New Construction Rental Homes at Casa Amigos FAQ

Below are answers to frequently asked questions about the new rental homes being constructed by Rural Neighborhoods (RN) at its Casa Amigos development in Immokalee, Florida. Leasing information is included.

How do I apply for a unit?

Applications are available on the website or at our Sanders Pines (2449 Sanders Pines Circle) or Main Street Village (104 Anhinga Circle) complexes in Immokalee. **Beginning September 18, you may call 239-657-2009 to schedule an appointment to submit your application.**

Is there an application fee?

Yes, there is an application fee of $85.00 per household. It covers processing the application and background and credit checks. It will be required within ten (10) calendar days after notice of an applicant's placement on the Waiting List. Money orders shall be made payable to "Casa Amigos EHT, LLC".

What is the expected completion date of the Casa Amigos rental homes?

The new apartments are expected to be ready in mid-October 2023.

How many bedrooms and bathrooms do the units have?

All units consist of 2 bedrooms and 2 baths.

What are the projected rents?

Rents are estimated to be $674.00 to $1,123.00 per month depending on household income. These figures include water/sewer and electric. Note that 5 of the planned 24 units will be set aside for Special Needs Households that demonstrate a disability or other special-need condition. Rents for those units may be lower.

What is the income-restriction for Casa Amigos?

Florida Housing Finance Corporation establishes maximum incomes for rental units constructed under the State Apartment Incentive Loan (SAIL) Program. The maximum income for rental units at Casa Amigos is 60% of the Collier County Adjusted Median Income. As shown in the chart below, the current maximum 60% income limit is $59,880 for a 4-person household. This includes income from all sources ranging from, but not

limited to, wages or salaries, interest income, social security or retirement income, child support or other regular sources of income. Management has established a recommended minimum annual income of $26,952 per household to qualify for a rental unit targeted to households at 50% AMI.

Certain rental units are set-aside for households considered Extremely Low-Income (ELI) or those earning below 30% of Collier County Adjusted Median Income. These units will rent for $674/month. Income limits for the ELI units are $20,970 for a 1-person household, $23,970 for a 2-person household, $26,970 for a 3-person household, and $29,940 for a 4-person household.

Percentage of AMI		Maximum Income by Number of Persons in Household			
		1	2	3	4
Collier County	50%	$34,950	$39,950	$44,950	$49,900
	60%	$41,940	$47,940	$53,940	$59,880

Are accessible handicap units available?

Yes, two (2) units have accessible features to better enable occupancy for residents in need of these features. Reasonable accommodations are available to enable a person with a disability an equal opportunity to use and enjoy a rental unit.

Is there a maximum number of people allowed per rental unit?

Given the size of bedrooms and configuration of the rental units, the maximum number is four (4) persons.

Are pets allowed?

Pets are not allowed.

Will I be rejected if I have a criminal record?

It depends. Rural Neighborhoods staff will review and consider criminal history for each member of the applicant household over 18 years, and applicants may have an opportunity to demonstrate inaccuracies or mitigating factors.

Rural Neighborhoods maintains a tenant selection policy that prohibits certain criminal convictions that indicate a demonstrable risk to resident safety and/or property. We distinguish between arrests and conviction, the nature and severity of the conviction, and the amount of time that has passed since the criminal conduct.

It is our policy to not lease to applicants with felony convictions, felony deferred adjudications and certain misdemeanors concerning violence and drug related charges dependent upon the time that has elapsed from case conclusion, release, or parole date. If the criminal background search and the information provided by the applicant reveals past criminal convictions, which are a violation of our policy, your application may be denied. (Detailed criminal background criteria available upon request.)

Will Rural Neighborhoods review current Landlord references?

Rural Neighborhoods will not reject an applicant for lack of rental history, but an applicant may be rejected for unsatisfactory rental history. Any applicant who has been evicted for nonpayment of rent, damages, or material noncompliance will not be accepted. Any applicant who owes past due funds to a previous landlord will be rejected until all funds that are past due have been paid in full. Should an applicant be rejected based on a negative landlord reference, the applicant may appeal the rejection and if disabled, may request a reasonable accommodation.

Rural Neighborhoods will waive a rejection based solely on landlord reference if the negative information is due to unpaid rent or money owed and can be mitigated to the satisfaction of the Landlord by substantially reducing the financial risk to Rural Neighborhoods. Such examples of mitigation of risk include an applicant providing an acceptable third-party guarantor of the lease or paying an increased security deposit.

Applicants who participate in a rent subsidy program that includes risk mitigation for management such as the Housing Choice Voucher program will not be rejected based solely on negative landlord reference based on unpaid rent or money owed. Such programs provide risk mitigation tools which substantially reduce the likelihood that Rural Neighborhoods will be financially damaged because of waiving the landlord reference requirement.

Who do I call if I have questions?

If you have questions, please contact 239-657-2009. Leave a voice message if there is no answer.