



Opportunity Zones

Collier County's Qualified Opportunity Zones

Office of Business & Economic Development
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Jace Kentner, JD, MHSA

- Director, Collier County Office of Business & Economic Development
- Jace.Kentner@colliercountyfl.gov



Work in Paradise



Office of Business & Economic Development

- Improve local business climate
- Promote creation of high-wage jobs
- Business retention and expansion
- Align partners to optimize results
- Business development support
- Eliminate county barriers and red tape
- Business incentive programs
- Maintain an innovation ecosystem

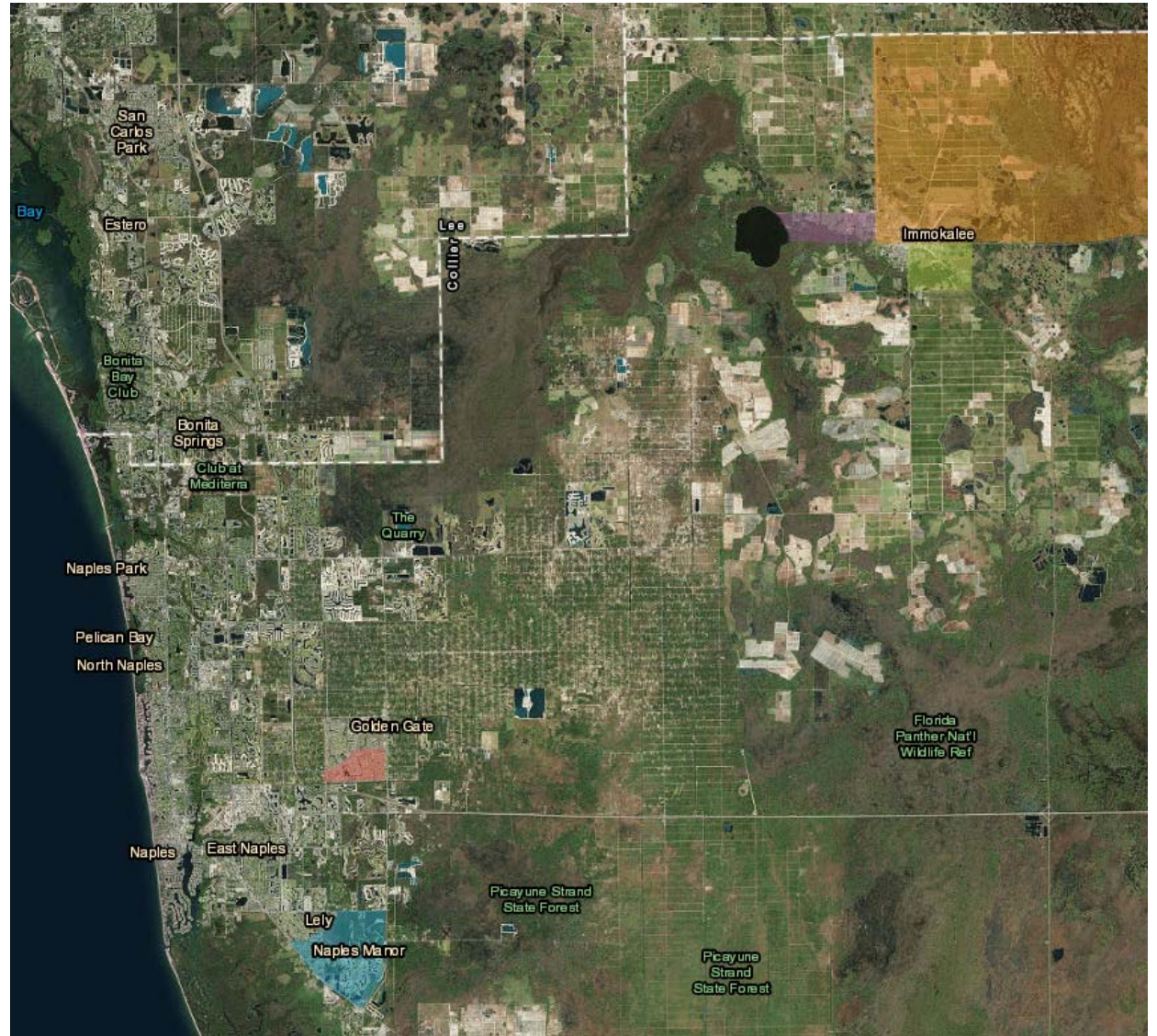
Economic Development partners:

- Partnership for Collier's Future Economy. Greater Naples Chamber, Melanie Schmees, Director
- The Southwest Florida Economic Development Alliance (SWFLEDA), Susan Pareigis, President

What's the goal of a Qualified Opportunity Zone?

- Qualified Opportunity Zones (QOZs) are an important tool to support the development of jobs, affordable housing and economic vitality in five Collier County Census Tracts in:
 - Golden Gate
 - Naples Manor
 - Immokalee Regional Airport and two around Immokalee

Collier County Qualified Opportunity Zones

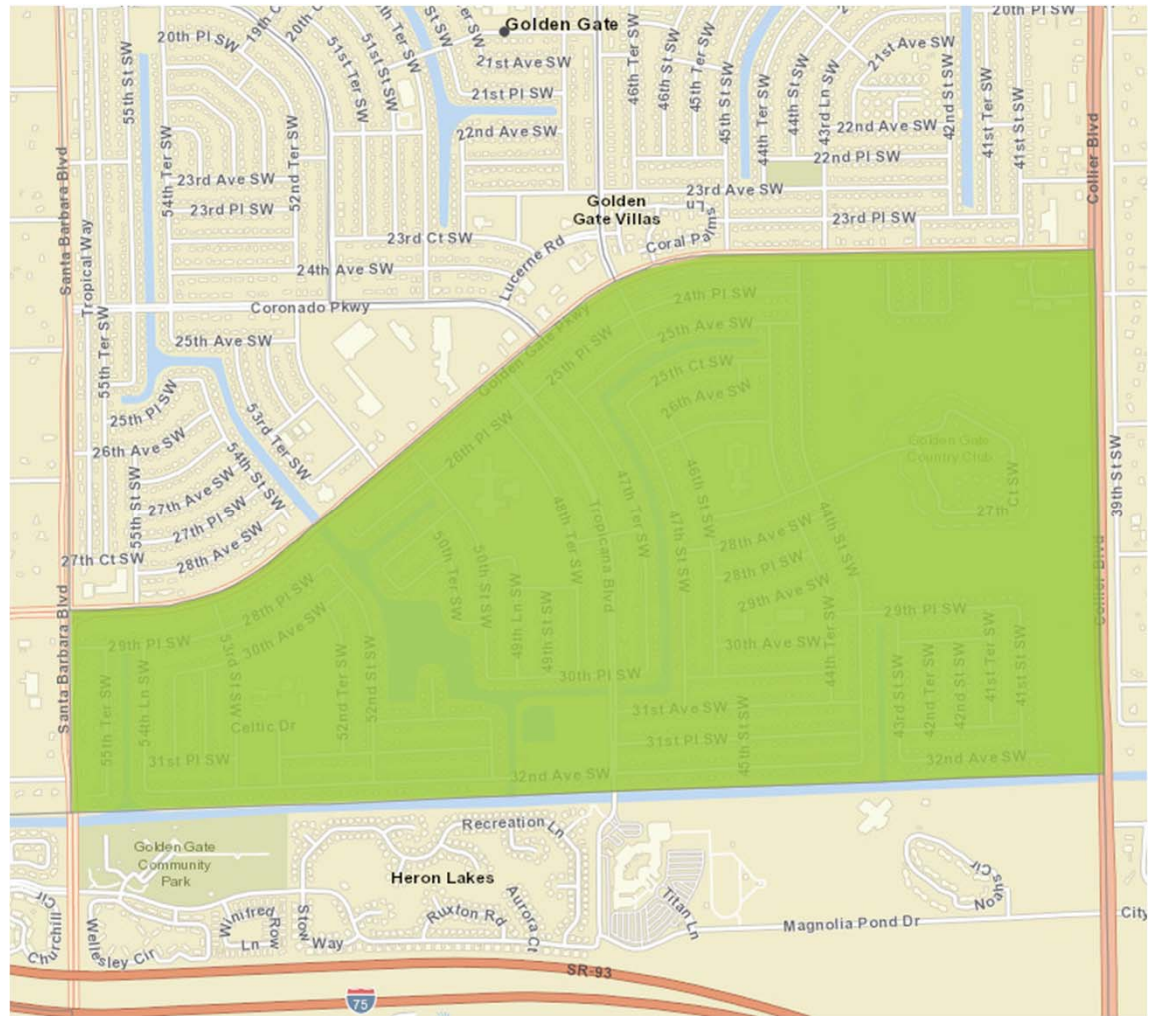


Overview of Collier County QOZ Census Tracts

Census Tract	Population	Households	Median Household Income	Population Growth (08/12)
Golden Gate (104.11)	8,250	2,188	\$42,685	20.3%
Naples Manor (108.02)	5,335	2,514	\$54,542	9.5%
Immokalee Seminole (112.05)	2,778	676	\$22,337	13.5%
Immokalee Lake Trafford (113.01)	4,768	1,012	\$30,508	28.7%
Immokalee Reg'l Airport (114)	5,310	916	\$46,711	24.4%
Total	26,441	7,306	\$39,356.60	19.28%

Source: U.S. Census American Community Survey

Golden Gate Opportunity Zone



Source: ESRI ArcGIS Online

Golden Gate QOZ: Residents & Community

Population

	Census Tract 104.11, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population	8,250	356,774	20,278,447	321,004,407
	20.3%↑	10.3%↑	7.4%↑	3.8%↑
Total Population: Male	3,729	175,608	9,914,361	158,018,753
	45.2%	49.2%	48.9%	49.2%
	15.6%↑	9.9%↑	7.4%↑	3.9%↑
Total Population: Female	4,521	181,166	10,364,086	162,985,654
	54.8%	50.8%	51.1%	50.8%
	24.5%↑	10.6%↑	7.4%↑	3.7%↑

Source: U.S. Census American Community Survey

Golden Gate QOZ: Education and Workforce Preparedness

Educational Attainment

	Census Tract 104.11, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population: 25 Years and over	5,857	268,314	14,396,066	216,271,644
	34.6% ↑	12.6% ↑	9.7% ↑	5.8% ↑
High School & Higher	4,220	232,115	12,608,718	188,834,530
	72.1%	86.5%	87.6%	87.3%
	25.4% ↑	14.5% ↑	11.9% ↑	7.8% ↑
AS & Higher	955	114,566	5,500,926	84,805,084
	16.3%	42.7%	38.2%	39.2%
	17.0% ↑	25.3% ↑	20.1% ↑	14.7% ↑
High school diploma, GED or alternative credential	2,416	70,815	4,170,468	59,093,612
	41.2%	26.4%	29.0%	27.3%
	49.2% ↑	9.7% ↑	6.5% ↑	2.4% ↑
Some college Experience	849	46,734	2,937,324	44,935,834
	14.5%	17.4%	20.4%	20.8%
	-8.8% ↓	0.1% ↑	6.0% ↑	3.3% ↑
Associate's degree	175	20,836	1,405,068	17,917,481
	3.0%	7.8%	9.8%	8.3%
	-35.2% ↓	26.2% ↑	22.8% ↑	13.9% ↑
Bachelor's degree	556	55,109	2,616,384	41,377,068
	9.5%	20.5%	18.2%	19.1%
	59.3% ↑	18.3% ↑	18.5% ↑	13.3% ↑
Master's degree	124	25,467	1,021,907	18,154,808
	2.1%	9.5%	7.1%	8.4%
	-20.0% ↓	43.6% ↑	22.9% ↑	19.5% ↑
Professional school degree	100	8,859	295,243	4,393,328
	1.7%	3.3%	2.1%	2.0%
	334.8% ↑	13.9% ↑	13.8% ↑	9.8% ↑
Doctorate degree		4,295	162,324	2,962,399
		1.6%	1.1%	1.4%
		51.8% ↑	18.8% ↑	19.2% ↑

Source: U.S Census American Community Survey

INVENTORY SF
540 K **0%**
Prior Period 540 K

UNDER CONSTRUCTION SF
0 -
Prior Period 0

12 MO NET ABSORPTION SF
527 **-77.3%**
Prior Period 2.3 K

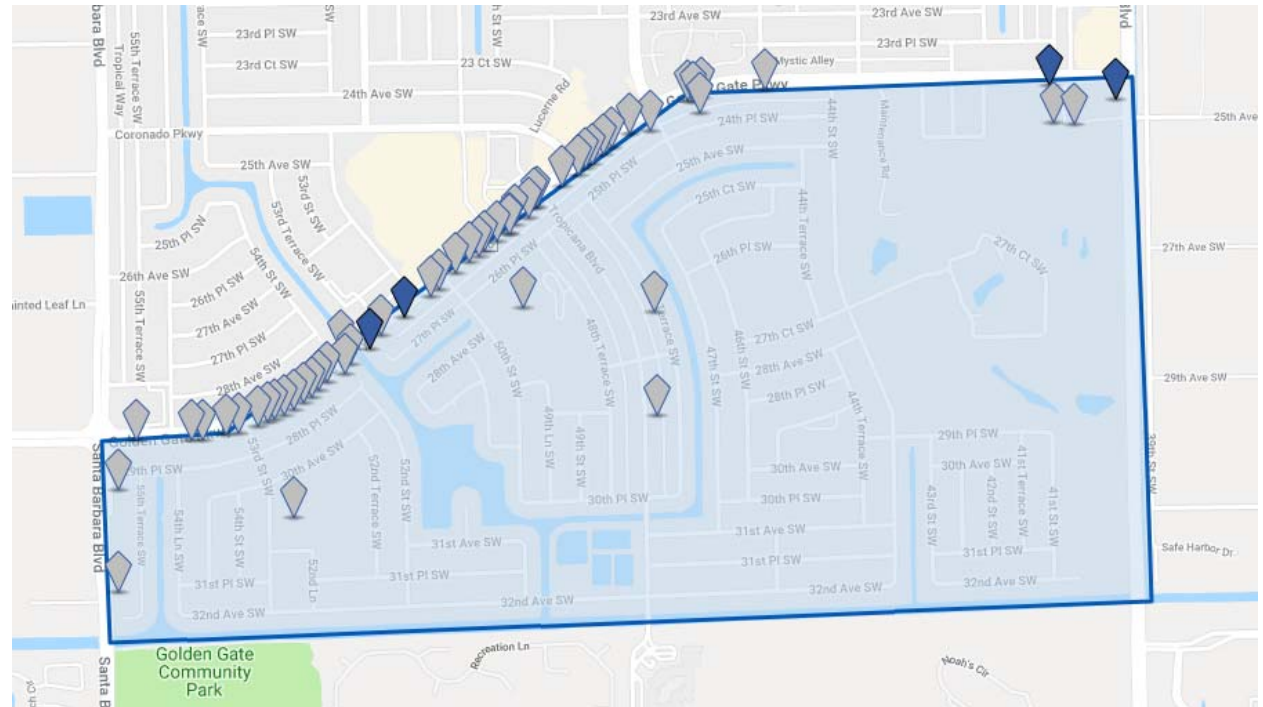
VACANCY RATE
10.9% **-0.5%**
Prior Period 11.4%

MARKET RENT/SF
\$18.84 **-1.7%**
Prior Period \$19.18

MARKET SALE PRICE/SF
\$234 **-0.1%**
Prior Period \$234

MARKET CAP RATE
6.5% **+0.1%**
Prior Period 6.4%

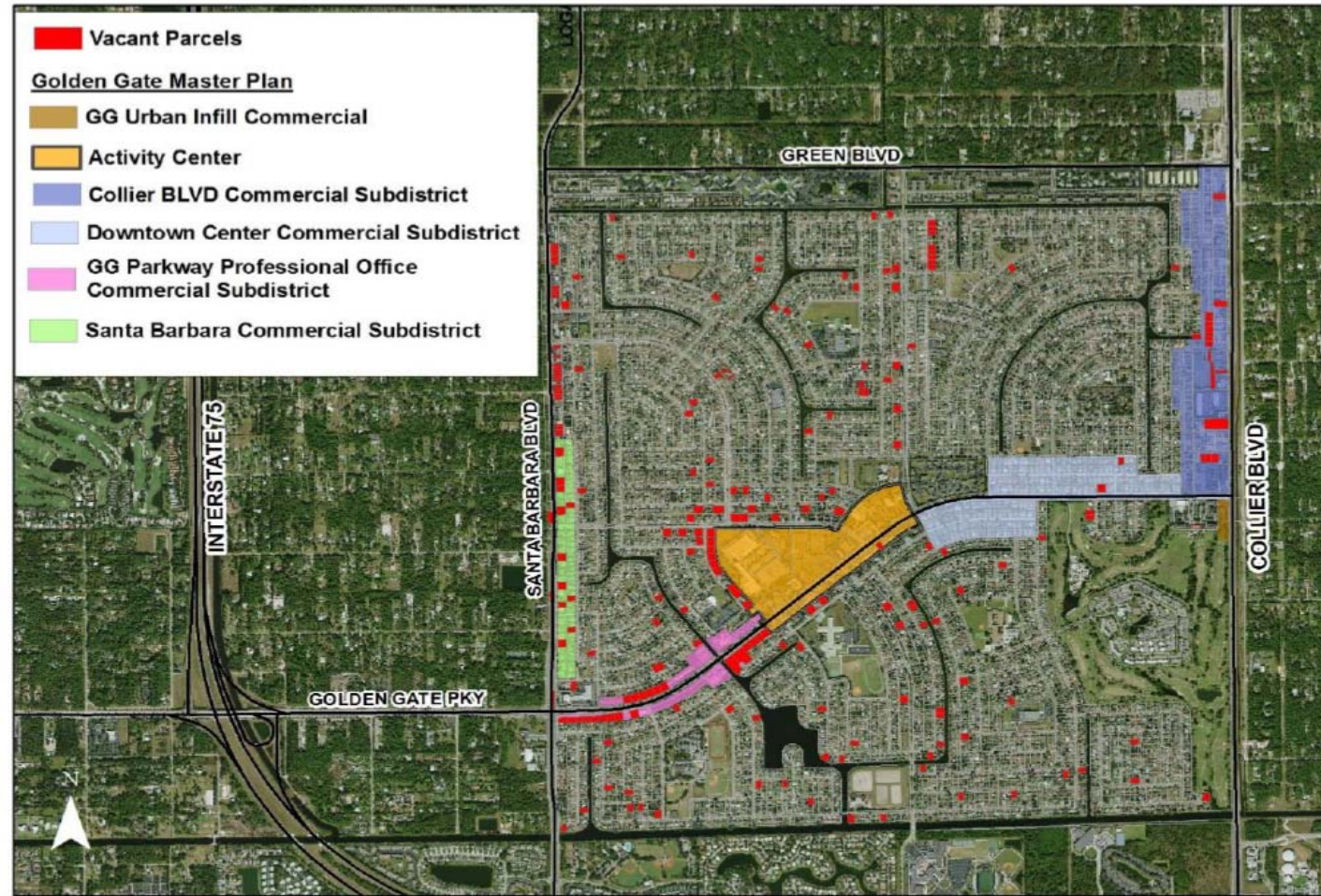
Golden Gate QOZ Properties



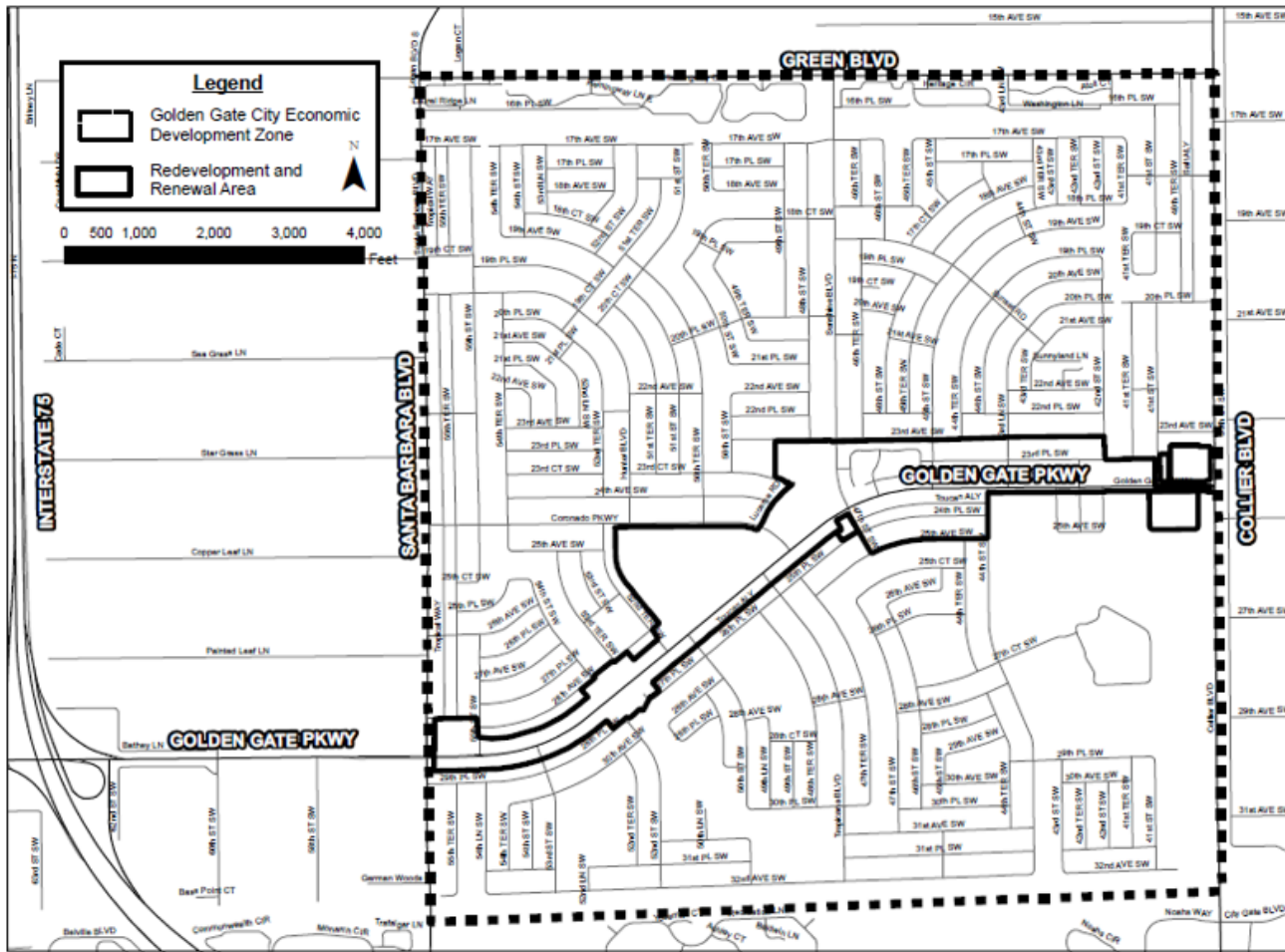
Source: Co-Star

Golden Gate QOZ: Development Indicators

GOLDEN GATE CITY AREA VACANT PARCELS



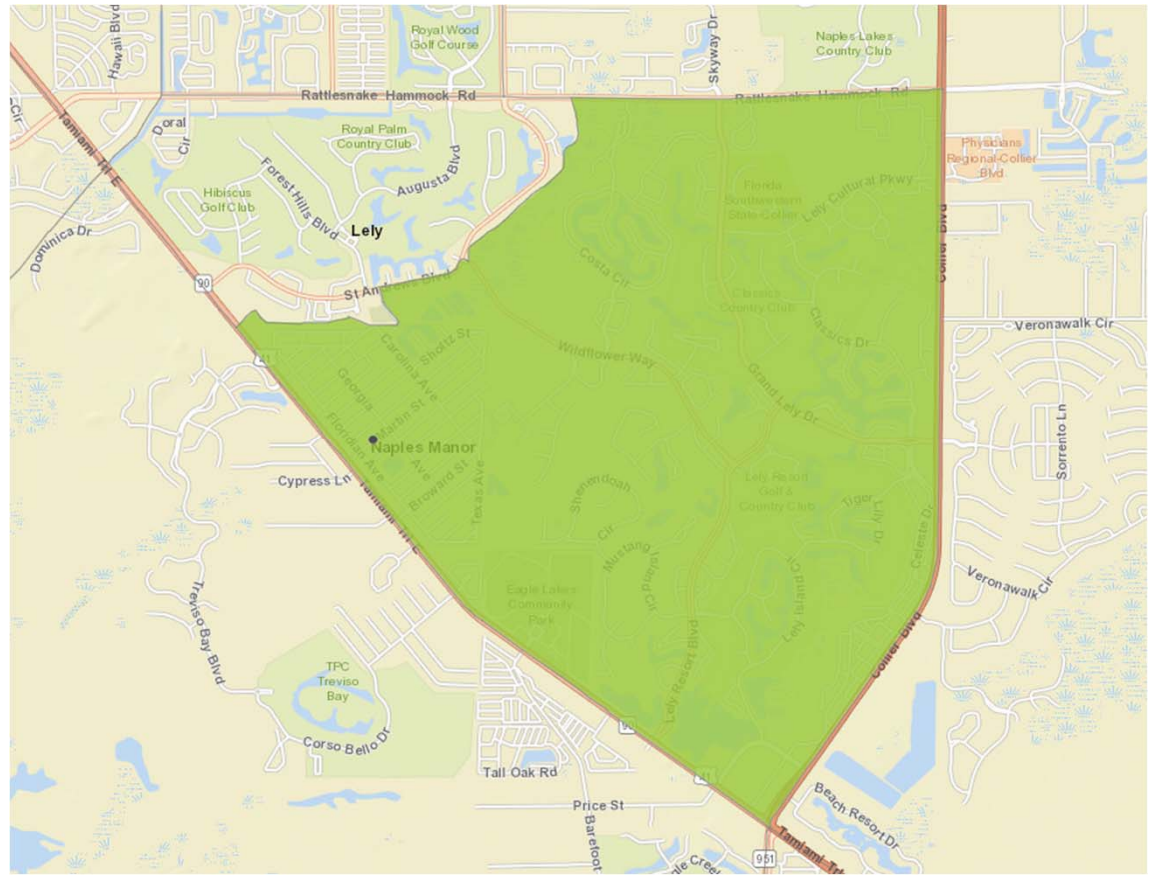
GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE ORDINANCE MAP



Golden Gate
QOZ:
Development
Indicators

Source: Collier County official records.

Naples Manor QOZ



Source: ESRI ArcGIS Online

Naples Manor QOZ: Residents & Community

Population

	Block Group 1, Census Tract 108.02, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population	5,335	356,774	20,278,447	321,004,407
	9.5% ↑	10.3% ↑	7.4% ↑	3.8% ↑
Total Population:	2,438	175,608	9,914,361	158,018,753
Male	45.7%	49.2%	48.9%	49.2%
	3.8% ↑	9.9% ↑	7.4% ↑	3.9% ↑
Total Population:	2,897	181,166	10,364,086	162,985,654
Female	54.3%	50.8%	51.1%	50.8%
	14.7% ↑	10.6% ↑	7.4% ↑	3.7% ↑

Naples Manor QOZ: Education and Workforce Preparedness

Educational Attainment

	Block Group 1, Census Tract 108.02, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population: 25 Years and over	4,377	268,314	14,396,066	216,271,644
	16.6% ↑	12.6% ↑	9.7% ↑	5.8% ↑
High School & Higher	3,830 87.5%	232,115 86.5%	12,608,718 87.6%	188,834,530 87.3%
	14.3% ↑	14.5% ↑	11.9% ↑	7.8% ↑
AS & Higher	1,981 45.3%	114,566 42.7%	5,500,926 38.2%	84,805,084 39.2%
	30.4% ↑	25.3% ↑	20.1% ↑	14.7% ↑
High school diploma, GED or alternative credential	1,030 23.5%	70,815 26.4%	4,170,468 29.0%	59,093,612 27.3%
	22.3% ↑	9.7% ↑	6.5% ↑	2.4% ↑
Some college Experience	819 18.7%	46,734 17.4%	2,937,324 20.4%	44,935,834 20.8%
	-17.3% ↓	0.1% ↑	6.0% ↑	3.3% ↑
Associate's degree	207 4.7%	20,836 7.8%	1,405,068 9.8%	17,917,481 8.3%
	109.1% ↑	26.2% ↑	22.8% ↑	13.9% ↑
Bachelor's degree	911 20.8%	55,109 20.5%	2,616,384 18.2%	41,377,068 19.1%
	-4.5% ↓	18.3% ↑	18.5% ↑	13.3% ↑
Master's degree	554 12.7%	25,467 9.5%	1,021,907 7.1%	18,154,808 8.4%
	113.1% ↑	43.6% ↑	22.9% ↑	19.5% ↑
Professional school degree	239 5.5%	8,859 3.3%	295,243 2.1%	4,393,328 2.0%
	48.4% ↑	13.9% ↑	13.8% ↑	9.8% ↑
Doctorate degree	70 1.6%	4,295 1.6%	162,324 1.1%	2,962,399 1.4%
	55.6% ↑	51.8% ↑	18.8% ↑	19.2% ↑

Naples Manor QOZ: Housing Market

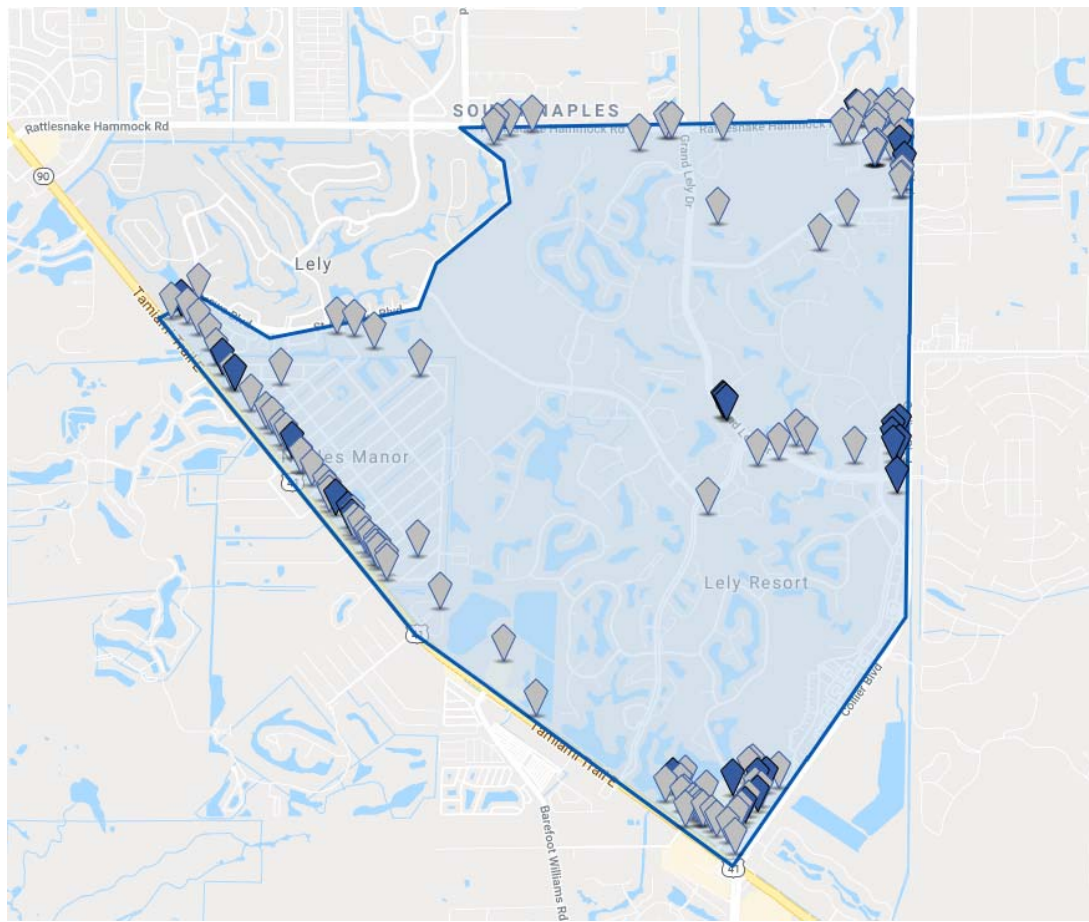
Many Opportunity Zones have experienced investment withdrawals in local housing stock. Such disinvested housing can present a need for higher quality housing for residents. Fortunately, lower home values may be an incentive for local or smaller developers, who might otherwise be priced out of the local housing market. (Growth rates are for between 2008 and 2012).

Housing				
	Block Group 1, Census Tract 108.02, Collier County, Florida	Collier County, Florida	Florida	United States
Total Housing Units	5,003 30.4%	207,403 5.0%	9,259,684 3.1%	135,393,564 2.8%
Occupied Units	2,514 50.2% 39.0%	138,131 66.6% 14.2%	7,510,882 81.1% 5.1%	118,825,921 87.8% 3.1%
Vacant Units	2,489 49.8% 22.7%	69,272 33.4% -9.6%	1,748,802 18.9% -4.8%	16,567,643 12.2% 0.9%
Owner occupied	1,611 64.1% 46.2%	99,624 72.1% 9.4%	4,868,827 64.8% 0.1%	75,833,135 63.8% 0.5%
Renter occupied	903 35.9% 27.7%	38,507 27.9% 29.0%	2,642,055 35.2% 15.8%	42,992,786 36.2% 8.2%

Source: U.S. Census American Community Survey

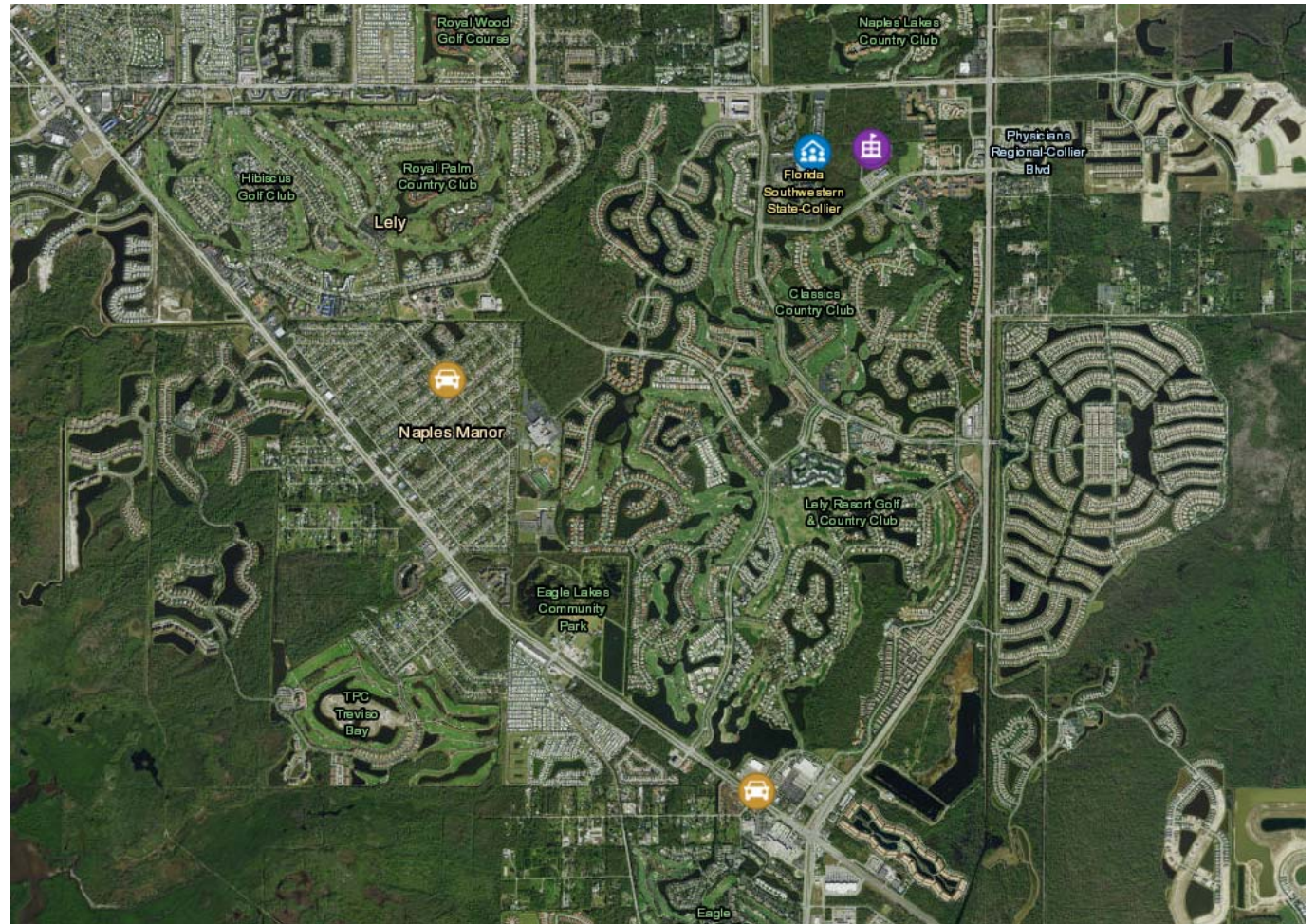
INVENTORY SF 3 M +12.4% Prior Period 2.6 M	UNDER CONSTRUCTION SF 149 K -59.9% Prior Period 373 K	12 MO NET ABSORPTION SF 9.7 K -51.8% Prior Period 20 K	VACANCY RATE 24.5% +0.6% Prior Period 23.9%	MARKET RENT/SF \$22.76 +0.6% Prior Period \$22.62	MARKET SALE PRICE/SF \$181 +4.6% Prior Period \$173	MARKET CAP RATE 5.3% -0.1% Prior Period 5.4%
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Naples
Manor QOZ
Properties



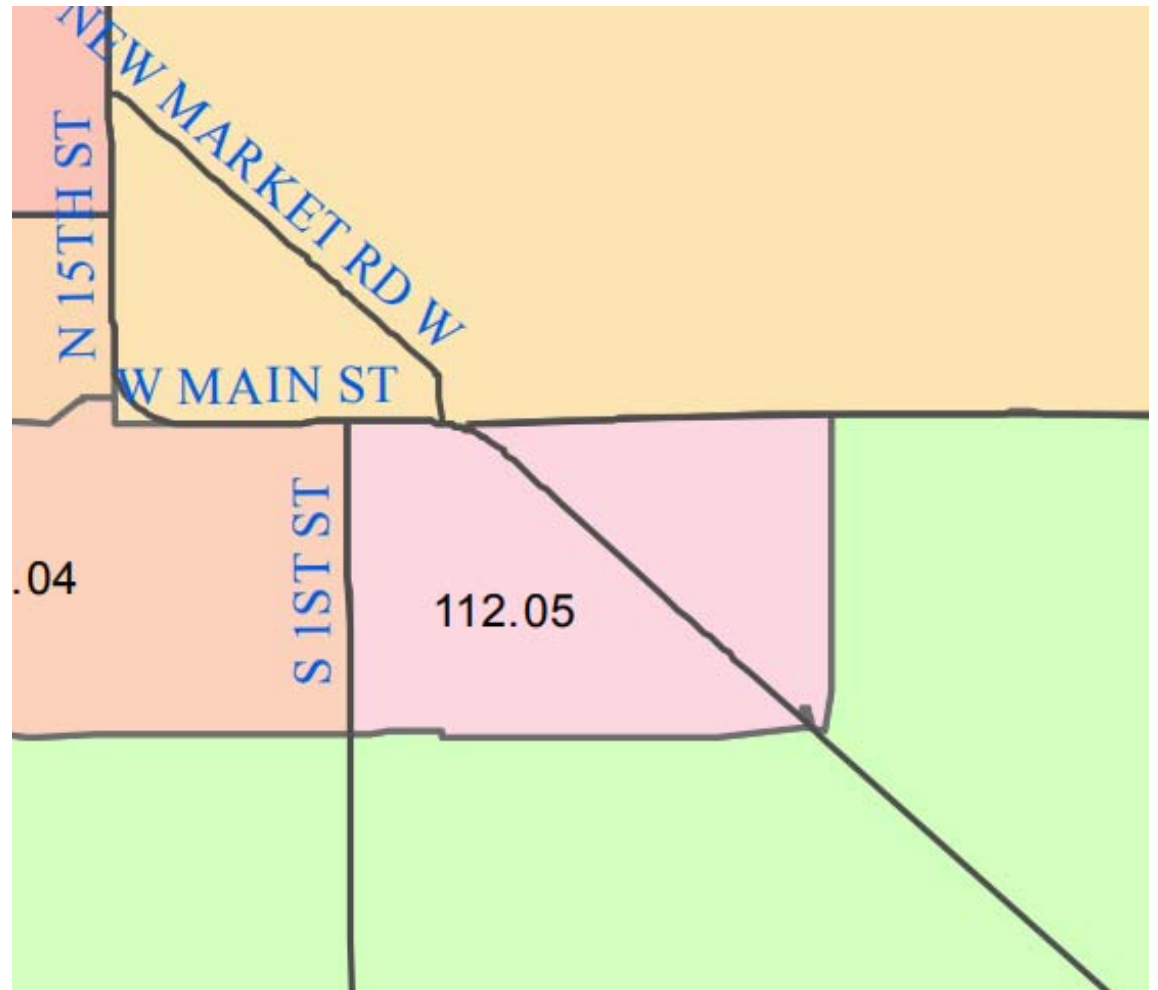
Source: Co-Star

Community Projects



Source: ESRI ArcGIS Online

Immokalee
QOZ:
Census Tract
112.05
(Seminole)



Immokalee QOZ 112.05: Residents & Community

Population

	Census Tract 112.05, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population	2,778	356,774	20,278,447	321,004,407
	13.5%↑	10.3%↑	7.4%↑	3.8%↑
Total Population: Male	1,425	175,608	9,914,361	158,018,753
	51.3%	49.2%	48.9%	49.2%
	0.8%↓	9.9%↑	7.4%↑	3.9%↑
Total Population: Female	1,353	181,166	10,364,086	162,985,654
	48.7%	50.8%	51.1%	50.8%
	30.7%↑	10.6%↑	7.4%↑	3.7%↑

Immokalee QOZ 112.05: Economic Indicators

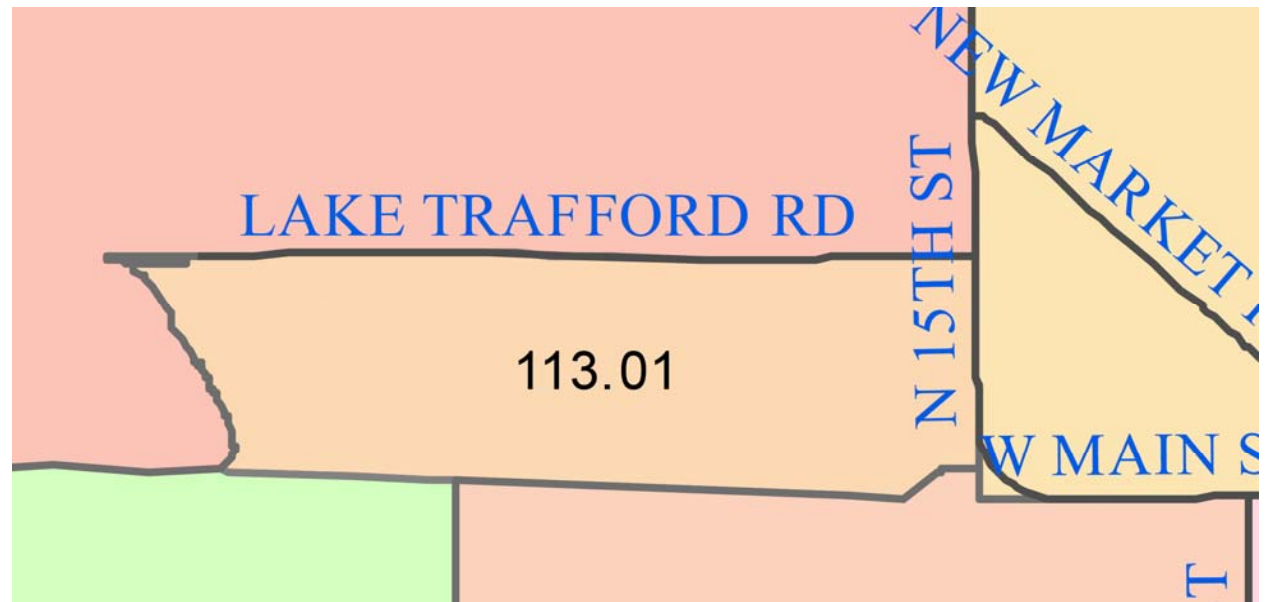
Labor Statistics

[View Latest Unemployment Rate in Collier County, Florida](#)

	Census Tract 112.05, Collier County, Florida	Collier County, Florida	Florida	United States
Total	2,025	300,135	16,645,386	255,797,692
	28.1% ↑	12.0% ↑	8.3% ↑	4.9% ↑
In labor force:	1,281	159,262	9,772,762	162,184,325
	63.3%	53.1%	58.7%	63.4%
	83.8% ↑	9.0% ↑	4.8% ↑	2.9% ↑
In labor force: - Civilian labor force:	1,281	159,191	9,717,687	161,159,470
	63.3%	53.0%	58.4%	63.0%
	83.8% ↑	9.0% ↑	4.8% ↑	3.0% ↑
In labor force: - Civilian labor force: - Employed	970	150,802	9,018,570	150,599,165
	47.9%	50.2%	54.2%	58.9%
	61.9% ↑	14.7% ↑	9.7% ↑	6.1% ↑
In labor force: - Civilian labor force: - Unemployed	311	8,389	699,117	10,560,305
	15.4%	2.8%	4.2%	4.1%
	217.3% ↑	-42.2% ↓	-33.4% ↓	-27.4% ↓
In labor force: - Armed Forces		71	55,075	1,024,855
			0.3%	0.4%
		-39.3% ↓	-4.4% ↓	-9.4% ↓
Not in labor force	744	140,873	6,872,624	93,613,367
	36.7%	46.9%	41.3%	36.6%
	-15.8% ↓	15.5% ↑	13.9% ↑	8.7% ↑
Mean Usual Hours Worked	38.6	38.7	38.6	38.7
	1.8% ↑	0.3% ↑	0.1% ↑	0.2% ↑
Mean Usual Hours Worked: Male	40.9	41.3	40.5	41.1
	1.6% ↑	1.3% ↑	0.0% ↑	0.1% ↑
Mean Usual Hours Worked: Female	35.2	35.7	36.5	36.0
	2.5% ↑	-0.8% ↓	0.0% ↑	0.3% ↑

Source: U.S. Census American Community Survey

Immokalee
Lake Trafford
QOZ



Immokalee QOZ Lake Trafford: Residents & Community

Population

	Block Group 2, Census Tract 113.01, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population	4,768	356,774	20,278,447	321,004,407
	28.7% ↑	10.3% ↑	7.4% ↑	3.8% ↑
Total Population:	2,248	175,608	9,914,361	158,018,753
Male	47.1%	49.2%	48.9%	49.2%
	11.7% ↑	9.9% ↑	7.4% ↑	3.9% ↑
Total Population:	2,520	181,166	10,364,086	162,985,654
Female	52.9%	50.8%	51.1%	50.8%
	48.8% ↑	10.6% ↑	7.4% ↑	3.7% ↑

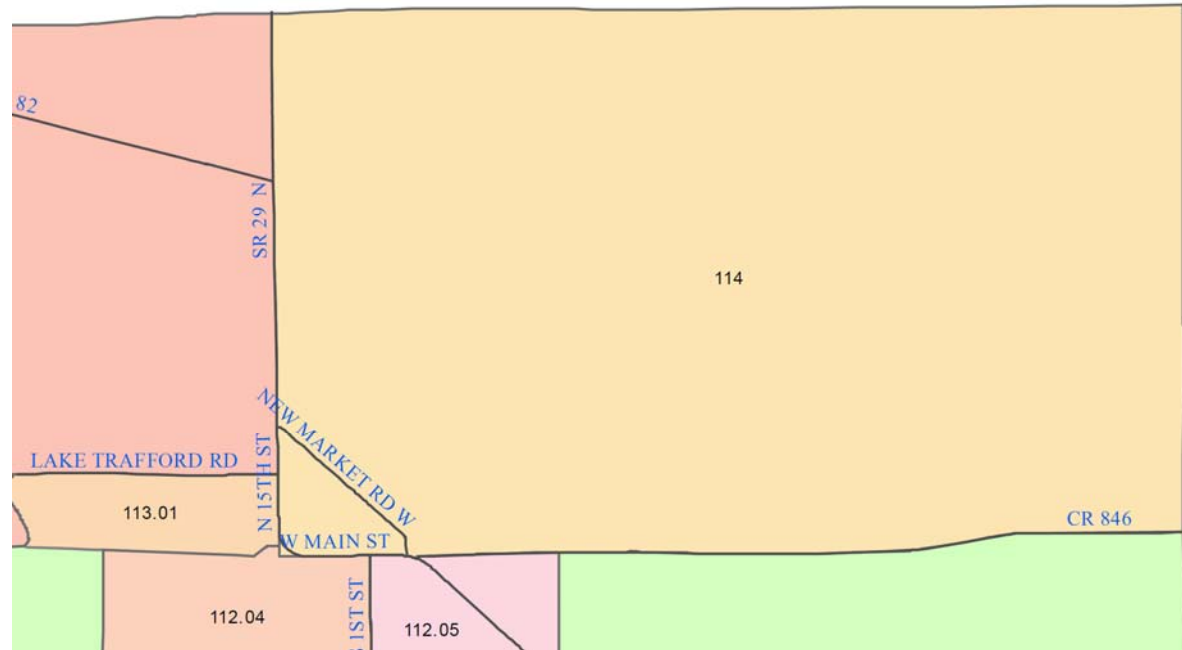
Source: U.S. Census American Community Survey

Immokalee QOZ: LakeTrafford: Education and Workforce Preparedness

Educational Attainment				
	Block Group 2, Census Tract 113.01, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population: 25 Years and over	2,549	268,314	14,396,066	216,271,644
	37.2% ↑	12.6% ↑	9.7% ↑	5.8% ↑
High School & Higher	1,516	232,115	12,608,718	188,834,530
	59.5%	86.5%	87.6%	87.3%
	133.2% ↑	14.5% ↑	11.9% ↑	7.8% ↑
AS & Higher	349	114,566	5,500,926	84,805,084
	13.7%	42.7%	38.2%	39.2%
	82.7% ↑	25.3% ↑	20.1% ↑	14.7% ↑
High school diploma, GED or alternative credential	619	70,815	4,170,468	59,093,612
	24.3%	26.4%	29.0%	27.3%
	140.9% ↑	9.7% ↑	6.5% ↑	2.4% ↑
Some college Experience	548	46,734	2,937,324	44,935,834
	21.5%	17.4%	20.4%	20.8%
	171.3% ↑	0.1% ↑	6.0% ↑	3.3% ↑
Associate's degree	90	20,836	1,405,068	17,917,481
	3.5%	7.8%	9.8%	8.3%
	-18.2% ↓	26.2% ↑	22.8% ↑	13.9% ↑
Bachelor's degree	212	55,109	2,616,384	41,377,068
	8.3%	20.5%	18.2%	19.1%
	190.4% ↑	18.3% ↑	18.5% ↑	13.3% ↑
Master's degree	47	25,467	1,021,907	18,154,808
	1.8%	9.5%	7.1%	8.4%
	487.5% ↑	43.6% ↑	22.9% ↑	19.5% ↑
Professional school degree		8,859	295,243	4,393,328
		3.3%	2.1%	2.0%
		13.9% ↑	13.8% ↑	9.8% ↑
Doctorate degree		4,295	162,324	2,962,399
		1.6%	1.1%	1.4%
		51.8% ↑	18.8% ↑	19.2% ↑

Source: U.S. Census American Community Survey

Immokalee Airport QOZ



Immokalee Airport QOZ: Residents and Community

Population

	Census Tract 114, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population	5,310	356,774	20,278,447	321,004,407
	24.4% ↑	10.3% ↑	7.4% ↑	3.8% ↑
Total Population: Male	3,113	175,608	9,914,361	158,018,753
	58.6%	49.2%	48.9%	49.2%
	18.7% ↑	9.9% ↑	7.4% ↑	3.9% ↑
Total Population: Female	2,197	181,166	10,364,086	162,985,654
	41.4%	50.8%	51.1%	50.8%
	33.4% ↑	10.6% ↑	7.4% ↑	3.7% ↑

Source: U.S. Census American Community Survey

Immokalee Airport QOZ: Economic Indicators

Labor Statistics

[View Latest Unemployment Rate in Collier County, Florida](#)

	Census Tract 114, Collier County, Florida	Collier County, Florida	Florida	United States
Total	4,056	300,135	16,645,386	255,797,692
	33.6% ↑	12.0% ↑	8.3% ↑	4.9% ↑
In labor force:	3,040	159,262	9,772,762	162,184,325
	75.0%	53.1%	58.7%	63.4%
	56.4% ↑	9.0% ↑	4.8% ↑	2.9% ↑
In labor force: - Civilian labor force:	3,040	159,191	9,717,687	161,159,470
	75.0%	53.0%	58.4%	63.0%
	56.4% ↑	9.0% ↑	4.8% ↑	3.0% ↑
In labor force: - Civilian labor force: - Employed	2,667	150,802	9,018,570	150,599,165
	65.8%	50.2%	54.2%	58.9%
	52.7% ↑	14.7% ↑	9.7% ↑	6.1% ↑
In labor force: - Civilian labor force: - Unemployed	373	8,389	699,117	10,560,305
	9.2%	2.8%	4.2%	4.1%
	88.4% ↑	-42.2% ↓	-33.4% ↓	-27.4% ↓
In labor force: - Armed Forces		71	55,075	1,024,855
			0.3%	0.4%
		-39.3% ↓	-4.4% ↓	-9.4% ↓
Not in labor force	1,016	140,873	6,872,624	93,613,367
	25.0%	46.9%	41.3%	36.6%
	-6.9% ↓	15.5% ↑	13.9% ↑	8.7% ↑
Mean Usual Hours Worked	36.7	38.7	38.6	38.7
	-4.1% ↓	0.3% ↑	0.1% ↑	0.2% ↑
Mean Usual Hours Worked: Male	39.8	41.3	40.5	41.1
	0.0% ↑	1.3% ↑	0.0% ↑	0.1% ↑
Mean Usual Hours Worked: Female	31.6	35.7	36.5	36.0
	-11.9% ↓	-0.8% ↓	0.0% ↑	0.3% ↑

Immokalee QOZ: Development Indicators

LEGEND

URBAN DESIGNATION

MIXED USE DISTRICT

- LOW RESIDENTIAL SUBDISTRICT
- MIXED RESIDENTIAL SUBDISTRICT
- HIGH RESIDENTIAL SUBDISTRICT
- NEIGHBORHOOD CENTER SUBDISTRICT
- COMMERCE CENTER – MIXED USE SUBDISTRICT
- RECREATIONAL TOURIST SUBDISTRICT
- PLANNED UNIT DEVELOPMENT COMMERCIAL SUBDISTRICT

COMMERCIAL DISTRICT

- COMMERCIAL SUBDISTRICT – S.R. 29 AND JEFFERSON AVENUE

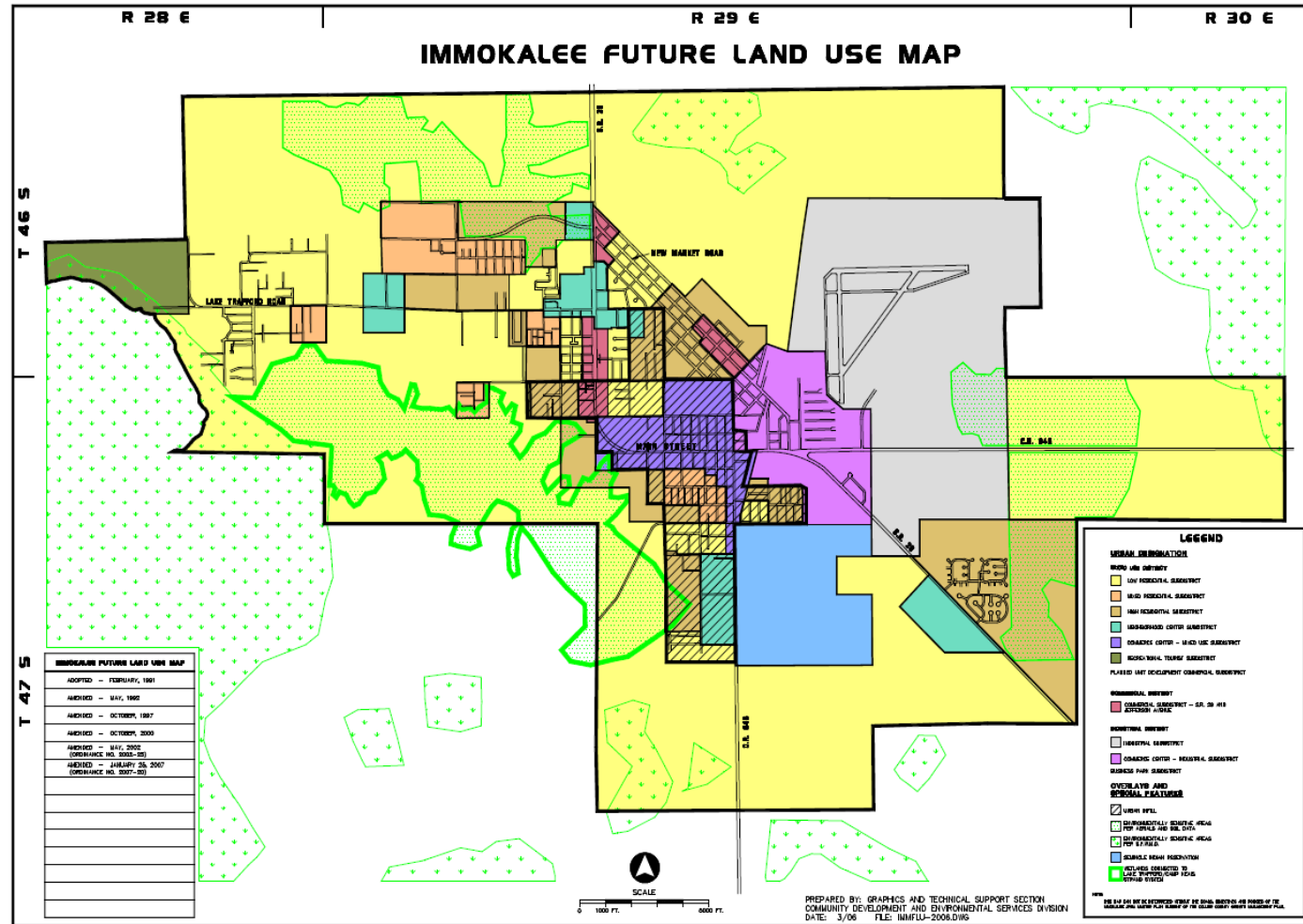
INDUSTRIAL DISTRICT

- INDUSTRIAL SUBDISTRICT
- COMMERCE CENTER – INDUSTRIAL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT

OVERLAYS AND SPECIAL FEATURES

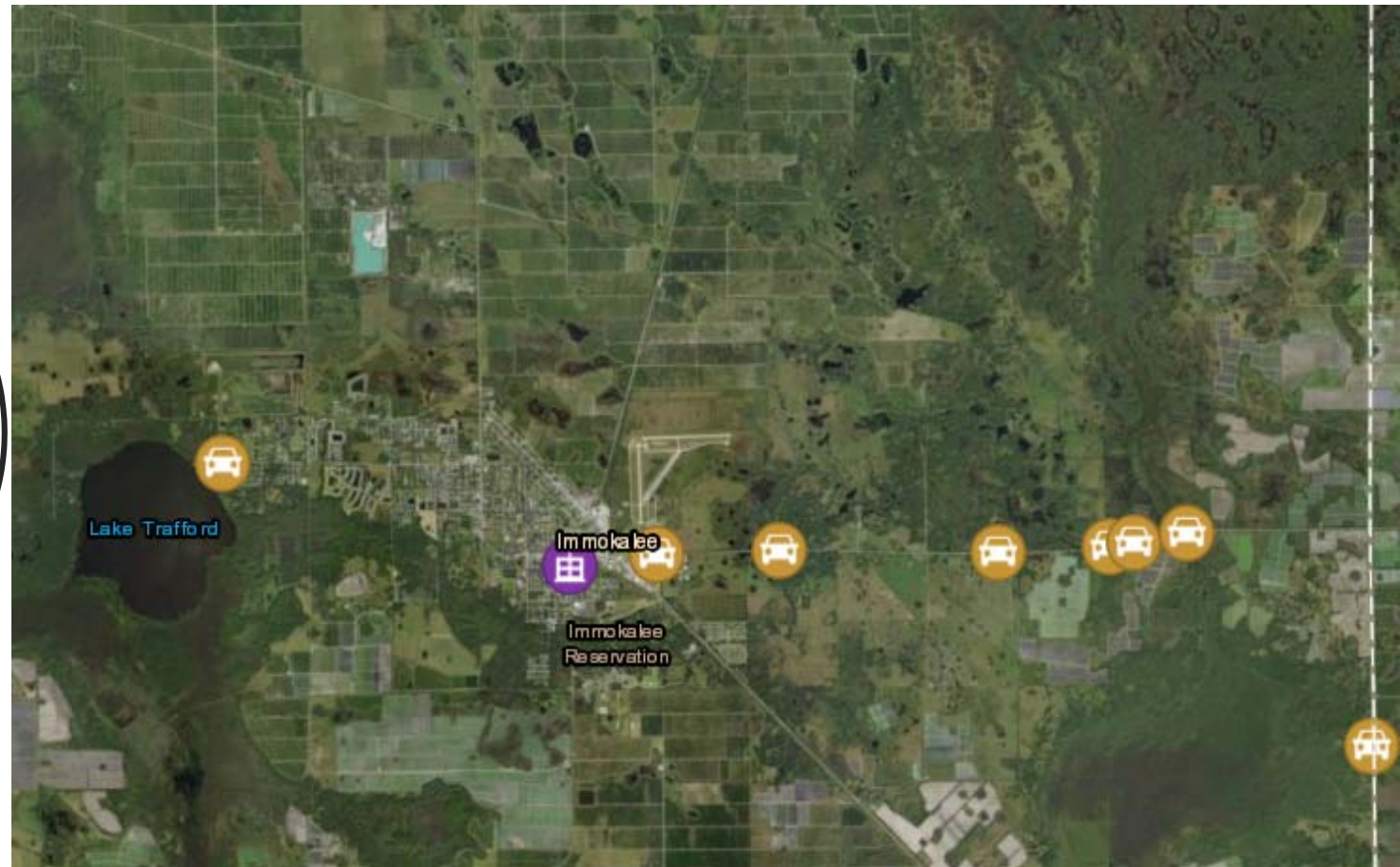
- URBAN INFILL
- ENVIRONMENTALLY SENSITIVE AREAS PER AERIALS AND SOIL DATA
- ENVIRONMENTALLY SENSITIVE AREAS PER S.F.W.M.D.
- SEMINOLE INDIAN RESERVATION
- WETLANDS CONNECTED TO LAKE TRAFFORD/CAMP KEAIS STRAND SYSTEM

NOTE: THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE IMMOKALEE AREA MASTER PLAN ELEMENT OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.



Source: Immokalee Future Land Use Map

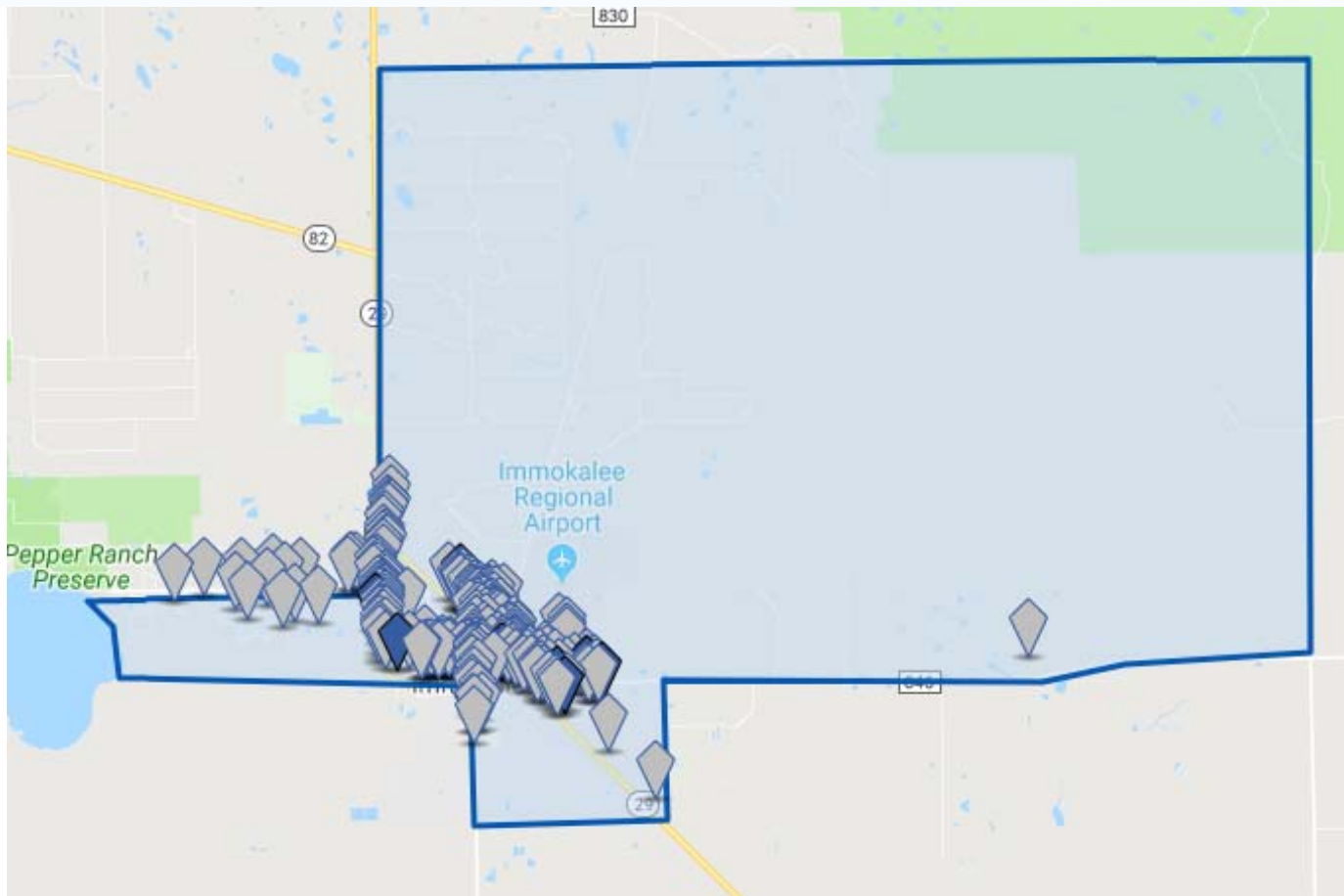
Immokalee Community Projects



Source: ESRI ArcGIS Online

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
2.9 M 0%	0 -	9.3 K +148.3%	1.4% -0.5%	\$13.39 +3.0%	\$127 +4.2%	6.7% 0%
Prior Period 2.9 M	Prior Period 0	Prior Period (19.4 K)	Prior Period 1.9%	Prior Period \$13.00	Prior Period \$122	Prior Period 6.7%

Available Properties in Immokalee QOZs



Source: Co-Star