

Opportunity Zones

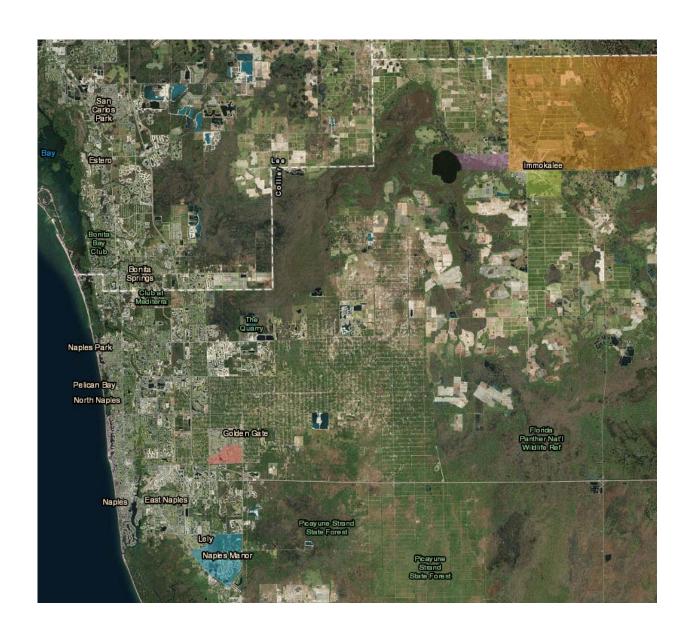
Collier County's Qualified Opportunity Zones

Office of Business & Economic Development June 24, 2019

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

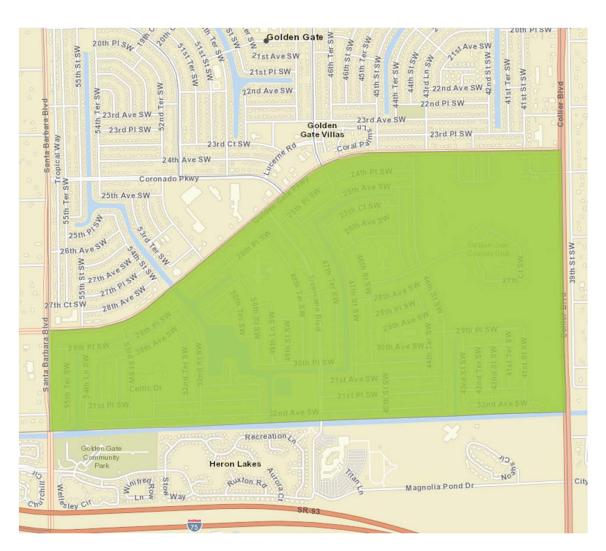


Overview of Collier County QOZ Census Tracts

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

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	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:	4,521	181,166	10,364,086	162,985,654
Female	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

	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	2,416	70,815	4,170,468	59,093,612
credential	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% ↓

175

3.0%

9.5%

124

100

1.7%

2.1%

59.3% 1

-20.0%**↓**

334.8%

-35.2%↓

0.1%

20.836

26.2% 1

20.5%

25,467

43.6%

9.5%

8.859

3.3%

1.6%

51.8%

13.9%

18.3%

6.0% 1

9.8%

1,405,068

22.8%

2.616.384

18.5% 1

1,021,907

22.9% 1

295.243

13.8%

162,324

18.8%

1.1%

2.1%

7.1%

18.2%

3.3% 1

8.3%

13.9% 1

19.1%

8.4%

2.0%

1.4%

9.8%

19.5% 1

4,393,328

2,962,399

19.2% 1

13.3% 1

18,154,808

41,377,068

17.917.481

Source: U.S Census American Community Survey

Educational Attainment

Associate's degree

Bachelor's degree

Master's degree

Doctorate degree

Professional school degree

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

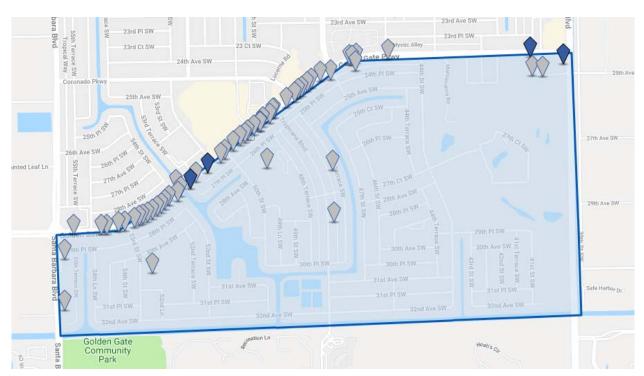
Prior Period \$234

MARKET CAP RATE

6.5% +0.1%

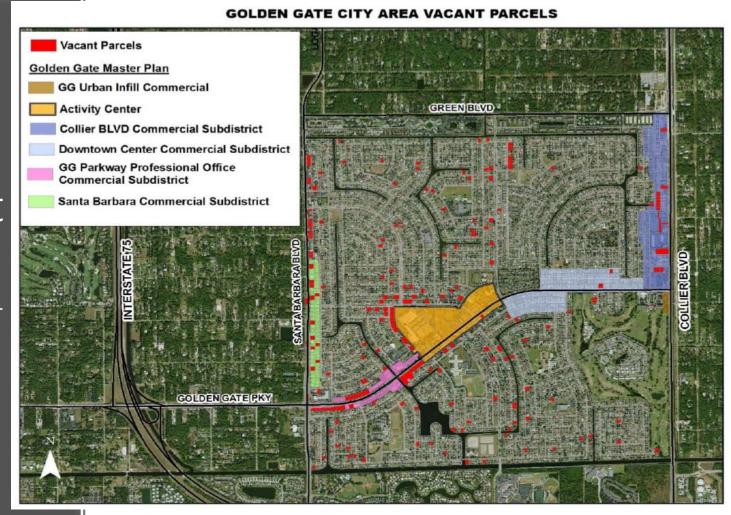
Prior Period 6.4%

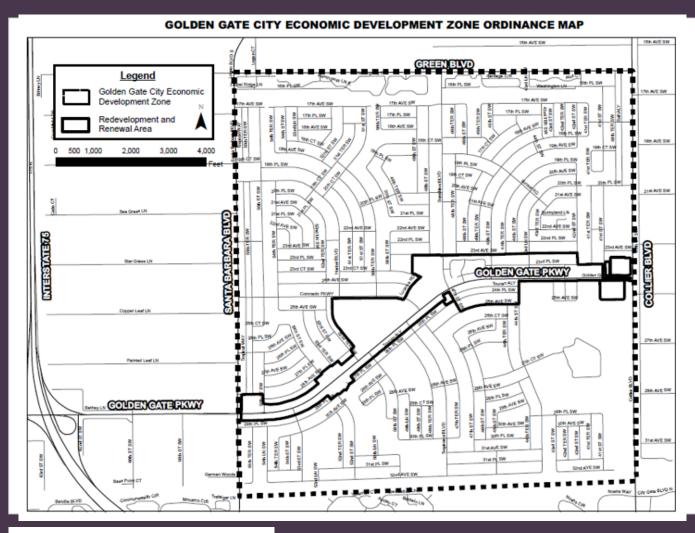
Golden Gate QOZ Properties



Source: Co-Star

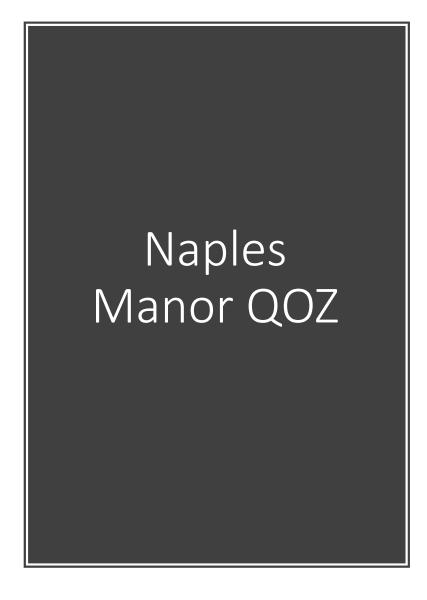
Golden Gate QOZ: Development Indicators





Golden Gate QOZ: Development Indicators

Source: Collier County official records.





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	232,115	12,608,718	188,834,530
	87.5%	86.5%	87.6%	87.3%
	14.3%↑	14.5%↑	11.9%↑	7.8 % ↑
AS & Higher	1,981	114,566	5,500,926	84,805,084
	45.3%	42.7%	38.2%	39.2%
	30.4%↑	25.3%↑	20.1%↑	14.7%↑
High school diploma, GED or	1,030	70,815	4,170,468	59,093,612
alternative credential	23.5%	26.4%	29.0%	27.3%
	22.3%↑	9.7%↑	6.5%↑	2.4%↑
Some college Experience	819	46,734	2,937,324	44,935,834
	18.7%	17.4%	20.4%	20.8%
	-17.3%↓	0.1%↑	6.0%↑	3.3%↑
Associate's degree	207	20,836	1,405,068	17,917,481
	4.7%	7.8%	9.8%	8.3%
	109.1%↑	26.2%↑	22.8%	13.9 % ↑
Bachelor's degree	911	55,109	2,616,384	41,377,068
	20.8%	20.5%	18.2%	19.1%
	-4.5% ↓	18.3%↑	18.5 % ↑	13.3 % ↑
Master's degree	554	25,467	1,021,907	18,154,808
	12.7%	9.5%	7.1%	8.4%
	113.1%↑	43.6%↑	22.9 % ↑	19.5%↑
Professional school degree	239	8,859	295,243	4,393,328
	5.5%	3.3%	2.1%	2.0%
	48.4%↑	13.9% ↑	13.8 % ↑	9.8%↑
Doctorate degree	70	4,295	162,324	2,962,399
	1.6%	1.6%	1.1%	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	207,403	9,259,684	135,393,564
	30.4%	5.0%	3.1%	2.8%
Occupied Units	2,514 50.2%	138,131 66.6%	7,510,882 81.1%	118,825,921 87.8%
	39.0%	14.2%	5.1%	3.1%
Vacant Units	2,489	69,272	1,748,802	16,567,643
	49.8% 22.7%	33.4% - 9.6%	18.9% - 4.8%	12.2% 0.9%
Owner occupied	1,611	99,624	4,868,827	75,833,135
	64.1% 46.2%	72.1% 9.4%	64.8% 0.1%	63.8% 0.5%
Renter occupied	903	38,507	2,642,055	42,992,786
	35.9% 27.7%	27.9% 29.0%	35.2% 15.8%	36.2% 8.2%

Source: U.S. Census American Community Survey

INVENTORY SF

3 V +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 🖽

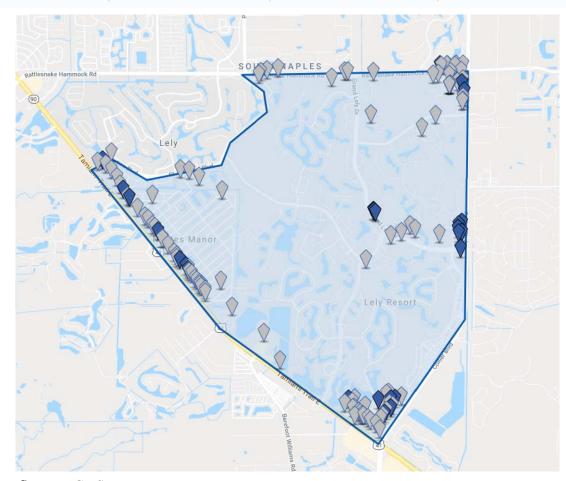
Prior Period \$173

MARKET CAP RATE

5.3% -0.1%

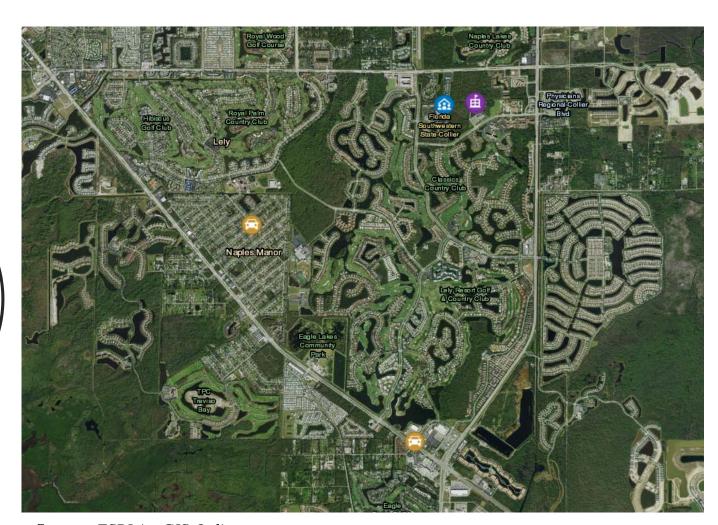
Prior Period 5.4%





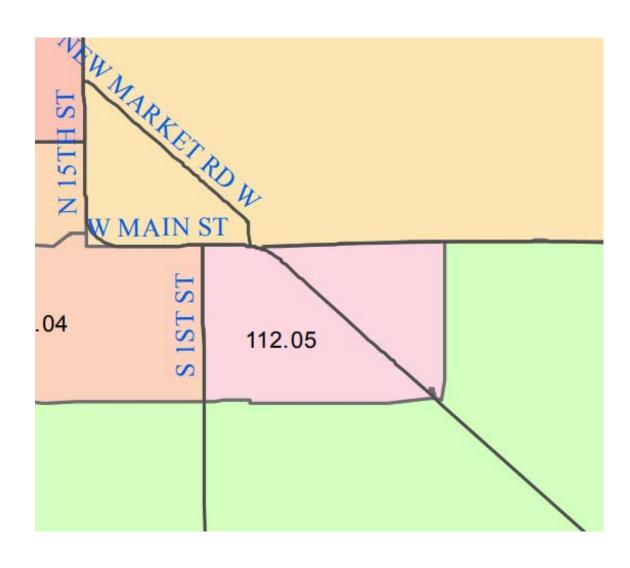
Source: Co-Star

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:	1,353	181,166	10,364,086	162,985,654
Female	48.7%	50.8%	51.1%	50.8%
	30.7%↑	10.6%↑	7.4 % ↑	3.7%↑

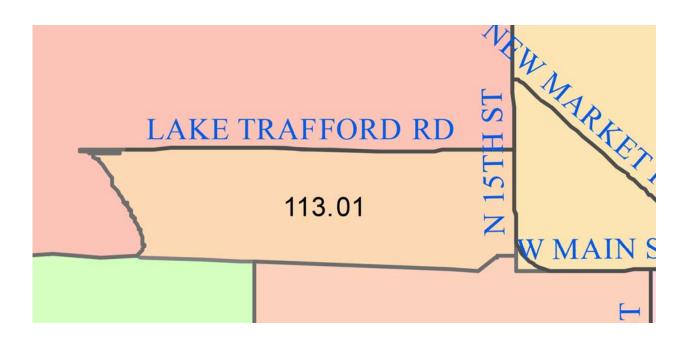
Immokalee QOZ 112.05: Economic Indicators

Labor Statistics

	View L	iew 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: -	970	150,802	9,018,570	150,599,165	
Employed	47.9%	50.2%	54.2%	58.9%	
	61.9%↑	14.7%↑	9.7%↑	6.1%↑	
In labor force: - Civilian labor force: -	311	8,389	699,117	10,560,305	
Unemployed	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 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

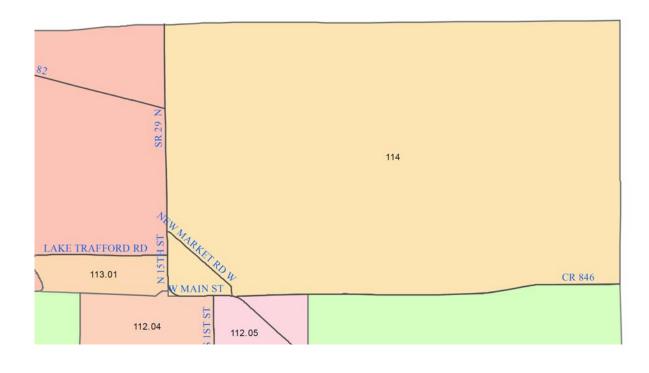
Educational Attainment				
	Block Group 2, Census Tract 113.01, Collier County, Florida	Collier County, Florida	Florida	United States
Total Population: 25 Years and over	2,549	268,314	14,396,066	216,271,644
	37.2%↑	12.6%↑	9.7%↑	5.8%↑
High School & Higher	1,516	232,115	12,608,718	188,834,530
	59.5%	86.5%	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	619	70,815	4,170,468	59,093,612
alternative credential	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%

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

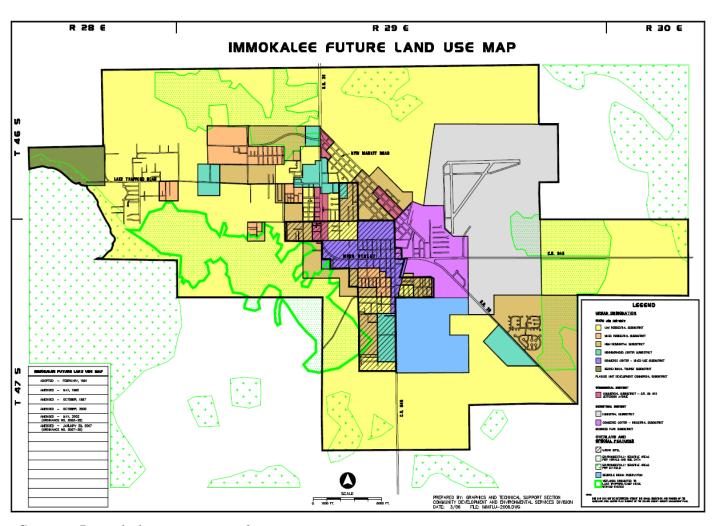
Immokalee Airport QOZ: Economic Indicators

Labor Statistics

	VIE	view Latest Oriempioyment 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: -	2,667	150,802	9,018,570	150,599,165
Employed	65.8%	50.2%	54.2%	58.9%
	52.7%↑	14.7%↑	9.7%↑	6.1%↑
In labor force: - Civilian labor force: -	373	8,389	699,117	10,560,305
Unemployed	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%↑

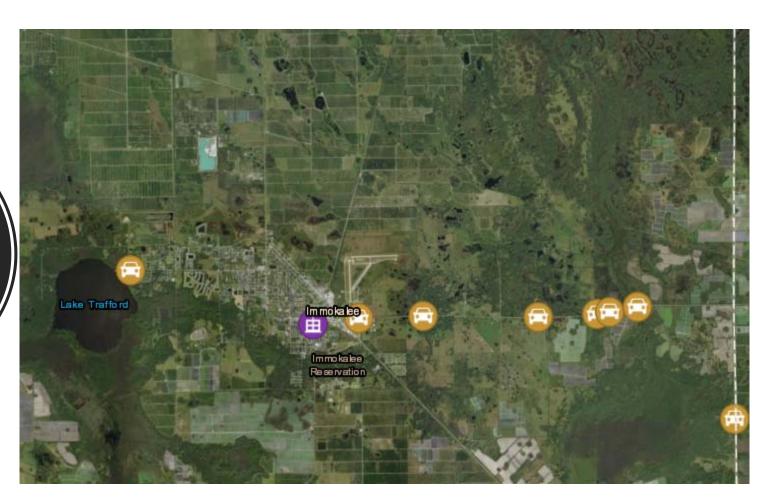
Immokalee QOZ: Development Indicators

LEGEND URBAN DESIGNATION 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 SUBDISTRICT - S.R. 29 AND JEFFERSON AVENUE INDUSTRIAL SUBDISTRICT COMMERCE CENTER - INDUSTRIAL SUBDISTRICT BUSINESS PARK SUBDISTRICT OVERLAYS AND SPECIAL FEATURES ENVIRONMENTALLY SENSITIVE AREAS PER S.F.W.M.D. SEMINOLE INDIAN RESERVATION WETLANDS CONNECTED TO LAKE TRAFFORD/CAMP KEAIS STRAND SYSTEM 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

2.9 M

Prior Period 2.9 M

UNDER CONSTRUCTION SF

0

Prior Period 0

12 MO NET ABSORPTION SF

9.3 K +148.3%

Prior Period (19.4 K)

VACANCY RATE

1.4% -0.5%

Prior Period 1.9%

MARKET RENT/SF

\$13.39

Prior Period \$13.00

MARKET SALE PRICE/SF

\$127

+4.2%

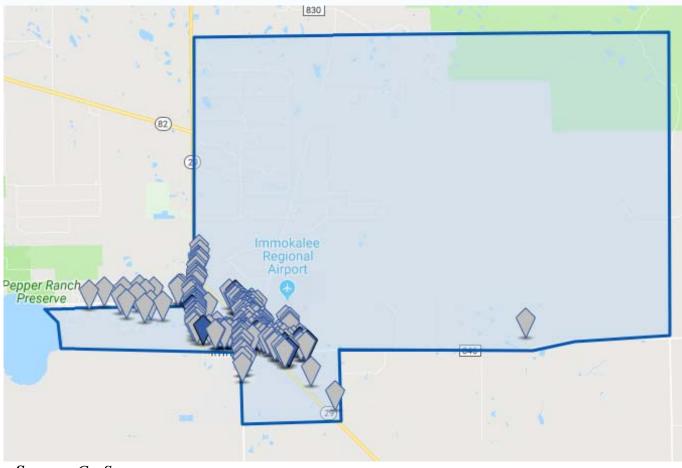
Prior Period \$122 Prio

MARKET CAP RATE

6.7% 0%

Prior Period 6.7%





Source: Co-Star