 27, 2018.

Schedule for Implementation:

Collier County Board of Commissioners approved the use of grant funds as an alternative funding source to support developments principally financed with Low-Income Housing Tax Credit Projects, Tax Exempt Bond Financing, or other qualifying affordable housing developments. In 2024, AHAC will consider rental housing developer needs related to the existing Impact Fee Deferral program.

AHAC Recommendation:

In 2025, explore an Impact Fee Deferral Pilot Program utilizing alternative funding sources to support long-term affordable rental housing.

Further, it is recommended that the County should review opportunities to increase the length of deferral period available for rental housing to align with various financing sources.

420.9076(4)(c)

FLEXIBLE DENSITIES

Meeting Synopsis:

Densities have been discussed by AHAC since 2023. Many in Collier County have come to the realization that increased density is needed to produce more housing that is affordable. The Collier County Land Development Code has recently been amended to allow for greater density bonuses for affordable developments. Continued implementation of the Housing Plan recommendations will explore additional density opportunities.

Existing Strategy:

Throughout most of Collier County, residential zoning has a base density of 4 units per acre. Collier County has had an affordable housing density bonus program since 1990 Ord.#90-89. As a result of the 2017 Community Housing Plan and AHAC, Collier County amended its Land Development Code to increase density for units that are affordable through Ordinance #2019-02 adopted on February 12, 2019. The Affordable Housing Density Bonus (AHDB) program now provides up to 16 units per acre.

Applicants that have requested additional density above base residential zoning and which require a Growth Management Plan Amendment have been recommended by the Collier County Planning Commission and required by the Board of County Commissioners to set aside a minimum number of units in proposed developments to made affordable for a minimum of 30 years to households earning at or below 120% of the Area Median Income. This process has allowed for the approval of several hundred new affordable units this year alone.

Schedule for Implementation:

The proposed increases in density were heard by the Planning Commission and the BCC in the fourth quarter of 2023 and throughout 2024 on a requested basis.

AHAC Recommendation:

Recommend approval of the proposed regulatory relief initiatives to increase density in Collier County for Housing that is Affordable.

AHAC further supports CPCC and Board policy that negotiates a public good for those applicants requesting density with a minimum of 30% of units developed to be provided to households at or below 100% of the Area Median Income (with emphasis on rental units at the 50% and 80%AMI levels) and encourages the development of a written policy formalizing this policy.

420.9076(4)(d)

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis:

Collier County does not reserve infrastructure capacity. Collier County is not experiencing any capacity limitations.

Existing Strategy:

Collier County does not need to reserve infrastructure capacity at this time.

Implementation:

None needed.

AHAC Recommendation:

No changes are recommended at the present time.

420.9076(4)(e)

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis:

These topics have been regularly discussed by AHAC since the development of the Community Housing Plan (CHP) in 2017.

Existing Strategy:

The County currently has two processes where developers can request a reduction of parking and setback requirements. Deviations from existing requirements can be requested through the Site Development Plan (SDP) process or the rezoning to Planned Unit Development (PUD) process. Recommendations to modify some setback requirements for housing that is affordable were included in Ordinance 2021-05 amending the Land Development Code, adopted February 9, 2021.

Schedule for Implementation:

On-going discussion in 2024. Reduction of parking and setback requirements are on an as-requested basis.

AHAC Recommendation:

The Live Local Act may require additional parking and setback relief for developments in compliance with State Statute.

420.9076(4)(f)

AFFORDABLE ACCESSORY DWELLING UNITS

Meeting Synopsis:

Accessory Dwelling Units (ADUs) have been discussed at multiple meetings since 2023 by AHAC members. In 2023 County staff was directed by the Board of County Commissioners to determine the feasibility of ADUs in the Urban Golden Gate Estates area. County staff are evaluating this option, developing a program to seek input from area residents to see if residents are interested in building ADUs on their property, and determining how the ADUs would be incorporated into the LDC and monitored for affordability. AHAC and County staff discussed whether having income restrictions on the ADUs would be a benefit or hindrance to the program. County staff have developed survey questions to be sent to this pilot area of residents to seek their feedback. Information collected will be used to develop a recommendation for ADUs.

Existing Strategy:

Collier County does not allow for the rental of Accessory Dwelling Units (ADUs) LDC Section 5.03.03. The County only allows construction of "Guesthouses" on large single-family lots of with a minimum lot size of one acre or more. Furthermore, the LDC prohibits the rental of any guesthouse as they are to be used for personal reasons only.

Schedule for Implementation:

On-going discussion in 2024.

AHAC Recommendation:

AHAC supports the efforts of County Staff and the Board of County Commissions (BCC) to determine whether ADUs would be accepted by residents and a meaningful source of additional attainable housing or a source that frees up other attainable housing units. AHAC encourages the BCC to fully explore this option and recognizes that feedback from residents is an important part of this issue. AHAC recommends allowing ADUs to be built on Urban Golden Gate Estates properties and recommends the use of ADUs as affordable housing to increase the affordable housing rental inventory.

420.9076(4)(g)

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis:

This strategy was discussed extensively with the adoption of the 2017 Community Housing Plan. At that time, it was recommended that the County consider adopting some elements of "smart code". Through this process, amendments were made to the Land Development Code in February 2021 with the adoption of Ord. 2021-05.

Existing Strategy:

Zero lot line development is allowed in Planned Unit Development (PUDs) and as a Conditional Use under Cluster Housing. Recently Ordinance 2021-05 clarified that Cluster Development of

affordable housing is allowed by right in the RMF-6 Zoning District.

Schedule for Implementation:
None

AHAC Recommendation:
No changes are recommended at the present time.

420.9076(4)(h)
MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis:
As part of the regulatory relief proposed in the 2017 Community Housing Plan, modifications to street requirements have been discussed in 2019-2021.

Existing Strategy:
Historically, street requirements for affordable housing developments are considered, on a case-by-case basis, as deviations in the PUD approval process or variances in the conventional zoning process. In February 2021, Ordinance 2021-05 added a new section to the LDC to allow design deviations for housing that is affordable, including modifications to internal, privately maintained roadways and sidewalks.

Schedule for Implementation:
On-going discussion in 2024. Modification of street requirements are approved on an as-needed basis.

AHAC Recommendation:
No changes are recommended at the present time.

420.9076(4)(i)
PROCESS OF ONGOING REVIEW

Meeting Synopsis:
Previous AHAC discussions on this topic included the following comments: Ongoing implementation and enforcement for new processes and Land Development Code (LDC) regulation require permanent, dedicated County staff. Any changes made will require monitoring to ensure the rules continue to be followed. Monitoring uses resources both from the County and the developers. In addition, educating and promoting a favorable environment for developers and builders will draw more partners into working in the County. Closer coordination between growth management planning, zoning, development review, housing policy and economic development, and the Community & Human Services (CHS) is critical for the success of process changes and approval for developments. New coordination created will reduce or eliminate many of the repeated review cycles.

Existing Strategy:

Housing Policy responsibilities previously located within the Community & Human Services (CHS) Division under the Public Services Department were transitioned and elevated as its own division under the Growth Management Community Development Department (GMCDD) as the Housing Policy and Economic Development Division. This move enables closer collaboration and communication between housing policy staff and planners within areas such as zoning, comprehensive planning, and coastal resiliency. Long-term monitoring will remain with CHS and CHS will remain included in and privy to affordable housing commitments drafted by the Housing Policy and Economic Development Division.

Schedule for Implementation:

Ongoing

AHAC Recommendation:

No changes are recommended at the present time.

420.9076(4)(j)

PUBLIC LAND INVENTORY

Meeting Synopsis:

Public lands discussion has occurred regularly at AHAC meetings since 2018. In 2023, AHAC members reviewed the list of County Owned lands.

Existing Strategy:

The County's Real Property office maintains a list of county-owned properties as required by F.S. 125.379. This inventory is circulated to County Departments for review and determination if properties are needed to implement Department operations or program mandates. Available properties are presented to the Board of County Commissioners (BCC) and advertised for sale in the local newspaper.

The BCC adopted Resolution 2018-39 to encourage the co-location of public facilities and housing that is affordable. In 2018, two County-owned parcels known as Bembridge, and Manatee were part of a Request for Information (RFI) process with multiple developers submitting proposals for the development of the 5-acre Bembridge site. In 2019, through an Invitation to Negotiate (ITN) process, the County selected McDowell Housing Partners to construct 82 units of affordable rental housing. This project called Ekos on Santa Barbara, opened in 2024 and is governed by a Developer Agreement with a 99-year ground lease ensuring long term affordability. During 2018-2019, the BCC decided not to move forward with proposals for the Manatee site.

In 2019, the County acquired the defunct Golden Gate Golf Course. In 2020 through an ITN process, the County selected Rural Neighborhoods, Inc. to develop a portion (25+/- acres) of this publicly owned property for affordable rental housing for seniors, veterans, and Essential Service Personnel (ESP). A long-term land lease and developer agreement have been executed and construction on 252 apartments and 120 senior housing units is expected to commence in the

summer of 2024.

Schedule for Implementation:

An annual review of county-owned lands list has been implemented. Promotion and advertisement of the county-owned lands eligible for construction of affordable housing to developers is ongoing. Use of surtax funding to purchase new properties will assist in adding to the inventory.

AHAC Recommendation:

AHAC recommends an annual review of the county-owned lands list. AHAC recommends promotion and advertisement of the county-owned lands eligible for constructing affordable housing to developers such as the Manatee property and the Port of the Islands property.

420.9076(4)(k)

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis:

Discussed during the spring and summer of 2021 as part of the Community Housing Plan, regulatory relief, and development standards modifications to the Land Development Code (LDC).

Existing Strategy:

This issue was reviewed during the development of the 2017 Community Housing Plan (CHP) with recommendations for the County to consider integration of bus routes (Collier Area Transit, CAT) with affordable housing locations, development of Strategic Opportunity Sites, and higher housing densities in existing Activity Centers.

Schedule for Implementation:

This recommendation was heard and recommended for adoption by the Planning Commission on October 5, 2023, and scheduled for presentation to the Board of County Commissioners during the fourth quarter of 2023. Implementing LDC amendments are scheduled for CCPC and BCC public hearings in the Fall of 2024.

AHAC Recommendation:

Approve the recommended LDC Amendments to prioritize higher density along transit corridors ranging from 13 units per acre (upa) to 25 upa.



Southwest Florida Regional Housing Action Plan

Partnership between the Southwest Florida Home Coalition and the Florida Housing Coalition

Report 1: Trends and Needs Analysis

Introduction

The Florida Housing Coalition (FHC) was contracted by the Southwest Florida Home Coalition to create a Regional Housing Action Plan for a 5-county area consisting of Charlotte, Collier, Glades, Hendry, and Lee counties. Building upon regional housing and needs data, key issues, and strategies outlined in our statewide 2023 Home Matters Report, FHC is crafting a series of locally sensitive reports, which when combined will form a complete Regional Housing Action Plan containing the following:

1. **Trends and Needs Analysis**
2. Gap Analysis
3. Barrier Analysis
4. Document Review
5. Stakeholder Engagement
6. Final Plan

This document is the first Report as part of this effort. This Report provides an analysis of demographic and economic trends to project housing needs based on patterns in population, household composition, and job growth. This analysis includes 1) demographic data - to derive a comprehensive understanding of the prevailing income, tenure, size, growth, characteristics, and cost burden of the area; and 2) economic conditions – to analyze the regional employment market, labor force, transportation patterns, and other community data points. The findings in this Report will shape the policy recommendations that are explored throughout this effort.

FHC team dedicated to the Southwest Florida Regional Housing Action Plan:

- Kody Glazer, Chief Legal and Policy Officer
- Wis Benoit, Research Analyst
- Ali Ankudowich, Technical Advisor
- Ryan McKinless, Policy Analyst



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Key Takeaways

1) Approximately 145,810 low-income households are considered cost-burdened or severely cost-burdened. An estimated 146,000 low-income households in SW Florida are paying more than 30% of their income on housing costs, with low-income renters largely facing the brunt of housing unaffordability. When a household spends such a high proportion of their income on housing, it is difficult to save or have enough funds for healthcare, education, food, and an overall good quality of life. Cost burden rates throughout the region indicate where bulk of affordable supply constraints may exist and where programs and policies should aim to bolster the existing housing stock. By 2035, 32,762 low-income cost-burdened households are anticipated to be added to the region.

2) The most common occupations largely do not pay enough to afford a 2-bedroom rental at fair market rate and barely any of the highest growing occupations pay enough to afford a median single-family home. Approximately 17%-35% of the top 100 high growth occupations over the next 8 years are expected to pay a median wage that will cover a 2-bedroom rental at Fair Market Rent and roughly 0%-15% will address the cost of a median single-family home, varying by geographic area. Further, only two of the top ten most common occupations at median wages make enough to afford a two-bedroom rental unit at Fair Market Rent. In none of the observed areas is the median wage of the top ten most common occupations enough to afford the median for-sale single family home.

3) For the region to keep pace with the expected demand, roughly 13,330 homes would need to be added per annum to the existing housing stock over the next 10 years. By 2033, the SW Florida region is expected to increase in population by 294,461 people, bringing an increase of over 130,000 new households. This forecast underscores the critical need for strategic housing development and infrastructure planning to accommodate the growing number of residents and households.

4) The population of Southwest Florida is aging at a rate that has outpaced the state from 2018 to 2022. There has been a notable rise in the population of individuals aged 65 and older. Since 2018, that age cohort has experienced an estimated increase of 45,000 people, or a 11.6% growth, which is double the rate of the next fastest growing age cohort and exceeding the growth of the senior population in Florida as a whole. These shifts underscore the need for targeted care services and housing modifications to accommodate the aging population's needs.



5) A significant amount of the population of SW Florida crosses county-lines to work.

Around two-thirds of residents that live in Collier, Lee, and Charlotte counties also work in that county. While in Glades County, only 24% of workers live and work in the county. On a county-by-county basis, a large segment of the population works in a county different from where they live. In Collier, an estimated 38% of workers commute from outside the county and in Charlotte and Lee counties, an estimated 44% and 68% of local workers, respectively, commute across county lines.

6) 6 out of every 10 households added to Southwest Florida from 2018 to 2022 were in Lee County, highlighting its dominant share of the region's household growth

Household growth in Lee County has been the primary driver of the region's population increase, contributing to 55% of the region's overall growth between 2021 and 2022. Percentage of household growth in the region is followed by Collier County (27%), Charlotte County (14%), Hendry County (3%), and Glades County (1%).

7) Two-person households are the most common arrangement across the study area, closely followed by one-person households.

The size of the average household has decreased since 2013, a trend that is in line with the rest of the state. This trend towards smaller household sizes can indicate a greater need for smaller housing types, such as attached townhomes, duplexes, and triplexes. Excepting Hendry County, the SW Florida study area has a lower average household size than the state as a whole.

8) Single parent households across the region are the most constrained when compared with the ALICE Household Survival Budget.

Utilizing research done by United for ALICE (Asset Limited, Income Constrained, Employed), the greatest economic challenges in the SW Florida area are faced by single parent households. In Glades and Hendry counties, the majority of households earning median wages fall short of meeting the ALICE survival budget. This shortfall underscores a critical issue: despite earning median wages, a significant portion of the population in these areas does not earn enough to afford the basic necessities of life.

9) Within each represented geography, renter households typically earn far less than owner-occupied households, earning on average only 60% of what their counterparts do.

Renter households face significantly higher financial strains than homeowners in the SW Florida area. In Collier County, for example, the median income for a renter household is nearly half of what an owner household earns. Cost-burden rates for renter households are around double that of cost-burden rates for homeowners in the area. Coupled with the area's relatively high homeownership rates, this strongly indicates a greater need for affordable rental housing options for lower-income households in the Southwest Florida area.



Why Does Home Matter?

The health, safety, and welfare of Southwest Florida and the strength of the local economy hinge on an adequate supply of affordable housing for households of all incomes.

Affordable Housing Boosts the Economy

- Money spent on affordable housing construction and rehabilitation has a ripple effect on the local economy. Contractors and suppliers spend money on materials and labor, and workers spend their earnings locally. The Florida State University Center for Economic Forecasting and Analysis estimated that for every \$1 spent on affordable housing in Florida there is \$9.40 in economic impact.ⁱ
- Affordable housing helps businesses attract and keep workers.

The Benefits of Affordable Housing

Economic Benefits

Affordable housing—like any other housing development—is an economic powerhouse. Housing that is affordable encourages workers to move to an area and makes it possible for businesses to attract and retain talentⁱⁱ. Surveys of employers have found that high housing costs is a key area of concern for businesses^{iiiiv}.

Construction and rehabilitation create local jobs directly, as well as spurring business for local suppliers, who in turn hire new workers to meet the increased demand. These housing-related workers provide a further boost to the economy by spending their wages at local restaurants, grocery stores, and other businesses. Once the development is finished and occupied, the residents create demand for ongoing jobs to meet their needs.

Health and Education Benefits

Housing plays a major role in our physical and mental health. For low-income individuals and families, lack of affordable housing can have a multitude of negative effects that harm their ability to contribute to the county:

- Families in unaffordable housing are likely to cut back on nutritious food and health care, meaning they take more sick days off from work^v
- Substandard housing poses a variety of health hazards. Dust, mold, and cockroaches can cause asthma and allergies, and peeling lead paint can reduce IQs and cause behavioral problems in children causing long term loss for not only individuals but for the communities they will live and work in as adults. Unsafe structural conditions, such as faulty wiring, and a lack of basic facilities such as a kitchen increase the risk of fire and injury^{viii}
- Many low-income families move frequently or double up with friends and relatives if they cannot find affordable housing. Frequent moves are associated with stress, depression, job loss, and overcrowding, all of which have been linked to poor health in children^{viiiix}

Many of the health problems associated with a lack of affordable housing are closely connected to children's educational performance. For example, exposure to lead paint is known to cause developmental delays in



children, while asthma from exposure to dust and mold can cause children to miss school and fall behind. Frequent moves, overcrowding, and homelessness have also been linked to lower educational attainment in children^x. Affordable housing is a central factor for good health and achievement in school and the long-term success of low-income children. For example, a study in Boston found that children in subsidized housing were 19% less likely to be food insecure and 35% more likely to be in good health than children whose families were on the waiting list for subsidized housing^{xi}. Additionally, both subsidized rental housing and homeownership have been linked to better educational outcomes for children^{xii,xiii}.

Demographic Profile

Part one of this report focuses on an analysis of demographic characteristics including population and household composition and growth, population age, household size, household tenure, and income. These characteristics comprise essential building blocks that assist in an analysis of the housing demand within the region.

Population and Household Growth

Key Takeaways

- The overall trends indicate robust population growth in the region, demonstrating a solid recovery from the pandemic's impacts.
- 6 out of every 10 households added to Southwest Florida from 2018 to 2022 were in Lee County, highlighting its dominant share of the region's household growth.
- According to Shimberg Center for Housing Studies projections, it is estimated that the region's population will increase by 294,461 people by 2035 with an accompanying increase of 133,298 households.
- For the region to keep pace with the expected demand, roughly 13,330 homes would need to be added per annum to the existing housing stock over the next 10 years.

Understanding the size, growth rate, and distribution of the population and households in Southwest Florida is crucial for assessing housing needs. The region's growth rate directly influences the overall demand for housing. Rapid population increases exert pressure on the housing market, challenging the availability of appropriate and attainable housing options for residents.

Population Trends

The most recent estimates for the region's population originate from the Bureau of Economic and Business Research (BEBR), the U.S. Census Bureau's annual population estimates, and American Community Survey (ACS). Due to methodological differences these estimates are not identical with each other, however each measure provides useful insights into population trends that can meaningfully contribute to understanding population dynamics within the region.



According to BEBR estimates, which are reflected in the SW FL Almanac Demographic report, the area’s population stands at 1,458,081 of April 1, 2023. Table 1 provides BEBR’s breakdown of the region’s population by count of the countywide population, unincorporated population, and incorporated population. Notably, most of the population in the region resides in unincorporated areas, a trend that diverges from the more evenly distributed population seen at the state level.

Table 1: Population Estimates by Unincorporated and Incorporated Area

April 1, 2023, Population Estimates for Florida Counties					
	Countywide	Unincorporated Population		Incorporated Population	
Charlotte	204,126	183,716	90.0%	20,410	10.0%
Collier	399,480	363,600	91.0%	35,880	9.0%
Glades	12,591	11,062	87.9%	1,529	12.1%
Hendry	40,895	28,534	69.8%	12,361	30.2%
Lee	800,989	388,401	48.5%	412,588	51.5%
SW FL	1,458,081	975,313	66.9%	482,768	33.1%
Florida	22,634,867	11,279,476	49.8%	11,355,391	50.2%
Source: BEBR Population Estimates, 2023					

According to estimates from BEBR, the population in the region has increased by 49,582 individuals since 2020, representing an average annual growth rate of 2.4%. This rate exceeds the growth observed across the state. The region has experienced steady increases, despite some fluctuations, with notable exceptions such as Glades County, which has seen a decline in its population numbers between 2016 and 2023.

Lee County has been the main driver of this regional population increase, contributing to 55% of the growth between the 2021 and 2022 surveys, on par with the county’s share of the total population. It is followed by Collier County (27%), Charlotte County (14%), Hendry County (3%), and Glades County (1%). Although BEBR's projections suggest a slight decrease of 0.1% between 2022 and 2023, this anticipated reduction has not been supported by the latest Census population estimates and hence does not currently raise significant concerns.

The overall trend indicates robust population growth in the region, demonstrating a solid recovery from the pandemic's impacts. This resilience suggests ongoing and future demands for increased housing stock to accommodate the growing population.



Table 2: Population Trends

Geography	2016	2017	2018	2019	2020	2021	2022	2023
Charlotte County	171,578	174,163	178,251	181,708	186,847	190,570	196,742	204,126
	2.0%	1.5%	2.3%	1.9%	2.8%	2.0%	3.2%	3.6%
Collier County	346,890	353,149	360,455	367,578	375,752	382,680	390,912	399,480
	1.8%	1.8%	2.1%	2.0%	2.2%	1.8%	2.2%	2.2%
Glades County	12,232	12,150	11,988	11,960	12,126	12,130	12,273	12,591
	0.0%	-0.7%	-1.3%	-0.2%	1.4%	0.0%	1.2%	2.6%
Hendry County	38,062	38,488	38,773	39,122	39,619	40,540	40,633	40,895
	0.5%	1.1%	0.7%	0.9%	1.3%	2.3%	0.2%	0.6%
Lee County	691,400	708,797	724,796	743,871	760,822	782,579	802,178	800,989
	2.4%	2.5%	2.3%	2.6%	2.3%	2.9%	2.5%	-0.1%
Southwest Florida	1,260,162	1,286,747	1,314,263	1,344,239	1,375,166	1,408,499	1,442,738	1,458,081
	2.1%	2.1%	2.1%	2.3%	2.3%	2.4%	2.4%	0.011
Florida	20,201,450	20,524,865	20,854,945	21,189,849	21,538,187	21,898,945	22,276,132	22,634,867
	1.6%	1.6%	1.6%	1.7%	1.7%	1.7%	1.7%	1.6%

Source: BEBR Population Estimates 2016 – 2023

The Census Bureau annually releases population estimates for counties using the year of the most recent decennial population data as a base. Most recent estimates indicate that counties within the region have experienced net growth between 2020 – 2023, meaning that population losses from out-migration and deaths were outpaced by in-migration and births.

Table 3 presents the latest current population estimates by county alongside their rank by total population, rank by absolute population increase between 2020 and 2023, and rank by growth rate over the same period relative to all Florida counties. Lee County is within the top 10 by population in the state ranked at having the 8th largest population, with Collier (19th) and Charlotte (28th) following behind and all above the median by population size in Florida. Glades is reported as the fourth smallest county by population, ranking 64th.

Hendry, while relatively low rank in terms of population and number of people added to the county, in terms of its relative growth over the three-year period it ranks surprisingly high at the 16th fastest growing population, above Lee County ranked at 17th. For comparison, the similarly sized Gadsden County, which is ranked 45th in terms of population total but only 60th in terms of rate of growth over the period.



Table 3: Population Ranking of Florida Counties

Geography	Population	Ranking by Total Population	Ranking by Absolute Population Growth (2020-2023)	Ranking by Rate of Growth (2020-2023)
Charlotte	206,134	28	20	13
Collier	404,310	19	18	26
Glades	12,786	64	52	31
Hendry	43,333	46	38	16
Lee	834,573	8	4	17

Source: US Census Annual Population Estimate 2023 (Released 2024), FHC Ranking Calculations

Household Growth

According to the Census five-year American Community Survey estimates, household growth rates vary significantly across the counties within the study area, predominantly oscillating between 2% and 4% annually depicted in Table 4. Notably, Glades and Hendry Counties, the smallest within the region, have shown the greatest fluctuations since the COVID-19 pandemic. In 2021, Glades County experienced a sharp 6% reduction in total number of households, only slightly recovering to a 1% growth rate from 2021 to 2022.

Table 4: Household Growth

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Charlotte	70,545	70,948	71,856	73,299	74,884	76,150	76,891	79,789	82,755	84,671
		0.6%	1.3%	2.0%	2.2%	1.7%	1.0%	3.8%	3.7%	2.3%
Collier	122,972	126,331	129,888	133,331	138,131	140,942	142,979	147,977	153,711	156,768
		2.7%	2.8%	2.7%	3.6%	2.0%	1.4%	3.5%	3.9%	2.0%
Glades	3,843	3,846	3,920	4,019	4,297	4,433	4,700	4,859	4,572	4,637
		0.1%	1.9%	2.5%	6.9%	3.2%	6.0%	3.4%	-5.9%	1.4%
Hendry	11,223	11,156	11,345	11,817	12,098	12,027	12,527	12,878	12,821	13,289
		-0.6%	1.7%	4.2%	2.4%	-0.6%	4.2%	2.8%	-0.4%	3.7%
Lee	241,531	246,061	252,287	258,084	264,325	271,861	275,965	288,916	298,343	311,348
		1.9%	2.5%	2.3%	2.4%	2.9%	1.5%	4.7%	3.3%	4.4%
SW FL	450,114	458,342	469,296	480,550	493,735	505,413	513,062	534,419	552,202	570,713
		1.8%	2.4%	2.4%	2.7%	2.4%	1.5%	4.2%	3.3%	3.4%
Florida	7,158,980	7,217,508	7,300,494	7,393,262	7,510,882	7,621,760	7,736,311	7,931,313	8,157,420	8,353,441
		0.8%	1.1%	1.3%	1.6%	1.5%	1.5%	2.5%	2.9%	2.4%

Source: ACS 5-Year 2018-2022, Table B01102



Conversely, Charlotte, Collier, and Lee Counties have demonstrated consistent, positive household growth rates throughout the pandemic, aligning closely with the overall state trends. This consistency underlines the area's resilience, sustained demand for housing, and skew towards higher income households that weren't as impacted by the pandemic as lower-income households.

Population and Households Projected Growth

Looking ahead, projections by the Shimberg Center indicate substantial growth for the region. By 2035, an estimated population increase of 294,461 is expected, accompanied by a significant rise in households, with an anticipated growth of 133,298 households. This forecast underscores the critical need for strategic housing development and infrastructure planning to accommodate the growing number of residents and households. Addressing these trends proactively will be essential to ensure that housing supply aligns with demand, maintaining housing affordability and accessibility for the diverse needs of Southwest Florida's evolving population. To keep pace with the expected regional demand, roughly 13,330 homes would need to be added per annum to the existing housing stock over the next 10 years.

Age

Key Takeaways

- Aging trends in Southwest Florida have outpaced the state from 2018 to 2022.
- There has been a notable rise in the population of individuals aged 65 and older. Since 2018, that age cohort has experienced an estimated increase of 45,000 people, or a 11.6% growth, which is double the rate of the next fastest growing age cohort and exceeding the growth of the senior population in Florida as a whole.
- These shifts underscore the need for targeted care services and housing modifications to accommodate the aging population's needs.
- There are clear trends indicating that coastal areas are predominantly housing an older population, while urban, suburban, and landlocked zones attract younger residents and working-age people.

Demographic Shifts and the Aging Population

The demographic landscape of Florida, akin to the national trend, is experiencing a significant shift towards an aging population. From 2018 (2015-2018 ACS) to 2022 (2018-2022 ACS) as depicted in Table 5, the median age in Florida has seen an increase of half a year, indicating a gradual but consistent aging trend. This pattern is more pronounced in Southwest Florida, where the average median age has risen by approximately 0.8 years. Although this increase may seem modest, it reflects a substantial demographic trend within the population. Across the counties included in the study, apart from Hendry, the median age surpasses that of the state as a whole. Notably, Charlotte County exhibits the highest median age among the studied areas at 59.9 years, holding the second-place rank in the state for median age. Followed by Collier County, with a median of 52.2 and the ninth-place ranking. The respective cities of Punta Gorda and Naples



demonstrate even more significant age trends, with the high median ages recorded at 66.3 and 66.9, respectively, in 2022.

Table 5: Median Age by Geography

Geography	2018	2022
Florida	41.9	42.4
Charlotte County	58.6	59.9
Punta Gorda	66.9	66.3
Collier County	50.3	52.2
Naples	66.2	66.9
Immokalee	28.1	30
Glades County	47.2	47.4
Hendry County	33.9	35.1
Lee County	48.1	49.1
Cape Coral	46.9	48.2
Fort Myers	40.7	40.6
Source: ACS 5-Year 2014-2018 and 2018-2022, Table B01102		

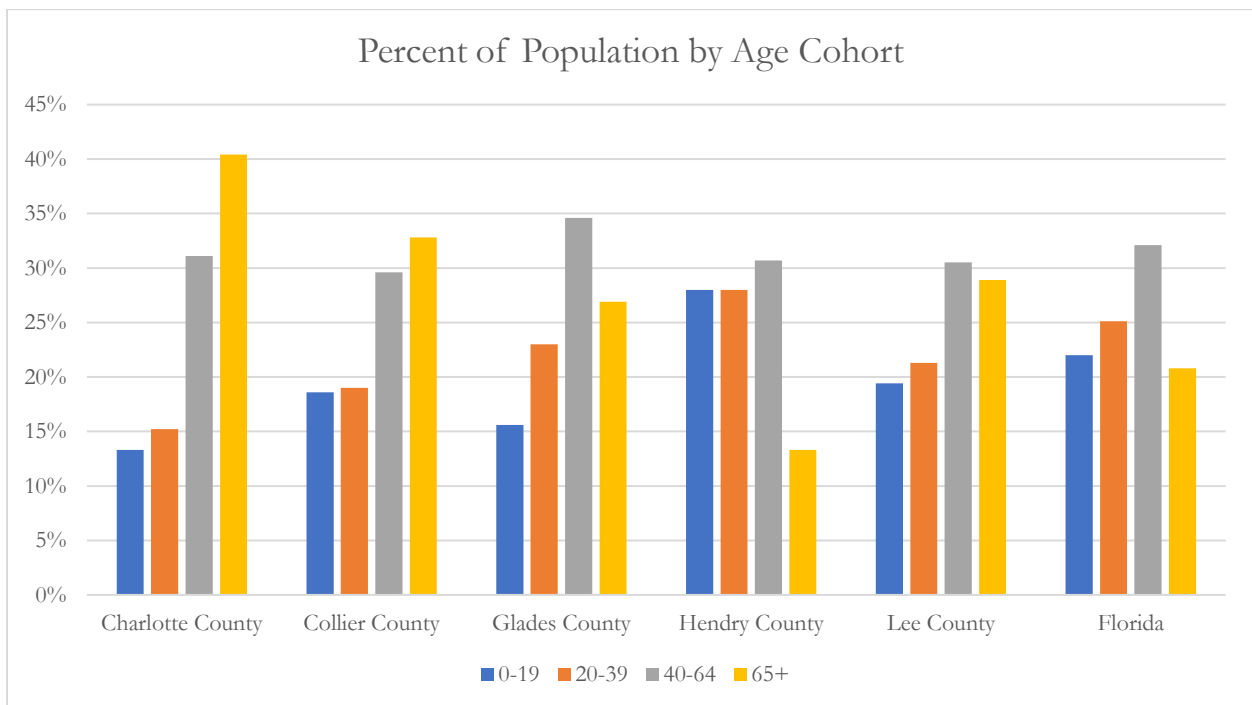


Figure 1: Population Distribution by Age Cohort

ACS 5-Year 2014-2018, 2018-2022, Table S0101



Regional Age Cohort Changes

In the broader region, there has been a notable rise in the population of individuals aged 65 and older, with an estimated increase of 45,000 or 11.6% since 2018, nearly double the percentage increase of the next fastest growing group. This surge surpasses the growth rates of other age cohorts: 20-39-year-olds increased by 16,524 (6.3%), 40-64-year-olds by 16,501 (4.1%), and the youngest cohort, 0-19-year-olds, grew by only 3,825 (1.5%). In Charlotte, Collier, and Lee Counties, the regional trends are reflected with the most rapidly expanding age group being the 65+ cohort, depicted in Figure 2: Percent Change in Age Cohort. In Lee County, the elder cohort exceeds the growth rate in Florida as a whole (12.8% vs 11.2%, respectively). In Collier, the 65+ cohort far exceeds growth of other age cohorts, with a nearly 8-point gap between this group and next fastest growing, 40 to 64.

Figure 3 further illustrates how the population is shifting by representing shifts in the share each age cohort represents of the total population. Glades County, despite an overall decreasing trend in the population, the 40 to 64 cohort gained a 3-point share increase of the total population and those aged 65 and older gained 1-point increase, indicating a shift towards a middle to older age. Hendry County grew most in the 20-39 age range, indicating a growing population of younger working-age persons.

The growth in the 20-39 age cohort within Lee and Charlotte counties has been significantly higher than the state average. Between 2018 and 2022, Charlotte County experienced an increase of approximately 2,072 individuals (7.7%) within this demographic, while Lee County saw an even larger surge, with an increase of 13,270 people (8.8%). These rates are notably higher than the overall growth rate of 4.1% for the same age cohort across Florida. Despite these considerable increases, the total population distribution within these age cohorts in both Lee and Charlotte counties still reflects proportions comparable to those at the state level. However, given the recent growth trends, these demographics merit close monitoring in the coming years. They could provide early indicators of significant demographic shifts in the region, especially as the post-pandemic landscape continues to evolve.

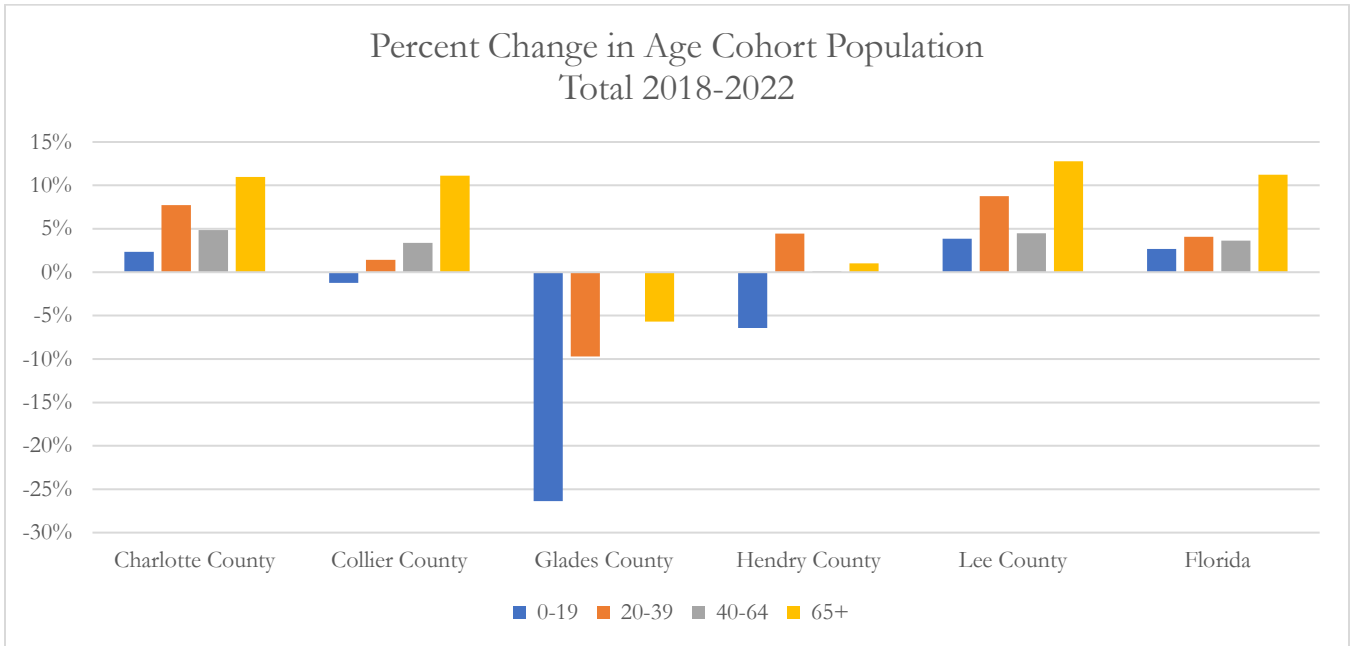


Figure 2: Percent Change in Age Cohort

ACS 5-Year 2014-2018, 2018-2022, Table S0101

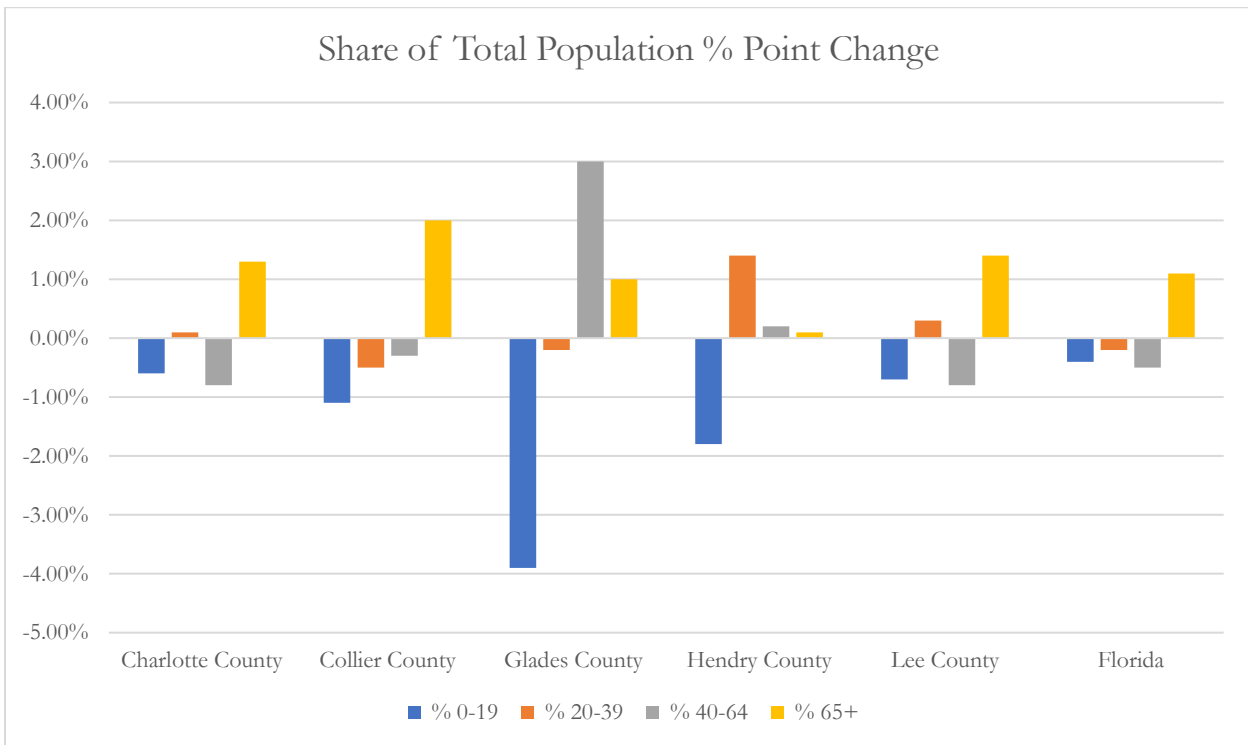




Figure 3: Share of Total Population Percentage Point Change

ACS 5-Year 2014-2018, 2018-2022, Table S0101

Geographical Distribution of Age Groups

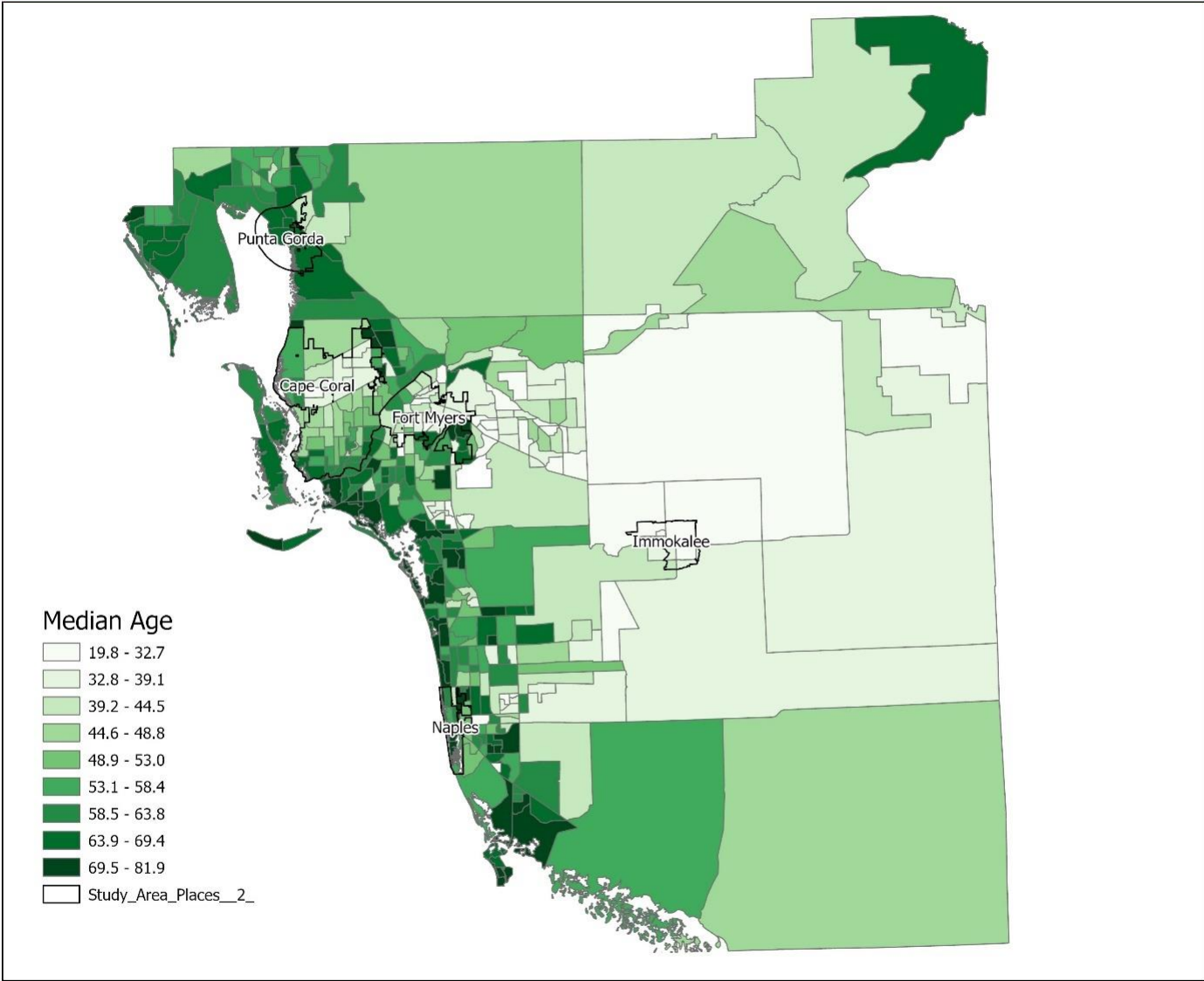
Map 1 depicts the median age by Census Tract. Areas with significantly higher median ages, especially around Punta Gorda and Naples on the coast, indicate these locales as enclaves for the older population. These areas demonstrate median ages ranging from 63.9 to over 81.9 within census tracts, suggesting a preference among older and likely affluent households for coastal areas known for their retirement-friendly attributes.

In contrast, areas closer to Fort Myers and its surroundings, with median ages at between 19.8 and 44.5, suggest a younger demographic comprising working-aged individuals and families. This clear division within the region shows coastal areas predominantly housing an older population, while urban, suburban, and landlocked zones attract younger residents and working-age people.

MAP 1 ON NEXT PAGE



Median Age by Census Tract



0 5 10 20 30 40 Miles
Source: Florida Housing Coalition, 2018-2022 ACS, Table B01002



Map 1: Median Age by Census Tract

Source: ACS 5-Year 2018-2022, Table B01102



Implications for Housing and Support Services

The trend towards an older population has nuanced implications for housing and social services. Older adults, particularly those in higher income brackets, tend to have less need for housing assistance. However, low-income seniors often face dire choices between essential needs such as medical care, housing, utilities, and food due to fixed-income constraints. Furthermore, a significant portion of older adults face disabilities, especially as they enter their 70s and 80s, impacting their daily living and mobility.

These challenges underscore the need for targeted care services and housing modifications to accommodate the aging population's needs. Without adequate support, many older adults may be compelled to move into more costly group home settings, increasing financial strains on families and government resources. Therefore, addressing the housing and care requirements of this demographic is crucial for ensuring their well-being and financial stability.

Race and Ethnicity

Key Takeaways

- In many geographies in Southwest Florida, White populations are overrepresented compared to minority populations, e.g. the Black population in SW Florida stands at 7%, significantly lower than the statewide figure of 14.9% whereas the White population, accounts for 65% compared to 52% statewide.
- The Hispanic or Latino racial/ethnic group is adding the most people to the region, approximately 82,000, from 2018-2022.
- Those that are identified as having two or more races are the fastest-growing racial/ethnic group within the region, growing by 100% since 2018 (15,790).

When compared with statewide figures, the region has a notably higher concentrations of the White population, accounting for 65% compared to Florida's 52%. Charlotte County and the city of Punta Gorda illustrate these trends vividly, with White populations at 82.3% and 86.9%, respectively. Naples, in Collier County, mirrors this demographic profile, having an 88% White population. These trends highlight an underrepresentation of non-Hispanic minorities across the region, a trend particularly pronounced when comparing the proportions of Black, Asian, and other racial groups.

- The Black population in SW Florida stands at 7%, significantly lower than the statewide figure of 14.9%.
- Asian residents account for 1.5% of the regional population, compared to 2.8% across Florida.
- Those identified with two or more races make up 2.3% in SW Florida, versus 3.1% statewide.
- Other races are represented in a near proportional rate at 0.6% in SW Florida, and 0.7% across the state.

Although Lee County also generally has an underrepresentation of minorities, its demographic composition more closely resembles Florida as a whole. Fort Myers and Immokalee have the highest concentrations of



Black populations. Hendry County and Immokalee in Collier County have significant Hispanic or Latino populations, with 57% and nearly 74%, respectively.

Table 6: Population by Race/Ethnicity

Geography	Total population	Hispanic or Latino (of any race)	White alone	Black alone	Asian alone	Two or More Races	Other
Florida	21,634,529	26.5%	52.0%	14.9%	2.8%	3.1%	0.7%
Charlotte County	189,900	8.0%	82.3%	5.1%	1.3%	2.8%	0.5%
Punta Gorda	19,605	4.1%	86.9%	2.7%	0.7%	5.1%	0.5%
Collier County	380,221	28.6%	61.5%	6.4%	1.4%	1.8%	0.3%
Naples	19,315	4.4%	88.0%	4.9%	0.9%	1.4%	0.3%
Immokalee	27,753	73.6%	4.8%	20.9%	0.0%	0.4%	0.3%
Glades County	12,179	22.2%	57.0%	15.2%	0.5%	0.9%	4.3%
Hendry County	39,902	57.1%	28.9%	10.3%	0.9%	1.5%	1.2%
Lee County	772,902	23.1%	64.4%	7.7%	1.6%	2.4%	0.7%
Cape Coral	198,912	24.0%	67.0%	4.1%	1.8%	2.7%	0.5%
Fort Myers	88,699	23.7%	47.8%	21.9%	2.1%	3.4%	1.2%
ACS 5-Year 2014-2022, Table DP05							

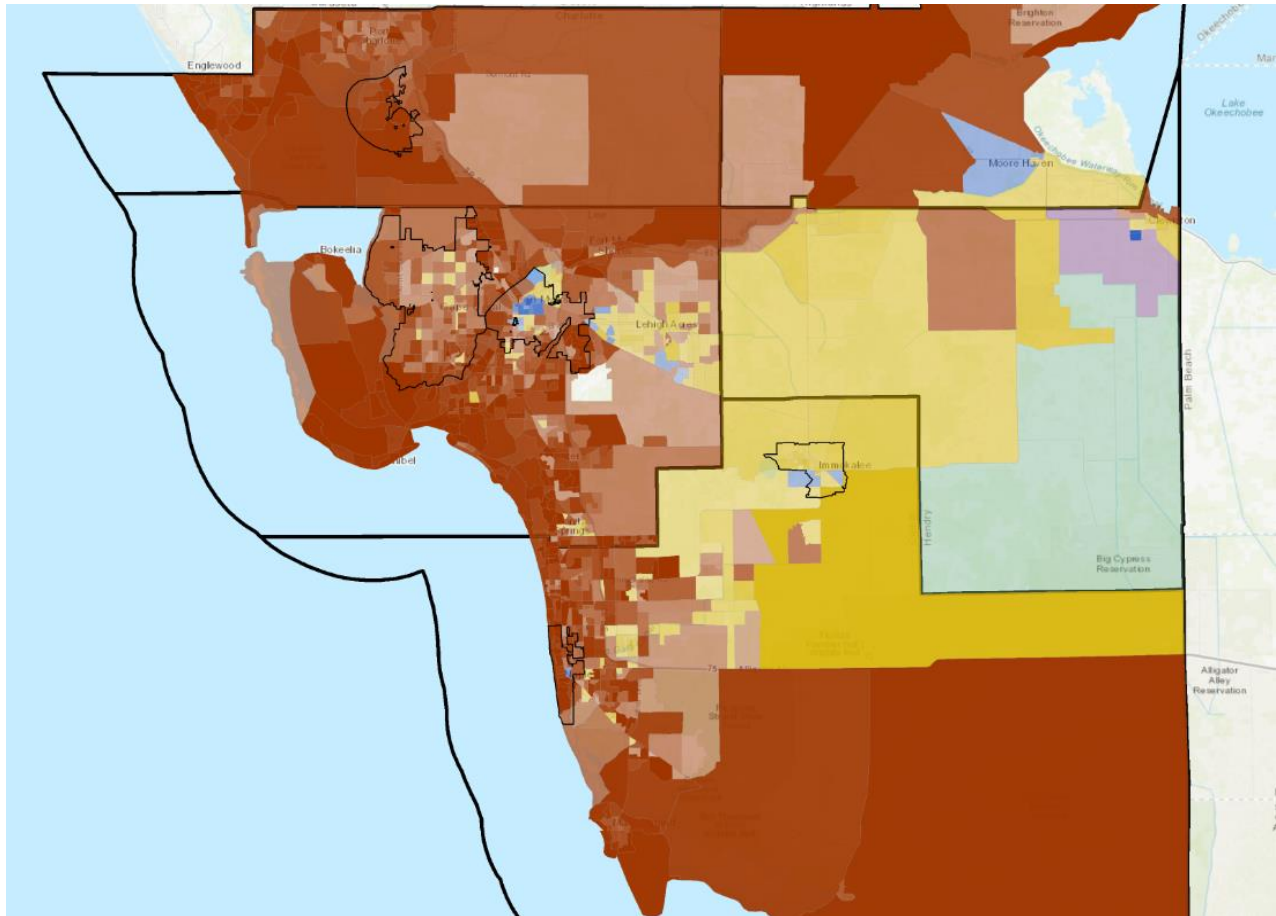
Overall, the Hispanic or Latino racial/ethnic group has added the most people to the region, approximately 43,000 (15% growth) from 2018-2022, followed by White population 18,765 (2% growth), black population at 387 (0.4%), Asian at 2,634 (14%). Those identified as having two or more races are the fastest-growing racial and ethnics groups within the region, having doubled since 2018 from 15,782 to 31,572. This growth is reflected across several counties and cities, indicating shifting demographics that could influence future housing needs and community services. Table 7 below indicates shifts in the total share of the population by racial/ethnic groups.



Table 7: Racial/Ethnic Group Percentage Point Change as Share of Total Population

Geography	Hispanic or Latino (of any race)	White alone	Black alone	Asian alone	Two or More Races	Other
Florida	1.35%	-2.39%	-0.43%	0.10%	1.25%	0.12%
Charlotte	1.01%	-1.85%	-0.22%	0.02%	1.05%	-0.01%
Punta Gorda	-1.97%	-2.81%	0.33%	0.00%	4.60%	-0.16%
Collier	1.13%	-1.75%	-0.41%	0.19%	0.89%	-0.05%
Naples	-0.18%	-1.32%	0.19%	0.24%	0.92%	0.15%
Immokalee	1.49%	0.00%	-0.25%	-0.50%	0.38%	-1.12%
Glades	1.29%	-3.31%	1.98%	0.11%	-0.41%	0.33%
Hendry	4.23%	-3.78%	-0.63%	0.13%	0.52%	-0.47%
Lee	2.39%	-3.41%	-0.47%	0.08%	1.20%	0.23%
Cape Coral	4.46%	-5.82%	-0.64%	0.08%	1.74%	0.18%
Fort Myers	0.69%	-1.21%	-1.50%	-0.62%	2.16%	0.47%
ACS 5-Year 2014-2022, Table DP05						

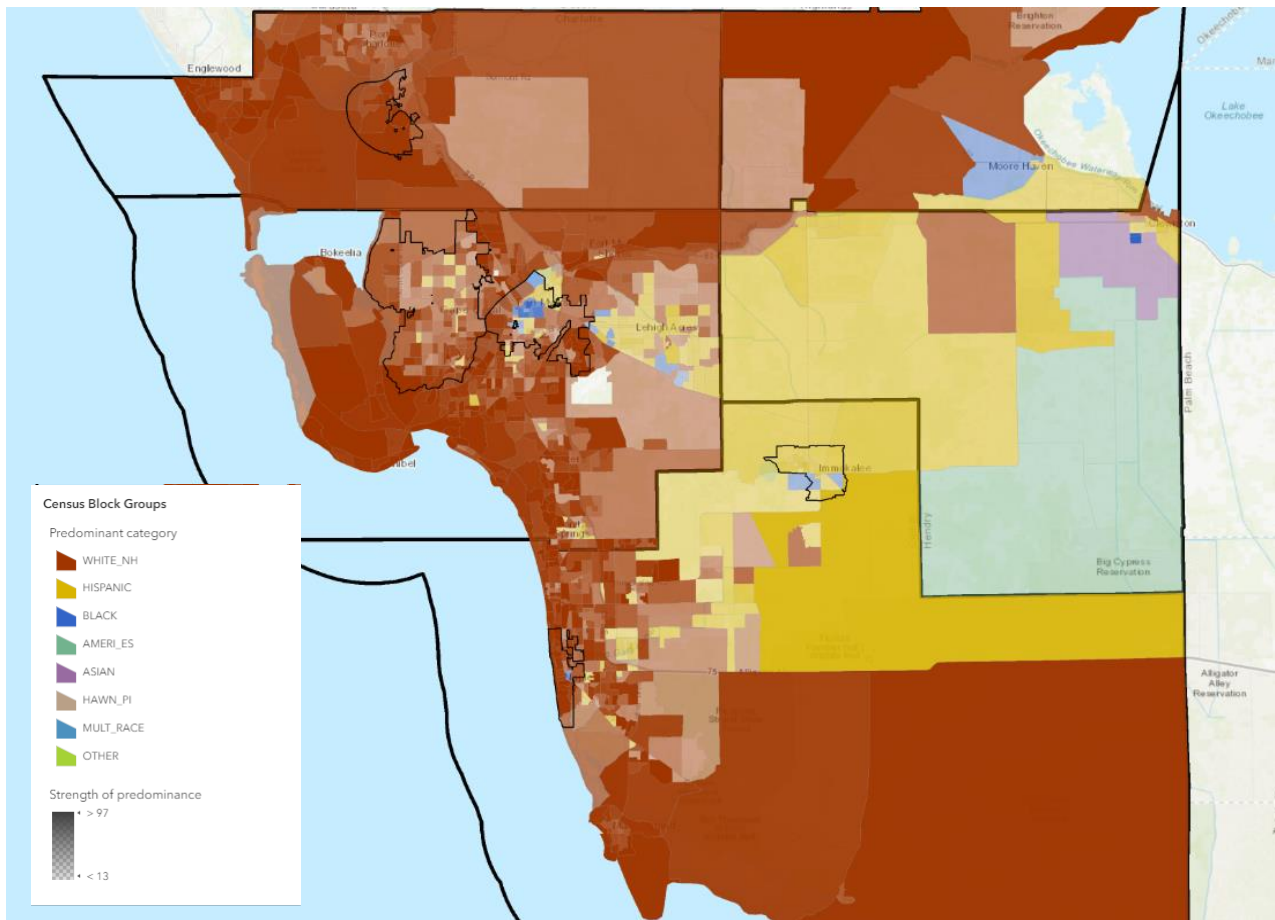
The following maps offer insights into the racial and ethnic composition of the community, depicted at the granularity of census block groups.



Map 2 employs a predominance map technique to illustrate which racial or ethnic groups constitutes the majority within each census block group where the color-code designates the majority racial group, and the transparency level indicates the dominance extent of that group's majority status.

Notably, in Lee County, a concentration of the Hispanic population is observed in Lehigh Acres, northeast of Fort Myers, and in certain areas within Cape Coral. Meanwhile, in Hendry County, the Hispanic population predominantly resides in the western segments, especially around LaBelle and Montura in the mid-east. The map also identifies the central aggregation points for Black populations, with notable densities in Fort Myers and South Lake Acres. Conversely, Moore Haven showcases a focal point for Black populations amidst a broader prevalence of White populations across much of the county.

Race/Ethnicity Predominance by Block Group



Map 2: Race/Ethnicity Predominance by Block Group

Source: Florida Geographic Data Library, “cenacs2022”, ACS 5-Year 2018-2022



Household Size

Key Takeaways

- Recent trends indicate a general decline in household size across all counties.
- Two-person households are the most common arrangement across the study area, closely followed by one-person households.
- This pattern likely reflects various factors, including aging populations with shrinking households, young adults delaying family formation, or an increase in single-person households.

Understanding household size within a community is crucial for addressing housing needs effectively. It offers insight into the types of housing units required to accommodate the population adequately. When the dominant household size does not match the available housing stock, there can be an unnecessary increase in housing costs, burdening residents financially by making them pay for space they do not need.

Trends in Average Household Size

Recent trends across the study area depict a noticeable decrease in average household size, underscoring a broader regional trend towards smaller households. Figure 4 illustrates the changes in average household size from 2013 to 2022 in SW Florida by county and the state of Florida. This decrease points to changing living arrangements and possibly evolving societal norms and economic factors influencing how people choose to live. This pattern likely reflects various factors, including aging populations with shrinking households, young adults delaying family formation, or an increase in single-person households.

Excepting Hendry County, the entire SW Florida study area has a lower average household size than the state as a whole – suggesting pent up demand for smaller housing options. Hendry County has consistently had the highest average household size in the region.

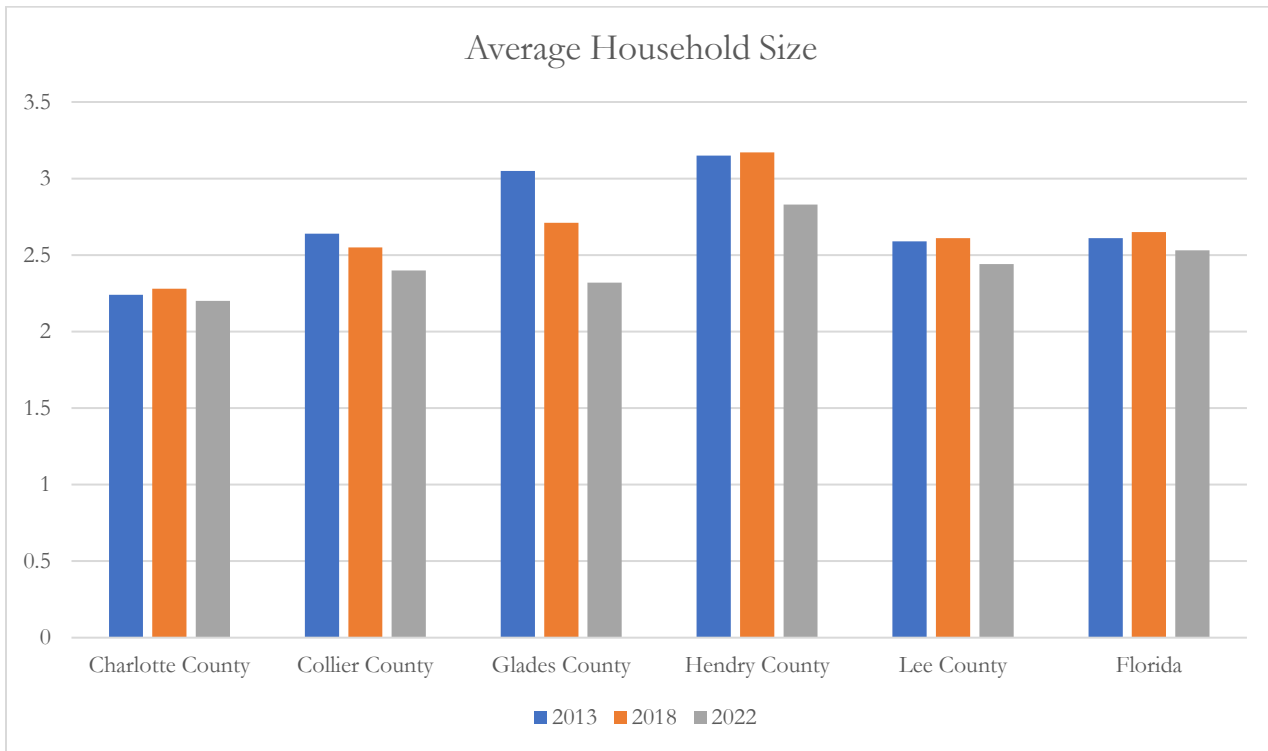


Figure 4: Change in Average Household Size

Source: ACS 5-Year 2018-2022, Table DP05

Distribution of Household Size

Table 8 shows the distribution of household size from one-person households to four or more-person households. Trends in household composition show that two-person households are the most common arrangement across the study area, closely followed by one-person households. This dominance of smaller household sizes aligns with the observed decrease in average household size, signaling a potential mismatch between housing demand and supply, especially in terms of unit size.

The older communities of Punta Gorda and Naples have particularly large concentrations of households with two or fewer people, whereas younger geographies such as Immokalee and Hendry County, which have younger demographics and substantial Hispanic and Latino populations, show a preference for larger households including four or more persons. These tendencies toward larger households may reflect cultural practices favoring intergenerational and multiple-family living arrangements as well as unattainable housing prices forcing families to double-up.



Table 8: Percent of Population by Household Size

	1-person household	2-person household	3-person household	4-or-more-person household
Florida	28.3%	36.7%	15.3%	19.6%
Charlotte County	28.5%	49.5%	11.3%	10.7%
Punta Gorda	29.0%	58.0%	7.9%	5.2%
Collier County	28.0%	44.6%	12.0%	15.5%
Naples	36.5%	50.5%	7.1%	5.9%
Immokalee	16.0%	18.9%	19.0%	46.1%
Glades County	25.6%	41.2%	16.4%	16.8%
Hendry County	20.9%	31.5%	18.7%	28.8%
Lee County	28.5%	44.3%	11.5%	15.7%
Fort Myers	33.5%	39.0%	12.2%	15.3%
Cape Coral	24.7%	43.4%	13.9%	18.1%
Source: ACS 5-Year 2014-2022, Table S1101				

Tenure

Key Takeaways

- The majority of study area has seen an increase in homeownership rates between the years of 2018 and 2022.
- The assessment of homeownership rates by race/ethnicity reveals significant disparities across different groups, emphasizing systemic issues that may influence access to homeownership.
- 8 out of every 10 White households are owner-occupied units, compared to 7 out of every 10 Asian households, 6 out of every 10 Hispanic households, and 5 out of every 10 Black households.

Homeownership is one of the most important wealth building tools in the United States. In most areas, owning a home is cheaper than paying rent, and the equity built is often used to help pay for college, start a small business, or facilitate retirement. Trends in homeownership are crucial for understanding housing market dynamics and planning for future housing needs. Over the past decade, homeownership rates in Southwest Florida have generally trended upwards in many areas, reflecting a positive shift towards ownership in several counties and cities within the study region.



Homeownership Trends

The homeownership rate in Southwest Florida is higher than the state as a whole – except in certain areas such as the City of Fort Myers and Immokalee. Most areas have seen an increase in homeownership rates since 2013. Notably, Charlotte and Collier counties have recovered from declines they had experienced between 2013 and 2018, indicating resilience within the homeownership market. Immokalee, a renter market, has experienced an increase in homeownership rates from 2018 to 2022, but is still below the 2013 rate. Hendry County also recovered from a dip over the same period, while Lee County and its municipalities continued an upward trajectory, despite Fort Myers still having a predominantly renter population. Glades County stands out as an exception, showing a slight decline in the share of households which are homeowners, though its current rate maintains above 2013 levels, indicating relative stability.

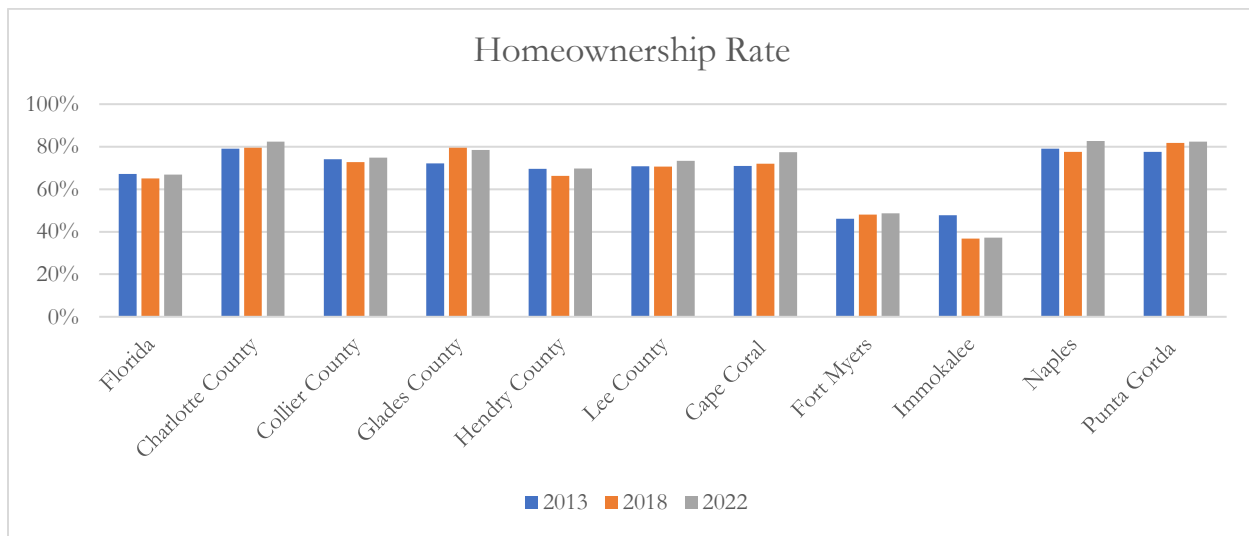


Figure 5: Homeownership Rate (2013-2022)

Source: ACS, Table DP04, Various Years

Homeownership by Race and Ethnicity

The assessment of homeownership rates by race/ethnicity reveals significant disparities across different groups, emphasizing systemic issues that may influence access to homeownership.

- **Hispanic or Latino Households:** These households have a homeownership rate of 55.7%, positioning them above Black and Other racial households and slightly above the statewide average of 54.5% for the group.
- **White and Asian Households:** White households have the highest homeownership rates in the region at 76.4%, followed by Asian households at 70.9%. These rates indicate a significant advantage in homeownership accessibility and stability for these groups compared to minority populations.
- **Black Households:** Across the region, Black or African American households consistently have the lowest homeownership rates, with only about 47% being homeowners. This rate is particularly low



in high-cost, lower minority geographies such as Naples and Punta Gorda, underscoring the challenges faced by Black households in achieving homeownership.

- **Multiple Race Households:** Households identifying with two or more races have a homeownership rate of 56.9%, highlighting the diverse experiences and challenges faced by multiracial individuals and families in the housing market.
- **Other Races:** Households identified as American Indian, Pacific Islander, or other races collectively exhibit a homeownership rate of approximately 51.6%, indicating challenges but also a higher rate of ownership compared to Black households.

Table 9: Regional Average Homeownership Rate by Race/Ethnicity

	Hispanic or Latino (of any race)	White alone	Black alone	Asian alone	Two or More Races	Other
SW FL	55.7%	81.2%	51.3%	71.6%	58.5%	54.8%

Figure 6 further shows the geographical breakdown of homeownership. The observed trends in homeownership, both overall and by race/ethnicity, underscore the need for targeted policy interventions and development strategies to address disparities and support homeownership among underrepresented and disadvantaged groups.

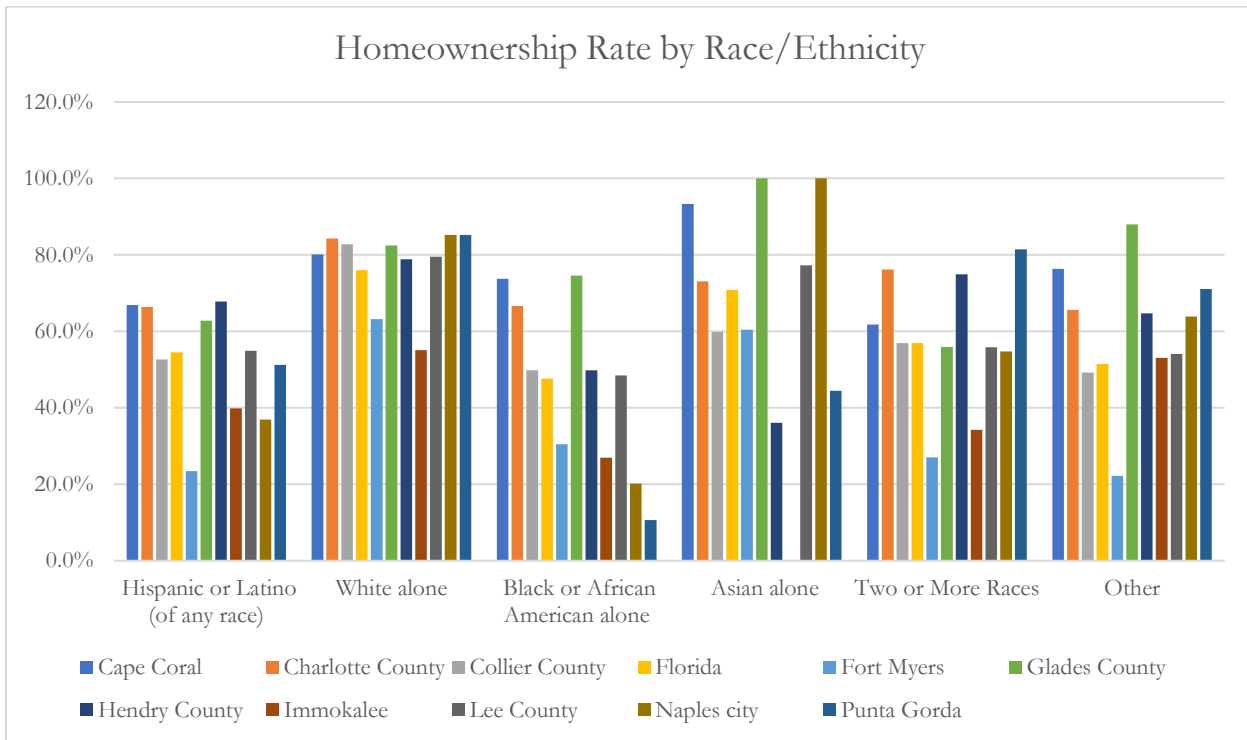


Figure 6: Homeownership Rate by Race/Ethnicity

Income

Household income plays a crucial role in the relationship between housing costs and housing cost burdens. This section of the analysis reviews data on household income in the SW Florida region and focuses on the relationship between income and geography, as well as other social and demographic factors such as tenure, race, and household composition.

Key Takeaways

- Within each represented geography, renter households typically earn far less than owner-occupied households, earning on average only 60% of what their counterparts do.
- Racial disparities are distinct, with White and Asian households reporting higher median incomes than Black and Hispanic or Latino households.
- Single parent households across the region are the most constrained when compared with the ALICE Household Survival Budget.
- Across the SW Florida region as well as state the largest growth in households have occurred within the \$125K+ category.



Household Income Overview

In Table 10, median wages for all households, owner households, and rental households are provided as a baseline for general affordability thresholds for the respective counties. Within each represented geography, owner-occupied households typically earn far more than renter households, indicating significantly more financial flexibility and means to be able to enter and sustain homeownership. Renter households face far more financial constraints, earning on average only 60% of what their counterparts do, making affordable housing a challenge for these households. Based upon annual median income, the table also indicates the attainable monthly housing costs per household by geographic region.

The table below also illustrates the disparity in median household incomes across the five-county area. Collier County’s median income is over double the median income of households in Glades County.

And finally, this table provides a glimpse into the standard wage that both ownership and rental households earn in the respective counties compared to the housing price that would be considered affordable to that income level. For example, the median renter household in Hendry County earns \$30,635 annually which equates to an hourly wage of \$15. The maximum monthly rent a household earning this amount could afford without being considered “cost-burdened” is \$766 – a rental amount not found broadly in this region.

Table 10: Median Income by Tenure

	Charlotte County	Collier County	Glades County	Hendry County	Lee County
All Households Median Income	\$62,164	\$82,011	\$37,221	\$49,259	\$69,368
Monthly Income	\$5,180	\$6,834	\$3,102	\$4,105	\$5,781
Hourly wage	\$30	\$39	\$18	\$24	\$33
Monthly attainable housing cost	\$1,554	\$2,050	\$931	\$1,231	\$1,734
Owner Occupied Median Income	\$67,064	\$97,038	\$43,121	\$61,223	\$79,178
Monthly Income	\$5,589	\$8,087	\$3,593	\$5,102	\$6,598
Hourly wage	\$32	\$47	\$21	\$29	\$38
Monthly attainable housing cost	\$1,677	\$2,426	\$1,078	\$1,531	\$1,979
Renter Occupied Median Income	\$37,160	\$53,119	\$34,363	\$30,635	\$50,621
Monthly Income	\$3,097	\$4,427	\$2,864	\$2,553	\$4,218
Hourly wage	\$18	\$26	\$17	\$15	\$24
Monthly attainable housing cost	\$929	\$1,328	\$859	\$766	\$1,266



Socio-demographic Stratification of Income

Household income in Southwest Florida also varies significantly across social and demographic lines including family type, age, race, and ethnicity. Families generally have higher median incomes than non-family households and those headed by single parents. Racial disparities are evident, with White and Asian households reporting higher median incomes than Black and Hispanic or Latino households. The following two, Table 11 and



Table 12 provide an overview of these key sociodemographic characteristics which serve as indicators for affordability and means for paying for housing.

Table 11: Median Income by Household Composition

	Charlotte County	Collier County	Glades County	Hendry County	Lee County	Florida
Median income - Families	\$73,880	\$98,919	\$ 46,486	\$53,267	\$81,979	\$81,514
Nonfamily households	\$36,817	\$ 49,919	\$ 26,964	\$32,343	\$43,517	\$42,675
65 years and over	\$57,316	\$80,920	\$ 37,156	\$ 41,811	\$ 61,269	\$53,384
Female householder, no spouse present with children under 18 years	\$36,838	\$42,971		\$24,462	\$ 38,837	\$36,278
Male householder, no spouse present with children under 18	\$46,801	\$46,144	\$ 26,880	\$33,624	\$ 51,991	\$51,768



Table 12: Median Income by Race/Ethnicity

	Charlotte County	Collier County	Glades County	Hendry County	Lee County	Florida
White Households	\$63,661	\$93,651	\$74,121	\$37,090	\$61,651	\$74,601
Black Households	\$39,692	\$58,969		\$31,690	\$52,101	\$51,249
Asian Households	\$57,206	\$ 115,500	\$ 56,563		\$89,861	\$87,205
Hispanic or Latino Households	\$50,595	\$62,435	\$ 37,134	\$47,798	\$57,593	\$62,425

Research done by the United For ALICE (Asset Limited, Income Constrained, Employed) provides estimates called the ALICE Threshold of Financial Survival, which is based on the household survival budget and is the minimum average income that a households needs to afford housing, child care, food, transportation, health care, and a smartphone plan, plus taxes. These estimates are calculated for all U.S. states and counties. Table 13 provides ALICE 2021 survival budget data adjusted for 2022 to provide a better comparison with census data.

Table 13: United For ALICE Survival Threshold

Geography	Single Adult	One Adult One Child	One Adult One Childcare	Two Adults	Two Adults Two Children	Two Adults Two Childcare	Single Senior	Two Seniors
Charlotte	\$29,610	\$41,116	\$43,327	\$43,927	\$64,441	\$71,950	\$33,045	\$51,011
Collier	\$32,883	\$46,763	\$48,962	\$49,474	\$72,162	\$78,272	\$36,019	\$56,058
Glades	\$26,336	\$36,044	\$38,605	\$38,680	\$56,396	\$63,042	\$29,809	\$45,751
Hendry	\$25,612	\$35,132	\$37,018	\$38,180	\$54,759	\$60,543	\$29,659	\$46,376
Lee	\$32,058	\$42,590	\$44,102	\$45,789	\$66,603	\$71,525	\$35,307	\$52,548

Table 14 provides a comparison between median incomes by demographic category and the corresponding ALICE survival income within respective counties. In this table, the differences are visually indicated by color: surpluses, meaning a surplus median the median income for a demographic type and the ALICE survival income, are shown in blue while deficits are highlighted in red. For the purposes of this analysis, the comparison primarily utilizes the survival budget for a 2-person household, which is reflective of the



prevailing household size trends within the area. The ALICE threshold used for single parent households is the “one adult and one child” survival threshold and for nonfamily households, the single adult budget was applied.

The findings reveal that the greatest economic challenges are faced by single parent households, Black households, and senior citizens. In counties like Glades and Hendry, the majority of households earning median wages fall short of meeting the ALICE survival budget. This shortfall underscores a critical issue: despite earning median wages, a significant portion of the population in these areas does not earn enough to afford the basic necessities of life.

Table 14: Median Households Income and ALICE Survival Threshold

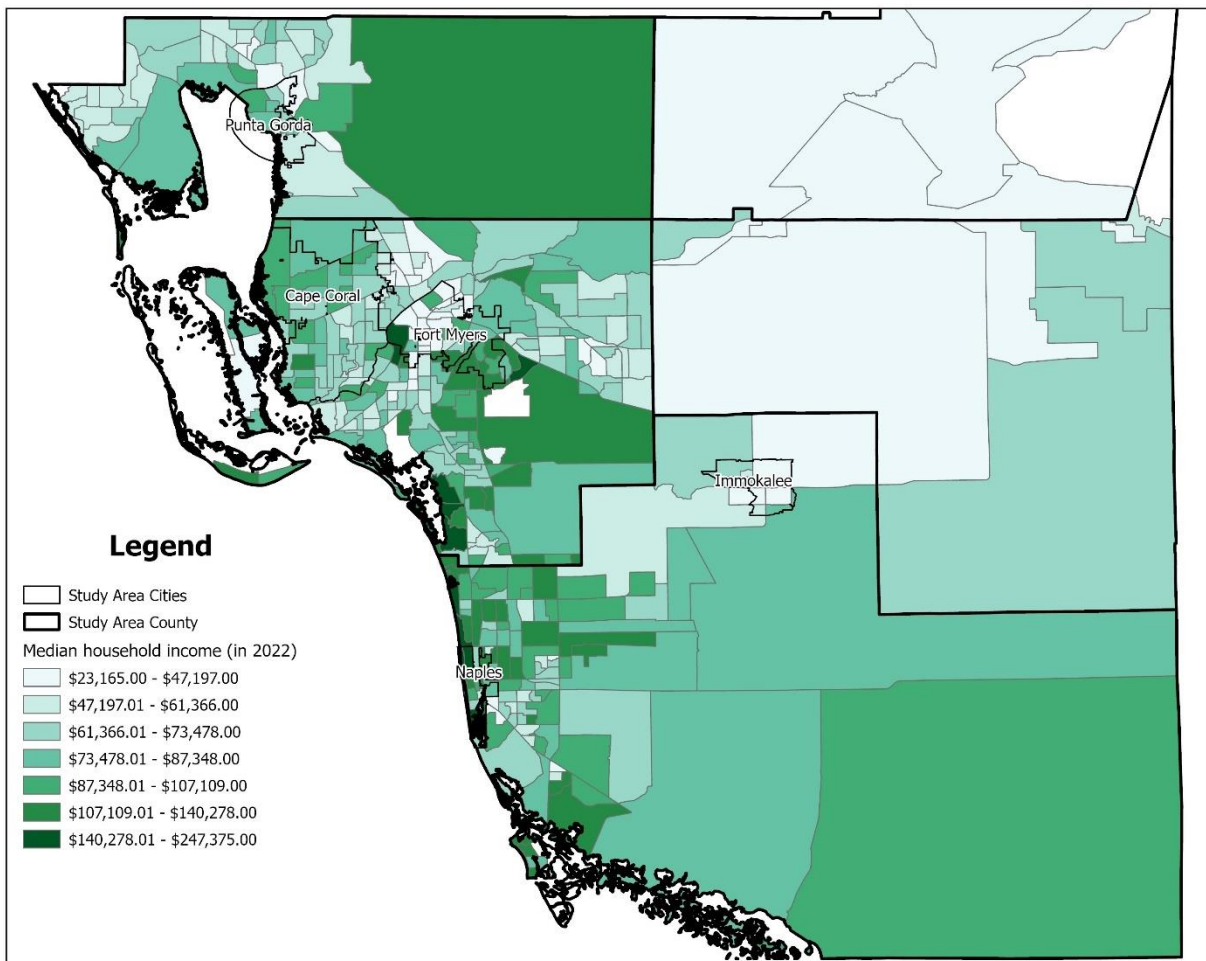
	Charlotte County	Collier County	Glades County	Hendry County	Lee County
All Households	\$18,237	\$32,537	-\$1,459	\$11,079	\$23,579
Families	\$29,953	\$49,445	\$7,806	\$15,087	\$36,190
White households	\$19,734	\$44,177	\$35,441	-\$1,090	\$15,862
Black households	-\$4,235	\$9,495		-\$6,490	\$6,312
Asian households	\$13,279	\$66,026	\$17,883		\$44,072
Hispanic or Latino (of any race)	\$6,668	\$12,961	-\$1,546	\$9,618	\$11,804
65 years and over	\$6,305	\$24,862	-\$8,595	-\$4,565	\$8,721
Female Single Parent kids under 18	-\$6,489	-\$5,991		-\$12,556	-\$5,265
Male Single Parent kids under 18 years	\$3,474	-\$2,818	-\$11,725	-\$3,394	\$7,889
Nonfamily households	\$7,207	\$17,036	\$628	\$6,731	-\$2,272

Geographic Income Trends

The following Map 4 shows median household income across different census tracts in Southwest Florida as well as concentrations of high-income households. High-income concentrations are noted within and around municipalities like Punta Gorda, Naples, southeast Fort Myers, northwestern Cape Coral, and throughout rural areas within Charlotte and Lee County. Coastal areas particularly in Lee and Collier counties tend to have higher incomes, likely reflecting the value premium of real estate and indicating a measure of inaccessibility to less affluent households. In contrast, inland areas, especially in Glades and Hendry with lower median incomes, may indicate struggle more with access to affordable housing, exacerbated by geographic isolation and limited economic opportunities.



Median Income by Census Tract



0 5 10 20 30 40
Miles



Source: Florida Housing Coalition, 2018-2022 ACS, Table B19013

Map 4: Median Income by Census Tract



Income Diversity and Cohort Shifts

Understanding the breakdown of household income by income bracket is helpful as it speaks to elements of income diversity, divisions of wealth and poverty, and provides a basis of comparison of the existing housing stock and prices. As suggested by previous tables and charts, Collier County has a particularly high concentration of households in the \$125,000+ income bracket. By contrast, Glades and Hendry counties have an abundance of households making less than \$50,000 annually.

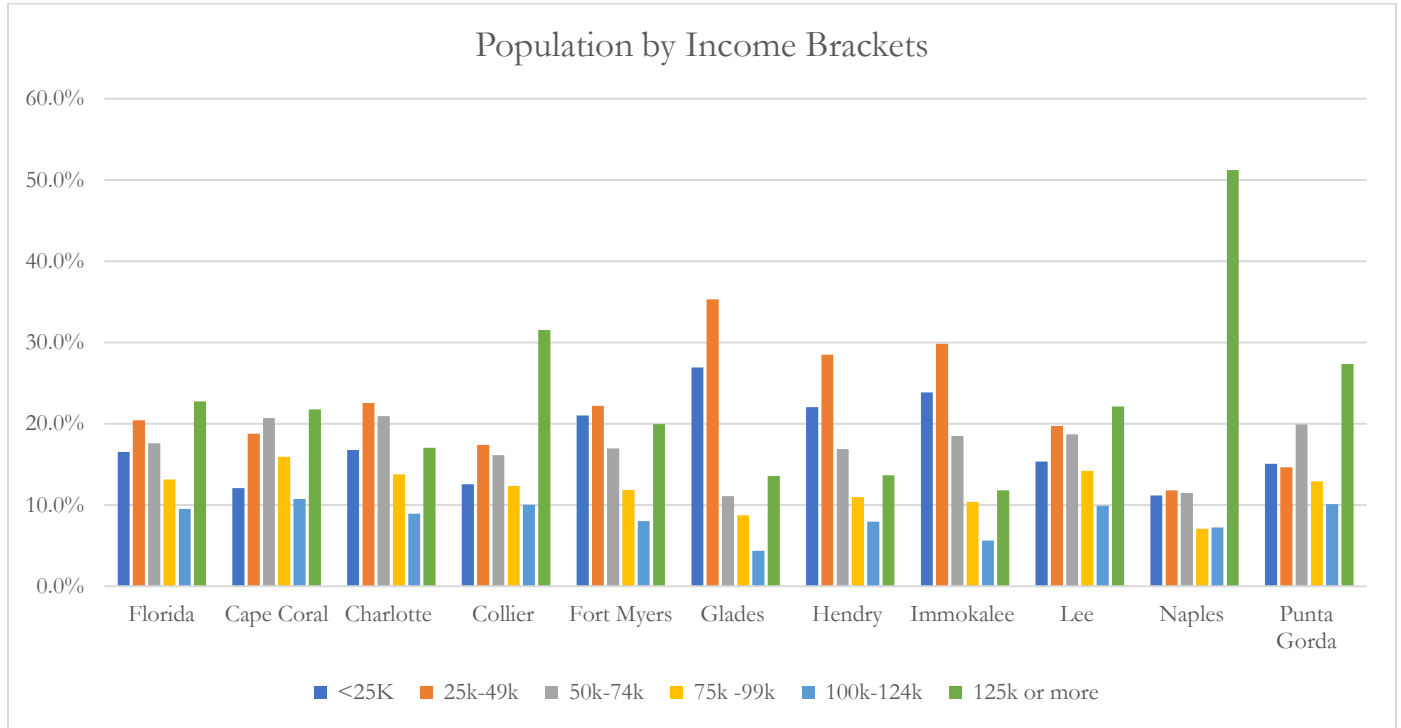


Figure 7: Population by Income Bracket

Source: ACS 2018-2022, Table B19001

The following Figure 8 shows the change in the share of the total population experienced by each income cohort between 2018 and 2022. Across the SW Florida region as well as state the largest growth in households have occurred within the \$125,000+ category, which was grown by an average of 6.5 percentage points as a share of the total population of the region.

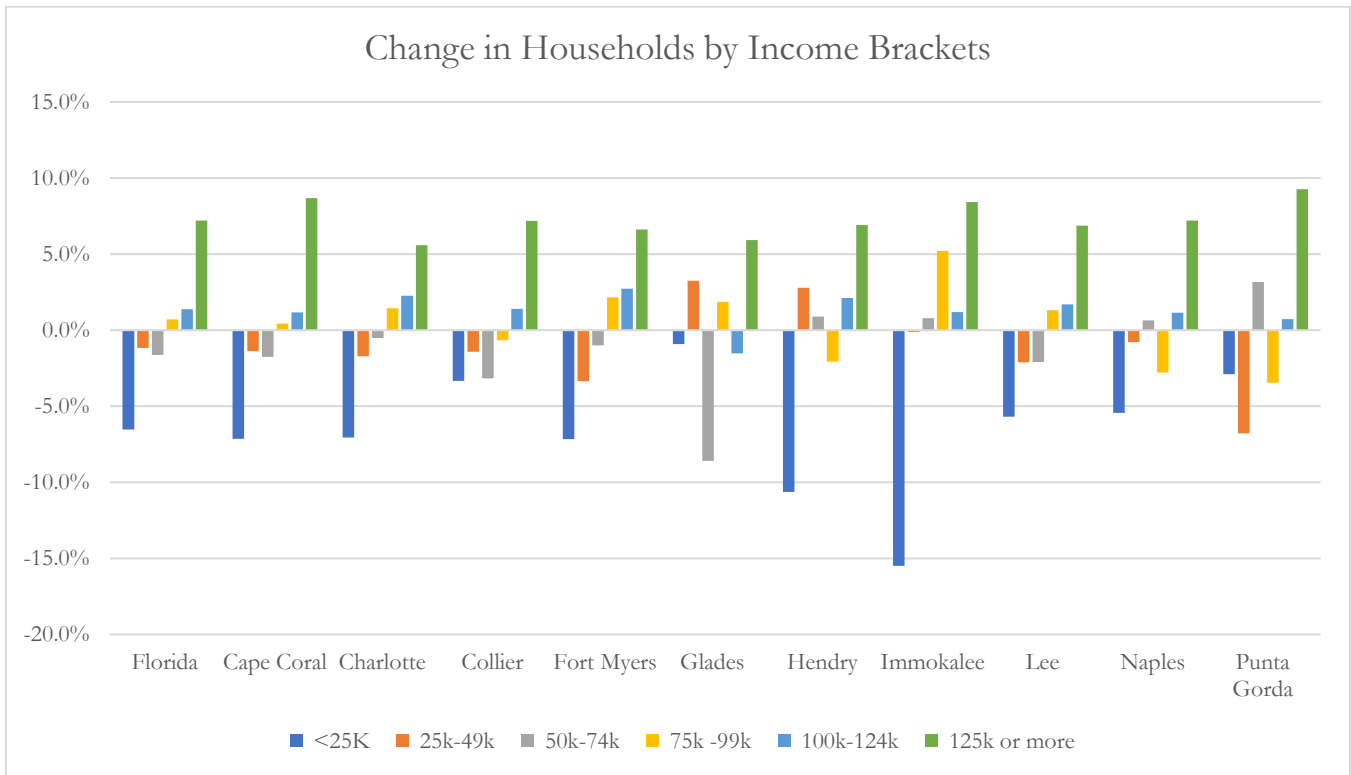


Figure 8: Change in Share of Total Households by Income Bracket

Source: ACS 2018-2022, Table B19001

As the region continues to evolve, understanding these dynamics is essential for developing housing policies that ensure affordability and access for all residents, irrespective of their income level or demographic background. Addressing the disparities highlighted in this assessment will be pivotal in fostering inclusive communities that cater to the diverse needs of Southwest Florida's population.



Cost Burden

“Cost-burden” is a common standard that housing professionals and government agencies use to determine whether a household’s monthly home payments are affordable. A household is considered “cost-burdened” if it spends more than 30% of its income on housing costs including the rent or mortgage payment, utilities, and property taxes and insurance as applicable. A household is “severely cost-burdened” if spends more than 50% of its income on housing expenses.

Key Takeaways

- Approximately 180,000 (30.9%) of total households are considered cost-burdened or severely cost-burdened paying more than 30% of their monthly household income on housing costs, of which 145,810 (25.1%) are low-income households.
- The percentage of low income, cost burdened households renters is significant across all areas within the region, with Punta Gorda experiencing the highest rate of cost-burdened renters (48%) of cities analyzed and Cape Coral with the highest share of low-income cost-burdened owners (20%).
- Naples (11%) and Punta Gorda (9%) stand out with the highest share of not-low-income but cost-burdened owner households, indicating that a relatively higher percentage of households that do not fall under the low-income bracket still face housing cost burdens, which might reflect higher living costs or housing prices in the area.
- There are significant regional differences in the distribution of housing cost burdens that need to be addressed through localized strategies.
- By 2035, an additional 32,762 low-income cost-burdened households are anticipated to be added to the current cost burden levels.

According to calculations from the Shimberg Center using 2022 ACS data, an estimated 146,000 low-income households are paying more than 30% of their incomes on housing in SW Florida, 82,000 of which are severely cost-burdened and paying upwards of 50% of their income on housing costs. When a household spends such a high proportion of their income on housing, it is difficult to save or have enough funds for healthcare, education, food, and an overall good quality of life. Cost burden rates throughout the region indicate where bulk of affordable supply constraints may exist and where programs and policies should aim to bolster the existing housing stock.

Owner Households

1. **Low-Income, Cost-Burdened Households:** Hendry County has the highest rate by county of households that are low income and cost-burdened. Cape Coral’s 20.3% represents the highest rate of cost burden for the subject area cities. At the other end of the spectrum, Glades County has the lowest level of cost-burdened, low-income households at 11.6% of all households.



2. **Not Low-Income, Cost-Burdened:** Naples exhibits the highest percentage (10.9%) in this category, highlighting that even households outside the low-income bracket in Naples face significant housing cost challenges, reflecting high living costs or property values in the area.
3. **Low-Income, Not Cost-Burdened:** A notable 30% of Glades County’s homeowner population falls into this category. Ft. Myers shows a relatively high percentage (21.1%) of low income, not cost burdened households.
4. **Not Low-Income, Not Cost-Burdened:** Glades and Hendry rates of not low-income, not cost-burdened owner households trend slightly above that of Florida, indicating that on a whole those who do have higher income in these counties are less likely to be cost burdened. Wealthier cities such as Naples and Punta Gorda have unsurprisingly large shares of this group, however in all cases far more than half of the homeowners are in this category.

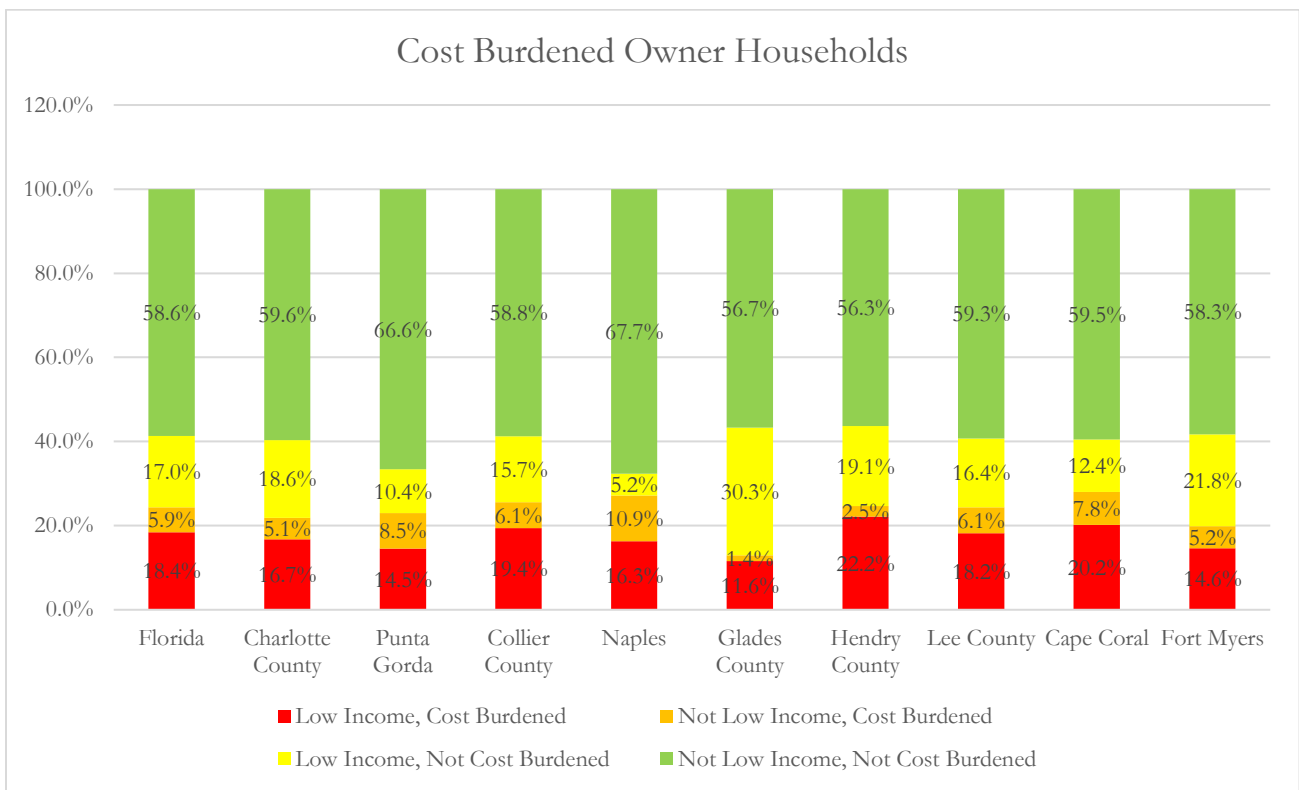


Figure 9: Cost Burdened Status of Owner Households

Source: Shimberg Center for Housing Studies

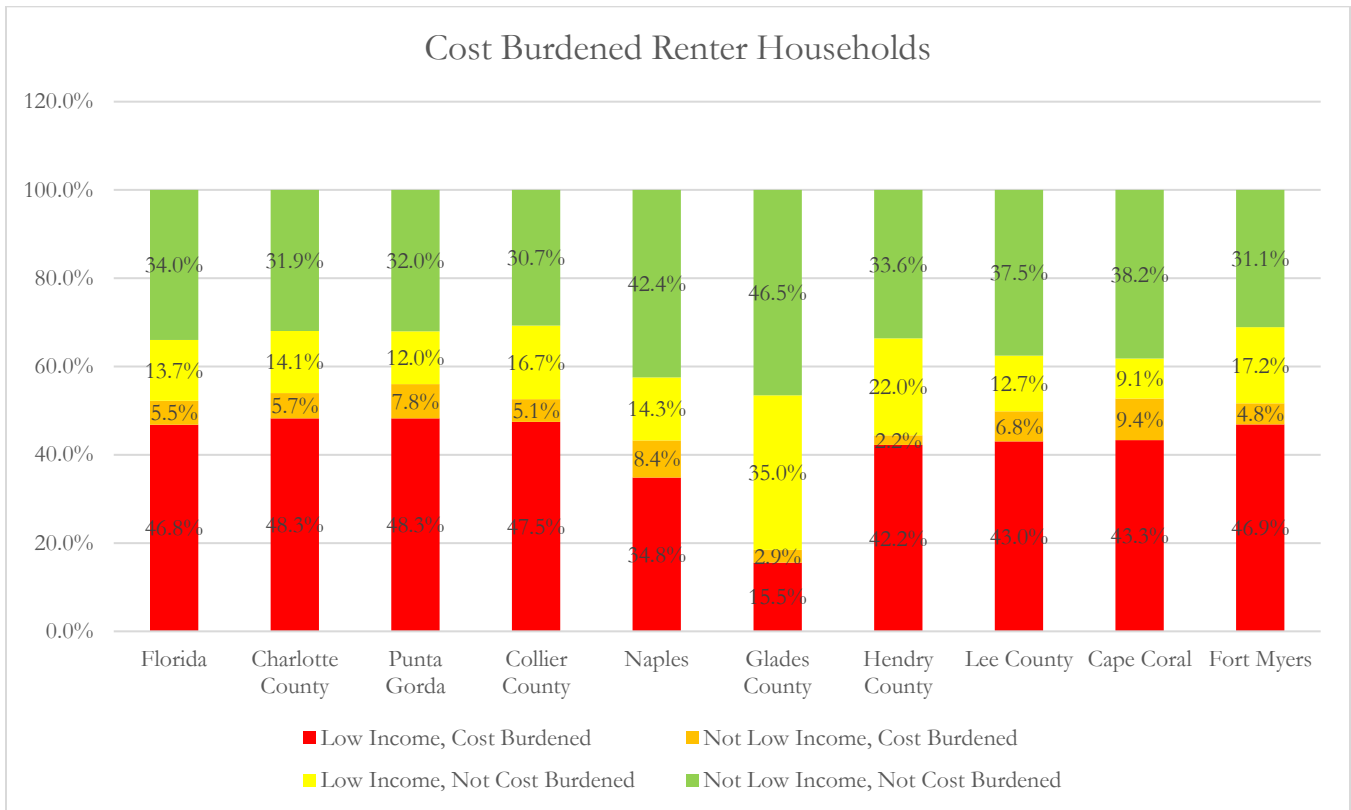


Figure 10: Cost Burdened Status of Renter Households

Source: Shimberg Center for Housing Studies

Renter Households

- 1. Low Income, Cost Burdened Households:** The percentage of low income, cost burdened households is significant across all regions, with Punta Gorda, among the cities, experiencing the highest rate at 48%, indicating nearly half of the city’s renter population consists of low-income, cost burdened households, and 56% of total households being cost burdened. Charlotte County also reflects the 48% rate. Glades conversely has the lowest percentage with 21.6%, meaning only one in five low-income households face housing cost burdens in the county. Aside from Glades, all other counties have low-income cost burden rates approaching or exceeding that of Florida’s, which is at 47%.
- 2. Not Low Income, Cost Burdened:** Cape Coral stands out with 9.4%, indicating that a relatively higher percentage of households that do not fall under the low-income bracket still face housing cost burdens, which might reflect higher living costs or housing prices in the area. Like, at the



county level Lee County’s share of this category (6.8%) exceeds that of other counties and the state as a whole (5.5%).

3. **Low Income, Not Cost Burdened** Glades shows a markedly high percentage (35%) of total households that are low-income but are not cost burdened. Coupled with the high percentage of owner households, this could indicate long-term stability in households, though Glades households do on average have the lowest incomes in the region.
4. **Not Low Income, Not Cost Burdened** The percentage of households who are not facing cost burden and are not low income varies by area, but within the region counties average (34.1%) slightly more than Florida (32.6%). Glades and Hendry have the highest rates at 37.5% and 36.9% respectively, while Punta Gorda has the lowest rate at 26.1%, indicating a predominance of lower income and cost burdened households.

As an alternative visualization, Figure 11 provides summarizations of cost burden status for all households including both owners and renters.

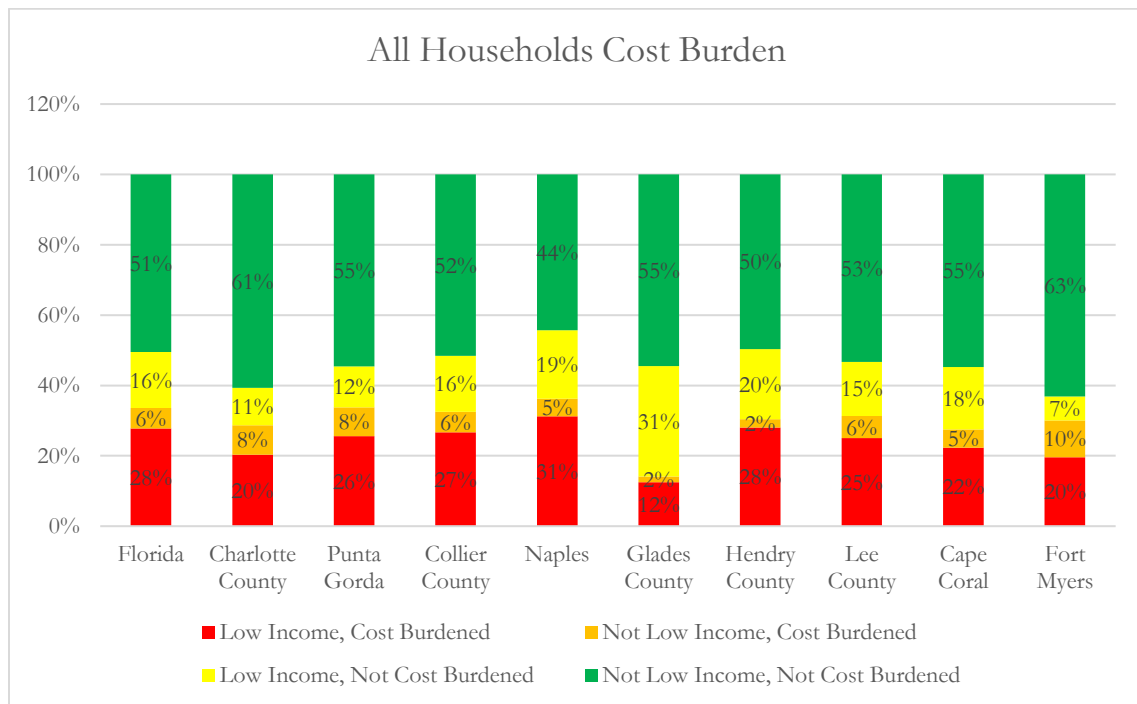


Figure 11: Cost Burden Status of All Households

Source: Shimberg Center for Housing Studies



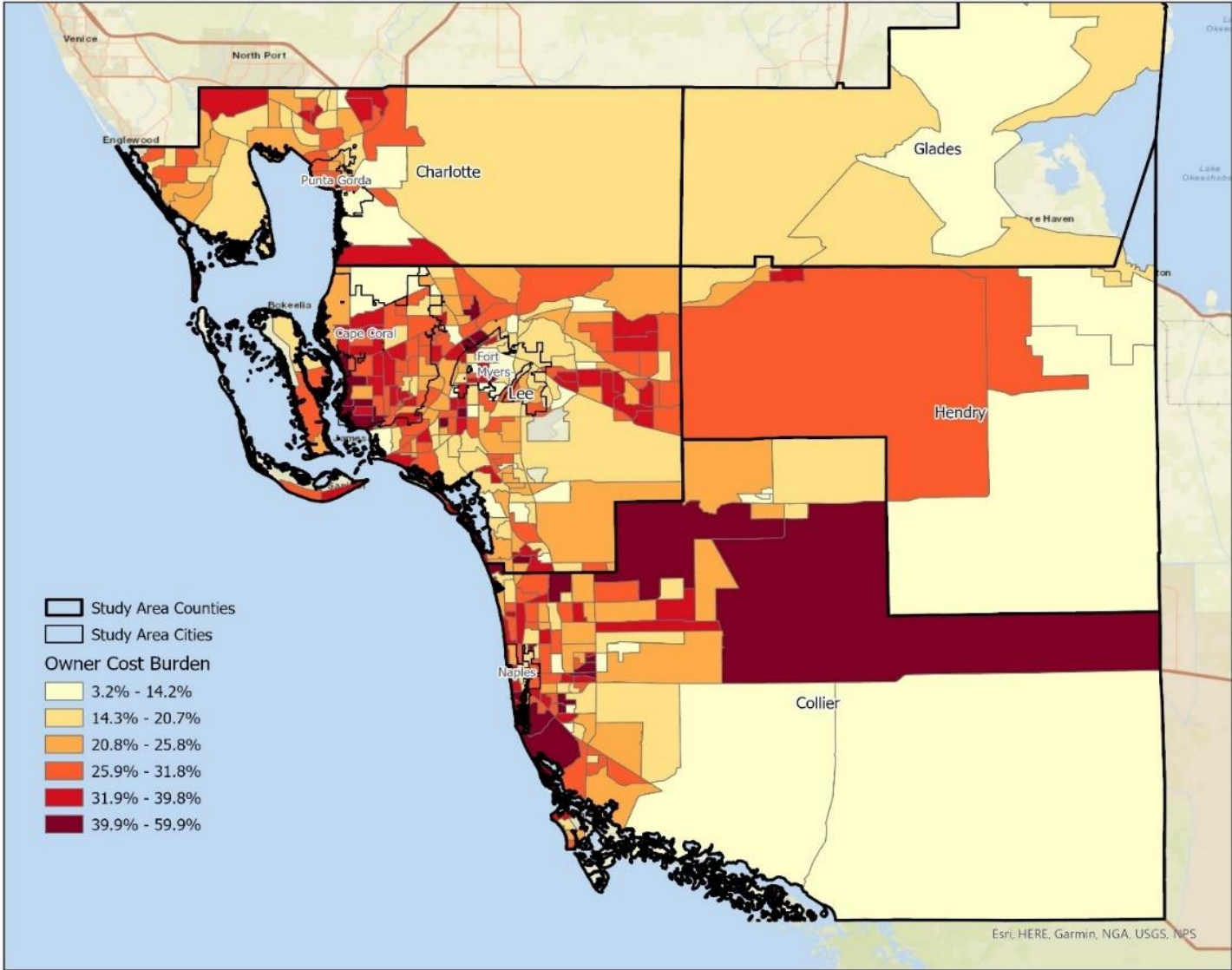
Geography of Cost Burden

Map 5 and *Map 6* depict the spatial trends of cost burden across the region for owner occupied and renter occupied units, by representing the percentage of households within a census tract which are experiencing cost-burden. Renters by far experiences higher rates of cost burden than their homeowner counterparts through the region, with some tracts having estimated rates of renter cost burden approaching 100%, and rates of 50-90% cost burden being far more common.

MAP 5 ON NEXT PAGE



Southwest Florida Owner Cost Burden by Census Tract

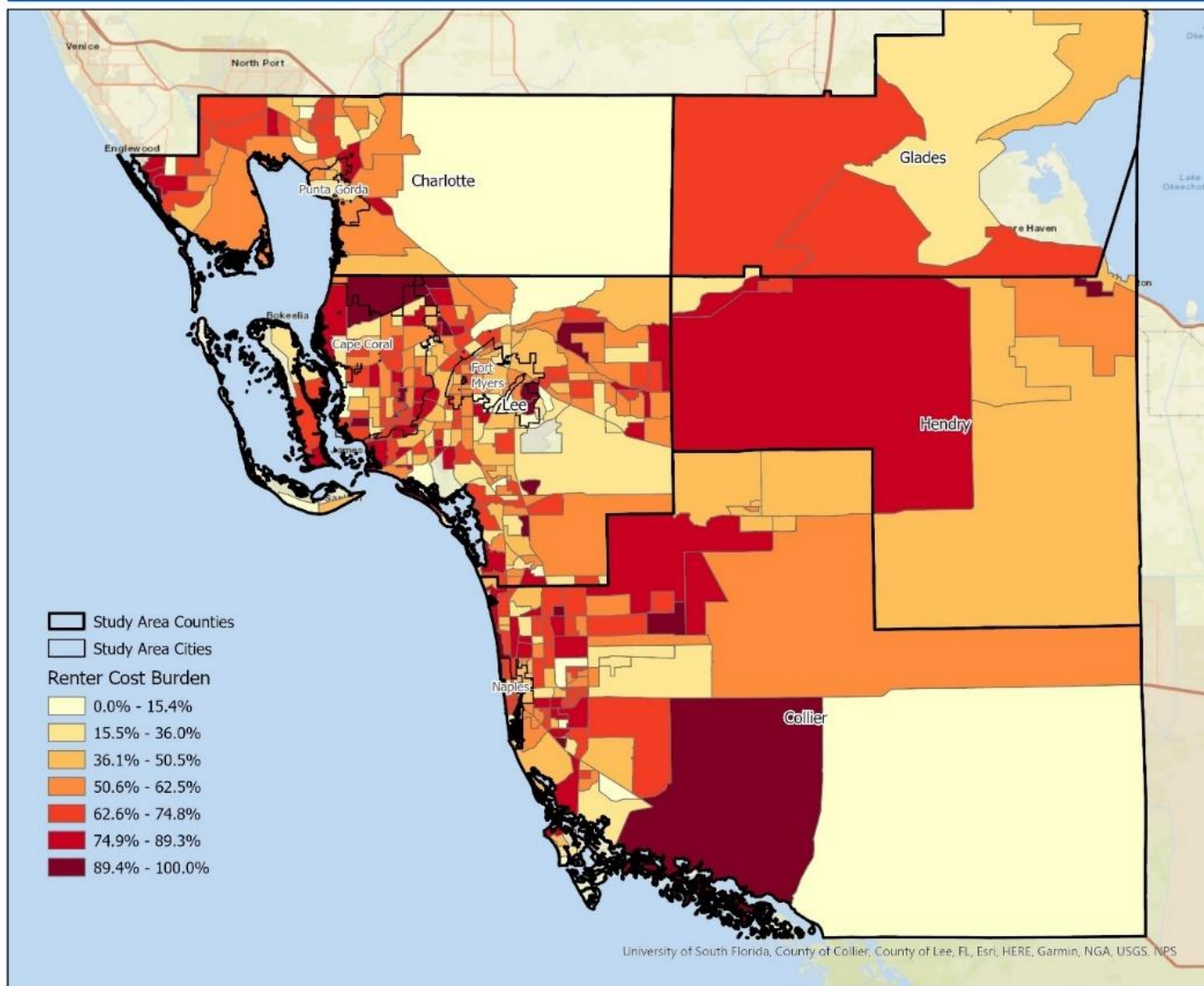


Map 5: Owner Cost Burden by Census Tract

Source: ACS 5-Year 2018-2022, Table DP05



Southwest Florida Renter Cost Burden by Census Tract



Map 6: Renter Cost Burden by Census Tract

Source: ACS 5-Year 2018-2022, Table DP05



Projected Cost Burden

Based upon current cost burden trends and household projections, the Shimberg Center estimates future rates of cost burden. Based upon these estimates, Table 15 presents the expected number of additional low-income cost-burdened households to be added to the region by 2035. By 2025, an expected 8,840 low-income cost-burdened households are expected to be added to the 2022 estimate, by 2030 that number would increase to 21,871, and by 2035 to 32,762. Understanding the projected cost burden provides insight into the share of housing stock increases needed to address the growing issue.

Table 15: Projected Low Income Cost Burdened Households

	2025	2030	2035
Charlotte County	1,038	2,510	3,669
Cost Burdened	494	1,201	1,756
Severely Cost Burdened	544	1,309	1,913
Collier County	2,316	5,672	8,511
Cost Burdened	1,020	2,499	3,759
Severely Cost Burdened	1,296	3,173	4,752
Glades County	7	15	26
Cost Burdened	2	7	11
Severely Cost Burdened	5	8	15
Hendry County	116	299	447
Cost Burdened	50	125	189
Severely Cost Burdened	66	174	258
Lee County	5,363	13,375	20,109
Cost Burdened	2,298	5,731	8,615
Severely Cost Burdened	3,065	7,644	11,494
Grand Total	8,840	21,871	32,762
Source: Shimberg Center for Housing Studies			

Economic Profile

The affordability component of housing demand is based on local wages and salaries that are then translated into household incomes. Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The availability of existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that constitute the local industrial base.



Workforce and Unemployment

Key Takeaways

- The number of employed persons within the SW FL region has trended upward led by growth in the Lee County job market, an indication of the region's steady growth.
- Labor force participation trends lower than Florida, likely due to the concentration of senior households seen throughout the region, such as in Collier where populations are much older, compared to the younger Henry County experiencing higher participation rates than Florida.
- Following pandemic highs, unemployment has returned to lower levels, though rates are still on average approximately a percentage point higher than the state.

Employed Persons

The annual average of employed persons within the region has recovered from the impacts of COVID-19 on the workforce. Lee County and Collier County lead growth of employed persons followed by Charlotte, Hendry, and Glades. The labor participation rates in Southwest Florida have trended lower than Florida as a whole, likely due to demographic concentrations of the elder population which by age cohort participates least in the labor force. Whereas Henry County with the youngest median population trend above Florida in labor force participation.

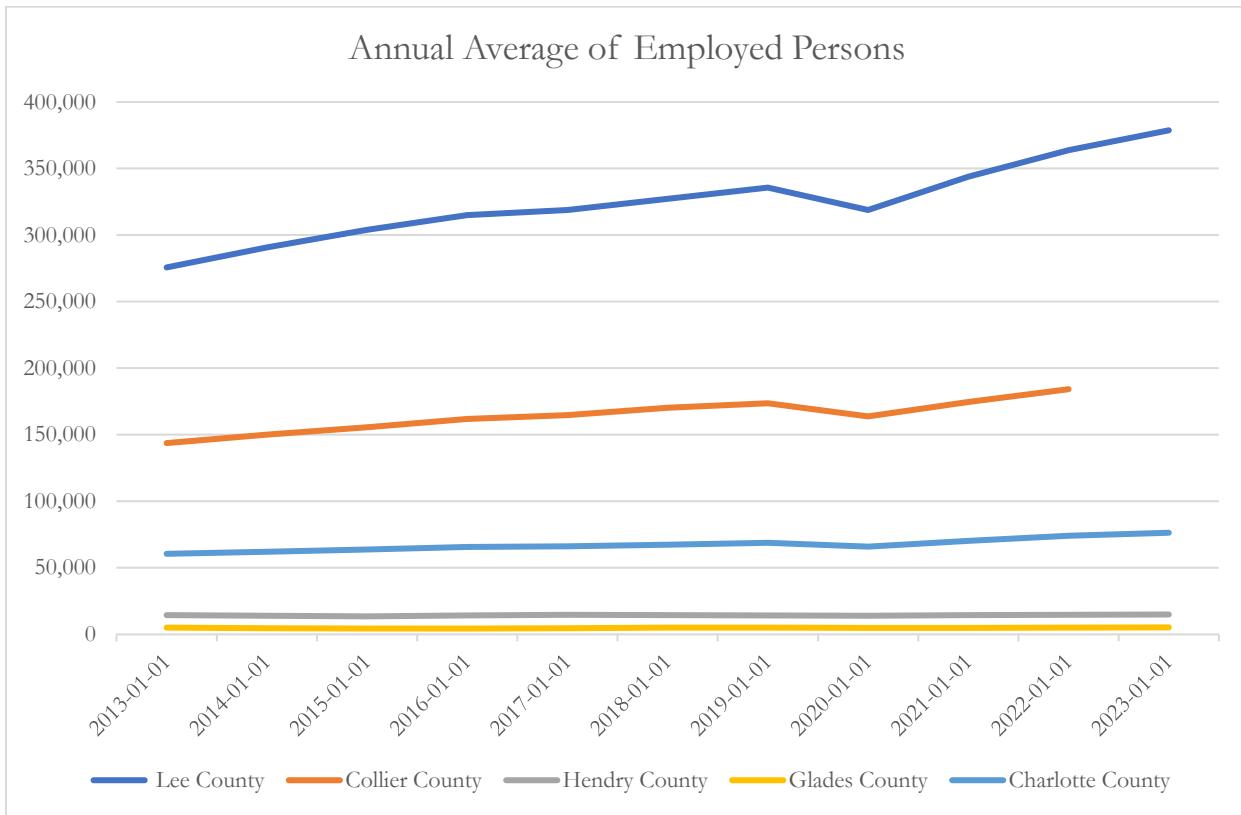


Figure 12: Annual Average of Employed Persons

Source: Federal Reserve Economic Data 2013-2023

Labor Force Participation

The labor participation rates in Southwest Florida have trended lower than Florida as a whole, likely due to demographic concentrations of the elder population which by age cohort participates least in the labor force. Whereas Henry County with the youngest median population trend above Florida in labor force participation.



Labor Force Participation Rate							
Area	2015	2016	2017	2018	2019	2020	2021
Charlotte County							
<i>In labor force</i>	63,601	63,765	64,815	65,699	66,219	68,660	70,271
<i>Not in labor force</i>	82,799	86,322	89,027	91,860	95,479	97,535	95,232
<i>Labor force participation rate</i>	43.4%	42.5%	42.1%	41.7%	41.0%	41.3%	42.5%
Collier County							
<i>In labor force</i>	152,988	155,200	159,262	162,071	164,957	167,126	166,505
<i>Not in labor force</i>	132,320	136,860	140,873	144,873	149,279	154,655	149,970
<i>Labor force participation rate</i>	53.6%	53.1%	53.1%	52.8%	52.5%	51.9%	52.6%
Glades County							
<i>In labor force</i>	4,247	4,181	4,503	4,217	4,367	4,247	3,641
<i>Not in labor force</i>	6,864	7,129	6,684	7,142	7,178	7,658	7,012
<i>Labor force participation rate</i>	38.2%	37.0%	40.3%	37.1%	37.8%	35.7%	34.2%
Hendry County							
<i>In labor force</i>	16,714	17,040	17,761	18,335	19,161	20,158	18,669
<i>Not in labor force</i>	12,036	11,841	11,833	12,324	11,835	11,486	11,373
<i>Labor force participation rate</i>	58.1%	59.0%	60.0%	59.8%	61.8%	63.7%	62.1%
Lee County							
<i>In labor force</i>	292,967	299,768	309,198	318,206	326,667	340,351	338,974
<i>Not in labor force</i>	259,412	268,462	276,851	285,208	294,164	298,396	296,625
<i>Labor force participation rate</i>	53.0%	52.8%	52.8%	52.7%	52.6%	53.3%	53.3%
Southwest Florida							
<i>In labor force</i>	530,517	539,954	555,539	568,528	581,371	600,542	598,060
<i>Not in labor force</i>	493,431	510,614	525,268	541,407	557,935	569,730	560,212
<i>Labor force participation rate</i>	51.8%	51.4%	51.4%	51.2%	51.0%	51.3%	51.6%
Florida							
<i>In labor force (000's)</i>	9,510.7	9,613.6	9,772.8	9,931.8	10,116.0	10,308.1	10,448.3
<i>Not in labor force (000's)</i>	6,567.1	6,725.7	6,872.6	7,000.5	7,086.0	7,178.5	7,128.7
<i>Labor force participation rate</i>	59.2%	58.8%	58.7%	58.7%	58.8%	58.9%	59.4%
United States							
<i>In labor force (000's)</i>	161,213.7	162,101.9	163,446.5	164,502.0	165,856.8	167,113.8	169,108.0
<i>Not in labor force (000's)</i>	92,891.8	94,085.4	95,187.4	96,014.7	96,565.1	97,264.9	97,777.6
<i>Labor force participation rate</i>	63.4%	63.3%	63.2%	63.1%	63.2%	63.2%	63.4%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, Table B23001: Sex by Age by Employment Status for the Population 16 Years and Over

Figure 13: Labor Force Participation Rate

Source: Southwest Florida Almanac 2022

Unemployment

The Unemployment Rate is the measurement of the number of people looking for work who cannot find work. The following chart tracks the percentage of the labor market that has been unemployed between January 2020 and November 2023. The COVID-19 pandemic led to spikes in unemployment in SW Florida and the state that caused unemployment rates to go from an average of 5% to 12% between March and April of 2020. Over the following three years, rates gradually returned to generally lower than 4%, apart from Hendry, which during seasonal highs can reach upwards of 6%. Glades has the next highest rate of unemployment. Lee and Collier counties typically have maintained an unemployment rate on par with that of the state as a whole, whereas Charlotte's rate is slightly higher than the state rate.

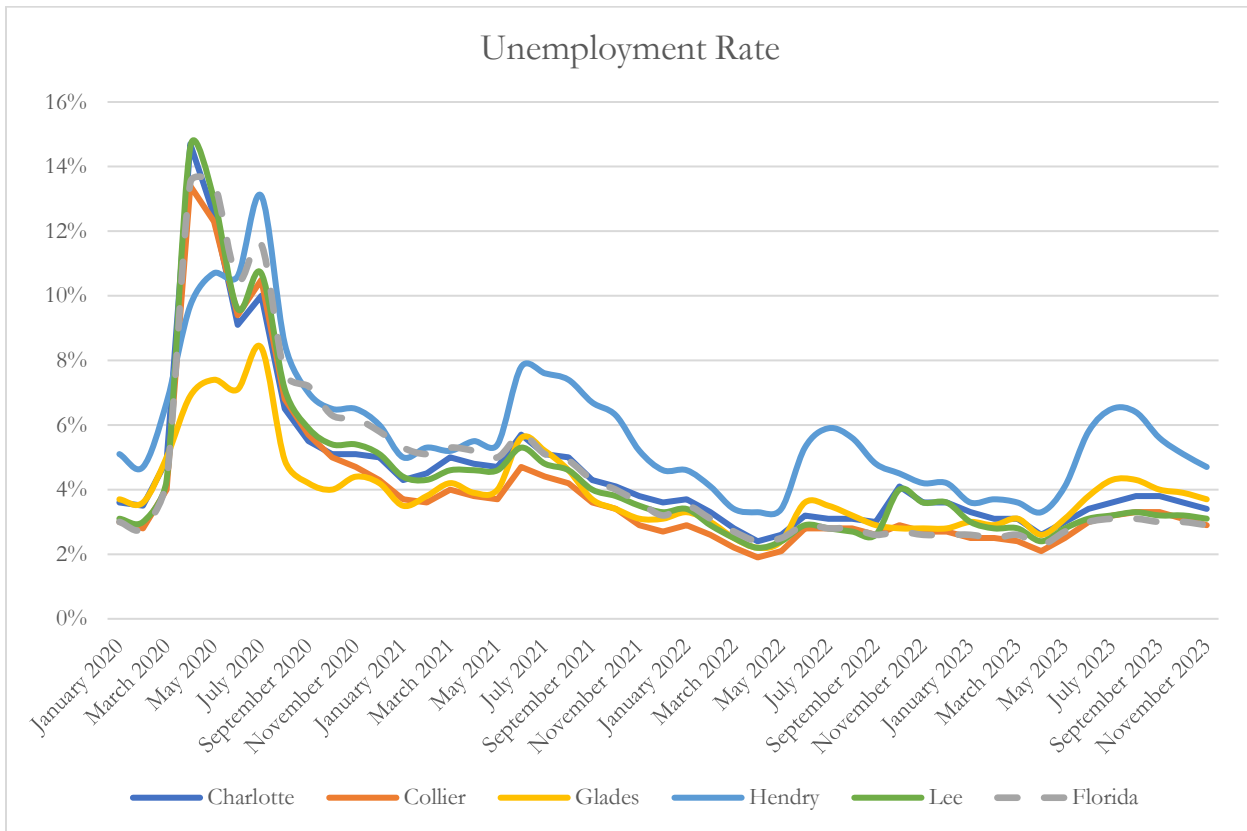


Figure 14: Unemployment Rate

Source: Shimberg Center for Housing Studies

Employment by Industry and Occupation

Key Takeaways

- The service sector accounts for over 40% of the area’s jobs, which often pay low wages.
- Only two of the top ten most common occupations at median wages make enough to afford a two-bedroom rental unit at Fair Market Rent.
- In none of the observed areas is the median wage of the top ten most common occupations enough to afford the median for-sale single family home.
- Approximately 17%-35% of the top 100 high growth occupations over the next 8 years are expected to pay a median wage that will cover a 2-bedroom rental at FMR and roughly 0%-15% will address the cost of a median single-family home, varying by geographic area.



Employment by Industry

Economic data available through Florida Commerce’s Bureau of Workforce Statistics and Economic Research (WSER) provides quarterly census of employment wages by industry.

Table 16 provides a breakdown of employment by industry sector. The service sector, including retail trade, health care and social assistance, and accommodation and food service account for over 40% of the area’s jobs. While some health care workers (including doctors and nurses) make relatively high salaries, home health care workers (a growing segment of the healthcare industry, particularly in areas with large older populations like Charlotte and Collier Counties) retail workers, and people working in the food industry often make low wages.

Table 16: *Employment by Industry*

Industry	Average Employment	Share of Total Employment	Avg Annual Wage	Avg Hourly Wage
All Sectors	511,092	100%		
62- Health Care and Social Assistance	76,804	15%	\$67,512	\$32
44-45- Retail Trade	75,749	15%	\$41,491	\$20
72- Accommodation and Food Services	62,799	12%	\$30,961	\$15
23- Construction	61,608	12%	\$58,250	\$28
56- Administrative and Waste Services	34,486	7%	\$47,480	\$23
61- Educational Services	28,622	6%	\$53,608	\$26
54- Professional and Technical Services	27,666	5%	\$92,433	\$44
92- Public Administration	22,320	4%	\$68,045	\$33
81- Other Services, Ex. Public Admin	18,291	4%	\$43,892	\$21
71- Arts, Entertainment, and Recreation	18,132	4%	\$43,332	\$21
31-33- Manufacturing	14,488	3%	\$64,461	\$31
53- Real Estate and Rental and Leasing	13,663	3%	\$68,506	\$33
42- Wholesale Trade	13,335	3%	\$90,227	\$43
52- Finance and Insurance	12,734	2%	\$126,432	\$61
48-49- Transportation and Warehousing	12,583	2%	\$58,760	\$28
11- Agriculture, Forestry, Fishing & Hunting	7,695	2%	\$49,047	\$24
51- Information	4,510	1%	\$80,309	\$39



55- Management of Companies and Enterprises	3,097	1%	\$154,323	\$74
22- Utilities	1,235	0%	\$102,077	\$49
99- Unclassified	758	0%	\$82,318	\$40
21- Mining	517	0%	\$64,252	\$31

Source: WSER

Wages of Most Common Occupations Compared to Median Rents

Occupational Employment and Wage Statistics Data provide information on specific jobs including median and average wages at a level of specificity that goes beyond industries features in the previous section. Data at this level of granularity is at most available at the metropolitan statistical area (MSA) geographical scope, and as such there is not available data for Hendry and Glades counties. Across the three metropolitan areas: Cape Coral-Fort Myers, Naples-Immokalee-Marco Island, and Punta Gorda the ten most common occupations are:

- Retail Salespersons
- Waiters and Waitresses
- Cashiers
- Customer Service Representatives
- Fast Food and Counter Workers
- Office Clerks, General
- Registered Nurses
- Stockers and Order Fillers
- General and Operations Managers
- Landscaping and Groundskeeping Workers
- Cooks, Restaurant

The following tables compare hourly wages of the ten most common occupations to the cost of two-bedroom rental unit at Fair Market Rent (FMR) for 2023 and the hourly wage needed to afford the median for-sale single family home according to Florida Realtors data based on Q3 of 2023. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market and is used by the Federal Department of Housing and Urban Development (HUD) to set limits for housing programs subsidies. The calculation for affordable rent is based upon an affordability threshold of 30% and on 172 monthly hours worked. The calculation for wage needed to afford a median for-sale single family home, is based upon the assumptions of a 10% down payment and a 6.5% interest rate.



Table 17: Cost of Housing and Wage Needed to Afford It

	Fair Market Rent		Median Single-Family Home	
	Fair Market Rent for Two-Bedroom Unit	Hourly Wage Needed	Cost of Median Single-Family House	Hourly Wage Needed
Charlotte	\$1,677	\$32.50	\$400,000	\$45.20
Collier	\$1,782	\$34.53	\$755,000	\$85.32
Lee	\$1,380	\$26.74	\$371,000	\$41.93
Source: HUD User; Florida Realtors				

Across the MSAs, only two of the median wage earners of the top 10 most common occupations (Registered Nurses and General and Operations Managers) make enough to afford a two-bedroom rental unit at Fair Market Rent (FMR), and only one occupation in one region (General and Operations Managers in Lee County) is the median hourly wage high enough to afford the median for-sale home. This finding underscores a significant affordability gap, with the majority of common occupations not paying sufficient wages to meet basic housing costs. This means that households that are forced to have single-incomes, such as single parents or households that have one adult unable to work due to other circumstances such as child rearing or having a disability, are extremely disadvantaged.

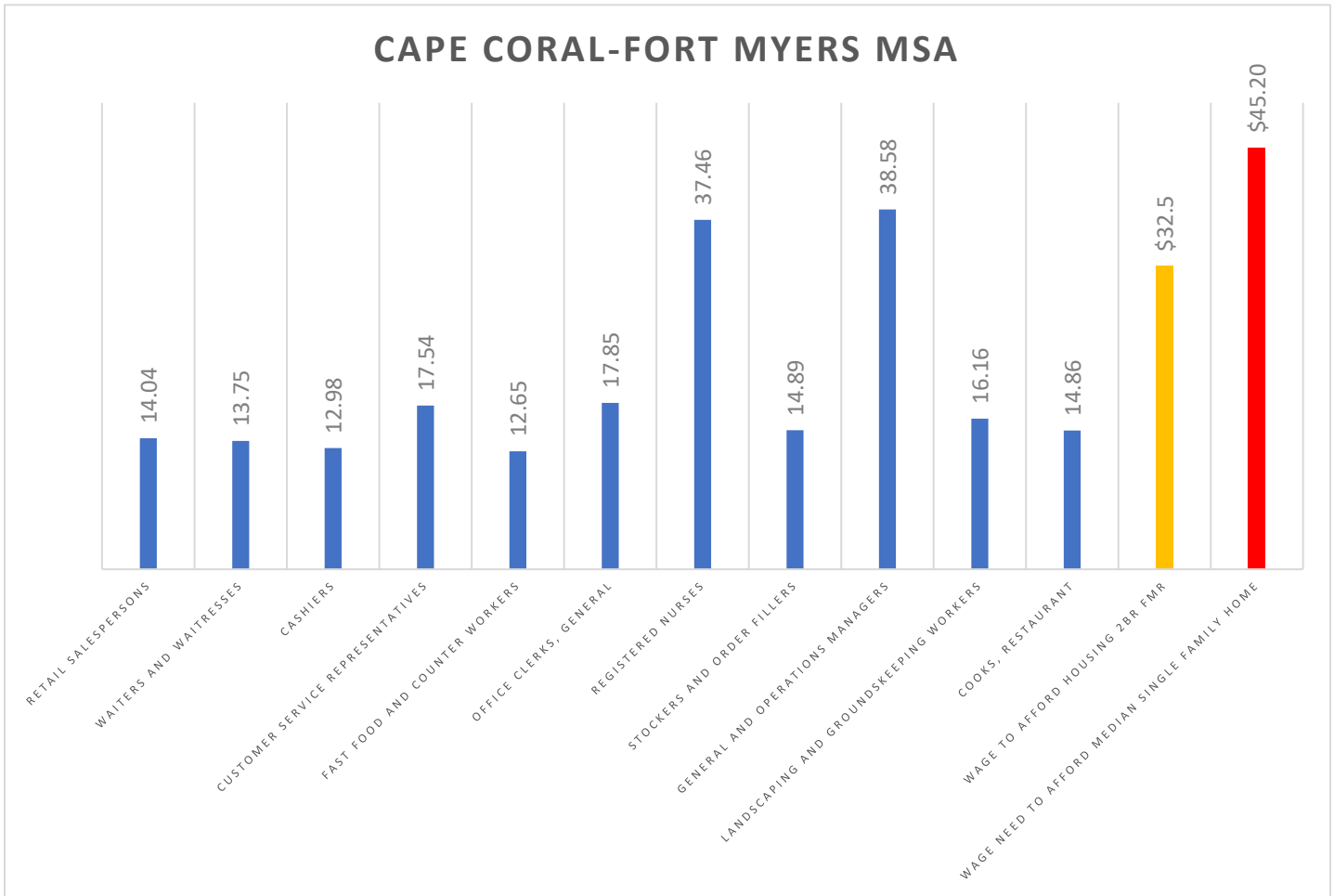


Figure 15: Top Ten Occupation Wages vs Wages Need to Afford Housing (Lee County)

Source: Bureau of Labor Statistics Occupational Employment and Wage Statistics

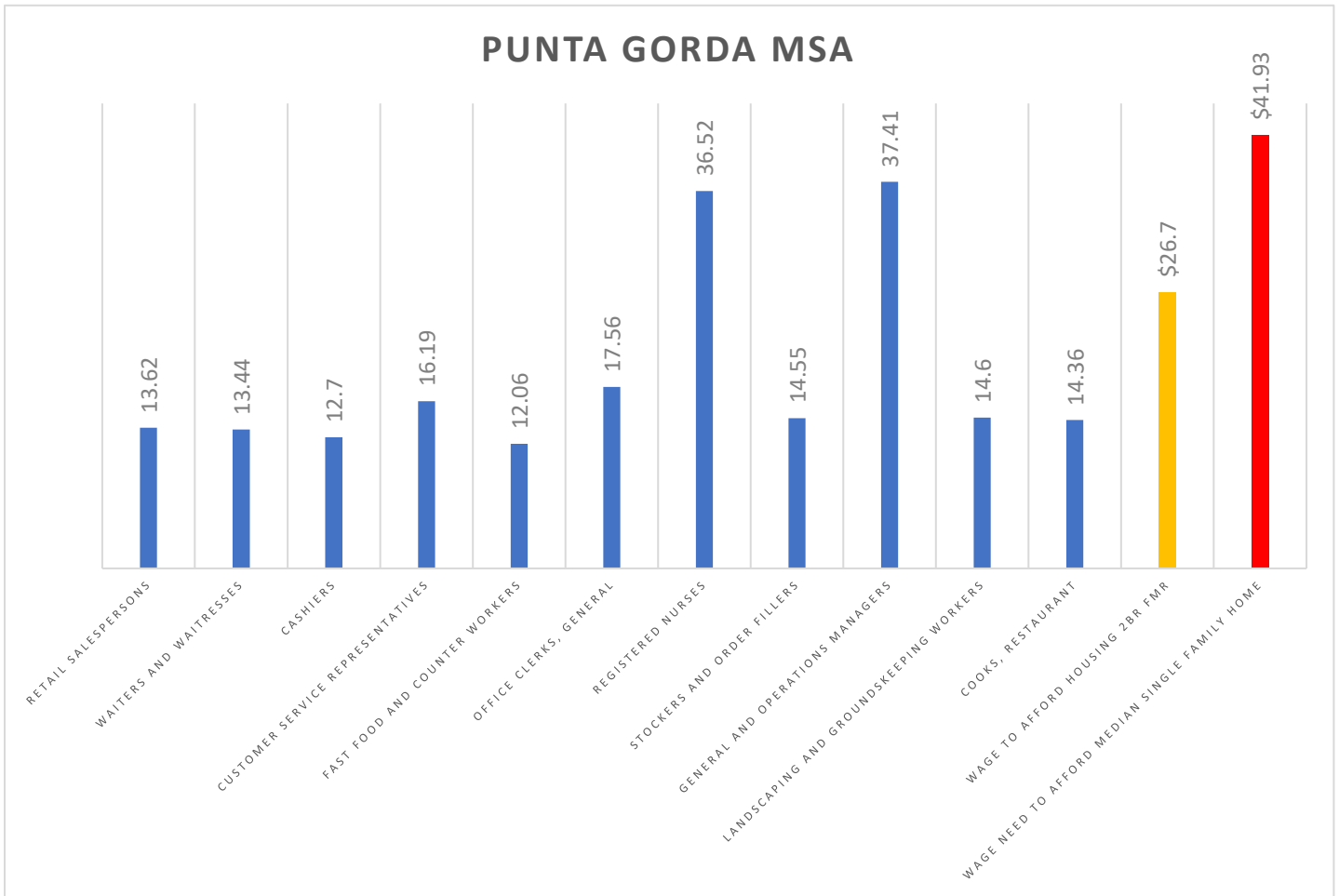


Figure 16: Top Ten Occupation Wages vs Wages Need to Afford Housing (Charlotte County)

Source: Bureau of Labor Statistics Occupational Employment and Wage Statistics

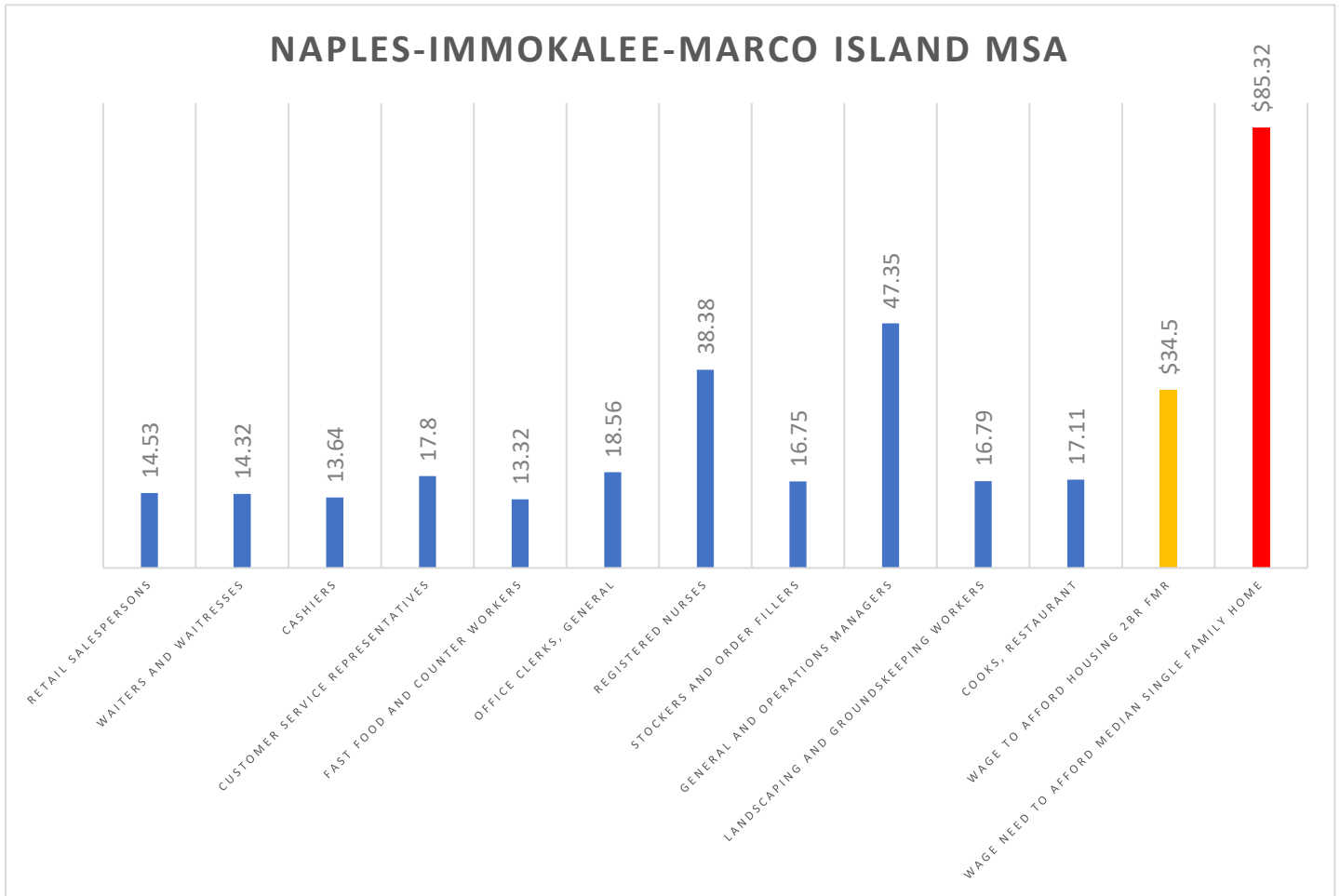


Figure 17: Top Ten Occupation Wages vs Wages Need to Afford Housing (Collier County)

Source: Bureau of Labor Statistics Occupational Employment and Wage Statistics



Projected Job Growth and Wages

Florida’s Bureau of Workforce Statistics and Economic Research (WSER) produces annually 8-year employment projections for all industries and occupations. The data used to create these projections are: Quarterly Census of Employment and Wages (QCEW), Occupational Employment Statistics (OES), Current Population Survey (CPS). The following table indicates the top 15 occupations that are expected to add the most job openings considering growth, the number of new positions added to the workforce; exits, the number of people who are leaving the labor force permanently; transfers, the number of people who are moving to another occupation from this occupation; these three figures summate into total expected job openings in the region.

Table 18: Top 15 High Growth Occupations and Wages

	Employment		Job Openings			Total Openings	2022 Median Hourly Wage
	2023	2031	Growth	Exits	Transfers		
Retail Salespersons	22,491	24,540	2,049	12,089	15,244	29,382	\$14.18
Fast Food and Counter Workers	11,532	13,796	2,264	10,985	10,915	24,164	\$12.75
Stockers and Order Fillers	10,180	12,111	1,931	5,713	9,475	17,119	\$15.21
Landscaping and Groundskeeping Workers	13,361	15,011	1,650	5,418	9,358	16,426	\$16.47
Construction Laborers	10,361	11,823	1,462	3,151	5,503	10,116	\$17.51
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	7,642	8,551	909	4,498	4,546	9,953	\$13.54
General and Operations Managers	11,012	12,424	1,412	2,153	5,971	9,536	\$41.12
First-Line Supervisors of Food Preparation and Serving Workers	5,148	6,100	952	2,270	4,757	7,979	\$18.65
Food Preparation Workers	4,586	5,267	681	3,524	3,348	7,553	\$14.65
Maids and Housekeeping Cleaners	5,189	5,868	679	3,330	2,878	6,887	\$14.06
Maintenance and Repair Workers, General	7,147	7,946	799	2,477	3,357	6,633	\$18.96



Home Health and Personal Care Aides	4,271	5,182	911	3,065	2,648	6,624	\$14.21
Carpenters	6,982	7,771	789	2,034	3,456	6,279	\$22.26
First-Line Supervisors of Construction Trades and Extraction Workers	6,363	7,213	850	1,770	3,274	5,894	\$30.41
Medical Assistants	4,174	4,964	790	1,687	3,380	5,857	\$18.17
Grand Total	130,439	148,567	18,128	64,164	88,110	170,402	\$18.81
Source: WSER, Employment Projections							

Table 19 provides a look further into fastest growing occupations by summarizing them by hourly wage thresholds and representing each category as a share of the list. Considering the previous section and the wages needed to afford median two-bedroom at fair market rents or median for sale single family home, the following table underlies a trend of the growth of lower-paying jobs dominating the projected job growth in the region. Across the regions established in the previous section an hourly wage of \$26.70 – \$34.50 for a 2BR at FMR and \$41.93 – \$85.32 to afford the median for sale single family home.

Again, only a few jobs within the largest growth occupations accommodate these costs on a single income alone. Approximately 17%-35% of 100 top growing occupations pay a median wage that will cover a 2-bedroom rental at Fair Market Rent (FMR) and roughly 0%-15% will address the cost of a median single-family home.



Table 19: Distribution of Top 100 Growing Occupations by Wage Threshold

Median Hourly Wage (\$)	Occupations	Percent of Total
12.75 - 17.75	25	25%
17.75 - 22.75	21	21%
22.75 - 27.75	19	19%
27.75 - 32.75	18	18%
32.75 - 37.75	2	2%
37.75 - 42.75	5	5%
42.75 - 47.75	3	3%
47.75 - 52.75	4	4%
57.75 - 62.75	2	2%
77.75 - 82.75	1	1%

Transportation and Commuting Patterns

Housing is the largest expense in most households’ budget while transportation is the second. Transportation and housing costs though are often related: when households move farther from work, transit access, and amenities in order to save money on housing, they often end up paying more for transportation. The following section looks at employment locations, commuters entering and exiting the county for work, and trends of housing and transportation cost within the region to better understand the way transportation affects household choices and housing cost.

Key Takeaways

- Glades County has the lowest rate of workers living within the county and internally employed, at 24%.
- The data differ by county, but by and large, a significant amount of the population of SW Florida crosses county-lines to work.
- In Collier, an estimated 38% of workers commute from outside the county and in Charlotte and Lee counties, an estimated 44% and 68% of local workers, respectively, commute across county lines.



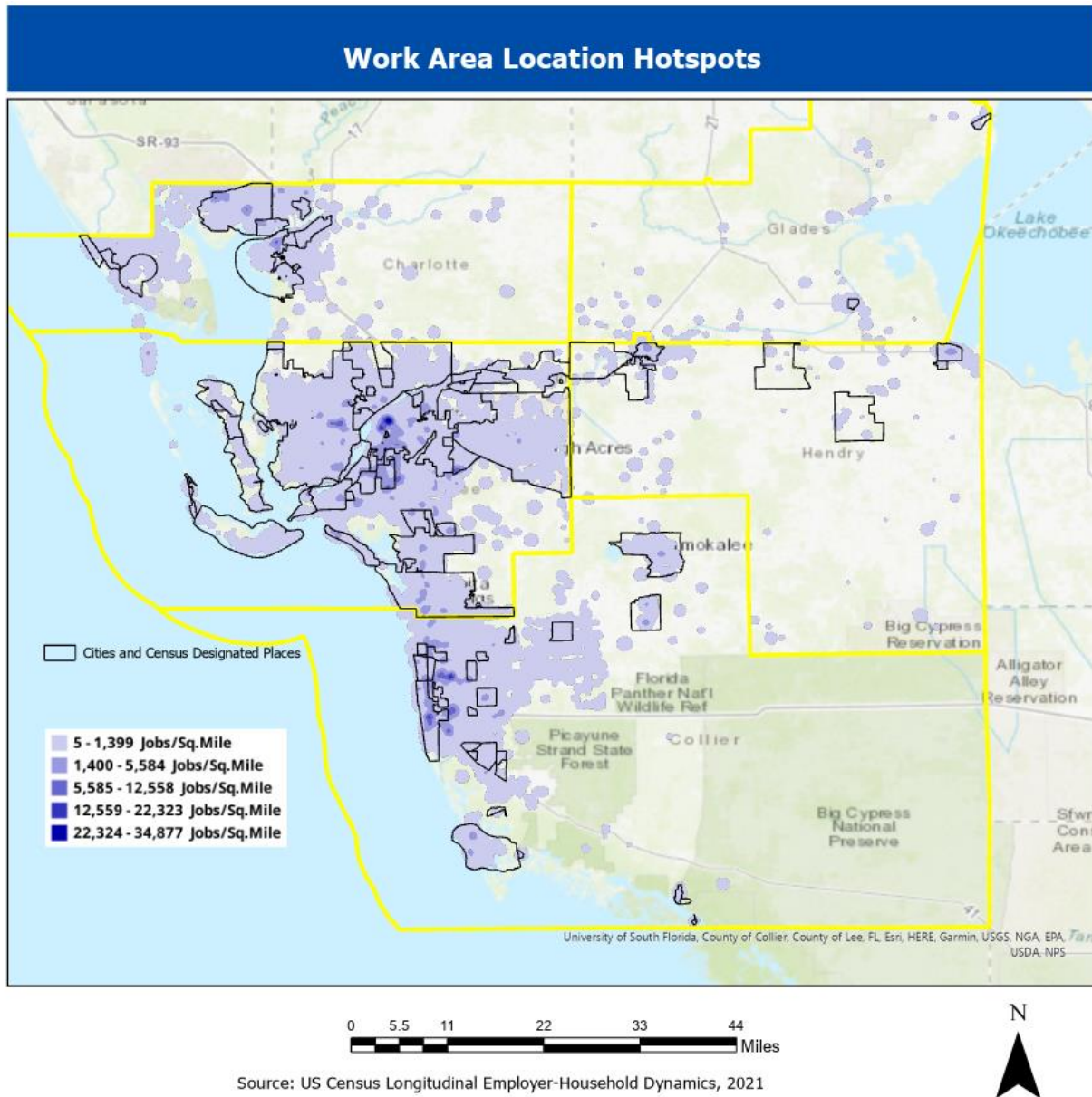
Patterns of Workforce Home and Employment Location

The following analysis uses the LEHD Origin-Destination Employment (LODES) OnTheMap tool to provide insights into the distribution and density of residential and employment locations of the workforce in Southwest Florida. The Longitudinal Employer-Household Dynamics (LEHD) data is the result of a partnership between the U.S. Census Bureau and states to provide high quality labor market information. LODES data differs from Census data both methodologically and in the information, which is used to form its estimates, with LODES primarily relying on administrative data from employers to develop its data source. This analysis focuses on primary jobs across both the public and private sectors. Using hotspot mapping, Map 7 illustrates concentration of employment locations of the workforce and Map 8 depicts concentrations of home origins of the workforce. For reference, boundaries for cities, villages, towns, and census designated places are illustrated to indicate patterns of development within the region.

Job densities span from 5 to 1,399 jobs per square mile within Southwest Florida's general workshed area, which with higher concentrations primarily found in municipal centers and certain nearby non-municipal areas within Charlotte, Collier, and Lee counties. Urban centers such as Fort Myers, Cape Coral, and Lehigh Acres form the core areas of employment, with Fort Myers displaying notable job density in its western sections and adjacent census-designated places, including Villas. Collier County presents substantial job-dense areas, especially in downtown regions and around NCH Baker Hospital Downtown, with figures peaking within the upper range of densities. There are also significant employment areas in unincorporated zones north of Pine Ridge Road and east of the airport as well as some schools; government, such as the county courthouse; and industrial boulevard. Immokalee falls within the lower tier of job density but does register as having a warm spot of concentration.



Conversely, Hendry and Glades counties exhibit more sparse job coverage, mainly concentrated around small cities and designated places such as La Belle, Clewiston, and Moore Haven, indicating a varied landscape of employment distribution across Southwest Florida.



Map 7: Work Destination Hotspots

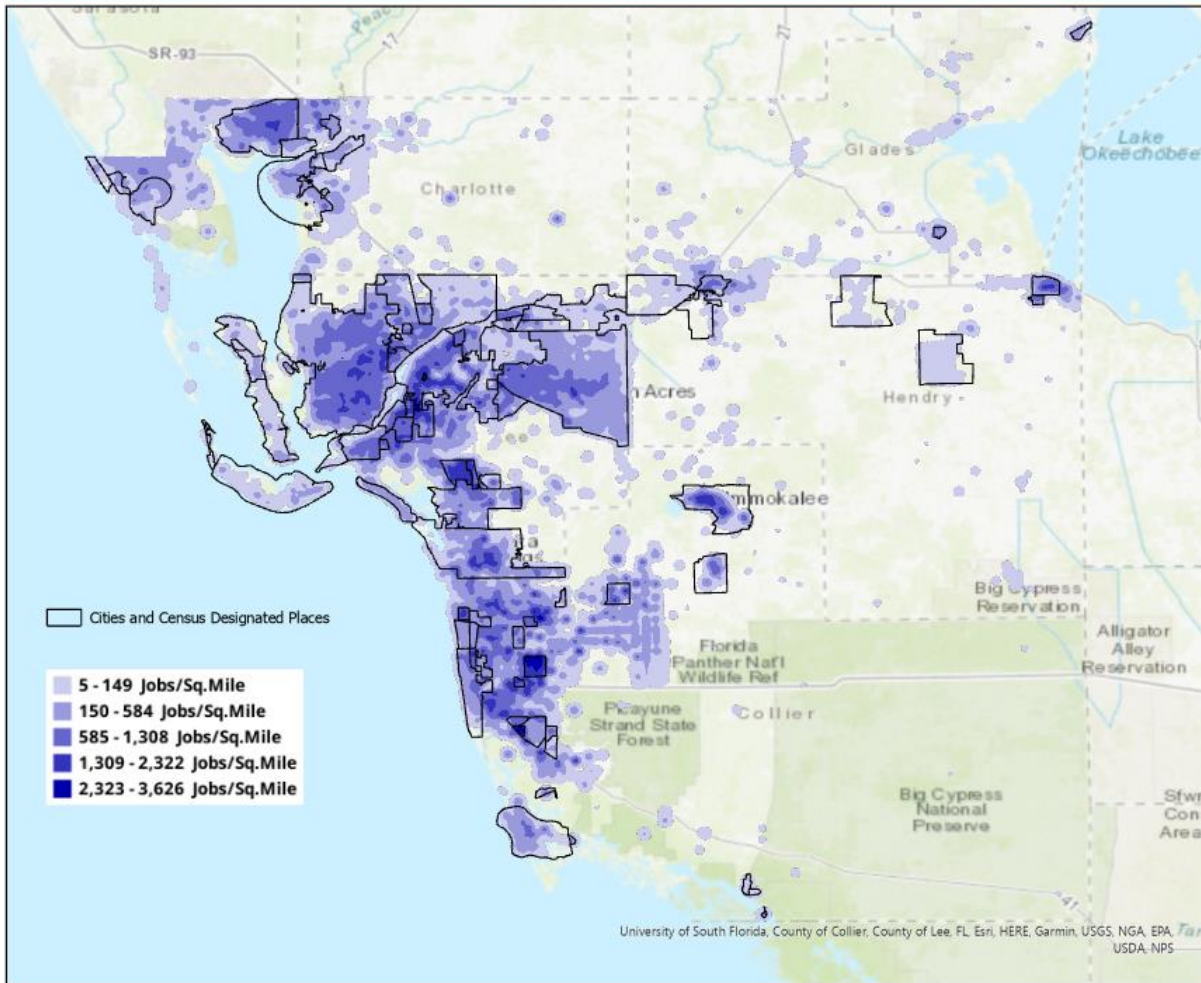


Map 8 provides a comparable depiction of home area location hotspots, detailing which workers within the region are originating from. Home area hotspots for workers within the region are most densely concentrated within community boundaries (cities, census designated places, villages). In Charlotte, concentration areas include Port Charlotte, Punta Gorda, unincorporated areas near Rotonda to the north. Port Charlotte peaks highest in concentration of home originations for workers, surpassing Punta Gorda in density.

Both Collier County and Charlotte County however exhibit notable trends of home area locations in their unincorporated areas. This finding is consistent with Table 1, suggesting a regional characteristic where unincorporated areas play a major role in housing the workforce. Income data in Map 4 does reveals that these unincorporated areas have median incomes by census tract higher than the median incomes of the respective county, e.g. the unincorporated areas west of Port Charlotte with median incomes registering between \$61K to \$87K, compared for the county median of \$62k. In Lee County, while the southeast census tracts do trend higher regarding incomes than the rest of the county, the home area map does not indicate large concentrations of workforce coming from this area.



Home Area Location Hotspots



Source: US Census Longitudinal Employer-Household Dynamics, 2021

Map 8: Home Origin Hotspots



Inflow/Outflow Analysis

The Inflow/Outflow analysis generates results showing the count and characteristics of worker flows in to, out of, and within the selection area. Table 20 focuses on workers who are living within the respective county, whereas Table 21 on workers that are employed in the county—including those that have their home within and outside of the county. The two tables show the distribution and potential spatial mismatch of workers in various areas, contrasting those who are employed and living within the same region against those who are employed in the region but live outside of it, and vice versa.

1. **Charlotte:** Nearly half of the employed population commutes to Charlotte from outside regions. Of the total 48,739 workers employed in the county, 56% live and work in the county, whereas 44% work in the county but live elsewhere. Of the labor force who are living in the County (56,437), 64% are employed outside of the county. This difference suggests a significant spatial mismatch indicating that many workers cannot, or choose not to, work where they live or perhaps indicating better employment opportunities elsewhere or other factors influencing residential choices.
2. **Collier:** Collier shows a significant number of people living and working in the county. Out of 139,436 workers, 62% are both living and employed in the region, 38% are commuting from outside the region. Only an estimated 38% of those living in the county commute to work outside of it. This shows that the area is an employment hub attracting workers from outside, while also suggesting that there is still a substantial portion of the population that prefers or needs to work outside the area, possibly due to better opportunities or other personal factors.
3. **Glades:** Of the 3,563 persons employed in the county, 24% (551) of the workers live and work in the region, and a whopping 76% (1,764) live outside. This suggests that the majority of workers are commuting to Glades. The county has a relatively small local workforce and a high number of residents employed outside the area (84.5%) and very few remaining within the county to work (15.5%). This suggests a strong outbound commuting trend, which is likely due to limited job opportunities within Glades or more attractive options elsewhere, as suggested by Map 7.
4. **Hendry:** In Hendry the split is more balanced but still indicates a spatial mismatch: 66% of residents of Hendry County work outside of the county. Of those employed in the county 57% are living in the county, while 43% are commuting from outside. This suggests that while Hendry provides jobs for both residents and non-residents, it might not offer sufficient or suitable employment for many of its resident population.
5. **Lee:** Like Collier, a significant proportion of the workforce commutes in from outside the county. Of the 251,326 workers, 68% are commuting from other areas. But similarly to Collier, of its 250,273-workforce population, 62% work in the county. These findings also indicate that Lee County is a major employment hub, attracting many workers from outside of the county with most of its residents also working locally. This pattern suggests a strong economic interdependence with surrounding areas but also indicates that many residents find better or more suitable employment elsewhere.



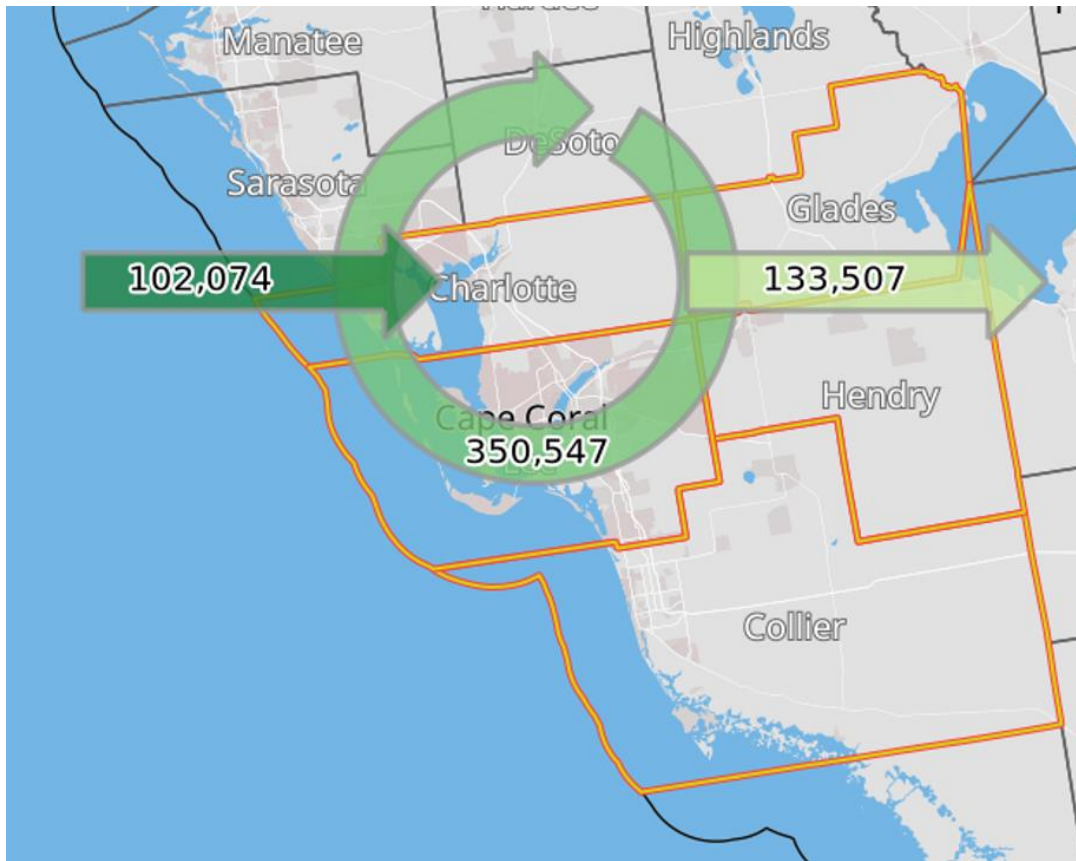
Table 20: Home Origin Inflow/ Outflow

	Living in Region	Living in Region but Employed Outside of Region		Employed and Living in the Region	
Charlotte	56,437	34,866	61.8%	21,571	38.2%
Collier	139,606	52,654	37.7%	86,952	62.3%
Glades	3,563	3,012	84.5%	551	15.5%
Hendry	13,725	9,115	66.4%	4,610	33.6%
Lee	270,723	100,817	37.2%	169,906	62.8%
Source: LEHD OntheMap					

Table 21: Work Destination Inflow/ Outflow

	Employed in the Region	Employed in the Region but Living Outside the Region		Employed and Living in the Region	
Charlotte	48,739	27,168	56%	21,571	44%
Collier	139,436	52,484	38%	86,952	62%
Glades	2,315	1,764	76%	551	24%
Hendry	10,805	6,195	57%	4,610	43%
Lee	251,326	81,420	32%	169,906	68%
Source: LEHD OntheMap					

Map 9 indicates the total inflow and outflow for the SW Florida region.



Map 9: Regional Employment Inflow and Outflow

Source: LEHD OntheMap

H+T Index

While housing alone is traditionally considered affordable when consuming no more than 30 percent of a household's gross income, the Housing and Transportation (H+T) Affordability Index measures the combined costs of transportation and housing with the benchmark that no more than 45 percent of household income is spent on those costs. For the basis of the following section, estimates are based upon average housing plus transportation costs for a Regional Moderate Household, which assumes a household income of 80% of the regional median, the regional average household size, and the regional average commuters per household.

At the county level within the state, average H+T cost burden is rarely under 45%, with 2020 data indicating this being the case only in Union, Sumter, and Baker Counties. This is likely due in part to the relatively low housing costs seen in those jurisdictions due to low demand and aging communities. Ranked on a scale of 1st-27th with average H+T costs between 45% and 84%, Charlotte ranked at 8th (62%), and Collier and Lee tied at 10th (64%), placed above the median for Florida. On the other end of the spectrum, Hendry and



Glades place at 25th and 19th, respectively. This state ranking corresponds with data on annual miles traveled and annual transportation costs, showing in these communities that residents are paying more on average for their housing and transportation than their counterparts in the greater SW FL region.

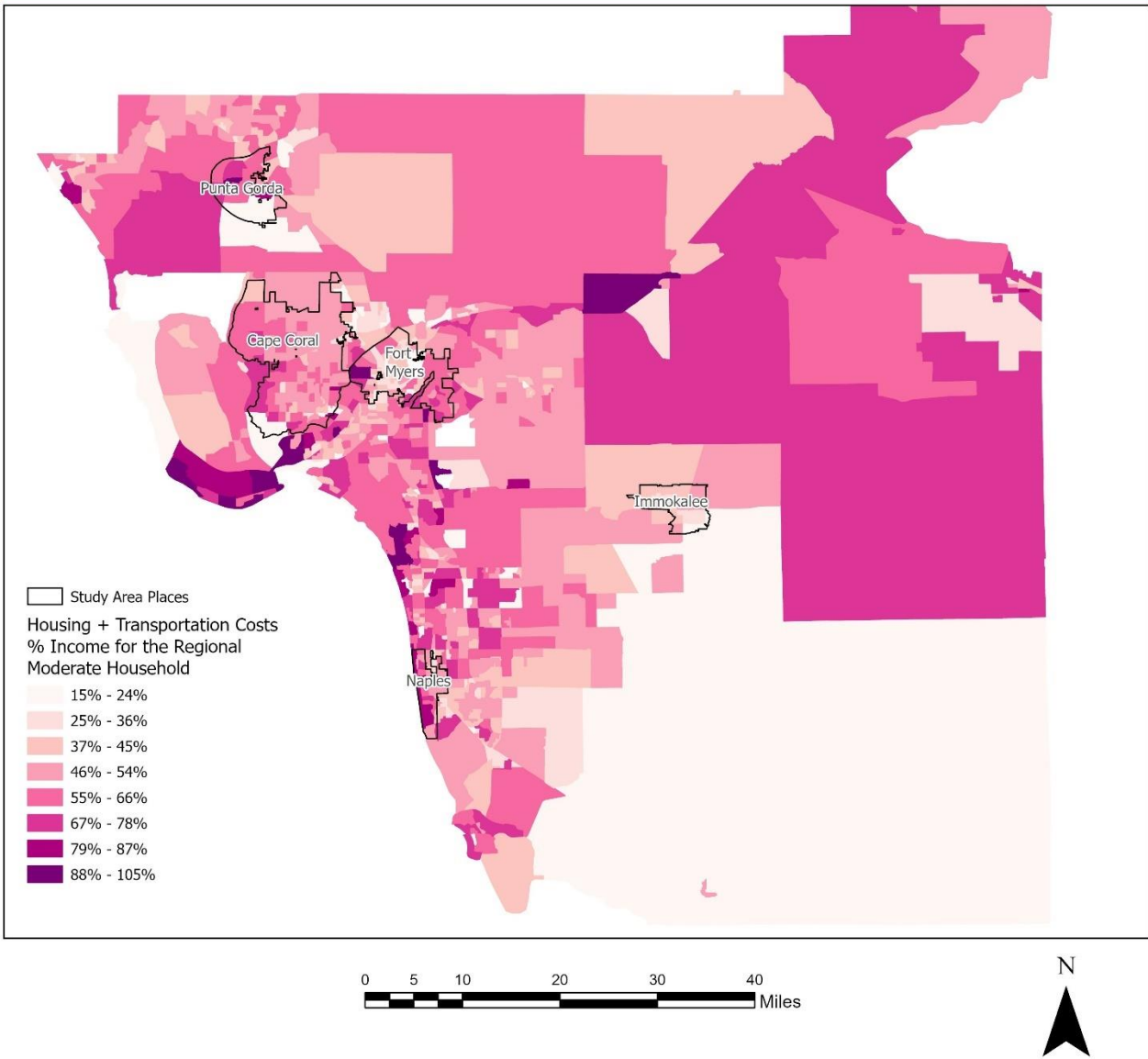
Table 22: Housing and Transportation Statistics

	Average H+T Costs % of Income	Annual Vehicle Miles Traveled per Household	Annual Transportation Cost
Charlotte	54%	16,825	\$12,824
Punta Gorda	64%	14,699	\$12,076
Collier	52%	19,242	\$13,993
Naples	65%	14,065	11,687
Glades	66%	22,626	\$14,042
Hendry	58%	21,806	\$14,075
Lee	53%	18,558	\$13,662
Cape Coral	54%	19,486	\$14,139
Fort Myers	48%	16,417	\$12,500
Source: Center for Neighborhood Technology, H+T Index (2020 Release)			

Map 10 depicts block groups where households pay on average between 45% and 66% of other household income on housing and transportation costs are the most common throughout western portions of the region. Predictably, rates within municipal boundaries tend to be lower, emphasizing places that are compact, close to jobs and services, with a variety of transportation choices, allowing people to spend less time, energy, and money on transportation.



H+T Index by Block Group



Map 10: Average Housing and Transportation Cost by Block Group

Source: Center for Neighborhood Technology, H+T Index (2020 Release)



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- ⁱFlorida Realtors, Analysis of the Impact of the Florida Housing Trust Funds. <https://www.floridarealtors.org/tools-research/reports/florida-affordable-housing-trust-study-statistics#:~:text=Study%20Shows%20Positive%20Effects%20from%20Florida's%20Affordable%20Housing%20Trust&text=The%20report%20shows%20that%20two,in%20income%20for%20the%20state.>
- ⁱⁱ Shroyer, Aaron and Gaitan, Veronica. 2019. "Four Reasons why Employers Should Care about Housing." Housing Matters. <https://housingmatters.urban.org/articles/four-reasons-why-employers-should-care-about-housing>
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- ^{xiii} Newman, S.J. and Harkness, J. 1999. The Long-Term Effects of Housing Assistance on Self-Sufficiency: Final Report. Washington, DC: U.S. Department of Housing and Urban Development [HUD]. <http://www.huduser.org/portal/Publications/pdf/longterm.pdf>. Last accessed 12/19/14.



Southwest Florida Regional Housing Action Plan

Partnership between the Southwest Florida Home Coalition and the Florida Housing Coalition

Report 2: Housing Market and Gap Analysis

Introduction

The Florida Housing Coalition (FHC) was contracted by the Southwest Florida Home Coalition to create a Regional Housing Action Plan for a 5-county area consisting of Charlotte, Collier, Glades, Hendry, and Lee counties. Building upon regional housing and needs data, key issues, and strategies outlined in our statewide 2023 Home Matters Report, FHC is crafting a series of locally sensitive reports, which when combined will form a complete Regional Housing Action Plan containing the following:

1. Trends and Needs Analysis
2. **Housing Market and Gap Analysis**
3. Barrier Analysis
4. Document Review
5. Stakeholder Engagement
6. Final Plan

This document is the second Report as part of this effort. This Report studies the absolute and relative changes in housing stock that is affordable to area income. This analysis looks at 1) the rental housing market; 2) the homeownership market; and 3) the need for supportive housing.

To address the rental housing market, this Report uses data compiled by the Shimberg Center for Housing Studies to provide a background on the supply and demand of non-subsidized and subsidized rental units in the region and looks at change in affordable units over time, vacancy rates, and publicly available rental price data. To address the homeownership market, this analysis looks at supply and demand and values of homes for sale in the region, an affordability analysis comparing incomes of prevalent jobs to those needed to afford both median priced homes and those of affordable housing programs. And finally, this Report attempts to determine the need for supportive housing by looking at key data sources such as Point-in-Time Counts, McKinney-Vento data, information provided by Managing Entities and other sources. The findings in this Report will shape the policy recommendations that are explored throughout this effort.

FHC team dedicated to the Southwest Florida Regional Housing Action Plan:

- Kody Glazer, Chief Legal and Policy Officer
- Wis Benoit, Research Analyst
- Ali Ankudowich, Technical Advisor
- Ryan McKinless, Policy Analyst



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 - 4. Generally, the counties in this region experienced losses in lower priced homeownership units from 2018-2022, with just a couple exceptions. These findings highlight the difficulty households, particularly those with lower incomes and less access to upfront capital, will have in finding an affordable home to purchase. 10
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1. Over 212,000, or over one-quarter of the region’s housing stock, is considered vacant. Of these vacant units, over 161,000, or 76% of all vacant units, are vacant because they are used for seasonal, recreational, or occasional use.11

2. The detached, single-family home is the predominant housing type in the region, especially as owner-occupied units.11

3. Since 2018, single-family units have made up 84%, 73%, and 66% of total permitted units in Charlotte, Collier and Lee County, respectively.11

4. The region experienced the biggest housing boom in the 1980s; homes built from 1980-1989 represent the largest segment of the housing stock by decade. Homes built in this decade are approaching 50 years old and may require repair and rehabilitation efforts.12

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I. Key Takeaways

A. Housing Affordability

1. No county in the region has enough affordable and available renter units for households up to 120% AMI, although the greatest need for affordable housing is for households at or below 80% AMI.

The Metropolitan Statistical Areas (MSAs) representing Lee, Collier, Charlotte, and Glades/Hendry counties all have deficits of rental housing affordable and available for households up to 120% AMI. There is a deficit of 12,349 affordable units for households making up to 80% AMI in Lee County, 7,936 in Collier County, 1,904 in Charlotte County, and 2,835 units in Glades and Hendry counties. The counties' gaps are expected to increase by approximately 2,000 to 13,000 every five years between 2022 and 2035. In order to address the baseline need and the growing gap over the next decade, each local jurisdiction should set maximal housing goals at figures within the "Current + Growth Goal" for rental units available to 0-80% households in the Gaps Analysis of this report.

2. One-person households employed in most essential occupations would be considered "low-income."

Understanding the incomes of the area's essential workers and those employed in the ten most common occupations is key to dispelling bias or prejudice against "affordable housing." The majority of the most essential occupations pay an income that would classify a one-person household as "low-income" (<80% AMI).

In Charlotte County, the median incomes of carpenters, construction laborers, and nursing assistants are below 80% AMI while firefighters and law enforcement officers would be considered "moderate-income" (80-120% AMI). In Collier County, law enforcement officers earn a median salary where a one-person household would be considered "low-income" as would education professionals, emergency medical technicians, farmworkers, and nursing assistants. Firefighters and middle school teachers earn a median income where a one-person household would be considered moderate income. In Lee County, law enforcement officers, firefighters, and middle school teachers earn enough for a one-person household to be considered "moderate-income."

3. An estimated 53,400 homes affordable to own for households between 50-80% AMI would need to be built by 2035 in the SW Florida study area to accommodate future growth.

To illustrate the need for affordable homes for purchase, this report uses the cost burdened population projections from the Shimberg Center's AHNA tools. Households earning over 50% of AMI are considered for this analysis. Using the current cost burden gap as the baseline, a net



increase of 53,403 homes affordable to households at 50-80% AMI by 2035 within the SW FL region would be needed to address affordable homeownership demand. To address maximal need over the next decade 62,410 homes would be the goal.

4. Across the region, two-person households earning up to 140% AMI would not be able to afford to purchase a moderately priced home.

The region's housing prices are much higher than the region's median incomes. The smallest affordability gap is experienced at 140% AMI, where in Lee County a two-person household would only have an estimated less than \$5,000 deficit of income to housing price. While in Collier County, a middle-income household earning \$116,900 annually, would experience considerable challenge attempting to bridge a \$144,000 deficit. While the findings do not imply that these buyers would not be able to find any home within their price range, especially more favorably priced housing types such as townhouses, condos, and manufactured homes, it does provide a distinct understanding about the breadth of the gap that might need to be addressed when implementing down payment assistance programs and otherwise addressing affordable homeownership within the current market.

5. Nearly 3,000 affordable units have expired since 1998; another 1,843 units have an affordability period that expires before 2034.

The assisted units that have expired or are in danger of being lost represent some of the most vulnerable members of respective communities, particularly the elderly and people with disabilities. When these units expire without the knowledge of service providers within these communities, households can find themselves back within overcrowded housing situations with friends and family, or in other cases experiencing homeless for the first or a repeated time.

6. Since 2007, Point in Time Count estimates of persons experiencing homelessness have trended downward although there has been a notable spike since 2020.

Since 2007, Point in Time Count estimates have trended downward through 2020 generally according to Southwest Florida Continuum of Cares (CoCs). In 2022, numbers spiked for all areas except the Punta Gorda CoC, growing fastest in the Naples/Collier County Geographic area growing from 39 in 2022 to 261 in 2023, a 569% increase. In Lee County CoC geography there was a 302% increase in persons counted between 2022 and 2023. In Hendry, Hardee, Highlands Counties CoC the county went from 0 in 2022 to 51 in 2023. These trends show an unsettling snapshot that suggests an overall rise in homelessness within the region.



B. Housing Market

1. Active listings and months' supply of inventory for single-family homes are at the highest level since before the pandemic.

As of March 2024, Lee County experienced a 74% year-over-year increase in active listings from 4,225 in March 2023 to 7,376 in March 2024 and as of March 2024 has 6.5 months of supply – a metric much higher than the state as a whole (4.1). All of the five counties in the study area have more months' of supply in single-family inventory available than the state as a whole. This, combined with data on days on market and percentage of homes that have recently been sold below listing price suggest some potential cooling in housing prices – although such a cooling will still be well above what the market prices were pre-pandemic. There are more homes sitting on the market that are not being sold than in recent years – suggesting that housing prices may slightly decrease over time.

2. There is great variability in median home sale prices in the region. Collier County is the most expensive county to purchase a home with an overall median sales price of \$650,000, over three times that of Glades County with the lowest median sales price.

Regarding sales price, Collier County is extremely expensive, with hundreds of thousands of dollars difference in median sales price when compared to the other counties and the statewide median price, yet only a slight gap when it comes to mobile and manufactured homes. Generally, there is less price variability across median sales prices for mobile and manufactured homes in the region and when compared with the statewide median, and these housing types are less expensive than others in the region. Other factors, such as location, may also correlate with housing type and affect cost of these units; that level of analysis is outside the scope of this report. Across other housing types, Charlottee and Lee counties have generally been more in line with the state of Florida median measures (within \$40,000 difference). Prices in Glades and Hendry have been lower for other housing types where there have been sales.

3. Lee County's has the most sales activity over the past five years - the county had the highest peak volumes of active listings, monthly supply, and sales of ownership units between 2019 and 2024, with Glades County seeing the lowest.

As with the first quarter data from 2024 on closed sales, Lee County has been a leader in ownership sales activity, having the highest peak volumes of active listings (12,620 in March 2019 and 13,005 in March 2024) and sales (3,196 in April 2021), while Glades County has had the lowest (for active listings, 55 in October 2019 and 78 in March 2024 and for sales 15 in December 2021 and March and April 2022).



Regarding months of supply, during the pandemic period trends dipped to tight constraints, as counties fell to having 0-2 months of supply available for purchase, which in part contributed to escalated sales prices in the region. But generally, as active listings have trended back upward to pre-pandemic trends, months of supply trends have settled to five months, indicating a settling of the fluctuation in the market.

4. Generally, the counties in this region experienced losses in lower priced homeownership units from 2018-2022, with just a couple exceptions. These findings highlight the difficulty households, particularly those with lower incomes and less access to upfront capital, will have in finding an affordable home to purchase.

Collier County, which has by far the highest median sales price, experienced losses of units priced below \$300,000. Lee and Charlotte counties, which have mid-range median sales prices for the region, experienced losses of units below \$200,000. Hendry County, which had a lower median sales price experienced losses further down the price ladder below \$100,000. Lastly, Glades County experienced both losses and gains at certain price points below \$200,000. The variability of findings in Glades County could be due to smaller absolute amounts of ownership stock to include in analysis. Consequently, the price point at which losses occur generally aligns with the median sales price data – the higher the median sales price of the county, the higher the price point at which losses occurred - with just a couple exceptions. These findings highlight the difficulty households, particularly those with lower incomes and less access to upfront capital, will have in finding an affordable home to purchase.

5. Rents remain high after trending down slightly from post-pandemic highs.

Over the past five years, Charlotte, Collier, and Lee counties saw remarkable jumps in quarterly median rents from 2021 to 2022. In the worst case, Collier County median rents hovered around \$1,200 in the lead-up to 2021 and jumped to a range of approximately \$1,800 to over \$1,900 at the peak rents in 2023. While rents are trending down in the past two years, they are still not at the level of rents in the lead-up to 2021, making it more difficult to find/retain affordable rental homes.

Counties in the region are experiencing losses of units at lower rents and increases at higher rents, except for rents in Glades County and rents under \$500 in Charlotte County. The threshold rent levels at which these measures are switching from losses to gains range from \$1,000 to \$1,500. This finding indicates a general loss of affordable rental units, particularly for lower income renters.



C. Housing Stock Characteristics & Development Trends

1. Over 212,000, or over one-quarter of the region's housing stock, is considered vacant. Of these vacant units, over 161,000, or 76% of all vacant units, are vacant because they are used for seasonal, recreational, or occasional use.

The SW Florida study area has a notably higher rate of homes that are considered vacant because they are used for seasonal, recreational, or occasional use (76%) than the state as a whole (54%). This high prevalence of vacant homes can be the subject of policy solutions designed to house permanent residents of the region. At the county level, Collier County (32%) has the highest percentage of its housing stock deemed vacant and Naples leads the way at the city level as nearly half of homes in Naples are considered vacant (48%).

2. The detached, single-family home is the predominant housing type in the region, especially as owner-occupied units.

Unit types in the region are on par with the state as a whole. 53% of units in the SW Florida area are 1-unit, detached structures with the second highest cohort, units within properties with 20 or more units, at 12% of the area's housing stock. At the county level, Charlotte County has the highest percentage of its housing stock as 1-unit, detached structures. Cape Coral (89.5%) has the highest percent of owner-occupied units as detached, single-family homes and the lowest rate by city of attached, single-family homes (1.87%). The data suggests that the region as whole can benefit from the production of different types of units for owner-occupancy such as attached single-family options, duplexes, triplexes, and condominiums.

3. Since 2018, single-family units have made up 84%, 73%, and 66% of total permitted units in Charlotte, Collier and Lee County, respectively.

Single family units have remained the dominant unit in production. Multifamily development has been scarce in Hendry County in recent years, with a few projects that permitted two-unit structures and 5+ unit structures in the past 5 years, and roughly 350 multifamily units permitted since 1991. In Glades County, multifamily development has been nearly non-existent in recent years, with multifamily permits processed last in 2016 where there were 50 tri- or quadplex units and in 2007 before that, where there were 4 duplex units permitted, and 56 units in total since 1991. Since 2018, in Charlotte, Collier and Lee County single family units have made up 84%, 73%, and 66% of total permitted units respectively. In Charlotte and Collier, a substantial proportion of recent single-family development has occurred in unincorporated areas.



4. The region experienced the biggest housing boom in the 1980s; homes built from 1980-1989 represent the largest segment of the housing stock by decade. Homes built in this decade are approaching 50 years old and may require repair and rehabilitation efforts.

At the county level, Lee County (39%) has the highest proportion of its housing stock built since 2000. This is followed by Collier County (36%), Charlotte County (30%), Glades County (25%), and Hendry County (21%). For comparison, around 27% of the state of Florida's entire housing stock has been built since 2000. Conversely, Hendry County and Glades County have the greatest proportion of the housing stock built prior to 1980 at 29%. This is followed by Charlotte County (24%), Lee County (22%), and Collier County (16%).

At the city level, around 47% of Fort Myers's housing stock has been developed since 2000 - the highest percentage for that timeframe among the region's cities. This is followed by Cape Coral (45%), Punta Gorda (34%), Immokalee (27%) and Naples (18%). Conversely, Naples has the oldest housing stock by the region's cities; 45% of Naples's housing stock was built prior to 1980 – suggesting a need for rehabilitation and repair programs to keep the housing habitable and affordable. This is followed by Immokalee (27%), Fort Myers (22%), Punta Gorda (19%), and Cape Coral (15%).

5. New single-family development growth is centered in the unincorporated areas of the study area; new multifamily development tends to be located inland and in close proximity to I-75.

In Charlotte County, much of the single-family development activity has taken place in the west end of the county, outside city limits. Areas to the east of Rotunda appear to have experienced considerable building activity, as well as areas to the east of Punta Gorda. "In Collier, like Charlotte, there are large single-family development hotspots located outside of the city limits, corroborating the high levels of population growth in unincorporated areas identified within Report 1. These highly concentrated hotspots are likely indicative of new subdivisions being added to the County's community fabric. Map 2 depicts a high concentration of multifamily projects built throughout the region between 2018 and 2023 largely clustered in Lee and Collier counties.



II. Development Trends

Key Takeaways

- The number of building permits have grown consistently throughout the region over the past decade, nearing or exceeding trends witnessed prior to the great recession.
- From 2021 to 2023 building permits have tapered off slightly across all counties.
- Since 2018, single-family units have made up 84%, 73%, and 66% of total permitted units in Charlotte, Collier and Lee County, respectively.
- In Charlotte and Collier, a substantial proportion of recent single-family development has occurred in unincorporated areas.
- In recent years, permitted units and household growth have kept pace with one another, where over the last 10 years permitted units have averaged 16,114 units and household growth has averaged 14,000 annually.

Building Permit Activity

Building Permits Trends

The Census Building Permit Survey provides breakdowns of building activity by geography and unit type and number of units permitted. This data shows that building permits have grown consistently throughout the region over the past decade, nearing or exceeding trends witnessed prior to the great recession.

In 2021, Charlotte County permit activity increased to surpass its 2005 peak, with over 5,000 residential building permits. Likewise, Hendry County has seen similar building activity in recent years as its pre-recession peak. Collier County permits have maintained lower than 2005 levels which were over 8,900 permits, compared to a count of 6,800 in 2021. Lee County leads the region in building permits with building permits in 2021 measured at 13,000, less than half of its 2005 high of 29,000 permits. In recent years, 2021 to 2023 permits have tapered off slightly, across all counties.

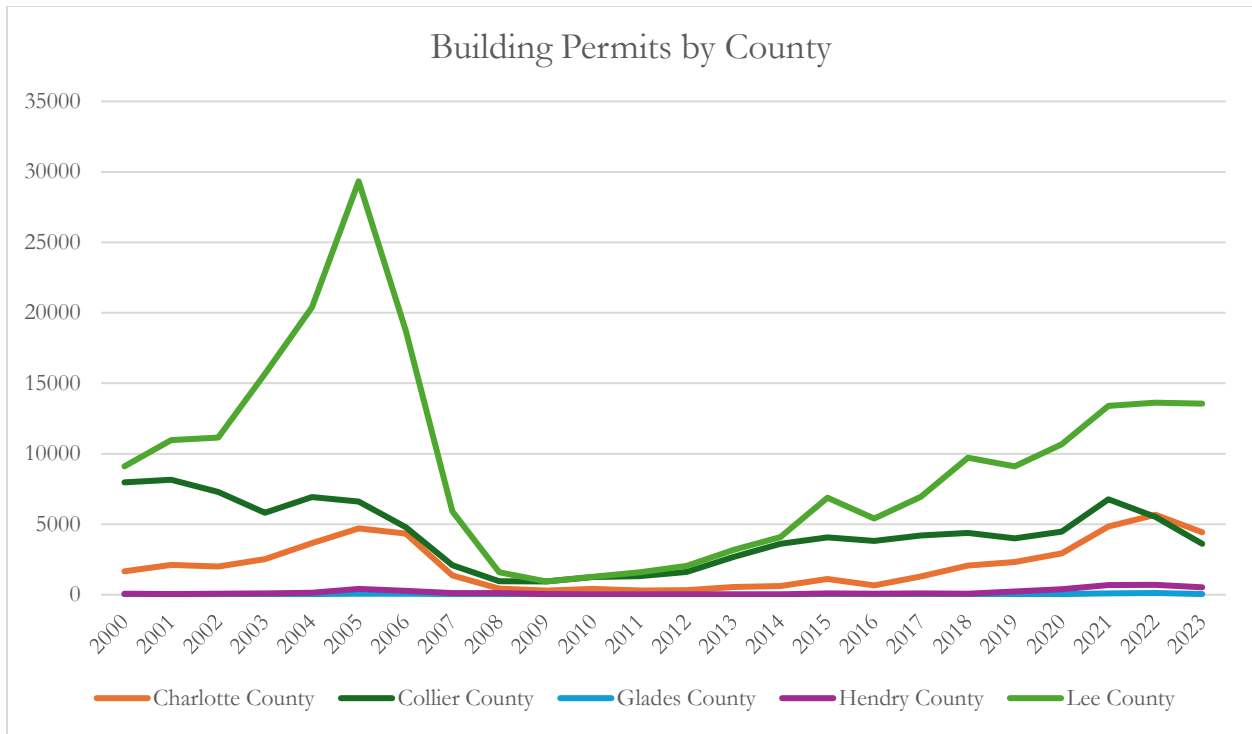


Figure 1: Building Permits by County

Table 1 depicts counts for units by unit structure, including the categories of single-family units, two-unit units, three to four unit units, and five and over units. Single family units have remained the dominant unit in production. Multifamily development has been scarce in Hendry County in recent years, with a few projects that permitted two-unit structures and 5+ unit structures in the past 5 years, and roughly 350 multifamily units permitted since 1991. In Glades County, multifamily development has been nearly non-existent in the most recent years, with multifamily permits processed last in 2016 where there were 50 tri- or quadplex units and in 2007 before that, where there were 4 duplex units permitted, and 56 units in total since 1991. Since 2018, in Charlotte, Collier and Lee County single family units have made up 84%, 73%, and 66% of total permitted units respectively.

Table 1: Building Permits by Units in Structure

Building Permits by Units in Structure						
	2018	2019	2020	2021	2022	2023
Charlotte County						
Single family units	1,932	2,075	2,381	3,435	4,637	3,804
2-units	94	136	134	286	326	284



3-4 units	3	4	44	92	117	111
5+ units	39	114	374	1,017	596	230
Collier County						
Single family units	3,253	3,300	3,256	4,380	3,519	2,923
2-units	8	6	2	14	28	30
3-4 units	78	108	137	169	171	76
5+ units	1,047	577	1,078	2,203	1,799	589
Glades County						
Single family units	36	36	43	104	124	50
2-units	-	-	-	-	-	-
3-4 units	-	-	-	-	-	-
5+ units	-	-	-	-	-	-
Hendry County						
Single family units	79	224	336	638	694	525
2-units	-	-	4	2	10	-
3-4 units	-	-	-	-	-	-
5+ units	-	13	51	45	-	10
Lee County						
Single family units	5,803	5,633	6,828	11,020	9,145	8,654
2-units	532	382	448	564	256	304
3-4 units	159	144	108	75	113	15
5+ units	3,227	2,946	3,289	1,735	4,107	4,583

Building Permits Compared to Household Growth

A simple indicator of demand is whether building activity is keeping pace with the growth in the number of households. In recent years, permitted units and household growth have kept pace with one another, where over the last 10 years permitted units have averaged 16,114 units and household growth has averaged 14,000 annually. Contribution from counties is also roughly proportionate to their share of household growth, with Lee and Collier slightly underrepresented conceding shares to Charlotte County which had a 22% share of total building permits and a 16% share of household growth between 2021 and 2022. This comparison does not consider manufactured housing units or the percentage of housing units that are lost annually due to accident, age, and other impacts that might remove them from the housing stock.

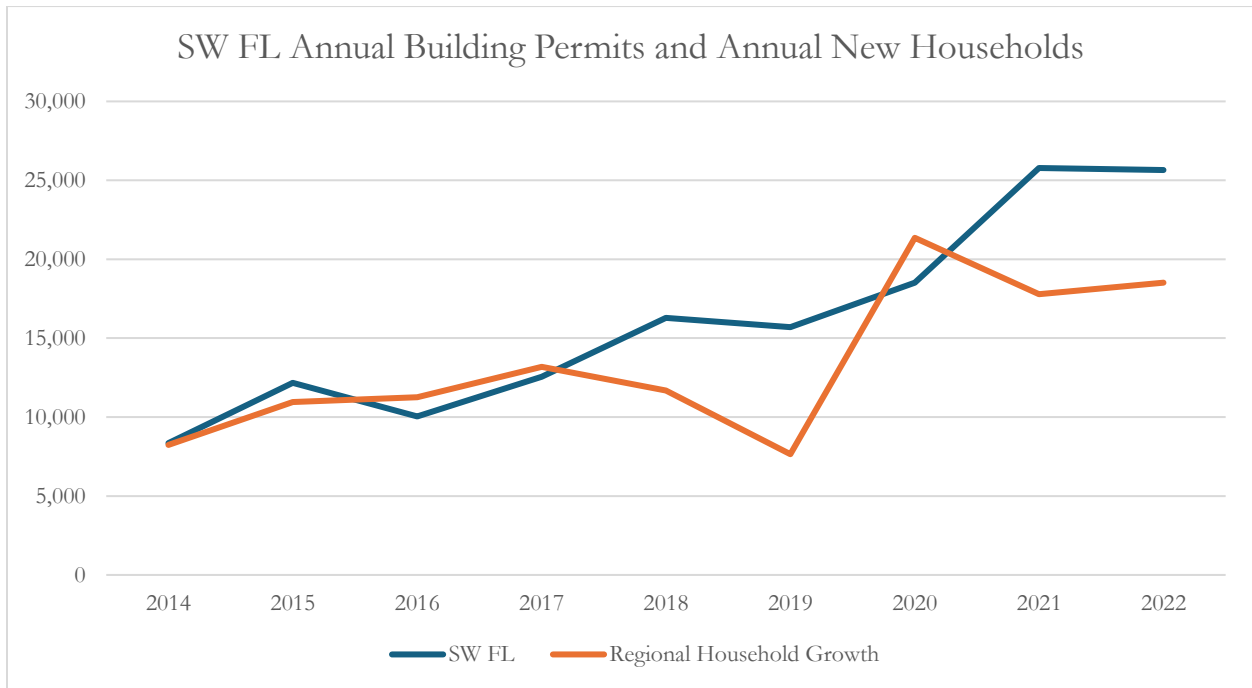


Figure 2: SW FL Annual Building Permits and Annual New Households

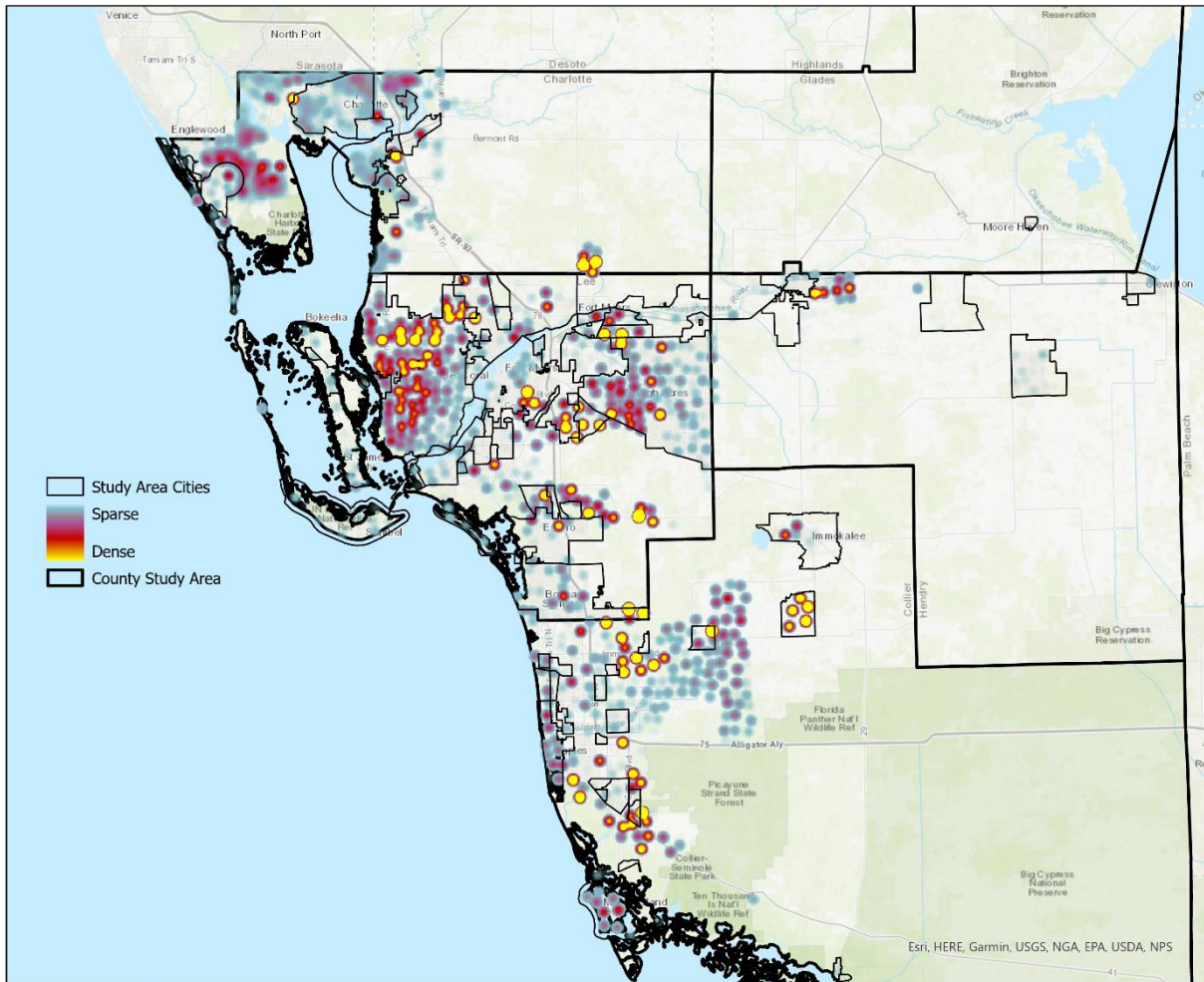
Growth Concentrations

The following map depicts single-family development activity between the years of 2018 and 2023 according to the year built recorded on parcel files from the Florida Department of Revenue.

In Charlotte County, much of the single-family development activity has taken place in the west end of the county, outside city limits. Areas to the east of Rotunda appear to have experienced considerable building activity, as well as areas to the east of Punta Gorda. These highly concentrated hotspots are likely indicative of new subdivisions being added to the County's community fabric. In Lee County, high development activity is seen throughout Cape Coral and in the east end of Fort Myers. In Cape Coral, there is a wide concentration of recently development properties spanning the area's boundaries. Leigh Acres also has highly concentrated residential development.

In Collier, like Charlotte, there are large single-family development hotspots located outside of the city limits, corroborating the high levels of population growth in unincorporated areas identified within Report 1. In Hendry County, development has primarily taken place in subdivisions immediately east of La Belle, with a very slight level of activity in Montura, Clewiston, Pioneer. No prominent activity hotspots are apparent within Glades.

Southwest Florida Single Family Development Heatmap (2018-2023)



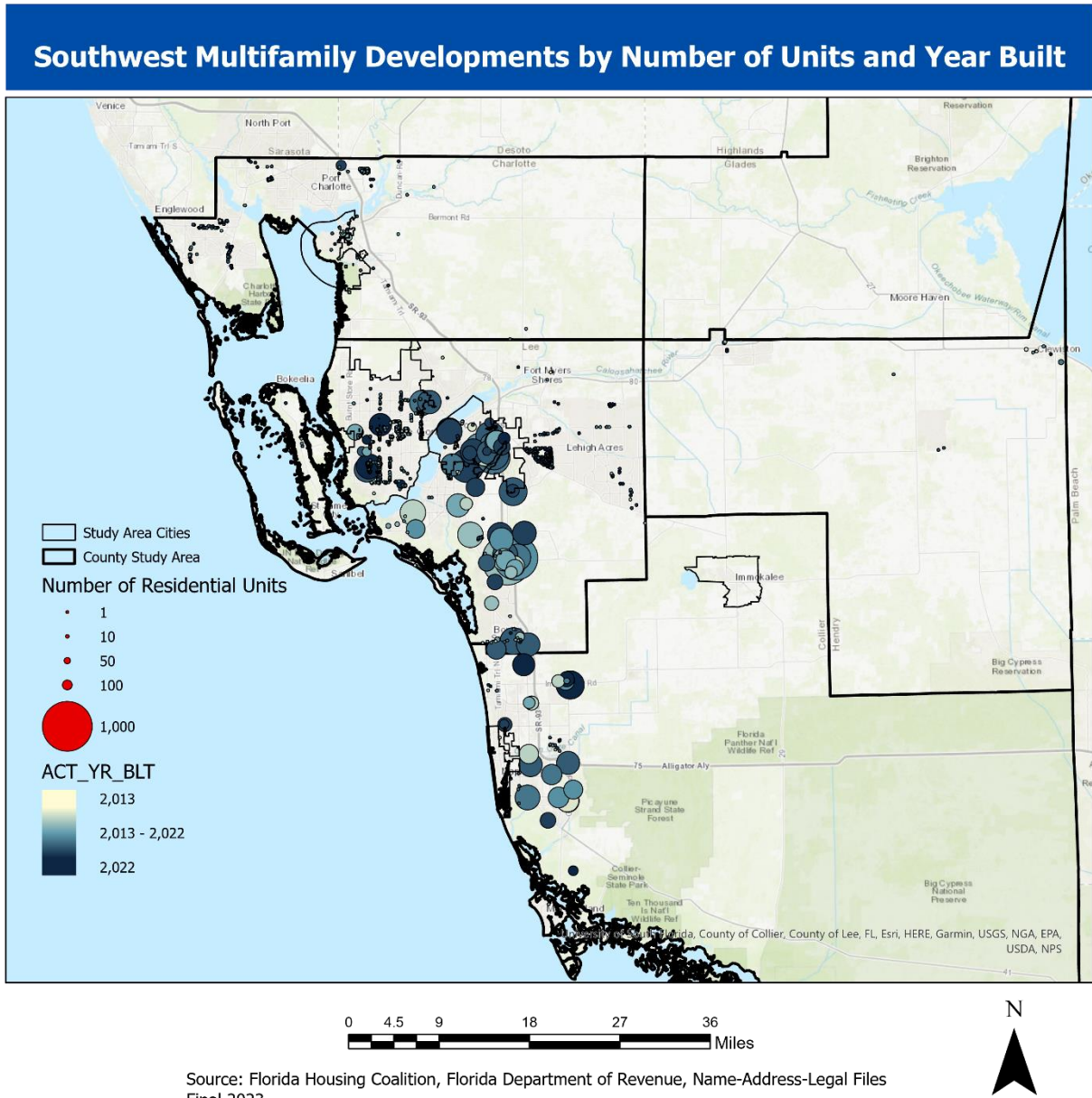
Source: Florida Housing Coalition, Florida Department of Revenue, Name-Address-Legal Files Final 2023

Map 1: SW FL Single Family Development Heatmap (2018-2023)

Map 2 depicts a high concentration of multifamily projects built throughout the region between 2018 and 2023 largely clustered in Lee and Collier counties. In Lee County, a large grouping of projects are clustered within a few miles of I-75 from Fort Myers to Bonita Springs. Recently developed duplexes have common placement throughout the county area, with clusters in Cape Coral and western Leigh Acres. Large scale developments are less common in Charlotte County, with the largest recent development built during the period having 103 units, and a majority of



recent multifamily units having only two units. Multifamily development in Collier County falls outside of Naples boundaries, clustering in areas to the east and the area near the intersection of Immokalee Road and Quarry Drive.



Map 2: SW FL Multifamily Development Map (2013-2023)



III. Gaps Analysis

Key Takeaways

- There is no county in the region that has enough affordable and available renter units for households up to 120% AMI although the greatest needs for affordable housing exist for households at or below 80% AMI.
- An estimated 53,400 homes affordable to own for households between 50-80% AMI would need to be built by 2035 in the SW Florida study area to accommodate future growth.
- Across the region, two-person households earning up to 140% AMI would not be able to afford the moderately priced home.

The Gaps Analysis for this report aims to make concrete the absolute gaps within the housing ecosystem which will need to be bridged to address the affordable housing crisis in Southwest Florida. First, using a methodology originated by the Shimberg Center for Housing Studies using their Affordable Housing Needs Assessment (AHNA) combined with their Affordable/Available analysis to project the renter housing and owner housing gap is identified by setting baseline, growth, and maximal goals for addressing the affordable housing needs in each region. Second, the gap between what median wage common occupations can afford and the trends in the recent market will be identified.

Projected Unit Gap

Renter Gap

The Shimberg Center’s “Affordable/Available” analysis compares the number of renters below a particular income threshold to the number of units that are affordable and available to them. We use this analysis to set a baseline gap in the rental housing units in the region. An affordable and available unit is a unit that is either occupied by or available to a household at that AMI threshold. If a unit is affordable but occupied by a household from a higher threshold group, then this unit is not affordable and available. **Table 2** shows the absolute surplus/deficit of units at AMI thresholds from 0-30% to 0-120% as of 2023 Shimberg Affordable and Available analysis. Thresholds up to the 0-120% level experience a deficit in available units that are affordable to them. To address the baseline need for housing this gap analysis concentrates on the 0-80% threshold, since this group experiences an order of magnitude more constraint than households up to 120% AMI.



As indicated in the tables below, there is no county in the region that has enough affordable and available renter units for households up to 120% AMI although the greatest needs for affordable housing exist for households at or below 80% AMI and below. The MSAs representing Lee, Collier, Charlotte, and Glades/Hendry counties all have deficits of rental housing affordable and available for households up to 120% AMI of 1,135, 1,247, 579, and 1,469 respectively. There is a deficit of 12,349 affordable units for households making up to 80% AMI in Lee County, 7,936 in Collier County, 1,904 in Charlotte County, and 2,835 units in Glades and Hendry counties. A baseline goal for addressing the housing need in the region would be to address this affordable and available deficit of units.

Table 2: SW FL Affordable and Available Analysis

SW FL Affordable and Available Analysis							
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI 0	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Source: Shimberg Center for Housing Studies, Annual Report 2023, Affordable and Available Analysis							

In order to address the increase in the gap that would result from the growth in households at these income thresholds, the affordable and available measure is increased by the additional demand from new households that are projected by the AHNA. It is assumed that the housing gap will grow at the same pace as these household increases unless housing production and preservation programs lead to a net gain of units affordable to renters below 80 percent AMI during this time. As Table 3 indicates the counties' gaps are expected to increase by approximately 2,000 to 13,000 every five years between 2022 and 2035. Addressing this increase in households would result in a growth-based housing goal. In order to address the baseline need and the growth gap over the next decade, local jurisdiction would need to set maximal housing goals at figures within the "Current + Growth Goal" for rental units available to 0-80% households.



Table 3: Projected Unit Demand to Meet Affordable Rental Housing Needs

Projected Unit Demand to Meet Affordable Rental Housing Needs					
	Baseline Gap	Growth over Previous Period			Current + Growth Goal
		2022	2025	2030	2035
Charlotte County	12,349	1,912	2,766	2,147	19,174
Collier County	7,936	3,788	5,565	4,692	21,981
Lee County	1,904	8,611	12,972	10,869	34,356

Source: Florida Housing Coalition Calculations, Shimberg Center for Housing Studies, Affordable and Available Analysis, Affordable Housing Needs Assessment

To be affordable to at 80% AMI at 2024 rent limits, a one-bedroom unit would be limited to gross rent of \$978 (in Glades and Hendry) to \$1,565 (in Collier County or less); a two-bedroom unit to \$1,173 to 1,878; a three-bedroom to \$1,356- \$2,170. For units set aside for 50% AMI rents the 2024 one-bedroom rent limit is \$611 - \$978; two-bedroom \$733 - \$1,173; three-bedroom \$848 - \$1,356.¹

Homeowner Gap

To illustrate the need for affordable homes for purchase, this report uses the cost burdened population projections from the Shimberg Center’s AHNA tools. Households earning over 50% of AMI are considered for this analysis. In Table 4, using the baseline of the existing cost burden gap, the region would need to produce a net increase of 53,403 homes affordable to households at 50-80% AMI by 2035 within the SW FL region to address ownership housing demand for that income range. To address maximal need over the next decade 62,410 homes would be the goal.

Table 4: Projected Unit Demand to Meet Affordable Ownership Housing Needs

Projected Unit Demand to Meet Affordable Ownership Housing Needs					
	Baseline Gap	Growth over Previous Period			Projected Households
		2022	2025	2030	2035
Charlotte County	7,813	335	510	378	9,036
Collier County	15,605	643	995	807	18,050
Glades County	145	1	3	3	152
Hendry County	1,071	31	53	40	1,195
Lee County	28,769	1,369	2,126	1,713	33,977
SW FL	53,403	2,379	3,687	2,941	62,410

Source: Florida Housing Coalition Calculations, Shimberg Center for Housing Studies, Population Projections

¹ Florida Housing Finance Corporation, 2020 Florida Housing Rental Programs - MTSP Income and Rent Limits. Available at <https://floridahousing.org/owners-and-managers/compliance/income-limits>.



Cost Gap

Key Takeaways

- The majority of the most essential occupations pay an income that would classify a one-person household as “low-income” (<80% AMI). In Charlotte County, the median incomes of carpenters, construction laborers, and nursing assistants are below 80% AMI while firefighters and law enforcement officers would be considered “moderate-income” (80-120% AMI).
- In Collier County, law enforcement officers earn a median salary where a one-person household would be considered “low-income” as would education professionals, emergency medical technicians, farmworkers, and nursing assistants. Firefighters and middle school teachers earn a median income where a one-person household would be considered moderate income.
- In Lee County, law enforcement officers, firefighters, and middle school teachers earn enough for a one-person household to be considered “moderate-income.”
- One-person households working in most of the ten most common occupations in the study area earn a median income of less than 80% AMI and are considered low-income. In Charlotte County, for example, of the top ten most common occupations, four occupations earn median income of less than 50% of the AMI for a one-person household. Five of the occupations whose median earning are above the 50%, very low-income threshold, barely exceed this level, where Customers Service Representatives, Nursing Assistants, and Office Clerks, are at a reported 53% to 65% of AMI for a one-person household.
- In Collier County, a one-person household employed in eight of the ten most common occupations would be a considered a very-low-income household (<50% AMI).
- In Lee County, one-person households employed in four of the ten most common occupations earn below 50% AMI and eight of the ten earn below 80% AMI.

The goal of cost gap analysis is to identify the absolute monetary gaps in the ability of median households to afford regional housing prices. An affordability analysis comparing the incomes of prevalent jobs to those needed to afford fair market rents is also included in this section to provide a better understanding of how the housing need is experienced by different members of the workforce. In Report 1 of this series of reports, the hourly wages of occupations and the price needed to afford fair market rent and median home prices were discussed in the Economic Profile section.



Area Median Income of Essential and Most Common Occupations

The first step of this cost gap is to build upon this previous analysis and depict what is considered affordable to different professions within the region and their respective AMI levels.

The following three tables depict various occupations, including a selection of “essential occupations” and the top ten most common occupations by number of persons employed and categorizes them by AMI for a one-person household. Occupational wage data was derived from the Bureau of Labor Statistics for 2023. Income limits were provided based on SHIP Income and Rent Limits provided by the Florida Housing Finance Corporation.

In the Punta Gorda MSA (Charlotte County) all essential occupations earn median wages that are below 120% AMI, with Police and Sherriff Patrol Officers earning most at about 107% of the area median income for a one-person household. These essential workers would need housing costs to amount to between \$870 and \$1,600 to spend to be spending no more than a third of their income and be considered having affordable housing. Of the top ten most common occupations, four occupations earn median income of less than 50% of the AMI for a one-person household. Five of the occupations whose median earning are above the 50%, very low-income threshold, barely exceed this level, where Customers Service Representatives, Nursing Assistants, and Office Clerks, are at a reported 53% to 65% of AMI for a one-person household. General and Operation Managers and Registered Nurses are at 138% and 135% of AMI respectively.

In Collier County, median earners of one-person households earn at less than 80% of AMI if they do not earn about \$58,450 annually and would be considered low-income. This includes Emergency Medical Technicians, Police and Sherriff Patrol Officers, and Childcare Administrators for preschool and Daycare. Other median earners of occupations such as Construction Laborers, Farmworkers, and Nursing Assistance who are also crucial to necessary societal infrastructure earn less than \$40,000 annually and would be considered very low income in the area. These very low-income earners would also include eight out of ten of median earned in the top ten most common occupations.

In Lee County, fewer of similar occupations that are depicted for Collier County would be considered very low income and would fall in the low-income thresholds earning less than 80% of AMI for one-person households but more than 50%. Firefighters and Police and Sheriff Patrol Officers would be considered above the low-income threshold and earn roughly 100% of AMI at about \$60,000 annually. Of the top ten most common occupations four out of ten would be considered very low-income or below, five would be consider as earning below the 80% AMI but greater than the 50% AMI, and an addition two would earn greater than 120% AMI but less than 140% AMI.



Table 5: Essential and Most Common Occupations Affordable Housing Costs – Charlotte County

Essential and Most Common Occupations Affordable Housing Costs – Charlotte County						
	Annual Median Salary	Affordable Monthly Housing Cost	<50%	<80%	<120%	<140%
Punta Gorda, FL MSA	Median: 77,300		28,150	45,050	67,560	78,820
Essential Occupations						
Carpenters	\$44,670	\$1,240		x		
Construction Laborers	\$36,340	\$1,009		x		
Firefighters	\$45,550	\$1,264			x	
Nursing Assistants	\$31,430	\$872		x		
Police and Sheriff's Patrol Officers	\$60,420	\$1,677			x	
Top Ten Leading Occupation						
Cashiers	\$26,420	\$733	x			
Customer Service Representatives	\$33,680	\$935		x		
Fast Food and Counter Workers	\$25,090	\$696	x			
General and Operations Managers	\$77,810	\$2,160				x
Nursing Assistants	\$31,430	\$872		x		
Office Clerks, General	\$36,520	\$1,014		x		
Registered Nurses	\$75,970	\$2,108				x
Retail Salespersons	\$28,320	\$786	x			
Stockers and Order Fillers	\$30,270	\$840		x		
Waiters and Waitresses	\$27,960	\$776	x			



Table 6: Essential and Most Common Occupations Affordable Housing Costs - Collier County

Essential and Most Common Occupations Affordable Housing Costs - Collier County						
	Annual Median Salary	Affordable Monthly Housing Cost	<50%	<80%	<120%	<140%
Naples-Immokalee-Marco Island, FL MSA	104,300		36,550	58,450	87,720	102,340
Essential Occupations						
Education and Childcare Administrators, Preschool and Daycare	\$46,030	\$1,278		x		
Emergency Medical Technicians	\$46,430	\$1,289		x		
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$27,310	\$758	x			
Firefighters	\$58,820	\$1,633			x	
Middle School Teachers, Except Special and Career/Technical Education	\$77,540	\$2,152			x	
Nursing Assistants	\$34,790	\$966	x			
Police and Sheriff's Patrol Officers	\$57,650	\$1,600		x		
Top Ten Leading Occupations						
Cashiers	\$28,370	\$787	x			
Fast Food and Counter Workers	\$27,700	\$769	x			
General and Operations Managers	\$98,490	\$2,734				x
Cooks, Restaurant	\$35,590	\$988	x			
Landscaping and Groundskeeping Workers	\$34,930	\$969	x			
Office Clerks, General	\$38,610	\$1,072		x		
Registered Nurses	\$79,820	\$2,216			x	
Retail Salespersons	\$30,210	\$839	x			
Stockers and Order Fillers	\$34,830	\$967	x			
Waiters and Waitresses	\$29,780	\$827	x			



Table 7: Essential and Most Common Occupations Affordable Housing Costs - Lee County

Essential and Most Common Occupations Affordable Housing Costs - Lee County						
	Annual Median Salary					
Cape Coral-Fort Myers, FL MSA	88,800	Affordable Monthly Housing Cost	<50%	<80%	<120%	<140%
			32,750	52,450	78,600	91,700
Essential Occupations						
Education and Childcare Administrators, Preschool and Daycare	\$47,330	\$1,314		x		
Emergency Medical Technicians	\$37,490	\$1,041		x		
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$26,610	\$739	x			
Firefighters	\$58,800	\$1,632			x	
Middle School Teachers, Except Special and Career/Technical Education	\$68,110	\$1,890			x	
Nursing Assistants	\$35,000	\$971		x		
Police and Sheriff's Patrol Officers	\$59,500	\$1,652			x	
Top Ten Leading Occupations						
Cashiers	\$26,990	\$749	x			
Customer Service Representatives	\$36,470	\$1,013		x		
Fast Food and Counter Workers	\$26,310	\$730	x			
General and Operations Managers	\$80,250	\$2,227				x
Landscaping and Groundskeeping Workers	\$33,610	\$933		x		
Office Clerks, General	\$37,130	\$1,031		x		
Registered Nurses	\$77,920	\$2,163				x
Retail Salespersons	\$29,200	\$811	x			
Stockers and Order Fillers	\$30,980	\$860		x		
Waiters and Waitresses	\$28,590	\$794	x			



Affordability Gap of Market-Rate Housing for Area Median Incomes

The previous section provides a demonstration of where occupations would fall in terms of area median income as well as the housing that would be affordable to them. To further illustrate the housing gap, the following analysis considers what incomes can afford for housing compared to market rate rents and market rate housing costs. Differing from the prior analysis, which looked at one person households and their respective AMI level, the following section relies on average household size, which across most jurisdictions would be rounded to a two-person household, as established in Report 1 of this series.

Table 8 depicts that the of two-person family households and one-person non-family households comprise nearly 70% of all households within SW FL. For this reason, a two-person household is considered the unit of analysis of what a household can afford.

To establish the gap in what most common households can afford we compared incomes at various AMI thresholds with an estimated moderately priced home and market rate rents. To estimate the value of a moderately priced home in each county, we use the countywide monthly smoothed middle-tier Zillow Home Value Index (ZHVI) for April 2024. This index represents the typical value of single-family, condo, and co-op homes in the 35th to 65th percentile range statewide. For our affordability analysis, we take 80 percent of the ZHVI, which approximates the 40th percentile home value countywide. This analysis mirrors the methodological approach used in a recent Joint Center of Harvard Studies of Harvard University Study.² For the amount of an affordable mortgage we follow the assumptions that a household can afford roughly three times its gross annual income. For estimates of market rents, we rely on the HUD two-bedroom Fair Market Rent.

The results of the analysis indicate that across the region two-person households earning up to 140% AMI would not be able to afford the moderately priced home. The smallest affordability gap would unsurprisingly be experienced at 140% AMI, where in Lee County a two-person household would only have an estimated less than \$5,000 deficit. While In Collier County, a middle-income household earning \$116,900 annually, would experience considerable challenge attempting to bridge the \$144,000 deficit. While the findings do not imply that these buyers would not be able to find any home within their price range, especially more favorably priced housing types such as townhouse, condos, and manufactured homes; it does provide a distinct understanding about the breadth of the gap that might need to be addressed when implementing down payment assistance programs and otherwise addressing homeownership within the current market.

² "How Much Can Downpayment Assistance Close Homeownership Gaps for Black and Hispanic Households?", JCHS, 2023, McCue, et. al



Table 8: Gap Analysis for Area Incomes and Market Housing Prices

Gap Analysis for Area Incomes and Market Housing Prices								
County	AMI Threshold	Income (2-Person HH)	Max Affordable Purchase Price	Max Affordable Rental Price	Moderately Priced Home	Fair Market Rent (2BD)	Median Home Surplus/Deficit	Median Rent vs Income at AMI
Charlotte	30 - Extremely Low Income	\$20,440	\$61,320	\$645	\$285,661	\$1,380	-\$224,340.54	-\$735.00
	50 - Very low income	\$32,200	\$96,600	\$905			-\$189,060.54	-\$475.00
	80 - Low Income	\$51,450	\$154,350	\$1,447			-\$131,310.54	\$67.00
	120 - Moderate Income	\$77,280	\$231,840	\$2,172			-\$53,820.54	\$792.00
	140 - Middle Income	\$90,160	\$270,480	\$2,534			-\$15,180.54	\$1,154.00
Collier	30 - Extremely Low Income	\$25,050	\$75,150	\$705	\$494,432	\$1,782	-\$419,281.53	-\$675.00
	50 - Very low income	\$41,750	\$125,250	\$1,173			-\$369,181.53	-\$207.00
	80 - Low Income	\$66,800	\$200,400	\$1,878			-\$294,031.53	\$498.00
	120 - Moderate Income	\$100,200	\$300,600	\$2,817			-\$193,831.53	\$1,437.00
	140 - Middle Income	\$116,900	\$350,700	\$3,286			-\$143,731.53	\$1,906.00
Glades	30 - Extremely Low Income	\$20,440	\$61,320	\$645	\$208,752	\$1,002	-\$147,432.12	-\$735.00
	50 - Very low income	\$26,100	\$78,300	\$733			-\$130,452.12	-\$647.00
	80 - Low Income	\$41,750	\$125,250	\$1,173			-\$83,502.12	-\$207.00
	120 - Moderate Income	\$62,640	\$187,920	\$1,761			-\$20,832.12	\$381.00
	140 - Middle Income	\$73,080	\$219,240	\$2,054			\$10,487.88	\$674.00
Hendry	30 - Extremely Low Income	\$20,440	\$61,320	\$645	\$224,943	\$905	-\$163,623.09	-\$735.00
	50 - Very low income	\$26,100	\$78,300	\$733			-\$146,643.09	-\$647.00
	80 - Low Income	\$41,750	\$125,250	\$1,173			-\$99,693.09	-\$207.00
	120 - Moderate Income	\$62,640	\$187,920	\$1,761			-\$37,023.09	\$381.00
	140 - Middle Income	\$73,080	\$219,240	\$2,054			-\$5,703.09	\$674.00
Lee	30 - Extremely Low Income	\$22,500	\$67,500	\$645	\$319,470	\$1,677	-\$251,970.17	-\$735.00
	50 - Very low income	\$37,450	\$112,350	\$1,052			-\$207,120.17	-\$328.00
	80 - Low Income	\$59,950	\$179,850	\$1,685			-\$139,620.17	\$305.00
	120 - Moderate Income	\$89,880	\$269,640	\$2,526			-\$49,830.17	\$1,146.00
	140 - Middle Income	\$104,860	\$314,580	\$2,947			-\$4,890.17	\$1,567.00



Market Gap

The objective of this market gap analysis is to pinpoint areas in Southwest Florida where renters face significant constraints in accessing affordable housing. Map 3 highlights census tracts where median monthly rental costs exceed the monthly housing costs that median income renter households can afford. Additionally, the map features proportional circles representing the total number of rental units in each census tract, providing a comprehensive view of rental affordability challenges in the region. Table 9 and Table 10 below summarize the results of the spatial analysis trends by area status of being an attainable or unattainable market. The spatial analysis indicates that 106 of these identified census tracts were indicated to be unattainable markets, in 139 no data was available regarding either median rent or median renter income therefore being categorized in the no data category, and in 146 of these census tracts, or 37%, they were identified as being an attainable market where the median household income exceeded the amounts needed to afford median rents in the area.

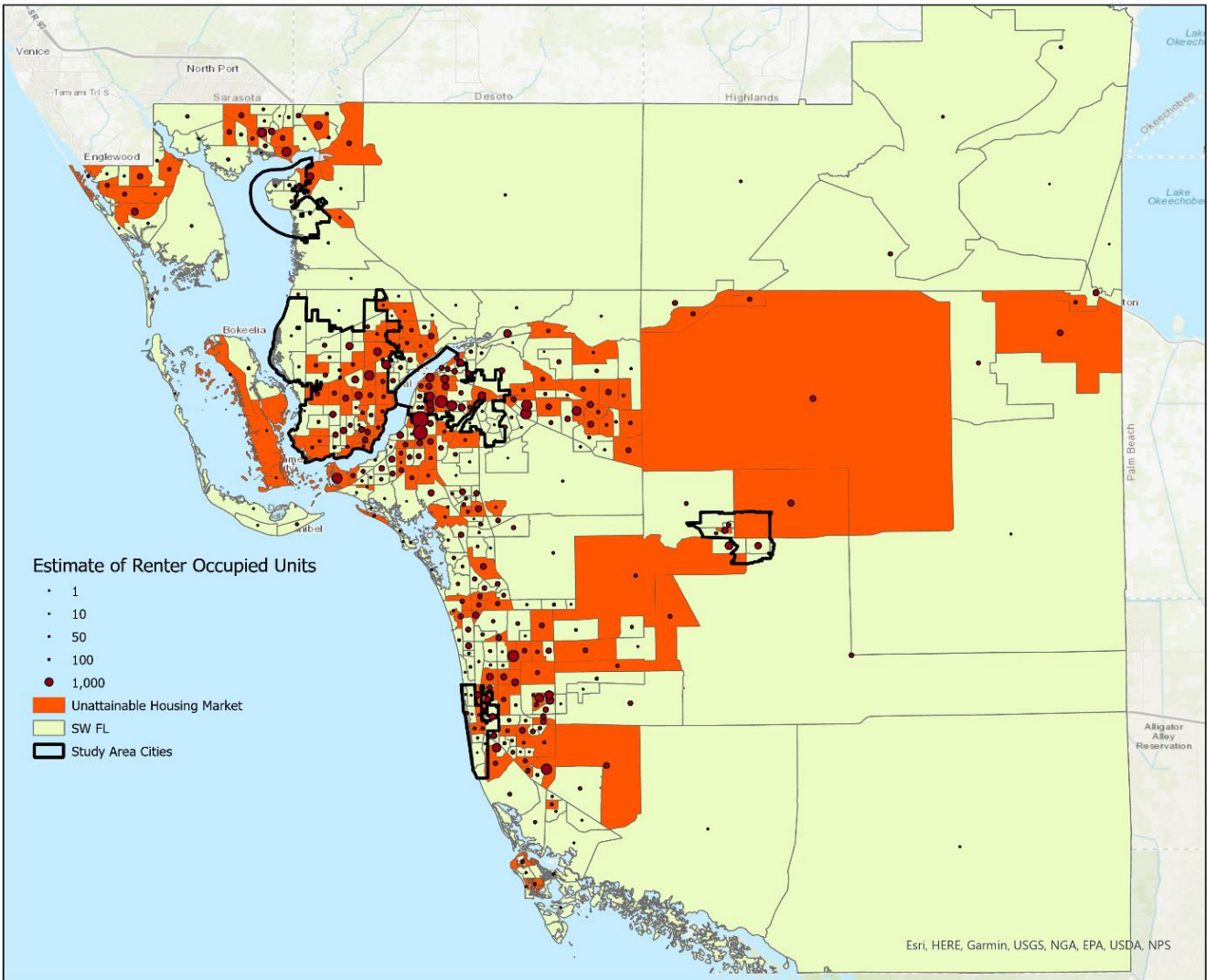
Table 9: Share of Census Tracts Attainable and Unattainable

Share of Census Tracts as Attainable or Unattainable Markets						
	Attainable		Unattainable		No Data	
Charlotte	17	37%	17	37%	12	26%
Collier	33	31%	39	36%	36	33%
Glades	2	40%		0%	3	60%
Hendry	5	50%	1	10%	4	40%
Lee	89	40%	49	22%	84	38%
Grand Total	146	37%	106	27%	139	36%

Table 10: Average Census Tract Trends by Market Attainability

Average Census Tract Trends by Market Attainability				
	Market Attainability	Average Rent Affordable to Median Households	Average Median Rent	Average Median Annual Income
Charlotte	Attainable	\$2,124	\$1,483	\$76,533
	Unattainable	\$941	\$1,226	\$33,906
Collier	Attainable	\$1,932	\$1,602	\$69,611
	Unattainable	\$1,291	\$1,735	\$46,505
Glades	Attainable	\$1,121	\$950	\$40,394
Hendry	Attainable	\$1,509	\$904	\$54,374
	Unattainable	\$743	\$951	\$26,766
Lee	Attainable	\$2,053	\$1,563	\$73,958
	Unattainable	\$1,181	\$1,535	\$42,553

Unattainable Rental Markets in SW FL

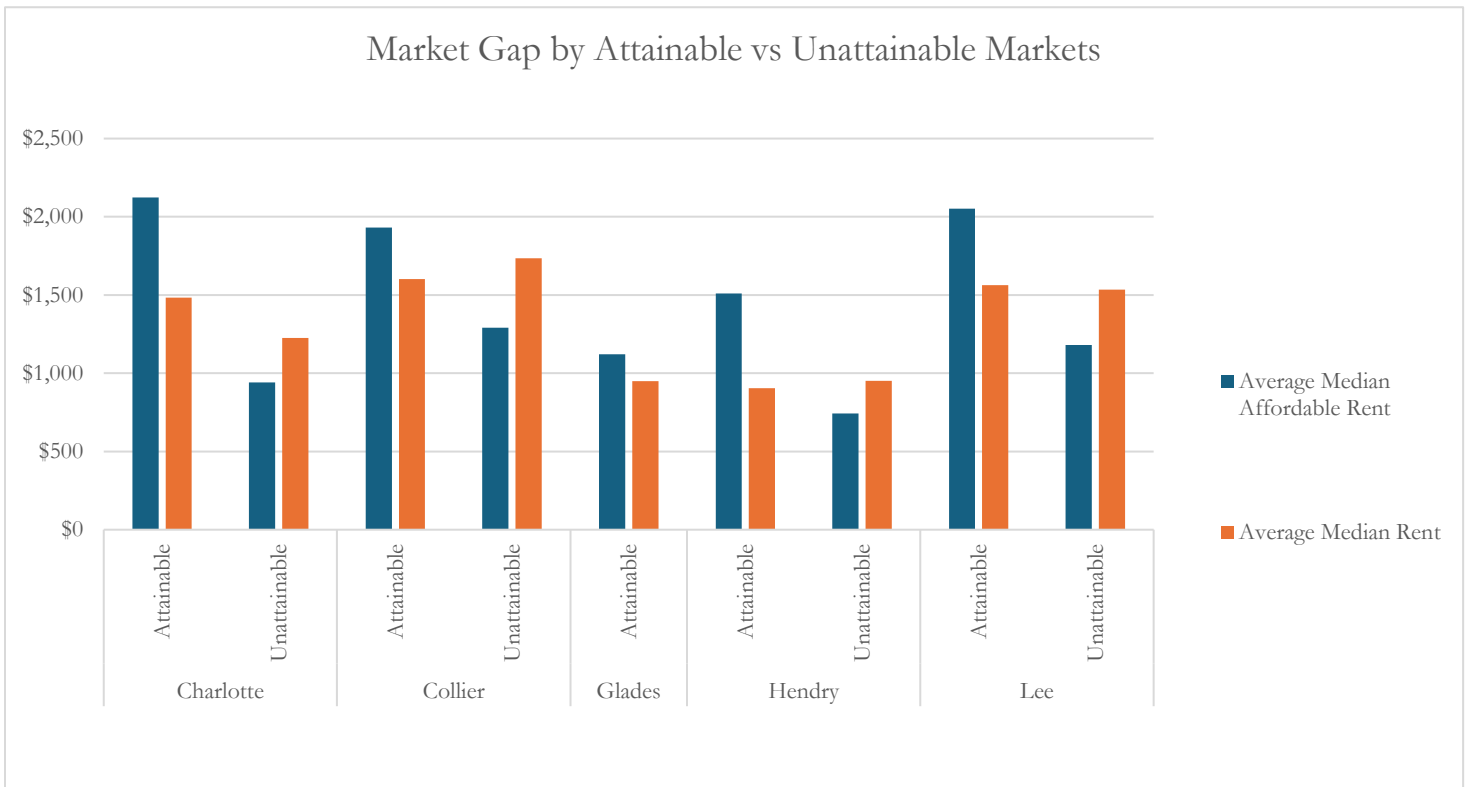


Source: Florida Housing Coalition, American Community Survey, S2503

Map 3: Unattainable Rental Markets in SW FL



When comparing trends between attainable and unattainable markets the gap between what median households can afford in attainable and unattainable markets is significant. In attainable markets households stand to be able to afford on average \$447 a month more than what is required to afford median housing costs, whereas in unattainable market median rents find themselves experiencing a \$322 deficit in what would be affordable as 30% of their income. On average, households in unattainable markets can only afford 72% of market rents average across the region.





IV. Housing Stock Overview

This section provides an overview of the region’s housing stock by analyzing unit occupancy, vacancy rates, number of units per structure, number of bedrooms by tenure, and age of housing units.

Unit Occupancy & Vacancy Rates

This section looks at vacancy rates and vacancy status in the region. Understanding vacancy rates can be an effective way to assess gaps in the housing market. Areas with relatively low vacancy rates are generally considered to have higher rents and vice versa. However, there are several different types of vacant units; understanding how vacancy rates are defined in publicly available data is key to using this data effectively. For example, homes that are used for “seasonal, recreational, or occasional use” are considered vacant with 5-Year American Community Survey data and this region has very high prevalence of homes that meet that criteria.

Key Takeaways

- Over 212,000, or over one-quarter of the region’s housing stock, is considered vacant. Of these vacant units, over 161,000, or 76% of all vacant units, are vacant because they are used for seasonal, recreational, or occasional use – notably higher than the rate for the state as a whole.
- At the county level, Collier County (32%) has the highest percentage of its highest stock deemed vacant and Lee County has the highest number of vacant units (108,568). At the city level, nearly half of homes in Naples (48%) are considered vacant – the highest percentage in the region. Cape Coral has the highest number of vacant units (16,436).
- At the county level, Lee County has the highest number of vacant units that are used for “seasonal, recreational, or occasional use” (81,397) and Collier County has the second most at 59,498. 85% of vacant homes in Naples are classified that way because they are used for “seasonal, recreational, or occasional use.”

Vacancy Rates

This occupancy data is compiled through the 5-Year American Community Survey. With this data, a unit is considered “occupied” if it is a current place of residents for a person or group occupied at the time of the survey, or if the residents are absent for two months or less. If all the people staying



in the unit at the time of the interview are staying there for two months or less, the unit is considered to be temporarily occupied and classified as “vacant.”³

According to data from 2022, 27% of the housing stock in the study area is considered vacant – or over 212,000 units. That is 11 percentage points higher than the state of Florida as a whole. At the county level, Collier County (32%) has the highest percentage of its housing stock deemed vacant – a rate that is double the rate in Florida as a whole - followed by Glades (29%), Lee (26%), and Charlotte County (24%). Hendry County’s vacancy rate (13%) is nearly half the rest of the 5-county study area. Collier County has the 7th highest vacancy rate in the state among counties with Glades, Lee, Charlotte, and Hendry County at 8th, 10th, 12th, and 56th, respectively. This can largely be explained by how vacancy rates are defined as it includes units that are for “seasonal, recreational, or occasional use” which makes up a large proportion of the region’s housing stock. Over 100,000 units in Lee County are considered vacant – the highest number in the region.

Although the region’s vacancy rate is nearly double the state as a whole, each county has seen a decrease in vacancy rates over time. Collier County’s 2022 vacancy rate of 32% is down from 38% in 2014 and the vacancy rates in Lee, Charlotte, Glades, and Hendry County have decreased by 15, 8, 6, and 10 percentage points, respectively, since 2014.

The high prevalence of vacant units in the region is a ripe housing policy issue for the region to tackle. The region could explore ways to either utilize these vacant units as affordable housing for the region’s workforce or to incentivize and facilitate production of housing types that are intended for full-time residents.

³ American Community Survey and Puerto Rico Community Survey 2022 Subject Definitions



Table 11: Occupancy and Vacancy Counties

Occupancy and Vacancy Counties					
	Total Housing Units	Total Housing Units - Occupied	Percent of Housing Units - Occupied	Total Housing Units – Vacant	Percent of Housing Units - Vacant
Charlotte County	111,330	84,671	76%	26,659	24%
Collier County	229,814	156,768	68%	73,046	32%
Glades County	6,554	4,637	71%	1,917	29%
Hendry County	15,227	13,289	87%	1,938	13%
Lee County	419,916	311,348	74%	108,568	26%
SW FL	782,841	570,713	73%	212,128	27%
Florida	9,915,957	8,353,441	84%	1,562,516	16%

At the city level, nearly half of the housing stock in Naples (48%) is considered vacant – the highest proportion in the region by almost double. Punta Gorda (26%) has the second highest proportion of housing units that are vacant followed by Fort Myers (22%), Cape Coral (18%), and Immokalee (10%). Cape Coral (16,436) has the highest number of vacant units followed by Fort Myers (10,181), Naples (8,918), Punta Gorda (3,481), and Immokalee (767).

Table 12: Occupancy and Vacancy for Cities

Occupancy and Vacancy for Cities					
	Total Housing Units	Total Housing Units - Occupied	Percent of Housing Units – Occupied	Total Housing Units - Vacant	Percent of Housing Units - Vacant
Immokalee CDP	7,491	6,724	90%	767	10%
Punta Gorda	13,308	9,827	74%	3,481	26%
Naples	18,501	9,583	52%	8,918	48%
Cape Coral	93,318	76,882	82%	16,436	18%
Fort Myers	45,607	35,426	78%	10,181	22%

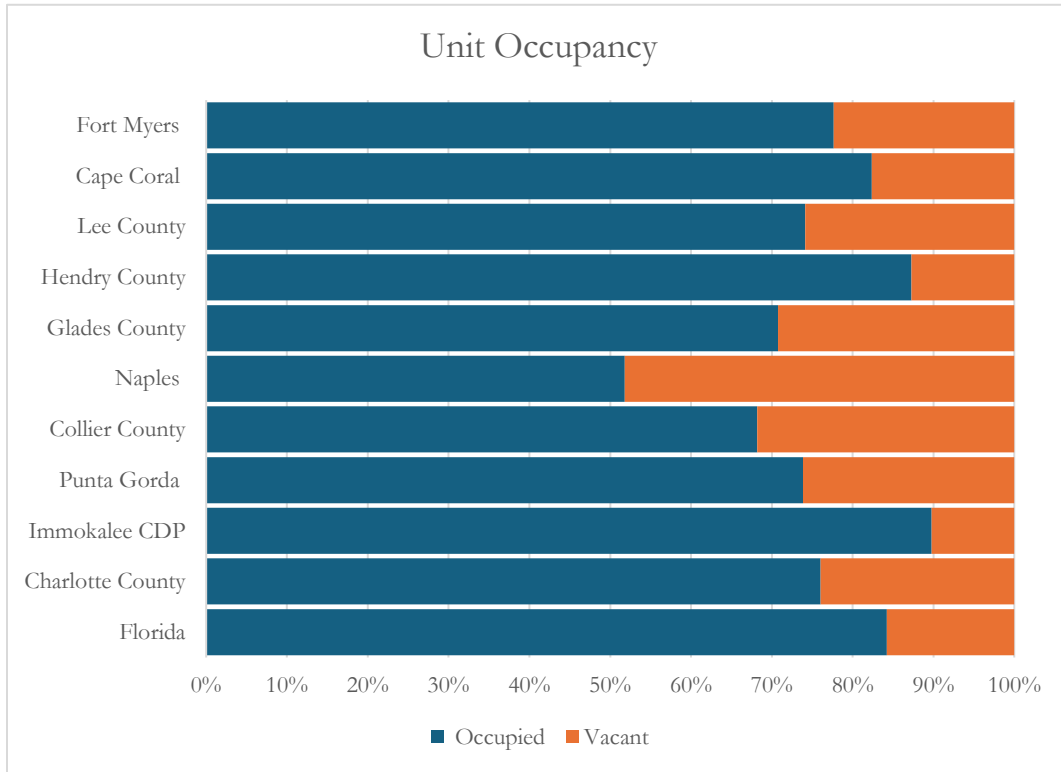


Figure 3: Unit Occupancy



Vacancy Status

The following charts break the status of vacancies in the region both by number and proportion of the total vacancies. As mentioned above, a unit is considered vacant if it is for sale, for rent, sold but not occupied, rented but not occupied, for migrant workers, for seasonal, recreational, or occasional use, or other vacant. “For Rent” units are that are vacant and available for rent or for sale. “Rented, Not Occupied” – units that have been rented but are not yet occupied. “For Sale Only” – refer to those offered solely for sale, including units in cooperatives and condominium projects, unless they are available for rent. “Sold, Not Occupied” units are those that have been sold but not yet occupied by the new owner. “For Seasonal, Recreational, or Occasional Use” – are those units used only during certain seasons or for occasional use. “For Migrant Workers” – includes units intended for occupancy by migrant workers employed in farm work during the crop season. “Other vacant” – is a category for vacant units that do not fall into any of the categories, which may include units held for occupancy by caretaker or janitor or caretaker, and units held for personal reasons by the owner.

This region can be exemplified by the high prevalence of homes deemed vacant because they are for “seasonal, recreational, or occasional use.” Over 161,000 of the vacant homes in the region are classified in this manner. This can impact affordability for the permanent residents of the region. The region could explore policies aimed at converting these vacant units into permanent use by permanent residents.

At the county level, Lee County has the highest number of vacant units that are used for “seasonal, recreational, or occasional use (81,397) and Collier County has the second most at 59,498. 81% of the vacant units in Collier County are in use as “seasonal, recreational, or occasional use. Charlotte, Glades, and Lee County also have rates of its vacant units for “seasonal, recreational, or occasional use” well above the state of Florida as a whole. The rate of vacant units that are “sold, not occupied” in the region (2%) is half that of the state as a whole (4%).

Table 13: Vacancy Status for County Units

Vacancy Status for County Units														
	For migrant workers		For rent		For sale only		For seasonal, recreational, or occasional use		Other vacant		Rented, not occupied		Sold, not occupied	
Charlotte County	20	0%	2,387	9%	1,220	5%	18,611	70%	2,946	11%	627	2%	848	3%
Collier County	318	0%	4,055	6%	2,568	4%	59,498	81%	5,017	7%	602	1%	988	1%
Glades County	107	6%	58	3%	34	2%	1,401	73%	269	14%	-	0%	48	3%
Hendry County	78	4%	168	9%	53	3%	698	36%	808	42%	60	3%	73	4%
Lee County	295	0%	8,559	8%	4,263	4%	81,397	75%	9,879	9%	1,313	1%	2,862	3%
SW FL	818	0%	15,227	7%	8,138	4%	161,605	76%	18,919	9%	2,602	1%	4,819	2%
Florida	3,710	0%	231,707	15%	93,980	6%	845,395	54%	296,493	19%	36,353	2%	54,878	4%

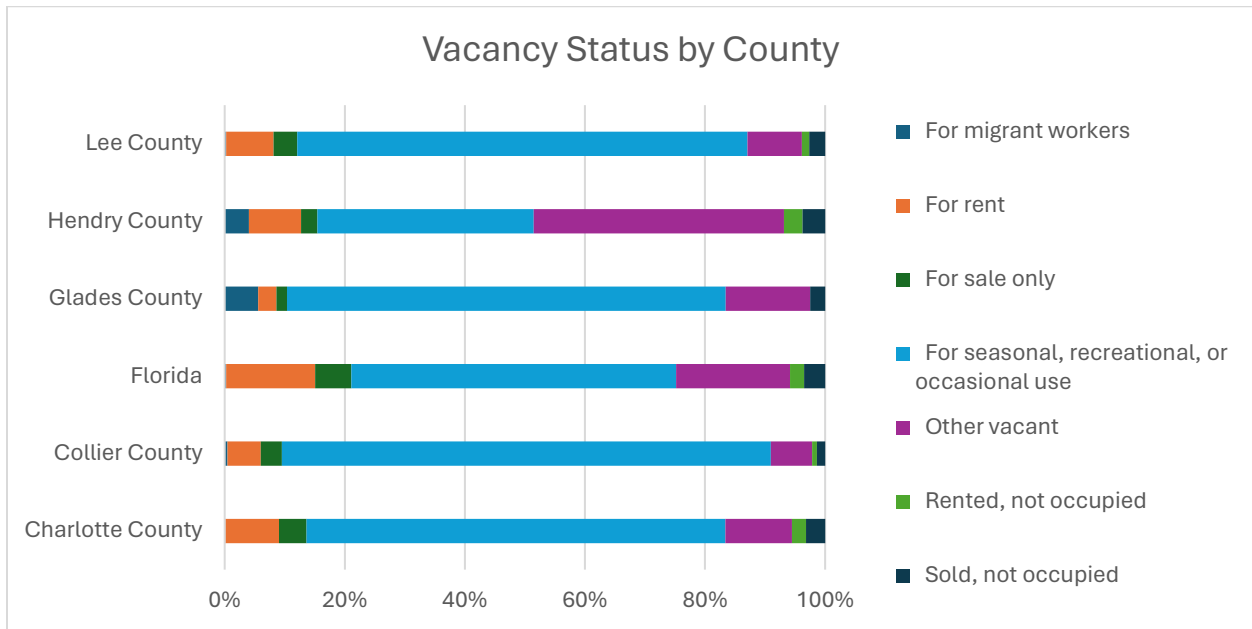


Figure 4: Vacancy Status by County

At the city level, the types of vacant units mimic the county data. There is a very high prevalence of vacant units being used for “seasonal, recreational, or occasional use.” Cape Coral has the highest number of vacant units classified in this manner (11,432) with Naples right behind at 7,609. Fort Myers and Immokalee have the highest rates of homes considered vacant because they are held out for rent, but not rented at the time of data collection.

Table 14: Vacancy Status for City Units

Vacancy Status for City Units														
	For migrant workers		For rent		For sale only		For seasonal, recreational, or occasional use		Other vacant		Rented, not occupied		Sold, not occupied	
Cape Coral	-	0%	1,146	7%	1,083	7%	11,432	70%	1,759	11%	114	1%	902	5%
Fort Myers	8	0%	1,900	19%	395	4%	5,286	52%	1,879	18%	353	3%	360	4%
Immokalee CDP	147	19%	158	21%	27	4%	76	10%	309	40%	49	6%	1	0%
Naples	-	0%	210	2%	319	4%	7,609	85%	653	7%	18	0%	109	1%
Punta Gorda	-	0%	145	4%	95	3%	2,884	83%	157	5%	39	1%	161	5%

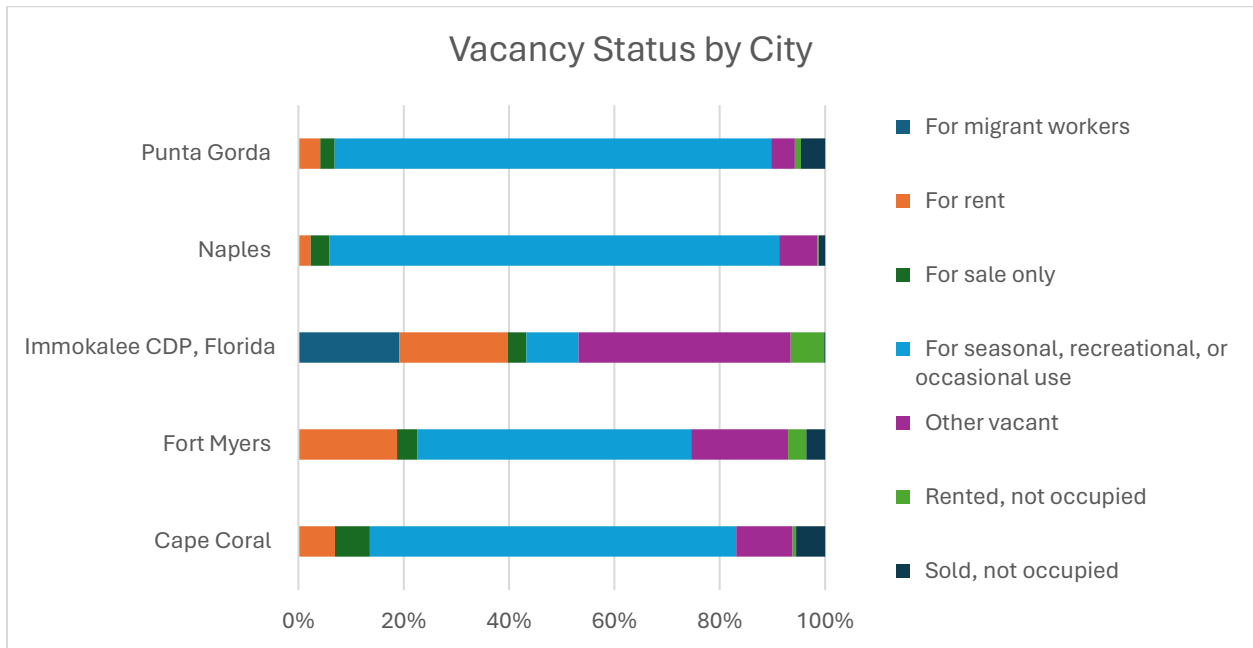


Figure 5: Vacancy Status by City

Unit Characteristics

This section looks at the presence of housing types regarding housing units' structure and size. When designing housing strategies, it is essential to consider both these factors to ensure that policies effectively address the diverse needs of the community. These factors play a crucial role in determining the affordability and accessibility of housing options.



Key Takeaways

- The detached, single-family home is the predominant housing type in the region, especially as owner-occupied units. The data suggests that the region as whole can benefit from the production of different types of units for owner-occupancy such as attached single-family options, duplexes, triplexes, and condominiums.
- There is a greater variety in housing types for renter-occupied housing units in the region and are less likely to be detached one-unit structures.
- The region generally has a greater proportion of three-bedroom units compared to the state as a whole despite the region having smaller household sizes than the state as a whole. The data suggests that aging adults and empty nesters likely have a difficult time downsizing their home in the later years of life.
- Naples (80%) and Ft. Myers (69%) have the greatest proportion of its rental housing stock as one- and two-bedroom units. This trend is encouraging as it suggests those two markets' housing size reflects household size.
- At the county level, Lee County (39%) has the highest proportion of its housing stock built since 2000. Nearly half of the homes in Fort Myers and Cape Coral have been built since 2000.
- At the city level, Naples has the oldest housing stock – 45% of the housing stock in Naples was built prior to 1980.
- The region experienced the biggest housing boom in the 1980s; homes built from 1980-1989 represent the largest segment of the housing stock by decade. Homes built in this decade and approaching 50 years old and may require repair and rehabilitation efforts.

Units in Structures

As is the case for the state of Florida as a whole, the single-family detached home is the predominant housing type in the region, especially as owner-occupied units. 53% of units in the SW Florida study area are detached, 1-unit structures. Charlotte County (68%) has the highest proportion by county of detached, 1-unit structures with Collier and Glades at the lowest (42%). This data suggests that the region as whole can facilitate the production of different types of units for owner-occupancy such as attached single-family options, duplexes, triplexes, and condominiums. Collier County leads the region in proportion of units within 3 or 4 unit structures, 5 to 9 unit, 10 to 19 unit, and 20 or more units – a positive trait that should be replicated by the region as a whole.

At the city level, Cape Coral (80%) has by far the highest percentage of 1-unit, detached structures with Naples (32%) and Ft. Myers (37%) at the lowest percentage. 40% of the units in Naples are in



20 or more unit structures – by far the highest percentage in the region. Fort Myers has the highest proportion of 1-unit, attached structures.

Table 15: County Units by Units in Structure

County Units by Units in Structure								
		Charlotte County	Collier County	Glades County	Hendry County	Lee County	SW FL	Florida
1-unit, attached	Count	3,461	15,209	9	311	26,137	45,127	633,667
	Percent	3%	7%	0%	2%	6%	6%	6%
1-unit, detached	Count	75,366	97,169	2,821	8,457	230,084	413,897	5,419,748
	Percent	68%	42%	43%	56%	55%	53%	55%
2 units	Count	1,668	5,939	95	235	11,880	19,817	200,185
	Percent	1%	3%	1%	2%	3%	3%	2%
3 or 4 units	Count	3,856	16,182	43	580	18,890	39,551	388,028
	Percent	3%	7%	1%	4%	4%	5%	4%
5 to 9 units	Count	4,096	20,834	121	78	22,312	47,441	476,395
	Percent	4%	9%	2%	1%	5%	6%	5%
10 to 19 units	Count	4,026	21,487	-	43	25,405	50,961	550,585
	Percent	4%	9%	0%	0%	6%	7%	6%
20 or more units	Count	6,407	41,574	-	181	44,268	92,430	1,406,540
	Percent	6%	18%	0%	1%	11%	12%	14%
Boat, RV, van, etc.	Count	178	231	134	169	806	1,518	17,159
	Percent	0%	0%	2%	1%	0%	0%	0%
Mobile home	Count	12,272	11,189	3,331	5,173	40,134	72,099	823,650
	Percent	11%	5%	51%	34%	10%	9%	8%
Total Count		111,330	229,814	6,554	15,227	419,916	782,841	9,915,957



Table 16: City Units by Units in Structures

City Units by Units in Structures						
		Cape Coral	Fort Myers	Immokalee CDP	Naples	Punta Gorda
1-unit, attached	Count	2,394	3,892	359	490	611
	Percent	3%	9%	5%	3%	5%
1-unit, detached	Count	74,379	16,833	3,022	5,887	7,488
	Percent	80%	37%	40%	32%	56%
2 units	Count	2,752	1,319	498	241	231
	Percent	3%	3%	7%	1%	2%
3 or 4 units	Count	1,950	3,056	339	877	901
	Percent	2%	7%	5%	5%	7%
5 to 9 units	Count	3,215	3,701	478	1,426	884
	Percent	3%	8%	6%	8%	7%
10 to 19 units	Count	3,999	5,015	508	1,999	967
	Percent	4%	11%	7%	11%	7%
20 or more units	Count	3,751	10,737	475	7,427	1,283
	Percent	4%	24%	6%	40%	10%
Boat, RV, van, etc.	Count	-	9	-	-	12
	Percent	0%	0%	0%	0%	0%
Mobile home	Count	878	1,045	1,812	154	931
	Percent	1%	2%	24%	1%	7%
Total Count		93,318	45,607	7,491	18,501	13,308

Cape Coral (89.5%) has the highest percentage of owner-occupied units as detached, single-family homes and the lowest rate by city of attached, single-family homes (1.87%). Ft. Myers (14%) has the highest proportion of its owner-occupied units as attached, single-family options – that is over double the state rate as a whole and highest in the region by nearly six percentage points. Naples arguably has the most diverse stock of owner-occupied housing with a relatively high prevalence of multifamily ownership housing compared to the region and state as a whole.

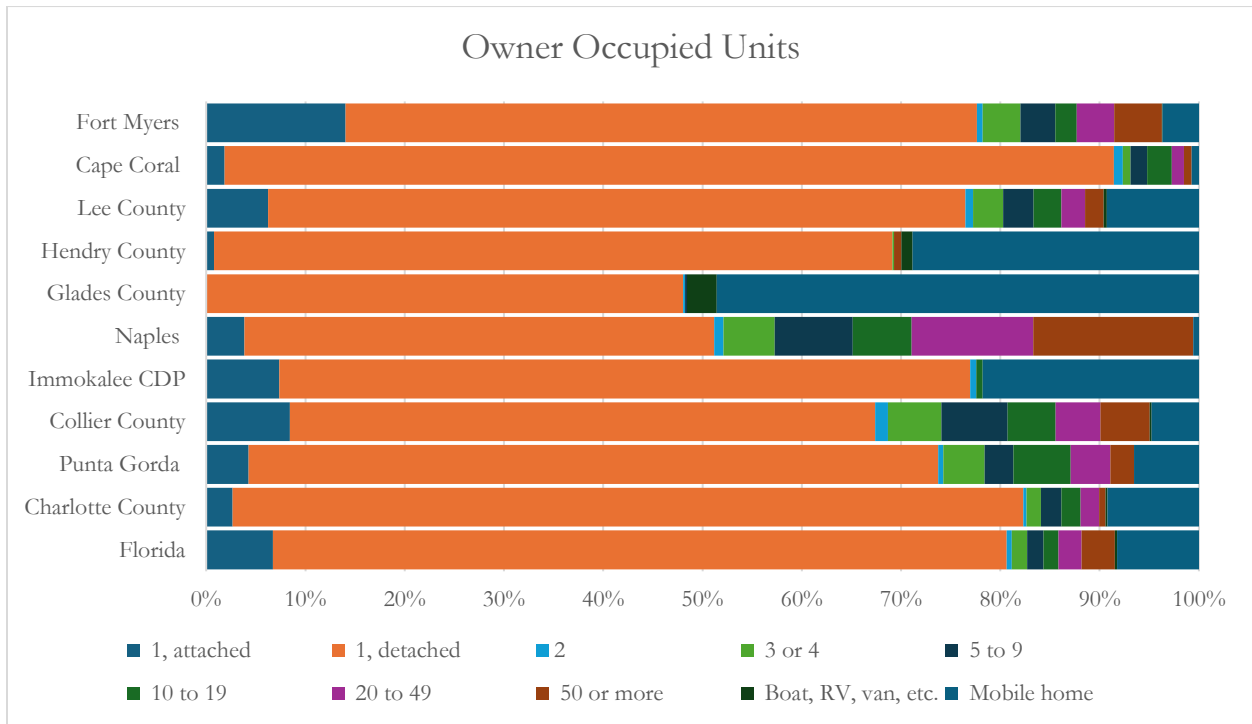


Figure 6: Owner Occupied Units by Units in Structure

There is a greater variety in housing types for renter-occupied housing units in the region and are less likely to be detached one-unit structures. For example, while 70% of owner-occupied units in Lee County are detached, one-unit structures, only 35% of renter-occupied units are of that housing type. At the city level, Cape Coral (54%) has the highest proportion of its renter-occupied units as single-family detached structures with Charlotte County (46%) leading the way at the county level.

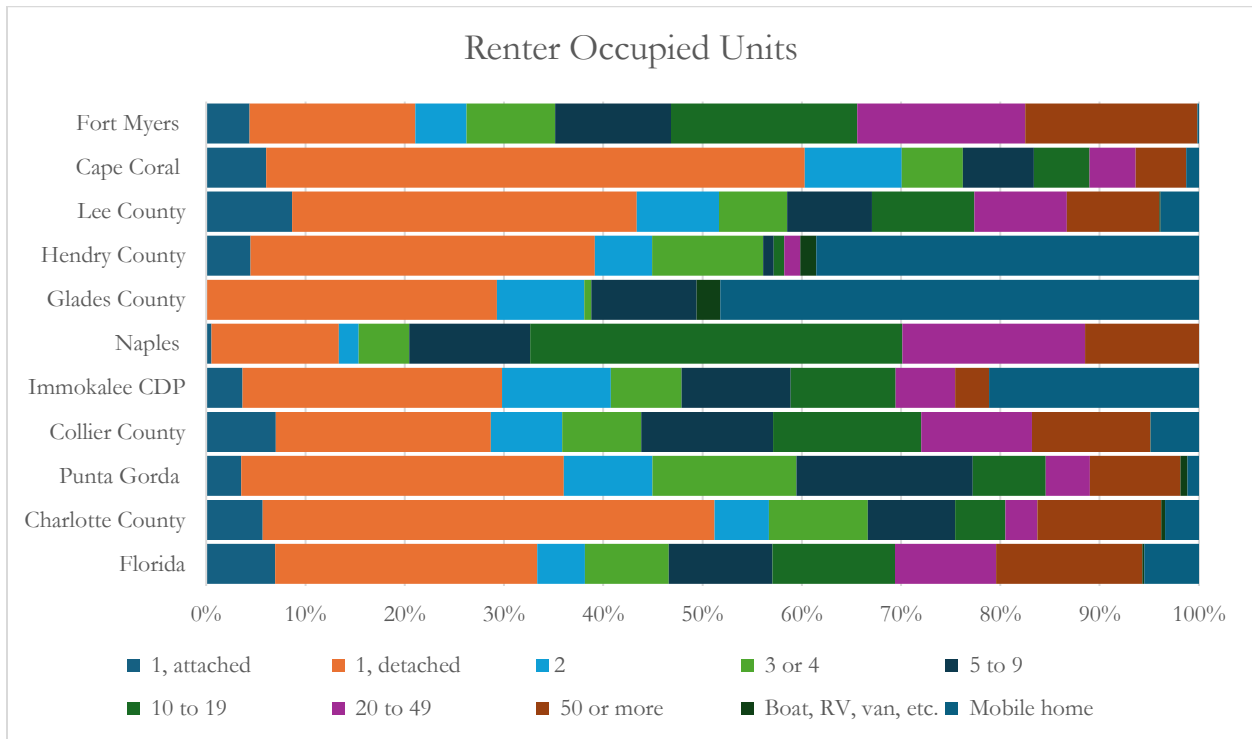


Figure 7: Renter Occupied Units by Units in Structure

Number of Bedrooms by Tenure

Analyzing number of bedrooms by tenure is an important way of understanding whether the characteristics of an area’s housing stock matches the area’s household characteristics. As explored in Report 1, two-person households are the most common household arrangement across the study area followed by one-person households. This trend towards smaller household sizes can indicate a greater need for smaller housing types, such as attached townhomes, duplexes, and triplexes. Places with larger homes than the area’s household makeup indicates could force residents to pay for “too much home.” Excepting Hendry County, the SW Florida study area has a lower average household size than the state as a whole.

The region generally has a higher prevalence of three-bedroom homes compared to the state as a whole but a lower prevalence of 4-bedroom homes. Despite the region’s relatively small household size, all jurisdictions except Naples (36%), Fort Myers (43%), and Glades County (43%) have a greater abundance of 3-bedroom ownership units than the state as a whole (47%). This could indicate a greater demand for ownership housing of a smaller size. Three-bedroom homes make up 69% of Cape Coral’s ownership housing stock which is the highest proportion in the region despite



the fact that 68% of its households are made up only one (24%) or two persons (43%). Data like this suggests that aging adults and empty nesters in the region may have a difficult time “sizing down” their home in the later years of life.

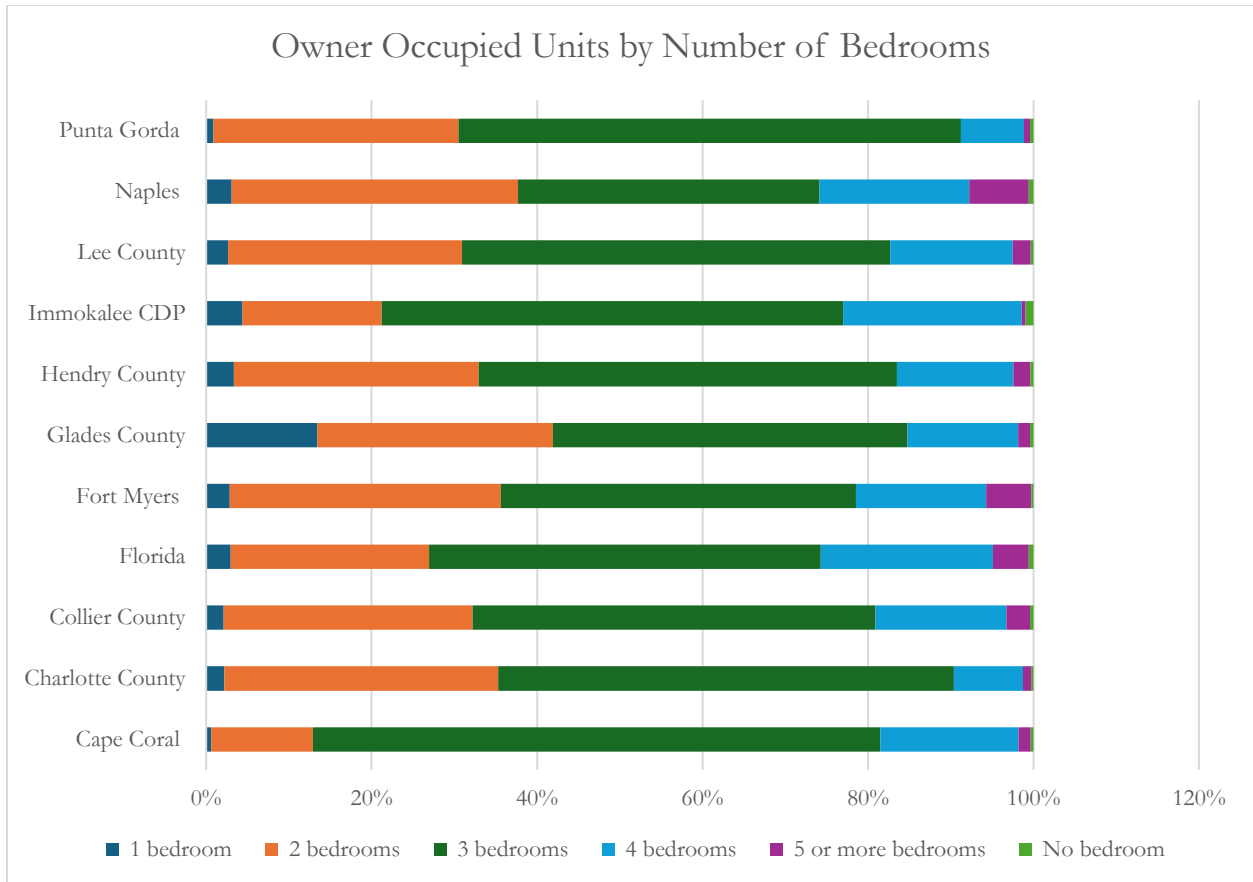


Figure 8: Owner Occupied Units by Number of Bedrooms

Fort Myers and Naples have the highest prevalence of renter-occupied, one- and two-bedroom units as nearly 80% of Naples’ rental housing stock is one or two bedrooms; these jurisdictions are the only two in the region that have both a one-bedroom and two-bedroom rental rate higher than the state as a whole. The majority of jurisdictions in the region have a greater proportion of two-bedroom rental units than the state as a whole. As with the ownership data, Cape Coral’s rental housing stock is dominated by three-bedroom units (48%) with the lowest proportion of rental units as one- or two-bedroom.

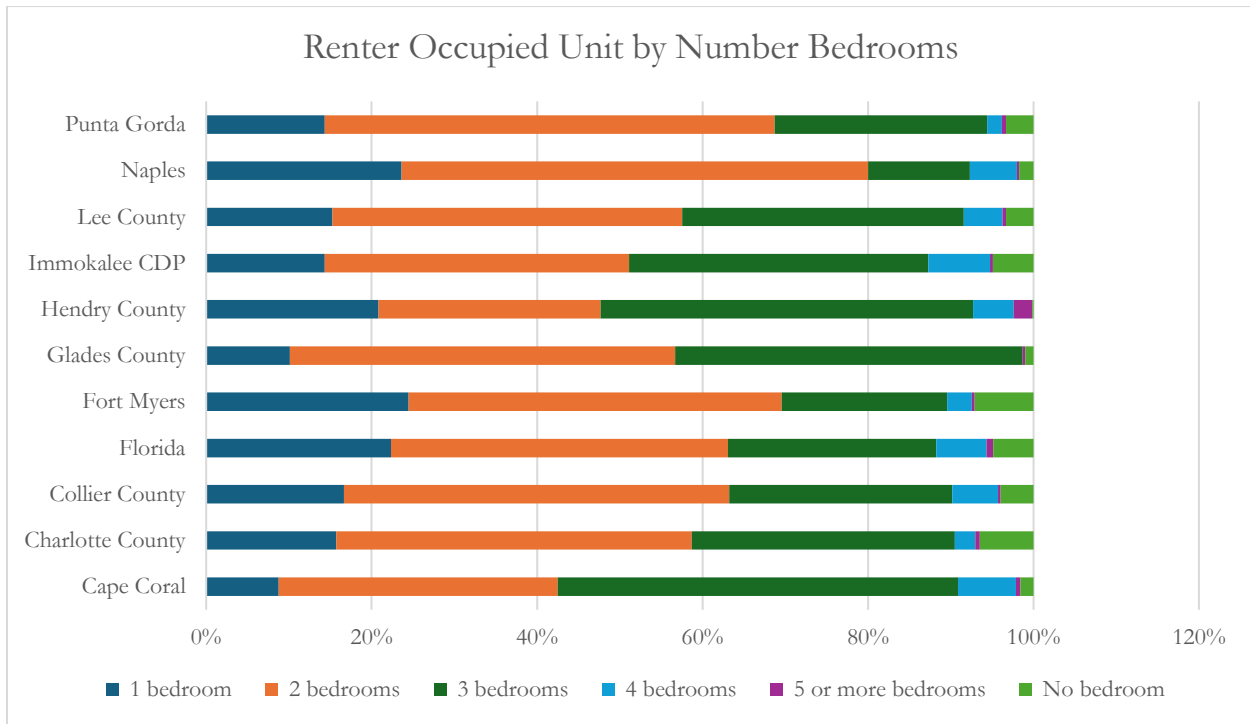


Figure 9: Renter Occupied Unit by Number Bedrooms

Age of Housing Units

This section looks at the age of the region’s housing stock. Jurisdictions with a relatively old housing stock could suggest the need for additional policies that focus on housing repair and rehabilitation to keep the units habitable and affordable.

At the county level, Lee County (39%) has the highest proportion of its housing stock built since 2000. This is followed by Collier County (36%), Charlotte County (30%), Glades County (25%), and Hendry County (21%). For comparison, around 27% of the state of Florida’s entire housing stock has been built since 2000. Conversely, Hendry County and Glades County have the greatest proportion of the housing stock built prior to 1980 at 29%. This is followed by Charlotte County (24%), Lee County (22%), and Collier County (16%).

At the city level, around 47% of Fort Myers’s housing stock has been developed since 2000 - the highest percentage for that timeframe among the region’s cities. This is followed by Cape Coral (45%), Punta Gorda (34%), Immokalee (27%) and Naples (18%). Conversely, Naples has the oldest housing stock by the region’s cities; 45% of Naples’s housing stock was built prior to 1980 – suggesting a need for rehabilitation and repair programs to keep the housing habitable and affordable. This is followed by Immokalee (27%), Fort Myers (22%), Punta Gorda (19%), and Cape Coral (15%).

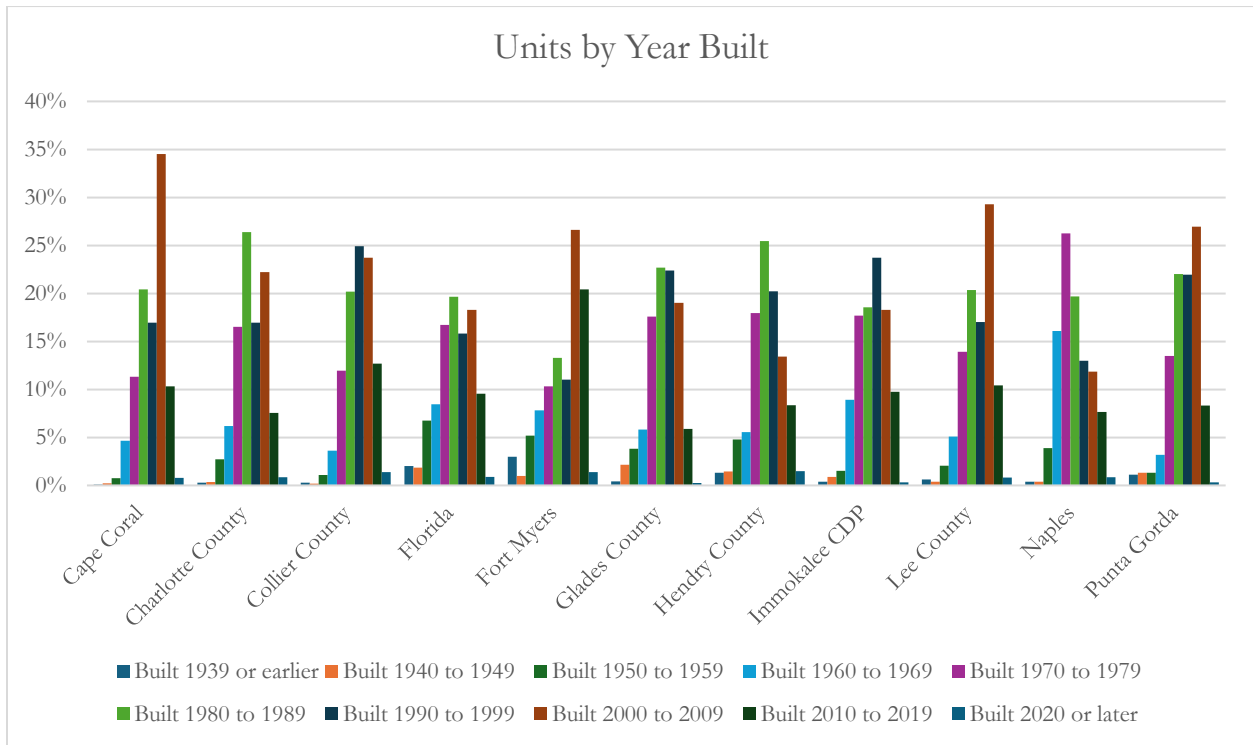


Figure 10: Units by Year Built



V. Ownership Market

Key Takeaways

- There is great variability in median home sale prices in the region. Collier County is the most expensive county to purchase a home with an overall median sales price of \$650,000, over three times that of Glades County with the lowest median sales price.
- There is much less variability in median sales prices specifically for mobile and manufactured homes; these homes also had lower median sales prices compared to other housing types, with median sales prices in each county under \$200,000 for the first quarter of 2024. As a result, this type of housing may be more accessible for buyers throughout the region but also may have more limited payout to a homeowner who sells. The region could explore this housing further for affordability solutions.
- Lee County sees the most sales activity with nearly 5,000 closed sales in the first quarter of 2024, driven primarily by single-family home sales. The county's overall number of closed sales for this quarter is over 130 times that of Glades County with the lowest number of closed sales.
- Lee County's lead in ownership unit sales activity remains even in observing trends over the past five years - the county had the highest peak volumes of active listings, monthly supply, and sales of ownership units between 2019 and 2024, with Glades County seeing the lowest.
- All counties saw a dip in active listings in 2020 or 2021; during or slightly after this time, they also saw heightened sales volumes, indicating uptake of units by buyers.
- Generally, the counties in this region experienced losses in lower priced homeownership units from 2018-2022, with just a couple exceptions. These findings highlight the difficulty households, particularly those with lower incomes and less access to upfront capital, will have in finding an affordable home to purchase.

Sales Data

Table 17 depicts 2024 Q1 median sales, as reported by the Florida Realtors. This snapshot indicates sizable variability in the region regarding current volume and price of sales. Lee County has seen the highest volume of sales overall, largely driven by its high volume of single-family home sales; Glades



and Hendry counties have seen orders of magnitude fewer sales relative to the others. For example, Lee County has seen over 100 times as many sales as Glades.

Regarding sales price, Collier County is extremely expensive, with hundreds of thousands of dollars difference in median sales price when compared to the other counties and the statewide median price, yet only a slight gap when it comes to mobile and manufactured homes. Generally, there is less price variability across median sales prices for mobile and manufactured homes in the region and when compared with the statewide median, and these housing types are less expensive than others in the region. Other factors, such as location, may also correlate with housing type and affect cost of these units; that level of analysis is outside the scope of this report. Across other housing types, Charlottee and Lee counties have generally been more in line with the state of Florida median measures (within \$40,000 difference). Prices in Glades and Hendry have been lower for other housing types where there have been sales.

Table 17: Closed and Median Sales by Property Type

Closed and Median Sales by Property Type								
County	All Property Types		Single-Family Homes		Townhouses/Condos		Mobile/Manufactured	
	Closed Sales	Median Sale Price	Closed Sales	Median Sale Price	Closed Sales	Median Sale Price	Closed Sales	Median Sale Price
State of Florida	83,786	\$384,900	57,326	\$415,000	22,811	\$325,500	3,649	\$170,000
Charlotte County	1,540	\$350,000	1,180	\$379,800	251	\$300,997	109	\$172,000
Collier County	2,366	\$650,000	1,140	\$850,000	1,162	\$530,000	64	\$190,000
Glades County	36	\$188,250	14	\$359,900	0	(No Sales)	22	\$145,000
Hendry County	107	\$297,000	94	\$310,000	3	\$195,000	10	\$164,000
Lee County	4,745	\$390,000	3,254	\$415,000	1,308	\$340,000	183	\$137,750

Housing Market Overview

Monthly Active Listings and Sales

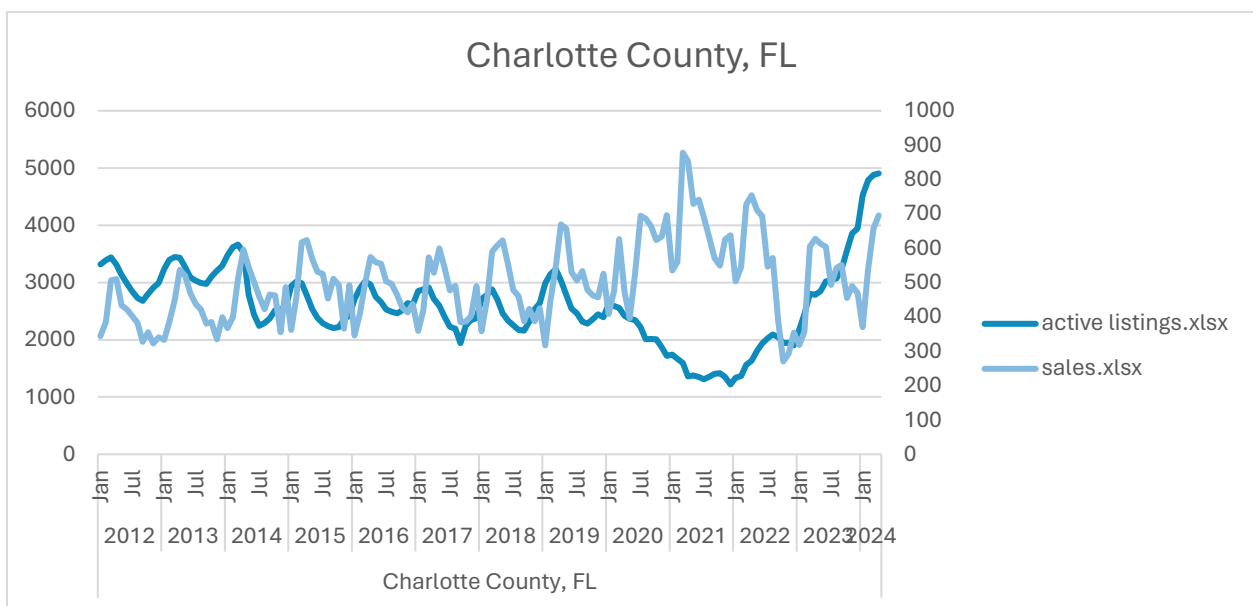
The following graphs show quarterly active listings, months of supply, and sales of ownership units for the past five years from MLS data accessed via Redfin’s data center. As with the first quarter data from 2024 on closed sales, Lee County has been a leader in ownership sales activity, having the highest peak volumes of active listings (12,620 in March 2019 and 13,005 in March 2024) and sales (3,196 in April 2021), while Glades County has had the lowest (for active listings, 55 in October 2019 and 78 in March 2024 and for sales 15 in December 2021 and March and April 2022).

Overall, all counties generally experienced a dip in active listings during this five-year period as homebuyers began to make use of historically low interest rates in the pandemic era, this pattern in Hendry and Glades counties occurred slightly earlier (2020) than the other counties (2021). During this period of high sales activity absorbing an increase in active listings, counties also saw sales



trending upward to recent peaks, except for Glades that saw an upward trend in sales slightly later than its dip in active listings. Overall, this finding suggests uptake of these units for sale by buyers.

Regarding months of supply, during the pandemic period trends dipped to tight constraints, as counties fell to having 0-2 months of supply available for purchase, which in part contributed escalated sales prices in the region. But generally, as active listings have trended back upward to pre-pandemic trends, months of supply trends have settled to five months, indicating a settling of the fluctuation in the market.



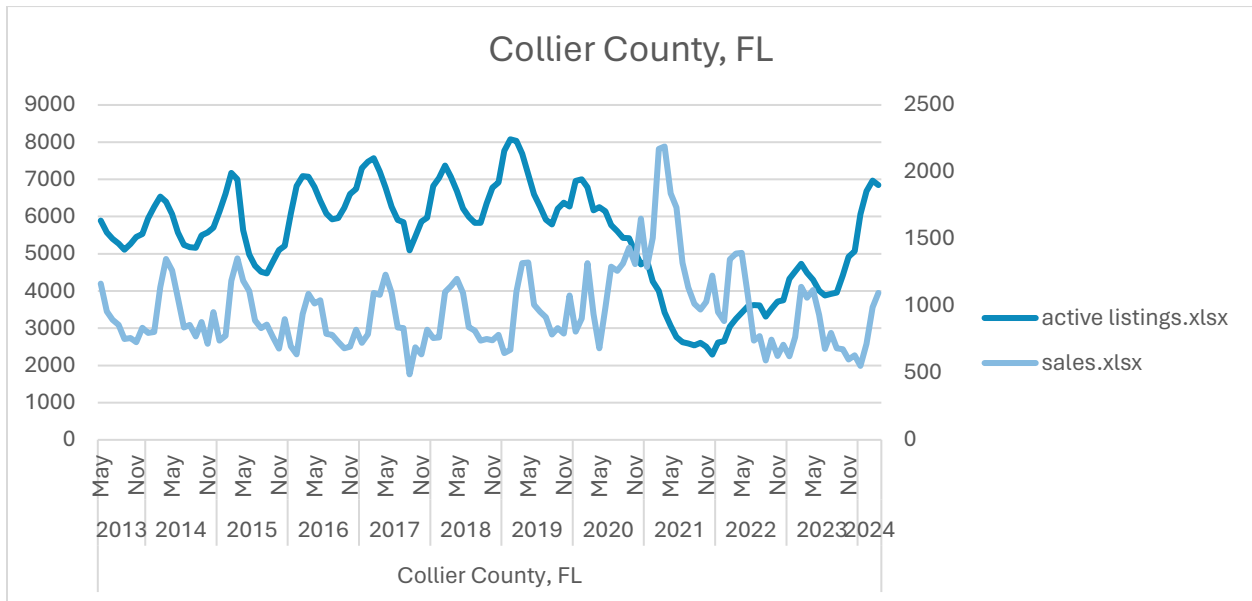


Figure 11: Collier County Recent Market Activity

Change in Ownership Stock by Value

The following analysis relied on American Community Survey 5-year data from 2018 and 2022 to depict change in the number of units by value threshold. Generally, the counties in this region experienced losses in lower priced homeownership units from 2018-2022, with just a couple exceptions. Collier County, which has by far the highest median sales price, experienced losses of units priced below \$300,000. Lee and Charlotte counties, which have mid-range median sales prices for the region, experienced losses of units below \$200,000. Hendry County, which had a lower median sales price experienced losses further down the price ladder below \$100,000. Lastly, Glades County experienced both losses and gains at certain price points below \$200,000. The variability of findings in Glades County could be due to smaller absolute amounts of ownership stock to include in analysis. Consequently, the price point at which losses occur generally aligns with the median sales price data – the higher the median sales price of the county, the higher the price point at which losses occurred - with just a couple exceptions. These findings highlight the difficulty households, particularly those with lower incomes and less access to upfront capital, will have in finding an affordable home to purchase.



Change in Value of Owner Occupied Housing





VI. Rental Market

Key Takeaways

- Over the past five years, Charlotte, Collier, and Lee counties saw remarkable jumps in quarterly median rents from 2021 to 2022. In the worst case, Collier County median rents hovered around \$1,200 in the lead-up to 2021 and jumped to a range of approximately \$1,800 to over \$1,900 at the peak rents in 2023. While rents are trending down in the past two years, they are still not at the level of rents in the lead-up to 2021, making it more difficult to find/retain affordable rental homes.
- Counties in the region are experiencing losses of units at lower rents and increases at higher rents, except for rents in Glades County and rents under \$500 in Charlotte County. The threshold rent levels at which these measures are switching from losses to gains range from \$1,000 to \$1,500. This finding indicates a general loss of affordable rental units, particularly for lower income renters.

Recent Rental Market Data

Monthly reported typical rent measures are readily available through the Zillow Observed Rent Index for Charlotte, Collier, and Lee counties. Reviewing data from the past five years shows that all these counties saw remarkable increases in rents between 2021 and 2022, with peak percent year-over-year changes ranging from nearly 40% percent (Lee County) to nearly 60% percent (Collier). For example, from 2019 to 2021, Charlotte County's quarterly median rent hovered around \$1,000. During 2021, these measures rose to hover closer to \$1400, even exceeding \$1,500 in 2023. Lee County had rents hovering around \$1,100 that jumped to rents in the range of approximately \$1,500 to nearly \$1,700 at the peak in 2023. Collier County showed a similar pattern with higher absolute rents, hovering around \$1,200 in the lead-up to 2021 and jumping to a range of approximately \$1,800 to over \$1,900 at the peak. Heightened rents have generally been sustained since, although rates of change in the past two years have gone negative, which would bring these rents down. However, none of these counties are seeing rents in the range of what they were before the 2021 spikes, indicating sustained pressure on renters trying to find affordable rental units.

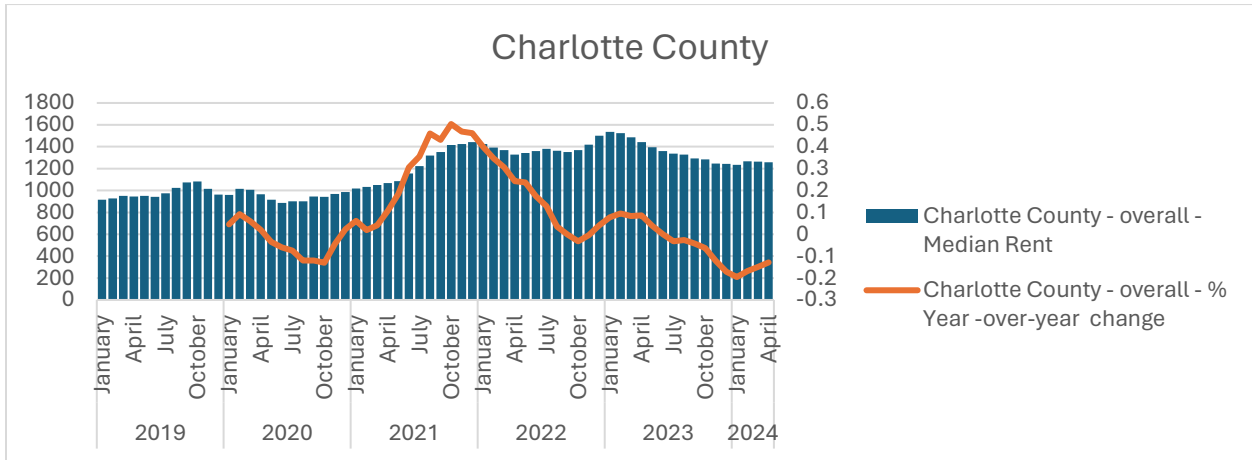


Figure 12: Charlotte County Recent Rental Market Activity

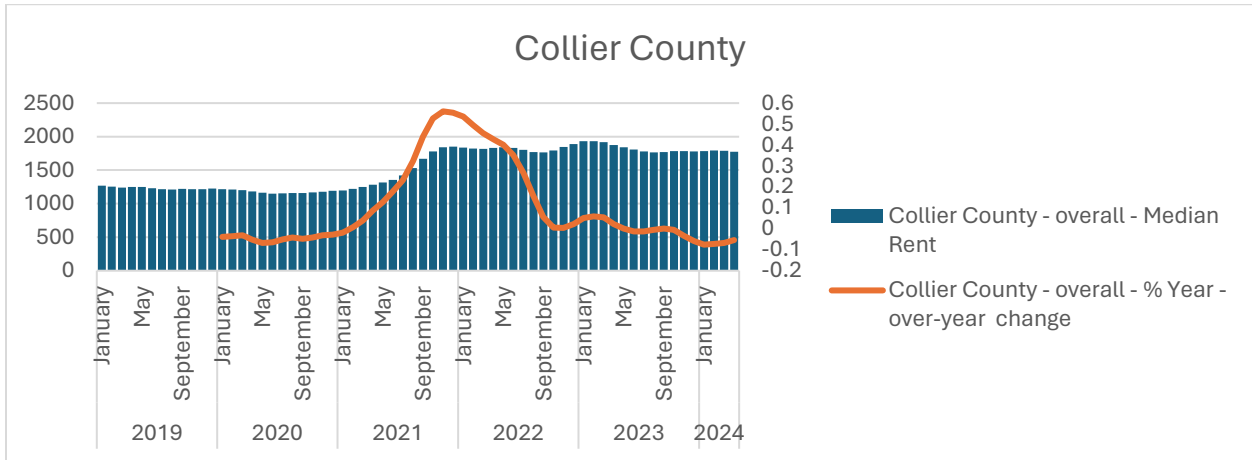


Figure 13: Collier County Recent Rental Market Activity

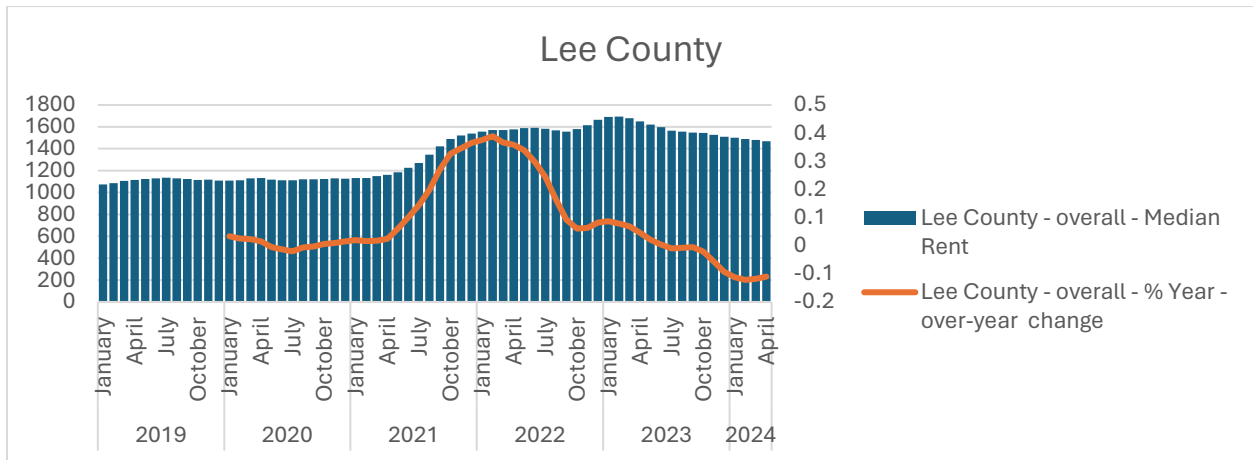


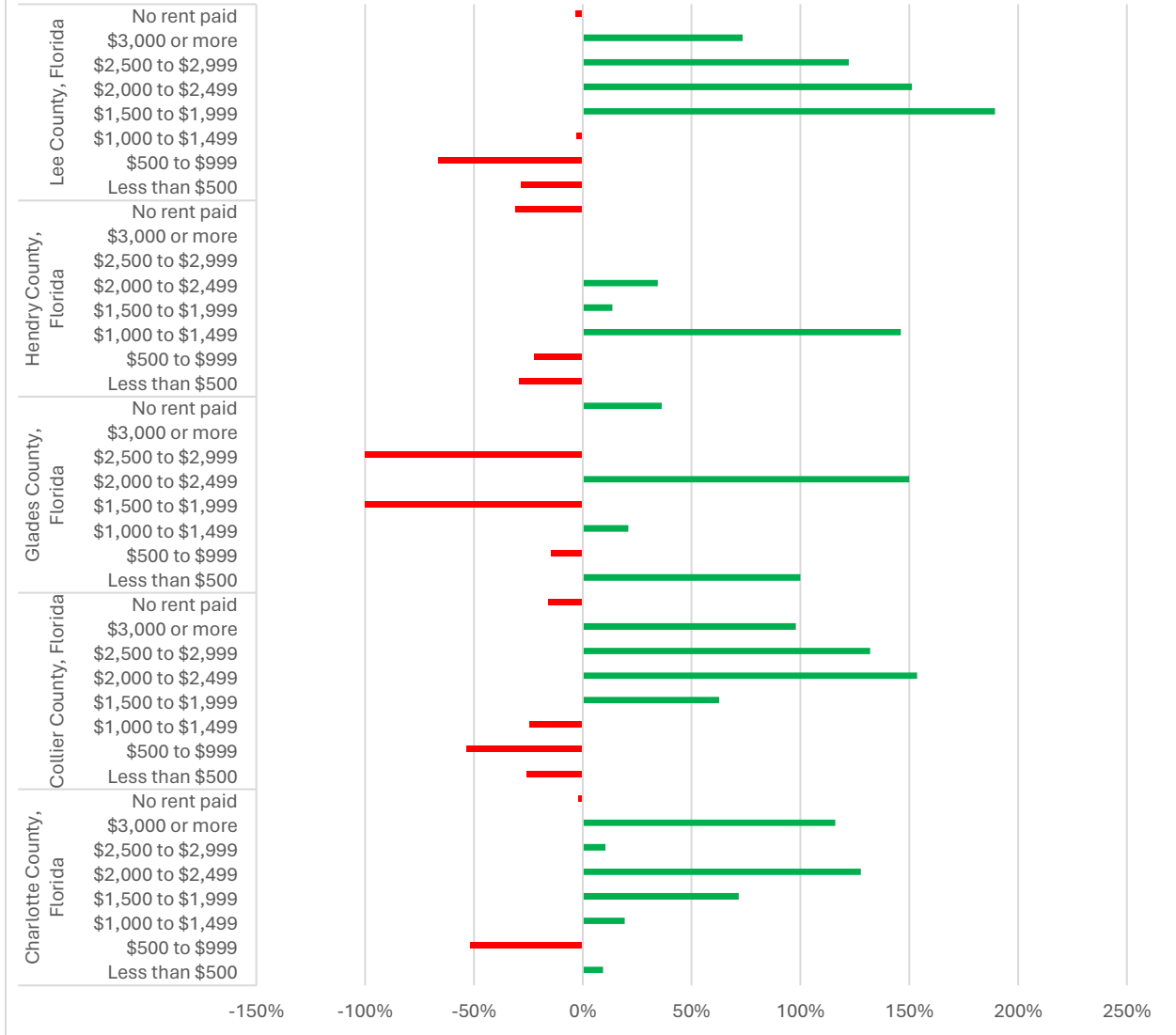
Figure 14: Lee County Recent Rental Market Activity

Change in Rental Housing Stock by Value Threshold

The following analysis mirrors the change in owner occupied units by value threshold, looking at change across gross rent thresholds for renter occupied housing. Looking at change in rental unit availability at different price points from 2018 to 2022, a time generally capturing the period in the lead-up to the 2021 rent shifts, shows the losses of units generally at lower price points, with the exception of Glades County, and gains at higher price points that would support the observation of rising median rents. Charlotte County saw losses of units between \$500 and \$1,000 (with a slight uptick however in units priced below \$500). Hendry County also saw losses of units rented for less than \$1,000. Lee and Collier counties saw losses of units rented below \$1,500, aligning with their higher median rents in the leadup to 2021 discussed previously. All these counties saw sizable gains in share of units above these threshold rents, supporting the general trend for these counties in more expensive rents. Glades County unit gains and losses were not systematically correlated with the rent levels as seen in the other counties. This finding may be influenced by the more limited number of overall units in the rental stock, which may result in more variability.



Change in Gross Rent for Renter Occupied Housing





VII. Need for Supportive Housing

Key Takeaways

- There are currently approximately over 14,000 affordable housing units assisted with subsidy serving the population of SW FL.
- Between 1998 and 2022 nearly 3,000 assisted units have been lost from the assisted housing inventory in SW FL.
- Between 2024 – 3034 another 1,843 units are expected to fall into the expiration date of their affordability, potentially requiring rehousing for vulnerable elderly, disabled, and extremely low-income households.
- Between 2022 and 2023, homeless persons included in the annual Point-in-Time count drastically increased within the Collier (569%), Hendry and Glades, and Lee County (302%) CoC foot prints.
- In Southwest Florida, the Naples/Collier County CoC has experienced the highest average length of stay in homelessness at 292 days – nearly double the national average of 165 days.
- Between 2020 and 2022, the count of unique annual clients in Naples/Collier County has drastically increased for clients in Emergency Shelter and Transitional Housing. This is compared to decreased counts of emergency shelters and transitional housing in Punta Gorda/Charlotte County CoC and Hendry, Hardee, Highlands Counties CoC.
- Successful exits from homelessness have taken a hit following COVID-19 pandemic, where between 2020 to 2021, 3 CoCs had diminished successful exits from emergency shelter, safe havens, and transitional housing, this may be an indicate of the increasing challenge in finding affordable options for households transitioning out of homelessness. Successful exits from permanent supportive housing has remained strong.
- Across most CoC regions numbers of beds for permanent supportive housing has decreased. Given the success of permanent supportive housing in moving households out of homelessness this is a troubling state of affairs.

Assisted Housing Inventory

The Shimberg Center for Housing Studies manages the Assisted Housing Inventory (AHI) a database of subsidized developments that provides affordable rental housing in Florida.⁴ The AHI

⁴ Shimberg Center for Housing Studies, Assisted Housing Inventor, <http://flhousingdata.shimberg.ufl.edu/AHI-user-guide#sources-and-updates>.



includes traditional public housing and properties subsidized by the Florida Housing Finance Corporation, U.S Department of Housing and Urban Development (HUD) multifamily program, U.S. Department of Agriculture Rural Development (RD), and local housing finance authorities.

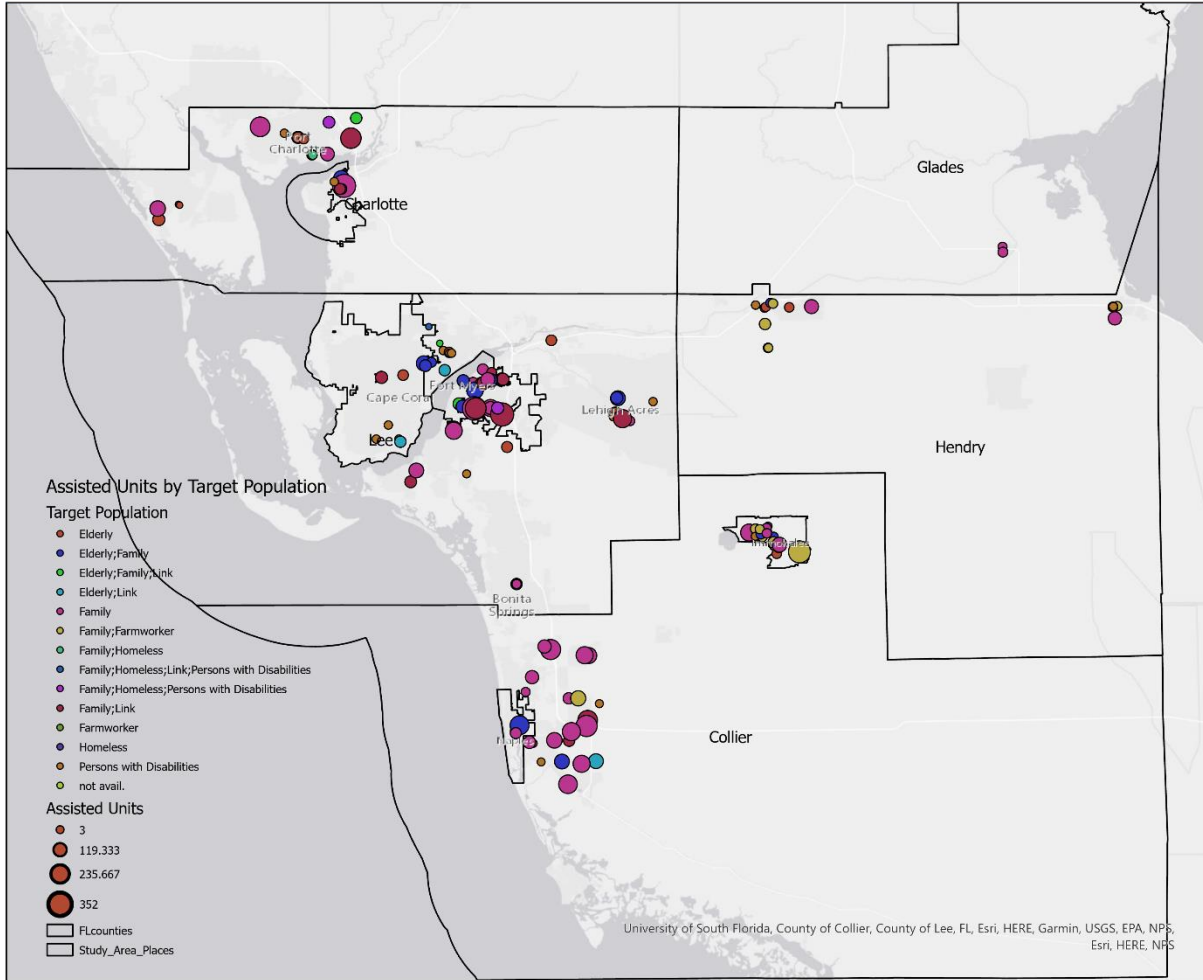
Current Units

There are 14,955 assisted units in the SW FL Housing stock. Table 18 provides a breakdown of assisted units by target population. Overall, the data reveals that families are the primary target population for assisted housing units, followed by family and “link” combinations (where link unit set-asides would serve extremely low-income households earning less than 30% of AMI and special needs populations who may receive supportive services) and elderly-family combinations. The smallest segments include those labeled as homeless and family-homeless.

Table 18: SW FL Current Assisted Housing Inventory by Target Population

SW FL Current Assisted Housing Inventory by Target Population		
Target Population	Assisted Units	Share of Total Assisted Units
Elderly	1,228	8.2%
Elderly; Family	2,001	13.4%
Elderly; Family; Link	274	1.8%
Elderly; Link	323	2.2%
Family	6,705	44.8%
Family; Farmworker	993	6.6%
Family; Homeless	31	0.2%
Family; Homeless; Link; Persons with Disabilities	72	0.5%
Family; Homeless; Persons with Disabilities	183	1.2%
Family; Link	2,455	16.4%
Farmworker	104	0.7%
Homeless	4	0.0%
not avail.	335	2.2%
Persons with Disabilities	247	1.7%
Grand Total	14,955	100.0%

Southwest Florida Assisted Units



0 5 10 20 30 40 Miles

Source: Florida Housing Coalition, Shimberg Center for Housing Studies, Assisted Housing Inventory

N

Map 4: SW FL Assisted Housing Developments

While 14,000 units are not enough to address the extent of the growing aging population, low-income households, households in need of supportive services, and homeless persons the presence of these units and their long-term affordability assurances meet an essential need within the SW FL housing stock.



Expiration of Affordable Units

Between 1998 and 2022 nearly 3,000 assisted units have been lost from the assisted housing inventory in SW FL. An assisted unit is considered “lost” if its affordability period has expired and has not be preserved as an affordable housing unit. The following table below shows lost units by County in which the property is located. 1,608 assisted units have been lost in Lee County alone since 1998. An additional 463 were set to expire between 2023-2024, though current data does not indicate whether these units have been lost or preserved.

Table 19: Assisted Units Lost Between 1998 and 2022

Assisted Units Lost Between 1998 and 2022		
	Units	Share of Total Units
Charlotte	208	7%
Collier	961	34%
Hendry	30	1%
Lee	1,608	57%
Grand Total	2,807	100%

Between 2024 – 2034 another 1,843 units have an expiration date. These units in danger of being lost represent some of the most vulnerable members of respective communities, particularly the elderly and people with disabilities. When these units expire without the knowledge of service providers within these communities, households can find themselves back within overcrowded housing situations with friends and family, or in other cases experiencing homeless for the first or a repeated time.

Table 20: Assisted Units w/an Expiration Date Between 2024-2034

Assisted Units w/an Expiration Date Between 2024-2034		
	Assisted Units	Share of Assisted Units
Elderly	133	7.22%
Elderly; Family	156	8.46%
Family	1,407	76.34%
Family; Farmworker	78	4.23%
Persons with Disabilities	69	3.74%
Grand Total	1,843	100.00%



Homelessness

There are four Continuums of Care (CoCs) operating in SW FL, which are Ft Myers, Cape Coral/Lee County CoC (FL-603), Naples/Collier County CoC (FL-606), Hendry, Hardee, Highlands Counties CoC (FL-517), Charlotte County CoC (FL-602). Various data points are collected to indicate the status and performance within CoC systems. This section will discuss the Point in Time Count, Housing Inventory County, and several HUD System Performance Measures whose collection are dictated by the McKinney Vento Act.

Point In Time Count

The Point-in-Time (PTT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that CoCs conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.⁵

Since 2007 Point-in-Time Count estimates have trended downward through 2020 generally according to Southwest Florida CoCs. In 2022 numbers spiked for all areas except the Punta Gorda CoC, growing fastest in the Naples/Collier County Geographic area growing from 39 in 2022 to 261 in 2023, a 569% increase. In the Lee County CoC geography there was a 302% increase in persons counted between 2022 and 2023. In Hendry, Hardee, Highlands Counties CoC the county went from 0 in 2022 to 51 in 2023. These trends show an unsettling snapshot that suggests an overall rise in homelessness within the region.

⁵ HUD Exchange, "Point-in-Time Count and Housing Inventory Count"

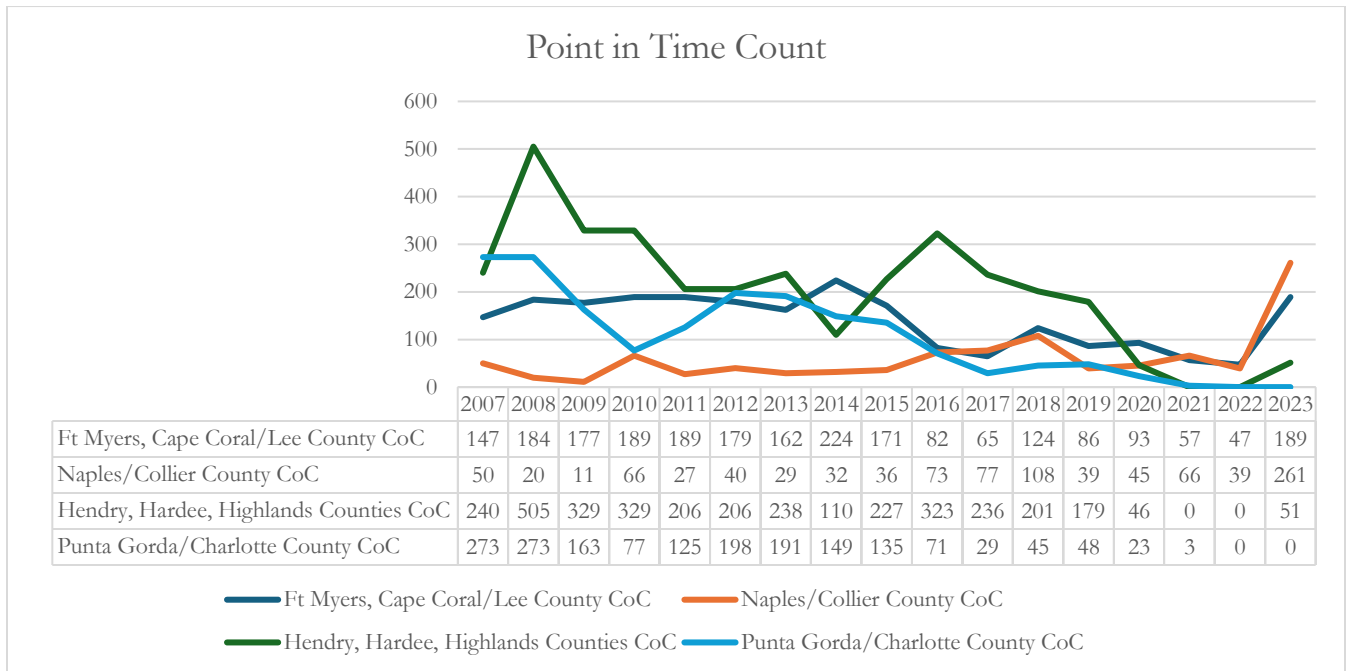


Figure 15: Point In Time Count

HUD System Performance Measure Data

The McKinney-Vento Homeless Assistance Act requires CoCs to report to HUD their system-level performance. The intent of this effort is to encourage CoCs, in coordination with ESG Program recipients and all other homeless assistance stakeholders in the community, to regularly measure their progress in meeting the needs of people experiencing homelessness in their community and to report this progress to HUD.

The HUD system performance measures data is made publicly available via Tableau Data Visualizations for all Continuum of Cares in the country. These measures include several data points which, when considered with the Point in Time count can add a more rounded out picture of what the current trends are regarding the unhoused population. In this section, four of these telling performance measures are discussed: Length of Stay, HMIS Counts, First Time Homelessness, and Successful Exits from ES, SH, TH, and RRH.

Length of Stay: Generally, if there are long lengths of stays reported by this metric it is telling that the respective system is experiencing a lack of housing stock available so folks can move on from homelessness and/or their homeless programing and/or housing programs are high barrier. In Southwest Florida, the Naples/Collier County CoC has experienced the highest average length of stay in the system at 292 days – nearly double the national average of 165 days, followed by 115 days in Hendry, Hardee, Highlands counties CoC, and Punta Gorda CoC.

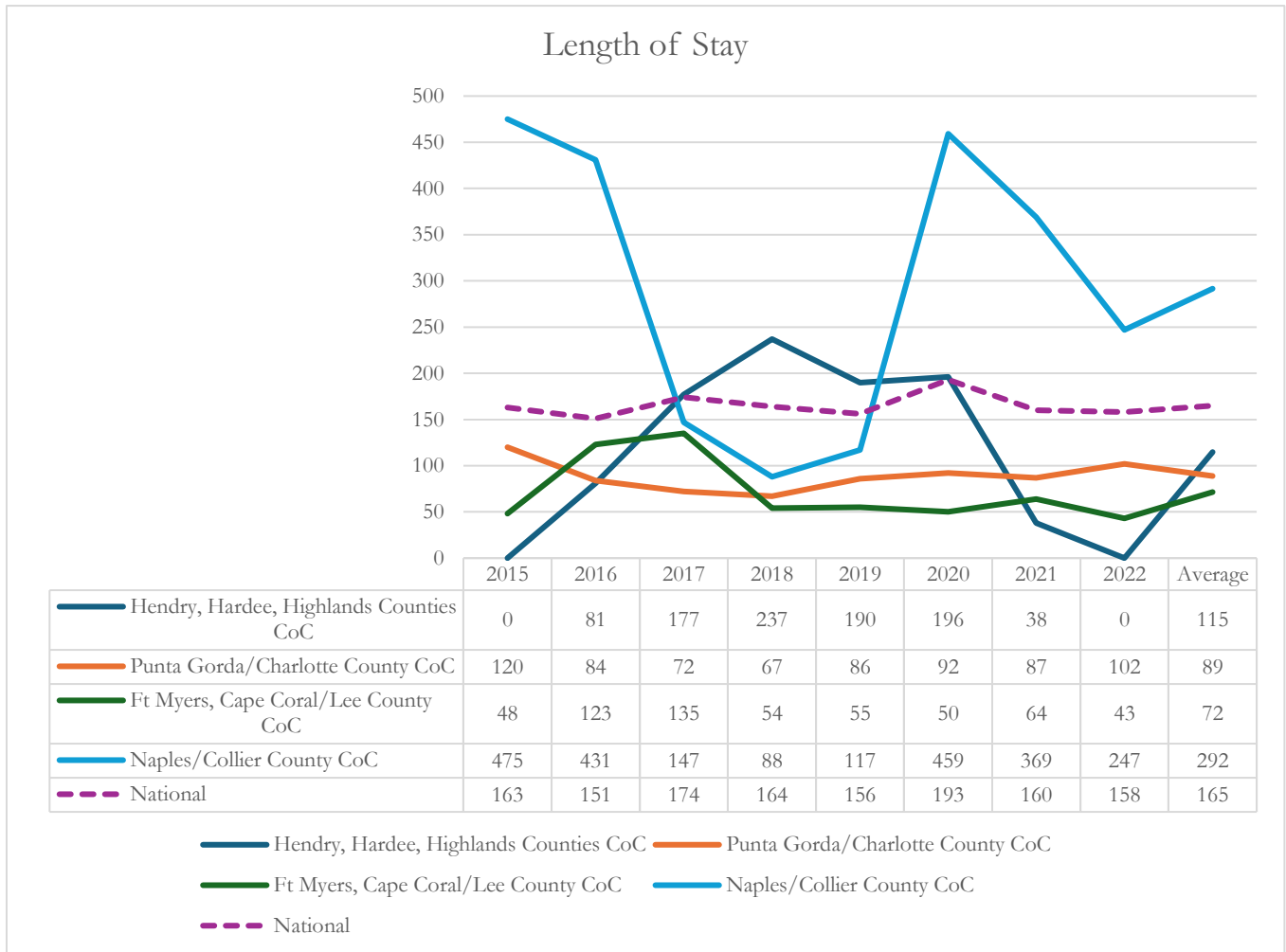


Figure 16: Length of Stay

HMIS Counts: This measure provides the counts of clients in the homeless system, which includes everyone who interfaced with homeless services for a years’ time for each of the project types: a. Emergency Shelters b. Safe Havens c. Transitional Housing. This provides insight as to whether homelessness is on the rise or decreasing. Between 2020 and 2022, the count of clients in Naples/Collier County has drastically increased for the count of clients in Emergency Shelter and Transitional Housing. This is compared to decreased counts of emergency shelters and transitional housing in Punta Gorda/Charlotte County CoC and Hendry, Hardee, Highlands Counties CoC. Safe Havens and Transitional Housing have generally decreased across CoCs within the region.

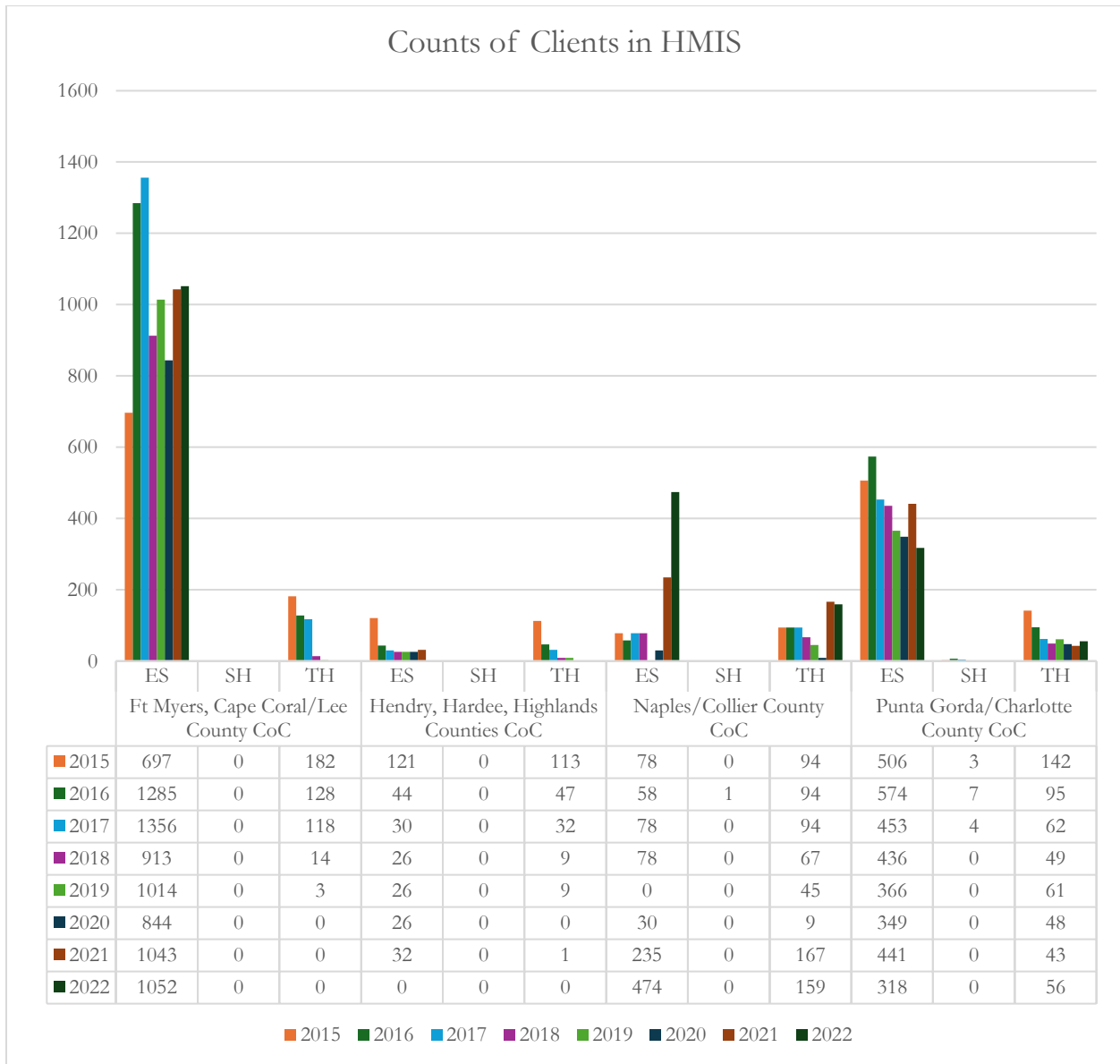


Figure 17: HMIS County of Clients

First Time Homeless: This measure represents the number of homeless persons with no prior enrollments in HMIS. Between 2021 and 2022 Naples/Collier County CoC experienced a major spike in the number of persons interacting with the HMIS for the first time. Ft. Myers trends highest with first time homeless persons since 2015. Punta Gorda/Charlotte County CoC has trended for all years since 2015, expect between 2020 to 2021, during which time all CoC experienced a spike in their first-time homeless population. If first time homelessness is increasing there could be a new population that is falling into homelessness, like elderly, youth, families, etc.

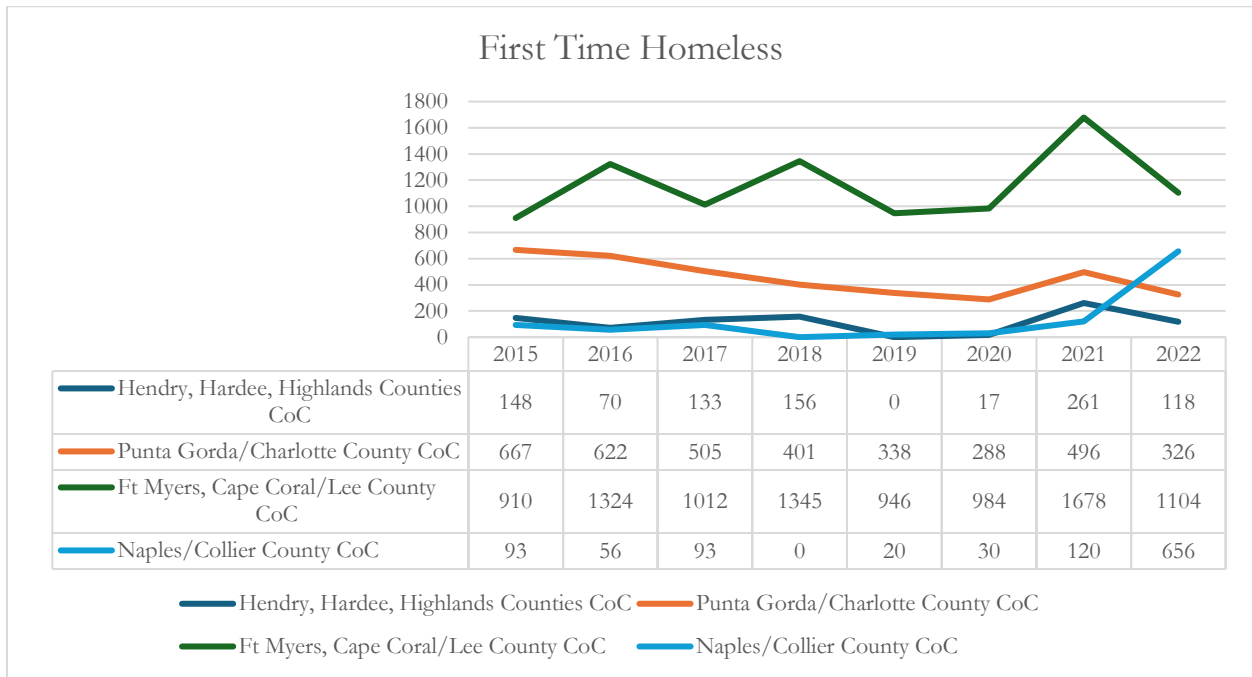


Figure 18: First Time Homeless

Successful Exits: This measure indicates if clients are exiting homeless service programs to permanent stable settings. Ultimately, if this has decreased over time it can indicate a lack of housing stock that is accessible and attainable at lower income levels. Figure 19 and Figure 20 depicts successful exits from Emergency Shelters, Safe Havens, Transitional Housing, and Rapid Rehousing programs.

Successful exits have taken a hit following COVID-19 pandemic, where between 2020 to 2021, 3 CoCs had diminished successful exits. Since 2015, Naples has made major increases in successful exits from ES, SH, TH, and RRH, going from 32% to 76% in 2022. Punta Gorda has maintained highest rates of successful exits, over the period, but in recent years have had decline, dropping from 91% down to 80%, which may be an indicate of the challenge in finding affordable options for households transitioning out of homelessness.

Successful exits for household exiting permanent housing, remains generally strong across the region. Indicating that the Housing First model has tremendous impact all sustaining success for households transitioning out of homelessness.



Successful Exits from ES, SH, TH, and RRH

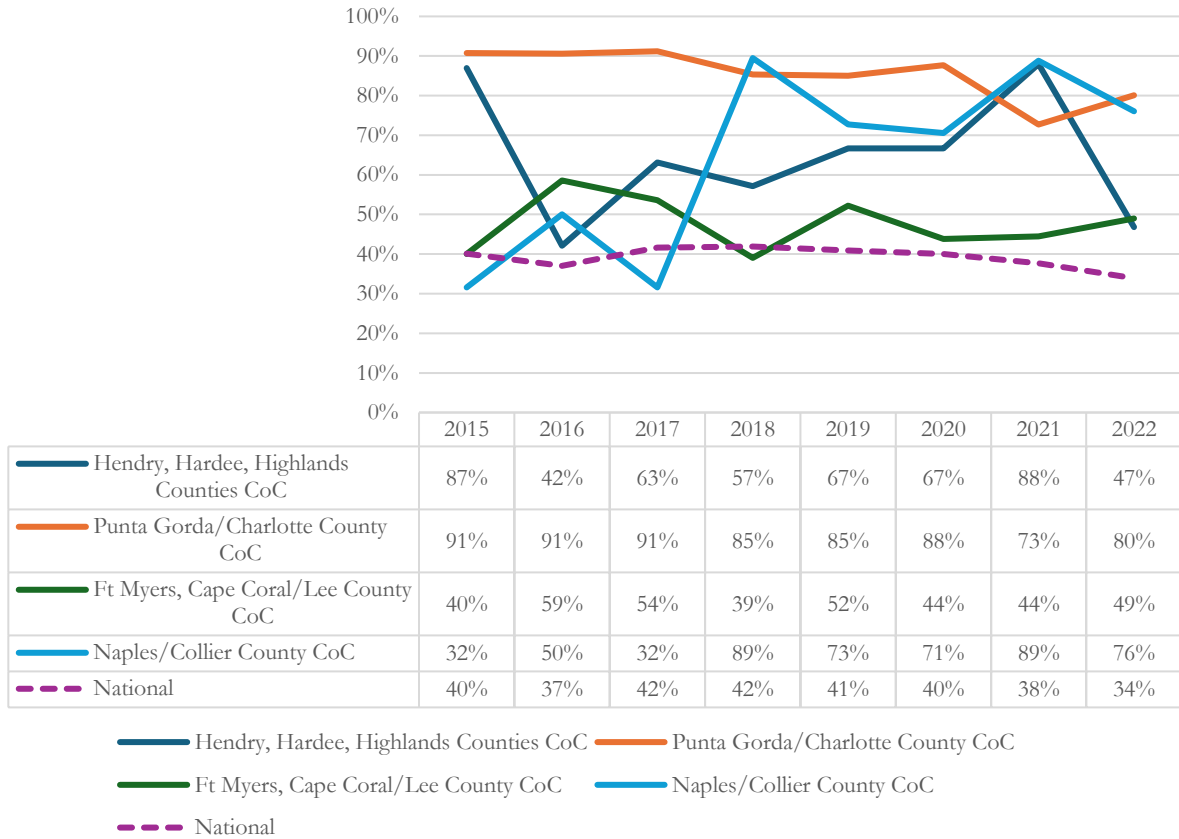


Figure 19: Successful Exits from ES, SH, TH, and RRH

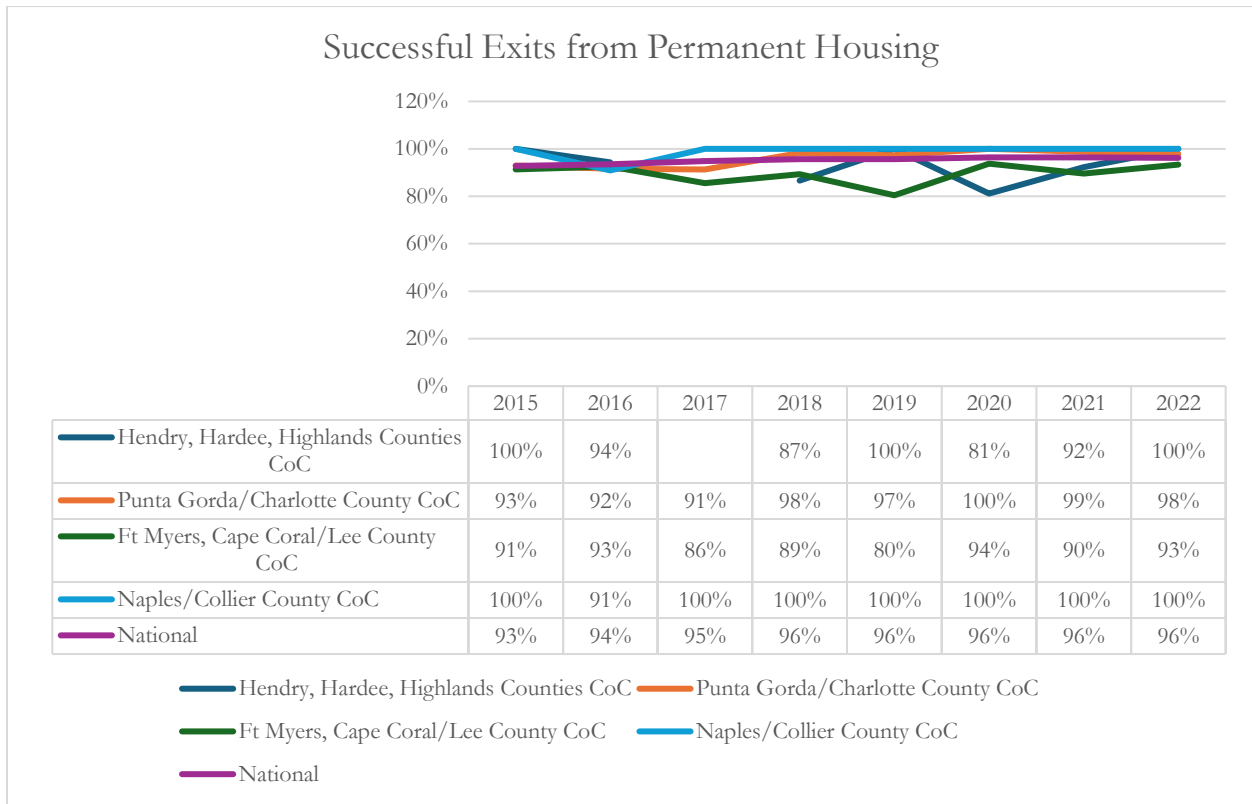


Figure 20: Successful Exits from Permanent Housing

Housing Inventory Count

The Housing Inventory Count (HIC) is a point-in-time inventory of provider programs within a CoC that provide beds and units dedicated to serve people experiencing homelessness (and, for permanent housing projects, where homeless at entry, per the HUD homeless definition).⁶ The following table presents bed counts over the period from 2015 to 2023. Ultimately by this categorization as reported by PHAs, there are approximately 2.4K beds for homeless persons serving the region.

Table 21: Housing Inventory Count

Housing Inventory Count									
	2015	2016	2017	2018	2019	2020	2021	2022	2023
FL-517 (Hendry)	315	360	95	223	218	218	218	55	177
Total Year-Round Beds (ES)	126	86	48	41	41	41	41	25	69
Total Year-Round Beds (OPH)	40	40	0	0	0	0	0	0	0
Total Year-Round Beds (RRH)	0	0	0	157	157	157	157	14	57

⁶ HUD, Point-in-Time Count and Housing Inventory Count, <https://www.hudexchange.info/programs/hdx/pit-hic/#2024-pit-count-and-hic-guidance-and-training>



Total Year-Round Beds (SH)	0	0	0	0	0	0	0	0	0
Total Year-Round Beds (TH)	149	234	47	25	20	20	20	16	51
FL-602 (Charlotte)	204	188	341	141	154	165	155	329	310
Total Year-Round Beds (ES)	74	66	66	66	66	66	37	91	176
Total Year-Round Beds (OPH)	4	12	0	0	0	0	0	21	0
Total Year-Round Beds (RRH)	0	33	251	51	64	75	94	193	111
Total Year-Round Beds (SH)	4	4	0	0	0	0	0	0	0
Total Year-Round Beds (TH)	122	73	24	24	24	24	24	24	23
FL-603 (Lee)	678	902	597	528	414	503	614	816	791
Total Year-Round Beds (ES)	254	249	231	231	231	244	266	254	366
Total Year-Round Beds (OPH)	285	324	0	0	21	61	0	22	65
Total Year-Round Beds (RRH)	54	274	311	242	146	194	348	540	360
Total Year-Round Beds (SH)	0	0	0	0	0	0	0	0	0
Total Year-Round Beds (TH)	85	55	55	55	16	4	0	0	0
FL-606 (Collier)	413	428	440	534	473	579	590	524	609
Total Year-Round Beds (ES)	218	244	244	244	232	232	239	162	270
Total Year-Round Beds (OPH)	5	25	0	30	0	0	0	3	3
Total Year-Round Beds (RRH)	0	0	0	74	47	141	151	200	144
Total Year-Round Beds (SH)	0	0	0	0	0	0	0	0	0
Total Year-Round Beds (TH)	190	159	196	186	194	206	200	159	192
Grand Total	1610	1878	1473	1426	1259	1465	1577	1724	1887

Public Housing Authorities

There are five public housing authorities (PHAs) located within the South Florida region, these include Collier County Housing Authority (FL141, Section 8), Lee County Housing Authority (FL128), Hendry County Housing Authority (F123), Housing Authority of the City of Fort Myers (F047), and Punta Gorda Housing Authority (FL060). PHA's should play a major role in administering housing programs and providing affordable housing units within its local ecosystem. As indicators to how these PHAs are operating, data from the HUD Housing Choice Voucher (HCV) Data Dashboard are discussed below.

Voucher Overview

As of data reported through February 2023, there are 2,741 vouchers reported currently leasing amongst CoCs in the region, leasing at a rate of 87%. The average per unit cost is \$921.03 in the SW FL region, ranging from \$737 to \$1,017. Over the past 5 years these per unit costs have grown by nearly 50% in three of the PHA regions, excepting the Hendry County Housing Authority, which has grown by only 13%.



Table 22: Average Yearly Per Unit Cost of Voucher Units

Average Yearly PUC 2015-2023 *

PHA Code	2018	2019	2020	2021	2022	2023	2024
FL047	\$602.11	\$639.80	\$683.93	\$743.59	\$785.33	\$866.77	\$954.75
FL060	\$541.58	\$543.40	\$555.59	\$571.35	\$586.22	\$706.46	\$776.11
FL123	\$623.37	\$652.65	\$645.97	\$607.37	\$605.59	\$797.10	\$737.47
FL128	\$619.84	\$698.15	\$758.13	\$771.23	\$811.55	\$931.62	\$1,017.00

Special Purpose Vouchers

Of the total reported vouchers 713 or 21% are set aside as special purpose vouchers. The Mainstream (MS) Voucher Program assists families that include a non-elderly person with disabilities. NED vouchers serve families where the head, co-head, or spouse is a non-elderly person with disabilities. The Family Unification Program is a special purpose voucher program (SPV) that serves two groups: 1) families facing child out-of-home placement or delayed discharge due to inadequate housing, and 2) youth aged 18-24 who have left or will soon leave foster care and are homeless or at risk of homelessness. The HUD-VASH program combines HUD housing choice voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Table 23: Share of Vouchers Devoted to Special Purpose Vouchers

Percentage of HCV Program Devoted to Special Purpose Vouchers by PHA

PHA Code	PHA Name	SPV Total Effective Awards	Total Program Units Under ACC	Total ACC w/ MS Effective Awards	MS Total Effective Awards	FUP Total Effective Awards	Total NED Awards	VASH Total Effective Awards	SPV % of ACC
FL047	Housing Authority of the City of Fort Myers	512	2,421	2,621	200	0	0	312	19.53%
FL060	Punta Gorda Housing Authority	40	348	363	15	0	25	0	11.02%
FL123	Hendry County Housing Authority	0	0	0	0	0	0	0	0.00%
FL128	HA Lee County	161	277	378	101	25	0	35	42.59%
Total		713	3,046	3,362	316	25	25	347	21.21%

The following tables depict voucher utilization rates for Special Purpose Vouchers. Utilization rates lower than 85% leasing often indicate that there is a lack of units or a lack of landlords willing to accept vouchers, or an issue with agencies capacity to refer and identify housing. These potential barriers should be identified for the Fort Myers housing authority's mainstream program.



Mainstream Vouchers

PHA Name	PHA Code	MS Total Effective Awards	MS Total Leased	MS % Leasing
HA Lee County	FL128	101	92	91.09%
Punta Gorda Housing Authority	FL060	15	14	93.33%
Housing Authority of the City of Fort Myers	FL047	200	139	69.50%
Total		316	245	77.53%

Family Unification Program Vouchers (FUP)

PHA Name	PHA Code	FUP Total Effective Awards	FUP Total Leased	FUP % Leasing
HA Lee County	FL128	25	0	0.00%
Total		25	0	0.00%

Non-Elderly Disabled Vouchers (NEDs)

PHA Name	PHA Code	Total NED Awards	Total NED Leased	NED Leasing %
Punta Gorda Housing Authority	FL060	25	24	96.00%
Total		25	24	96.00%

Veterans Affairs Supportive Housing Vouchers (HUD VASH)

PHA Name	PHA Code	VASH Total Effective Awards	VASH Total Leased	VASH Leasing %
Housing Authority of the City of Fort Myers	FL047	312	227	72.76%
HA Lee County	FL128	35	0	0.00%
Total		347	227	65.42%



Project Based Vouchers

Three out of four PHAs in the region manage Project Based Voucher units. There are 300 of these units available for lease, and at the time of this report 297, or 99% of these units were leased up.

Table 24: Project Based Vouchers

PHAs with Leased PBVs in their Portfolio (Includes Breakout of RAD and Non-RAD PBV)*									
PHA Code	PHA Name	Total PBV under HAP & Leased	Total PBVs under HAP	% PBVs under HAP Leased	Total HCV UMLs	% of UMLs that are PBV	RAD1 Leased*	RAD2 Leased*	Non-RAD PBV Leased
FL128	HA Lee County	40	40	100.0%	241	16.60%	0	0	40
FL060	Punta Gorda Housing Authority	45	45	100.0%	344	13.08%	0	0	45
FL047	Housing Authority of the City of Fort Myers	212	215	98.6%	2,111	10.04%	0	0	212
Total		297	300	99.0%	2,696		0	0	297

AHAC MEMBERS LIST & TERMS

Revised 06.2024

Category	Name	District	Term Expiration Date
Residential Home Building Industry	Stephen J. Hruby	4	10/1/2025
Non-Profit Provider	Arol I. Buntzman	5	10/1/2024
Labor Engaged in Home Building	Gary Hains	4	10/1/2024
Advocate for Low Income Persons	Thomas P. Felke	3	10/1/2024
Employers within Jurisdiction	Andrew Terhune	1	10/1/2026
Essential Services Personnel	Todd Lyon	3	10/1/2025
CCPC	Paul Shea	3	10/1/2026
Resident in Jurisdiction	Mary Waller	2	10/1/2026
Employers within Jurisdiction	Hannah Roberts	2	10/1/2026
Real Estate Professional	Jennifer L. Faron	4	10/1/2025
Elected Official	Chris Hall	2	1/1/2025