



2019 Needs Assessment

For Lee County

Completed By: Lee County Human and Veteran Services

Table of Contents

Executive Summary	3
Community Profile.....	3
Geography	3
Population Growth	4
Age	5
Limited English Proficiency	6
Race, Ethnicity and National Origin	8
Poverty, Employment, and Economy	9
Area Median Income and Poverty Level	9
Employment and Other Sources of Income	11
Education	20
Educational Attainment.....	20
Education Quality and Availability.....	23
Access to Post-Secondary Education.....	25
Health and Safety	26
Mortality Rates.....	26
Insurance Coverage.....	28
Behavioral Health	29
Environmental Health	30
Special Populations.....	32
Elderly (65+).....	32
Persons with Disabilities.....	34
Migrant Farmworkers	35
Persons Experiencing Homelessness	36
Persons with HIV/AIDS.....	38
Housing.....	39
Affordability and Market Analysis	39
Barriers to Affordable Housing.....	41
Civic and Community Engagement	41
Engagement in Target Communities.....	41
Engagement in Lee County.....	43
Consultation and Public Participation.....	44

Stakeholder Consultation Efforts	44
Public Participation Efforts	44
Consultation Results	44
Priority Needs Ranking	47
Anticipated Needs	51
Education	52
Health	52
Special Populations	52
Housing	52
Civic and Community Engagement	52
Program Recommendations	53

Executive Summary

This needs assessment was completed by Lee County Human and Veteran Services in June 2019. The analysis will be used to conduct strategic planning and work plan development for the use of Community Services Block Grant (CSBG) funds.

Community Profile

Assessment of demographic characteristics can indicate the need for and the extent of access to a variety of services in a community. Factors such as population growth, age trends, and racial and ethnic characteristics shape regional needs and play a role in identifying potential gaps in available services and resources.

Geography

Lee County is a rapidly growing community in Southwest Florida. Home to large commercial airport, Southwest Florida International Airport (RSW), more than ten barrier islands, and two Major League Baseball spring training facilities, Lee County is a bustling hub for travel, outdoor activities, and entertainment. “Lee County’s low cost of living, lifestyle amenities, growing workforce, and year-round sunshine make it an ideal place for business and life.”¹



¹ Lee County Economic Development Office. 2019. leecountybusiness.com/why-lee-county/about-lee-county

Lee County comprises the Cape-Coral – Fort Myers, FL Metropolitan Statistical Area (MSA). The City of Cape Coral is the largest City within the MSA. Other units of local government within the MSA are, the City of Bonita Springs, City of Fort Myers, Town of Fort Myers Beach, Village of Estero, and City of Sanibel. Unincorporated areas of the County are mostly divided into named communities, which include: Bayshore, Boca Grande, Buckingham, Caloosahatchee Shores, Olga, Captiva, Greater Pine Island, Lehigh Acres, Northeast Lee County, Alva, North Olga, North Fort Myers, Page Park, San Carlos Island, Southeast Lee County, Tice, and others. (See Map 1 attached)

Population Growth

The 2017 American Community Survey 5-Year Population Estimate indicates a total population of 698,468 in Lee County, a 12% increase over the 2010 census of 618,754. This increase is much less significant than the 40% increase from the 2000 to 2010 census count. The City of Fort Myers is the fastest grown City (26.98%), followed by the City of Bonita Springs (14.32 percent), and the City of Cape Coral (13.45%). The Town of Fort Myers Beach experienced the slowest growth (.81%).

Data from Bureau of Economic and Business Research at the University of Florida indicates projected population growth for 2020 and 2030. Projections anticipate that Unincorporated Lee County will experience the greatest rate of growth at 43%. The City of Cape Coral will see a similar influx of population, growing 42.77% by 2030. The entire Lee County population is anticipated to grow by more than 270,000, or 27.59% by 2030; 6.68% over the anticipated State population growth rate.

Population Change County-Wide							
Jurisdiction	Total Population 2010	Estimated Population 2017	Total Population 2020 (Projected)	Total Population 2030 (Projected)	Percent Change 2010-2017	Projected Percent Change 2017-2020	Projected Percent Change 2017-2030
Urban County							
Bonita Springs	43,857	50,137	52,802	62,645	14.32%	5.32%	25%
Fort Myers Beach	6,277	6,328	6,059	5,818	0.81%	-4.25%	-8%
Sanibel	6,469	6,659	6,673	6,920	2.94%	0.21%	4%
Estero	0*	30,945	38,410	48,125		24.12%	56%
Unincorporated	345,548	350,230	417,540	501,646	1.35%	19.22%	43%
Total Urban County	402,151	444,299	521,484	625,154	10.48%	17.37%	41%
Entitlement Jurisdictions							
Cape Coral	154,305	175,063	198,641	249,942	13.45%	13.47%	42.77%
Fort Myers	62,298	79,106	81,483	101,525	26.98%	3.00%	28.34%
Total Lee County	618,754	698,468	749,600	891,200	12.88%	7.32%	27.59%
State of Florida							
State of Florida	18,801,310	20,484,142	21,526,500	24,357,000	8.95%	5.09%	18.91%

Source: Census 2010 (SF 1 & DP 1); Bureau of Economic and Business Research (BEER), University of Florida, 2017

*The City of Estero was incorporated December 2014.

Age

The age characteristics of a community give an insight into current and future demand for resources. The age composition of a community affects housing and service demands since different age groups have very different needs. Traditionally, young adult households may occupy apartments, condominiums, and smaller single-family homes because of size and/or affordability. That same age group is often seeking education, high paying jobs, and accessing services to assist with achieving those goals. Families with children may prefer larger homes, and are often seeking high quality schools, youth programs, park and recreational facilities, budgeting services, and financial assistance, when necessary, to overcome obstacles. Seniors may prefer apartments, condominiums, mobile homes, or smaller single-family homes that have lower costs and less extensive maintenance needs. Seniors may also seek healthcare services, community activities, and financial assistance to manage budgeting on a fixed income.

The percentage of children under 18 years has slightly decreased from 2010 to 2017. The cities of Fort Myers and Cape Coral have the largest share of the children under 18 with both cities' median ages being younger than the County median age.

Age Profile						
Jurisdiction	Under 18		65 and Older		Median Age	
	2010	2017	2010	2017	2010	2017
Urban County						
Bonita Springs	13.80%	14.10%	33.80%	38.70%	55.2	56.4
Fort Myers Beach	5.40%	2.40%	45.40%	55.30%	63.2	67.0
Sanibel	7.90%	8.90%	50.10%	52.30%	65.0	65.9
Estero	n/a	12.10%	n/a	45.30%	n/a	62.5
Unincorporated	19.30%	21.27%	25.80%	26.70%		
Total Urban County	18.30%	19.33%	27.30%	28.25%		
Entitlement Jurisdictions						
Cape Coral	22.60%	19.90%	17.00%	21.90%	42.4	45.9
Fort Myers	26.30%	20.50%	14.40%	19.00%	35.8	39.2
Total Lee County	19.60%	18.40%	25.70%	27.00%	45.6	47.8

Source: U.S. Census Bureau 2013-2017 American Community Survey Table S0101

Lee County's overall median age of 47.8 years old, is 6 years greater than the State's median age of 41.8 years old, according to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates. Only the City of Fort Myers has a lower median age.

65 and older Growth Projection

Jurisdiction	65 and older			
	2010	2017	2020	2030
Urban County				
Bonita Springs	33.80%	38.70%	36.90%	40.00%
Fort Myers Beach	45.40%	55.30%	56.30%	67.70%
Sanibel	50.00%	52.30%	64.00%	72.40%
Estero	n/a	45.30%		
Unincorporated	25.80%	26.70%	27.30%	29.10%
Total Urban County		28.25%		
Entitlement Jurisdictions				
Cape Coral	17.00%	21.90%	19.70%	23.50%
Fort Myers	14.40%	19.00%	21.40%	29.80%
Total Lee County	23.50%	27.00%	25.90%	29.00%

Source: U.S. Census Bureau 2013-2017 American Community Survey Table S0101; Bureau of Economic and Business Research (BEBR), University of Florida, 2014

The proportion of residents over 65 years of age has increased since 2010. The Town of Fort Myers Beach and the City of Sanibel have the greatest share of residents over 65 years. At the same time, these two cities have the lowest share of children under 18 years old. These two cities are coastal communities and considered retirement locations. The population projection by BEBR indicates that by 2030, nearly 30 percent of Lee County’s population will be 65 and older residents.

Limited English Proficiency

Persons with Limited English Proficiency (LEP) are defined by the federal government as those with a limited ability to read, write, speak, or understand English. American Community Survey data reports on households where English is not spoken at home. In 2017, the Census Bureau reported that 147,361 persons across Lee County (21.1 percent of the population) spoke at least one language other than English. Of these, 62,713 (9.4 percent of the population) spoke English less than “very well”. Translation of vital documents is required for HUD entitlement communities if the number of LEP persons in a single language group constitutes 5 percent or 1,000, whichever is less. The language group to qualify according to this threshold is Spanish.

Limited English Proficiency Language Group, 2017

Language Group	Number of LEP Speakers	Percent of Total Population
Spanish	47083	7.83%
French Creole	4633	0.77%
Portuguese	1130	0.19%
German	1049	0.17%

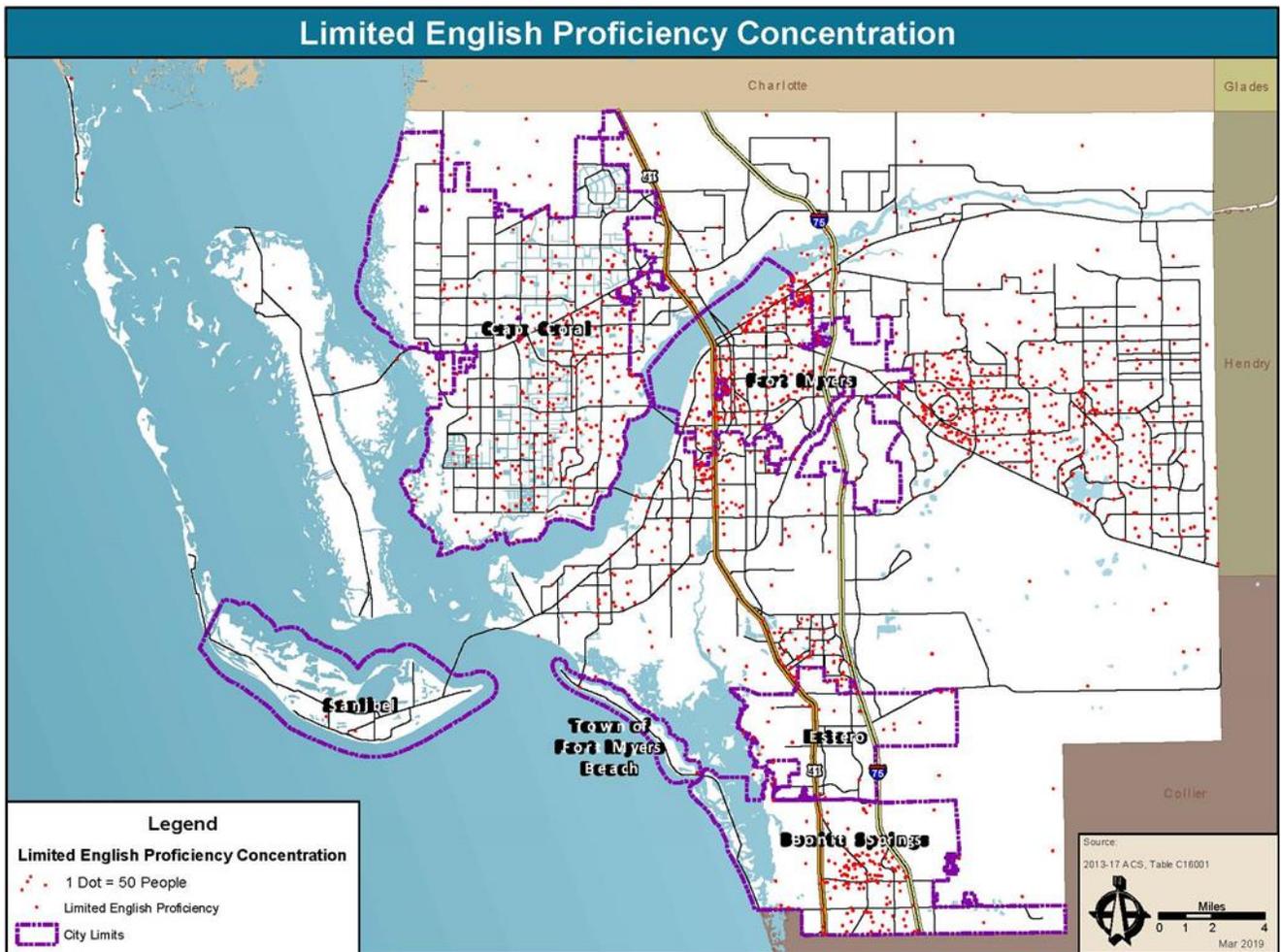
Source: HUD AFFH Data (AFFHT0004) Released November 17, 2017

Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000(d) et seq.; Executive Order 13166; and the U.S. Department of Labor Revised Guidance Regarding the Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient (LEP) Persons are guidelines that apply to all departments and offices reporting to the Lee County Board of County Commissioners, their contractors and subcontractors, and other agents who receive federal or

state financial assistance for their programs and services. All departments and offices reporting to the Lee County Board of County Commissioners comply with these guidelines and take reasonable steps to ensure that persons with Limited English Proficiency (LEP) have timely, meaningful access and an equal opportunity to participate in services and benefits provided by the County.²

Through its Language Access Plan, Lee County will accomplish these goals:

- Annually assess target audiences for LEP services;
- Ensure meaningful verbal communication with LEP persons and their authorized representatives;
- Communicate information contained in vital documents;
- Provide ADA compliant interpretation services at no cost to the person being served;
- Inform LEP persons of these services and their right to access them free of charge;
- Accommodate public input from the LEP community;
- Manage this plan routinely to ensure continuing compliance



² Lee County. Title VI Limited English Proficiency Policy and Plan. 2016. [www.lee.gov/ada/Documents/1.D.%20Lee TitleVI LEP%20Plan.pdf](http://www.lee.gov/ada/Documents/1.D.%20Lee%20TitleVI%20LEP%20Plan.pdf)

Race, Ethnicity and National Origin

Overall, Lee County has become more diverse since 2010. This is due to two factors: increase in racial and ethnic minority population and decrease in the percentage of White population. After White residents, the largest racial/ethnic group in Lee County is Hispanic. Hispanic or Latino is an ethnic classification by the U.S. Census Bureau; however, Hispanic individuals can be of any race.

The 2010 Census indicated a major shift in population composition from 2000, showing 70.96 percent White (not Hispanic or Latino) and Hispanic or Latino (any race) population comprising 18.31 percent of the County's total population. In 2017, 68.4 percent of the population identified as White (not Hispanic or Latino) and Hispanic or Latino (any race) populations comprised 20.2 percent of the County's total population.

The County's population that is Hispanic or Latino increased from 113,308 persons to 141,544 persons from 2010 and 2017, an increase of 124.9 percent.

The Cities of Bonita Springs, Cape Coral and Fort Myers have significant Hispanic concentrations, while the City of Sanibel has the least concentration of Hispanic Population. The largest concentration of Black residents occurs in the City of Fort Myers with 26.17 percent of the City's population versus the countywide of 8.66 percent.

In 2000, for the first time, the Census forms allowed Americans to classify themselves as belonging to more than one race. In Lee County, 1.79 percent of the people identified themselves as belonging to more than one race in the 2017 American Community Survey. Native American, Pacific Islander, Asian other race, and "Two or More Races" comprised 6.61 percent of the County's total population.

Racial and Ethnic Population Composition 2017								
Jurisdiction	Not Hispanic/Latino							Hispanic Latino
	White	Black	American Indian	Asian	Pacific Islander	Other Race	Two or more races	Any Race
	%	%	%	%	%	%	%	%
Urban County								
Bonita Springs	90.94%	1.46%	0.02%	1.12%	0.00%	4.26%	2.20%	25.92%
Fort Myers Beach	97.40%	0.29%	0.28%	0.74%	0.00%	0.00%	1.29%	2.89%
Sanibel	98.01%	0.29%	0.27%	0.35%	0.00%	0.34%	0.74%	0.97%
Unincorporated	84.98%	8.50%	0.17%	1.48%	0.07%	2.88%	1.91%	19.66%
Total Urban County	86.06%	7.44%	0.16%	1.41%	0.06%	2.95%	1.92%	19.83%
Entitlement Jurisdictions								
Cape Coral	90.11%	4.42%	0.26%	1.56%	0.02%	2.17%	1.46%	20.17%
Fort Myers	63.88%	26.17%	0.10%	2.36%	0.09%	5.64%	1.77%	22.68%
Total Lee County	84.73%	8.66%	0.18%	1.55%	0.05%	3.04%	1.79%	20.22%

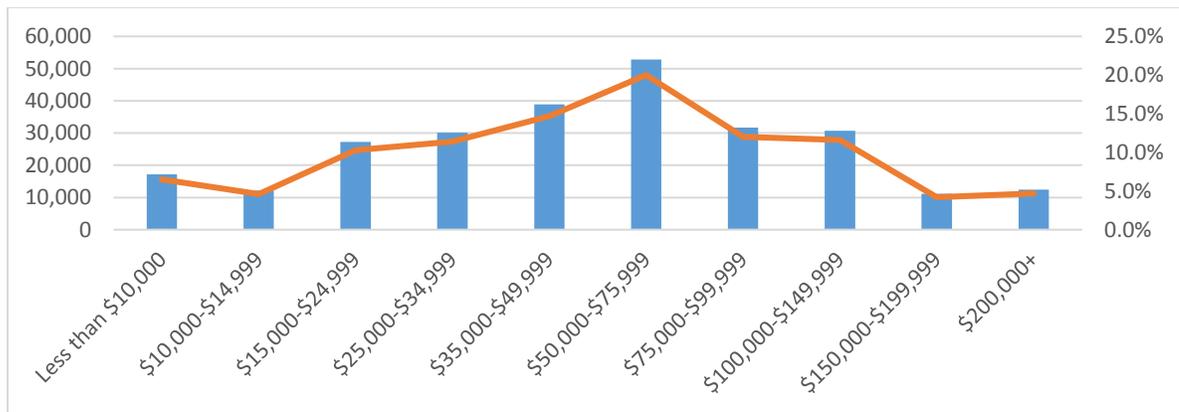
Source: U.S. Census Bureau 2013-2017 American Community Survey Table B02001 & B03002

Poverty, Employment, and Economy

Household income, employability, and economy are potentially the most important factors in determining the resources needed in a community. Economic factors play an important role in a household’s health, housing stability, educational opportunities, transportation options, and ability to engage in community activities.

Area Median Income and Poverty Level

In 2012, the median household income (MHI) in Lee County was \$48,453 (in 2012 inflation adjusted dollars). In 2017, the estimated median family income was \$52,052, an increase of \$3,599 from 2012. More than 32 percent of the County households earned less than \$35,000 in 2017, and 32.5 percent earned more than \$75,000 in 2017. Those with household income of \$50,000 to \$74,999 represented 34.7 percent of all income groups.



Lee County household Income Distribution (in 2017 Dollars)		
	#	%
Less than \$10,000	17,181	6.5%
\$10,000-\$14,999	12,159	4.6%
\$15,000-\$24,999	27,225	10.3%
\$25,000-\$34,999	30,133	11.4%
\$35,000-\$49,999	38,856	14.7%
\$50,000-\$75,999	52,865	20.0%
\$75,000-\$99,999	31,719	12.0%
\$100,000-\$149,999	30,662	11.6%
\$150,000-\$199,999	11,102	4.2%
\$200,000+	12,423	4.7%
Median Household Income	\$	52,052.00
Mean Household Income	\$	74,000.00

Source: U.S. Census Bureau 2013-2017 American Community Survey Table S1901

Approximately 10.2% of all families and 14.9% of all individuals in Lee County had an income below the poverty level in 2017. Overall, Lee County’s poverty rates are lower than the statewide rate; however, disparities exist for female-headed households, especially those with children under the age of 18.

Percentage Below Poverty Level in the Past 12 Months		
	Florida	Lee County
All families	11.10%	10.20%
With related children of the householder under 18 years	18.20%	19.80%
With related children of the householder under 5 years only	17.00%	17.30%
Married couple families	6.30%	5.90%
With related children of the householder under 18 years	8.90%	9.90%
With related children of the householder under 5 years only	7.00%	7.20%
Families with female householder, no husband present	26.80%	28.90%
With related children of the householder under 18 years	36.50%	39.20%
With related children of the householder under 5 years only	39.10%	40.40%
All people	15.50%	14.90%
Under 18 years	22.30%	24.90%
Related children of the householder under 18 years	22.00%	24.60%
Related children of the householder under 5 years	24.60%	27.00%
Related children of the householder 5 to 17 years	21.00%	23.70%
18 years and over	13.70%	12.60%
18 to 64 years	14.80%	15.00%
65 years and over	10.30%	7.80%
People in families	12.60%	12.40%
Unrelated individuals 15 years and over	26.60%	24.90%

Source: American Community Survey 2013-2017 Estimates (S2301)

Across racial and ethnic groups in Lee County, Asians had the highest MHI at \$61,165, followed by Whites at \$53,468. Both groups had a higher income than the County's MHI (\$52,052). The MHI was substantially lower for Blacks and Hispanics, at \$37,289 and \$41,386, respectively. Minority residents in Lee County have greater rates of poverty than White residents. More than 13 percent of white residents were living in poverty, compared with 26 percent of Blacks and 26 percent of Hispanics. Asians had the lowest poverty rate at 9 percent, nearly 5 percent lower than Lee County's average rate of 14.9 percent.

Median Household Income and Poverty Rates by Race/Ethnicity		
	Median Household Income (2017)	Poverty Rate (2017)
Lee County	\$ 52,052.00	14.9%
White	\$ 53,468.00	13.4%
Black or African American	\$ 37,289.00	26.0%
American Indian and Alaskan Native	\$ 49,954.00	20.3%
Asian	\$ 61,165.00	9.0%
Native Hawaiian and Other Pacific Islander	-	45.5%
Some Other Race	\$ 35,481.00	26.8%
Two or More Races	\$ 45,052.00	13.0%
Hispanic or Latino (of any race)	\$ 41,386.00	26.0%
White Alone, not Hispanic or Latino	\$ 55,726.00	10.5%

Source: American Community Survey 2013-2017 Estimates (S1903 & S1701)

Employment and Other Sources of Income

Employment is the primary source of income for most Lee County residents. More than 287,000 residents in Lee County are employed, 83.2% in private industry, 10.3% in government, and 6.2% in their own businesses. A key factor in determining the needs of Lee County residents is determining if they have enough income to maintain a normal standard of living, otherwise known as a living wage. Living wages and typical expenses can be compared to the typical salary in a region to determine if there is a gap in adequately paying jobs. The living wage, typical expenses and typical annual salaries for Lee County are listed below.

Living Wage Calculation for Lee County, Florida

Hourly Wages	1 Adult	1 Adult 1 Child	1 Adult 2 Children	1 Adult 3 Children	2 Adults (1 Working)	2 Adults (1 Working) 1 Child	2 Adults (1 Working) 2 Children	2 Adults (1 Working) 3 Children	2 Adults (1 Working Part- Time) 1 Child*	2 Adults	2 Adults 1 Child	2 Adults 2 Children	2 Adults 3 Children
Living Wage	\$11.34	\$23.88	\$27.31	\$33.94	\$18.39	\$21.82	\$24.67	\$27.07	\$16.59	\$9.20	\$12.77	\$15.13	\$17.28
Poverty Wage	\$5.00	\$7.00	\$9.00	\$11.00	\$7.00	\$9.00	\$11.00	\$13.00		\$3.00	\$4.00	\$5.00	\$6.00
Minimum Wage	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25		8.25	8.25	8.25	8.25

*Documentation for families with an adult working part-time is available separately, here. (<http://livingwage.mit.edu/resources/MIT-Part-Time-Documentation.pdf>)

Source: Massachusetts Institute of Technology - Dr. Amy K. Glasmeier 2017. livingwage.mit.edu/counties/12071

Typical Expenses

Annual Expenses	1 Adult	1 Adult 1 Child	1 Adult 2 Children	1 Adult 3 Children	2 Adults (1 Working)	2 Adults (1 Working) 1 Child	2 Adults (1 Working) 2 Children	2 Adults (1 Working) 3 Children	2 Adults (1 Working Part- Time) 1 Child*	2 Adults	2 Adults 1 Child	2 Adults 2 Children	2 Adults 3 Children
Food	\$ 2,986.00	\$ 4,394.00	\$ 6,613.00	\$ 8,777.00	\$ 5,474.00	\$ 6,807.00	\$ 8,786.00	\$ 10,702.00		\$ 5,474.00	\$ 6,807.00	\$ 8,786.00	\$ 10,702.00
Child Care	\$ -	\$ 6,778.00	\$ 10,216.00	\$ 13,654.00	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 678.00	\$ 10,216.00	\$ 13,654.00
Medical	\$ 2,583.00	\$ 8,332.00	\$ 8,051.00	\$ 8,109.00	\$ 6,161.00	\$ 8,051.00	\$ 8,109.00	\$ 7,779.00		\$ 6,161.00	\$ 8,051.00	\$ 8,109.00	\$ 7,779.00
Housing	\$ 8,244.00	\$ 11,040.00	\$ 11,040.00	\$ 14,328.00	\$ 8,892.00	\$ 11,040.00	\$ 11,040.00	\$ 14,328.00		\$ 8,892.00	\$ 11,040.00	\$ 11,040.00	\$ 14,328.00
Transportation	\$ 4,236.00	\$ 8,754.00	\$ 9,189.00	\$ 11,032.00	\$ 8,754.00	\$ 9,189.00	\$ 11,032.00	\$ 10,989.00		\$ 8,754.00	\$ 9,189.00	\$ 11,032.00	\$ 10,989.00
Other	\$ 2,656.00	\$ 4,294.00	\$ 4,736.00	\$ 6,059.00	\$ 4,294.00	\$ 4,736.00	\$ 6,059.00	\$ 5,620.00		\$ 4,294.00	\$ 4,736.00	\$ 6,059.00	\$ 5,620.00
Required Annual Income After Taxes	\$ 20,705.00	\$ 43,592.00	\$ 49,846.00	\$ 61,958.00	\$ 33,575.00	\$ 39,824.00	\$ 45,026.00	\$ 49,418.00		\$ 33,575.00	\$ 46,602.00	\$ 55,242.00	\$ 63,072.00
Annual Taxes	\$ 7,888.00	\$ 6,081.00	\$ 6,954.00	\$ 8,643.00	\$ 4,684.00	\$ 5,555.00	\$ 6,281.00	\$ 6,894.00		\$ 4,684.00	\$ 6,501.00	\$ 7,706.00	\$ 8,798.00
Required Annual Income Before Taxes	\$ 23,593.00	\$ 49,674.00	\$ 56,800.00	\$ 70,601.00	\$ 38,259.00	\$ 45,379.00	\$ 51,307.00	\$ 56,311.00	\$ 51,774.00	\$ 38,259.00	\$ 53,103.00	\$ 62,948.00	\$ 71,870.00

*Documentation for families with an adult working part-time is available separately, here. (<http://livingwage.mit.edu/resources/MIT-Part-Time-Documentation.pdf>)

Source: Massachusetts Institute of Technology - Dr. Amy K. Glasmeier 2017. livingwage.mit.edu/counties/12071

Based on the data provided in the Massachusetts Institute of Technology Living wage calculator, only seven of the 22 occupational areas in Lee County provide a livable wage for households made up of one child and one adult. Only two occupational areas provide a livable wage for those households made up of one adult and three children or two adults and three children. Typical annual salaries for building, grounds cleaning, maintenance, personal care and service, food preparation and serving, farming, fishing, and forestry are below the livable wage necessary for all household compositions.

Occupational Area	Typical Annual Salary
Management	\$ 103,751.00
Business & Financial Operations	\$ 61,808.00
Computer & Mathematical	\$ 71,586.00
Architecture & Engineering	\$ 68,911.00
Life, Physical, & Social Science	\$ 55,432.00
Community & Social Service	\$ 41,174.00
Legal	\$ 68,255.00
Education, Training, & Library	\$ 46,135.00
Arts, Design, Entertainment, Sports, & Media	\$ 44,506.00
Healthcare Practitioners & Technical	\$ 60,895.00
Healthcare Support	\$ 27,798.00
Protective Service	\$ 35,383.00
Food Preparation & Serving Related	\$ 20,869.00
Building & Grounds Cleaning & Maintenance	\$ 23,124.00
Personal Care & Service	\$ 22,663.00
Sales & Related	\$ 25,892.00
Office & Administrative Support	\$ 31,816.00
Farming, Fishing, & Forestry	\$ 20,531.00
Construction & Extraction	\$ 36,418.00
Installation, Maintenance, & Repair	\$ 39,186.00
Production	\$ 30,197.00
Transportation and Material Moving	\$ 28,464.00

Source: Massachusetts Institute of Technology - Dr. Amy K. Glasmeier
2017. livingwage.mit.edu/counties/12071

“FAMILIES AND INDIVIDUALS WORKING IN LOW-WAGE JOBS MAKE INSUFFICIENT INCOME TO MEET MINIMUM STANDARDS GIVEN THE LOCAL COST OF LIVING.”

DR. AMY K. GLASMEIER, 2017

In addition to income from employment, there are varieties of other sources where households can gain income. As indicated below, Social Security and Retirement income are the largest non-employment income sources in Lee County. The percent of the population that receives public assistance and/or Food Stamps/SNAP is lower in Lee County (11.59%) than statewide (15%).

Income from Sources Other than Employment	Florida		Lee County	
	#	%	#	%
Total:	7,510,882	100.00%	264,325	100.00%
With Interest, Dividends, or Net Rental Income	1,590,588	21.18%	73,801	27.92%
No Interest, Dividends, or Net Rental Income	5,920,294	78.82%	190,524	72.08%
Total:	7,510,882	100.00%	264,325	100.00%
With Security Income (SSI)	2,765,138	36.82%	122,899	46.50%
No Security Income (SSI)	4,745,744	63.18%	141,426	53.50%
Total:	7,510,882	100.00%	264,325	100.00%
With Supplemental Security Income (SSI)	379,304	5.05%	10,241	3.87%
No Supplemental Security Income (SSI)	7,131,578	94.95%	254,084	96.13%
Total:	7,510,882	100.00%	264,325	100.00%
With Cash Public Assistance or Food Stamps/SNAP	1,126,772	15.00%	30,625	11.59%
No Cash Public Assistance or Food Stamps/SNAP	6,384,110	85.00%	233,700	88.41%
Total:	7,510,882	100.00%	264,325	100.00%
With Public Assistance Income	160,200	2.13%	4,551	1.72%
No Public Assistance Income	7,350,685	97.87%	259,774	98.28%
Total:	7,510,882	117.61%	264,325	123.73%
With Retirement Income	1,482,561	19.74%	67,263	25.45%
No Retirement Income	7,350,685	97.87%	259,774	98.28%
Total:	7,510,882	100.00%	264,325	100.00%
With Other Types of Income	770,076	10.25%	25,220	9.54%
No Other Types of Income	6,740,806	89.75%	239,105	90.46%

Source: American Community Survey 2013-2017 Estimates (B19054, B19055, B19056, B19057, B19058, B19059, B19060)

Note: Some households may receive multiple sources of non-employment income. Figures are not deduplicated.

Industry and Employers

The nearly 300,000 employed citizens of Lee County were employed in these industry sectors in 2018:

Industry	Number Employed
Construction	30,165
Trade, Transportation, and Utilities	55,567
Retail/Trade	42,587
Professional and Business Services	36,619
Education and Health Services	30,831
Education Services	3,485
Health Care and Social Assistance	27,346
Ambulatory Health Care Services	15,931
Leisure and Hospitality	43,579
Accommodation and Food Services	35,728
Government	44,106

(Source: Southwest Florida Workforce Development Board, Inc. 2019)

According to the Lee County Economic Development Office, some of the major employers located in Lee County include:

- Lee Health System (11,868);
- Lee County School District (11,680);
- Lee County Administration (2,692);
- City of Cape Coral (1,800);
- Lee County Sheriff's Office (1,612);
- Gartner (1,600);
- Chico's (1,500);
- Florida Gulf Coast University (1,401);
- Shell Point Retirement Community (1,068);
- Florida Southwestern State College (983); and
- City of Fort Myers (920).

Approximately 13% or 37,124 people of Lee County's civilian workforce are employed by these top ten employers.

Data provided by the Florida Department of Economic Opportunity indicates a 12.7% growth rate in all industries in Lee County by 2026. Those industries with the highest growth rates include Construction (14.3%), Mining (13.2%), Education and Health Services (23.5%), Professional and Business Services (13.9%), and government (13.4%).

Consultation with the Southwest Florida Workforce Development Board revealed occupational demands bridge many industries. As an example, a chef may be employed in a variety of industries: Manufacturing (Food Manufacturing - LeeSar); Educational and Healthcare Services - Education (Estero High School or Technical Colleges), Health Care (Medical Hospital or Residential Care Facility); Leisure and Hospitality - Accommodations (Resorts, Hotels), Food Service (Restaurants).

The prediction of growth of an occupation is by percentage of growth as well as by job openings. In Lee County the top ten fastest growing occupations (percentage of growth) for the period of 2018-2026 are:

- Physician Assistants at 39.2% with total job opening during the period of 220
- Nurse Practitioners at 38.4% with total job opening during the period of 156
- Personal Care Aides at 33.6% with total job opening during the period of 1,853
- Business Teachers, Postsecondary at 33.3% with total job opening during the period of 157
- Respiratory Therapists at 32.3% with total job opening during the period of 406
- Health Specialties Teachers, Postsecondary at 31.5% with total job opening during the period of 151
- Physical Therapist Assistants at 31.5% with total job opening during the period of 375
- Medical Assistants at 29.7% with total job opening during the period of 2,702
- Logisticians at 28.5% with total job opening during the period of 231
- Diagnostic Medical Sonographers at 28.4% with total job opening during the period of 171

Occupations with the most new jobs for the same period are:

- Retail Salespersons at 17,073 total job openings;
- Waiters and Waitresses at 16,125 total job openings;
- Cashiers at 14,361 total job openings;
- Combined Food Preparation and Serving Workers, Including Fast Food at 11,995 total job openings;
- Landscaping and Grounds keeping Workers at 8,722 total job openings.

Labor Force

Labor is defined as the members of the population who are available and willing to work, and who are currently employed or have recently looked for a job. American Community Survey data indicates that Lee County's labor force participation rate is 52.8%, indicating that approximately 309,434 individuals over the age of 16 are currently employed or seeking employment.

Lee County's unemployment rate is 7.1%, nearly the same as the statewide rate. The unemployment rate for individuals 25 to 29 years of age is slightly higher in Lee County (9.2%), than the statewide rate (8.2%). The same is true for unemployment among Asian and Hispanic Populations, which is 1.8% and .6% higher than the statewide rate, respectively.

EMPLOYMENT STATUS	Florida				Lee County, Florida			
	Total	Labor Force Participation Rate	Employment/ Population Ratio	Unemployment rate	Total	Labor Force Participation Rate	Employment/ Population Ratio	Unemployment rate
Population 16 years and over	16,645,386	58.70%	54.20%	7.20%	586,049	52.80%	49.00%	7.10%
AGE								
16 to 19 years	953,502	32.00%	24.30%	23.00%	28,664	36.40%	30.20%	17.10%
20 to 24 years	1,295,818	72.90%	62.90%	12.30%	35,816	78.80%	70.80%	10.10%
25 to 29 years	1,338,522	81.00%	73.50%	8.20%	38,377	79.30%	71.90%	9.20%
30 to 34 years	1,264,045	81.60%	75.10%	7.10%	37,036	82.20%	75.90%	7.20%
35 to 44 years	2,465,145	81.90%	76.70%	5.80%	73,365	82.10%	77.40%	5.60%
45 to 54 years	2,752,893	79.30%	74.70%	5.60%	85,915	77.60%	72.60%	6.50%
55 to 59 years	1,375,329	69.40%	65.40%	5.70%	47,388	67.60%	63.30%	6.30%
60 to 64 years	1,273,243	52.90%	50.20%	5.10%	50,622	48.40%	45.90%	5.00%
65 to 74 years	2,169,519	22.20%	21.10%	4.70%	106,205	20.00%	19.10%	4.80%
75 years and over	1,757,370	5.60%	5.30%	5.10%	82,661	6.00%	5.70%	4.80%
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	12,910,931	57.30%	53.40%	6.20%	508,846	51.10%	47.60%	6.70%
Black or African American alone	2,508,157	62.70%	55.00%	11.80%	43,752	62.70%	56.40%	10.00%
American Indian and Alaska Native alone	46,752	55.90%	48.90%	11.80%	987	59.40%	52.80%	11.10%
Asian alone	450,191	63.10%	59.50%	5.20%	9,289	59.10%	55.00%	7.00%
Native Hawaiian and Other Pacific Islander alone	9,936	67.70%	61.30%	8.90%	281	76.20%	76.20%	0.00%
Some other race alone	412,666	70.90%	65.00%	8.00%	14,976	71.20%	65.90%	7.40%
Two or more races	306,753	65.20%	58.30%	9.70%	7,918	63.50%	56.40%	10.80%
Hispanic or Latino origin (of any race)	3,912,304	65.10%	60.40%	6.90%	102,062	66.60%	61.50%	7.50%
White alone, not Hispanic or Latino	9,586,058	54.80%	51.10%	6.00%	426,058	48.20%	45.10%	6.50%
Population 20 to 64 years	11,764,995	75.60%	70.00%	6.80%	368,519	73.90%	68.80%	6.90%
SEX								
Male	5,799,606	79.90%	73.80%	6.80%	179,695	78.80%	73.40%	6.70%
Female	5,965,389	71.30%	66.30%	6.80%	188,824	69.30%	64.40%	7.10%
With own children under 18 years	1,893,802	74.00%	68.60%	7.10%	56,255	73.80%	67.40%	8.70%
With own children under 6 years only	429,050	70.20%	64.10%	8.40%	11,905	70.90%	64.60%	8.90%
With own children under 6 years and 6 to 17 years	355,203	67.20%	60.70%	9.50%	10,982	66.80%	57.70%	13.60%
With own children under 6 to 17 years only	1,109,549	77.60%	72.80%	6.10%	33,368	77.20%	71.60%	7.30%

Work Force Training

Although a sign of economic prosperity, growing workforce demand places increased pressure on community resources to educate, develop, and maintain an adequately trained labor force. The business community demands a skilled workforce to meet the needs of their business' customer and product. Each year the Florida Department of Economic Opportunity surveys all businesses to assess future growth and need. The information shared by businesses is used to update labor market data for predictive purposes.

This assessment is key to regional economic and business success. Data collected by the Department of Economic Opportunity, regional and local surveys, the Southwest Florida Workforce Development Board and its CareerSource Southwest Florida partner is shared with educational providers to ensure appropriate workforce-training opportunities are available. Skill training and upgrading is a continuous project meet business needs. Collaborating with educators is as important as the efforts resulting in credentialing, diplomas and degrees.

Each year the occupations that are considered high skill, high wage and projected to be in-demand are reviewed, and training opportunities researched. Updated lists of occupations and training providers is published, uploaded, and distributed throughout the community. CareerSource Southwest Florida center staff and educators are informed of changes so that information and referrals to customers in correct. Residents seeking jobs and training are informed of Labor Market trends, occupational skill demands, and training providers to afford an informed decision.

In addition, businesses are offered opportunities through the Business Services at the CareerSource Southwest Florida centers. Businesses can take advantage of the no-cost services available by posting job openings, and allowing Career Development Professionals to screen and refer potential candidates. Assistance to individuals and businesses in identifying cost saving employment programs that can provide tax credits, employee boning, on-the-job training, and skill gap education. On-site recruitment facilities as well as executive search, family relocation assistance, industry surveys, labor market information, and professional career network opportunities are available.

Education Fairs, Hiring Events and Regional Career Fairs are available to business and job seeker customers and information is dispersed through regional media sources and partners.

In addition to having the correct qualifications and training for a job, all employers seek individuals who have work practices that will lead to future success, both of the individual and the employer. Otherwise referred to as "soft skills", these assets are essential to obtaining and maintaining employment in a competitive market. Input received from the Workforce Development Board and community service providers indicates that employment seekers are often lacking these skills. Lee County aims to remedy this need by offering Job readiness workshops. Job Readiness is compiled of six modules touching on many areas of employment preparation. These workshops are designed to prepare future employees for the responsibilities of the workplace along with attaining and maintaining employment. The workshops will also help participants develop good work habits that will facilitate ongoing success

Education

An assessment of educational opportunities and attainment can provide vision into the future economic needs of individuals and communities. Educational attainment is often an indicator of an individual's future earning potential. The availability of quality educational opportunities, including Head Start Programs and primary and secondary schools, increases the desirability of communities and can be a sign of the economic condition of the area.

Educational Attainment

American Community Survey data indicates that educational attainment is directly related to median earnings and the number of persons with income at or below the poverty rate. Of persons over the age of 24 with a Bachelor's degree or higher, 6.1% in Lee County have an annual income at or below the poverty rate. In comparison, 24.0% of persons over the age of 24 with less than a high school diploma have an annual income at or below the poverty rate. Similarly, individuals over the age of 24 with a Graduate or professional degree earn \$34,019 more than those without a high school diploma.

Educational Attainment	Florida				Lee County, Florida			
	Total	Percent	Percent Male	Percent Female	Total	Percent	Percent Male	Percent Female
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR								
Less than high school graduate	(X)	26.9%	23.9%	29.8%	(X)	24.0%	20.7%	27.3%
High school graduate (includes equivalency)	(X)	15.6%	13.7%	17.4%	(X)	14.5%	12.3%	16.4%
Some college or associate's degree	(X)	10.7%	8.8%	12.3%	(X)	9.7%	7.9%	11.1%
Bachelor's degree or higher	(X)	6.0%	5.4%	6.5%	(X)	6.1%	6.2%	6.0%
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2017 INFLATION-								
Population 25 years and over with earnings	32,419	(X)	(X)	(X)	30,915	(X)	(X)	(X)
Less than high school graduate	20,373	(X)	(X)	(X)	21,303	(X)	(X)	(X)
High school graduate (includes equivalency)	26,157	(X)	(X)	(X)	26,276	(X)	(X)	(X)
Some college or associate's degree	31,836	(X)	(X)	(X)	31,460	(X)	(X)	(X)
Bachelor's degree	45,077	(X)	(X)	(X)	42,044	(X)	(X)	(X)
Graduate or professional degree	60,254	(X)	(X)	(X)	55,322	(X)	(X)	(X)

Source: American Community Survey 2013-2017 Estimates (S1501)

Graduation from high school is an important factor in the pursuit of higher education, employability, and earning potential. High school graduation rates vary by geographic location and by race and ethnicity. According to the Florida Department of Education, in 2017-2018, the graduation rate for White students in Lee County was 87.5%, 79% for Black or African American students, 78.4% per Hispanic or Latino students, 91.5% for Asian students, and 60% for American Indian or Alaskan Native students. Lee County's graduation rate is lower than the statewide rates for all racial and ethnic groups.

Cohort Graduation Rate Using Federal Guidelines 2017-18

District Information by Race

An asterisk (*) indicates a subgroup population fewer than 10 students. A blank cell indicates no population for the subgroup.



District Number	District Name	Version	White Graduates	White Cohort	White Graduation Rate	Black or African American Graduates	Black or African American Cohort	Black or African American Graduation Rate	Hispanic/Latino Graduates	Hispanic/Latino Cohort	Hispanic/Latino Graduation Rate	Asian Graduates	Asian Cohort	Asian Graduation Rate	American Indian or Alaska Native Graduates	American Indian or Alaska Native Cohort	American Indian or Alaska Native Graduation Rate	Two or More Races Graduates	Two or More Races Cohort	Two or More Races Graduation Rate	Native Hawaiian or Other Pacific Islander Graduates	Native Hawaiian or Other Pacific Islander Cohort	Native Hawaiian or Other Pacific Islander Graduation Rate
00	FLORIDA	FEDERAL	75,317	84,611	89	37,976	46,924	80.9	55,260	64,932	85.1	5,678	5,926	95.8	680	852	79.8	5,250	6,034	87	255	286	89.2
36	LEE	FEDERAL	2,680	3,063	87.5	788	998	79	1,890	2,412	78.4	108	118	91.5	6	10	60	110	142	77.5	*	*	*

Educational attainment after high school also varies by race and ethnicity. In Lee County, on 13.9% of Hispanic or Latino persons have a Bachelor’s degree or higher, 9% less than the statewide rate. Hispanic or Latino males have a lower rate of Bachelor’s degree achievement than Hispanic or Latino females. The Bachelor’s degree attainment rate for Black persons in Lee County is 2.5% lower than the statewide rate, and Black females have a 4.6% lower rate than the statewide percent of Black females with a Bachelor’s degree or higher.



Education is the surest path to individual mobility and community prosperity. A sustainable community is one that supports equitable attainment of quality education and credentials for individuals from cradle-to-career so that all students may realize their full potential. A more educated population improves the quality of life in a community through increased civic engagement, greater neighborhood safety and a healthy and vibrant democracy. In other words, education is a basic building block for a good life. A high quality, well-rounded education will lay the groundwork for students to understand that they can become a part of the change that they would like to see in the world, partially through the power of their talents, skills and choices.

Southwest Florida Community Foundation, Future Maker’s Coalition, 2019
www.floridacommunity.com/what-we-do/education

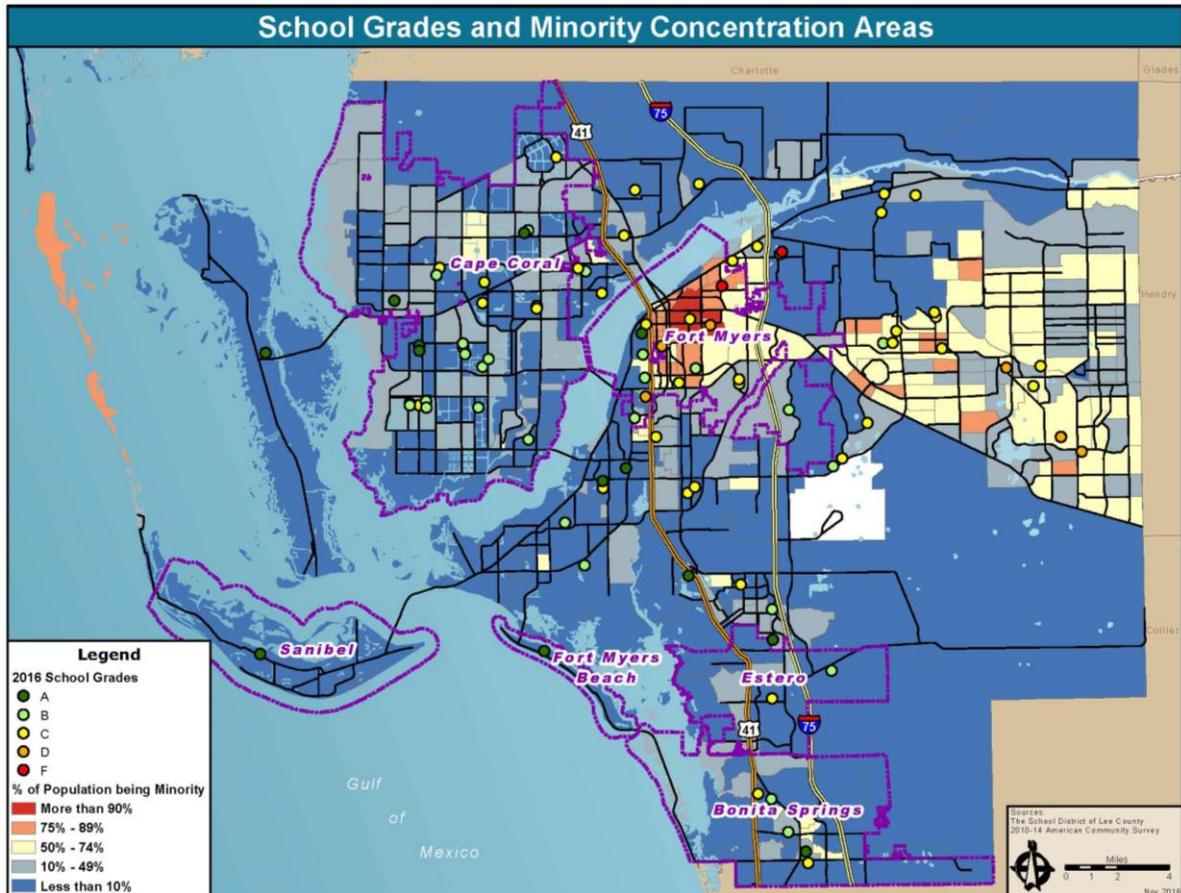


Educational Attainment	Florida				Lee County, Florida			
	Total	Percent	Percent Male	Percent Female	Total	Percent	Percent Male	Percent Female
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL								
White alone	11,367,586	(X)	(X)	(X)	459,566	(X)	(X)	(X)
High school graduate or higher	10,121,162	89.0%	88.3%	89.7%	408,978	89.0%	88.2%	89.8%
Bachelor's degree or higher	3,399,899	29.9%	30.8%	29.1%	130,950	28.5%	29.6%	27.5%
White alone, not Hispanic or Latino	8,567,534	(X)	(X)	(X)	391,346	(X)	(X)	(X)
High school graduate or higher	7,913,588	92.4%	91.7%	93.0%	363,171	92.8%	92.8%	92.8%
Bachelor's degree or higher	2,739,629	32.0%	33.6%	30.5%	120,910	30.9%	32.6%	29.3%
Black alone	2,027,318	(X)	(X)	(X)	35,227	(X)	(X)	(X)
High school graduate or higher	1,662,559	82.0%	80.5%	83.3%	26,811	76.1%	76.8%	75.5%
Bachelor's degree or higher	366,786	18.1%	15.4%	20.4%	5,508	15.6%	15.4%	15.8%
American Indian or Alaska Native alone	39,889	(X)	(X)	(X)	920	(X)	(X)	(X)
High school graduate or higher	32,427	81.3%	78.3%	84.6%	844	91.7%	89.3%	93.8%
Bachelor's degree or higher	7,673	19.2%	18.6%	19.9%	184	20.0%	17.6%	22.0%
Asian alone	387,880	(X)	(X)	(X)	8,076	(X)	(X)	(X)
High school graduate or higher	336,167	86.7%	88.8%	85.0%	7,215	89.3%	91.6%	87.8%
Bachelor's degree or higher	189,844	48.9%	52.6%	46.0%	3,026	37.5%	45.0%	32.3%
Native Hawaiian and Other Pacific Islander alone	8,134	(X)	(X)	(X)	219	(X)	(X)	(X)
High school graduate or higher	7,226	88.8%	91.6%	86.4%	179	81.7%	100.0%	70.8%
Bachelor's degree or higher	1,799	22.1%	23.9%	20.6%	61	27.9%	40.2%	20.4%
Some other race alone	339,607	(X)	(X)	(X)	12,024	(X)	(X)	(X)
High school graduate or higher	253,593	74.7%	72.3%	77.0%	7,042	58.6%	56.1%	60.6%
Bachelor's degree or higher	64,325	18.9%	16.9%	21.0%	1,227	10.2%	7.8%	12.2%
Two or more races	225,652	(X)	(X)	(X)	5,537	(X)	(X)	(X)
High school graduate or higher	195,584	86.7%	85.3%	88.0%	4,463	80.6%	82.1%	79.2%
Bachelor's degree or higher	65,532	29.0%	28.0%	30.0%	1,060	19.1%	18.4%	19.8%
Hispanic or Latino Origin	3,276,034	(X)	(X)	(X)	83,254	(X)	(X)	(X)
High school graduate or higher	2,568,128	78.4%	77.1%	79.6%	55,123	66.2%	62.9%	69.6%
Bachelor's degree or higher	750,810	22.9%	21.5%	24.2%	11,532	13.9%	12.1%	15.6%

Source: American Community Survey 2013-2017 Estimates (S1501)

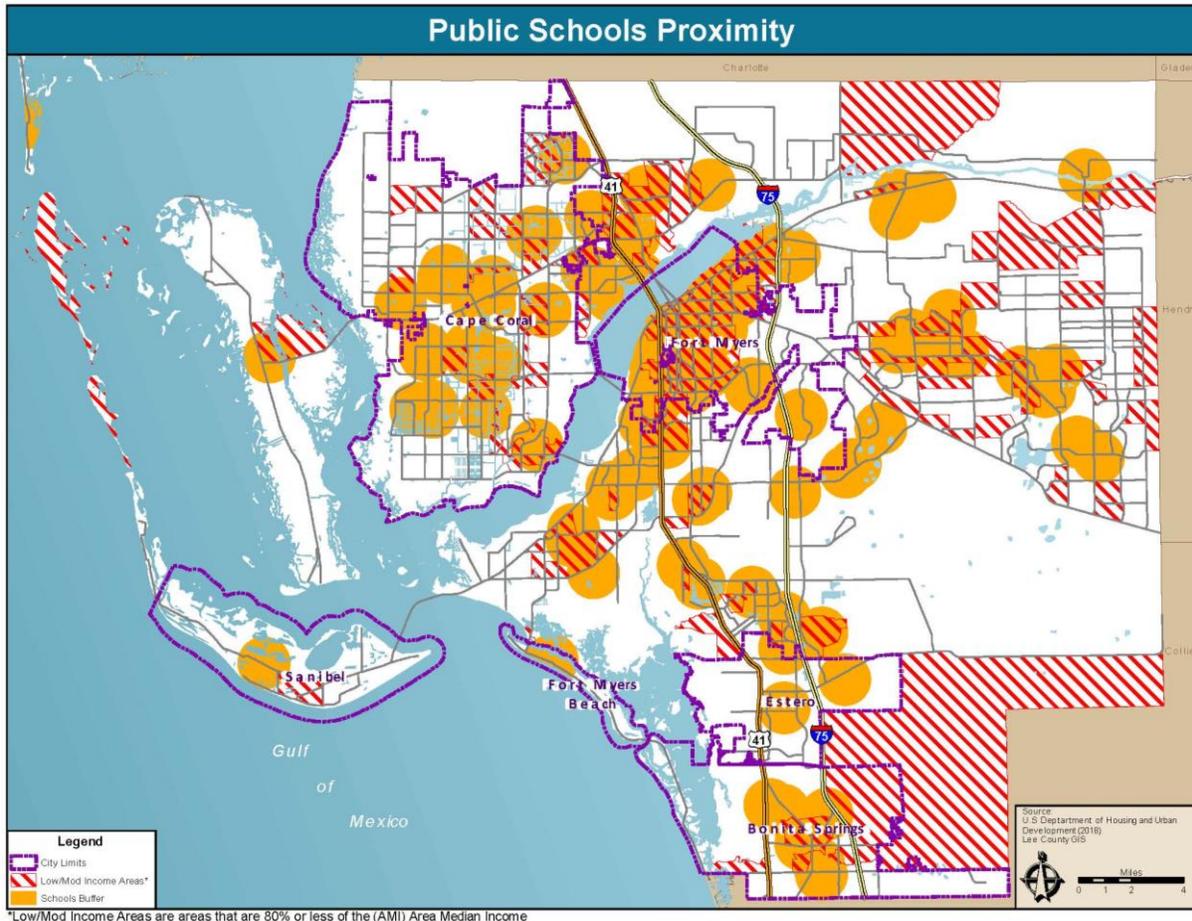
Education Quality and Availability

Educational attainment is often defined by a person's access to a quality education. The following map examines the availability and quality of educational opportunities to Lee County's minority residents. Areas within the City of Fort Myers with the highest concentration of minority residents have one F-graded school, two D-graded schools, three C-graded schools, and one B-graded school. Similarly, areas with high minority concentrations in Lehigh Acres have a large concentration of C and D-graded schools, with only one B-graded school, near western Lehigh Acres. All A-graded schools in the district are located in areas with less than 50% minority concentration.



In addition to examining school quality, transportation to and from school is an important consideration in determining an individual's ability to access education. American Community Survey (Table B08201) data estimates that nearly 10% of Lee County households do not have access to a vehicle, and more than 40,000 households use public transportation, carpools, taxicabs or walk to get to work.

The map below depicts the low-moderate income areas in Lee County, and their ability to travel less than a one-half mile to reach an elementary, middle, or high school. Low- and moderate-income areas within Lehigh Acres and Alva have to travel the greatest distance to reach a school facility.



Another factor in an individual’s ability to access quality education is educational readiness. The Florida Department of Health provides data regarding school readiness and proficiency. Lee County ranks in the 4th quartile across the state for school readiness at kindergarten entry rates, with a rate nearly 3% less than the state-wide average. Fourth grade language arts proficiency rates are also below the State rate by 3%. In 2018, only 53% of grade 4 students in Lee County had a passing grade on the Florida Standardized Assessment’s English and Language Arts section. In 2017, 1,124 elementary school students were not promoted to the next grade, a rate of 2.7%.³

To increase school readiness, the School District of Lee County has implemented Head Start and Early Head Start programs. These programs begin at birth, and offer programs for both parent and child to prepare them for kindergarten. Children who attend Head Start participate in a variety of educational activities in accredited classrooms located at many elementary schools around the county. Head Start provides children with activities that help them grow mentally, socially, emotionally and physically. The Early Learning Coalition also provides a variety of children care resources that increase school readiness. Input received during the public participation process indicated that additional low-cost childcare was necessary to meet the demand. To reduce this need, the Lee County Board of County Commissioners increased the funding available to the Early Learning Coalition in 2018.

³ Source: Florida Department of Health. <http://www.flhealthcharts.com/Charts/OtherIndicators/NonVitalIndRateOnlyDataViewer.aspx?cid=9775>

Access to Post-Secondary Education

Lee County is home to two public universities, Florida Gulf Coast University and Florida Southwest State College, and serves as a satellite location for Nova Southeastern University, Barry University, Hodges University, Keiser University, and Rasmussen College. Lee County Public Schools also offer a variety of Adult and Career Education classes and technical education is provided through Cape Coral Technical College, Fort Myers Technical College and Southwest Florida Public Service Academy.

The School District of Lee County encourages students to access college courses through Dual Enrollment, Career and Technical Dual Enrollment, Full-Time Early Admission, Advanced Placement Capstone, International Baccalaureate, and Advanced International Certificate of Education Programs. All programs provide students with additional learning opportunities, as early as kindergarten, that are intended to make access to post-secondary education more cost effective and efficient.

Organizations such as the Southwest Florida Community Foundation and the Foundation for Lee County Schools increase accessibility to higher education through scholarship programs. Various other scholarship programs provided through private, public, or faith-based organizations also encourage residents, especially those who have financial barriers, to seek higher education.

In addition to finances, standardized testing requirements can also place barriers on residents seeking to obtain a college degree or certificate. Programs such as ACT Boot Camp, offered by Florida Gulf Coast University, aim to provide “assistance and enrichment opportunities for students who aspire to excel academically, develop leadership skills, exhibit citizenship, and serve their community and school.”⁴

In the 2009-2010 school year, the Southwest Florida Workforce Development Board launched a region-wide initiative, called Destination Graduation, focused on increasing graduation rates in Southwest Florida. The program is designed to provide Workforce Innovation and Opportunity Act (WIOA) services, such as mentoring, academic enrichment, work readiness and other workforce development services to high school students who, for various reasons, are unsuccessful and are identified as at-risk based on criteria such as economically disadvantaged, basic skills deficient, chronic absenteeism, juvenile justice issues, and/or foster care. The desired result is to keep students in school and increase the high school graduation rate. A trained Workforce Board staff mentor is based in each of the high schools being served, where they are able to assist their students achieve academic goals and discover an interest in many career fields to include science, technology, engineering, and math.

This Southwest Florida program is unique in the State of Florida and is expanding to more and more schools every year.

- Currently the program is at an overall 94% graduation rate.
- Of the graduates this year, 48% are attending college, 6% are starting technical training, 3% are joining the military, and 43% are working full-time.
- Destination Graduation has grown from two schools in one county to fifteen schools in five counties serving 375 students.

⁴ Florida Gulf Coast University. Scholars Program. 2019. <https://www2.fgcu.edu/student-services/scholars-program/about-scholars-program.html>

Health and Safety

Public health and safety are important factors when anticipating community needs. Access to nutritional foods and opportunities to improve physical health are an important part of every community. As populations grow, age, and change, health and safety services must also shift and grow to meet the community needs. Income is also a significant indicator of an individual's physical health. Healthcare costs in the U.S. have increased exponentially the past 40 years. In 1970, the average annual health care expense per person was \$355, by 2017 that cost increased to \$10,739.⁵ Individuals living at or below the federal poverty level are unlikely to have health insurance or the income necessary to pay for routine and unexpected medical expenses.

Mortality Rates

The infant mortality rate (IMR) and causes of death can be indicators of the overall health in any community. Infant mortality indicates the health of the mothers and often leads to the identification health issues caused by economic insecurity, poor living conditions, poor environmental quality, and illnesses associated with the prior.⁶ Cause of death data can provide similar insights across the entire population.

The Florida Health Department provides data on infant mortality. In 2017, the infant mortality rate was 5.2 per 1,000 births. Black residents have the highest rates of infant mortality, at 8.1 per 1,000 births. Hispanic residents also have higher rates than White residents, at 6.2 per 1,000 births.

Infant Deaths Per 1,000 Live Births, Single Year Rates								
	Lee	Lee	Lee	Lee	Florida	Florida	Florida	Florida
	Hispanic	Hispanic	Non-Hispanic	Non-Hispanic	Hispanic	Hispanic	Non-Hispanic	Non-Hispanic
Years	Count	Rate	Count	Rate	Count	Rate	Count	Rate
2017	14	6.2	21	4.8	350	5.2	964	6.2
2016	21	9.4	22	4.9	355	5.4	992	6.3
Infant Deaths Per 1,000 Live Births, Single Year Rates								
	Lee	Lee	Lee	Lee	Florida	Florida	Florida	Florida
	White	White	Black	Black	White	White	Black	Black
Years	Count	Rate	Count	Rate	Count	Rate	Count	Rate
2017	25	4.6	8	8.1	696	4.4	536	10.8
2016	28	5.0	8	7.9	694	4.3	575	11.6

Source: Florida Health Charts - <http://www.flhealthcharts.com/charts/DataViewer/InfantDeathViewer/InfantDeathViewer.aspx>

⁵ Peterson Center on Healthcare. Peterson-Kaiser Health System Tracker. 2017. https://www.healthsystemtracker.org/chart-collection/u-s-spending-healthcare-changed-time/#item-health-spending-growth-has-slowed-and-is-now-more-on-pace-with-economic-growth_2017

⁶ Allotey, P., Reidpath, D., (2003). Infant mortality rate as an indicator of population health. J Epidemiol Community Health. 57. 344-346. https://www.researchgate.net/publication/10800820_Infant_Mortality_Rate_as_an_Indicator_of_Population_Health

Data regarding the leading causes of death, provided by the Florida Department of Health indicates that 135.5 of every 100,000 deaths in Lee County were caused by cancer in 2017. Another 119.6 of every 100,000 were caused by heart diseases. Both rates are slightly lower than the statewide rates of 148.5 and 149.4, respectively.

Resident Deaths and Age Adjusted Death Rate (AADR) per 100,000 Population by Year by 50 Leading Rankable Causes of Death		
Residence County=Lee		
	2017	
	Resident Deaths	Resident AADR
Malignant Neoplasm (Cancer)	1,735	135.5
Heart Diseases	1,579	119.6
Unintentional Injury	634	79.9
Chronic Lower Respiratory Disease	515	37.5
Cerebrovascular Diseases	460	33.3
Diabetes Mellitus	229	18
Alzheimers Disease	228	15.9
Essen Hypertension & Hypertensive Renal Dis	157	12.1
Chronic Liver Disease & Cirrhosis	116	12.4
Suicide	114	14.3
Parkinsons Disease	95	6.8
Influenza & Pneumonia	83	6.5
In Situ, Benign, Uncertain and Unknown Behavior Neoplasms	61	4.6
Septicemia	47	3.7
Nephritis, Nephrotic Syndrome, Nephrosis	43	3.2
Homicide	37	6.6
Atherosclerosis	36	2.5
Aortic Aneurysm & Dissection	20	1.7
Viral Hepatitis	19	1.7
Pneumonitis Due To Solids & Liquids	18	1.3
Peptic Ulcer	17	1.2
Perinatal Period Conditions	16	3.3
Congenital Malformations	15	2.5
Cholelithiasis & Other Gallbladder Disorders	13	1.1
Anemias	11	1
Human Immunodeficiency Virus (HIV) Disease	11	1.2
Medical & Surgical Care Complications	10	0.7
Hernia	9	0.6
Nutritional Deficiencies (E40-E64)	9	0.6
Appendix Diseases (K35-K38)	2	0.2
Hyperplasia of Prostate (N40)	2	0.1
Pneumoconiosis & Chemical Effects (J60-J66,J68)	2	0.1
Pregnancy, Childbirth and the Puerperium (O00-O99)	2	0.4
Meningitis (G00,G03)	1	0.1
Shigellosis & Amebiasis (A03,A06)	1	0.1

Source: Florida Health Charts - <http://www.flhealthcharts.com/FLQUERY/Death/DeathRate.aspx>

Insurance Coverage

An individual's ability to maintain their health can be linked directly to their ability to access healthcare. Insurance coverage provides for cost effective access to necessary health services. In Lee County, approximately 13% of the total population has no health insurance. More than 34% of uninsured residents fall between the ages of 19 and 34 years of age. Hispanic residents represent 40% of the uninsured population, a significant over representation.

Percent of Population with No Health Insurance	Lee County, Florida	
	Total	Total
Total civilian noninstitutionalized	734,548	97,470
AGE		
Under 19 years	19.0%	13.1%
Under 6 years	5.6%	2.9%
6 to 18 years	13.5%	10.2%
19 to 64 years	53.1%	85.2%
19 to 25 years	7.4%	12.5%
26 to 34 years	9.3%	21.6%
35 to 44 years	10.2%	17.5%
45 to 54 years	12.1%	18.2%
55 to 64 years	14.1%	15.4%
65 years and older	27.9%	1.7%
65 to 74 years	15.6%	0.9%
75 years and older	12.3%	0.8%
Median age (years)	48.5	36.9
SEX		
Male	48.9%	55.6%
Female	51.1%	44.4%
RACE AND HISPANIC OR LATINO		
One race	98.1%	99.1%
White alone	84.3%	79.1%
Black or African American alone	8.1%	9.6%
American Indian and Alaska Native	0.1%	0.1%
Asian alone	1.8%	1.3%
Native Hawaiian and Other Pacific	0.0%	0.0%
Some other race alone	3.7%	9.0%
Two or more races	1.9%	0.9%
Hispanic or Latino (of any race)	21.3%	40.0%
White alone, not Hispanic or Latino	67.2%	48.3%

Source: 2017 American Community Survey (Table s2702), 1-year Estimates

In most cases, private health insurance is provided to workers through their employer, however more than 80% of employed persons without health insurance in Lee County work for private companies. The construction industry represents the highest percent of uninsured workers among all industries, at 26.2%.

Percent of Population with No Health Insurance	Lee County, Florida	
	Total	Total
Civilian noninstitutionalized workers 16	316,819	56,876
CLASS OF WORKER		
Private for-profit wage and salary	76.6%	85.5%
Employee of private company	71.3%	80.1%
Self-employed in own incorporated	5.3%	5.4%
Private not-for-profit wage and salary	7.5%	1.8%
Local government workers	7.2%	1.1%
State government workers	2.1%	0.3%
Federal government workers	1.0%	0.2%
Self-employed workers in own not	5.6%	10.8%
Unpaid family workers	0.1%	0.2%
INDUSTRY		
Agriculture, forestry, fishing and	1.3%	2.5%
Construction	11.8%	26.2%
Manufacturing	3.6%	2.7%
Wholesale trade	2.1%	1.7%
Retail trade	15.2%	14.2%
Transportation and warehousing, and	5.3%	5.3%
Information	1.2%	0.2%
Finance and insurance, and real estate	6.3%	3.7%
Professional, scientific, and	12.1%	10.6%
Educational services, and health care	18.0%	6.7%
Arts, entertainment, and recreation,	13.7%	15.6%
Other services (except public	5.7%	10.2%
Public administration	3.9%	0.4%

Source: 2017 American Community Survey (Table s2702), 1-year Estimates

Behavioral Health

Mental well-being is an important component of individual health, and the provision of mental and behavioral health services should be part of every healthy community. Behavioral health issues can contribute to poverty and homelessness, and place significant burden on public institutions such as hospitals and jails. Both mental illness and substance abuse issues should be considered when evaluating behavioral health factors.

A key indicator of the extent of substance use in a community is the number of drug related arrests. In Lee County, 20% of all arrests in 2017 were drug related. A significantly higher rate than the statewide percent, which was .61%.⁷

Hospitalizations for mental disorders places significant drain on hospitals, emergency medical services, and law enforcement. In 2017, 4,287 individuals were hospitalized for a mental disorder, a rate of 625.1 per 100,000 persons. This is a much lower rate than the statewide rate of 975.4 per 100,000 persons. The rate of hospitalizations for Black and Hispanic populations in Lee County was significantly less than the rate for White residents.⁸

⁷ Source: Florida Department of Law Enforcement. 2018. Crime in Florida, Annual 2017 Florida uniform crime report [Computer program]. Tallahassee, FL: FDLE.

⁸ Source: Florida Agency for Health Care Administration (AHCA). 2017. Florida Health Charts. <http://www.flhealthcharts.com/charts/OtherIndicators/NonVitalIndDataViewer.aspx?cid=9877>

Environmental Health

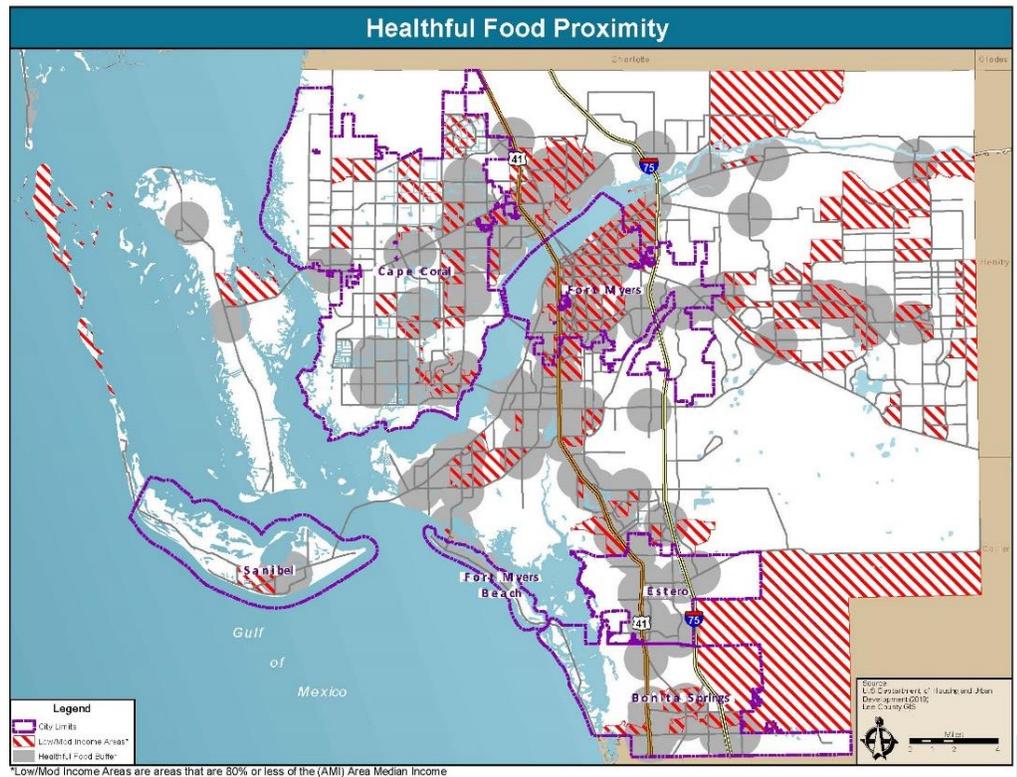
Environmental health can include a multitude of factors such as safe drinking water, access to healthy foods, exposure to hazardous materials, crime, and even traffic incidences. The U.S. Center for Disease Control provides interactive web pages for tracking environmental health.⁹ The page for Lee County indicates that air quality and other environmental hazards are lower in Lee County, when compared to national rates.

The Lee County Department of Health indicated that 49 children tested with elevated blood lead levels. In 2017, the state lowered the threshold for the definition of elevated blood lead levels, from 10 µg/dL to 5 µg/dL, following national recommendations from the CDC. This data change causes the number of cases to appear higher in 2017, but the changed metrics prevent comparison to years prior to 2017. In 2017, 7.0 tests were positive. 2011-2015 CHAS data indicates that there are 63,380 units in Lee County, which were build prior to 1979, of those 6374 units, are occupied by families with children under the age of 6. This is an indicator that lead based paint related problems in Lee County are minor in comparison to other areas, which have older housing stock.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	42,148	24%	21,232	27%
Housing Units build before 1980 with children present	2,750	2%	3,624	5%

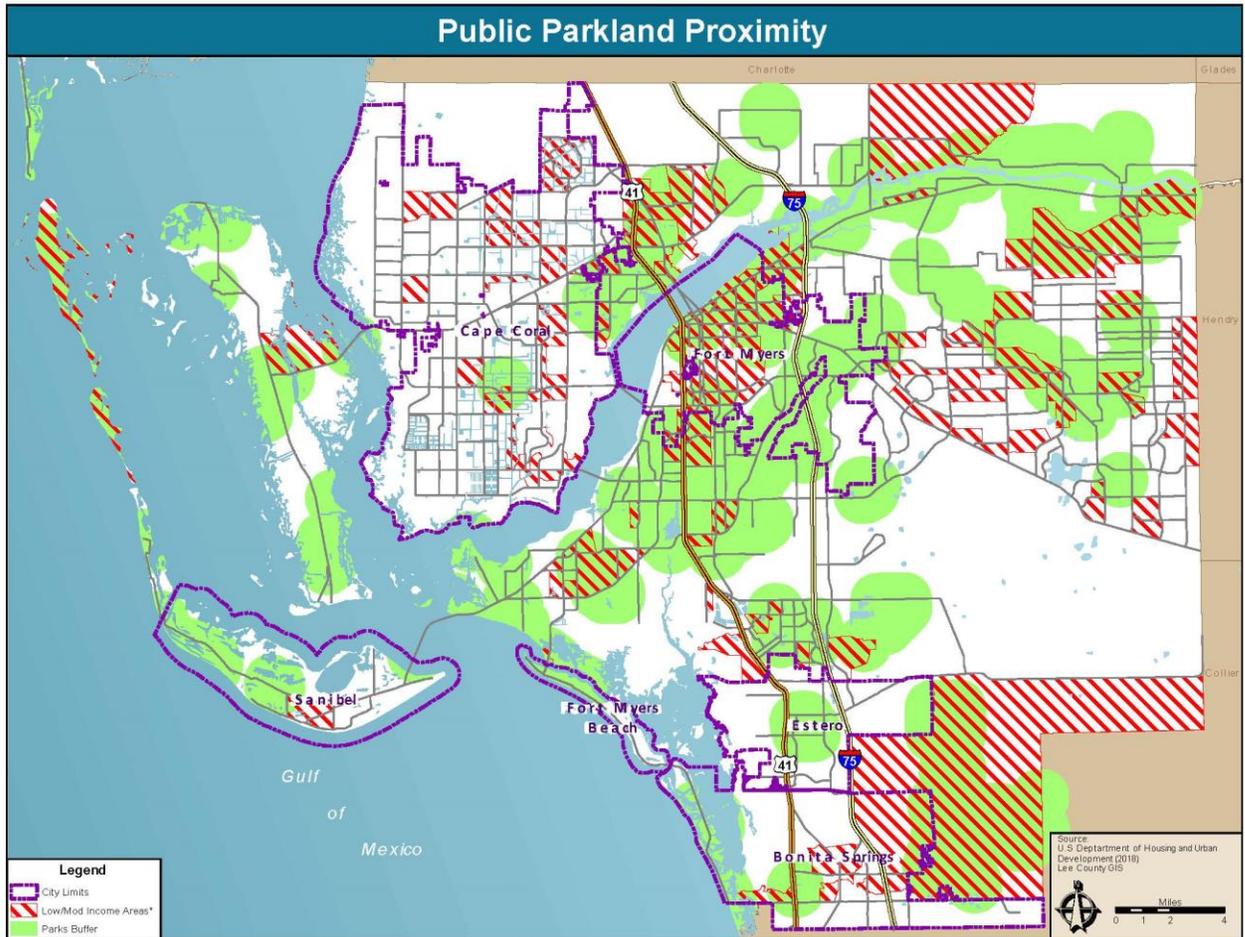
Source: 2011-2015 Comprehensive Housing Affordability Strategy Data Table: 13. <https://www.huduser.gov/portal/datasets/cp.html>

Access to fresh and healthy food plays an important role in maintaining health. The map below indicates low- and moderate-income areas within Lee County that are within one-quarter mile of a healthy food source, such as a farmer's market or grocery store. Many areas in Lehigh Acres and Alva are outside of the healthful food buffers, indicating residents of those areas must travel greater than one-quarter mile for fresh and healthy food.



⁹ <https://ephtracking.cdc.gov/showInfoByLocationExt?&FIPS=12071>

Access to healthy outdoor and recreational facilities is also important to maintain a healthy lifestyle. The map below indicates low- and moderate-income areas within Lee County that are within one-half mile of a public park. Many areas in Lehigh Acres and Alva are outside of the healthful food buffers, indicating residents of those areas must travel greater than one-half a mile to access a park or recreational facility.



Special Populations

Special populations include those individuals and families who have unique service needs, and for whom additional services and resources are often available. Such households include veterans, elderly, persons with disabilities, persons with HIV/AIDS, farmworkers, and persons experiencing homelessness. The unique service needs of these populations can include, but are not limited to, services to assist with aging in place for persons who are elderly, independent living skills for persons with disabilities, substance abuse prevention and treatment, and mental health services specific to veteran needs, and temporary housing and financial assistance for migrant farmworkers. Additional needs are typically identified by school personnel, caseworkers, or agency staff in direct contact with persons or households that need services. Many of those needs are addressed through specific funding sources for those services, and many of those services are provided at agencies specializing in those services. The County and agencies in the community work together to meet these needs as appropriate and as funding is available.

Elderly (65+)

The Florida Department of Health reports that more than 35% of Lee County's population was over the age of 60 in 2017. A rate 8.5% higher than the statewide rate of 26.2%.

Indicator	Population		County		State	
	Measure	Year(s)	Count	Percent/Rate	Count	Percent/Rate
<16	Percent	2017	112,524	16.1	3,654,475	17.8
16-17	Percent	2017	14,831	2.1	476,757	2.3
18-49	Percent	2017	237,793	33.9	8,206,510	39.9
50-54	Percent	2017	44,535	6.4	1,426,204	6.9
55-59	Percent	2017	48,446	6.9	1,416,889	6.9
60-64	Percent	2017	50,531	7.2	1,301,038	6.3
65-69	Percent	2017	58,531	8.4	1,267,153	6.2
70-74	Percent	2017	50,776	7.2	999,467	4.9
75-79	Percent	2017	36,217	5.2	738,324	3.6
80-84	Percent	2017	23,753	3.4	516,233	2.5
85+	Percent	2017	22,900	3.3	552,678	2.7

Source: Florida Department of Health. Florida Health Charts. 2017. Cited from Florida Legislature, Office of Economic and Demographic Research (EDR). Population estimates from EDR have been allocated by race based on information from the US Bureau of the Census. <http://www.flhealthcharts.com/ChartsReports/rdPage.aspx?rdReport=ChartsProfiles.AgingInFloridaProfile>

Of those ages 65 or older, 20.9% or 38,961 are individuals living alone. This group of seniors is often in need of assistance to age in place, including services such as in-home healthcare, meal delivery, and daily task services. Seniors ages 65 and over are often living on fixed incomes that make paying for such services difficult. In 2017, 52.5% of seniors over the age of 65 reported having an annual income less than \$50,000. Of those same households, 18,900 reported making less than \$20,000 per year. More than 153,000 persons in Lee County were receiving Social Security Benefits, which provided an average monthly income of \$1,479 or an annual income of \$17,748 in 2017.

Florida Health Charts provides estimates of the income required to meet basic needs for persons 65 and older with excellent or poor health. As indicated in the chart below, the income required to meet basic needs for even a single individual over the age of 65 with excellent health and a mortgage or rent payment, is above the average annual income of more than 18,900 Lee County seniors.

2017	Lee County	Florida
Income Required to Meet Basic Needs for 65+ with Excellent Health ¹⁴		
Single 65+ - Home owner without mortgage	\$ 19,056	\$ 17,604
Single 65+ - Home owner with mortgage	\$ 29,520	\$ 27,888
Single 65+ - Renter, one bedroom	\$ 21,300	\$ 21,552
65+ Couple - Home owner without mortgage	\$ 27,900	\$ 26,028
65+ Couple - Home owner with mortgage	\$ 38,364	\$ 36,312
65+ Couple - Renter, one bedroom	\$ 30,144	\$ 29,976
Income Required to Meet Basic Needs for 65+ with Poor Health ¹⁴		
Single 65+ - Home owner without mortgage	\$ 22,656	\$ 20,580
Single 65+ - Renter, one bedroom	\$ 24,900	\$ 24,528
Single 65+ - Home owner with mortgage	\$ 33,120	\$ 30,864
65+ Couple - Home owner without mortgage	\$ 35,100	\$ 31,980
65+ Couple - Renter, one bedroom	\$ 37,344	\$ 35,928
65+ Couple - Home owner with mortgage	\$ 45,564	\$ 42,264

Source: Florida Department of Health. Florida Health Charts. 2017. Cited from University of Massachusetts, Elder Index. <http://www.flhealthcharts.com/ChartsReports/rdPage.aspx?rdReport=ChartsProfiles.AgingInFloridaProfile>

In addition to challenges associated with living on a fixed income, many of Lee County's elderly face physical health conditions that limit their ability to live independently. For at least 4.8% of Lee County's persons age 65 or old, cost prevented them from seeking a doctor to treat physical health conditions.¹⁰ Approximately 18,630 seniors have a disability that limits their ability to live independently, and 27.5% limit their activities due to a physical, mental or emotional problem. These portions of the senior population are those that are in need of assisted living facilities or services to assist them to age in place.

¹⁰ Source: Florida Department of Health. Florida Health Charts. 2017. Florida Department of Health, Behavioral Risk Factor Surveillance System 2016. <http://www.flhealthcharts.com/ChartsReports/rdPage.aspx?rdReport=ChartsProfiles.AgingInFloridaProfile>

Persons ages 65 and over	Year Reported	Lee County		Florida	
		Number	Percent	Number	Percent
Limited activities due to physical, mental or emotional problem	2016	-	27.5	-	27.1
With A Disability	2013-17	53,494	28.6	1,287,862	33.4
Hearing Disability	2013-17	25,235	13.5	526,035	13.6
Vision Disability	2013-17	7,903	4.2	237,952	6.2
Cognitive Disability	2013-17	11,994	6.4	332,351	8.6
Ambulatory Disability	2013-17	31,246	16.7	815,578	21.1
Self-care Disability	2013-17	10,652	5.7	285,593	7.4
Independent Living Disability	2013-17	18,630	10	514,164	13.3
Use special equipment due to a health problem	2016	-	16.8	-	19

Source: Florida Department of Health. Florida Health Charts. 2017. Cited from: US Bureau of the Census, American Community Survey, Table S1810. <http://www.flhealthcharts.com/ChartsReports/rdPage.aspx?rdReport=ChartsProfiles.AgingInFloridaProfile>

The Agency for Health Care Administration (AHCA) was created by Statute to manage the licensing of health care facilities in Florida. AHCA’s website lists 64 assisted living facilities, housing 4,183 beds in Lee County. Of these, only six, totaling 793 beds are not-for-profit, indicating that they may offer subsidized or low-cost care options. There are less assisted living beds than seniors, who indicated they have a disability inhibiting their ability to live independently or care for themselves.

Persons with Disabilities

Seniors, however, are not the only population subset that could be in need of assisted living services. The special needs populations in Lee County who are not homeless may include those with vision impairment, hearing impairment, who are elderly, who have a developmental disability, or who have a physical disability. Many area agencies provide services in home or make services accessible to special needs populations. According to the Census 2013-2017 American Community Survey, 13.8 percent of the total civilian non-institutionalized Lee County population reported a range of disabilities. The elderly population has a significantly higher portion, 28.6 percent, of physical disabilities than other age groups. The most common type of disability among persons 18 to 64 years and 65 years and over was ambulatory, referring to difficulty moving from place to place that makes it impossible or impractical to walk as a means of transportation.

Persons with disabilities are in the midst of an increasingly acute affordable housing crisis. The National Low Income Housing Coalition’s “Out of Reach 2018” reported that a person with a disability, whose sole source of income is Federal Social Security Income (SSI), can only afford a \$250 monthly rent payment. In 2017, the SSI program provided an individual with a monthly income of \$735 or \$8,820 a year. This amount is equal to only 16.9% of the area median income and 7.3% below the 2017 federal poverty level of \$12,060. This is approximately equal to an hourly wage of \$4.42 per hour – nearly four dollars below minimum wage, which is \$8.25 an hour. In 2018, HVS provided housing assistance to 797 individuals with disabilities, supporting a significant need for affordable and accessible housing.

Accessible housing units and transportation for persons with disabilities can be identified as needs for these populations. More than 21 percent of all persons over the age of 18 reported having an ambulatory disability. Accessible housing and transportation ensure that these persons are able to live independently. Additionally, more than 28 percent of the total population over the

age of 65 reported having a disability. As confirmed during public participation and consultation processes, there is a significant need for accessible housing and supportive services for elderly populations in Lee County.

Migrant Farmworkers

Migrant farmworkers and their families have a unique set of the human service needs due to the transient nature of their employment. A report completed by the Shimberg Center for Housing Studies in 2019, indicated that Lee County is home to 2.55% of Florida's farmworker population, equaling approximately 2,596 farmworker households and 4,961 individuals.¹¹

Children of Migrant Farmworkers

Children in migrant farmworker families often struggle in school due to economic and geographic instabilities. The School District of Lee County has implemented a Migrant Education Program to help mitigate this struggle. The Migrant Education Program began in 1968 as a direct result of federal funding under the Title I Grant. The Migrant Education Program provides social and educational services to approximately 800 migrant students and their families in the Lee County School District. The Migrant Education Program staff monitors migrant students' academic achievement and intervenes to ensure that student needs are being addressed. The Migrant Education Program monitors attendance, behavior, and grades; as well as standardized test scores and accrual of graduation requirements. Mentors work with students during the all-important transition years.

In addition, staff work collaboratively to assist in linking migrant students to school or community resources. The goal is for migrant students to develop high self-esteem, appropriate skills, good study habits and academic achievement. Between October 1, 2018 and May 31, 2019, the program has served 504 migrant students.

The School District noted that the highest population of Migrant students are served in the following schools: Spring Creek Elementary, Bonita Springs Middle School, Pinewoods Elementary, Orange River Elementary, Mirror Lakes Elementary.

Housing for Migrant Farmworkers

A report completed by the Shimberg Center for Housing Studies in 2019, indicated that Lee County was among ten counties in Florida with the greatest farmworker housing capacity. Lee County is home to 751 dedicated beds. Farmworkers multifamily developments and migrant camps are two types of housing available specifically for migrant workers. Although workers may make housing arrangements outside of these two housing resources, the affordability and quality of those units is not monitored. Private housing units for migrant farmworkers may lack the basic requirements for safe and sanitary living facilities. The Department of Health in Lee County has implemented the Migrant Labor Housing program to ensure that farmworkers have access to suitable housing.

The objective of this program is to reduce the risk of communicable disease transmission and injury among migrant farm workers by establishing comprehensive and uniform procedures for permitting and inspecting migrant housing.

The Health Department in Lee County inspects all Permitted Migrant Housing twice per quarter. We inspect to ensure a safe water supply, proper wastewater and garbage

¹¹ Source: Shimberg Center for Housing Studies. 2019 Rental Market Study. <http://www.shimberg.ufl.edu/>

disposal, sanitary food storage conditions, safe housing standards, and lack of overcrowded conditions.

Anyone providing housing to more than four migrant farm workers must obtain a permit from the Health Department. Any crew leader providing housing to any farm worker must obtain a permit.

Chapter 64E-14, and Florida Statutes 381.008, the governing rules, provide the minimum sanitation and health standards relating to construction, operation, and maintenance of migrant labor camps and residential migrant housing. Chapter 64E-14 is applicable to mobile homes, private residential rentals, rooming houses, barracks, and housing authority projects for farm workers when these facilities constitute a migrant labor camp or residential migrant housing.¹²

Despite being in the top ten for the overall number of beds, the 2019 Rental Market Study completed by the Shimberg institute still indicates that Lee County is in need of an additional 1,105 beds for single workers, and 741 multifamily units to meet the need for farmworkers and their families.¹¹

Persons Experiencing Homelessness

There are more persons experiencing unsheltered homelessness due to availability of beds, particularly for households with single individuals. While the Point in Time and HMIS data included below may provide a clear picture of sheltered homelessness, the nature and extent of unsheltered homelessness is more difficult to define. The best resource is data obtained from Lee County's Outreach workers. Outreach staff at Lee Health, Lee County Human and Veteran Services, Community Assisted and Supported Living, and SalusCare engage persons experiencing unsheltered homelessness, and work to connect them to housing and supportive services.

HMIS data from fiscal year 2018 (10/1/2017- 9/30/2018) for the HVS outreach program revealed that 55 persons were engaged. Thirty-three of these were males and twenty-two females. Forty-six of the individual engaged were between the ages of 25 and 61, and 7 were over the age of 61. Two youth, ages 18 to 24, were also engaged by HVS outreach staff. Additionally, 14 individuals identified as Black or African American, 40 identified as White, 1 as multiple races, and 1 as Hispanic or Latino. Thirty-two of the persons engaged self-identified as having a behavioral health condition, and 11 self-identified as having a chronic health condition.

The local family emergency shelter estimated their average monthly waiting list includes 82 households seeking emergency shelter. Of those, an average of 24 per month self-resolve, leaving a monthly bed deficit of 58. Lee County's Homeless Continuum of Care (CoC) is striving to improve system performance, particularly reducing the length of stay in emergency shelter, thereby freeing beds for other families. The CoC's family rapid-rehousing program received more than \$1.4 million annually through the HUD funding competition, and can house approximately 200 individuals annually.

¹² Florida Department of Health in Lee County. <http://lee.floridahealth.gov/programs-and-services/environmental-health/migrant-labor/index.html>

Population	Estimated # of Persons Experiencing Homelessness each night		Estimated # of Persons exiting homelessness each year	Estimated # of days persons experience homelessness
	Sheltered	Unsheltered		
Persons in Households with Adult(s) and Child(ren)	34	300	64	56
Persons in Households with Only Children	0	11		
Persons in Households with Only Adults	128	157	790	68
Chronically Homeless Individuals	79	31		
Chronically Homeless Families	3	2		
Veterans	14	11	97	116
Unaccompanied Child	7	17	70	71
Persons with HIV	-	64		

Source: 2019 Point in Time Count; Lee County Homeless Management Information System (HMIS).

The 2019 point in time count indicated that 57.46% of persons who are homeless in Lee County are White. White persons represent 84.73% (2017 American Community Survey: Table B02001) of the total Lee County population; therefore, White persons are underrepresented in the homeless population. The second highest race within the homeless population was Black/African American with more than 38%. Black/African American persons represent 8.66% (2017 American Community Survey: Table B02001) of the total Lee County population; therefore, Black/African American persons are over represented in the homeless population. More than 12% of the persons counted identified as Hispanic or Latino. Hispanic or Latino persons represent more than 20%

(2017 American Community Survey: Table B03003) of the total Lee County population, therefore Hispanic or Latino persons are underrepresented in the homeless population.

The recently completed CoC Strategic Plan outlines the goals and objectives the CoC plans to carry out to ensure that homelessness in Lee County is a rare, brief, and one-time experience. The plan is based on the framework of the USICH Strategic Plan, Home, Together, and focuses largely on the provision of permanent housing and services necessary to maintain that housing. The plan identifies the need for sixty-two permanent supportive housing beds, and one hundred and ten beds for individuals experiencing homelessness over the next five years. These needs were calculated based on the number of available beds and current number of persons experiencing homelessness, adjusted for anticipated population growth over the next five years.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	120	132	4	0	0
Households with Only Adults	101	14	12	79	95
Chronically Homeless Households	0	0	0	0	0
Veterans	0	357	0	0	0
Unaccompanied Youth	10	0	0	0	0

Source: 2019 Housing Inventory Count, Lee County Homeless Management Information System (HMIS). Veteran voucher data from Public Housing Authority as of April 2019.

Persons with HIV/AIDS

In 2017, the Florida Department of Health reported there were 2,318 persons living with HIV in Lee County. Of those, 989 individuals were white, non-Hispanic, and 852 individuals were black, non-Hispanic. Four hundred and forty-eight Hispanic persons were HIV positive. There were 4 individuals under the age of 12, 50 between the ages of 20-24, 134 ages 25-29, 330 ages 30-39, 551 ages 40-49, 779 ages 50-59, and 460 individuals over the age of 60.

To assist those living with HIV/AIDS, Lee County Human and Veteran Services administers the local Housing Opportunities for Persons with AIDS (HOPWA) program through State of Florida Department of Health funding. The HOPWA program provides client advocacy and access to housing services via intensive case management. In 2018, the program provided 27 vouchers to assist households to obtain and maintain permanent housing. In 2019, the program anticipates having 40 vouchers available. According to the 2019 Point in Time Count, the estimated number of persons with HIV/AIDS who are homeless is 64, leaving a deficiency of 24 vouchers. Income and transitional housing are cited as the immediate needs. As explained above, social security income is far below what is necessary to cover housing costs and meet other needs.

Housing

Housing is the prerequisite to the fulfillment of the most basic human needs and essential to the design of any community. Adequate access to safe, decent, and affordable housing is a key indicator of community and individual success.

Affordability and Market Analysis

Between 2010 and 2017 the median housing value, median gross rent, and median household income decreased. The modest decrease in median housing value does not necessarily mean that housing is more affordable, because there was also a decrease in household income. Decreases in both income and home values leaves housing costs relatively high for residents in Lee County. Although sales prices have not yet reached boom time (2007) values, they continue to steadily rise, and are currently comparable to 2004 levels. The number of units renting for less than \$500 per month in Lee County declined by more than 65 percent between 2000 and 2017. Additionally, the units renting for between \$500 and \$750 decreased from 19,106 to 9,913, or 48 percent. At the same time, the units renting for more than \$1,000 per month increased from 7,374 units to 40,808 units, or 453.4 percent. (2013-2017 American Community Survey Table: B25063)

The 2018 median family income for the Cape Coral – Fort Myers MSA was \$63,700 (for a household with four persons). The maximum housing costs for households within various income ranges can be estimated based on the County’s median income, and HUDs standard that no more than 30% of a household’s income should be spent on housing costs. Families earning less than 30 percent of median income could only afford to pay \$627.50 toward housing costs. By contrast, families earning the median family income in the County could afford pay \$1,592.50 toward housing costs.

HUD provides annual Fair Market Rent (FMR) and affordability of rental housing in counties and cities in the U.S. In 2018 for the Cape Coral-Fort Myers MSA, the FMR for a two-bedroom unit was \$956. In order to afford this level of rent and utilities without paying more than 30 percent of income on housing, a household must earn \$3,186.67 monthly or \$38,240 annually. Assuming a 40-hour workweek, 52 weeks per year, this level of income translates into an hourly housing wage of \$18.38. In Lee County, a minimum-wage worker earned an hourly wage of \$8.25 in 2018. In order to afford the FMR for a two-bedroom unit, a minimum wage work must work 89 hours per week, 52 weeks per year. The National Low Income Housing Coalition’s “Out of Reach 2018”, report estimates that in Lee County, the mean hourly wage for the rent-household is \$8.83 and the affordable rent for mean renter is \$459 per month, which is well below the FMR for the region.

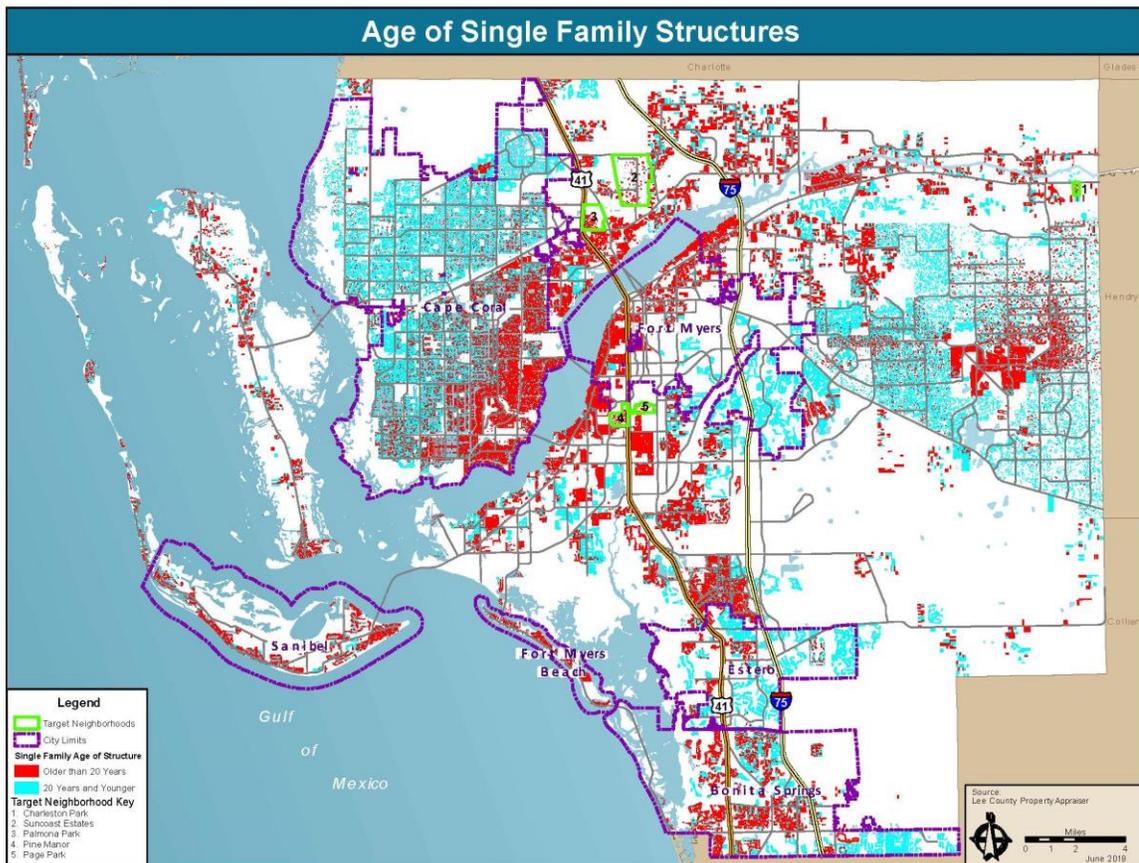
American Community Survey data provides the median gross rent by bedrooms in Lee County in 2017 (Table B25031). The following is a comparison of the median gross rents (MGR) and Lee County's 2017 Fair Market Rent (FMR):

- No Bedroom - \$817 (MGR) \$687 (FMR)
- 1 Bedroom - \$769 (MGR) \$741 (FMR)
- 2 Bedroom - \$955 (MGR) \$920 (FMR)
- 3 Bedroom - \$1,142 (MGR) \$1,194 (FMR)
- 4 Bedroom - \$1,312 (MGR) \$1,331 (FMR)
- 5 or more bedrooms - \$1,465 (MGR) Not Reported

For efficiency and 1-bedroom units FMR was lower than median gross rent. For units with two or more bedrooms the median gross rents were slightly lower than FMR, indicating that larger units are slightly more affordable in Lee County. Input received from the public participation process undertaken, emphasized a need for shared and single room occupancy units, as well as units for singles, elderly, and persons with a disability. This need is confirmed by the higher than FMR rate for efficiency and 1-bedroom units. To meet this need, efforts will be made to increase and preserve the number of affordable efficiency and 1-bedroom units.

Housing supply plays an important part in housing affordability. The *Attainable Housing in Lee County: 2018* report completed by the Florida Housing Coalition indicates that there is a shortage of attainable housing in the County. More than 100,000 households are paying more than 30 percent of their income toward housing costs, and approximately half of those are paying more than 50 percent of their household income toward housing costs. The number of households who are paying more than 30 percent of their income toward housing costs is expected to increase in the next several years. The report estimates that by 2020, 39,629 households earning at or above 80 percent of the area median income will be housing cost burdened.

The age of housing is also an important factor in housing affordability. 2013-2017 American Community Survey data (Table: B25031) indicates that 246,132, or 64.23 percent, of all housing units in Lee County will be more than 20 years old in 2019. The large number of units which are reaching an age where home repairs and improvements will become necessary is anticipated to further reduce the affordability of housing in the coming years.



Barriers to Affordable Housing

Lack of adequate income and financial issues were listed at the primary reason an individual or family become homeless during the 2019 Point in Time Count. Individual households with low paying jobs, social security income, criminal histories, large families, or limited social support systems struggle to acquire and sustain safe and stable housing. These households are those that most commonly interact with social service systems.

The News Press' May 18, 2018, *Housing situation in Lee County 'rough, getting worse'*,¹³ provided several comments from community leaders regarding local barriers to affordable housing. Barriers identified include complicated permitting process, difficulty obtaining mortgage loans, and challenges in social ideals.

Mitch Hutchcraft of Habitat for Humanity said it is clear in his conversations that "not everybody understands that we have a problem." Among the challenges, he sees: availability of inexpensive land availability in good locations; the "Not in My Back Yard" crowd that take stands against affordable housing; and the amount of government regulation.⁷

Jason Brewer of BB&T said the mortgage crisis brought tougher lending standards, making it more difficult for lower income families to qualify for a mortgage. "As heavily regulated as we are, that level of regulation went through the roof after the recession, but it has made the process a lot more onerous," he said. Lower income families were also more likely to face foreclosure or bankruptcy in the past decade, tanking credit scores and introducing more barriers to qualifying for a mortgage.⁷

Civic and Community Engagement

Civic and community engagement are important factors to ensure that residents develop and maintain a social support networks and sense of pride regarding their community. Communities with high levels of civic engagement often have less crime, cleaner streets, and a variety of resident lead activities. Such engagement not only builds the social capital of a community, but also increase the community's economic and cultural capital.

Engagement can be measured through volunteerism, voter participation, and membership in local church, school or other community-based associations. These measures provide an indication that residents are active participants in the growth and sustainability of their community.

Engagement in Target Communities

In 1995, the Lee County Board of County Commissioners approved the formation of five districts. These districts demonstrated a need for community redevelopment, affordable housing, increased economic development opportunities, and enhanced direct social services. These areas are the primary focus for a portion of the County's Community Development Block Grant (CDBG) funds, and County staff work with community advisory councils to build social capital in the communities through resident meetings, community gardens, and several annual events. Residents are encouraged increase their civic engagement by bringing issues to the attention of the local government through regular County-neighborhood meetings. Residents are encouraged to increase their community engagement by volunteering or participating in community hosted events.

¹³ Logan, Casey. News Press. May 18, 2018. <https://www.news-press.com/story/news/2018/05/18/housing-situation-lee-county-rough-getting-worse/619325002/>

Over the last three fiscal years the total number of regular volunteers at all the neighborhoods has exceed 732 individuals. To keep volunteers active and up-to date on opportunities for engagement the neighborhood organizations host regular volunteer meetings. Suncoast Estates has the largest volunteer base, and hosts at least one volunteer meeting per month. Pine Manor relies heavily of volunteers to tend to their Community Garden and Food Forest, and had over 170 volunteers in Fiscal Year 2017-2018.

Regular Volunteers

Neighborhood	2017-2018	2016-2017	2015-2016
Charleston Park	8	24	21
Page Park	215	319	313
Pine Manor	174	135	208
Suncoast Estates	335	357	374

Volunteers Meetings

Neighborhood	2017-2018	2016-2017	2015-2016
Charleston Park	0	2 meetings 10 attended	1 meeting 1 attended
Page Park	0	3 meetings 31 attended	1 meeting 7 attended
Pine Manor	1 meeting 10 attended	3 meetings 29 attended	8 meetings 50 attended
Suncoast Estates	12 meetings 125 attended	25 meetings 207 attended	18 meetings 189 attended

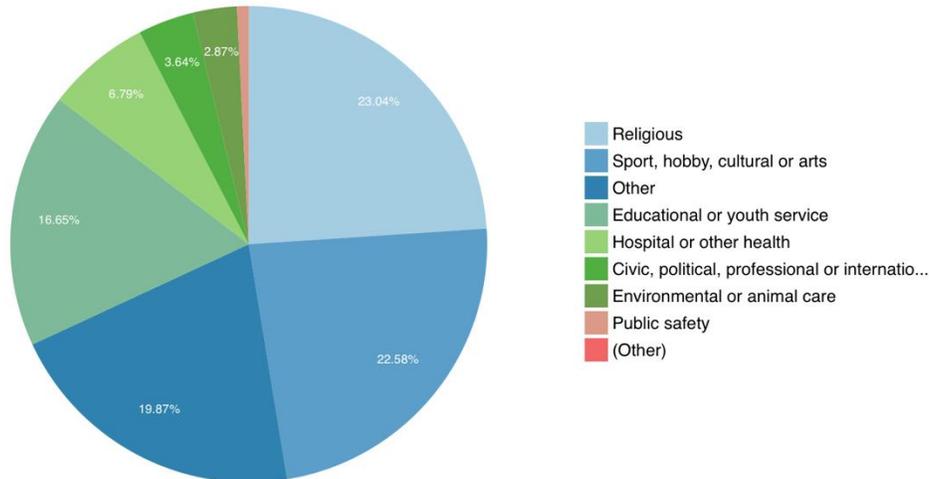
Source: Lee County Human and Veteran Services. Neighborhood Building Data. July 1, 2019.

Each low-income district has democratically elected a representative to the Community Action Agency Advisory/Neighborhood District Committee (CAA/NDC) to the Board of County Commissioners. The purpose of the CAA/NDC is to provide a forum for Lee County residents' input and involvement in the design and delivery of services that affect the quality of life in their community. The CAA/NDC also satisfies the tri-partite Board requirements of the Florida Department of Economic Opportunity, State Community Service Block Grant (CSBG) Program and helps to satisfy requirements of the U.S. Department of Housing and Urban Development, by creating a citizens advisory board.

Engagement in Lee County

Beyond target communities, the Southwest Florida Community Foundation measures engagement throughout Lee County in three areas: voter turnout, sense of empowerment, and diverse community representation. Voter turnout is a key indicator of resident's level of civic engagement. Voting is the primary method in which residents can have a voice in their community at large. Statewide voter turnout has ranged from a low of 49% to a high of 75% between 2008 and 2018. Lee County's 2018 general election included 65.63% voter turnout, and in general, Lee County voter turnout rates are similar to statewide rates.¹⁴ Volunteerism is also a key indicator of resident's engagement within their community. A 2018 survey of four Lee County organizations demonstrated that more than 10,400 individuals volunteered their time within Lee County. Statewide 22.8% of residents volunteer, with the majority of service hours being contributed to religious, sporting or cultural activities.¹⁵

Florida



Source: <https://www.nationalservice.gov/serve/via/states/florida>

¹⁴ Lee County Supervisor of Elections. Archived Election Results. 2018. <https://lee.electionsfl.org/Election-Results/Archived-Election-Results#2008>

¹⁵ Corporation for National and Community Services. 2018. <https://www.nationalservice.gov/serve/via/states/florida>

Consultation and Public Participation

Stakeholder Consultation Efforts

Consultation was achieved through a variety of strategies, such as planning meetings, direct correspondence, and one-on-one meetings. All efforts were made to contact appropriate parties and obtain input. These consultations, and input received from residents, provided qualitative data necessary to determine the local needs stated here within. Solicitation for input on the 2019-2023 Consolidated Plan, 2019 Annual Action Plan, Community Strategic Plan, Homeless Strategic Plan, and Regional Analysis of Impediments to Fair Housing Choice was made simultaneously. Information gathered during the public participation process was considered in the development of each project outlined in the plans to reduce duplication of efforts and ensure better alignment of funding to address community needs.

Public Participation Efforts

Public input was solicited through a series of eight Community Conversation meetings. These meetings were held in various areas of the County in the evening, in an effort to broaden participation, and allow for working residents to attend. The meetings were noticed in the local newspaper, published on social media, and advertised through flyers distributed via email and by area service providers. During the meetings, attendees were provided an overview of the Consolidated Planning process, and information regarding current programs and funding. A list of community needs was reviewed and ranked by most attendees. The meetings also provided attendees the opportunity to discuss the needs and assets in their community. The results of the ranking and other input are summarized here within, and provided the framework for determining local needs.

Consultation Results

November 15, 2018 – Community Action Agency/Neighborhood District Committee (CAA/NDC)

Eleven members of the Community Action Agency/Neighborhood District Council and seven residents attended the meeting. Suggestions were made to consider implementing ride-share programs, non-profit and faith based transportation networks, and car repair programs for low-income households as a means to lower transportation costs. Additional discussion was held regarding providing employment opportunities for non-violent felons, facade and building rehabilitations for small businesses, and the need for low cost housing developed by non-profit organizations.

December 4, 2018 – Sanibel-Captiva – F.I.S.H.

Nine residents attended. Varieties of needs on Sanibel were discussed. The group identified a significant need to support affordable housing, primarily the preservation and development of rental housing. Secondly, needs for workforce transportation were identified, as many employees on the island commute long distances. Discussion regarding fair housing practices on the island revealed that there are limited instances of discrimination, but attendees voiced the importance of having multilingual staff to ensure persons with limited English proficiency have access to services. Comments regarding services for youth and adults indicated a need for increased mental health and substance abuse treatment and substance abuse prevention programs for youth.

December 10, 2018 – Pine Manor Community Center

Four residents were present. Discussion was held regarding a large number of homeless individuals that visit the community center seeking assistance. Attendees discussed the housing

affordability in both Pine Manor and Harlem Heights, the large number of renters present, and community issues, such as the crime and lack of community engagement. Attendees mentioned difficulty for felons and people with evictions to find housing. Some feel that property owners segregate black and Hispanic populations in different rental units, and that there is discrimination based on source of income. Residents mentioned the need for a laundry mat in or near Pine Manor, as some residents do not have vehicles and the nearest laundry mat is very far away. Attendees discussed the need for speed bumps and speed controls within the neighborhood for safety, especially on 10th Ave and Oak Drive. Pine Manor residents discussed the need for more community engagement and a sense of community. Harlem residents mentioned the desire for a community garden.

January 15, 2019 – Human Services Council, Lee County Human and Veteran Services

Eleven attendees were present at the meeting. Conversation was held regarding needs in the following areas:

- Crime Prevention –marketing for programs that are currently available
- Homelessness – the importance of the relationship between law enforcement officers and individuals who are homeless to build trust and provide services, additional homeless shelter, especially in Cape Coral.
- Housing – affordable housing.
- Public Participation –importance of hearing from residents regarding needs, improving public participation, including the faith based and business communities.

January 16, 2019 – Pine Island, Beacon of Hope

Fourteen residents attended. Conversation was held regarding needs in the areas of housing, economic development, homelessness, seniors, individuals with disabilities, veterans, adults, youth, transportation, fair housing, and public facilities. Attendees identified needs in the following areas, as well as other areas discussed in Lee County’s 2019-2023 Consolidated Plan.

- Housing - affordable rental units, rental assistance and down payment assistance programs, and owner occupied housing rehab, especially for those individuals who own mobile homes.
- Homelessness - emergency shelter or some emergency housing options, additional outreach, assistance obtaining photo ID’s.
- Economic Development - training for skilled trade’s employees, childcare training to provide for jobs and more childcare on the island, and job opportunities for felons.
- Youth - a park on the North end of the island, drug prevention programs, summer camps, and after school and summer feeding programs.

January 23, 2019 – Lehigh Veteran’s Park

Four residents attended. Conversation was held regarding the following needs:

- Housing - limited affordability of rental units.
- Economic Development - lack of employment opportunities in Lehigh, and need for more skilled trades workers, especially those that work in Lehigh.
- Homelessness - large presence of chronically homeless individuals present in Lehigh, need for a cold weather shelter, and non-emergency medical services for the homeless in Lehigh, including prescriptions.
- Mental Health/Substance Abuse – a large number of overdoses in Lehigh.

February 7, 2019 – Lilies Hotel, Bonita Springs

Four residents attended. Conversation was held regarding the following needs:

- Housing - providing incentives and for low-income housing development, building relationships with developers, tiny house development, affordable townhomes/condos, and creating shared housing units.
- Economic Development - needs for skilled trades job training, the provision of scholarships for technical/vocational schools.
- Homelessness - emergency shelter beds and other homeless services in Bonita or South Fort Myers, creating more peer based street outreach to engage those living in the woods.
- Seniors - engaging seniors in fraud protection classes, transportation, in-home healthcare, and adult day cares for seniors.
- Youth - affordable childcare when schools are closed.

February 13, 2019 – Local Government Consultation Meeting

Representatives from the following organizations were present:

- State Attorney's Office
- Habitat for Humanity
- Public Defender, 20th Circuit Court
- United Way of Lee, Hendry, Glades, and Okeechobee Counties
- Community Housing Resources
- Lee County Parks and Recreation
- City of Cape Coral
- Hendry County
- Lee County Human and Veteran Services
- City of Bonita Springs

The following needs were discussed:

- Housing - criminal background effect on housing, affordable housing near employment. o travel long distances to work, affordable rental units for seniors on a fixed income, affordable homeownership.
- Homelessness - connecting people with social services and benefits, including assistance with drivers licenses and ID's, expansion of the Bob Janes Triage center with case management services, increasing engagement with Law Enforcement to assist with engaging homeless persons, and the need to take a more collaborative approach to assisting persons who are homeless.
- Public Services - marketing for existing anti-poverty and public service programs.
- Youth - additional youth programs in east Lee County.

February 25, 2019 – God’s Table, Fort Myers Beach

Four residents attended. Attendees identified the discussed the following needs:

- Housing- lack of year round affordable rentals on the beach, shared housing, and improving access to housing for seniors.
- Homelessness - emergency shelter beds, and other homeless services, especially mental health services on the Beach.
- Special Needs Populations - large number of Veterans that seek food and services on the Beach, accessible housing units, and social activities for elderly.

March 11, 2019 – Affordable Housing Committee, Lee County Department of Community Development

Six members of the Affordable Housing Committee and three residents attended. Conversation was held regarding housing needs and attendees identified the following needs:

- The most common housing problem is cost.
- The elderly /low income and those with special needs or health issues.
- Many persons with limited English proficiency are unaware or unable to access services and help.
- The Hispanic population is often concentrated in manufactured housing/mobile homes; the same is true of very low-income elderly.
- The larger unit with three or more bedrooms is most lacking.
- Zoning and parking requirements impede large unit development.
- Lee County generally has a good quality-housing product with various price points and locations. Low-income areas have a preponderance of substandard housing.
- Zoning restrictions and parking requirements make it difficult to develop larger rental units. These are also more difficult to manage and maintain. Overcrowding of available 2br units is common. The lack of public transit and housing near employment nodes complicates the lifestyle of low-income households.

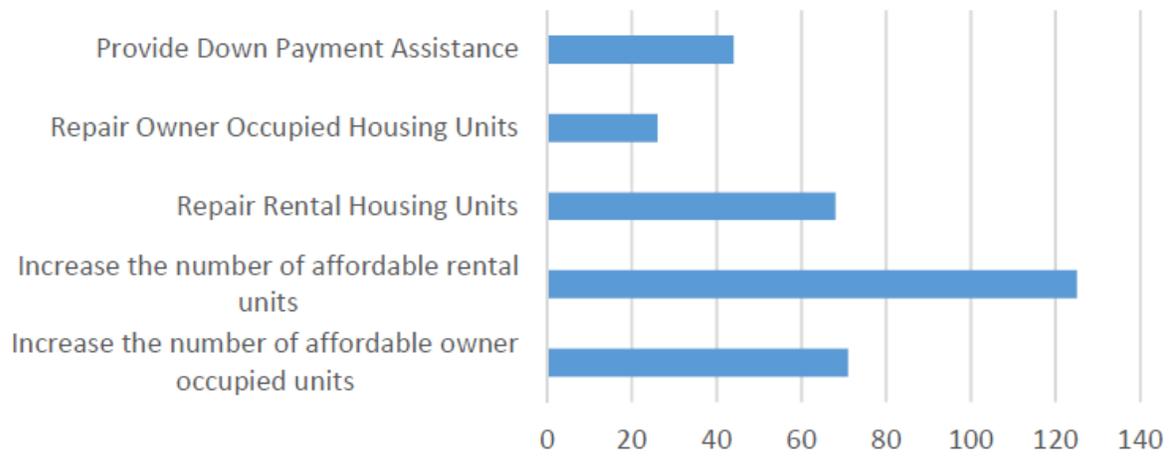
March 14, 2019 – Community Action Agency/Neighborhood District Committee (CAA/NDC)

There were twelve members of the CAA/NDC and ten residents present. The preliminary results of the previous community conversation meetings were discussed. The CAA/NDC committee comments and suggestions are essential to the plan. Attendees were asked to complete a survey by ranking their top priorities in each area, including housing, economic development, fair housing, and others.

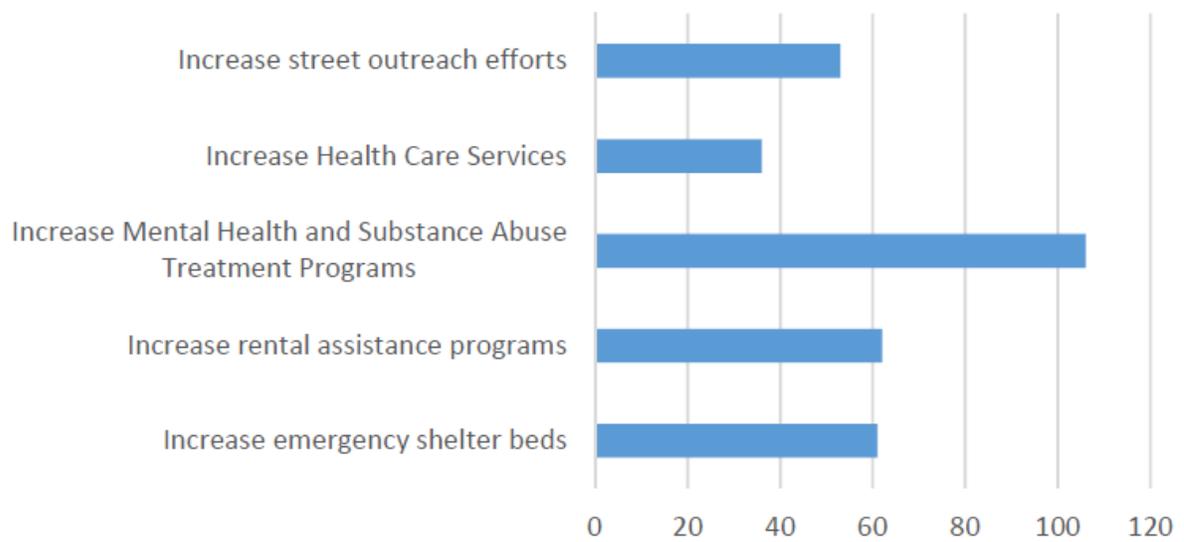
Priority Needs Ranking

After the conclusion of discussion, attendees at all meetings were encourage to complete ranking sheet, which required them to identify their top three priorities in each category. The results are indicated in the charts below.

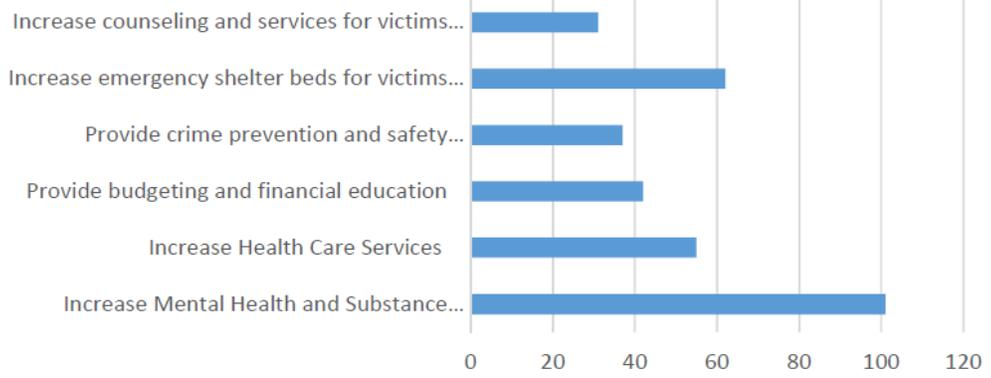
Housing



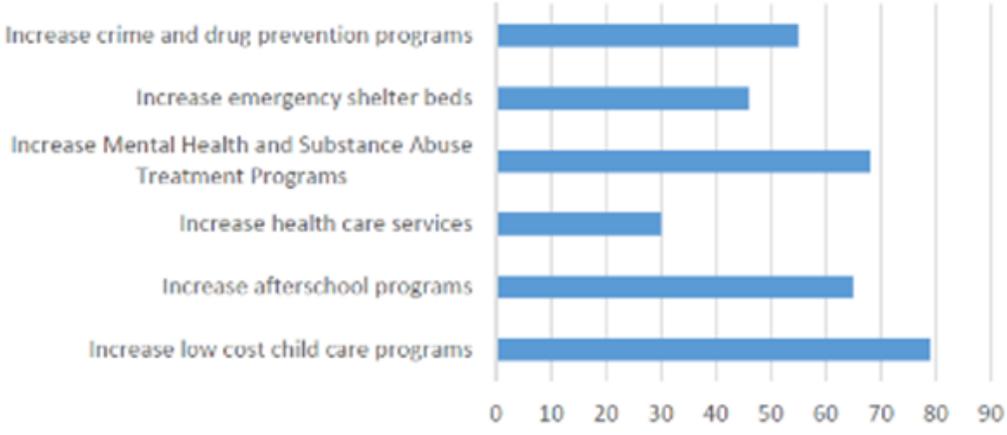
Homelessness



Public Services - Adults



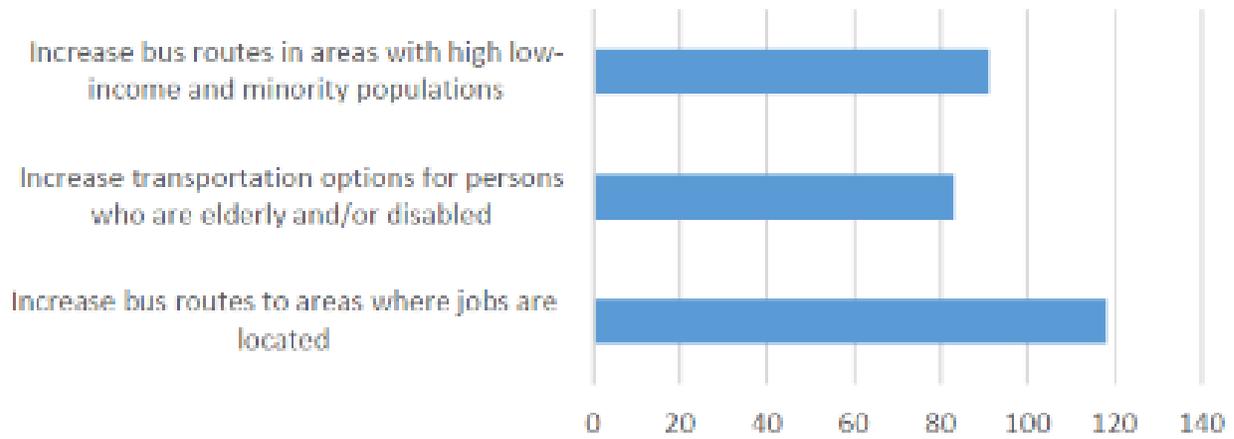
Public Services - Youth



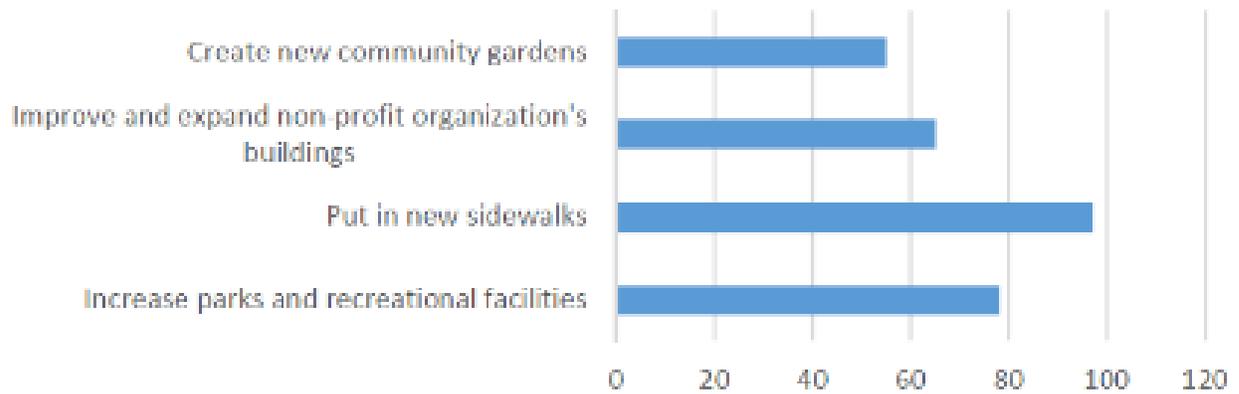
Fair Housing



Transportation



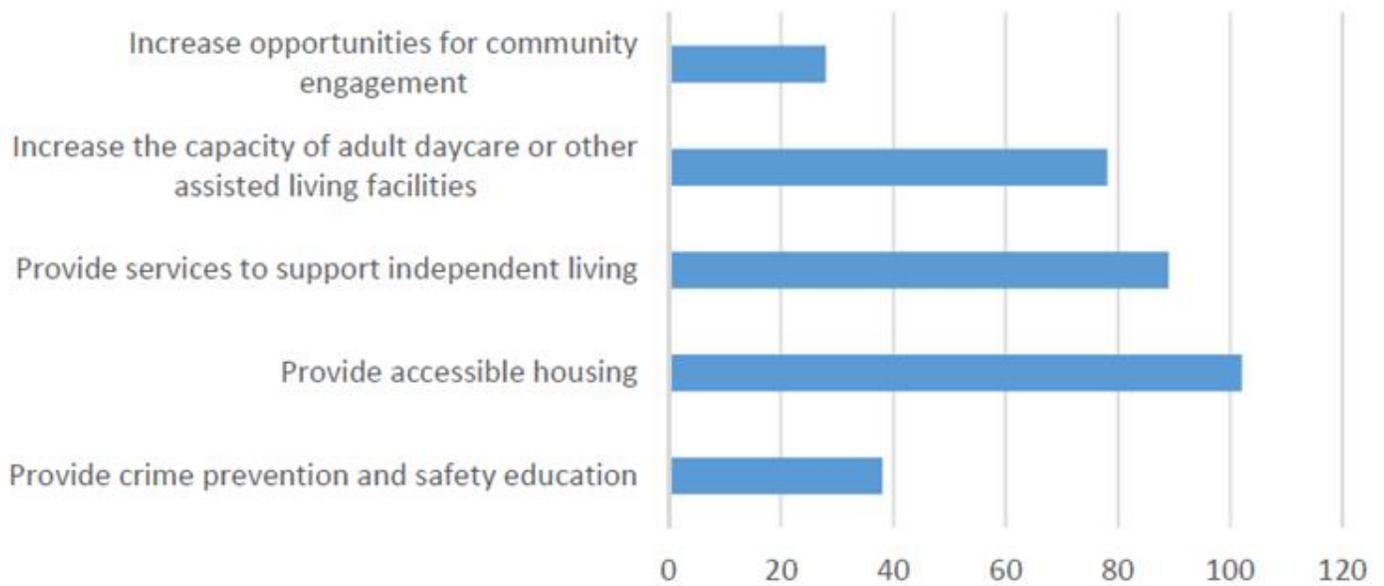
Public Facilities



Economic Development



Special Populations



Anticipated Needs

Anticipated needs were determined through a review of quantitative and qualitative data gathered from federal, state, and local sources, and through community conversations and consultations with key stakeholders.

Poverty, Employment, and Economy

- Increased employment opportunities that provide livable wages.
- Improve employment retention for lower income wage earners.

Education

- Improved graduation and post-secondary educational outcomes for Hispanic and Black students.
- Improved quality of schools in minority concentrated areas.
- Improve access to affordable childcare.

Health

- Improved access to pre-natal care and education to minorities.
- Improved access to healthcare for Hispanic Residents and those working in the construction industry.
- Improved access to healthful food.
- Increased mental health and substance abuse services.

Special Populations

- Increase assisted living beds and permanent housing units for low-income seniors.
- Increase the number of housing units accessible to persons with disabilities and those on a fixed income.

Housing

- Increase number of affordable housing units in high opportunity areas.
- Increase programs to assist with repairs on aging housing units, both renter and owner occupied.

Civic and Community Engagement

- Increase opportunities for residents to be involved in decisions affecting their community.

Program Recommendations

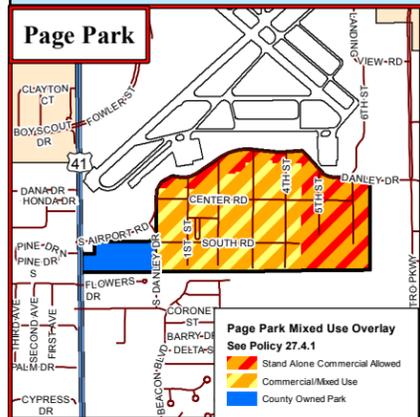
The following list of recommendations is being made to address the anticipated needs mentioned above. The program recommendations will be reviewed and discussed with the CAA/NDC and presented to the Board of County Commissioners.

Proposed programs and recommendations to Community Action Agency/Neighborhood District Committee:

- Maintain funding to prevent homelessness and rehouse those experiencing homelessness in response to the Point in Time data and community conversations.
- Maintain financial literacy to improve employee retention for lower wage earners.
- Maintain employment coaching and soft skill training to improve employability of wage earners.
- Explore future endeavors to be supported by CSBG.

Board members will receive a full copy of the community needs assessment in July to prepare for a strategic planning session on September 12, 2019 and to vote on program recommendations made by staff.

Map 1



SPECIAL TREATMENT AREAS

Water Dependent Overlay
See Maps 2 and 12 for Details

Adopted by ORD 89-02, 1/31/1989
Amended by Ords. 91-19, 92-35, 00-22, 02-03, 08-05

Community Planning Areas

- Bayshore - Goal 18
- Boca Grande - Goal 19
- Buckingham - Goal 20
- Caloosahatchee Shores - Goal 21
Olga - Goals 21, 22
- Captiva - Goal 23
- Greater Pine Island - Goal 24
- Lehigh Acres - Goal 25
- North Captiva - Goal 26
- North Fort Myers - Goal 30
- Northeast Lee County - Goal 27
Alva - Goals 27, 28
North Olga - Goals 27, 29
- Page Park - Goal 31
- San Carlos Island - Goal 32
- Southeast Lee County - Goal 33
- Tice - Goal 34

Adopted by Ord. 89-02, 1/31/1989
Amended by Ord. Nos. 02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05, 09-07, 09-08, 09-09, 09-10, 09-11, 10-16, 11-14, 11-21, 11-24, 17-10, 17-23, 18-18

City Limits



Map Generated: July 2018
City Limits current to date of map generation