



WORKFORCE HOUSING

- **THE ISSUE - Affordable workforce housing is a serious and growing issue in Collier County for our essential workers**, including first responders, healthcare workers, teachers, hospitality and service workers, government workers, etc.
 - About 53,000 Collier County workers travel daily from outside Collier County to their jobs via I-75 and US 41, creating highly congested traffic conditions and long commuting times
 - **Most essential workers simply cannot afford to live in Collier County where they work.**
- **CHALLENGING HOUSEHOLD ECONOMICS - 58% of Collier County jobs pay less than \$45,000, while median monthly rent is \$2500/month, \$30,000 annualized.**
 - Federal poverty guidelines define that no more than 30% of income should be dedicated to housing payments, including insurance and utilities.
 - On top of escalating housing costs, recent hurricanes have exacerbated the shortage in Collier County with damage and destruction of current workforce housing, a segment not emphasized by most local luxury-focused developers.
- **COLLIER COUNTY GOVERNMENT HAS HISTORICALLY FAILED TO ADDRESS SOLUTIONS TO MEANINGFULLY INCREASE THE SUPPLY AND AFFORDABILITY OF WORKFORCE HOUSING:**
 - In 2017 the highly respected Urban Land Institute (ULI), due to strong political pressures on County Commissioners from voters and the business community, conducted a comprehensive study on how best to address and fund the escalating Collier County affordability.
 - Programs proposed included: 1) use of a 1% sales tax to fund property acquisitions by public land trusts who would enter into affordable housing development agreements with private sector companies and 2) adjusting the size and timing of local high impact fees, these among the highest in Florida. These and other measures have been widely ignored with some specific measures slow to be adopted.
 - **With a shortage of some 20,000 affordable housing units, only 3891 affordable workforce housing units have been approved as of November 2023 with a lesser number having reached actual construction.**
- **CALL TO ACTION - Pressure the existing and future Collier County Board of Commissioners to:**
 - **Form an Affordable Housing Task Force, under the responsibility of the County Manager**, combining key departments of the Collier County government, including the county attorney
 - **Update the Affordable Housing Plan of Collier County and include specific goals with a meaningful funding plan** for the Collier County Affordable Housing Trust Fund by using the existent \$20 million fund along with federal and state programs, plus private money (from profit and non-profit sources) including commercial financial institutions and the Federal Home Loan Bank of Atlanta
 - **Define clear acquisition and leasing criteria for properties** to be acquired by the Collier County Community Land Trust

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