

# CEDS 2019 Annual Report

## Southwest Florida Comprehensive Economic Development Strategy

2017-2022

Approved: November 30, 2020 by the SWFRPC Executive Board



Southwest Florida Regional Planning Council



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2017-2022

2019 Annual Report

Grant Period: January 1, 2020 through December 31, 2022

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Southwest Florida has seen considerable investment in the region, despite the COVID 19 pandemic taking a significant toll on all the counties and cities in our region. EDA and Federal supported investment totals \$2,031,466. The State and local investments are \$141,270,000 and the private investment committed is approximately \$122,200,000 for a grand total of \$265,501,466. The investment totals are even more impressive when local business incentives are included.

## **Highlights Within Our Region**

### **Charlotte County**

#### **\$1,950,000 for Charlotte Technical College**

Charlotte Technical College was awarded \$1,700,000 through the Florida Jobs Growth Fund. This funding is for the A&P Aviation Certificate Training Program. Florida Job Growth Fund recipients are selected by the governor following recommendations from the Florida Department Florida Department of Economic Opportunity and Enterprise Florida, a public-private partnership created to spur economic development in the state. The Job Growth Fund provides financial assistance for public infrastructure projects and job training.

Another \$250,000 was appropriated by the Florida Legislature for this training program.

#### **Cheney Brothers Builds an 80,000 Square Foot Addition**

Cheney Brothers hopes to continue to benefit Charlotte County by providing hundreds of job opportunities to the area. Charlotte County is providing Cheney Brothers with a 10-year property tax exemption for the construction of an 80,000 square foot addition to their existing facility.

#### **Charlotte County Provides Economic Development Incentives to New Businesses**

Charlotte County has provided Economic Development Incentives to three new businesses based on job creation and capital improvements:

- \$41,000 to Latitude Tournament Boats to build a boat manufacturing facility
- \$42,500 to Darzac Modular, Inc. to build a manufacturing facility
- \$100,500 to Samson Sky to build a facility for manufacturing flying cars

#### **Development in the Opportunity Zones: Charlotte County, FL**

\$100,000,000 investment in The Promenades Mall in the Parkside Community. This project will redesign the 60's mall into a new mixed-use development. The project is in permitting and has not started construction yet.

## **Collier County**

### **Arthrex Expansions Leads to Over 1,700 New Jobs**

Arthrex expansion is underway. The medical device manufacturer is intending to build several new facilities, including an administrative and event center, hotel, and office building. This growth will add 600 new positions within the company, plus an additional 1,200 construction jobs. Arthrex has received \$905,000 in State incentives. Florida has agreed to invest a maximum of \$5.3 million in the project through 2024.

### **Additional Investment in Collier County**

- Phase I of a \$100M Sports Park was completed this year resulting in increased tax revenue dollars.
- A \$70M Uline distribution center that will result in 190 warehouse jobs and 30 office jobs was approved by the Collier County Commission.
- Encompass Health 50-bed rehabilitation hospital will create 120-150 new jobs over a two-year period.
- Collier County invested \$129 million into the purchase of the 167-acre Golden Gate golf course. The project will include new workforce housing and a new entertainment venue – Bigshots Golf.
- CareerSource awarded a \$15,000 grant through their Incumbent Worker Training program for a manufacturer to upskill 30 employees.
- CareerSource awarded a \$525,000 Quick Response Training grant for training up to 150 employees in Collier County.

## **Glades County**

### **Progress on the Glades County Regional Training Center**

For years there has been a widely held belief that education – training – is the way this long-time agricultural area will survive and thrive in the future. Although it is a standing goal to bring vocational training to Hendry and Glades on a large scale, the reality has been extremely difficult to accomplish.

For several years both Hendry and Glades have been systematically working toward that goal. The Glades County Regional Training Center (GCRTC) is at the core of the plan, the place where they hope to provide the training that will spark this area's economic rebirth by providing trained employees for manufacturing and logistics jobs. The facility is currently offering GED and citizenship classes, provided by the Glades County School Board, and CDL classes, by Suncoast Trucking.

Glades County desires to build synergy with the Training Center and the City of Moore Haven. Therefore, commercial businesses, heavy industrial businesses and agri-businesses are their priority.

### **Development in the Opportunity Zones: Glades County, FL**

Glades County has one of the largest Opportunity Zones in the State of Florida. Although there was a great deal of interest in the Glades County Opportunity Zone, interest from investors has substantially slowed due to the pandemic. The County is hopeful that interest in the Opportunity Zone will resume once the nation recovers from the pandemic.

## **Hendry County**

### **Airglades Improvements**

A decade-long dream to transform a rural Florida airport into a multi-billion-dollar commercial hub for perishable cargo appears to be coming in for landing. It could be the catalyst Hendry County needs to pull it skyward from the depths of among the state's poorest counties. An Airport Executive expects the airport's cargo hub to employ about 1,000 people by 2021.

The Airglades project is estimated to cost \$650 million, with \$20 million already invested by Florida Cargo Fresh, a consortium of partners that includes U.S. Sugar, Hilliard Brothers (large agricultural companies and the county's two largest land owners, which own almost all the land surrounding the airport). When it comes to fruition, Airglades International Airport would become the first Federal Aviation Administration-sanctioned and privatized commercial cargo airport in the United States. Hendry County is looking to maximize the potential of Airglades by improving the infrastructure around the airport.

The project broke ground in May 2020 on the customs building. However, due to the pandemic work had to stop. Although disappointing, this delay provided an opportunity to revisit the design of this phase. It was then decided that instead of retrofitting an existing building, it would be more cost effective to construct a new building. The FAA has given a one year extension and construction is expected to be completed on this phase in 2023.

### **Agricultural Concerns**

When the pandemic hit and restaurants and other facilities shut down, the growers in Hendry County had to quickly give away significant quantities of produce to prevent it from spoiling because there are no cold storage facilities available in Hendry County. Recently, there has been interest by developers in constructing cold storage facilities in Hendry County.

### **Developments in Opportunity Zones: Hendry County, FL**

-The Airglades project described above

- The City of Clewiston is annexing 2000 acres from Hendry County for the purpose of constructing 400-600 new homes. This project will be partially located in the Hendry County Opportunity Zone

### **Lee County**

Lee County continue to see strong investment in areas around Southwest Florida Regional Airport, specifically SkyPlex and along the Alico Road Corridor. Major economic development includes the construction of new Headquarters buildings for NeoGenomics and Scotlynn along I-75 at Alico Rd. For details please see: <https://edo-leegis.hub.arcgis.com/app/34a5d1440900497b8166ae9273a2355e> This site includes maps and descriptions of the projects along with a legend indicating if the project is in the planning stage, the development order stage, the permitting stage or under construction.

### **Developments in Opportunity Zones: Lee County, FL**

#### **West Lehigh Opportunity Zone**

-Dollar General  
-7-Eleven

#### **Fort Myers Opportunity Zone**

-Michigan Avenue Housing (Multi-Family)  
-Tahitian Gardens (Multi-Family)

#### **San Carlos Opportunity Zone**

-Estero Pointe (Multi-Family)  
-Suncoast Credit Union

#### **Cape Coral Opportunity Zone**

-Civitas (Multi-Family)

#### **North Fort Myers Opportunity Zone**

-Magnolia Landing Parcels L,N,O

## **Sarasota County**

### **Atlanta Braves Spring Training Facility in North Port**

The \$110 million spring training facility is a joint collaboration between the city, county, the Braves and West Villages. The Atlanta Braves Spring Training stadium is receiving credit for transforming the region already. The Florida Economic Development Council recently named the stadium its regional “Deal of the Year,” citing the 139 jobs and \$1.7 billion economic impact it is slated to bring to Southwest Florida. The stadium has 6,500 fixed seats, luxury suites and room for another 2,500 for general admission on a berm, as well as a 360-degree concourse. A large grass parking field and entrance plaza is available for public use. The county and the city will be able to use the stadium for 10 events every year.

2020 would have been the first full season of Spring training at this new facility. However, due to the COVID 19 pandemic, the season was cut short.

### **Benderson Development Breaks Ground on New Industrial Park**

The 280,000 square foot new industrial Park is located at I-75 and Toledo Blade Road. It is being built in two phases and two-thirds of the first phase is already leased out.

### **PGT Innovations Breaks Ground on \$1.7 Million Expansion**

PGT a manufacturer of hurricane windows and doors has broken ground on an expansion that will create 167 new jobs.

### **Codeware, Inc. Builds a New 27,000 Square Foot Facility**

The software engineering firm, Codeware, invested \$8.9 million in a 27,000 SF facility.

### **Ultrafast Systems Facility**

The scientific equipment manufacturer, Ultrafast Systems, has invested \$1.2 million in an 8400 SF expansion that will result in 13 new jobs.

### **Rhodan Marine Supply**

This \$2 Million 20,000 square foot expansion will result in 18 new jobs.

### **State College of Florida Receives \$3.6 Million from the Florida Job Growth Fund**

The State of Florida provided \$3.6 Million to the Center for Advanced Technology and Innovation at the State College of Florida for a business incubator and technical training center. The State College of Florida provided another \$5 Million to this project and expects the center to become operational in 2021.

## Developments in Opportunity Zones: Sarasota County, FL

### North Sarasota – New Town Opportunity Zone

The old Main Street Plaza located at U.S. Route 301 and Main Street is currently under demolition in order to make room for a new \$19 Million, 10 story mixed-use development consisting of 51,000 SF of commercial space and 418 residential units.

## SWFRPC

### **Brownfield Coalition Assessment Grant**

On June 25, 2018, EPA announced that the SWFRPC was awarded a 3-year, \$600,000 Brownfield Coalition Assessment Grant. The project area is the SWFL Promise Zone, which is comprised of Glades County, Hendry County, and the Immokalee CDP in Collier County. Each of these Counties serve on the Southwest Florida Brownfields Coalition. The grant funds up to 35 Phase 1 ESAs (Environmental Site Assessments), 14 Phase 2 ESAs, 1 General QAPP (Quality Assurance Project Plan), and 6 RAPs (Remedial Action Plans). The grant also allows for public outreach meetings and materials.

The assessments and plans created by the grant will prepare potentially contaminated sites for brownfield cleanup. Once cleanup occurs, these economically distressed communities will have new sites ready for commercial development. The communities within the Promise Zone are economically dependent on agriculture and have some of the worst unemployment and poverty rates in the State. The Coalition currently has 6 sites identified for assessment. This project is ongoing. Originally the project was scheduled to be completed in September 2021. However, due to the setbacks caused by the Coronavirus pandemic, a one-year extension was requested and has been approved.

### **Technical Assistance to Local Governments**

The Southwest Florida Regional Planning Council staff provided numerous hours of technical assistance to the Counties and Cities in our region by writing grants for programs and projects. The following is a list of grants submitted by the SWFRPC for our region that are pending approval. Other grants that were awarded are captured in the ***Number and Types of Public Sector Investments Undertaken in the Region*** section of this report.

- \$143,306 Prepared and submitted and an application to the Florida Department of Economic Opportunity Rebuild Florida CDBG-Mitigation Critical Facility Hardening Program for the City of Clewiston to replace transmission line insulators and overhead ground wires to increase the City's energy resiliency in the event of a major storm. If awarded, the Southwest Florida Regional Planning Council will provide administrative services that will include reporting, grant



management, closeout, contract and deliverable monitoring, and distribution of funds.

- \$3,141,031, Prepared and submitted an application for the City of Clewiston for the DEO CDBG-DR Infrastructure Repair Program Cycle 2 to make upgrades to the City’s wastewater treatment facility. Facility upgrades will include the installation of a new 300kw generator, the installation of bypass pumps, and the planning and installation of a new pump station. If awarded, the Southwest Florida Regional Planning Council will provide administrative services that will include reporting, grant management, closeout, contract and deliverable monitoring, and distribution of funds.
- \$390,000, An application was prepared in partnership with the University of Florida IFAS to the Florida Department of Economic Opportunity CDBG-Mitigation Planning program to develop a Resiliency Strategy for Local Food Systems in Southwest Florida.
- \$682,000 CDBG-MIT GIP Program The SWFRPC prepared an application for the City of Clewiston to apply to the Florida Department of Economic Opportunity Rebuild Florida General Infrastructure Program to storm harden portions of its transmission and distribution lines, therefore increasing energy resiliency in the community.

**TOTAL: \$4,356,337**

## **Report Summary**

The CEDS Annual Update Report shall discuss the following statements required by the Economic Development Administration (EDA). This report reflects 2019.

**I. Any changes in technical components of the CEDS as required by the EDA’s CEDS Summary of Requirements**

**Response:** A new section has been added to the CEDS document on the Opportunity Zones in each County.

**II. Performance of the CEDS based upon the performance evaluation criteria established in the CEDS**

Performance Measures, Page 22 of the CEDS Technical Report Document

1. Number of Jobs Created After Implementation of the Comprehensive Economic Development Strategy

**Response:**

The period covered by this annual update is October 1, 2019 to September 30, 2020. Nine months of this reporting period was impacted by the COVID 19 pandemic, which creates an anomaly in the numbers for employment and growth. However, the following is a snapshot of our region as of September 2020:

**Overview of the CareerSource Southwest Florida Region (Not Seasonally Adjusted)**

- The unemployment rate in the CareerSource Southwest Florida region (Charlotte, Collier, Glades, Hendry, and Lee counties) was 6.2 percent in September 2020. This rate was 3.0 percentage point higher than the region's year ago rate of 3.2 percent. The region's September 2020 unemployment rate was 1.4 percentage point lower than the state rate of 7.6 percent. The labor force was 605,558, down 12,881 (-2.1) over the year. There were 37,722 unemployed residents in the region.
- Glades County the lowest unemployment rate (4.6 percent) in the CareerSource Southwest Florida region followed by Charlotte County (5.9 percent), Collier County (6.0 percent), Lee County (6.4 percent), and Hendry County (7.5 percent).
- The CareerSource Southwest Florida region contains three Metropolitan Statistical Areas (MSAs): the Cape Coral-Ft. Myers MSA (Lee County); the Naples-Immokalee-Marco Island MSA (Collier County); and the Punta Gorda MSA (Charlotte County). Glades and Hendry counties are not included in an MSA.
- Nonagricultural employment for the combined CareerSource Southwest Florida metro areas was 457,800 jobs in September 2020, a decrease of 16,000 jobs (-3.4 percent) from a year ago.
- The mining, logging, and construction (+2.6 percent); manufacturing (+1.7 percent); professional and business services (+1.2 percent); and financial activities (+0.8 percent) industries had metro area growth rates higher than statewide growth rates over the year.
- The industries gaining in jobs over the year were mining, logging, and construction (+1,400 jobs); professional and business services (+700 jobs); manufacturing (+200 jobs); and financial activities (+200 jobs).
- The leisure and hospitality (-11,300 jobs); trade, transportation, and utilities (-3,100 jobs); government (-1,900 jobs); educational and health services (-1,300 jobs); information (-500 jobs); and other services (-400 jobs) industries lost jobs over the year.
- In September 2020 nonagricultural employment in the Cape Coral-Fort Myers MSA was 261,100, a decrease of 12,700 jobs (-4.6 percent) over the year.

- The professional and business services (+4.5 percent) and financial activities (+1.4 percent) industries had metro area growth rates higher than statewide growth rates over the year.
- The Cape Coral-Fort Myers MSA had the fastest annual job growth rate compared to all the metro areas in the state in professional and business services (+4.5 percent) in September 2020.
- The Cape Coral-Fort Myers MSA had the highest annual job growth compared to all the metro areas in the state in professional and business services (+1,700 jobs) in September 2020.
- The Cape Coral-Fort Myers MSA had the second fastest annual job growth rate compared to all the metro areas in the state in financial activities (+1.4 percent) in September 2020.
- In September 2020 nonagricultural employment in the Naples-Immokalee-Marco Island MSA was 147,000, a decrease of 3,900 jobs (-2.6 percent) over the year.
- The manufacturing (+8.5 percent) and other services (+1.1 percent) industries had metro area growth rates higher than statewide growth rates over the year.
- The Naples-Immokalee-Marco Island MSA had the fastest annual job growth rate compared to all the metro areas in the state in manufacturing (+8.5 percent) in September 2020.
- The Naples-Immokalee-Marco Island MSA was tied for the highest annual job growth compared to all the metro areas in the state in other services (+100 jobs) in September 2020.
- The Naples-Immokalee-Marco Island MSA had the second fastest annual job growth rate compared to all the metro areas in the state in other services (+1.1 percent) in September 2020.
- The Naples-Immokalee-Marco Island MSA had the third highest annual job growth compared to all the metro areas in the state in manufacturing (+400 jobs) in September 2020.
- The Naples-Immokalee-Marco Island MSA was tied for the third highest annual job growth compared to all the metro areas in the state in mining, logging, and construction (+800 jobs) in September 2020.
- In September 2020 nonagricultural employment in the Punta Gorda MSA was 49,700, an increase of 600 jobs (+1.2 percent) over the year.
- The other services (+4.5 percent); trade, transportation, and utilities (+3.5 percent); government (+3.2 percent); and education and health services (+3.0 percent) industries had metro area growth rates higher than the statewide growth rates over the year.

- The Punta Gorda MSA had the fastest annual job growth rate compared to all the metro areas in the state in other services (+4.5 percent); trade, transportation, and utilities (+3.5 percent); and education and health services (+3.0 percent) in September 2020.
- The Punta Gorda MSA had the highest annual job growth compared to all the metro areas in the state in trade, transportation, and utilities (+400 jobs) in September 2020.
- The Punta Gorda MSA was tied for the highest annual job growth compared to all the metro areas in the state in other services (+100 jobs) in September 2020.
- The Punta Gorda MSA had the second highest annual job growth compared to all the metro areas in the state in education and health services (+300 jobs) in September 2020.

### Unemployment Rates

(not seasonally adjusted)	Sep-20	Aug-20	Sep-19				
CareerSource Southwest Florida	6.2%	6.9%	3.2%				
Charlotte County	5.9%	6.5%	3.5%				
Collier County	6.0%	6.8%	3.2%				
Glades County	4.6%	4.9%	4.0%				
Hendry County	7.5%	8.5%	7.1%				
Lee County	6.4%	7.1%	3.0%				
Florida	7.6%	7.6%	2.9%				
United States	7.7%	8.5%	3.3%				

Nonagricultural Employment by Industry (not seasonally adjusted)	Cape Coral-Ft. Myers Metropolitan Statistical Area				Naples-Immokalee-Marco Island Metropolitan Statistical Area			
	Sep-20	Sep-19	change	percent change	Sep-20	Sep-19	change	percent change
	Total Employment	261,100	273,800	-12,700	-4.6	147,000	150,900	-3,900
Mining, Logging, and Construction	33,300	32,700	600	1.8	18,400	17,600	800	4.5
Manufacturing	6,300	6,500	-200	-3.1	5,100	4,700	400	8.5
Trade, Transportation, and Utilities	51,500	53,600	-2,100	-3.9	26,800	28,200	-1,400	-5.0
Wholesale Trade	7,300	7,700	-400	-5.2	4,800	4,800	0	0.0
Retail Trade	38,600	40,300	-1,700	-4.2	20,000	21,300	-1,300	-6.1
Transportation, Warehousing, and Utilities	5,600	5,600	0	0.0	2,000	2,100	-100	-4.8
Information	2,400	2,700	-300	-11.1	1,300	1,400	-100	-7.1
Financial Activities	14,000	13,800	200	1.4	8,500	8,500	0	0.0
Professional and Business Services	39,100	37,400	1,700	4.5	16,300	17,300	-1,000	-5.8
Education and Health Services	30,300	31,400	-1,100	-3.5	22,300	22,800	-500	-2.2
Leisure and Hospitality	31,600	40,000	-8,400	-21.0	24,500	27,100	-2,600	-9.6
Other Services	10,900	11,500	-600	-5.2	9,000	8,900	100	1.1
Government	41,700	44,200	-2,500	-5.7	14,800	14,400	400	2.8

Nonagricultural Employment by Industry	Punta Gorda MSA			
	Sep-20	Sep-19	change	percent change
Total Employment	49,700	49,100	600	1.2
Mining, Logging, and Construction	4,300	4,300	0	0.0
Manufacturing	800	800	0	0.0
Trade, Transportation, and Utilities	11,800	11,400	400	3.5
Wholesale Trade	800	800	0	0.0
Retail Trade	9,700	9,500	200	2.1
Transportation, Warehousing, and Utilities	1,300	1,100	200	18.2
Information	300	400	-100	-25.0
Financial Activities	2,300	2,300	0	0.0
Professional and Business Services	4,200	4,200	0	0.0
Education and Health Services	10,200	9,900	300	3.0
Leisure and Hospitality	7,000	7,300	-300	-4.1
Other Services	2,300	2,200	100	4.5
Government	6,500	6,300	200	3.2

Punta Gorda/ Naples- immokalee-Marco Island/ Cape Coral- Ft Myers Combined MSAs

CareerSource Southwest Florida								
Nonagricultural Employment by Industry (not seasonally adjusted)	Combined Metropolitan Statistical Areas				Florida			
	20-Sep	19-Sep	change	Percent Change	20-Sep	19-Sep	change	Percent Change
Total Employment	457,800	473,800	-16,000	-3.4	8,482,900	8,923,100	-440,200	-4.9
Mining, Logging, and Construction	56,000	54,600	1,400	2.6	566,900	574,800	-7,900	-1.4
Manufacturing	12,200	12,000	200	1.7	376,400	384,100	-7,700	-2
Trade, Transportation, and Utilities	90,100	93,200	-3,100	-3.3	1,746,200	1,785,600	-39,400	-2.2
Wholesale Trade	12,900	13,300	-400	-3	342,000	352,600	-10,600	-3
Retail Trade	68,300	71,100	-2,800	-3.9	1,066,600	1,092,100	-25,500	-2.3
Transportation, Warehousing, and Utilities	8,900	8,800	100	1.1	337,600	340,900	-3,300	-1
Information	4,000	4,500	-500	-11.1	126,600	137,000	-10,400	-7.6
Financial Activities	24,800	24,600	200	0.8	587,100	592,000	-4,900	-0.8
Professional and Business Services	59,600	58,900	700	1.2	1,326,500	1,390,800	-64,300	-4.6
Education and Health Services	62,800	64,100	-1,300	-2	1,326,600	1,341,300	-14,700	-1.1
Leisure and Hospitality	63,100	74,400	-11,300	-15.2	1,001,100	1,230,500	-229,400	-18.6
Other Services	22,200	22,600	-400	-1.8	320,700	351,000	-30,300	-8.6
Government	63,000	64,900	-1,900	-2.9	1,104,800	1,136,000	-31,200	-2.7

- The unemployment rate in the CareerSource Suncoast region (Manatee and Sarasota counties) was 5.6 percent in September 2020. This rate was 2.7 percentage point higher than the region's year ago rate of 2.9 percent. The region's September 2020 unemployment rate was 2.0 percentage point lower than the state rate of 7.6 percent. The labor force was 355,415, down 14,653 (-4.0) over the year. There were 19,829 unemployed residents in the region.
- In September 2020 nonagricultural employment in the North Port-Sarasota-Bradenton MSA was 294,700, a decrease of 15,300 jobs (-4.9 percent) over the year.
- The professional and business services (+2.4 percent) industry grew faster in the metro area than statewide over the year.
- The North Port-Sarasota-Bradenton MSA had the second fastest annual job growth rate compared to all the metro areas in the state in professional and business services (+2.4 percent).
- The North Port-Sarasota-Bradenton MSA had the second highest annual job growth compared to all the metro areas in the state in professional and business services (+1,100 jobs).
- The industry gaining in jobs over the year was professional and business services (+1,100 jobs).
- The leisure and hospitality (-7,300 jobs); education and health services (-3,700 jobs); trade, transportation, and utilities (-2,500 jobs); government (-900 jobs); financial activities (-600

jobs); other services (-600 jobs); manufacturing (-300 jobs); information (-300 jobs); and mining, logging, and construction (-200 jobs) industries lost jobs over the year.

North Port-Sarasota-Bradenton								
Nonagricultural Employment by Industry (not seasonally adjusted)	Combined Metropolitan Statistical Areas				Florida			
	20-Sep	19-Sep change	Percent Change		20-Sep	19-Sep change	Percent Change	
Total Employment	294,700	310,000	-15,300	-4.9	8,482,900	8,923,100	-440,200	-4.9
Mining, Logging, and Construction	26,100	26,300	-200	-0.8	566,900	574,800	-7,900	-1.4
Manufacturing	16,500	16,800	-300	-1.8	376,400	384,100	-7,700	-2
Trade, Transportation, and Utilities	56,100	58,600	-2,500	-4.3	1,746,200	1,785,600	-39,400	-2.2
Wholesale Trade	8,300	8,800	-500	-5.7	342,000	352,600	-10,600	-3
Retail Trade	41,700	43,600	-1,900	-4.4	1,066,600	1,092,100	-25,500	-2.3
Transportation, Warehousing, and Utilities	6,100	6,200	-100	-1.6	337,600	340,900	-3,300	-1
Information	3,100	3,400	-300	-8.8	126,600	137,000	-10,400	-7.6
Financial Activities	14,800	15,400	-600	-3.9	587,100	592,000	-4,900	-0.8
Professional and Business Services	47,100	46,000	1,100	2.4	1,326,500	1,390,800	-64,300	-4.6
Education and Health Services	52,500	56,200	-3,700	-6.6	1,326,600	1,341,300	-14,700	-1.1
Leisure and Hospitality	36,100	43,400	-7,300	-16.8	1,001,100	1,230,500	-229,400	-18.6
Other Services	14,000	14,600	-600	-4.1	320,700	351,000	-30,300	-8.6
Government	28,400	29,300	-900	-3.1	1,104,800	1,136,000	-31,200	-2.7

Source: Florida Department of Economic Opportunity (DEO)

## 2. Number and Types of Public Sector Investments Undertaken in the Region

### a. EDA & Federal Sponsored Investments

#### Response:

- \$400,000 EDA CARES ACT Invited for Regional Disaster Economic Recovery Coordinator to evaluate the Impacts of COVID 19 on the region and develop a recovery and resilience plan for the region.
- \$206,545 EDA Agricultural Sustainability Implementation Study
- \$24,921 HUD Comprehensive Housing Counseling Grant to the Home Ownership Resource Center of Lee County
- \$1.4 Million to the National association of Latino Community Asset Builders from HUD Rural Capacity Building Community Development and Affordable Housing Program. Nonprofits and local governments can apply for technical assistance and loan funding for community and economic development projects as well as assistance with affordable housing development projects

**Total: \$2,031,466**

b. Significant State and Local Investments

**Response:**

- \$100,000 over 2 years for a Food Policy Council Coordinator through the Healthy Cities Healthy Counties Program.
- \$175,000 awarded for the Clewiston Water from Master Plan from Florida Fish and Wildlife Conservation Commission – Boating Improvement Program.
- \$1,700,000 grant from the Florida Jobs Growth Fund to Charlotte Technical College for the A&P Aviation Certificate Training program.
- \$250,000 from the Florida Legislature to Charlotte Technical College for the A&P Aviation Certificate Training Program
- \$3,600,000 from the Florida Jobs Growth Act to the State College of Florida for the Center for Advanced Technology and Innovation
- \$5,000,000 from the State College of Florida for the Center for Advanced Technology and Innovation
- Arthrex, a medical device manufacturer located in Naples, received \$905,000 in State incentives.
- Collier County invested \$129 Million in the purchase of the 167-acre Golden Gate golf course for new workforce housing and a new entertainment venue.
- CareerSource awarded a \$15,000 Incumbent Worker Training Grant to a manufacturer to upskill employees.
- CareerSource awarded a \$525,000 Quick Response Training grant to train 150 employees in Collier County

**Total: \$141,270,000**

3. Number of Jobs Retained in the Region

- a. Number of Jobs Retained as a Result of Federal Investments

**Response:** None

- b. Number of Jobs Retained as a Result of Select State and Local Investments

**Response:** 337 jobs in Sarasota County have been documented and the Arthrex project in Naples when completed will result in 600 new jobs.

4. Amount of Private Sector Investment in the Region After Implementation of the Comprehensive Economic Development Strategy

**Response:**

- \$100,000,000 investment in The Promenades Mall in the Parkside Community
- \$1,200,000 has been invested by the scientific equipment manufacturer, Ultrafast Systems
- \$2,000,000 invested by Rhodan Marine Supply
- \$19,000,000 to the old Main Street Plaza located at U.S. Route 301 and Main Street for a new 10 story mixed-use development consisting of 51,000 SF of commercial space and 418 residential units.

**TOTAL: \$122,200,000**

5. Changes in the Economic Environment of the Region

a. Housing Costs

County	Median Housing Value						Change
	2012	2013	2014	2015	2016	2018	
Charlotte	154,300	143,700	140,900	145,700	154,400	176,500	0.14%
Collier	280,700	261,300	258,400	272,800	291,900	340,100	16.50%
Glades	84,400	87,700	84,100	84,500	79,200	76,400	-3.50%
Hendry	89,100	81,400	72,400	72,400	70,600	82,000	16.00%
Lee	161,400	149,400	150,000	157,400	171,100	207,700	21.00%
Sarasota	191,600	175,000	172,800	181,400	196,800	234,800	19.00%
SWFL*	190,802	176,669	175,376	184,113	198,433	267,000	34.50%
Florida	170,800	160,200	156,200	159,000	166,800	196,800	17.90%

\*SWFL value is estimated using weighted median values of each County

Source: census.gov



b. Educational Attainment

County	Educational Attainment						Change
	2012	2013	2014	2015	2016	2018	
<b>Bachelor's Degree or Higher</b>							
Charlotte	21.10%	21.20%	20.90%	20.80%	21.60%	23.20%	7.40%
Collier	31.40%	31.70%	32.30%	33.20%	33.90%	36.20%	6.78%
Glades	10.20%	12.20%	10.30%	8.40%	8.90%	9.90%	11.00%
Hendry	9.70%	9.90%	10.60%	9.80%	9.10%	8.20%	9.89%
Lee	24.60%	24.70%	25.30%	26.00%	26.70%	27.80%	4.11%
Sarasota	29.90%	30.80%	31.10%	32.40%	33.10%	34.70%	4.80%
Florida	26.20%	26.40%	26.80%	27.30%	27.90%	29.20%	4.65%
<b>High School Graduate or Higher</b>							
Charlotte	88.40%	88.80%	89.10%	89.30%	89.40%	90.30%	1.00%
Collier	85.10%	85.80%	85.70%	86.00%	85.70%	86.40%	0.80%
Glades	75.60%	78.00%	76.00%	76.90%	74.40%	75.60%	1.60%
Hendry	64.30%	64.40%	65.70%	63.00%	62.90%	65.70%	4.45%
Lee	87.10%	86.90%	86.90%	87.00%	87.00%	88.00%	1.14%
Sarasota	91.60%	91.90%	92.20%	92.40%	92.60%	92.80%	0.21%
Florida	85.80%	86.10%	86.50%	86.90%	87.20%	88.00%	0.91%

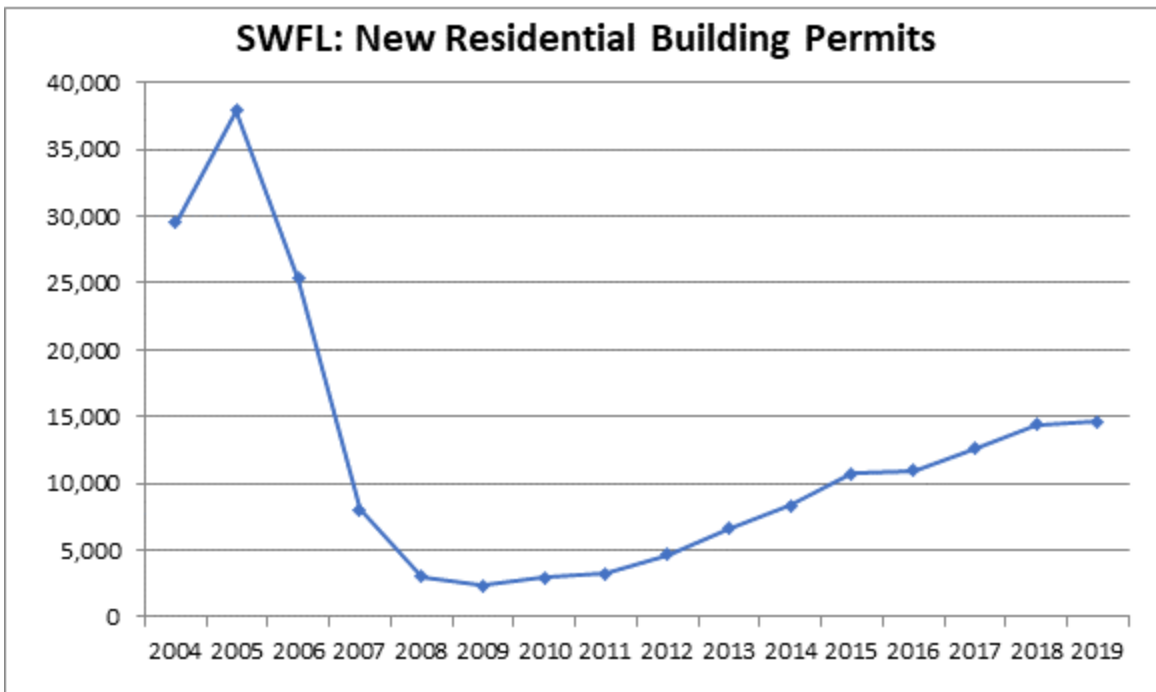
Source: census.gov

c. Age Cohort Growth in Workforce Age

Age Range	SWFL Population by Age Range						Change
	2012	2013	2014	2015	2016	2017	
Under 20 Years	312,271	311,575	312,917	313,949	315,974	309,446	-2.00%
20 to 54 Years	591,614	592,009	595,523	600,852	606,086	597,526	-1.41%
55 and Over	636,298	654,389	675,233	699,421	726,595	1,222,281	68.22%

Source: Data USA/Sarasota County/Florida and American Community Survey 5 Year Estimates US Census

d. Change in Commercial & Residential Building Permits



Source: census.gov

e. Changes in Wage and Income

Charlotte-Collier-Glades-Hendry-Lee MSA

Average Annual Wage	2019	2018	change	Percent Change
CareerSource Southwest Florida	\$46,674	\$45,326	\$1,348	3
Charlotte County	\$40,358	\$38,921	\$1,437	3.7
Collier County	\$50,117	\$48,695	\$1,422	2.9
Glades County	\$43,901	\$42,009	\$1,892	4.5
Hendry County	\$39,938	\$40,840	-\$902	-2.2
Lee County	\$46,195	\$44,818	\$1,377	3.1
Florida	\$51,761	\$50,092	\$1,669	3.3

North Port- Sarasota-Bradenton MSA

Average Annual Wage	2019	2018	change	Percent Change
CareerSource Southwest Florida	\$46,268	\$45,543	\$725	1.6
Manatee County	\$44,315	\$43,048	\$1,267	2.9
Sarasota County	\$47,747	\$47,355	\$392	0.8

f. Change in Employment by industry

Punta Gorda/Naples-Immokalee-Marco Island/Cape Coral-Ft. Myers MSAs -CareerSource Southwest Florida								
Nonagricultural Employment by Industry (not seasonally adjusted)	Combined Metropolitan Statistical Areas				Florida			
	20-Sep	19-Sep	change	Percent Change	20-Sep	19-Sep	change	Percent Change
Total Employment	457,800	473,800	-16,000	-3.4	8,482,900	8,923,100	-440,200	-4.9
Mining, Logging, and Co	56,000	54,600	1,400	2.6	566,900	574,800	-7,900	-1.4
Manufacturing	12,200	12,000	200	1.7	376,400	384,100	-7,700	-2
Trade, Transportation, &	90,100	93,200	-3,100	-3.3	1,746,200	1,785,600	-39,400	-2.2
Wholesale Trade	12,900	13,300	-400	-3	342,000	352,600	-10,600	-3
Retail Trade	68,300	71,100	-2,800	-3.9	1,066,600	1,092,100	-25,500	-2.3
Transportation, Ware	8,900	8,800	100	1.1	337,600	340,900	-3,300	-1
Information	4,000	4,500	-500	-11.1	126,600	137,000	-10,400	-7.6
Financial Activities	24,800	24,600	200	0.8	587,100	592,000	-4,900	-0.8
Professional and Busine	59,600	58,900	700	1.2	1,326,500	1,390,800	-64,300	-4.6
Education and Health Se	62,800	64,100	-1,300	-2	1,326,600	1,341,300	-14,700	-1.1
Leisure and Hospitality	63,100	74,400	-11,300	-15.2	1,001,100	1,230,500	-229,400	-18.6
Other Services	22,200	22,600	-400	-1.8	320,700	351,000	-30,300	-8.6
Government	63,000	64,900	-1,900	-2.9	1,104,800	1,136,000	-31,200	-2.7

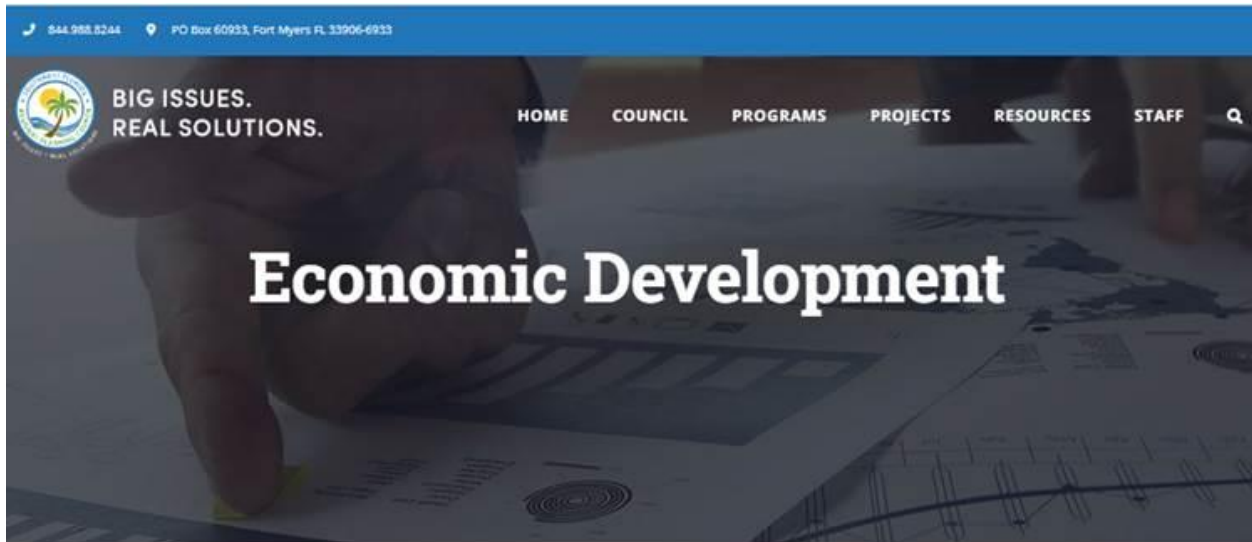
North Port-Sarasota-Bradenton								
Nonagricultural Employment by Industry (not seasonally adjusted)	Combined Metropolitan Statistical Areas				Florida			
	20-Sep	19-Sep	change	Percent Change	20-Sep	19-Sep	change	Percent Change
Total Employment	294,700	310,000	-15,300	-4.9	8,482,900	8,923,100	-440,200	-4.9
Mining, Logging, and Co	26,100	26,300	-200	-0.8	566,900	574,800	-7,900	-1.4
Manufacturing	16,500	16,800	-300	-1.8	376,400	384,100	-7,700	-2
Trade, Transportation, &	56,100	58,600	-2,500	-4.3	1,746,200	1,785,600	-39,400	-2.2
Wholesale Trade	8,300	8,800	-500	-5.7	342,000	352,600	-10,600	-3
Retail Trade	41,700	43,600	-1,900	-4.4	1,066,600	1,092,100	-25,500	-2.3
Transportation, Ware	6,100	6,200	-100	-1.6	337,600	340,900	-3,300	-1
Information	3,100	3,400	-300	-8.8	126,600	137,000	-10,400	-7.6
Financial Activities	14,800	15,400	-600	-3.9	587,100	592,000	-4,900	-0.8
Professional and Busine	47,100	46,000	1,100	2.4	1,326,500	1,390,800	-64,300	-4.6
Education and Health Se	52,500	56,200	-3,700	-6.6	1,326,600	1,341,300	-14,700	-1.1
Leisure and Hospitality	36,100	43,400	-7,300	-16.8	1,001,100	1,230,500	-229,400	-18.6
Other Services	14,000	14,600	-600	-4.1	320,700	351,000	-30,300	-8.6
Government	28,400	29,300	-900	-3.1	1,104,800	1,136,000	-31,200	-2.7

## Description of community involvement in the CEDS process

Staff continues to work closely with to actively engage participation from the community. The Council staff maintains the SWFRPC website and project portal where relevant information is available. For more information visit: [www.swfrpc.org](http://www.swfrpc.org)

The program page for Economic Development Planning (EDD) is located here:

[https://www.swfrpc.org/programs/economic\\_development/](https://www.swfrpc.org/programs/economic_development/)



- [OVERVIEW](#)
- [CEDS](#)
- [MEETINGS & AGENDAS](#)
- [REMI](#)

### Economic Development District (EDD)

In 1992, the SWFRPC was designated an Economic Development District (EDD) by the Economic Development Administration of the U.S. Department of Commerce. The SWFRPC staffs the Southwest Florida Regional Comprehensive Economic Development Strategy (CEDS) Committee, which includes representatives from the Region and was established to address the area's economic problems and challenges from a regional perspective. The EDD is comprised of the six counties that make up the SWFRPC (Charlotte, Collier, Glades, Hendry, Lee and Sarasota, and all municipalities therein).

#### Services & Programs Offered

- Coordination**  
SWFRPC plays a role in the coordination of efforts within the Region by providing a one-stop information clearinghouse of information on EDA and other federal economic programs.
- Brownfields**  
SWFRPC's Brownfields Program was established to facilitate the redevelopment and revitalization of Brownfield areas.
- Technical Assistance**  
SWFRPC provides technical assistance to local governments on their economic development activities, programs, and grant applications.
- Planning**  
SWFRPC works with a Comprehensive Economic Development Strategy (CEDS) Committee to guide regional economic development plans, policies, and programs.

A status update of the projects listed in the CEDS. (Projects are listed by lead organization)

<b>Vital Project</b>	<b>Lead Organization</b>	<b>Status</b>
Charlotte County Incubator	Charlotte County	<b>In Progress</b>
Murdock Village	Charlotte County	<b>In Progress</b>
Charlotte Harbor Redevelopment Catalyst Project	Charlotte County	<b>In Progress</b>
Punta Gorda Interstate Airport Park (i.e. ECAP) - Piper Road Extension and Infrastructure Improvements	Charlotte County	<b>Planning</b>
Charlotte County Residential Centers / Employment Hubs - Vehicular and Pedestrian Interconnectivity	Charlotte County	<b>Planning</b>
Logistics Center (America Gateway Logistics - Phase 1)	Glades County	<b>In Progress</b>
Develop Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing	Glades/Hendry Counties	<b>In Progress</b>
AirGlades Airport Development	Hendry County	<b>In Progress</b>
Multi-Family Housing for Essential Service Employees	Hendry County	<b>Planning</b>
Four Corners Stormwater/Water Quality Project	Hendry County	<b>In Progress</b>
Wastewater Infrastructure on US27/SR80	Hendry County	<b>Planning</b>
Tiger Village	Hendry County	<b>Planning</b>
Warm Mineral Springs	City of North Port	<b>Planning</b>
West Villages	North Port	<b>In Progress</b>
Southwest Florida International Airport Improvements	Lee County Port Authority	<b>In Progress</b>

47th Terrace Improvements	City of Cape Coral	<b>Planning</b>
Academic Village	City of Cape Coral	<b>Planning</b>
Bimini Basin	City of Cape Coral	<b>Planning</b>
Burnt Store Rd. City Parcel	City of Cape Coral	<b>Planning</b>
Cape Coral UEP & Fiber Optic	City of Cape Coral	<b>Planning</b>
Festival Park	City of Cape Coral	<b>Planning</b>
Kismet Industrial Park	City of Cape Coral	<b>Planning</b>
Seven Islands	City of Cape Coral	<b>Planning</b>
Repositioning the talent delivery system in the Southwest Florida Region	SWF Workforce Development Board	<b>In Progress</b>
Preservation of the Rural Counties Tax Base	SWFRPC	<b>On Hold</b>
Regional Transportation Plan	SWFRPC/MPOs	<b>On Hold</b>
Promise Zone	SWFRPC	<b>In Progress</b>
<b>Completed</b>		
Expansion of the Immokalee/Naples Business Development Center to include Incubators/Accelerators	Collier County	<b>Completed</b>
Regional Economic Development Opportunity Map	SWFRPC/Economic Development Directors	<b>Completed</b>
Agriculture Impact and Strategy Study	Industry Cluster Development	<b>Completed</b>
Fort Myers Riverfront Redevelopment Project	Fort Myers/CRA/ Lee County	<b>Completed</b>
Establish partnerships for the creation of a Regional Economic Development Agency to promote centralized data and regional marketing efforts	Regional EDO's/FGCU	<b>Completed</b>

Regional Pre-Machining Training	SWF Workforce Development Board/I-Tech/Immokalee	<b>Completed</b>
CNC Training	SWF Workforce Development Board/I-Tech/Immokalee	<b>Completed</b>
Research and Enterprise Diamond	Lee County/FGCU	<b>Completed</b>
Prepare a regional plan and identify place-making projects that improve the quality of life	SWFRPC	<b>Completed</b>
Create an Ad-Hoc Committee to evaluate and recommend legal & regulatory reform to address government efficiency.	SWFRPC	<b>Completed</b>
Regional Broadband Plan	Regional Infrastructure	<b>Completed 2013 Collier, Charlotte and Lee</b>

The SWFRPC worked on the following projects also identified in the CEDS.

<b>Important Projects</b>	<b>Program</b>	<b>Status</b>
GrowFL - Economic Gardening	Regional Entrepreneurial Support	<b>In Progress</b>
Identify solutions to “food deserts”	Industry Cluster Development	<b>In Progress</b>
Regional Industry Cluster Study	Industry Cluster Development	<b>Pre-Planning</b>
VA Clinic & Development of Veteran’s Investment Zone	Regional Innovation	<b>In Progress</b>
Widening of Sumter Boulevard as a hurricane evacuation route – City of North Port	Regional Infrastructure	<b>In Progress</b>
Road Bond Project – City of North Port	Regional Infrastructure	<b>In Progress</b>
Water Expansion Pilot Program – City of North Port	Regional Infrastructure	<b>Pre-Planning</b>
Punta Gorda Interstate Airport Park	Innovation & Economic Development	<b>In Progress</b>
Downtown & Central Fort Myers Redevelopment (CRA)	Industry Cluster Development	<b>In Progress</b>

Future Makers	Southwest Florida Community Foundation	<b>In Progress</b>
Eastern Immokalee Sidewalk Project	Regional Infrastructure	<b>Pre-Planning</b>
Immokalee Sidewalk Improvement Project	Regional Infrastructure	<b>Pre-Planning</b>
Eleven Bridge Replacements Project-Collier County	Regional Infrastructure	<b>Pre-Planning</b>
Immokalee Stormwater Improvement Program	Regional Infrastructure	<b>Pre-Planning</b>
SR 29 (Main Street) Improvements-Immokalee	Regional Infrastructure	<b>Pre-Planning</b>

<b>Future Projects</b>	<b>Program</b>	<b>Status</b>
Prevent Childhood Obesity by Building Healthy Habits	Regional Education and Training Focus	<b>In Process</b>
Farmland preservation and sustainable agricultural practices	Regional Entrepreneurial Support	<b>Pre-Planning</b>

**Council FY 2019 -2020 Budget**

Adopted: June 20, 2019

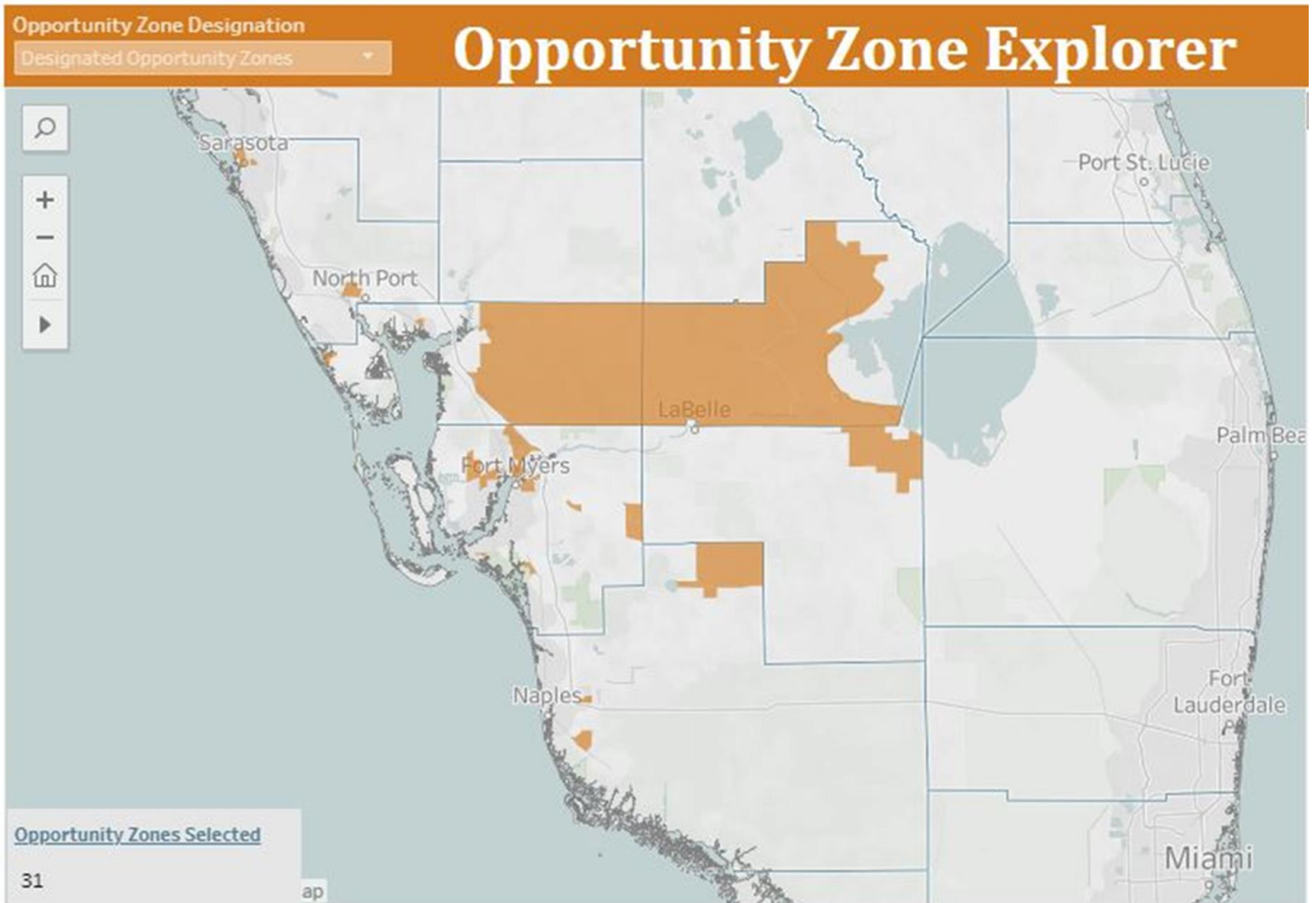
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# Southwest Florida

## Opportunity Zones





# Charlotte County

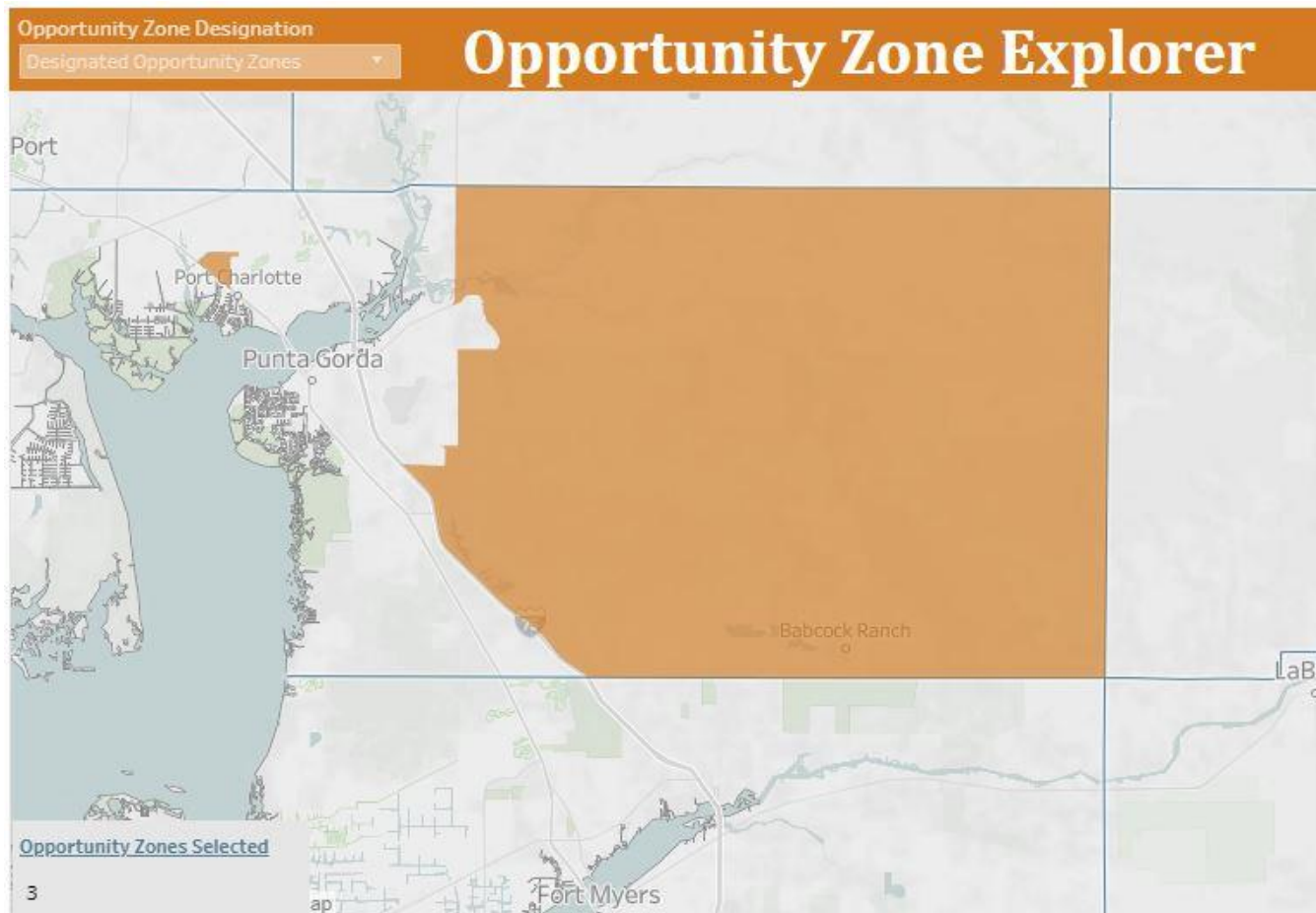
## Opportunity Zones



# Babcock Ranch

Tract Population: 4,353

Census Tract #: 12015010100



This census tract covers all of eastern Charlotte County and includes the quasi-town of Babcock Ranch. The community includes 19,500 residential units and six million square feet of commercial space. Babcock Ranch is dedicated to being America's greenest town. Half of its 18,000 acres are dedicated to greenways, parks, and lakes. Babcock Ranch partnered with Florida Power & Light (FPL) to become the first fully solar powered city in America with FPL building a 75 mega-watt solar facility onsite. The 73,000 acres Babcock Ranch Preserve is adjacent to the community. The town is even trailing self-driving electric shuttles for public transportation.

The community also includes features such as free, hi-speed WiFi through CenturyLink, its own K-8 neighborhood school (soon to be K-12), a LeeHealth facility, and a recently announced Publix grocery store. The goal is for Babcock Ranch's residents to be able to live, work, play, and shop all within the town's boundary. If Babcock Ranch can successfully meet their goals, opportunities for business development and economic growth will follow.

The tract is close in vicinity to the Punta Gorda Airport (PGD). PGD saw over 1.6 million flights in 2019 and has been growing rapidly. The Airport had just over 750,000 flights in 2015 and just over 180,000 in 2010. FDOT's 2018 Economic Impact Study identified PDG as the 3<sup>rd</sup> fastest growing airport in the nation and estimated over \$1.275 billion of total output. The Punta Gorda Interstate Airport Park has 4,300 acres ready for development, is located in a foreign trade zone, and represents impressive global opportunity.

Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	14.58%	4.49%	7.19%
Poverty Rate	15.33%	2.96%	0.22%
Median Household Income	\$43,880	-\$985	-\$11,442

Age	Tract	Reg Δ	Nat Δ
Under 18	13.88%	0.80%	-9.23%
18 - 64	67.95%	18.65%	5.56%
65 +	18.17%	-19.45%	3.67%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	31.71%	16.35%	-6.34%
Non-English Speaking	6.25%	2.89%	-2.27%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	70.68%	-18.74%	-16.30%
Bachelors or Higher (Adults)	12.73%	-8.87%	-17.59%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$176,500	\$22,100	-\$8,200
Median Gross Rent	\$970	\$65	\$21
Median Owner Cost Burden	17.50%	-1.10%	-1.40%
Median Renter Cost Burden	21.40%	-12.30%	-9.20%
Ownership Rate	80.14%	2.03%	16.53%
Residential Vacancy	15.85%	-11.96%	3.66%
Workers Who Commute Over an Hour	16.93%	10.54%	8.25%
Income Spent on Housing & Transportation by Working Individual Household	101.48%	20.04%	60.48%



# Grove City

Census Tracts: 12015030401

Population: 2,176



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	14.50%	4.41%	7.11%
Poverty Rate	24.90%	12.53%	9.79%
Median Household Income	\$36,375	-\$8,490	-\$18,947

Age	Tract	Reg Δ	Nat Δ
Under 18	10.40%	-2.68%	-12.71%
18 - 64	41.60%	-7.70%	-20.79%
65 +	48.00%	10.38%	33.50%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	15.30%	-0.06%	-22.75%
Non-English Speaking	3.56%	0.20%	-4.96%

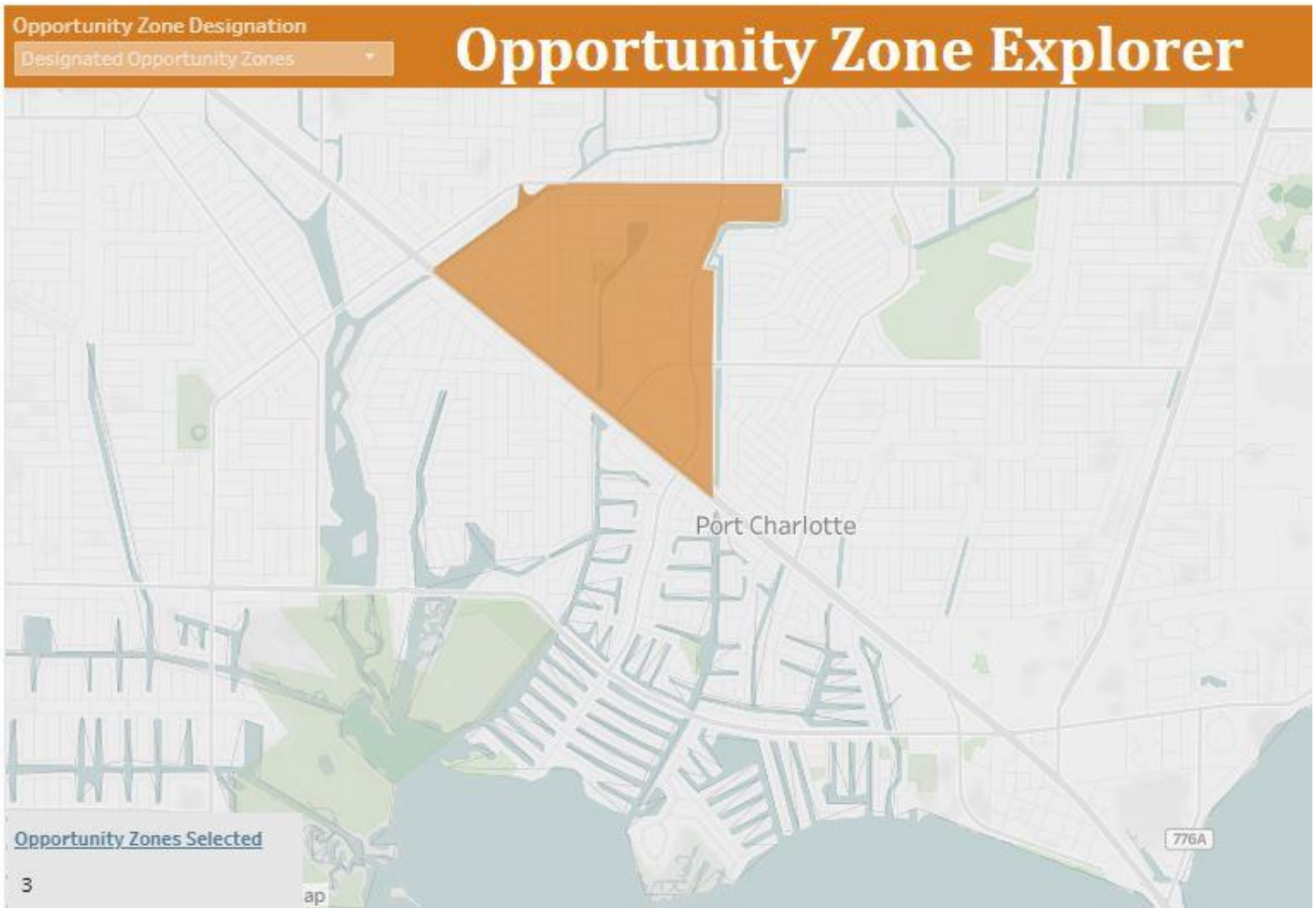
Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	43.60%	-	-43.38%
Bachelors or Higher (Adults)	25.10%	3.50%	-5.22%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$199,100	\$44,700	\$14,400
Median Gross Rent	\$711	-\$194	-\$238
Median Owner Cost Burden	14.90%	-3.70%	-4.00%
Median Renter Cost Burden	28.80%	-4.90%	-1.80%
Ownership Rate	76.60%	-1.51%	12.99%
Residential Vacancy	27.40%	-0.41%	15.21%
Workers Who Commute Over an Hour	11.59%	5.20%	1.65%
Income Spent on Housing & Transportation by Working Individual Household	88.09%	6.65%	80.69%

# Port Charlotte

Census Tracts: 12015020700

Population: 4,353



Economic Conditions	Tract	Reg Δ	Nat	Nat Δ
Unemployment Rate	10.80%	0.71%	7.39%	3.41%
Poverty Rate	31.00%	18.63%	15.11%	15.89%
Median Household Income	\$19,516	-\$25,349	\$55,322	-\$35,806

Age	Tract	Reg Δ	Nat	Nat Δ
Under 18	20.50%	7.42%	23.11%	-2.61%
18 - 64	41.60%	-7.70%	62.39%	-20.79%
65 +	38.00%	0.38%	14.50%	23.50%

Race	Tract	Reg Δ	Nat	Nat Δ
Ethnic Minority	20.10%	4.74%	38.05%	-17.95%
Non-English Speaking	2.93%	-0.43%	8.52%	-5.59%

Education	Tract	Reg Δ	Nat	Nat Δ
High School Diploma (Adults)	55.70%	-33.72%	86.98%	-31.28%
Bachelors or Higher (Adults)	11.90%	-9.70%	30.32%	-18.42%

Housing & Transportation	Tract	Reg Δ	Nat	Nat Δ
Median Owner-Occupied Value	\$70,400	-\$84,000	\$184,700	\$114,300
Median Gross Rent	\$766	-\$139	\$949	-\$183
Median Owner Cost Burden	23.90%	5.30%	18.90%	5.00%
Median Renter Cost Burden	50.00%	16.30%	30.60%	19.40%
Ownership Rate	45.40%	-32.71%	63.61%	-18.21%
Residential Vacancy	22.10%	-5.71%	12.19%	9.91%
Workers Who Commute Over an Hour	5.30%	-1.09%	8.68%	-3.38%
Income Spent on Housing & Transportation by Working Individual Household	66.31%	-15.13%	41.00%	25.31%





# Collier County

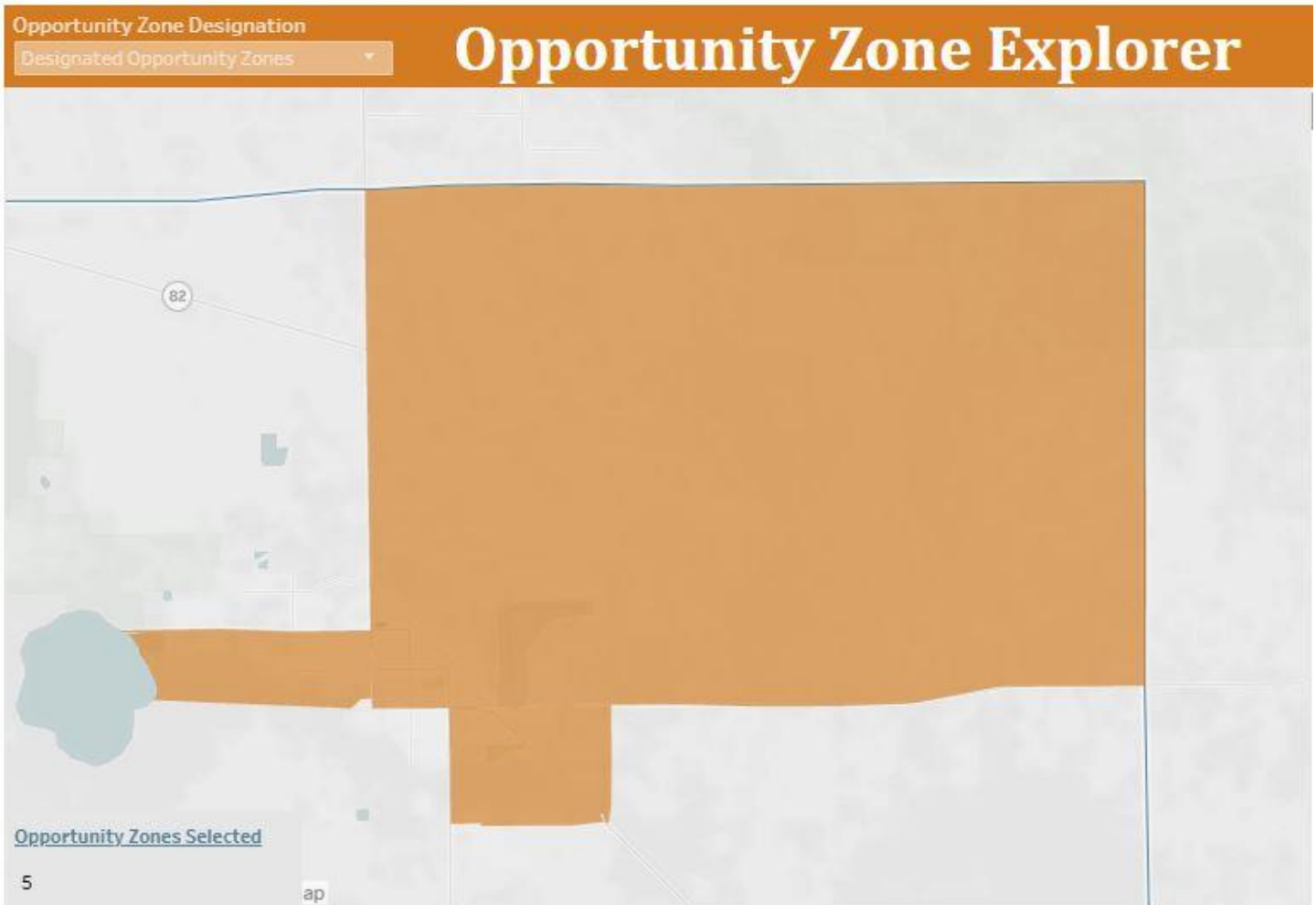
## Opportunity Zones



# Immokalee

Tract Population: 14,801

Census Tract #s: 12021011205, 12021011301, 12021011400



These three contiguous census tracts are located in the Immokalee community of Collier County. Immokalee, like much of eastern Collier County, has an agriculturally dependent economy and a largely Hispanic population. The Immokalee Regional Airport (IMM) is situated on 1,333 acres of land located in a foreign trade zone, approximately 35 miles NE of the City of Naples. FDOT estimates that the Airport adds \$39 million of economic output annually. IMM primarily supports agricultural spraying, recreational flying, and business activity.

Immokalee Technical College (iTECH) and the Florida Culinary Accelerator @ Immokalee are included in the Opportunity Zone area. iTECH, the newest state-of-the art technical training center in Florida, offers 19 different programs, helping to grow the rural workforce. All programs have active business partners who function beyond the traditional advisory capacity found in most technical schools. The Culinary Accelerator is a high-tech commercial shared kitchen and production space that provides members with mentors who can help with nutrition, food safety, food testing, business plans and more.

Economic Conditions	Tracts	Region Δ	Nation Δ
Unemployment Rate	17.63%	11.22%	10.24%
Poverty Rate	45.04%	31.88%	29.93%
Median Household Income	\$31,490	-\$28,293	-\$23,832

Age	Tracts	Region Δ	Nation Δ
Under 18	29.89%	11.67%	6.78%
18 - 64	65.61%	13.42%	3.22%
65 +	4.50%	-25.09%	-10.00%

Race	Tracts	Region Δ	Nation Δ
Ethnic Minority	95.00%	59.22%	56.95%
Non-English Speaking	40.86%	26.35%	32.34%

Education	Tracts	Region Δ	Nation Δ
High School Diploma (Adults)	41.31%	-44.37%	-45.67%
Bachelors or Higher (Adults)	5.96%	-27.92%	-24.36%

Housing & Transportation	Tracts	Region Δ	Nation Δ
Median Owner-Occupied Value	\$87,084	-\$204,816	-\$97,616
Median Gross Rent	\$744	-\$381	-\$205
Median Owner Cost Burden	16.83%	-2.57%	-2.07%
Median Renter Cost Burden	31.48%	-1.02%	0.88%
Ownership Rate	42.63%	-29.40%	-20.98%
Residential Vacancy	20.12%	-14.49%	7.93%
Workers Who Commute Over an Hour	17.59%	12.09%	8.91%
Income Spent on Housing & Transportation by Working Individual Household	75.41%	0.53%	34.41%



# Lely

Census Tracts: 12021010802

Population: 10,713



Economic Conditions	Tracts	Region Δ	Nation Δ
Unemployment Rate	12.80%	6.39%	5.41%
Poverty Rate	19.00%	5.84%	3.89%
Median Household Income	\$50,654	-\$9,129	-\$4,668

Age	Tracts	Region Δ	Nation Δ
Under 18	24.70%	6.48%	1.59%
18 - 64	53.70%	1.51%	-8.69%
65 +	21.60%	-7.99%	7.10%

Race	Tracts	Region Δ	Nation Δ
Ethnic Minority	66.50%	30.72%	28.45%
Non-English Speaking	30.33%	15.82%	21.81%

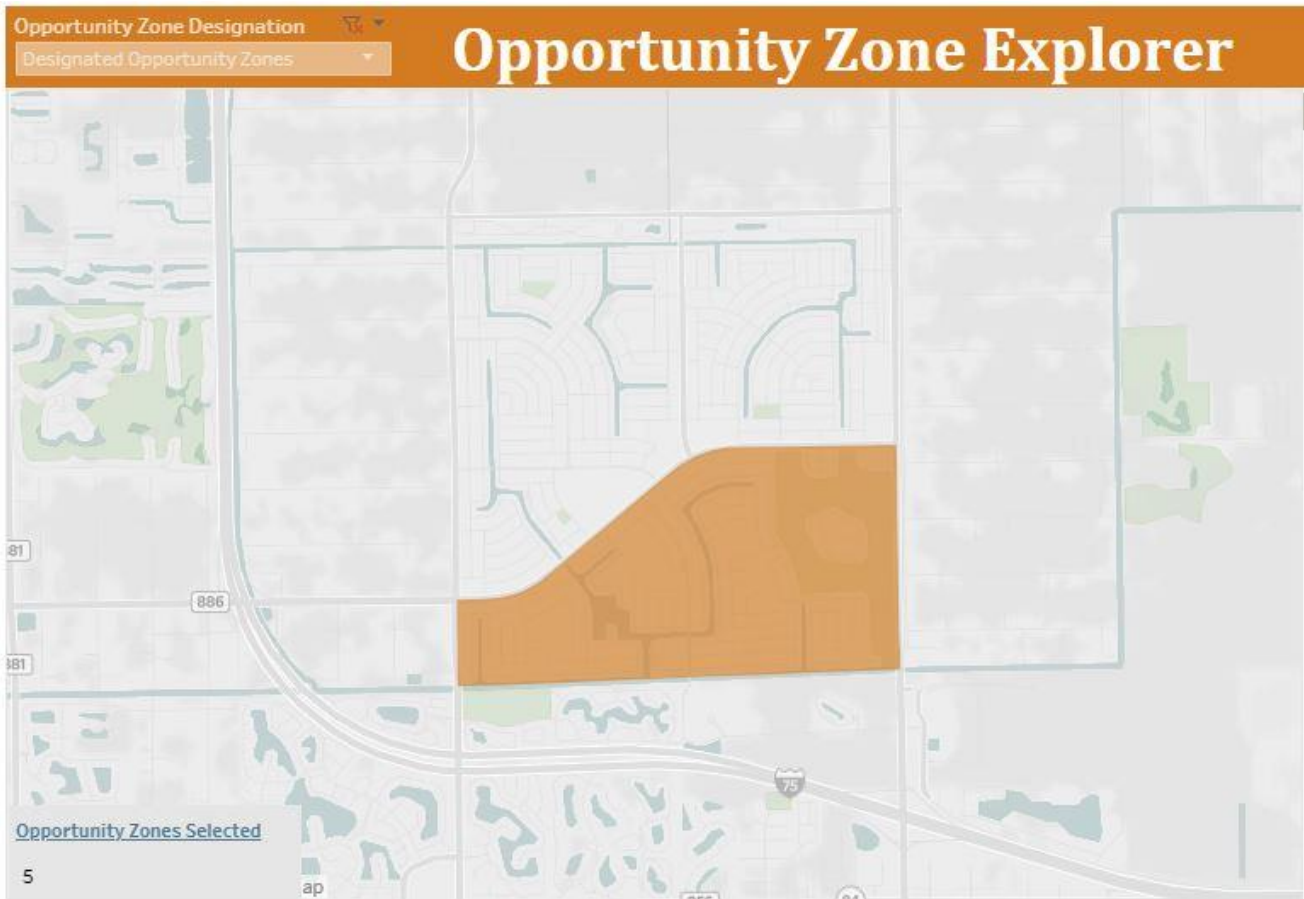
Education	Tracts	Region Δ	Nation Δ
High School Diploma (Adults)	57.40%	-28.28%	-29.58%
Bachelors or Higher (Adults)	24.20%	-9.68%	-6.12%

Housing & Transportation	Tracts	Region Δ	Nation Δ
Median Owner-Occupied Value	\$355,100	\$63,200	\$170,400
Median Gross Rent	\$1,005	-\$120	\$56
Median Owner Cost Burden	24.20%	4.80%	5.30%
Median Renter Cost Burden	32.60%	0.10%	2.00%
Ownership Rate	67.20%	-4.83%	3.59%
Residential Vacancy	42.50%	7.89%	30.31%
Workers Who Commute Over an Hour	4.91%	-0.59%	-3.77%
Income Spent on Housing & Transportation by Working Individual Household	97.25%	22.37%	56.25%

# Golden Gate

Census Tracts: 12021010411

Population: 8,031



Economic Conditions	Tracts	Region Δ	Nation Δ
Unemployment Rate	7.60%	1.19%	0.21%
Poverty Rate	16.20%	3.04%	1.09%
Median Household Income	\$42,642	-\$17,141	-\$12,680

Age	Tracts	Region Δ	Nation Δ
Under 18	23.20%	4.98%	0.09%
18 - 64	61.80%	9.61%	-0.59%
65 +	15.00%	-14.59%	0.50%

Race	Tracts	Region Δ	Nation Δ
Ethnic Minority	75.90%	40.12%	37.85%
Non-English Speaking	34.30%	19.79%	25.78%

Education	Tracts	Region Δ	Nation Δ
High School Diploma (Adults)	65.80%	-19.88%	-21.18%
Bachelors or Higher (Adults)	13.70%	-20.18%	-16.62%

Housing & Transportation	Tracts	Region Δ	Nation Δ
Median Owner-Occupied Value	\$149,800	-\$142,100	-\$34,900
Median Gross Rent	\$1,090	-\$35	\$141
Median Owner Cost Burden	25.50%	6.10%	6.60%
Median Renter Cost Burden	40.80%	8.30%	10.20%
Ownership Rate	64.50%	-7.53%	0.89%
Residential Vacancy	12.50%	-22.11%	0.31%
Workers Who Commute Over an Hour	1.66%	-3.84%	-7.02%
Income Spent on Housing & Transportation by Working Individual Household	83.84%	8.96%	42.84%

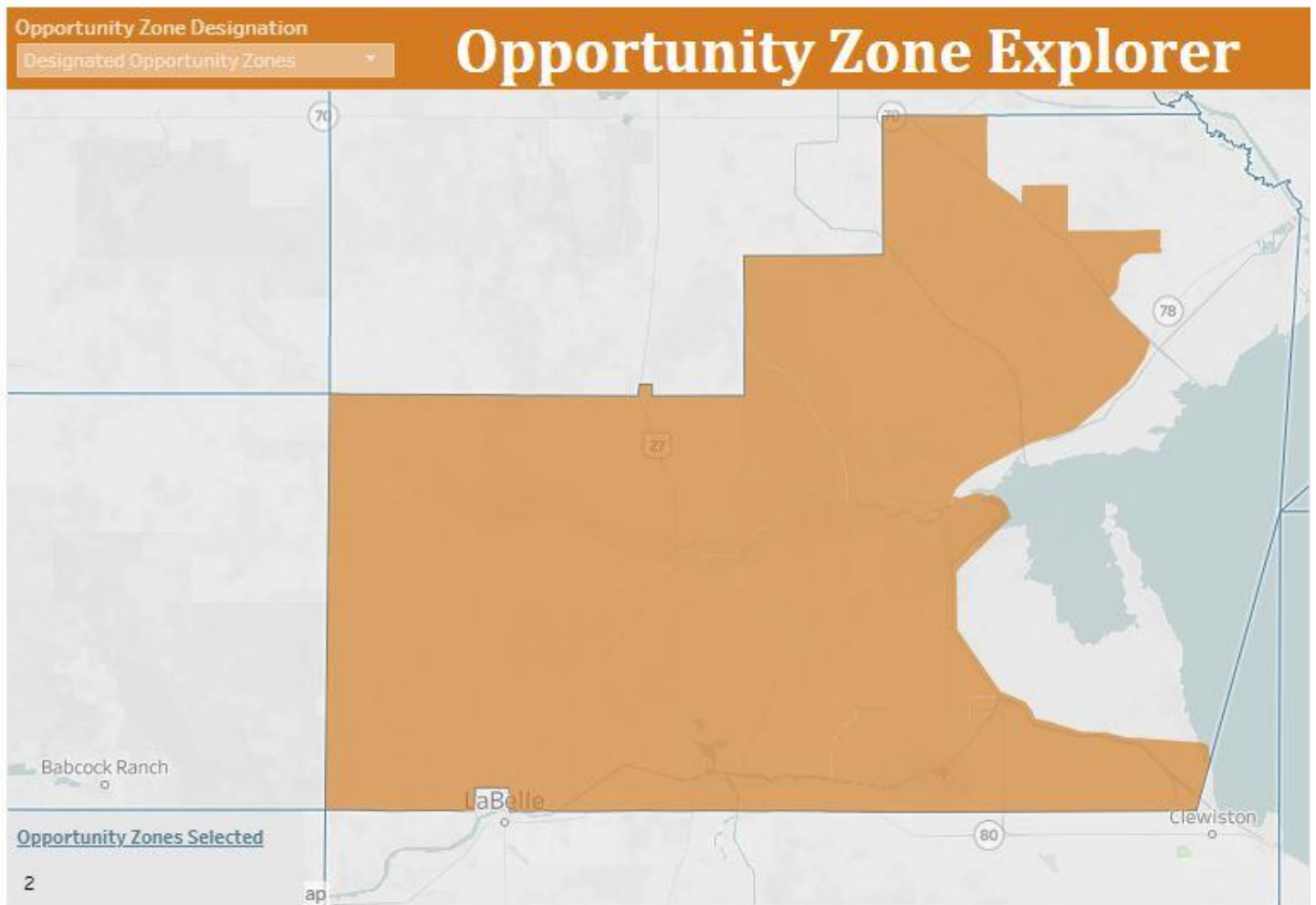


# Glades County

## Opportunity Zones

Tract Population: 11,077

Census Tract #s: 12043000200 & 12043000300







Glades County consists of three large census tracts and two of them have been designated Opportunity Zones. The Opportunity Zone area includes the City of Moore Haven, which sits on the Caloosahatchee River. Much of the City's riverfront remains undeveloped and building up that area remains the County's top economic priority. The County is currently utilizing the Southwest Florida Regional Planning Council's EPA Brownfield Grant to assess sites in Moore Haven that may be suitable for redevelopment. There has also been progress on a large Opportunity Fund to develop the waterfront area.

The Opportunity Zone area also includes the Glades County Regional Training Center and America's Gateway Logistics Center. The Immokalee Technical College (iTECH), in partnership with Glades County, and with the support of Glades, Hendry, Highlands, and Okeechobee County Schools, is requesting \$5.435 million dollars to improve, equip and staff the Training Center. The initial offerings at iTECH Glades will include 10 locally targeted occupations from the 4 surrounding Workforce Regions. All program offerings will lead to a Post-Secondary Adult Vocational (PSAV) Certificates. This multi-county collaborative venture will give iTECH Glades the ability to serve a population that has historically seen limited access to post-secondary training by providing transferable and sustainable technical skills necessary to excel in the regional workforce.

Economic Conditions	Tracts	Reg Δ	Nat Δ
Unemployment Rate	13.85%	N/A	6.46%
Poverty Rate	21.04%	N/A	5.93%
Median Household Income	\$36,110	N/A	-\$19,212

Age	Tracts	Reg Δ	Nat Δ
Under 18	18.01%	N/A	-5.10%
18 - 64	60.20%	N/A	-2.19%
65 +	21.79%	N/A	7.29%

Race	Tracts	Reg Δ	Nat Δ
Ethnic Minority	46.65%	N/A	8.60%
Non-English Speaking	11.38%	N/A	2.86%

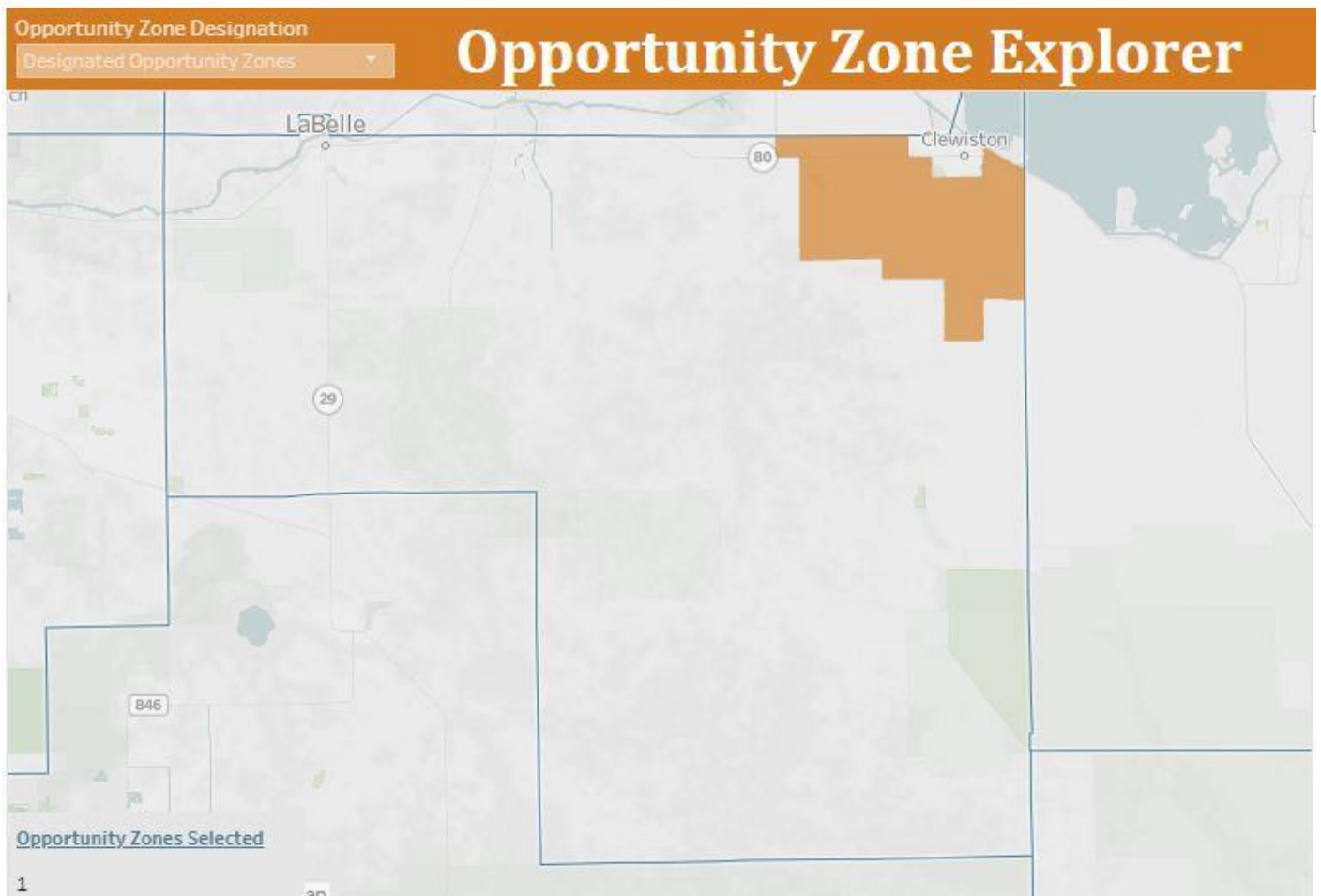
Education	Tracts	Reg Δ	Nat Δ
High School Diploma (Adults)	73.89%	N/A	-13.09%
Bachelors or Higher (Adults)	8.27%	N/A	-22.05%

Housing & Transportation	Tracts	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$87,001	N/A	\$97,699
Median Gross Rent	\$748	N/A	-\$201
Median Owner Cost Burden	14.89%	N/A	-4.01%
Median Renter Cost Burden	35.07%	N/A	4.47%
Ownership Rate	73.34%	N/A	9.73%
Residential Vacancy	32.96%	N/A	20.77%
Workers Who Commute Over an Hour	9.12%	N/A	0.44%
Income Spent on Housing & Transportation by Working Individual Household	136.67%	N/A	95.67%



# Hendry County

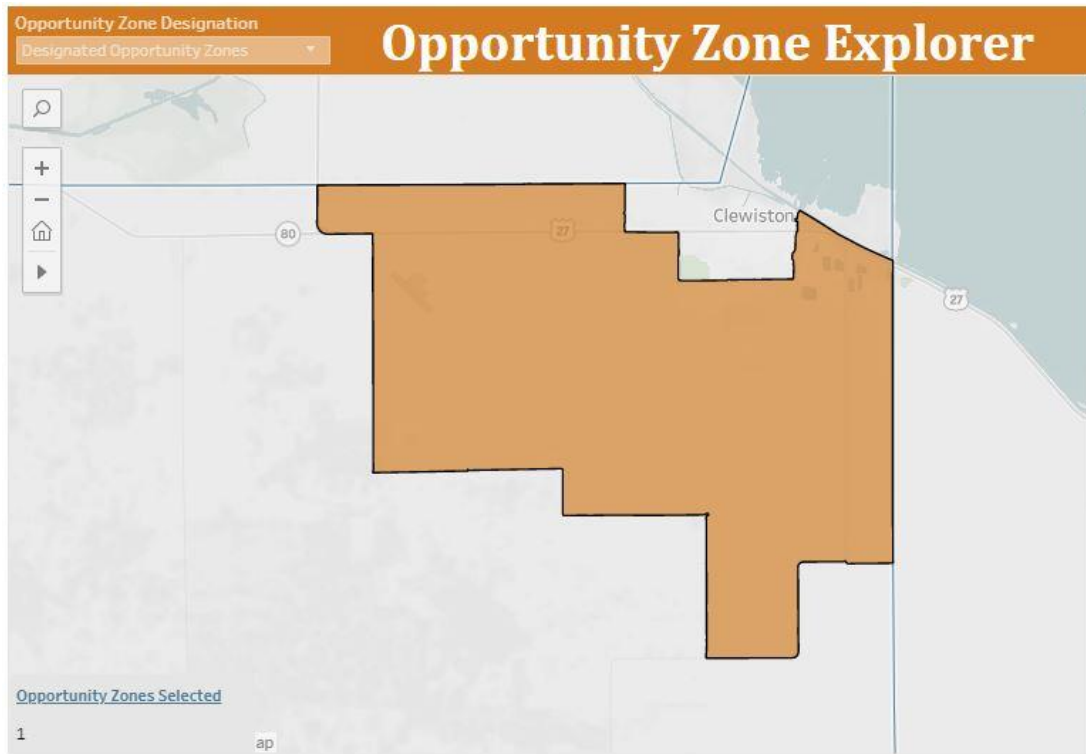
## Opportunity Zones



# Clewiston

Population: 7,706

Census Tract #: 12051000200



The Clewiston Opportunity Zone includes Hendry County’s highest economic priority, Airglades International Airport (AIA). The Airport has been planning expansion into perishable goods cargo freight. Moving perishable goods cargo imports from Miami to AIA will reduce trucking and flight costs and add product shelf life. The expansion is expected to create more than 10,000 jobs during the construction phase and AIA will create 1,700 long-term jobs for the region. AIA will be the first airport in the U.S. to be converted from public to private ownership under the FAA’s Airport Privatization Project. Additionally, there is abundant affordable land, both on-airport and adjacent, available for development, including Airport related logistics infrastructure.

U.S. Sugar’s factory is also located within the Opportunity Zone tract. U.S. Sugar is headquartered in Clewiston and has 2,100 employees, the largest employer in the County. The Census tract borders the City of Clewiston, which has an estimated population of 7,985. The City sits on the southern tip of Lake Okeechobee. This Census tract is Hendry County’s only Opportunity Zone. The County has an estimated population of 41,566 and has an agriculturally based economy.

Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	7.41%	-2.73%	0.02%
Poverty Rate	29.51%	3.24%	14.40%
Median Household Income	\$32,009	-\$5,543	-\$23,313

Age	Tract	Reg Δ	Nat Δ
Under 18	25.60%	-2.12%	2.49%
18 - 64	61.88%	2.35%	-0.51%
65 +	12.52%	-0.23%	-1.98%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	77.24%	11.13%	39.19%
Non-English Speaking	18.83%	-4.65%	10.31%

Education	Tract	Reg Δ	Nat Δ
High School Diploma	62.61%	-0.25%	-24.37%
Bachelors or Higher	7.02%	-2.12%	-23.30%

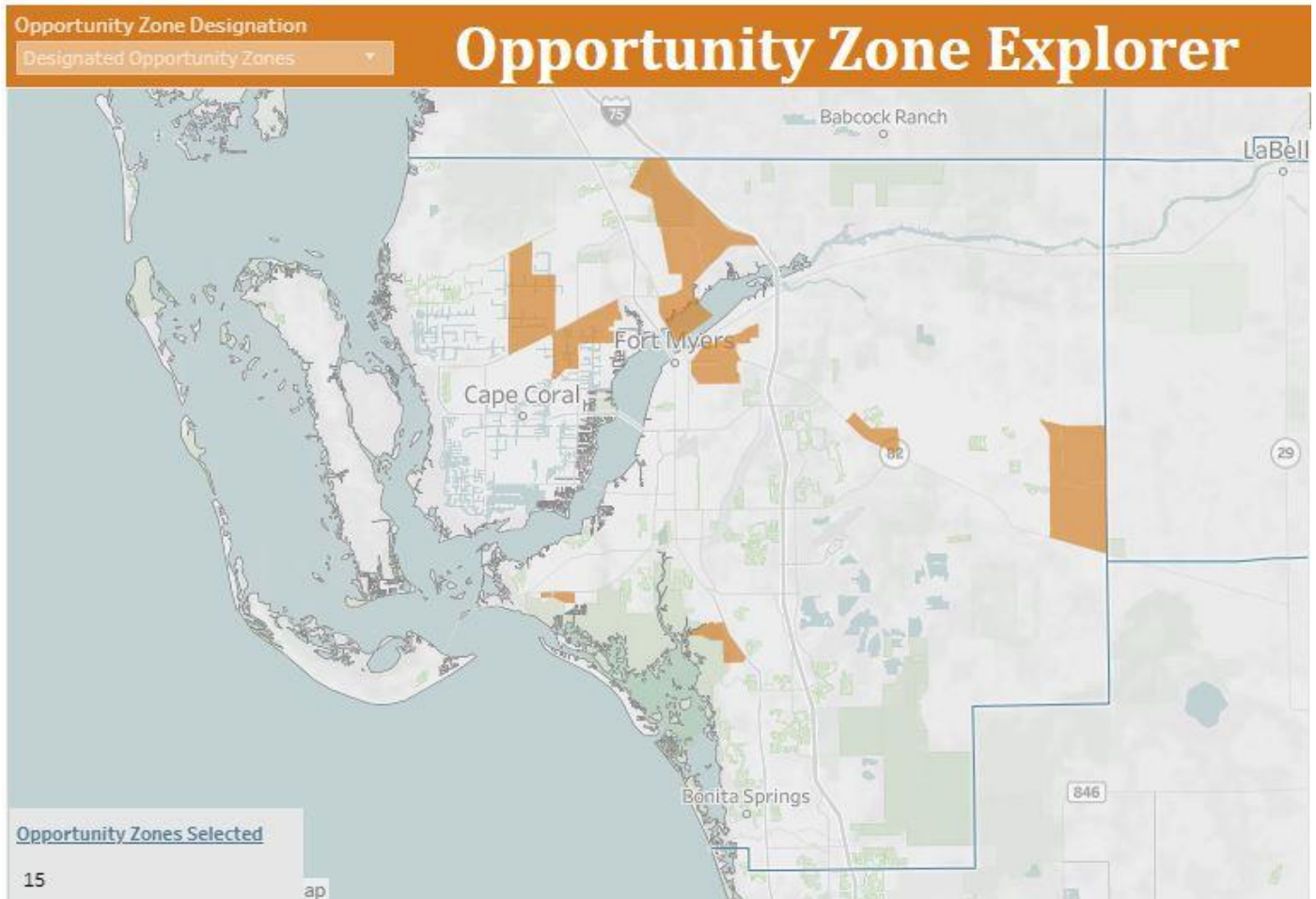
Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$62,300	-\$8,300	-\$122,400
Median Gross Rent	\$494	-\$198	-\$455
Median Owner Cost Burden	19.40%	3.10%	0.50%
Median Renter Cost Burden	37.80%	11.60%	7.20%
Ownership Rate	71.00%	3.25%	7.39%
Residential Vacancy	8.43%	-9.44%	-4.36%
Workers Who Commute Over an Hour	10.47%	-5.87%	1.79%
Income Spent on Housing & Transportation by Working Individual Household	134.43%	44.85%	93.43%





# Lee County

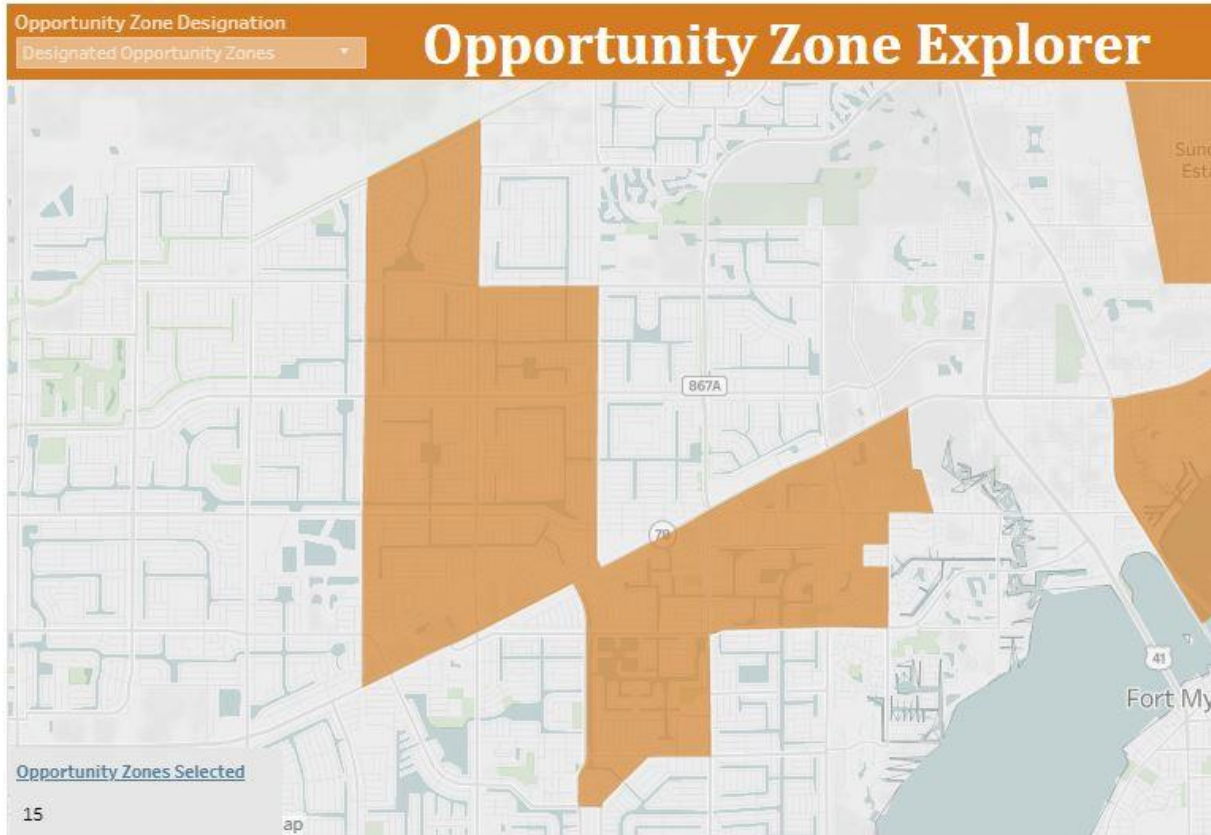
## Opportunity Zones



# Cape Coral

Census Tracts: 12071010201, 12071010302, 12071010307

Population: 14,808



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	14.10%	4.01%	6.71%
Poverty Rate	21.72%	9.35%	6.61%
Median Household Income	\$41,103	-\$3,762	-\$14,219

Age	Tract	Reg Δ	Nat Δ
Under 18	22.00%	8.92%	-1.11%
18 - 64	58.70%	9.40%	-3.69%
65 +	19.20%	-18.42%	4.70%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	41.50%	26.14%	3.45%
Non-English Speaking	13.49%	10.13%	4.97%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	50.00%	-39.42%	-36.98%
Bachelors or Higher (Adults)	18.90%	-2.70%	-11.42%

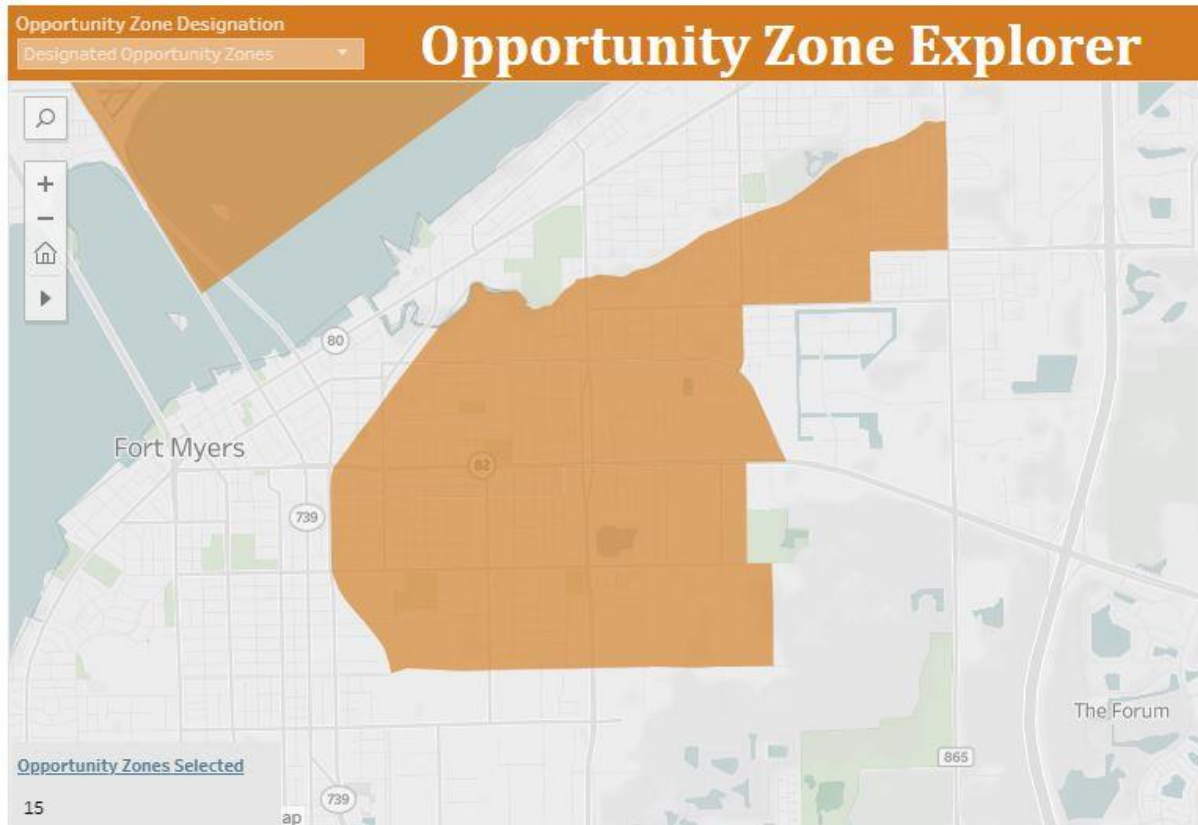
Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$120,693	-\$33,707	-\$64,007
Median Gross Rent	\$918	\$13	-\$31
Median Owner Cost Burden	20.83%	2.23%	1.93%
Median Renter Cost Burden	35.10%	1.40%	4.50%
Ownership Rate	62.30%	-15.81%	-1.31%
Residential Vacancy	19.00%	-8.81%	6.81%
Workers Who Commute Over an Hour	7.26%	0.87%	-1.42%
Income Spent on Housing & Transportation by Working Individual Household	89.79%	8.35%	48.79%



# Fort Myers

Census Tracts: 12071000503, 12071000502, 12071000600

Population: 12,357



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	13.50%	3.41%	6.11%
Poverty Rate	35.30%	22.93%	20.19%
Median Household Income	\$26,180	-\$18,685	-\$29,142

Age	Tract	Reg Δ	Nat Δ
Under 18	31.30%	18.22%	8.19%
18 - 64	56.90%	7.60%	-5.49%
65 +	12.00%	-25.62%	-2.50%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	92.00%	76.64%	53.95%
Non-English Speaking	10.72%	7.36%	2.20%

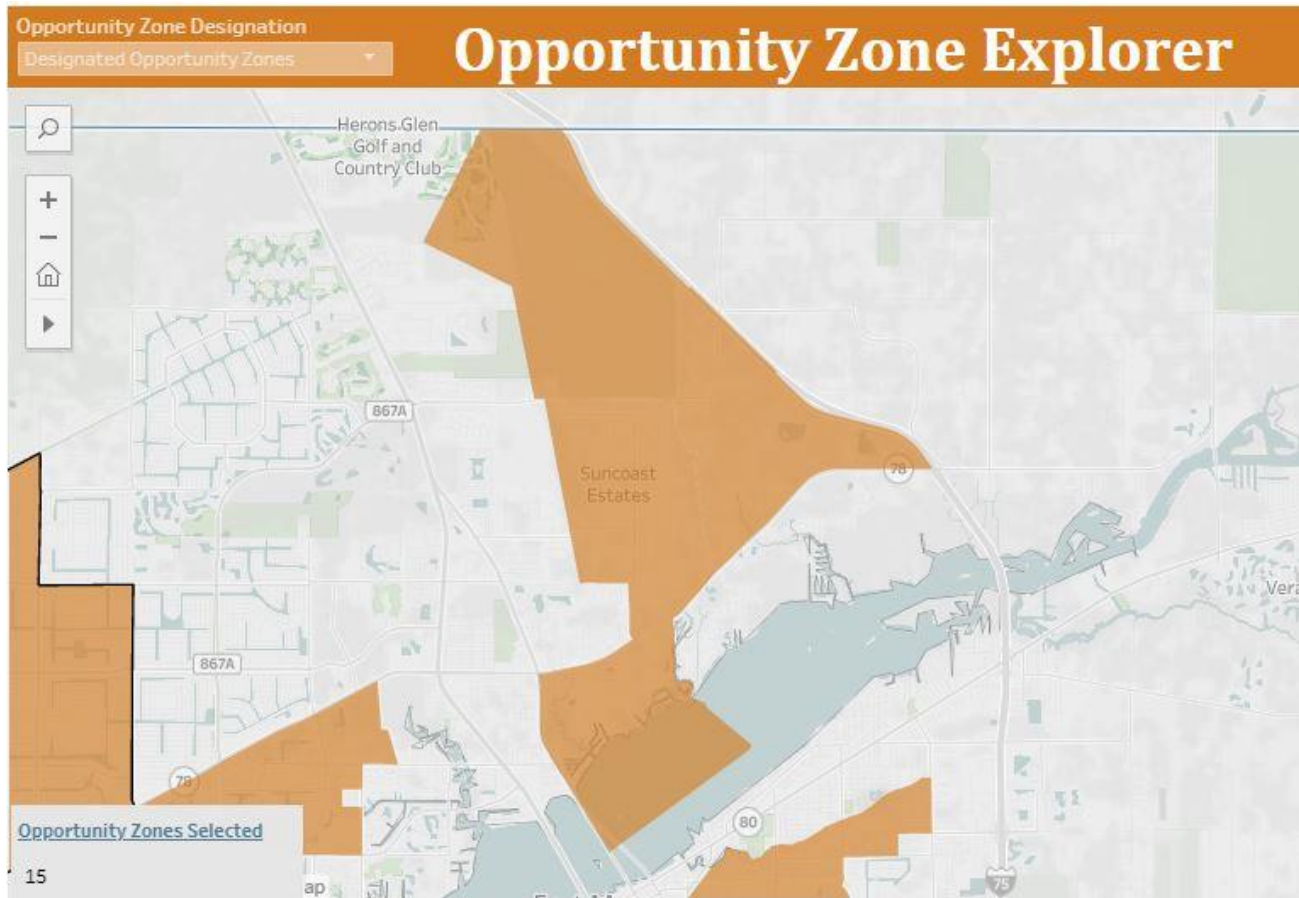
Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	66.50%	-22.92%	-20.48%
Bachelors or Higher (Adults)	12.10%	-9.50%	-18.22%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$67,259	-\$87,141	-\$117,441
Median Gross Rent	\$773	-\$132	-\$176
Median Owner Cost Burden	22.33%	3.73%	3.43%
Median Renter Cost Burden	43.86%	10.16%	13.26%
Ownership Rate	48.70%	-29.41%	-14.91%
Residential Vacancy	16.10%	-11.71%	3.91%
Workers Who Commute Over an Hour	7.61%	1.22%	-1.07%
Income Spent on Housing & Transportation by Working Individual Household	76.94%	-4.50%	35.94%

# North Fort Myers

Census Tracts: 12071020201, 12071020300, 12071020502

Population: 21,227



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	13.10%	3.01%	5.71%
Poverty Rate	19.20%	6.83%	4.09%
Median Household Income	\$44,619	-\$246	-\$10,703

Age	Tract	Reg Δ	Nat Δ
Under 18	21.40%	8.32%	-1.71%
18 - 64	58.10%	8.80%	-4.29%
65 +	20.50%	-17.12%	6.00%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	21.20%	5.84%	-16.85%
Non-English Speaking	1.46%	-1.90%	-7.06%

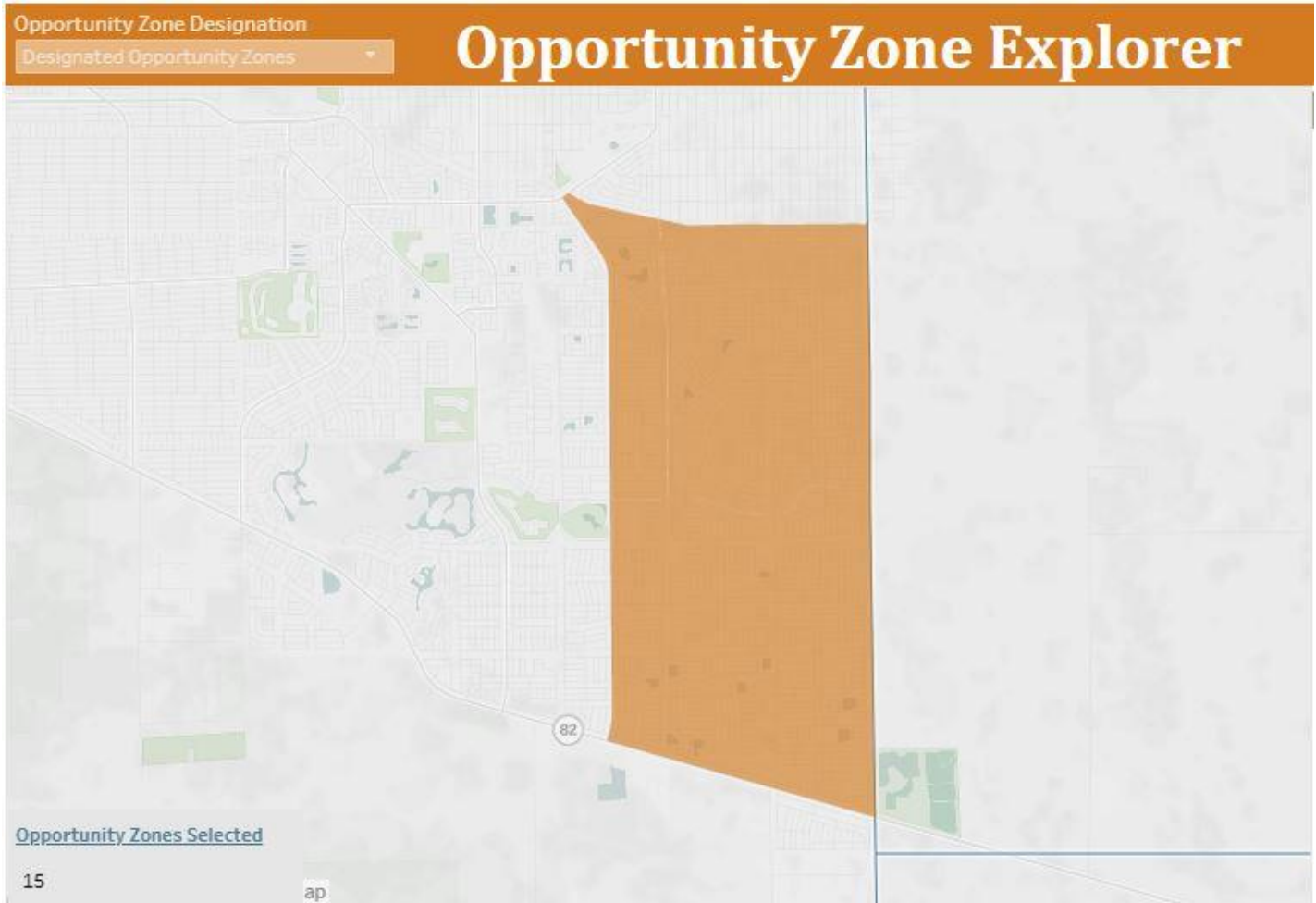
Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	58.40%	-31.02%	-28.58%
Bachelors or Higher (Adults)	13.60%	-8.00%	-16.72%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$99,530	-\$54,870	-\$85,170
Median Gross Rent	\$950	\$45	\$1
Median Owner Cost Burden	16.13%	-2.47%	-2.77%
Median Renter Cost Burden	31.53%	-2.17%	0.93%
Ownership Rate	61.50%	-16.61%	-2.11%
Residential Vacancy	19.30%	-8.51%	7.11%
Workers Who Commute Over an Hour	9.57%	3.18%	0.89%
Income Spent on Housing & Transportation by Working Individual Household	88.28%	6.84%	47.28%

# East Lehigh Acres

Census Tracts: 12071040313, 12071040314, 12071040308

Population: 8,598



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	26.30%	16.21%	18.91%
Poverty Rate	16.17%	3.80%	1.06%
Median Household Income	\$42,821	-\$2,044	-\$12,501

Age	Tract	Reg Δ	Nat Δ
Under 18	32.22%	19.14%	9.11%
18 - 64	59.79%	10.49%	-2.60%
65 +	7.99%	-29.63%	-6.51%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	61.71%	46.35%	23.66%
Non-English Speaking	15.61%	12.25%	7.09%

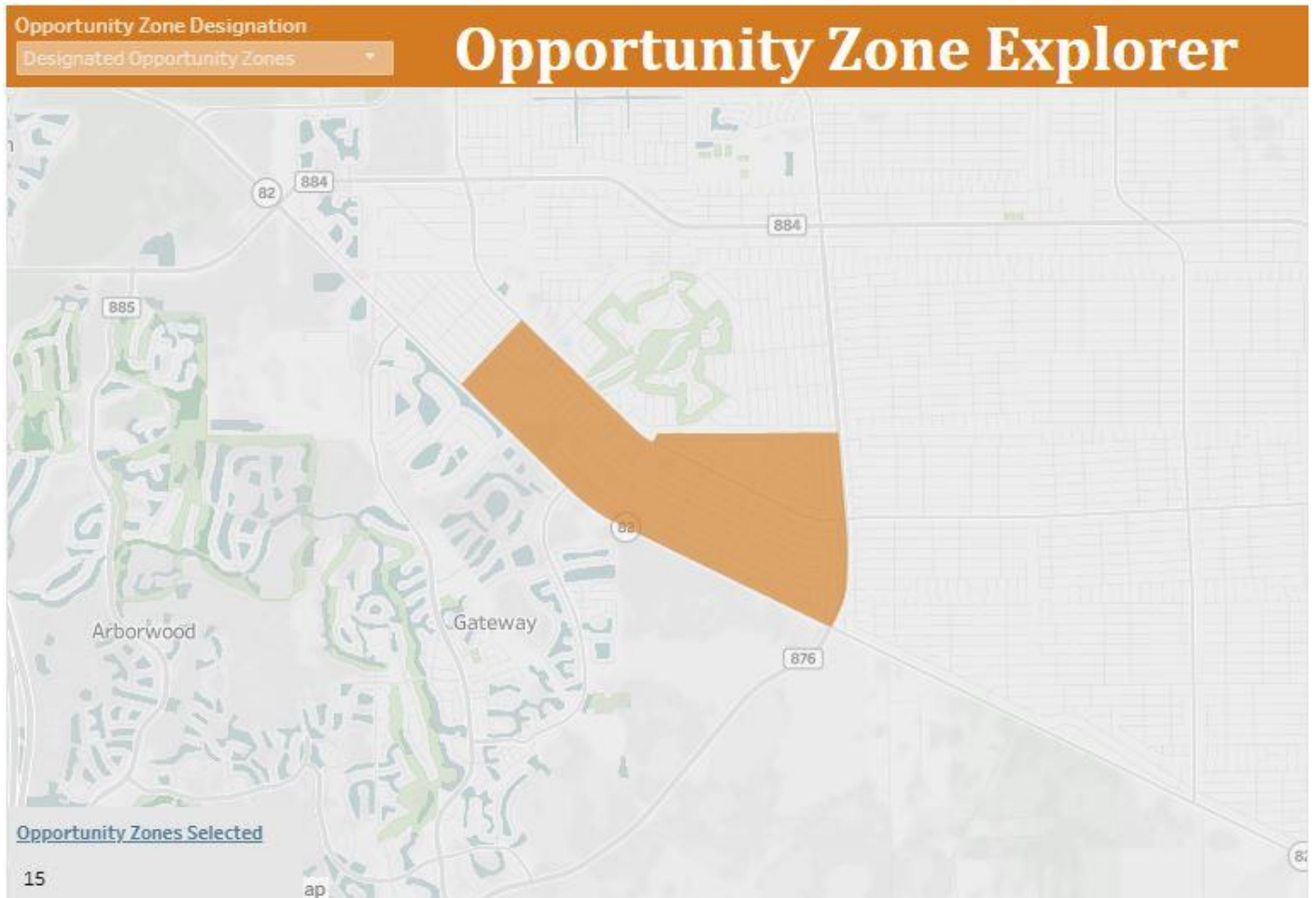
Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	59.16%	-30.26%	-27.82%
Bachelors or Higher (Adults)	12.84%	-8.76%	-17.48%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$105,242	-\$49,158	-\$79,458
Median Gross Rent	\$998	\$93	\$49
Median Owner Cost Burden	18.40%	-0.20%	-0.50%
Median Renter Cost Burden	31.20%	-2.50%	0.60%
Ownership Rate	54.19%	-23.92%	-9.42%
Residential Vacancy	19.50%	-8.31%	7.31%
Workers Who Commute Over an Hour	17.77%	11.38%	9.09%
Income Spent on Housing & Transportation by Working Individual Household	88.05%	6.61%	47.05%

# West Lehigh Acres

Census Tracts: 12071040122

Population: 7,026



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	18.00%	7.91%	10.61%
Poverty Rate	29.40%	17.03%	14.29%
Median Household Income	\$36,197	-\$8,668	-\$19,125

Age	Tract	Reg Δ	Nat Δ
Under 18	36.80%	23.72%	13.69%
18 - 64	60.10%	10.80%	-2.29%
65 +	3.00%	-34.62%	-11.50%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	82.70%	67.34%	44.65%
Non-English Speaking	25.08%	21.72%	16.56%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	72.40%	- 17.02%	- 14.58%
Bachelors or Higher (Adults)	8.60%	- 13.00%	- 21.72%

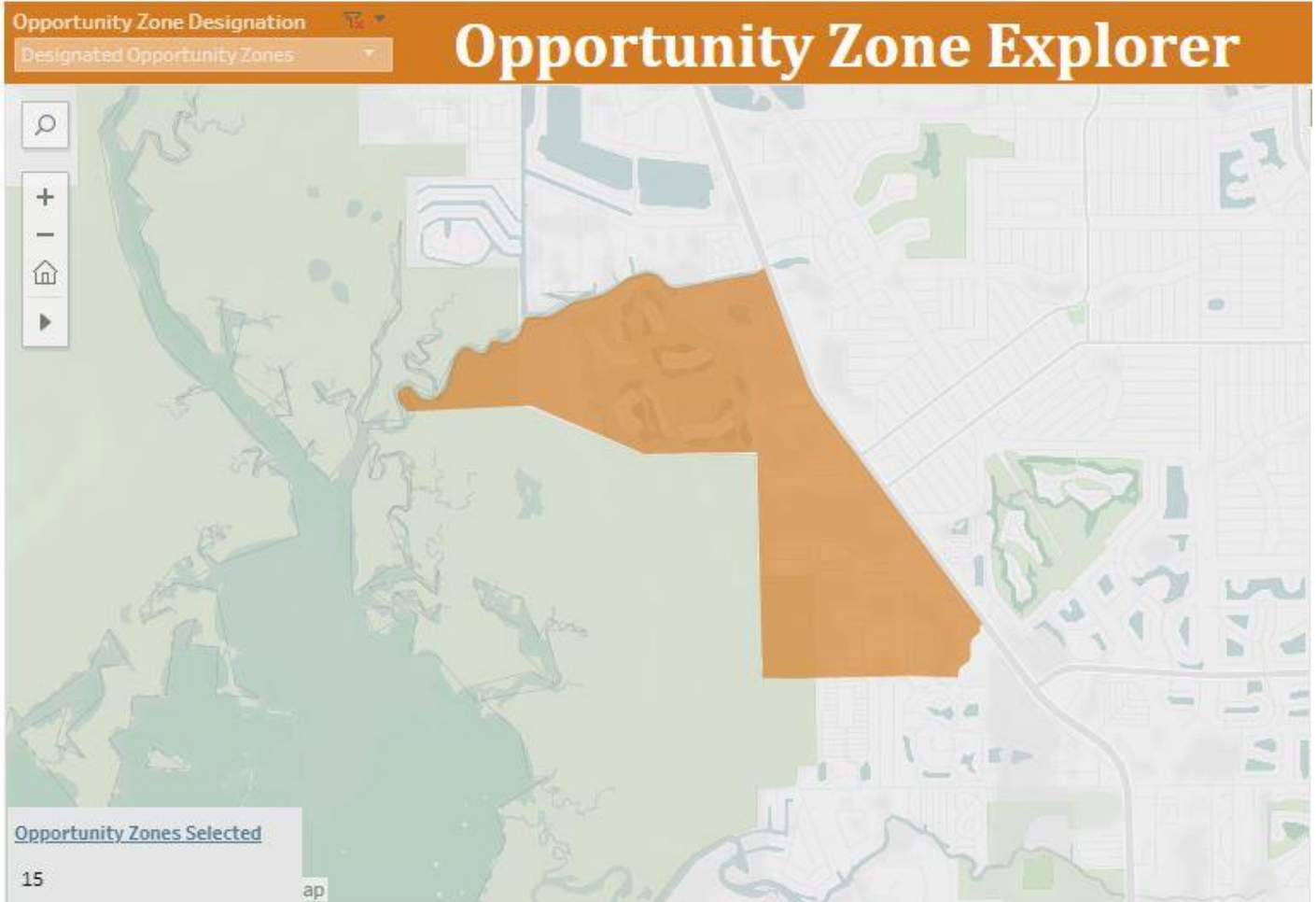
Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$127,500	- \$26,900	- \$57,200
Median Gross Rent	\$859	-\$46	-\$90
Median Owner Cost Burden	31.50%	12.90%	12.60%
Median Renter Cost Burden	28.20%	-5.50%	-2.40%
Ownership Rate	6.00%	- 72.11%	- 57.61%
Residential Vacancy	11.90%	- 15.91%	- -0.29%
Workers Who Commute Over an Hour	14.35%	7.96%	5.67%
Income Spent on Housing & Transportation by Working Individual Household	76.93%	-4.51%	35.93%



# San Carlos

Census Tracts: 12071050103

Population: 1,052



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	3.60%	-6.49%	-3.79%
Poverty Rate	8.80%	-3.57%	-6.31%
Median Household Income	\$59,476	\$14,611	\$4,154

Age	Tract	Reg Δ	Nat Δ
Under 18	18.70%	5.62%	-4.41%
18 - 64	51.50%	2.20%	-10.89%
65 +	29.80%	-7.82%	15.30%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	10.50%	-4.86%	-27.55%
Non-English Speaking	2.75%	-0.61%	-5.77%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	33.30%	-56.12%	-53.68%
Bachelors or Higher (Adults)	28.10%	6.50%	-2.22%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$232,700	\$78,300	\$48,000
Median Gross Rent	\$983	\$78	\$34
Median Owner Cost Burden	17.50%	-1.10%	-1.40%
Median Renter Cost Burden	23.60%	-10.10%	-7.00%
Ownership Rate	81.40%	3.29%	17.79%
Residential Vacancy	38.50%	10.69%	26.31%
Workers Who Commute Over an Hour	4.63%	-1.76%	-4.05%
Income Spent on Housing & Transportation by Working Individual Household	83.54%	2.10%	42.54%

# Iona

Census Tracts: 12071001910

Population: 2,036



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	11.70%	1.61%	4.31%
Poverty Rate	13.40%	1.03%	-1.71%
Median Household Income	\$36,949	-\$7,916	-\$18,373

Age	Tract	Reg Δ	Nat Δ
Under 18	1.10%	-11.98%	-22.01%
18 - 64	22.30%	-27.00%	-40.09%
65 +	76.60%	38.98%	62.10%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	2.40%	-12.96%	-35.65%
Non-English Speaking	2.88%	-0.48%	-5.64%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	53.20%	-36.22%	-33.78%
Bachelors or Higher (Adults)	21.60%	0.00%	-8.72%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$59,100	-\$95,300	-\$125,600
Median Gross Rent	\$830	-\$75	-\$119
Median Owner Cost Burden	15.10%	-3.50%	-3.80%
Median Renter Cost Burden	24.10%	-9.60%	-6.50%
Ownership Rate	84.10%	5.99%	20.49%
Residential Vacancy	60.00%	32.19%	47.81%
Workers Who Commute Over an Hour	11.59%	5.20%	2.91%
Income Spent on Housing & Transportation by Working Individual Household	88.09%	6.65%	47.09%



# Sarasota County

## Opportunity Zones



# Sarasota (City)

Census Tracts: 12115000300, 12115000200, 12115000102, 12115000406

Population: 17,118



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	13.70%	3.61%	6.31%
Poverty Rate	32.00%	19.63%	16.89%
Median Household Income	\$34,219	-\$10,646	-\$21,103

Age	Tract	Reg Δ	Nat Δ
Under 18	18.70%	5.62%	-4.41%
18 - 64	59.30%	10.00%	-3.09%
65 +	22.10%	-15.52%	7.60%

Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	57.20%	41.84%	19.15%
Non-English Speaking	9.58%	6.22%	1.06%

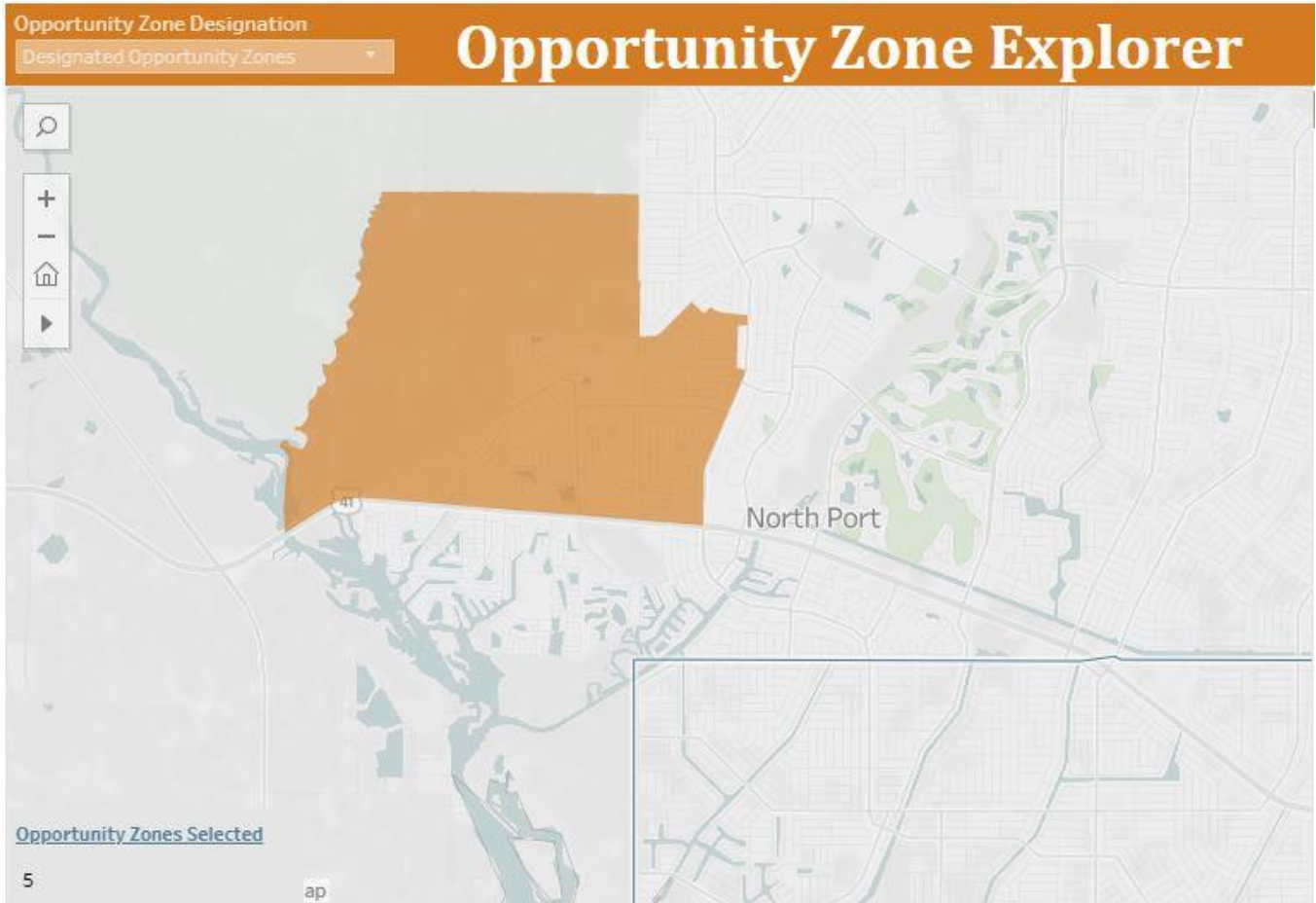
Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	54.00%	-35.42%	-32.98%
Bachelors or Higher (Adults)	56.00%	34.40%	25.68%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$177,106	\$22,706	-\$7,594
Median Gross Rent	\$895	-\$10	-\$54
Median Owner Cost Burden	24.47%	5.87%	5.57%
Median Renter Cost Burden	37.82%	4.12%	7.22%
Ownership Rate	41.90%	-36.21%	-21.71%
Residential Vacancy	13.80%	-14.01%	1.61%
Workers Who Commute Over an Hour	3.91%	-2.48%	-4.77%
Income Spent on Housing & Transportation by Working Individual Household	67.25%	-14.19%	26.25%

# Warm Mineral Springs (North Port)

Census Tracts: 12115002721

Population: 4,928



Economic Conditions	Tract	Reg Δ	Nat Δ
Unemployment Rate	14.50%	4.41%	7.11%
Poverty Rate	32.00%	19.63%	16.89%
Median Household Income	\$34,219	-\$10,646	-\$21,103

Age	Tract	Reg Δ	Nat Δ
Under 18	18.70%	5.62%	-4.41%
18 - 64	62.10%	12.80%	-0.29%
65 +	19.20%	-18.42%	4.70%



Race	Tract	Reg Δ	Nat Δ
Ethnic Minority	14.70%	-0.66%	-23.35%
Non-English Speaking	14.28%	10.92%	5.76%

Education	Tract	Reg Δ	Nat Δ
High School Diploma (Adults)	56.00%	-33.42%	-30.98%
Bachelors or Higher (Adults)	19.50%	-2.10%	-10.82%

Housing & Transportation	Tract	Reg Δ	Nat Δ
Median Owner-Occupied Value	\$79,500	-\$74,900	\$105,200
Median Gross Rent	\$954	\$49	\$5
Median Owner Cost Burden	17.70%	-0.90%	-1.20%
Median Renter Cost Burden	29.10%	-4.60%	-1.50%
Ownership Rate	59.30%	-18.81%	-4.31%
Residential Vacancy	26.20%	-1.61%	14.01%
Workers Who Commute Over an Hour	6.50%	0.11%	-2.18%
Income Spent on Housing & Transportation by Working Individual Household	85.91%	4.47%	44.91%