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Analysis of the

**NAPLES, FLORIDA
HOUSING MARKET**

as of June 1, 1971

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
U.S. FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

September 1971

FHA Housing Market Analysis
Naples, Florida, as of June 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - NAPLES, FLORIDA
AS OF JUNE 1, 1971

The Naples, Florida, Housing Market Area (HMA) is defined as Collier County. Located in southwest Florida, the county borders the Gulf of Mexico and stretches inland to encompass 2,006 square miles including part of the Everglades National Park. It is Florida's second largest county in land area and, in the 1960-1970 period, it had the highest rate of population growth in the state. As of June 1, 1971, the population of this HMA (Collier County) was estimated to be 42,750 persons, including 13,050 in Naples, the area's primary city. The unincorporated town of Immokalee in the northern part of the county, is the area's agricultural center.

The economy of the Naples Housing Market Area is based largely on tourism and resort activity, on agriculture, and on the development of residential property. Developments such as Marco Island, Golden Gate and numerous others in the HMA market property on a nationwide basis to those who are financially independent and free to relocate or who have the means to afford a second home for occasional use.

Total new housing production in the HMA during the past three years has exceeded 2,000 units each year (compared to 296 units constructed in 1960). This rapid pace of construction has exceeded the demand for unsubsidized housing, resulting in some surplus in both the rental and sales markets. During the next two years (June 1, 1971 to June 1, 1973), it is

estimated that the HMA could successfully absorb an additional 1,655 units each year, provided the total includes the appropriate combination of subsidized and unsubsidized housing.

Anticipated Demand for Unsubsidized Housing

Estimates of the future demand for unsubsidized housing in the Naples HMA are based on the anticipated population and household growth during the period from June 1, 1971 to June 1, 1973 with consideration also given to such factors as: vacant housing currently available for occupancy, housing units under construction, anticipated demolitions that will require unsubsidized replacement, and the current incomes of families in the HMA. It is concluded that there will be an annual demand for about 1,300 additional units of new, unsubsidized housing annually during the two years ending June 1, 1973. The housing marketed to meet this demand would be most readily accepted by the local market if the annual volume were distributed approximately as follows: 800 single-family houses, 300 mobile homes, and 200 multifamily rental units. The area's current surplus of unsold multifamily condominium and cooperative units is judged to be sufficient to meet the probable demand for this type of unit during the forecast period without additional starts. Table I presents distributions of the unsubsidized housing demand according to prices, rents, and size of unit. The future demand estimate of 1,300 unsubsidized units annually is substantially below the actual production of recent years. The area's rising vacancy ratios and accumulation of unsold units suggest that these recent construction levels have been in excess of the actual requirements of the market.

It should be understood that the estimates of future housing requirements contained in this analysis are made in order to suggest construction levels that would promote a sound housing market consistent with trends and conditions evident in the Naples HMA as of June 1, 1971; it is not the intent of this analysis to predict actual construction activity during the next two years.

Occupancy Potential for Subsidized Housing

Federal assistance in financing housing for families with low or moderate incomes may be provided through a number of different programs administered by the Department of Housing and Urban Development: rent supplements for occupants of rental projects financed under Section 221(d)(3) or Section 236; partial payment of interest on home mortgages insured under Section 235; partial payment of interest on project mortgages insured under Section 236; and assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine the number of families who can be served under a specified program and to reflect the proportion of these households that can reasonably be expected to seek that type of subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. In the case of the low-rent public housing program and the rent supplement program, all households with incomes below specified income limits are assumed to be eligible; however, there may be additional conditions for eligibility, such as the rent supplement program requirement that nonelderly applicants must be displacees, occupants of substandard housing, or handicapped in order to be eligible. Some households are alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. It is advisable, therefore, that consideration of additional housing under each program should take into account approvals or proposals under other programs which might serve the same need.

The annual occupancy potentials for subsidized housing are based primarily on the following factors: 1971 incomes, the proportion of households occupying substandard housing, estimates of the elderly population, the income limits in effect on June 1, 1971, and on recent market experience. The area's current vacancy levels are also an important consideration. The total occupancy potential for federally subsidized housing is approximately equal to the sum of the potentials for the low-rent public housing program and Section 236 housing. For the Naples HMA, the total occupancy potential is estimated to be 355 units annually; including 305 units for families and 50 units for elderly households. It should be noted that the successful development of subsidized housing may well depend upon the choice of location for the units as well as a distribution of rents and prices over the complete range attainable under a particular program. The occupancy potentials for subsidized rental housing are distributed by unit size (number of bedrooms) in table II.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing^{1/} for the same families in the same income range alternatively may be provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Naples Housing Market Area it is estimated that there is an annual occupancy potential for 125 units of family housing, consisting of about 25 sales units utilizing Section 235 and 100 rental units utilizing Section

^{1/} Interest reduction payments also may be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

236, during each year of the two-year period from June 1, 1971 to June 1, 1973. In addition, there is an annual potential for about 35 units of Section 236 rental housing for the elderly. These estimates are based on regular income limits; the annual occupancy potential would be increased significantly by the use of exception income limits.

As of June 1, 1971, the Naples HMA had about 30 units occupied with Section 235 subsidies. No Section 236 housing had yet been completed, but an application had been received proposing 100 family units in the town of Immokalee. Such a project could be expected to have a significant impact on this relatively small community of approximately 8,000 persons; it represents all of the Section 236 family-unit potential for the entire Naples HMA for one year. The probability of successfully attaining the HMA's full annual potential for Section 235/236 housing would be greatly increased if the units were distributed concurrently between the communities of Naples and Immokalee in approximately equal proportions.

Low-Rent Public Housing and Rent Supplement.^{1/} These two programs serve households in essentially the same low-income group. The principal differences are in the eligibility requirements and in the manner in which net income is computed. In the Naples HMA, there is an estimated annual potential for 180 low-rent housing units for families; about 30 percent of this potential (55 units annually) could be met by the alternative of rent supplement housing. As noted previously, the rent supplement program is more restrictive in its eligibility requirements, so that not all of the low-income families who qualify for public housing can also qualify for rent supplements. However, in the case of the elderly, the eligibility requirements for public housing and rent supplement are the same. There is an estimated occupancy potential for an annual total of 35 subsidized units for the elderly utilizing either public housing or rent supplements or a combination of the two programs. Almost 60 percent (or 20 units per year) of the elderly public housing/rent supplement potential could be met by the alternative of Section 236 housing for the elderly.

As of June 1971, the Naples HMA had completed 196 rent supplement units but no public housing. One rent supplement project of 96 units was completed in Naples in early 1970; it quickly achieved, and has maintained, 100 percent occupancy. Another project of 100 rent supplement units was completed in May 1971 in Immokalee.

^{1/} Rent Supplement funds are utilized, primarily, to subsidize eligible families occupying units developed under Section 221(d)(3); a portion of the funds may be used to supplement low-income households in housing developed under Section 236.

The absorption of this new rent supplement housing should be given careful attention to help determine the marketability of additional rent supplement or public housing in the HMA. Currently, a proposal for 150 units of public housing for families in Immokalee is being considered. If constructed and occupied, such a project would satisfy an estimated 83 percent of the entire HMA's one-year potential for family units in low-rent public housing/rent supplement housing. In view of the large number of vacant units in the area, consideration might well be given to providing part of the occupancy potential for public housing and rent supplement through the leasing program.

The Sales Market

In June 1971, the sales market in the Naples HMA had a substantial oversupply of units. The homeowner vacancy ratio was a high 5.0 percent, an increase from the ratio of 4.7 percent in April 1970. A large portion of these vacant units consisted of new multifamily cooperative or condominium units that had never been occupied. The prices of condominium (and cooperative) units range upward from about \$15,000; however, in the past two years, very few have been offered for less than \$20,000. Sales of new condominiums were reported slow in all price ranges with market resistance increasing with higher cost units. New single-family homes were being marketed at prices as low as about \$18,000, but the high land cost in the area makes it difficult to develop competitive housing in volume for under \$20,000. The price ranges from \$20,000 to \$25,000 and from \$40,000 to \$60,000 account for the greatest proportion of single-family sales. Distance from the coastal area is an important determinant of price. Locations on the Gulf command a premium price but prices drop sharply on more inland locations. The single-family house market also was judged to have some excess supply, but conditions in this segment were in considerably better balance than those which prevailed among condominiums and cooperatives. Mobile homes have a significant price advantage in the Naples market and sales have been very good; the new spaces that were under development in the area should adequately accommodate the expected increase in new mobile homes.

The Rental Market

The very high level of residential construction which has been characteristic of the Naples HMA during the past several years placed more rental units on the local market than could be satisfactorily absorbed. By June 1, 1971, the rental vacancy ratio had reached 17.9 percent, reflecting a total of about 955 rental units that were vacant and available for occupancy. The number of vacant units and the vacancy ratio have increased since April 1970 when the Census recorded 829 rental units available, reflecting a rental vacancy ratio of 17.4 percent. The rental market has been affected, to some extent, by the competition from the large number of readily available units for sale. A number of projects, originally developed for condominium sales have been converted to rental units, although without notable marketing success. However, the demand for low- or moderately-priced rentals has generally not been satisfied in

recent months, largely because high land and construction costs inhibit the development of unsubsidized units renting for less than \$200. The market for additional rental units, at rents above the minimum achievable under local cost constraints, was judged to be very weak.

Economic, Demographic, and Housing Factors

The following assumptions and findings provided the primary basis for the conclusions regarding the requirements for housing in the Naples Housing Market Area.

Employment. In March 1970, about 15,260 persons were employed in the Naples Housing Market Area (Collier County). The total consisted of 12,120 nonagricultural wage and salary workers, and 3,140 other workers who were either self-employed, domestics, unpaid family workers, or employed in agriculture (see table III). The 1970 employment levels reflect the rapid pace of growth in new job opportunities which has been sustained since 1960. Between 1960 and 1970, nonagricultural employment increased by an average of 980 jobs each year (an annual rate of 10.9 percent). Agricultural employment also registered a substantial increase over the decade. Trade, services, and construction were major sources of nonagricultural wage and salary employment during 1970; manufacturing accounted for less than three percent. The area's work force has expanded largely in response to the locally-generated demands of a rapidly expanding population. The HMA's position as a resort and retirement center has been and will continue to be, at least in the near future, the single most important underlying factor in the development of the local economy. During the next two years, it is anticipated that the continuing growth of the local economy and population will result in an average increase in nonagricultural employment of about 1,400 jobs per year.

Income. The median annual income of all families in the Naples Housing Market Area as of June 1971 was estimated to be about \$8,100, after deducting federal income taxes. Among the area's renter households of two or more persons, the median after-tax income was \$6,900. About 27 percent of all families and 34 percent of the renter households, had after-tax incomes of less than \$5,000 per year. Percentage distributions of the HMA's households according to income are shown in table IV.

Population and Households. According to the U.S. Bureau of the Census, the population of the Naples Housing Market Area was 38,040 on April 1, 1970. The population is estimated at 42,750 as of June 1, 1971, reflecting an increase of 4,710 since April 1970. Comparisons of the Censuses of April 1960 and April 1970 show that during that ten-year period the population of the HMA increased by an average of 2,230 persons per year, or at an annual rate averaging 8.8 percent. The rapid growth is traceable to the in-migration of the retired, the financially independent, and those who are employed in tourist, resort, or service industries. Census

figures for 1970 show that 28 percent of the Naples HMA population was over age 55, compared to 25 percent for the state of Florida and 19 percent for the U.S.

The total number of households in the Naples Housing Market Area as of June 1, 1971 was estimated to be 14,725. This reflected an increase of almost 1,700 since April 1, 1970. During the decade from 1960 to 1970, the number of households in the HMA increased by an average of over 800 per year, or at an average rate of 9.9 percent each year. Average household size (persons per household) declined from 3.21 in 1960 to 2.88 in 1970; as of June 1, 1971, the average was estimated to be 2.86, reflecting a continuing trend toward smaller households.

In the two-year period ending June 1, 1971, it is anticipated that relatively high rates of population and household growth will continue to prevail. The population is expected to increase by about 4,000 persons (8.8 percent) each year. A gain of about 1,500 new households a year is anticipated, an annual rate of about 9.2 percent. Demographic trends and estimates from 1960 to 1973 are presented in table V.

Housing Factors. Building permits are required for all new residential construction in the Naples Housing Market Area. During the 1960-1970 period, building permit records show an average construction volume of about 1,420 new housing units each year, ranging from 296 units authorized in 1960 to 2,545 units in 1969 (see table VI). Annual production volume increased sharply in the second half of the decade, and since 1963, multiple-unit structures have accounted for a very substantial portion of the residential construction in the HMA. In 1968, 1969, and 1970 the majority of the new housing units were in multiple-unit buildings. Under the various federal subsidy programs, there have been about 226 units added to the supply available to the HMA's low- and moderate-income families. The subsidized total included about 30 units occupied with Section 235 (single-family sales) subsidies and 196 units of rent supplement housing. Most of the new housing to date has been constructed around the city of Naples, but there are large planned developments inland at Golden Gate Estates and along the south coast at Marco Island. As of June 1, 1971, there were about 250 single-family houses and about 300 multifamily units under construction in the Naples HMA. All of these units are unsubsidized, with the exception of a small number of houses for which Section 235 subsidies may be requested. Table VI shows the number of building permits issued in the HMA for each year since 1960.

The total housing inventory in the Naples Housing Market area was estimated to be 19,625 housing units as of June 1, 1971. The total included about 2,350 mobile-home units which comprised almost 12 percent of the entire inventory. The HMA has an estimated 4,000 units (including both single-family and multifamily structures) which are designed for condominium or cooperative ownership. Since the April 1970 Census, the total housing inventory in the HMA has increased by almost 2,100 units. This net increase resulted from the addition of nearly 2,200 new units

(including 500 mobile homes) and the loss of about 100 units as a result of demolition, fire, condemnation, etc. Housing inventory data, including the number of owner-occupied and renter-occupied units, are included in table VII.

Vacancy. Vacancies in the Naples HMA were at relatively high levels in April 1970 and have subsequently continued to increase. As of June 1, 1971, there were an estimated 4,900 vacant housing units (almost 25 percent of the entire housing inventory). The total included 1,750 units for seasonal or migratory occupancy, 1,500 units available for sale or rent, and 1,650 other vacant units that were considered unavailable for various reasons (already sold or rented and awaiting occupancy, dilapidated, etc.). The units available for sale or rent represented a homeowner vacancy rate of 5.0 percent and a rental vacancy ratio of 17.9 percent. These vacancy ratios were considered to be indicative of very substantial excesses in the supply of both sales and rental housing.

Table I

Annual Demand for New Unsubsidized Housing
Naples Housing Market Area
June 1, 1971 to June 1, 1973

1. Unsubsidized Single-family Houses

<u>Price class</u>	<u>Annual number of units</u>
Under \$20,000	190
\$20,000 - 22,499	140
22,500 - 24,999	100
25,000 - 29,999	150
30,000 - 34,999	60
35,000 and over	<u>160</u>
Total	800

2. Unsubsidized Mobile Homes

<u>Price class</u>	<u>Annual number of units</u>
\$3,500 - \$8,000	300

3. Unsubsidized Multifamily Rental Units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>	<u>All units</u>
Under \$140	25	-	-	-	25
\$140 - 159	5	20	-	-	25
160 - 179	-	50	-	-	50
180 - 199	-	-	60	-	60
200 - 249	-	-	20	15	35
250 and over	<u>-</u>	<u>-</u>	<u>-</u>	<u>5</u>	<u>5</u>
Total	30	70	80	20	200

^{a/} Includes estimated cost of utilities.

Table II

Annual Occupancy Potential for Subsidized Rental Housing
Naples Housing Market Area
June 1, 1971 - June 1, 1973

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	10	0	20	30
2 bedrooms	35	0	50	85
3 bedrooms	35	0	60	95
4+ bedrooms	<u>20</u>	<u>0</u>	<u>50</u>	<u>70</u>
Total	<u>100</u>	<u>0</u>	<u>180^{b/}</u>	<u>280</u>
B. <u>Elderly</u>				
Efficiency	10	10	10	30
1 bedroom	<u>5</u>	<u>10</u>	<u>5</u>	<u>20</u>
Total	<u>15</u>	<u>20^{c/}</u>	<u>15^{c/}</u>	<u>50</u>

Note: See page 3 for estimates of the Section 235 subsidized sales housing potential.

a/ Estimates are based on regular income limits.

b/ About 30 percent of these families also are eligible for the rent supplement program.

c/ All of these elderly are eligible, alternatively, for rent supplements.

Table III

Civilian Work Force Components
Naples Housing Market Area

	Month of March				
	<u>1960</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970P/</u>
Civilian labor force	5,250	10,020	11,380	14,660	15,520
Unemployment	100	200	200	180	260
Unemployment rate	1.9%	2.0%	1.8%	1.2%	1.7%
Total employment	5,150	9,820	11,180	14,480	15,260
Nonagricultural employment	5,000	9,360	10,720	14,020	14,800
Wage and salary	3,650	7,460	8,600	11,320	12,120
Manufacturing	300	420	400	340	360
Construction	450	800	1,320	2,320	2,360
Trans. & public utils.	150	300	340	480	520
Trade	1,050	1,900	2,160	2,600	2,940
Fin., ins., & real estate	350	980	1,220	1,280	1,720
Service & misc.	850	1,880	1,920	2,740	2,700
Govt.	500	1,180	1,240	1,560	1,520
Other nonag. employment	1,350	1,900	2,120	2,700	2,680
Agricultural employment	150	460	460	460	460

p/ Preliminary.

Note: Components may not add to totals because of rounding.

Source: Florida Department of Commerce.

Table IV

Estimated Percentage Distribution of All Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
Naples Housing Market Area - 1971

<u>Annual income</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$3,000	13	17
\$3,000 - 3,999	7	9
4,000 - 4,999	7	8
5,000 - 5,999	7	8
6,000 - 6,999	7	8
7,000 - 7,999	8	9
8,000 - 8,999	7	9
9,000 - 9,999	7	6
10,000 - 12,499	13	8
12,500 - 14,999	6	5
15,000 and over	<u>18</u>	<u>13</u>
Total	100	100
Median income	\$8,100	\$6,900

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends and Projections
Naples Housing Market Area
April 1960 - June 1973

	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>June</u> <u>1971</u>	<u>June</u> <u>1973</u>	<u>Average annual change^{a/}</u>					
					<u>1960-1970</u>		<u>1970-1971</u>		<u>1971-1973</u>	
					<u>Number</u>	<u>Rate</u>	<u>Number</u>	<u>Rate</u>	<u>Number</u>	<u>Rate</u>
<u>Population</u>										
HMA total population	15,753	38,040	42,750	50,750	2,230	8.8%	3,925	10.3%	4,000	8.8%
Naples	4,655	12,042	13,050	14,000	740	9.5%	840	7.0%	475	3.5%
Remainder of Collier County	11,098	25,998	29,700	36,750	1,490	8.5%	3,085	11.9%	3,525	10.9%
<u>Households</u>										
HMA total households	4,850	13,032	14,725	17,725	820	9.9%	1,410	10.8%	1,500	9.2%
Naples	1,625	4,683	5,075	5,500	300	10.6%	325	6.9%	215	4.2%
Remainder of Collier County	3,225	8,349	9,650	12,225	520	9.5%	1,085	13.0%	1,285	11.8%

^{a/} Rates computed on a compound basis; numbers are rounded.

Sources: 1960 and 1970 Censuses of Population and Housing; 1971 and 1973 estimated by Housing Market Analyst.

Table VI

Authorization for New Housing Units
Naples Housing Market Area
1960-1971

	<u>Housing Market Area, total</u>				<u>City of Naples</u>				<u>Remainder of Collier Co.</u>			
	<u>Total units</u>	<u>Single-family</u>	<u>2 to 4 units</u>	<u>5 or more units</u>	<u>Total units</u>	<u>Single-family</u>	<u>2 to 4 units</u>	<u>5 or more units</u>	<u>Total units</u>	<u>Single-family</u>	<u>2 to 4 units</u>	<u>5 or more units</u>
1960	296	261	25	10	108	106	2	-	188	155	23	10
1961	610	514	39	57	240	166	22	52	370	348	17	5
1962	587	440	49	98	342	203	41	98	245	237	8	-
1963	913	376	25	512	699	178	9	512	214	198	16	-
1964	869	427	26	416	604	212	10	382	265	215	16	34
1965	1,275	530	78	667	815	222	-	593	460	308	78	74
1966	1,046	666	66	314	412	233	25	154	634	433	41	160
1967	1,422	771	165	486	602	243	8	351	820	528	157	135
1968	2,266	977	233	1,056	871	286	35	550	1,395	691	198	506
1969	2,545	1,025	425	1,095	927	291	29	607	1,618	734	396	488
1970	2,072	956	164	952	412	165	2	245	1,660	791	162	707

Jan. through Apr.

1970	698	260	44	394	162	53	0	109	536	207	44	285
1971	695	493	116	86	67	47	0	20	628	446	116	66

Note: Includes subsidized units.

Source: U.S. Bureau of the Census and local building authorities.

Table VII

Components of the Housing Inventory
Naples Housing Market Area
April 1960 - June 1971

	<u>April 1960</u>	<u>April 1970</u>	<u>June 1971</u>
<u>Tenure and vacancy</u>			
Total housing units	<u>5,950</u>	<u>17,544</u>	<u>19,625</u>
Occupied housing units	<u>4,850</u>	<u>13,032</u>	<u>14,725</u>
Owner-occupied	<u>3,009</u>	<u>9,093</u>	<u>10,350</u>
Percent	62.0%	69.8%	70.2%
Renter-occupied	1,841	3,939	4,375
Percent	38.0%	30.2%	29.8%
Vacant housing units	<u>1,100</u>	<u>4,512</u>	<u>4,900</u>
Available vacant (year round)	287	1,276	1,500
For sale	101	447	545
Homeowner vacancy rate	3.2%	4.7%	5.0%
For rent	186	829	955
Renter vacancy rate	9.2%	17.4%	17.9%
Vacant (seasonal & migratory)	676	1,637	1,750 ^{b/}
Other vacant ^{a/}	137	1,599	1,650
<u>Units in structure</u>			
Total housing units	<u>5,950</u>	<u>17,544</u>	<u>19,625</u>
1 unit	4,879	10,595	11,525
2 units or more	709	5,116	5,750
Mobile home or trailer	362	1,833	2,350

^{a/} Includes dilapidated units, units sold or rented and awaiting occupancy, and units withheld from the market.

^{b/} Distribution of seasonal and migratory units is estimated.

Source: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

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