

# South Florida Regional Planning Council

## Demographic and Economic Characteristics of Southeast Florida

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# Preface

- The unprecedented nature and magnitude of the economic downturn that has affected the entire country, and Southeast Florida in particular, since 2007, make it more difficult than usual to draw reliable scenarios for the future.
- The demographic data used for this presentation is drawn primarily from the US Census Bureau and the University of Florida's Bureau of Economic and Business Research (BEBR). We incorporate the results of the 2010 Census (base April 2010) along with estimates based on the 2010 American Community Survey. BEBR recently released the first updated population projections that take into account the results of the 2010 Census.
- In looking at the region's forecast, it is useful to distinguish between the short-term, when economic and demographic growth in the region may be slow, and the longer-term (2030), when it still may be reasonable to maintain significant growth, in line with the previous trend-line.
- The most recent BEBR projections show Southeast Florida growing from 6.2 million in 2010 to 7.4 million in 2030, down from 7.9 million projected in March 2008.



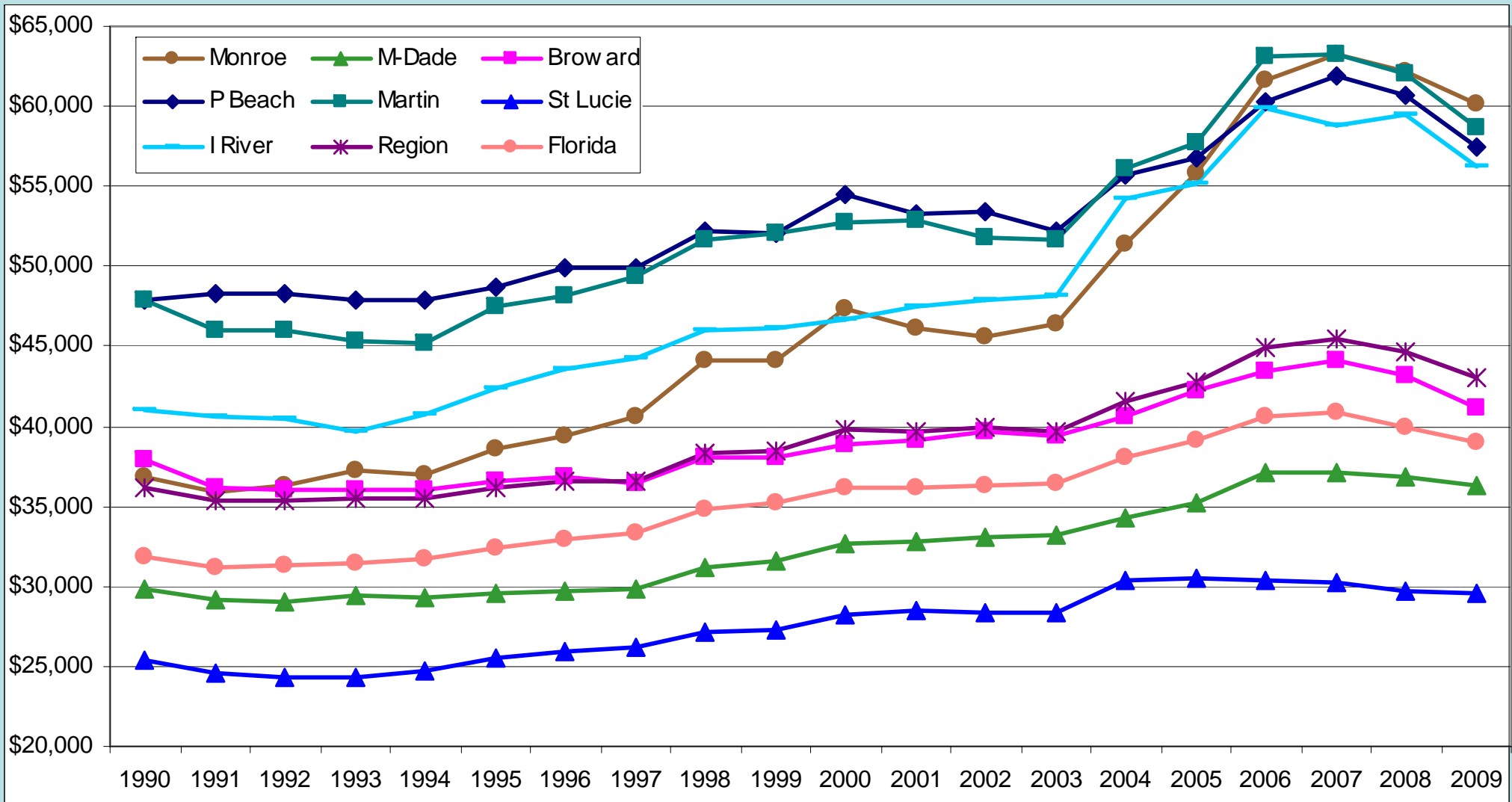
# Overview

- Population dynamics in all of Southeast Florida (the seven counties from Monroe in the south to Indian River in the north) are driven by:
  - o Growth – The region has consistently grown more quickly than the nation, even if it now grows more slowly than the State of Florida as a whole.
  - o Mobility – International migration has been the largest source of net growth, but domestic inflows and outflows also contribute to the “pulse” of growth.
  - o Changes in composition – Migration, whether international or domestic, brings with it potential shifts in the age, race/ethnic and cultural make-up of the region.
  - o Increasing spatial integration – commuting patterns and county-to-county migration show rising levels of cross-county movement, especially within the Miami-Fort Lauderdale-Pompano Beach MSA, but also moving north within the region.
- Despite the current downturn, when viewed on a competitive basis around the country, Southeast Florida continues to offer advantages that could position it well to resume growth when the national economy rebounds.

# Personal Income

- Per capita personal income in Southeast Florida in 2009 was \$43,057, which was higher than the State of Florida (\$38,965) and national (\$39,635) averages. Still, the region was already feeling the economic downturn, as per capita income in 2009 was down from \$43,887 in 2007 and \$44,829 in 2008.
  - o Within the region, per capita income in 2009 ranged from \$29,526 in St. Lucie County to \$60,174 in Monroe County.
  - o Southeast Florida depends on Dividends, Interest and Rent for a larger portion of its personal income (30.0%) than either the State of Florida (26.9%) or the nation (18.0%).
  - o Both Indian River County and Martin County derived over half of personal income from this category in 2009, followed by Monroe County (45.4%) and Palm Beach County (43.7%).
  - o Transfer payments were highest as a proportion of overall personal income in St. Lucie County (27.9%) and Miami-Dade County (21.1%), compared to only 17.5% nationally.
  - o The per capita value of transfer payments was highest in Indian River County (\$9,191) and Martin County (\$8,644), where both Social Security and Medicare payments were relatively high.

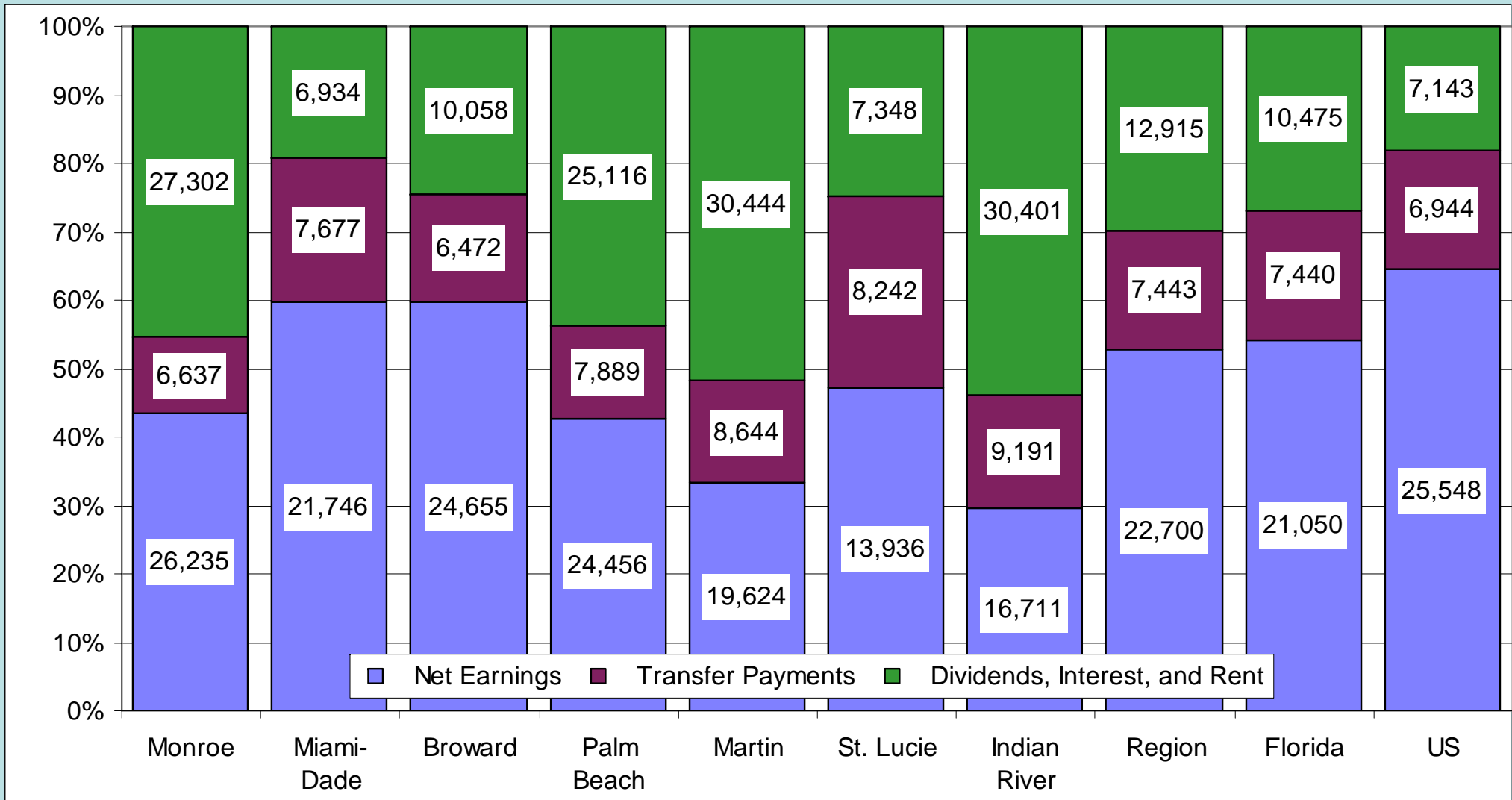
# Southeast Florida Real Per Capita Income 1990-2009 (\$2009)



Source: Bureau of Economic Analysis, Regional Economic Information System (April, 2011).



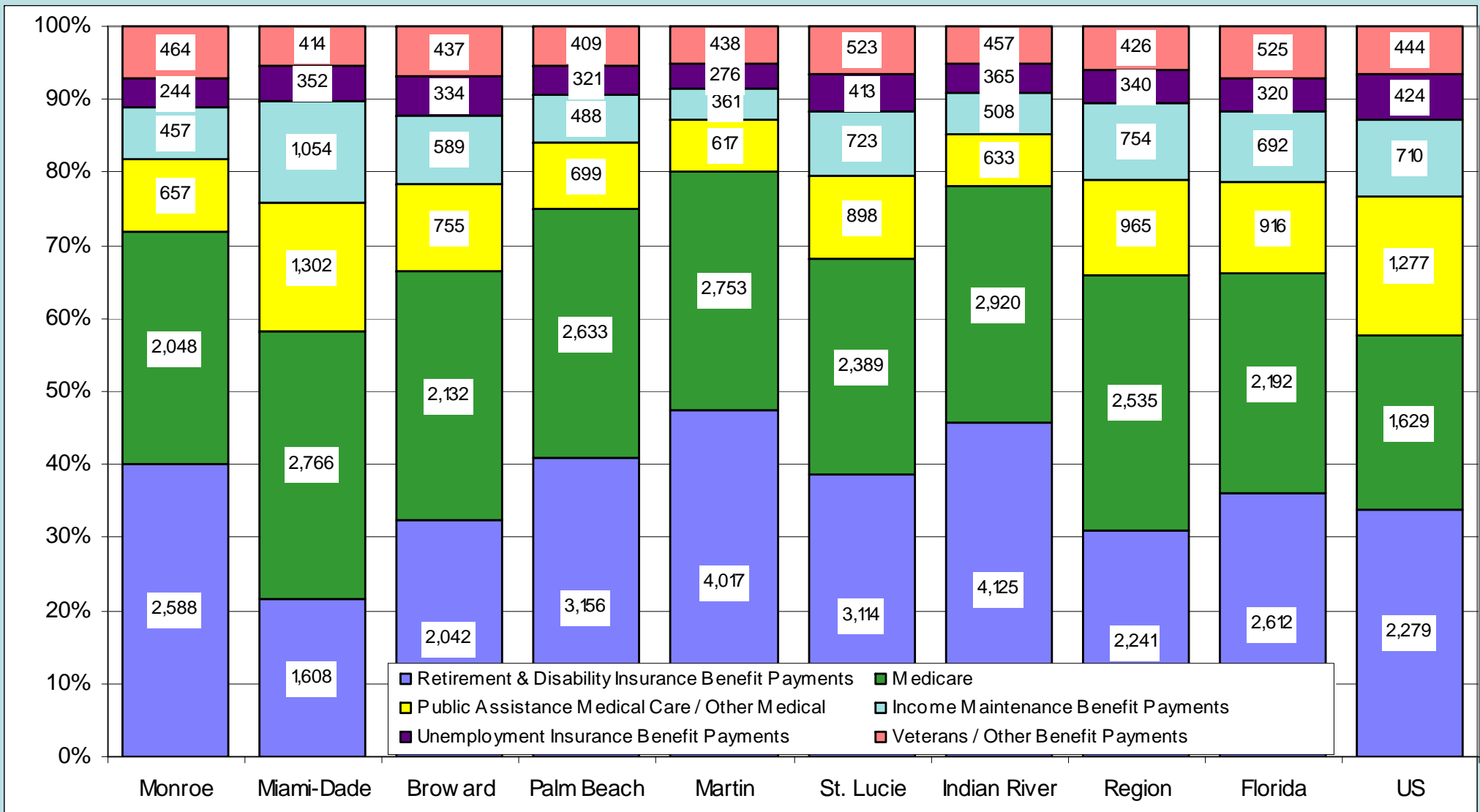
# Southeast Florida Per Capita Income by Source 2009



Source: Bureau of Economic Analysis, Regional Economic Information System (April, 2011).



# Southeast Florida Per Capita Transfer Receipts by Type 2009



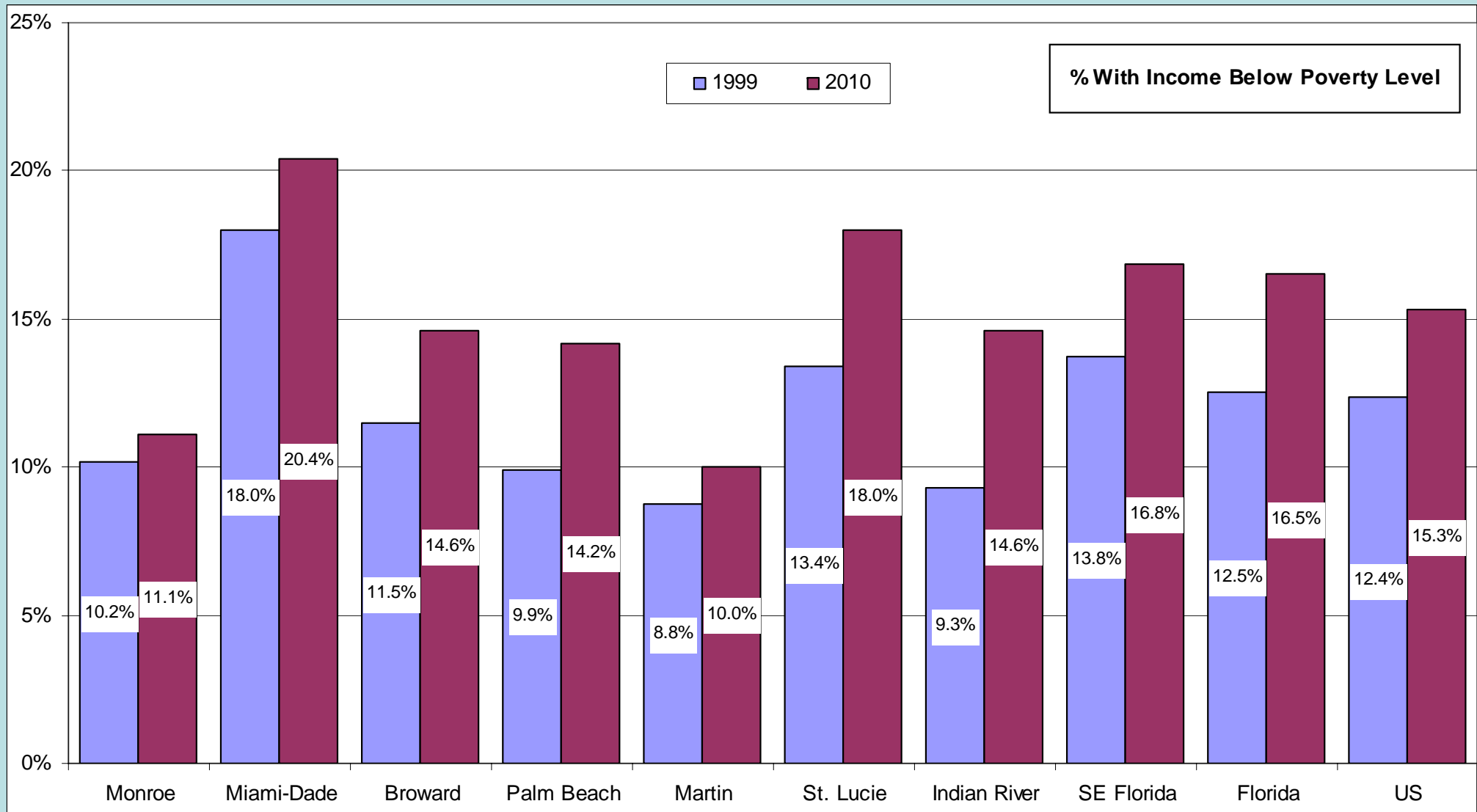
Source: Bureau of Economic Analysis, Regional Economic Information System (April, 2011).



# Poverty Rates

- Overall, poverty rates in Southeast Florida rose between 1999 and 2010, from 13.8% to 16.8%. The Region's poverty rate was higher than the State of Florida (16.5%) or the nation (15.3%). In 2010, rates ranged from a low of 10.0% in Martin County to a high of 20.4% in Miami-Dade County.
  - o Rates for the region's elderly rose from 11.4% in 1999 to 13.8% in 2010, a level that was higher than in the State (9.9%) or the nation (9.0%).
  - o This translates into 141,000 elders in Southeast Florida below the poverty level in 2010, with almost 78,000 in Miami-Dade County alone.
  - o Rates for children were higher than for the elderly, rising from 18.9% in 1999 to 22.9% in 2010, compared to 23.5% in Florida and 21.6% in the US.
  - o The poverty rates for children rose most dramatically in counties to the north – Indian River (from 14.3% in 1999 to 27.2% in 2010), St. Lucie (21.2% to 28.8%) and Palm Beach (14.6% to 22.7%) – although the rate fell in Martin (14.3% to 10.4%).
  - o In 2010, there were over 300,000 children in poverty in Southeast Florida, of which 137,000 in Miami-Dade County.

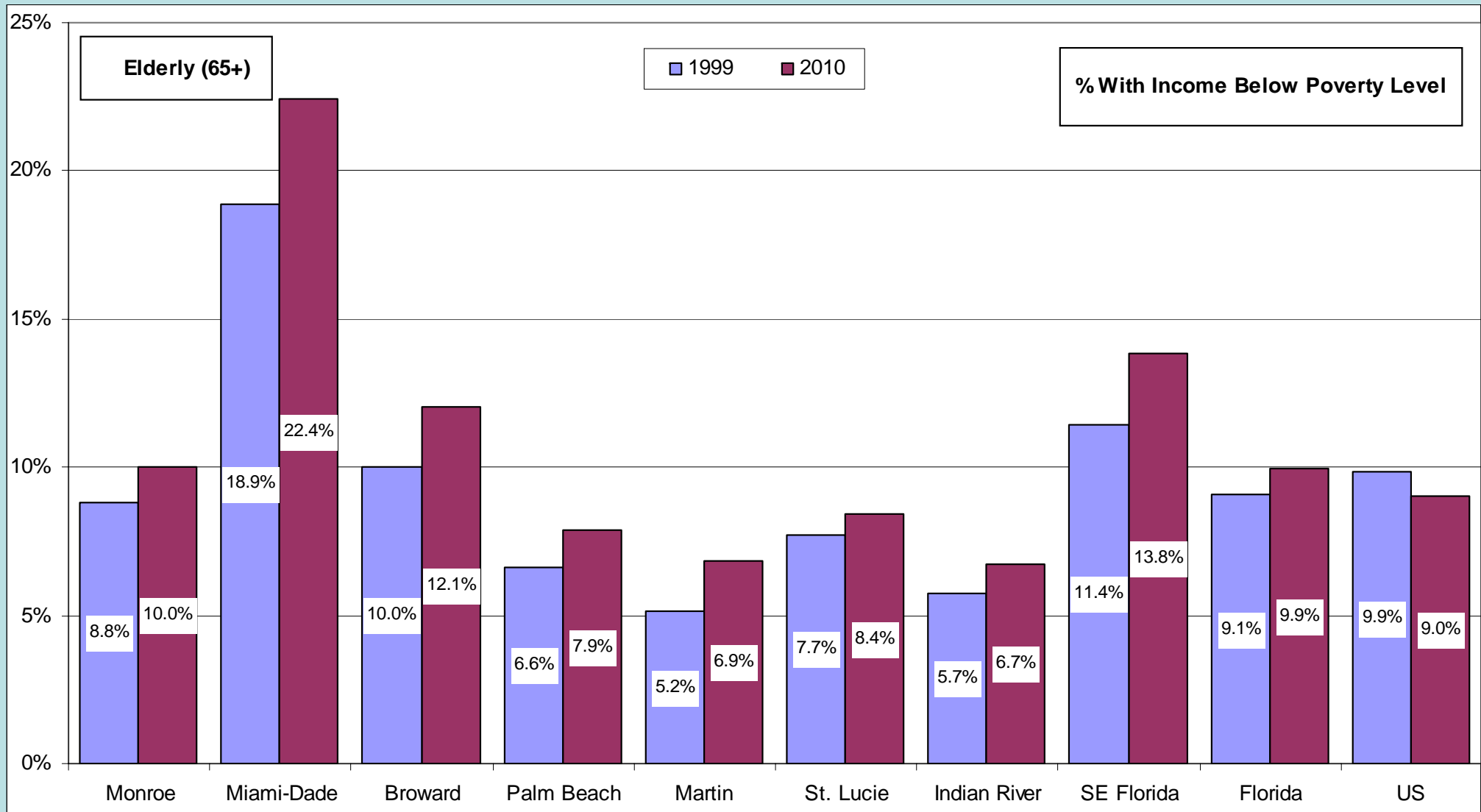
# Southeast Florida % of Population Below Poverty Level, 1999 & 2010



Source: US Bureau of the Census, 2000 Census and 2010 American Community Survey.



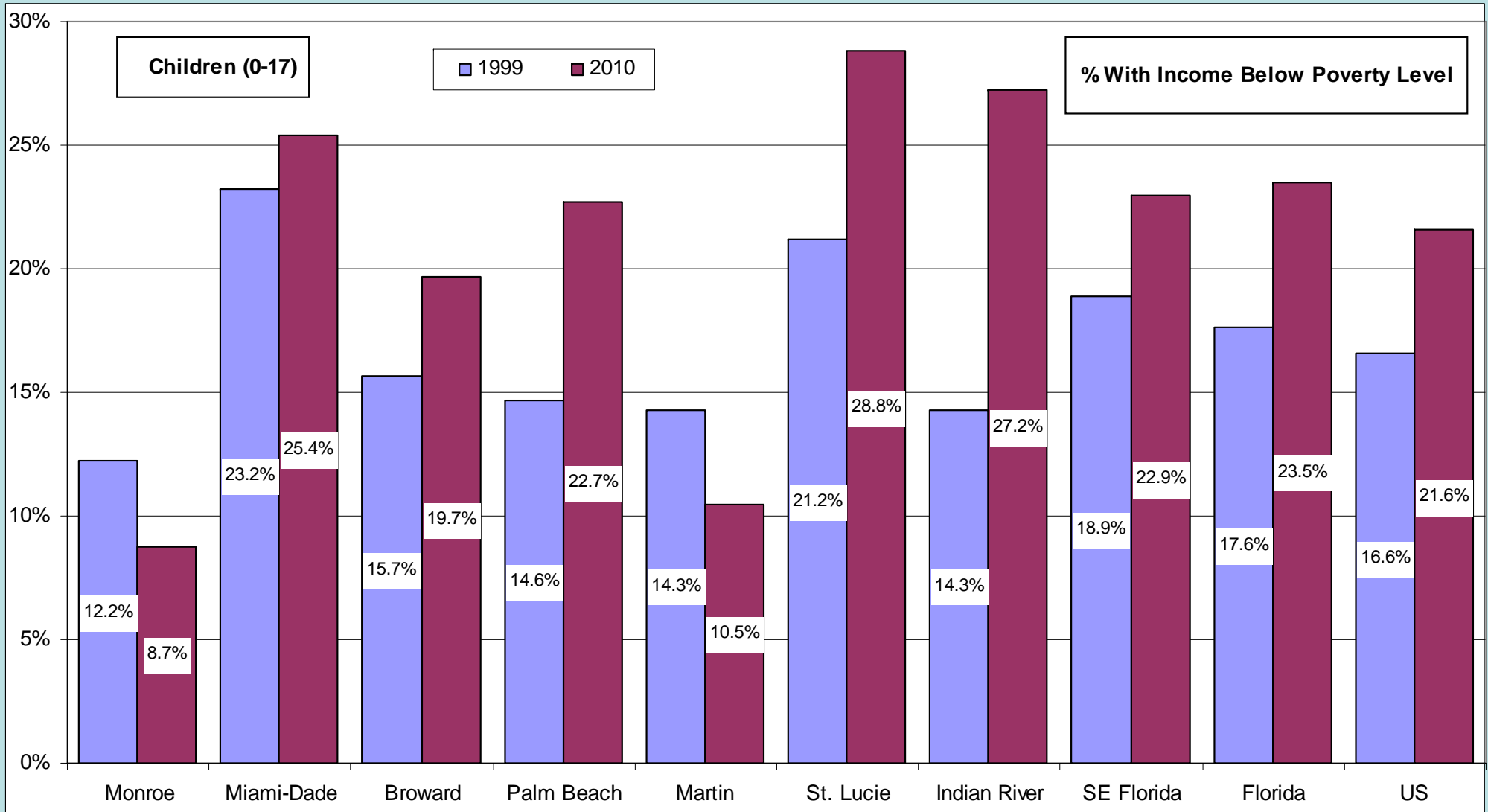
# Southeast Florida % of Elderly Below Poverty Level, 1999 & 2010



Source: US Bureau of the Census, 2000 Census and 2010 American Community Survey.



# Southeast Florida % of Children Below Poverty Level, 1999 & 2010



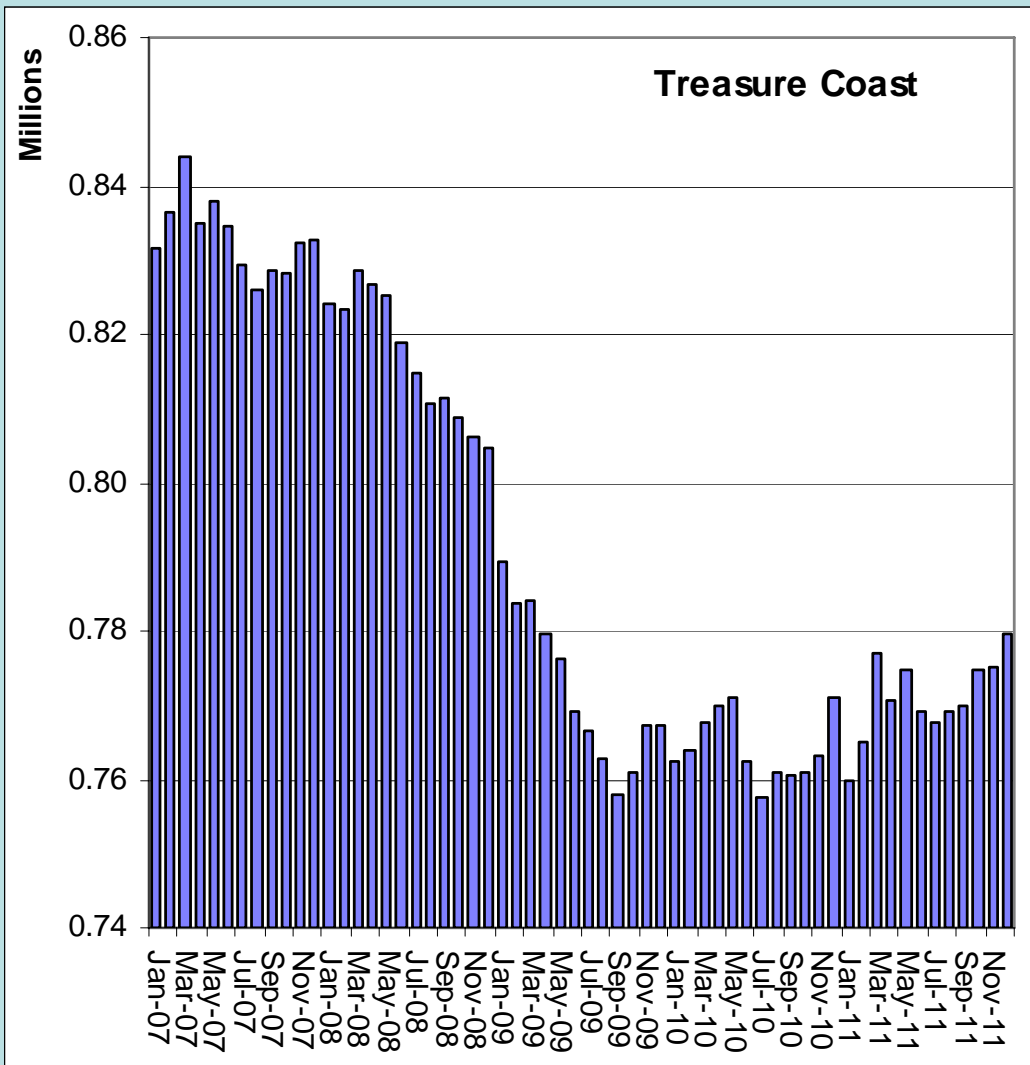
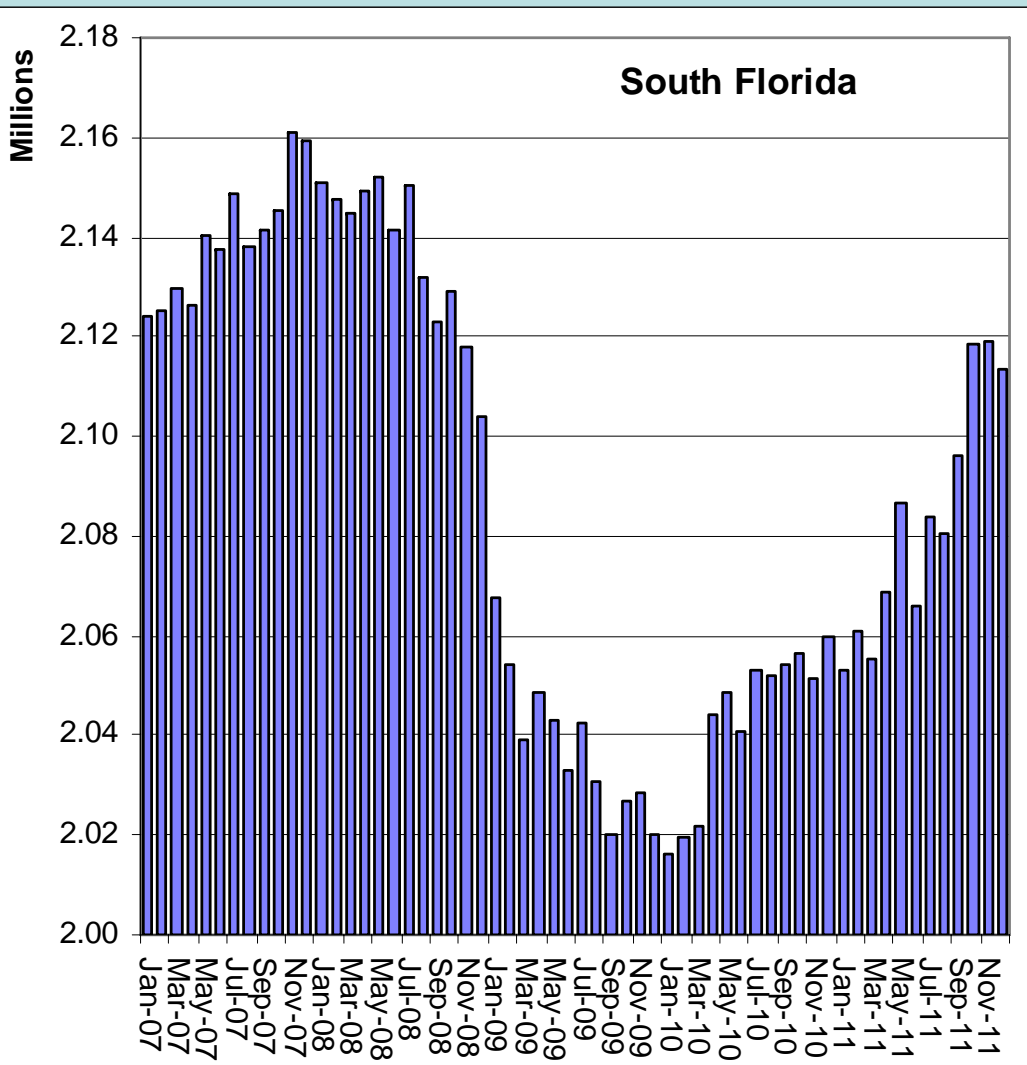
Source: US Bureau of the Census, 2000 Census and 2010 American Community Survey.



# The Economic Downturn

- As the economy slowed down, both in the nation and in Southeast Florida, the job picture worsened dramatically:
  - Between Dec/07 and Jan/10, over 213,000 jobs were lost in the 7-county region, a reduction of 7.1%.
  - Of that total, almost 143,000 jobs were lost in South Florida (6.6%) and over 70,000 were lost in the Treasure Coast Region (8.4%).
  - During that period, the region's unemployment rate rose from 4.7% to 11.0%. In Aug/10, the unemployment rate reached 12.1% in South Florida and 13.0% in the Treasure Coast. As of Dec/11, the region's rate was still at 9.7%.
  - There were over 310,000 unemployed in Dec/11, down from 397,000 in Aug/10, but up from 147,000 in Dec/07 (111%).
- Since December 2007, the number of Southeast Florida residents enrolled for public assistance rose as well. In Nov/11, there were 654,000 households receiving food stamps worth almost \$156 million, three times the \$51 million in Dec/07.

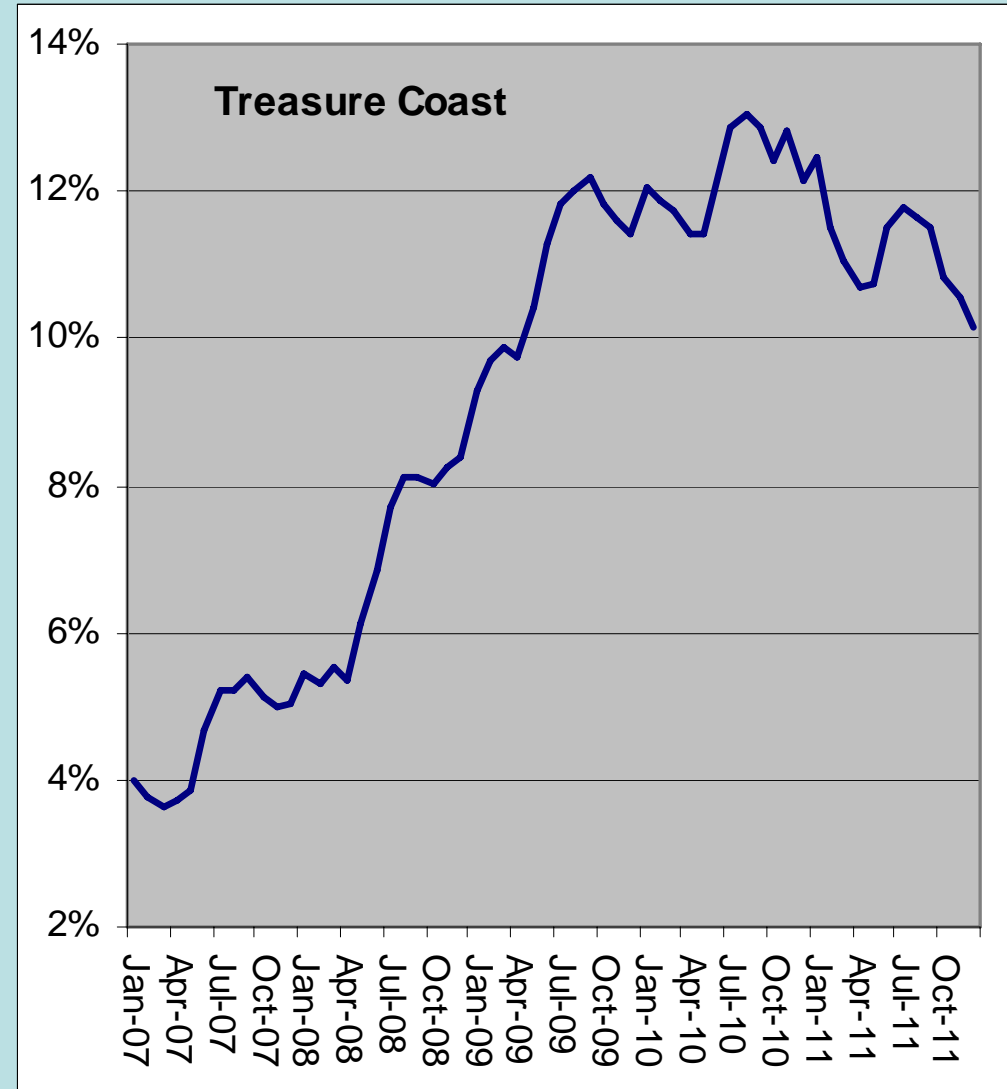
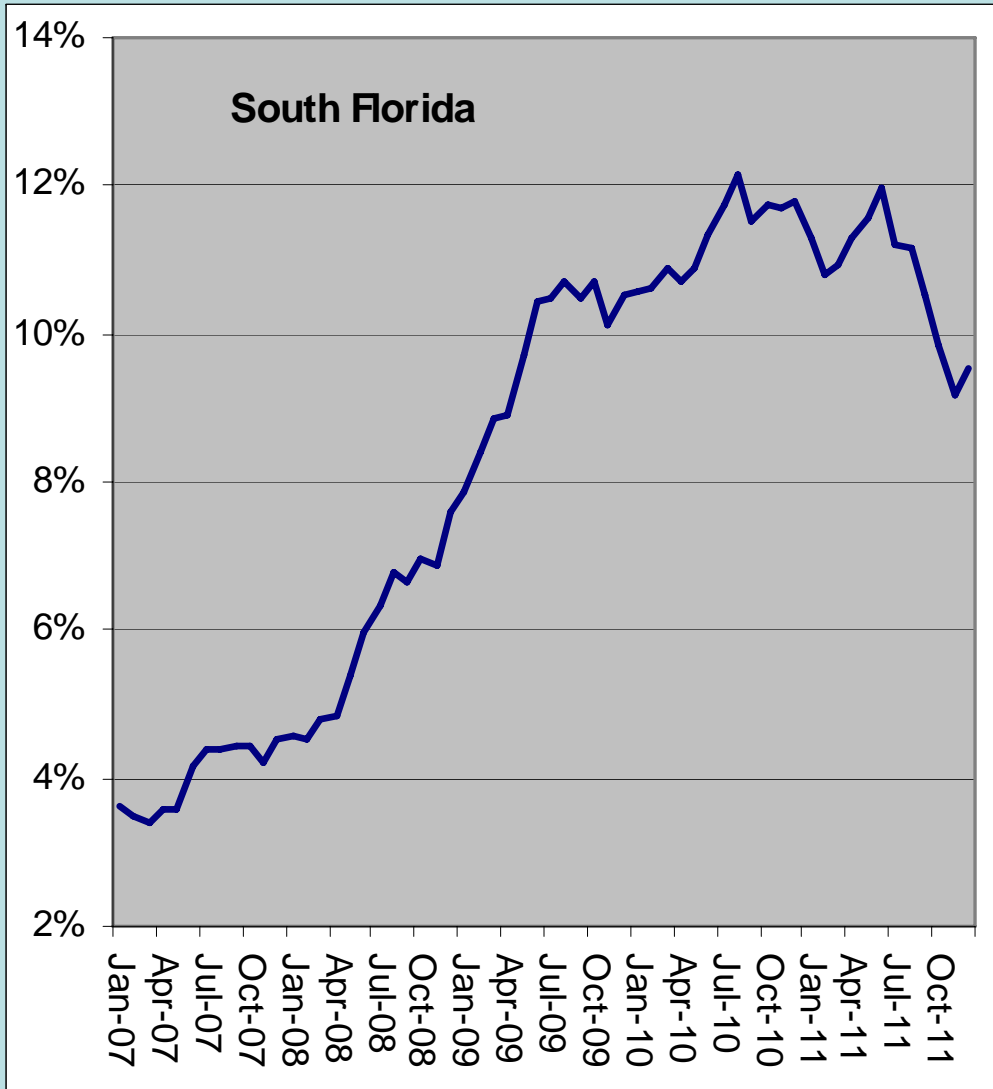
# Southeast Florida Employment, 2007-11



Source: Florida Department of Economic Opportunity.



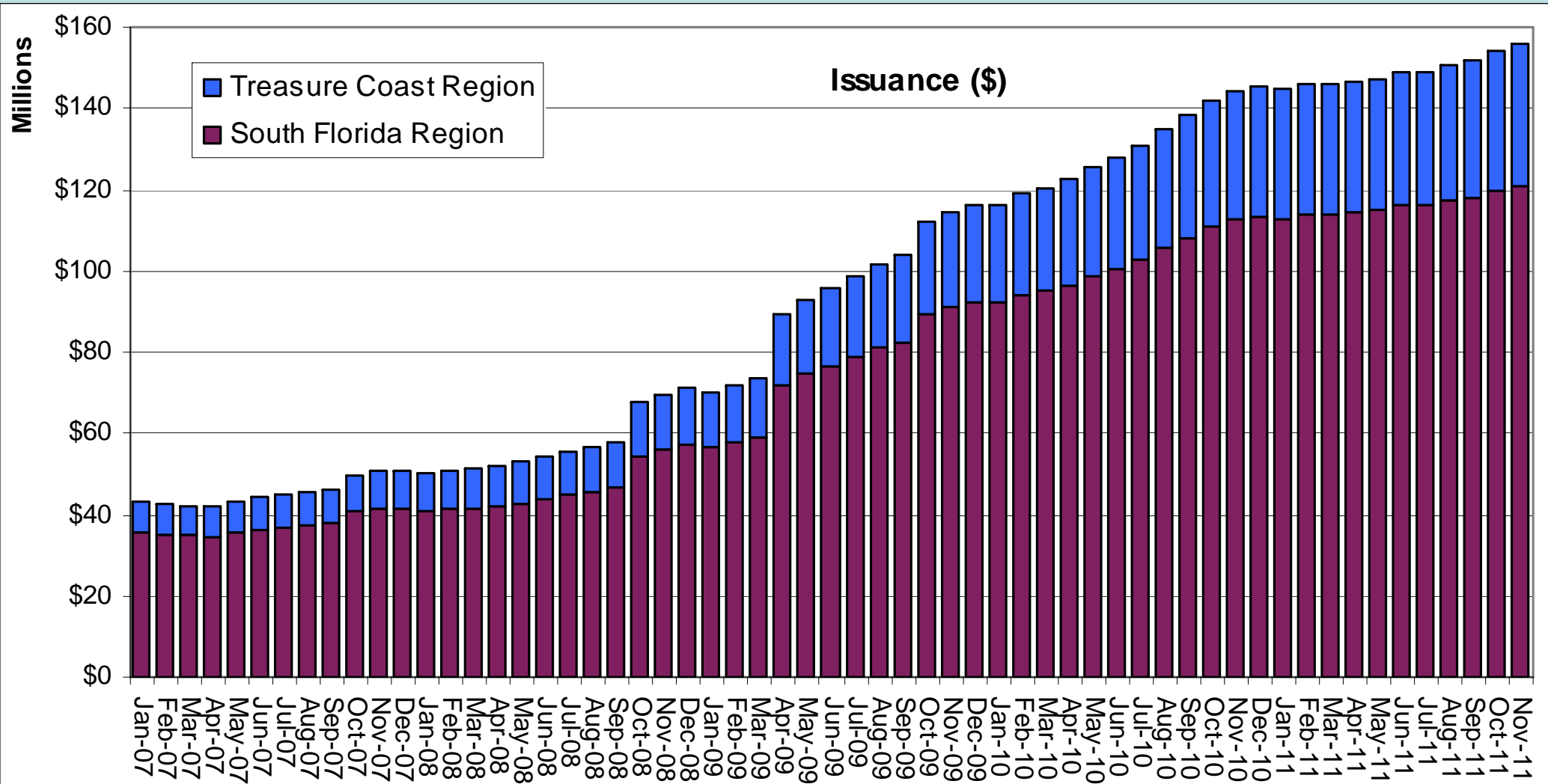
# Southeast Florida Unemployment Rate, 2007-11



Source: Florida Department of Economic Opportunity.



# Southeast Florida Monthly Value of Food Stamp Benefits, 2007-11



Source: Florida Department of Children and Families (December, 2011)



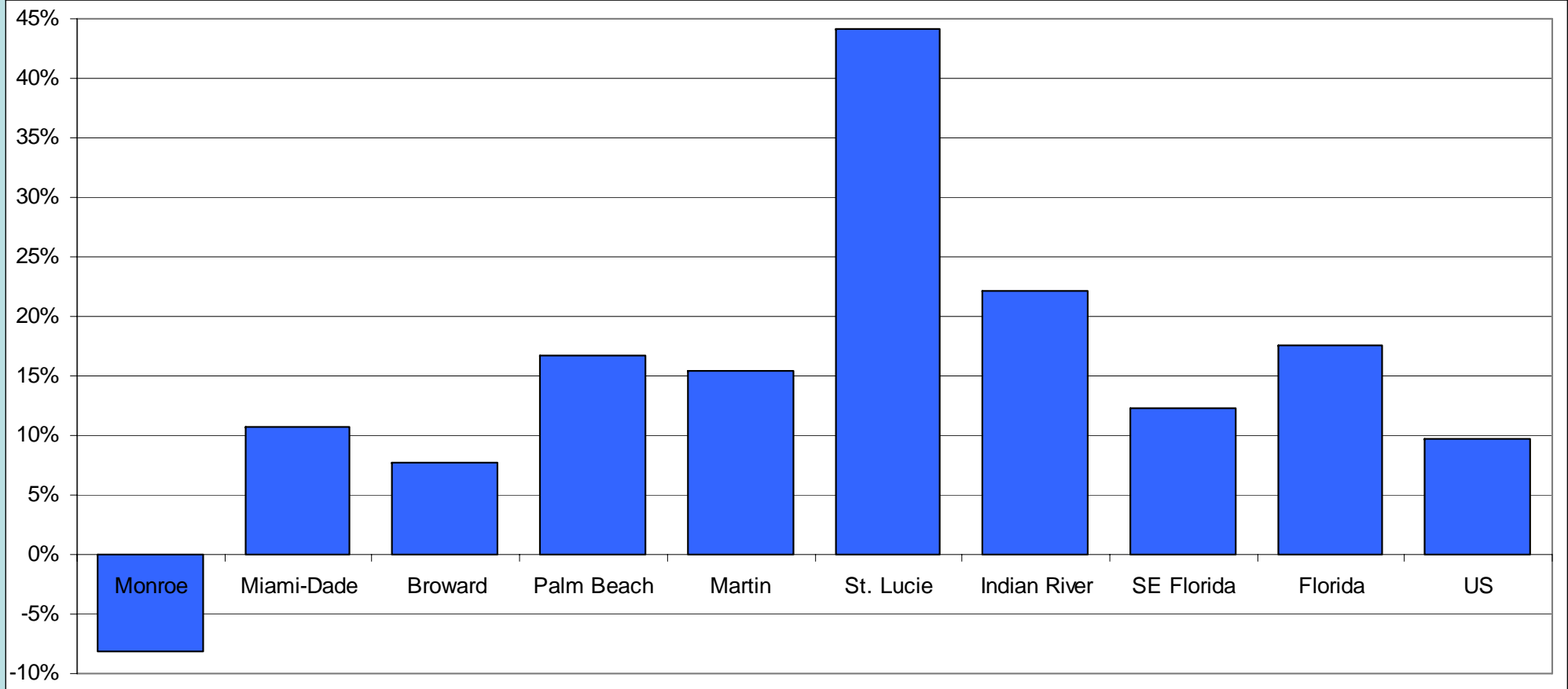
# Population Growth

- In the 2010 Census, Southeast Florida had a population of 6.2 million, larger than 34 of the 50 states.
- In 2010, Miami-Dade was the 8<sup>th</sup> largest county in the nation, Broward was 18<sup>th</sup> and Palm Beach was 28<sup>th</sup>.
- The 3 make up the Miami-Fort Lauderdale-Pompano Beach MSA, the nation's 8<sup>th</sup> largest metropolitan area.
- The Region added over 680,000 new residents between 2000 and 2010, an increase of 12.3%. This compared to an increase of 17.6% for the State of Florida and 9.7% for the US.
- The decennial rate of growth was higher for all four counties in the Treasure Coast, with St. Lucie County leading the Region at 44.2%.
- Broward County, which grew by 367,000 in the 1990s, grew by only 125,000 (7.7%) in the most recent decade.
- Absolute growth in the Region, which was greater than 90,000 in each of the first five years in the decade, fell to less than 15,000 in 2008-09.



# Resident Population Growth, 2000-10

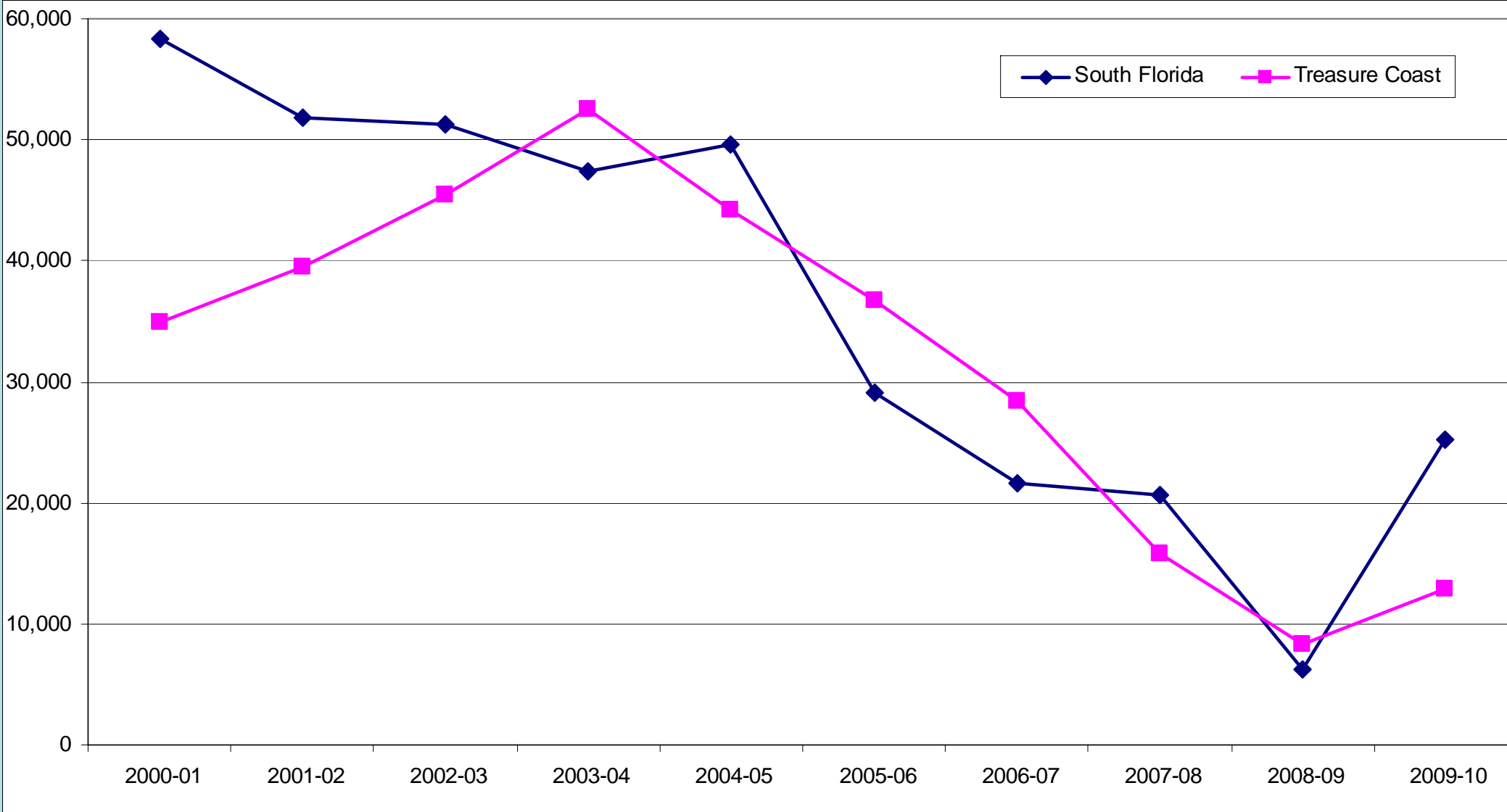
Growth	Monroe	Miami-Dade	Broward	Palm Beach	Martin	St. Lucie	Indian River	Southeast Florida	Florida	US
Absolute	-6,499	242,656	125,048	188,943	19,587	85,094	25,081	679,910	2,818,486	27,323,632
(%)	-8.2%	10.8%	7.7%	16.7%	15.5%	44.2%	22.2%	12.3%	17.6%	9.7%



Source: US Bureau of the Census



# Absolute Population Growth, 2000-10



Source: Bureau of Economic and Business Research (May, 2011)



# Components of Growth

According to estimates by the Bureau of Economic and Business Research (BEBR), during the past decade:

- Southeast Florida added almost 228,000 new residents through natural growth (births minus deaths), mostly in Miami-Dade (145,000) and Broward (71,000).
- Southeast Florida added over 452,000 residents through net migration (international and domestic), led by Palm Beach (175,000), Miami-Dade (97,000) and St. Lucie (81,000).
- Miami-Dade (328,000), Broward (225,000) and Palm Beach (147,000) all saw significant numbers of births; both Martin and Indian River had more deaths than births during the decade.
- Monroe County lost permanent resident population due to out-migration.

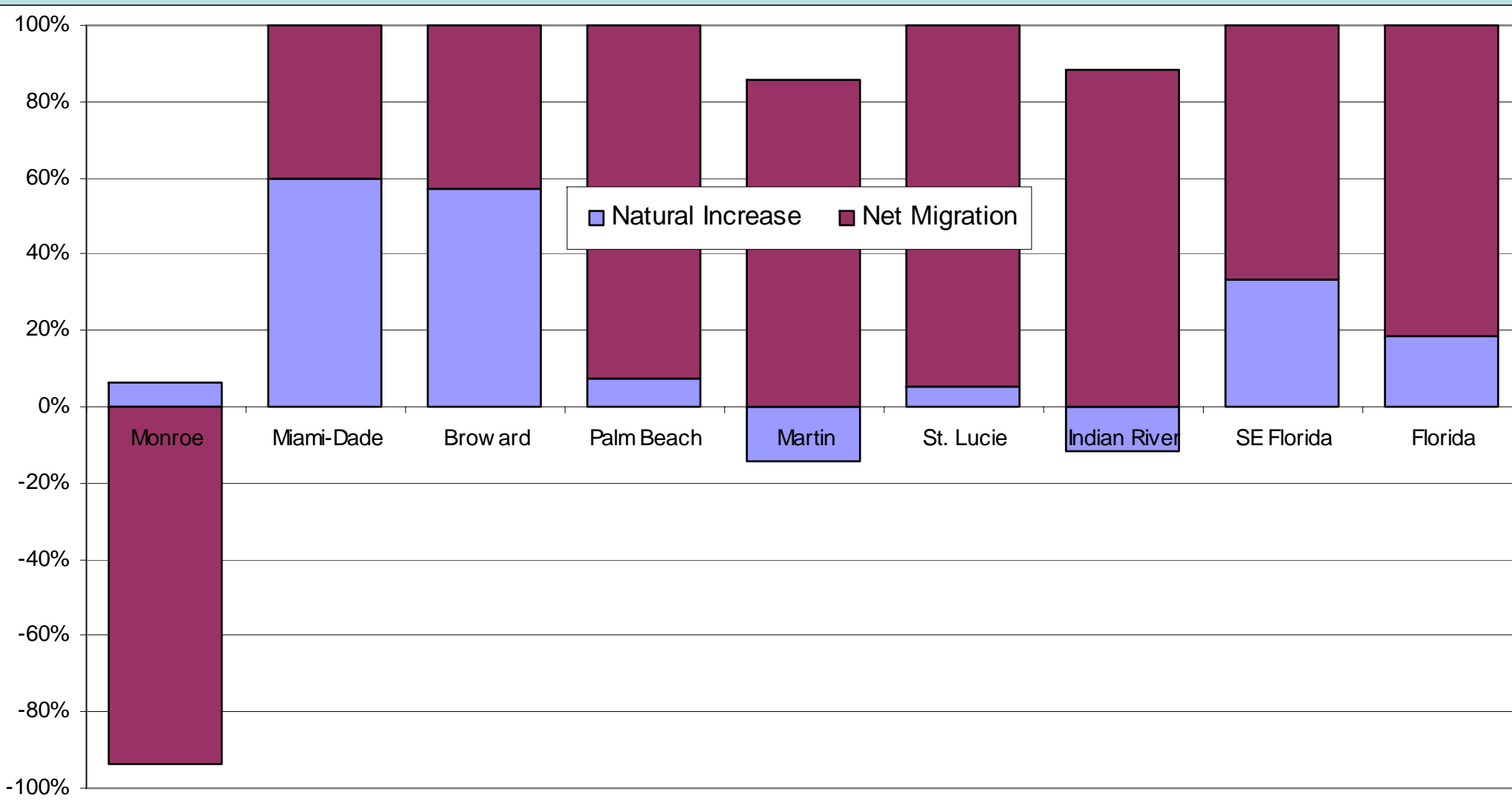
# Southeast Florida – Components of Population Change 2000 to 2010

Component	Monroe	Miami-Dade	Broward	Palm Beach	Martin	St. Lucie	Indian River	SE Florida	Florida
April 1, 2000	79,589	2,253,779	1,623,018	1,131,191	126,731	192,695	112,947	5,519,950	15,982,824
April 1, 2010	73,090	2,496,435	1,748,066	1,320,134	146,318	277,789	138,028	6,199,860	18,801,310
Change	-6,499	242,656	125,048	188,943	19,587	85,094	25,081	679,910	2,818,486
%Change	-8.2%	10.8%	7.7%	16.7%	15.5%	44.2%	22.2%	12.3%	17.6%
Births	7,382	328,194	225,369	147,247	12,653	29,019	12,683	762,547	2,207,689
Deaths	6,916	183,028	153,635	133,596	16,626	24,636	16,411	534,848	1,686,646
Natural Increase	466	145,166	71,734	13,651	-3,973	4,383	-3,728	227,699	521,043
Net Migration	-6,965	97,490	53,314	175,292	23,560	80,711	28,809	452,211	2,297,443
% Nat Increase	-7.2%	59.8%	57.4%	7.2%	-20.3%	5.2%	-14.9%	33.5%	18.5%
% Migration	107.2%	40.2%	42.6%	92.8%	120.3%	94.8%	114.9%	66.5%	81.5%

Source: Bureau of Economic and Business Research (May, 2011)



# Southeast Florida – Components of Population Change 2000 to 2010



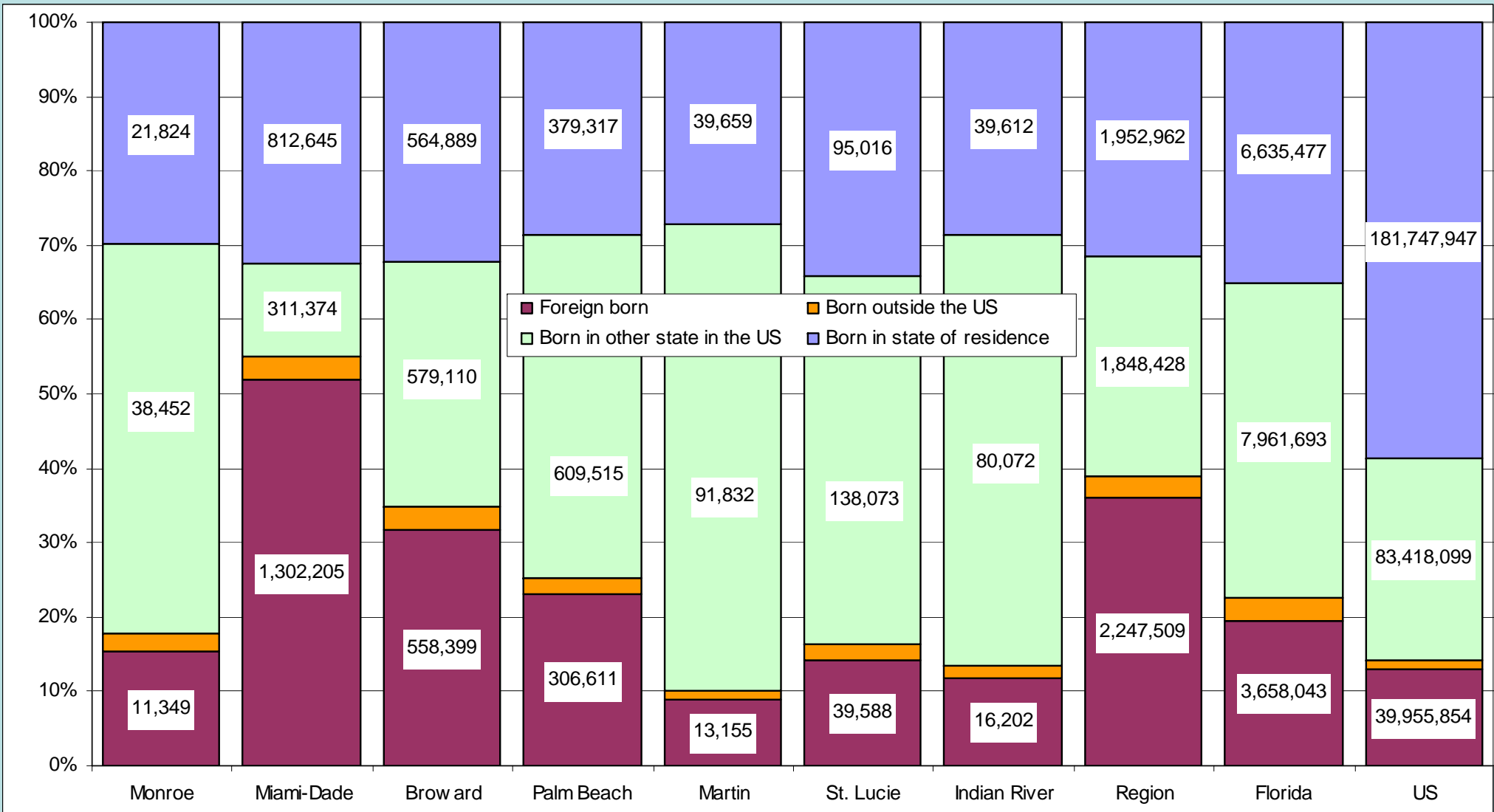
Source: Bureau of Economic and Business Research (May, 2011)



# Where Do All The People Come From?

- In 2010, about one in every three Southeast Florida residents (32.2%) were born in the State of Florida.
- Another third (33.0%) were born in some other state in the United States.
- The remaining 34.8% were either foreign-born (31.8%) or natives born abroad (2.9%).
- In the US as a whole, almost twice as many residents (58.7%) were born in the same state where they currently reside, 27.0% were born in some other state, and less than half as many (14.3%) were born abroad.

# Southeast Florida Place of Birth, 2010



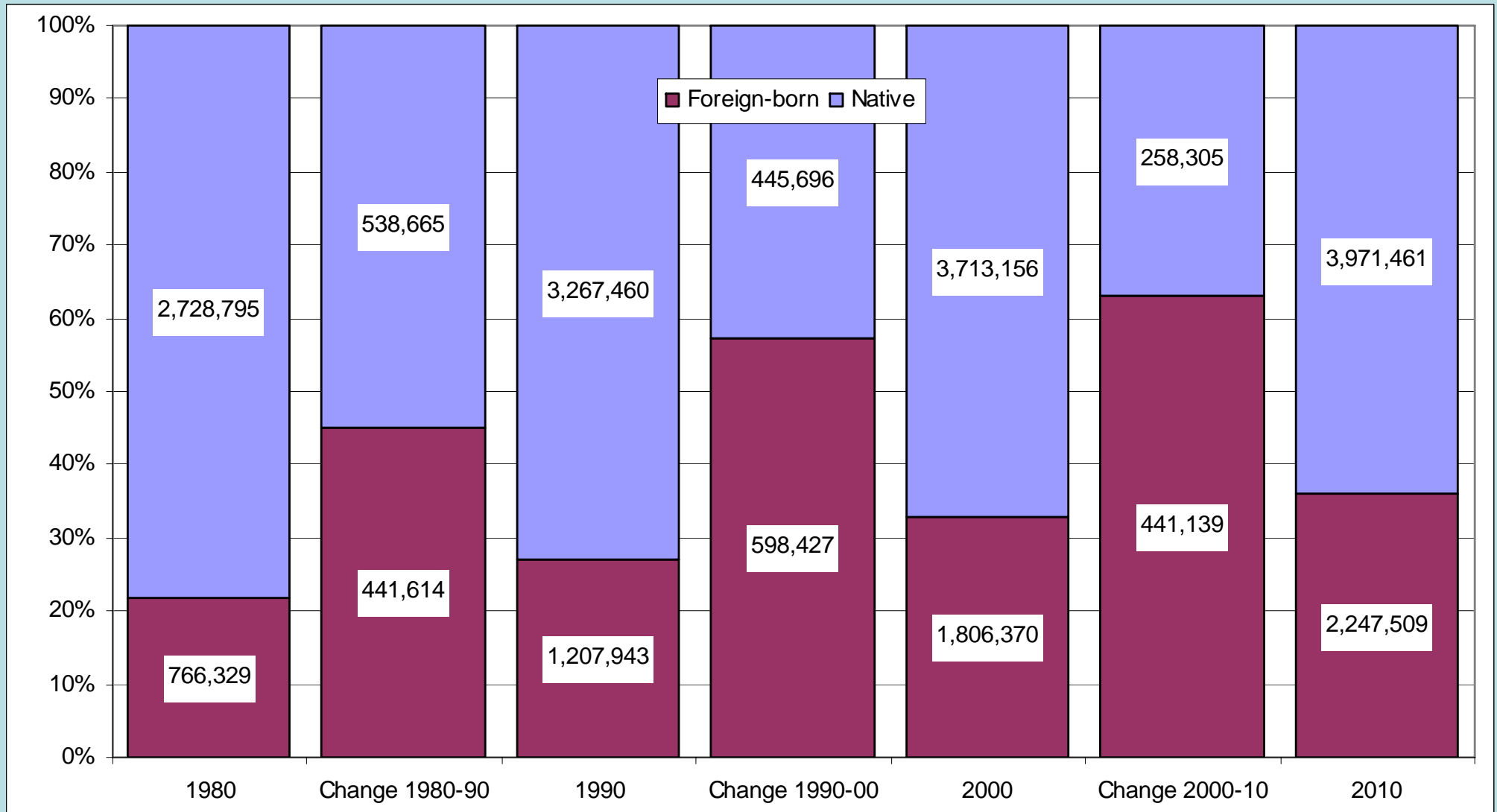
Source: US Bureau of the Census,  
2010 American Community Survey.



# Mobility – The Foreign-Born Population

- In the 1980s, 45% of the net population growth in Southeast Florida was from people born in another country.
- In the 1990s, foreign-born residents accounted for 57% of net growth.
- Between 2000 and 2010, the proportion of the foreign-born in the Region's population growth rose to 63%, and continued as the primary source of growth.
- In 2010, 36% of the Region's population was born abroad, compared to 22% in 1980, 27% in 1990, and 33% in 2000.

# Southeast Florida Foreign-Born Population, 1980-2010



Sources: US Bureau of the Census, Decennial Censuses, 2010 American Community Survey.



# Mobility – Origin of the Foreign-Born

- In 2010, 87.2% of the region's 2.2 million foreign-born residents came from Latin America. That included 1.1 million from the Caribbean, 434,000 from South America, and 329,000 from Central America.
- Countries of origin for the largest number of foreign-born residents of the region included Cuba (647,000), Haiti (193,000), Colombia (154,000), Jamaica (128,000), and Nicaragua (95,000).
- Other countries with a significant presence in 2010 included Mexico, Venezuela, Honduras, Peru and the Dominican Republic, each with more than 50,000 residents.

# Mobility – Domestic Migration

- Half of the residents of Southeast Florida in 2000 had moved between 1995 and 2000.
- Of those that moved, two-thirds moved from one place to another within the region, but one in three (917,000) moved into the region from somewhere else.
- Of those that moved into the region from outside, half moved here from another state (470,000), and 4 in 10 (358,000) moved here from abroad. The other 10% came from somewhere else in the State of Florida.
- All 7 counties saw high rates of both in-migration and out-migration (mobility); Miami-Dade lost almost 160,000 residents to domestic migration.
- This data captures only the net effect of migration between 2 points in time, not the constant coming and going of residents during the period.



## Southeast Florida

### Net Domestic Migration for the Population 5 Years and Over

1995 to 2000

Resided in a Different Area in the US in 1995	Domestic In-Migrants by Residence in 2000							
	Monroe	M-Dade	Broward	P Beach	Martin	St. Lucie	I River	Region
<b>Domestic In-Migrants: Total</b>	20,064	148,878	297,859	215,973	35,138	42,843	27,408	558,839
In-Migrants from the State of Florida	7,080	45,963	137,382	77,803	17,587	20,538	11,468	88,497
In-Migrants from a different state	12,984	102,915	160,477	138,170	17,551	22,305	15,940	470,342

Resided in a Different Area in the US in 2000	Domestic Out-Migrants by Residence in 1995							
	Monroe	M-Dade	Broward	P Beach	Martin	St. Lucie	I River	Region
<b>Domestic Out-Migrants: Total</b>	-24,874	-308,592	-231,919	-154,972	-22,804	-30,281	-15,731	-559,849
Out-Migrants to the State of Florida	-12,293	-180,447	-121,629	-71,282	-12,892	-17,272	-7,740	-194,231
Out-Migrants to a different state	-12,581	-128,145	-110,290	-83,690	-9,912	-13,009	-7,991	-365,618

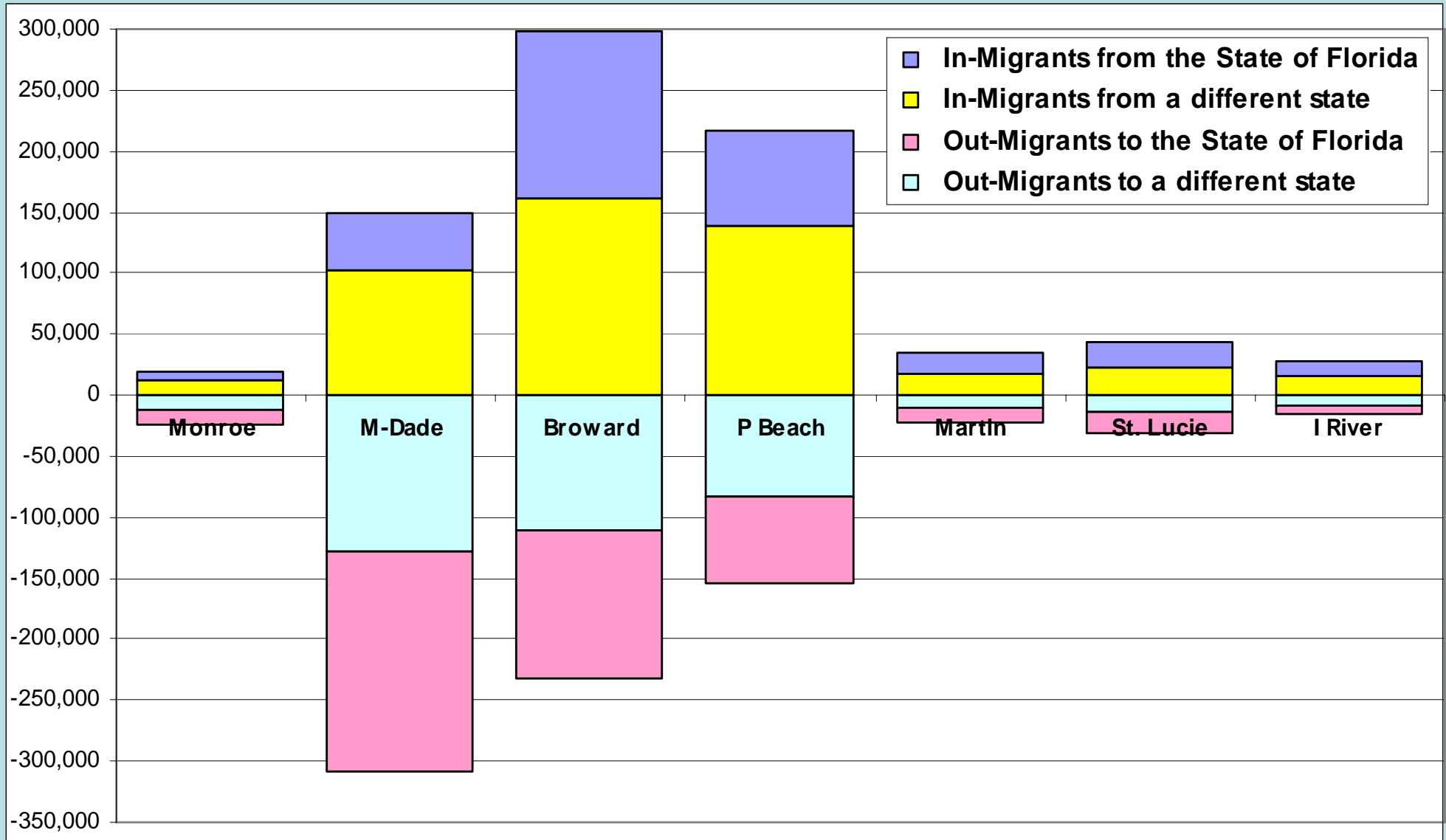
  

Origin / Destination	Net Migration 1995-2000							
	Monroe	M-Dade	Broward	P Beach	Martin	St. Lucie	I River	Region
<b>5-Year Net Domestic Migration</b>	-4,810	-159,714	65,940	61,001	12,334	12,562	11,677	-1,010
To/From the State of Florida	-5,213	-134,484	15,753	6,521	4,695	3,266	3,728	-105,734
To/From a different state	403	-25,230	50,187	54,480	7,639	9,296	7,949	104,724

Source: US Bureau of the Census, 2000 Census of Population and Housing.



# Southeast Florida Net Domestic Migration, 1995-2000



Source: US Bureau of the Census, 2000  
Census of Population and Housing.



# Mobility – Commuter Flows

- The number of workers who live in one county and work in a different county within the region continues to increase. In 2009, over 900,000 workers (39%) commuted cross-county to work.
- In 2009, there were almost 130,000 Broward County residents whose primary job was in Miami-Dade County, up from 115,000 in 2000. Likewise, there were almost 95,000 Miami-Dade County residents working in Broward County, up by more than 50% when compared to the 60,000 that made the commute in 2000.
- Workers in Palm Beach County and Broward County also come and go on a significant scale, with 61,000 making the commute from Palm Beach to Broward and 57,000 making the trip from Broward to Palm Beach in 2009.
- More than 10,000 residents of Martin County (21% of resident workers) and another 10,000 residents of St. Lucie County (12% of the total) commuted to work in Palm Beach County in 2009. Another 12,000 residents of St. Lucie County (14% of resident workers) commuted to work in Martin County.
- These cross-county commuter flows reflect the increasing integration of the regional labor market, and contribute to the growing economic integration of the Region.

# Southeast Florida Journey to Work Flows, 2009

County of Residence	County of Work – Primary Jobs								
	Indian River	St Lucie	Martin	Palm Beach	Broward	Miami-Dade	Monroe	Out of Region	Total Workers
Indian River	23,272	3,755	1,082	2,558	2,181	1,647	32	10,274	45,101
St. Lucie	4,401	35,625	12,219	10,451	3,802	3,072	66	14,928	84,564
Martin	441	4,351	19,227	10,294	2,423	1,911	40	9,049	47,736
Palm Beach	1,075	3,058	4,892	292,921	61,418	27,818	413	56,989	448,584
Broward	897	1,580	1,469	57,346	414,218	129,533	1,004	68,322	674,369
Miami-Dade	777	1,5019	1,489	24,591	94,575	656,220	3,533	59,119	841,805
Monroe	38	68	82	1,002	2,790	4,918	20,259	2,865	32,022
Out of Region	9,682	9,833	6,555	51,771	66,470	59,072	2,064		205,447
<b>Total Jobs</b>	<b>40,583</b>	<b>59,771</b>	<b>47,015</b>	<b>450,934</b>	<b>647,877</b>	<b>884,191</b>	<b>27,411</b>	<b>221,846</b>	<b>2,379,628</b>

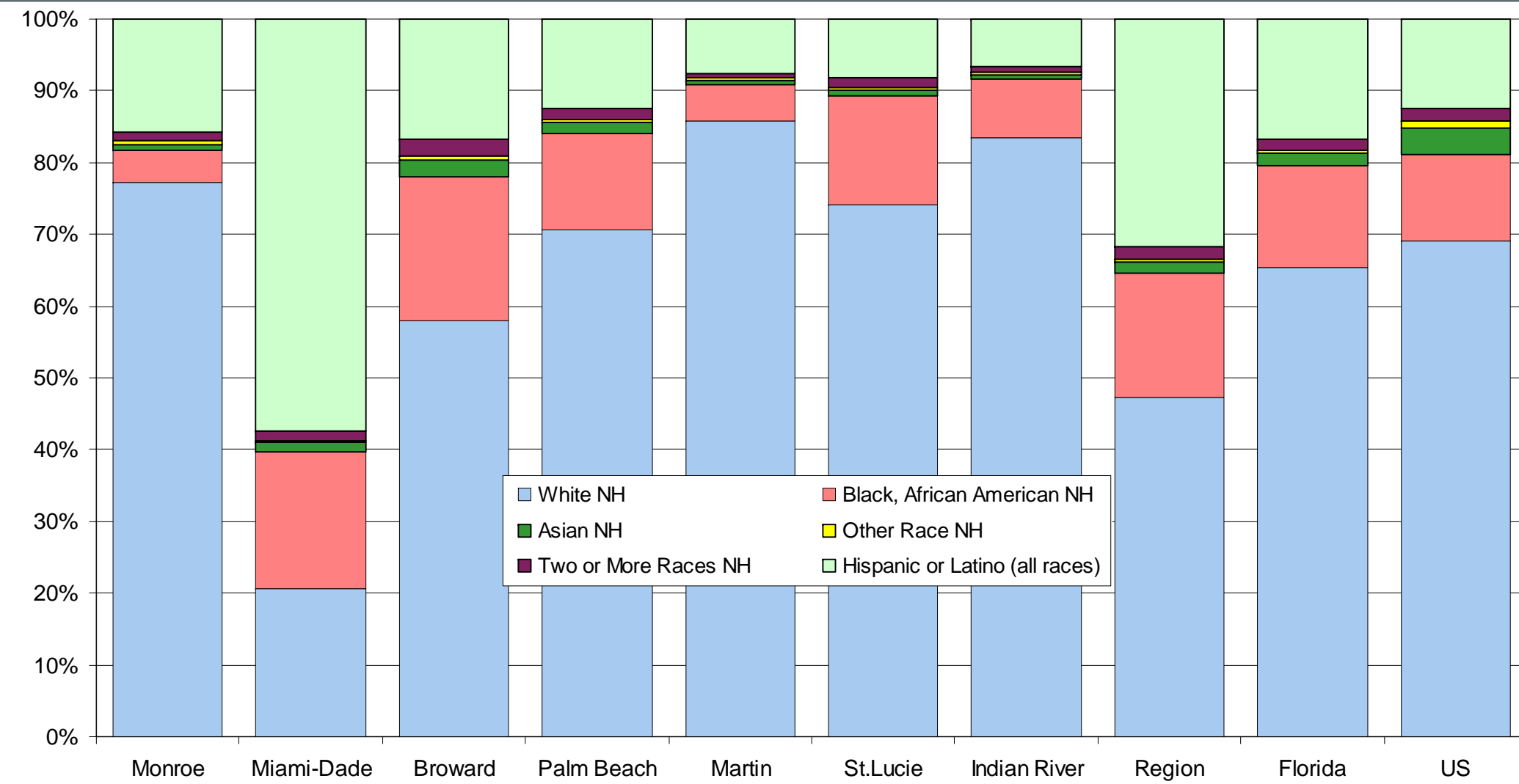
Source: US Bureau of the Census, Longitudinal Employer-Household Dynamics, On the Map.



# Changing Composition - Race/Ethnicity

- There is enormous diversity within the categories we use to present data on race and ethnicity. The Black or African American population includes a large number of people from the Caribbean and Central and South America, and the Hispanic or Latino population is very diverse within.
- Between 2000 and 2010 there was continued rapid growth of the Hispanic (658,000) and non-Hispanic Black or African American (218,000) populations in Southeast Florida, and an absolute decrease in the non-Hispanic White population (-229,000).
- In 2010, the race/ethnic composition of Southeast Florida was made up of 39% Hispanic or Latino, 38% non-Hispanic White, 19% non-Hispanic Black or African American, and 4% other non-Hispanic. About 40% of the Hispanic population was born in the United States.
- In 2000, the non-Hispanic White population represented 47% of the regional total, down from 57% in 1990. In other words, the non-Hispanic White population of Southeast Florida ceased to be the majority sometime in the 1990s, due mostly to the growth of the Hispanic population in Miami-Dade County.

# Southeast Florida Racial and Ethnic Composition of the Population, 2000

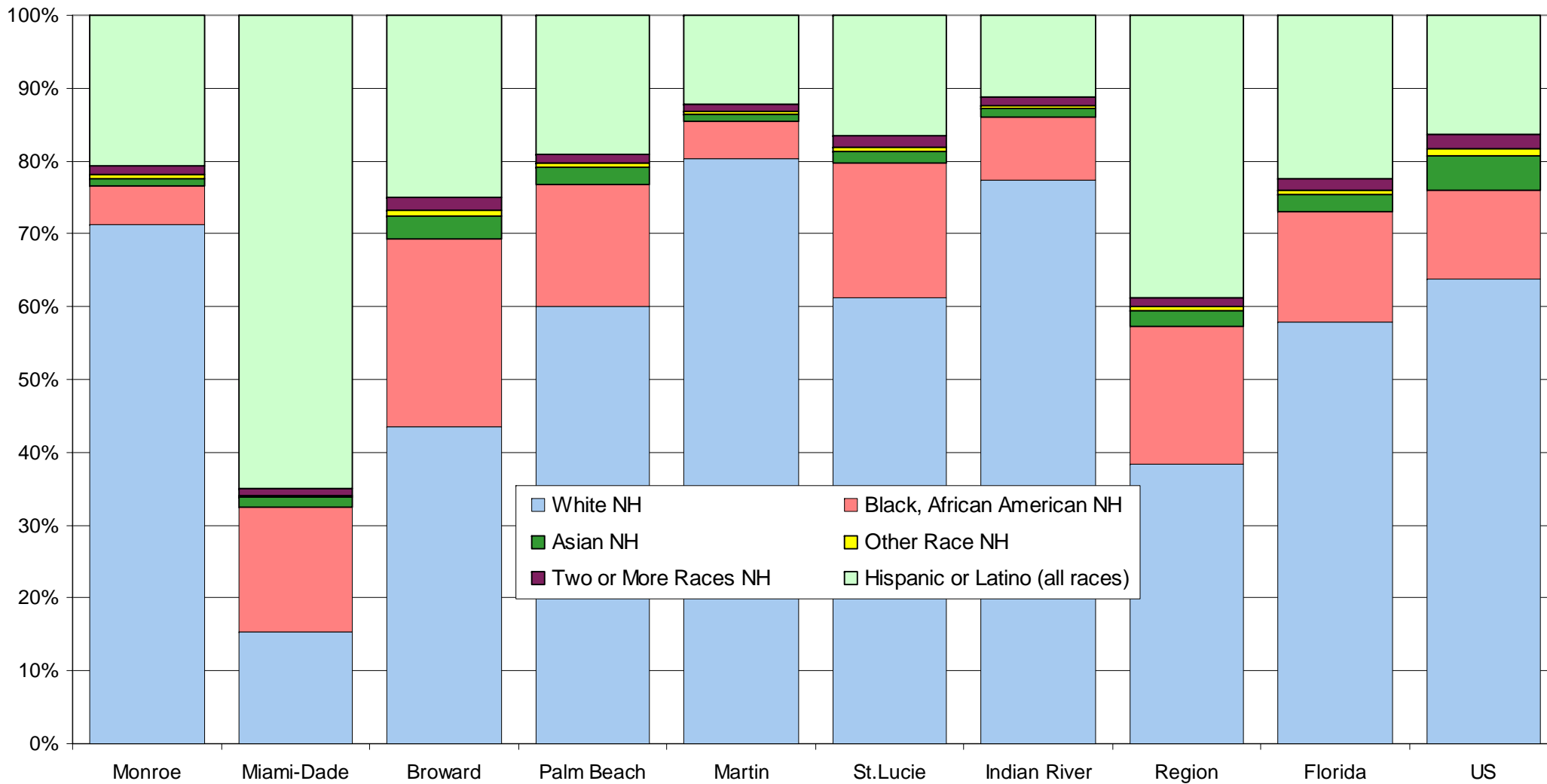


"Hispanic or Latino" includes people of all races. All racial data refer to those who answered "Not Hispanic or Latino" (NH). Individual racial categories reflect totals only for those who marked a single racial category, except the one labeled "Two or More Races NH."

Source: US Bureau of the Census.



# Southeast Florida Racial and Ethnic Composition of the Population, 2010

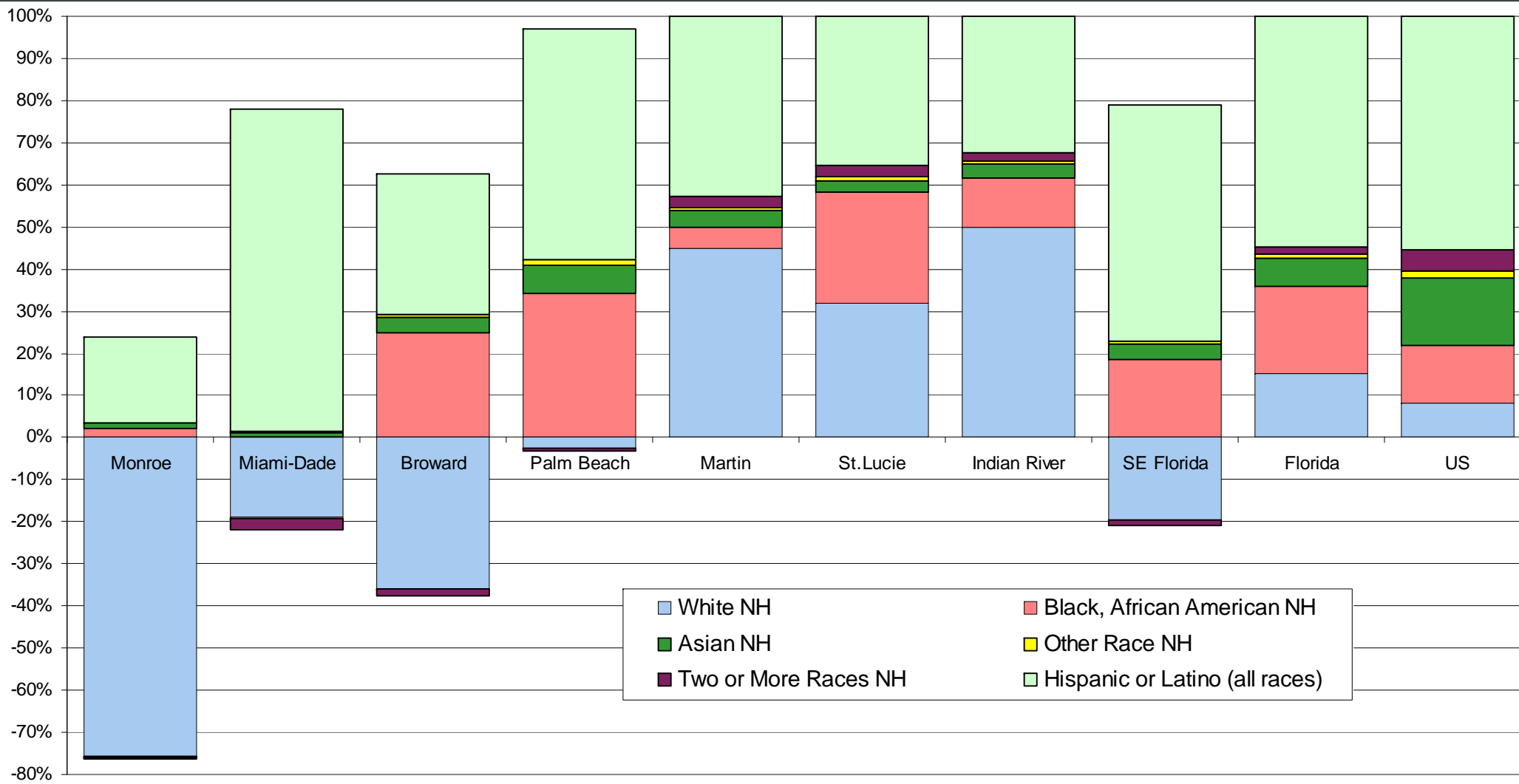


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Source: US Bureau of the Census.



# Southeast Florida Change in Racial and Ethnic Composition, 2000-10

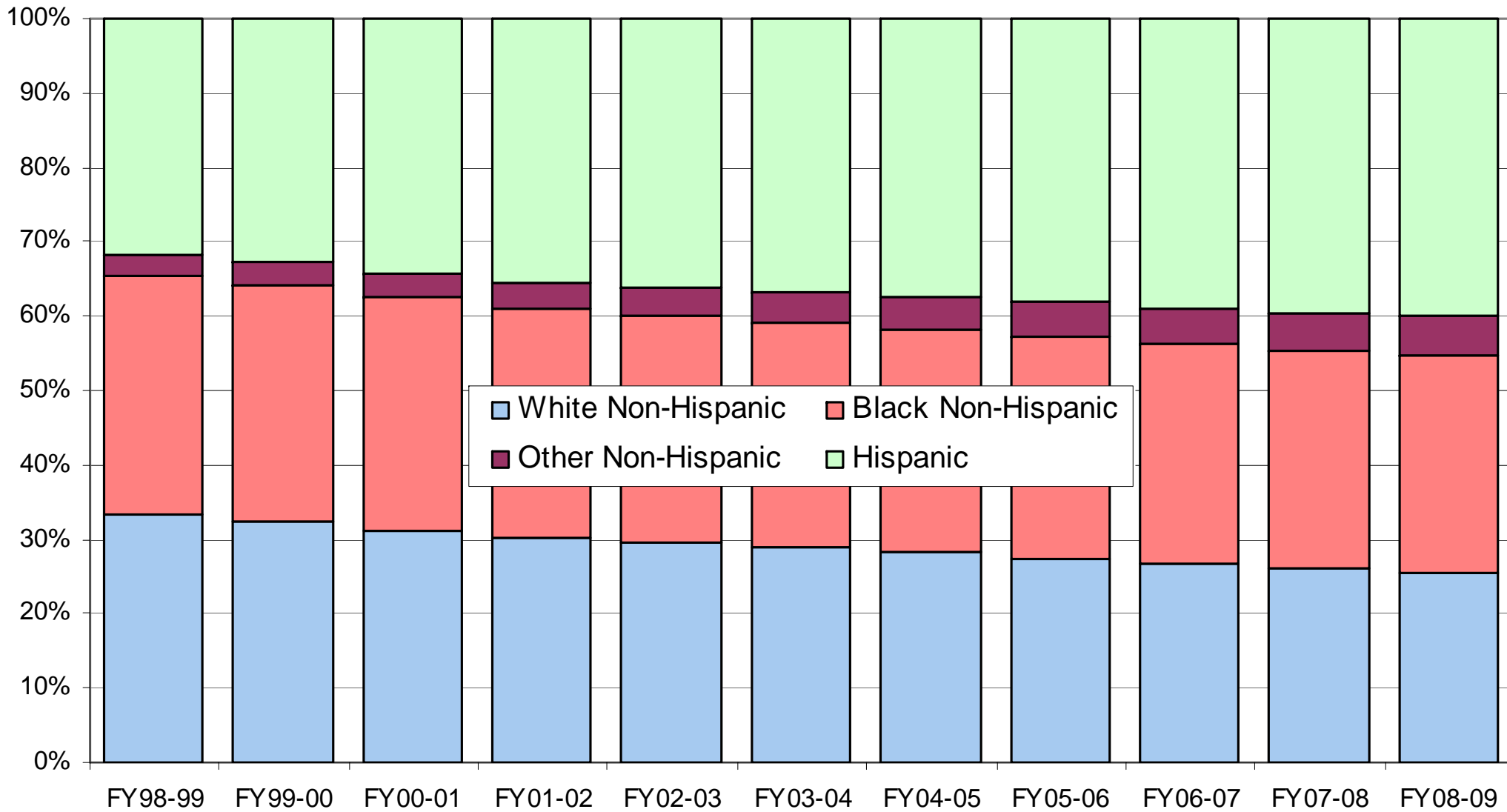


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Source: US Bureau of the Census.



# Southeast Florida Racial and Ethnic Composition of Students, 1998-2009



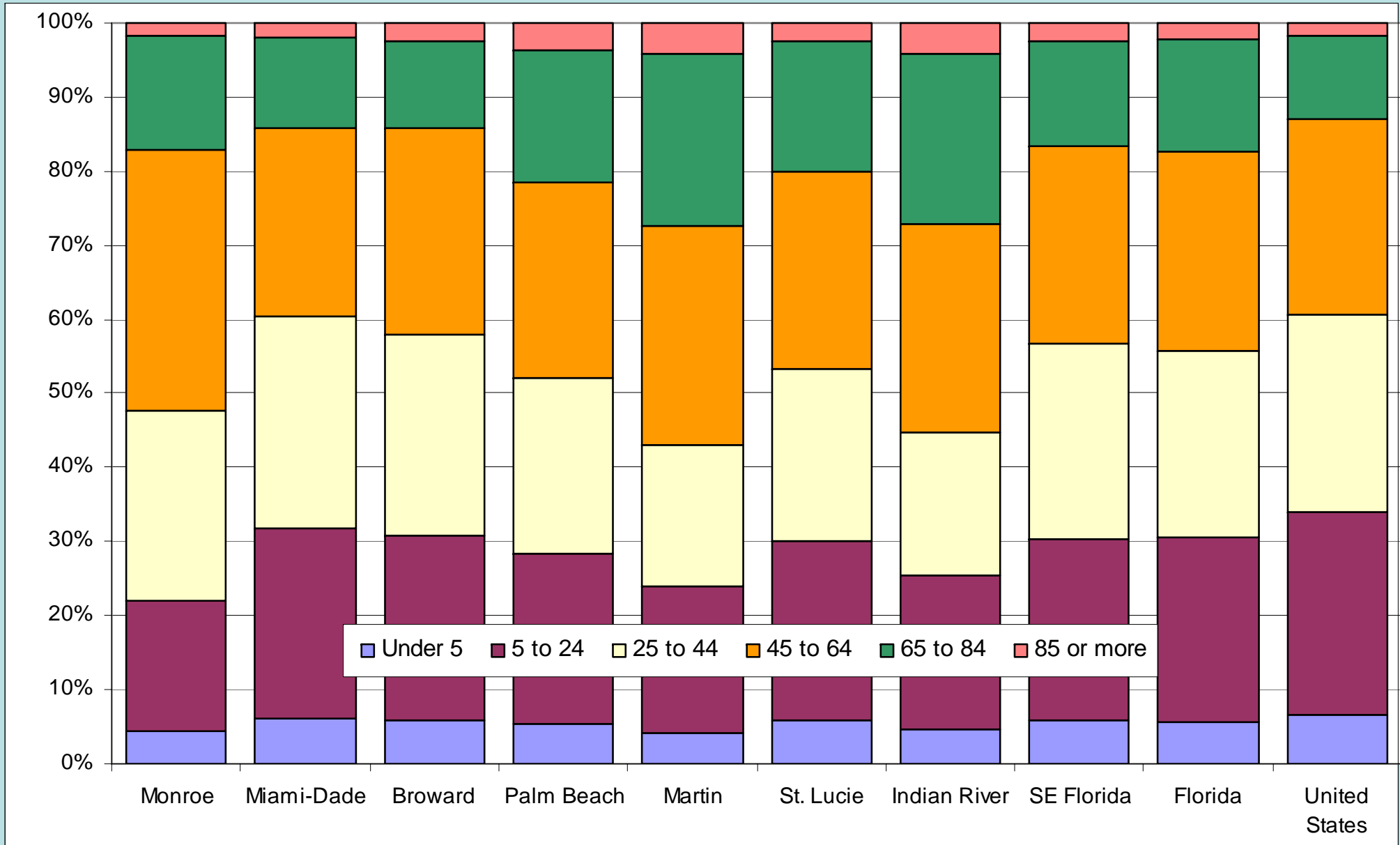
Source: Florida Department of Education.



# Changing Composition - Age

- In 2010, compared to the US, Southeast Florida had a higher proportion of elderly residents (65+) – 16.6% vs. 13.0% – and a lower proportion under 25 years of age – 30.3% vs. 34.0%.
- The State of Florida had proportions of elderly (17.3%) and residents under 25 (30.5%) that were comparable to the Region.
- In 2010, the median age in Southeast Florida counties ranged from 38.2 in Miami-Dade to 49.7 in Martin, all higher than the US median of 37.2; Florida's median age in 2010 was 40.7.
- Over the last decade, the median age rose the most in Monroe (3.8 years) and the least in St. Lucie (0.4 years); the state average went up by 2.0 years, while the national average rose by 1.9 years.

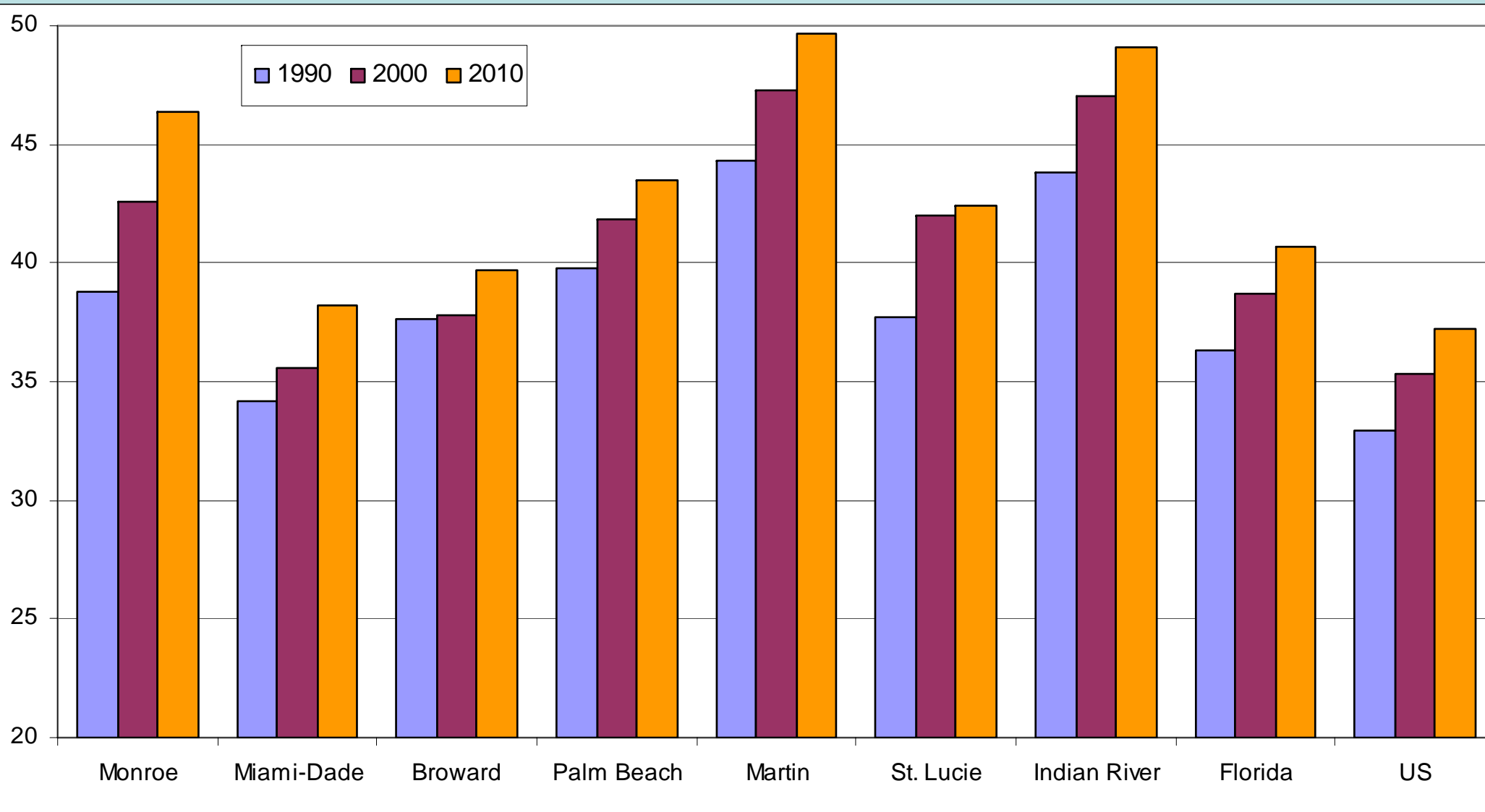
# Southeast Florida Age Distribution, 2010



Source: US Bureau of the Census



# Southeast Florida - Median Age, 1990-2010



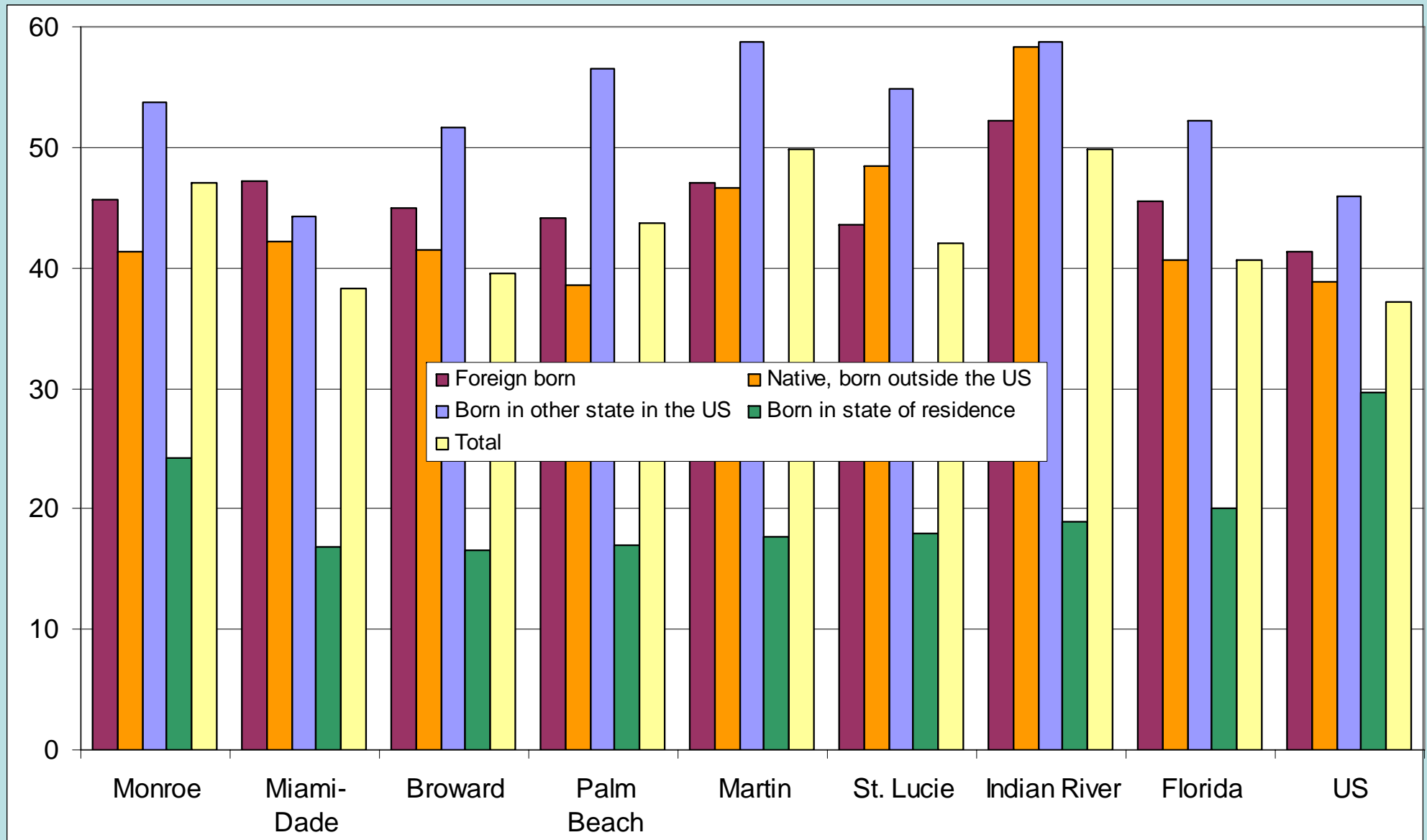
Source: US Bureau of the Census, Decennial Censuses.



# Age Composition

- Both domestic and international migration into Southeast Florida have contributed to the rising median age.
- For example, in 2010, the overall median age of Broward County's population was 39.6 years. The 32% that were born in the State of Florida had a median age of 16.6, while the 33% that were born somewhere else in the US had a median age of 51.7, and the median age of the 32% born abroad was 45.0.
- Similar relationships apply to the other counties in the region, where the median age of residents born in Florida ranges from 16.6 to 24.2, for domestic migrants from 44.3 to 58.8, and for international migrants from 43.6 to 52.2.
- Meanwhile, in the US as a whole, for the 59% of the population born in the state of residence in 2010, the median age was 29.7, and the medians for domestic (46.0) and international (41.4) migrants were both lower when compared to the counties of Southeast Florida.

# Median Age by Place of Birth, 2010



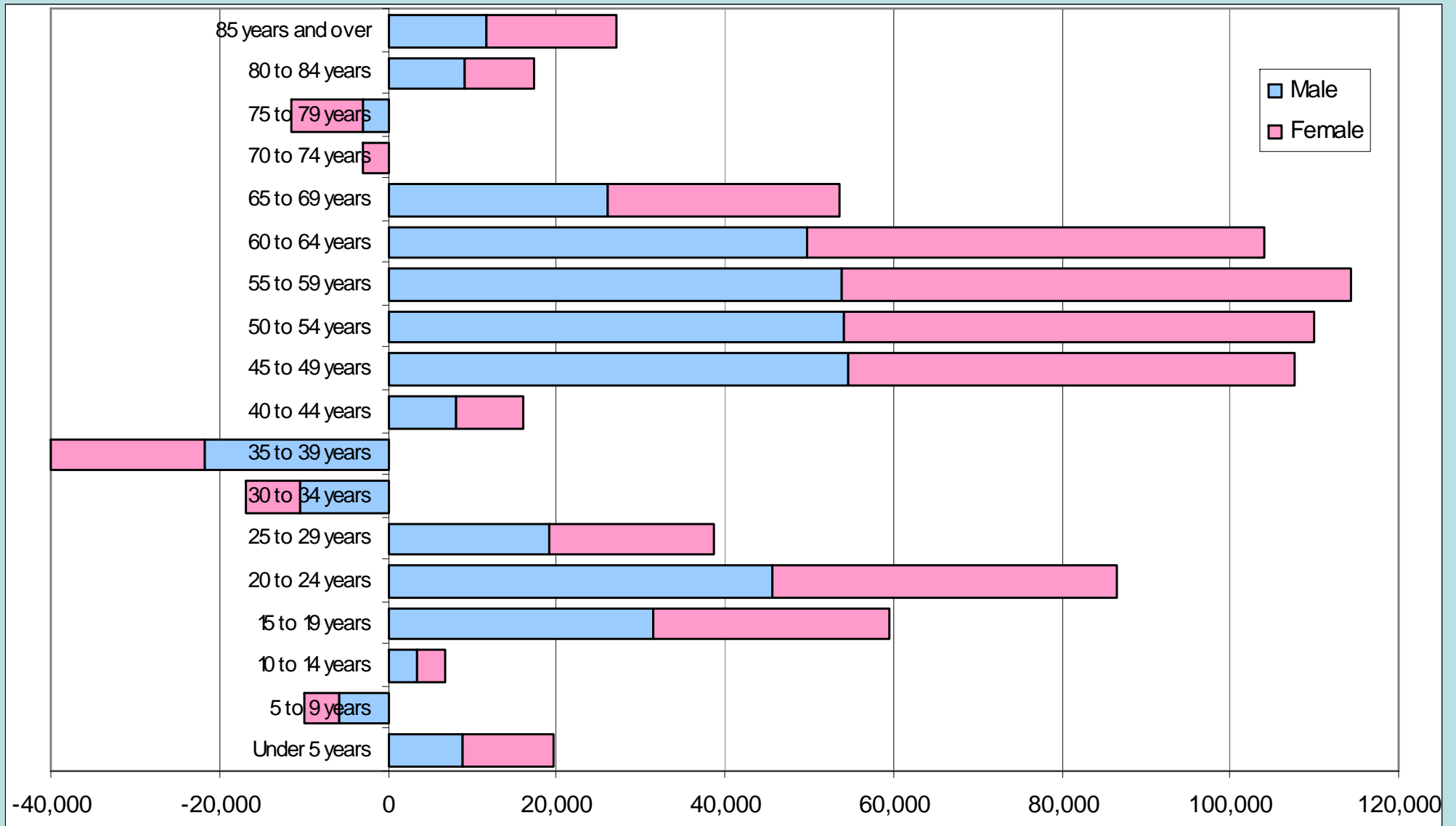
Source: US Bureau of the Census,  
2010 American Community Survey.



# Changing Composition - Age

- Between 2000 and 2010, Southeast Florida lost population in the age ranges 5-9 (9,793), 30-39 (56,851) and 70-79 (14,354). These decreases were more than offset by substantial growth of the population in the ranges under 5 (19,585), 10-29 (191,558), 40-69 (505,545 - "baby boomers"), and those 80 and older (44,644).
- Decomposing these changes by race/ethnicity, there were significant losses in many age groups for the non-Hispanic White population, while the non-Hispanic Black or African American, non-Hispanic other and Hispanic groups increased in most age ranges.

# Southeast Florida Change in Age Composition by Gender, 2000-10

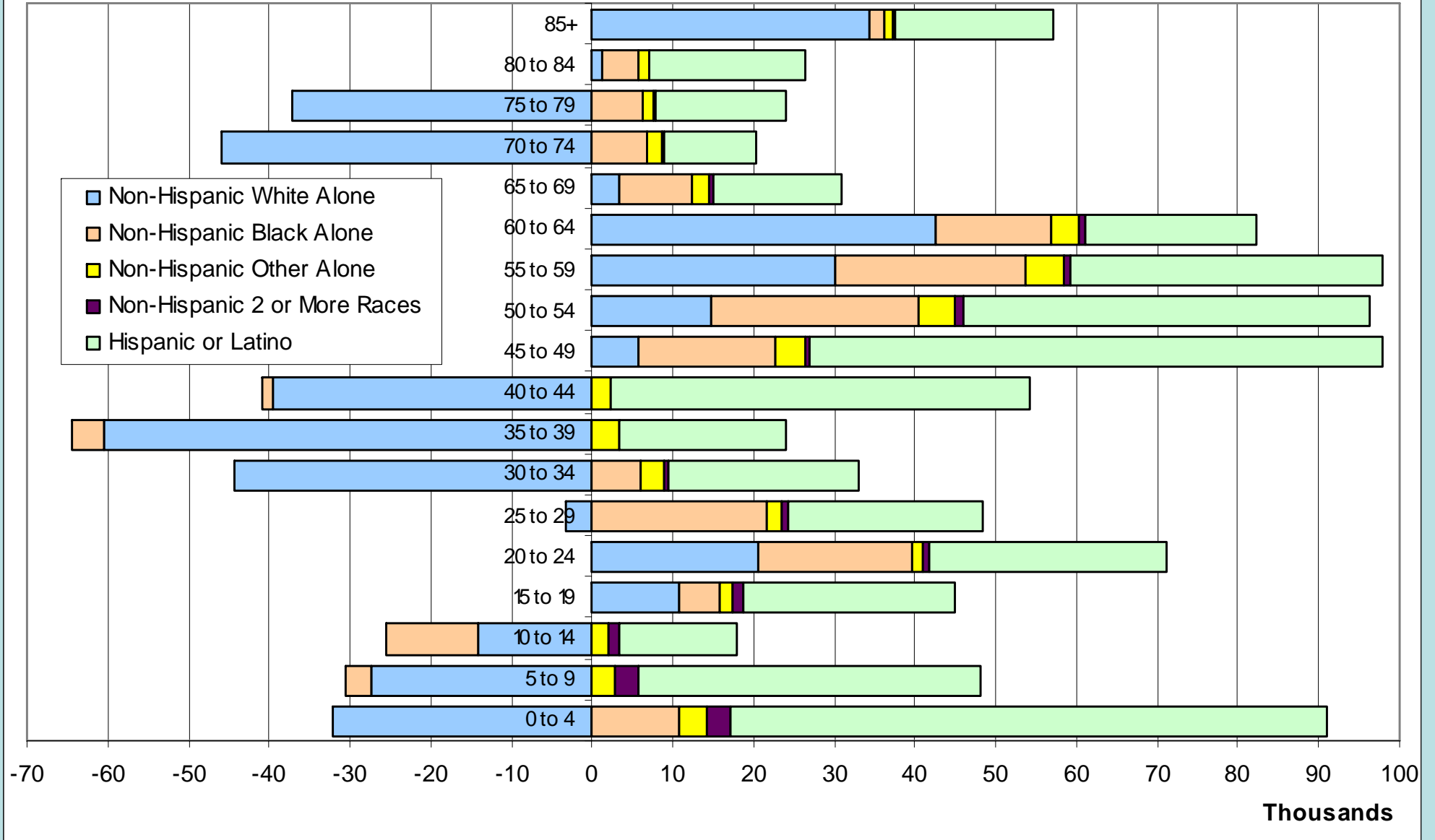


Source: US Bureau of the Census



# Southeast Florida

Age Change Pyramid, by Race/Ethnicity, 2000-09



Source: US Bureau of the Census, Population Estimates Branch (June 10, 2010)



# Population Projections

- In June 2011, BEBR projected Southeast Florida would add about 163 new residents each day through 2030, which would lead to an increase of about 1.2 million people in the next two decades, to a total of 7.4 million.
- Despite this significant increase, the Region is projected to grow more slowly than the State of Florida, which would add 695 new residents each day, reaching 23.9 million in 2030.
- While BEBR projects the State will continue growing more rapidly than the nation, the region's growth is projected to slow to a rate below the national average.
- In February 2006, BEBR projected Southeast Florida's 2030 population would be almost 8.5 million, 1.1 million (15%) higher than the current projection.



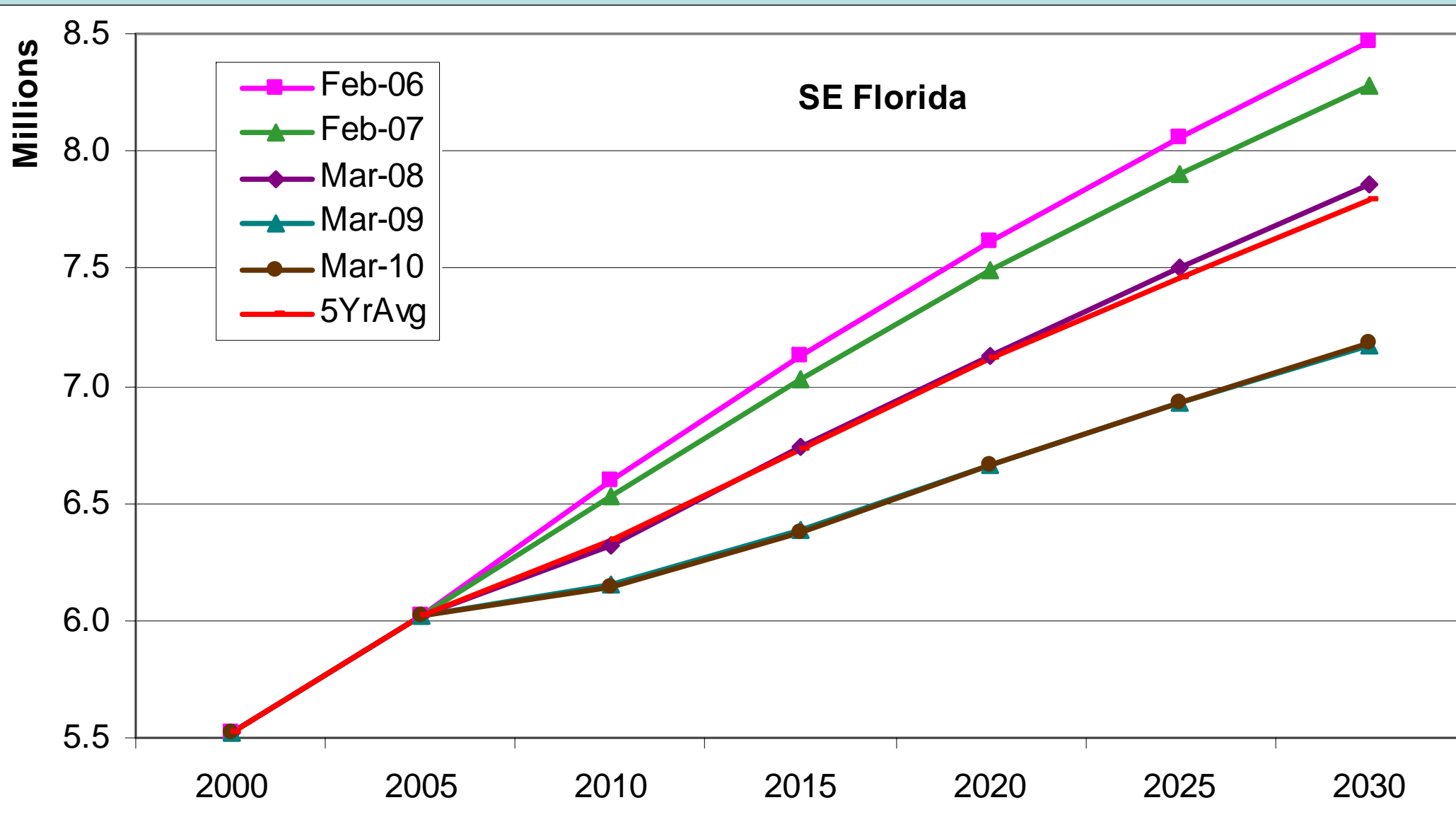
# Southeast Florida Growth, 1920-2040

Year (April 1)	Resident Population	Period	Absolute Growth	New Residents per Day	Average Annual Rate of Growth
1920	93,978				
1930	247,346	1920/30	153,368	42.0	10.16%
1940	428,723	1930/40	181,377	49.7	5.65%
1950	763,521	1940/50	334,798	91.7	5.94%
1960	1,626,555	1950/60	863,034	236.3	7.86%
1970	2,404,094	1960/70	777,539	212.9	3.98%
1980	3,494,804	1970/80	1,090,710	298.6	3.81%
1990	4,475,531	1980/90	980,727	268.5	2.50%
2000	5,519,950	1990/00	1,044,419	285.9	2.12%
2010	6,199,860	2000/10	679,910	186.1	1.17%
2020	6,793,500	2010/20	593,640	162.5	0.92%
2030	7,390,900	2020/30	597,400	163.6	0.85%
2040	7,898,800	2030/40	507,100	138.8	0.67%

Source: Bureau of Economic and  
Business Research (June 2011)



# Projected Southeast Florida Growth, 2000-2030



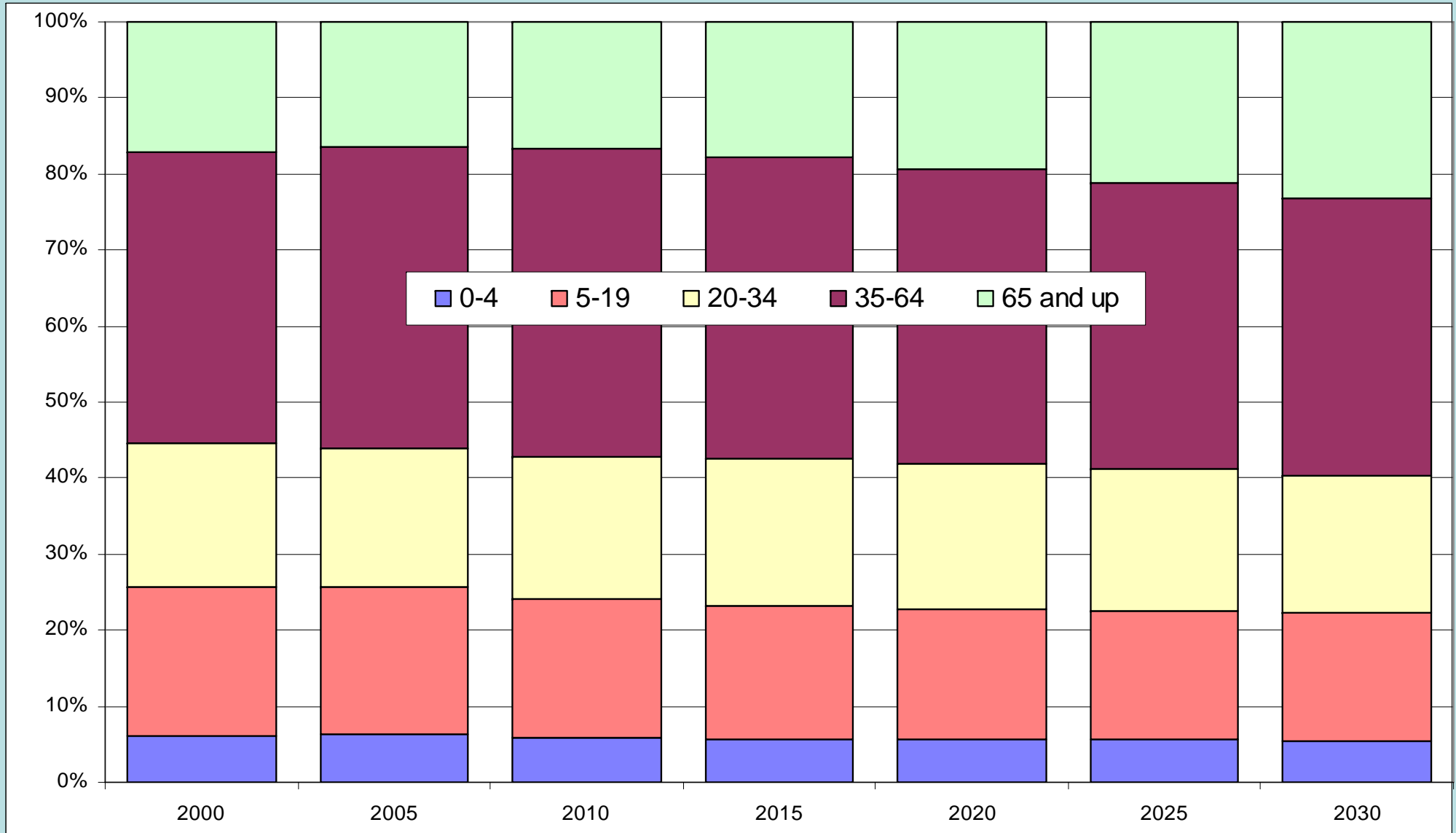
Source: Bureau of Economic and Business Research (February 2006 to March 2010)



# Changing Composition - Age

- Current projections indicate that, over the next 2 decades, the population 65 and older in Southeast Florida will grow more than any other age cohort, as it absorbs the “baby boom” generation.
- The Region’s elderly are expected to increase by over 688,000 (58%), to over 1.7 million, rising from 16.6% of the total in 2010 to 23.3% of the total in 2030.
- The increase will be more pronounced in the Treasure Coast, where the elderly are projected to represent 28.4% of the total by 2030.
- In South Florida, the elderly are projected to reach over million (20.7% of the total) in 2030, up from 14.2% in 2010.

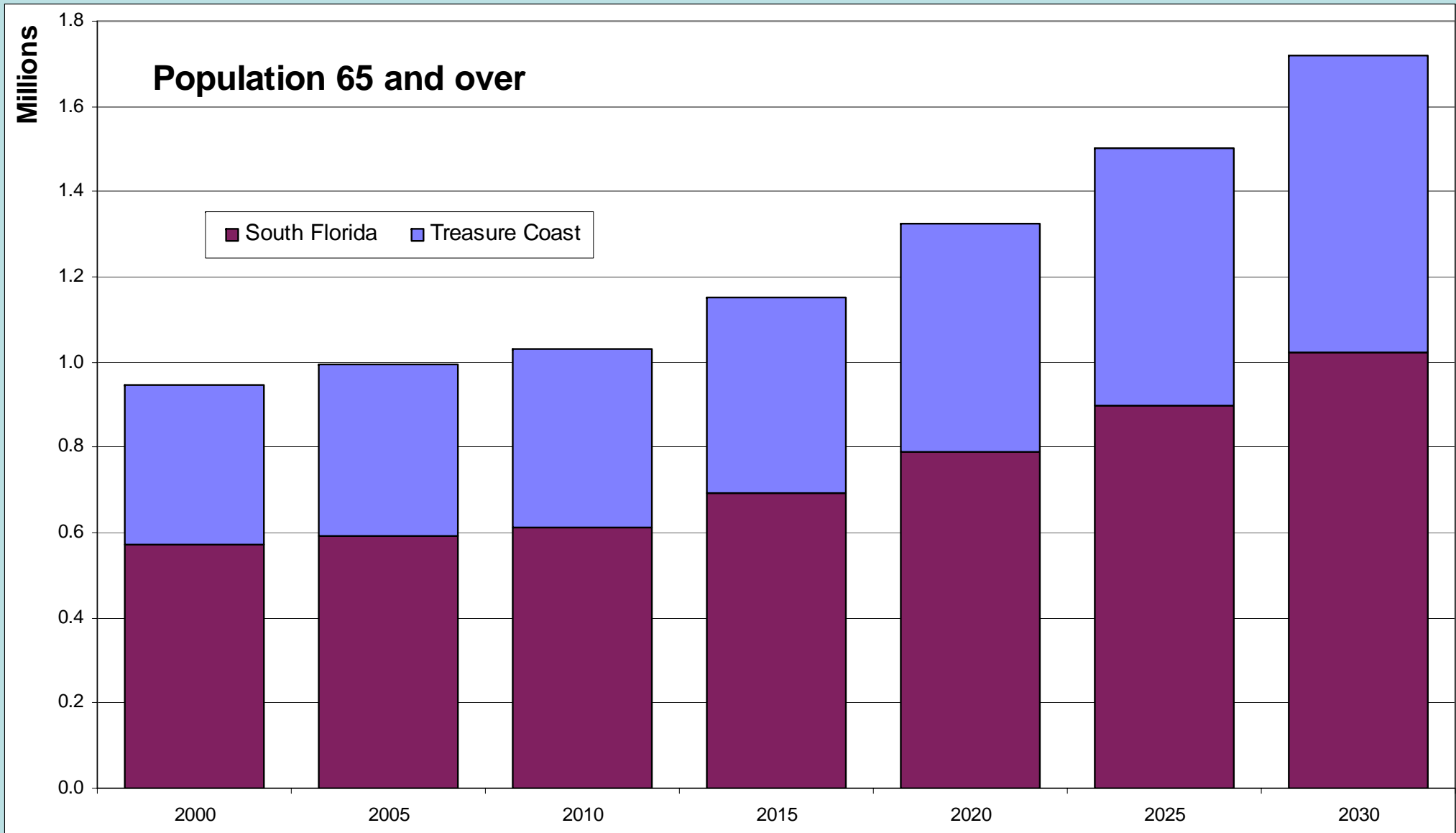
# Southeast Florida Projections by Age 2000-2030



Source: Office of Economic and Demographic Research (February, 2012).



# Southeast Florida Population 65+, 2000-2030



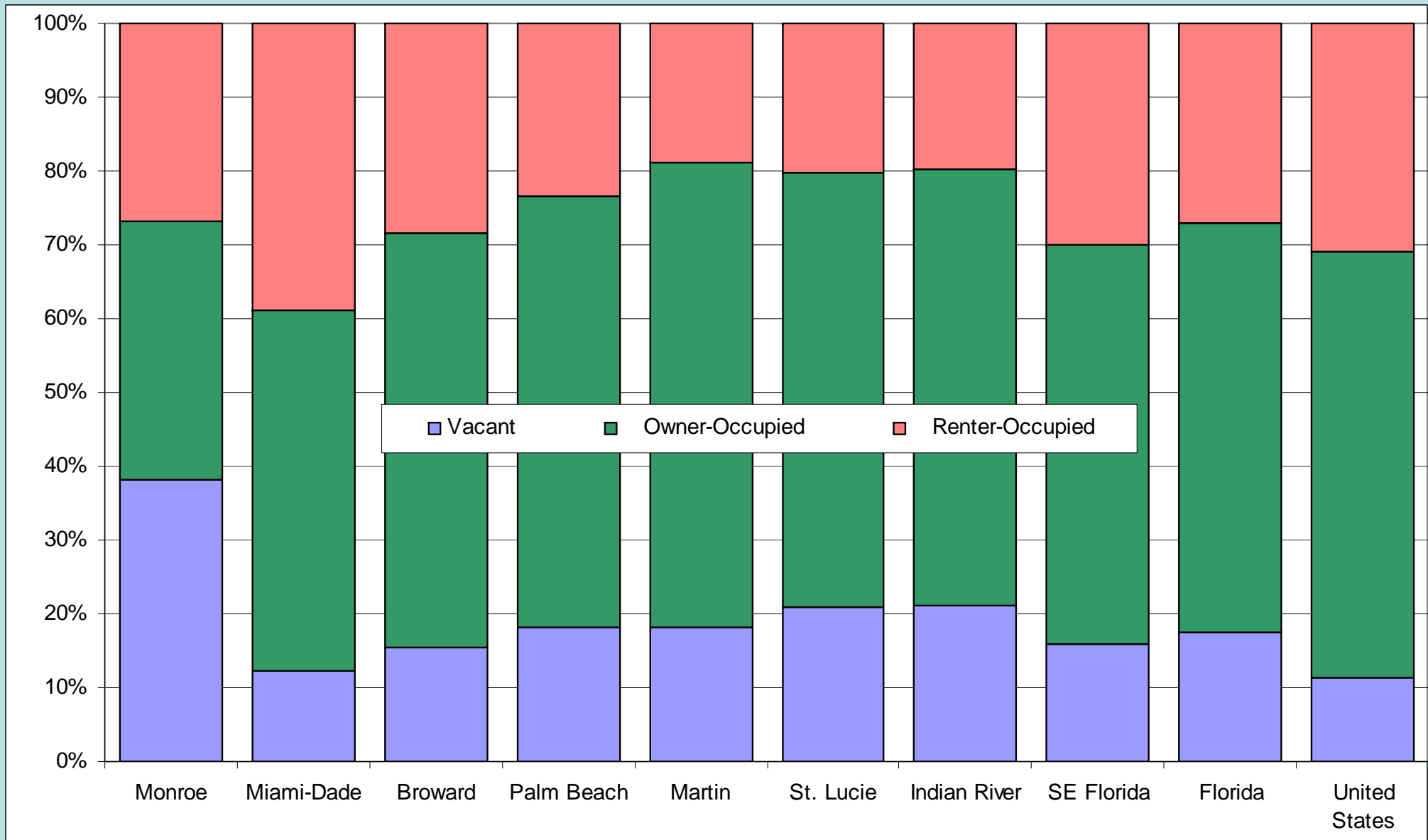
Source: Office of Economic and Demographic Research (February, 2012).



# Housing Units, 2010

- The vacancy rate in Southeast Florida in 2010 was 15.9%, up from 12.2% in 2000. This compared to an average of 17.5% in the State of Florida and 11.4% in the nation as a whole.
- Vacancy rates in 2010 ranged from 12.3% in Miami-Dade to 38.2% in Monroe, reflecting the significant effect of the economic downturn.
- The ownership rate in the region fell from 67.0% in 2000 to 64.4% in 2010, while the national average fell from 66.2% to 65.1%.
- The ownership rate ranged from 55.8% in Miami-Dade to 77.0% in Martin.
- Median housing values in the region continued to fall in 2010, down by 29% to 45% from their peak value since 2005. The national median was down by only 9% from its peak in the same period.

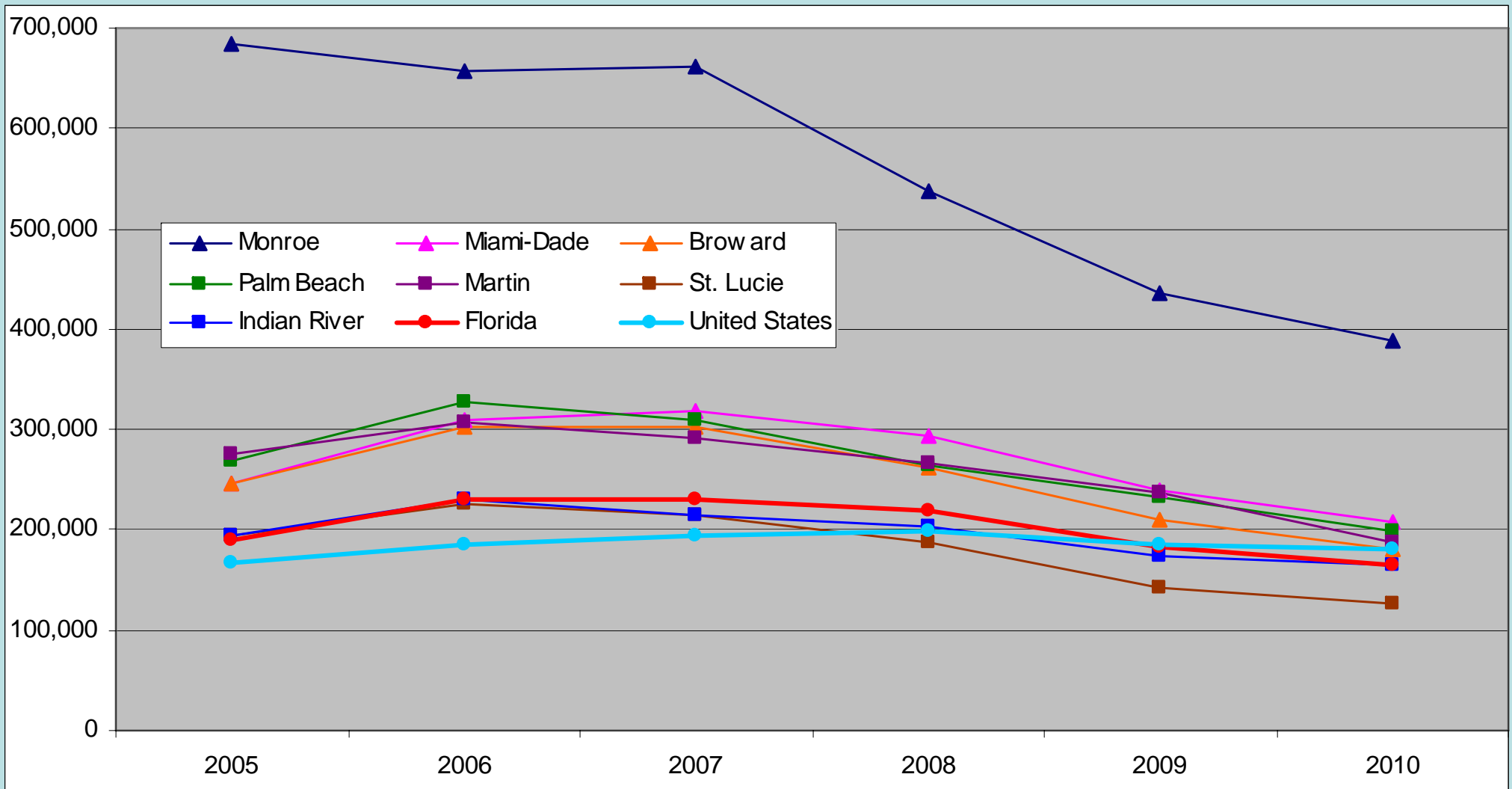
# Housing Unit Counts, 2010



Source: US Bureau of the Census, 2010 Census.



# Southeast Florida Median Housing Value (\$), 2005-2010



Source: US Bureau of the Census,  
American Community Survey.



# Summary of Growth Trends

- Despite the recent slowdown, Southeast Florida continues to grow at a pace that is faster than the nation as a whole, with higher rates in the north of the Region.
- International migration has been the primary source of net growth in the Region for the last 2 decades.
- Domestic migration also has been substantial, with large numbers of people moving “through” the Region.
- Increasing cross-county commuter flows suggest that the regional labor market, and the regional economy, are increasingly integrated.
- The racial and ethnic diversity of the Region’s population continues to increase.
- Southeast Florida’s population, and that of the State of Florida, are older than the nation’s. South Florida is younger than Treasure Coast, and is not getting older as fast as the state and the nation.



# Growth - Uncertainties

Factors that could affect future growth:

- Economic Recovery - The pace in the recovery of employment growth will contribute to the pace of population growth.
- Affordability – The high cost of insurance and property taxes, combined with relatively low wages, could make less expensive regions of the State and elsewhere in the US more attractive than Southeast Florida, unless there are adjustments in the coming years.
- Hurricanes / Insurance – If the region is hit repeatedly by hurricanes in the coming years, the disruption, the cost of repairs and increasing insurance costs could discourage residents from staying in Southeast Florida or coming here from other parts of the US.

# Growth - Uncertainties

Factors that could affect future growth (continued):

- Changes in immigration laws and enforcement – Some of the legislative changes under consideration, if approved, along with more aggressive enforcement, could both affect the number of international in-migrants.
- External Events – As the earthquake in Haiti demonstrated, demographic flows into Southeast Florida are strongly affected by external events. Political and economic unrest in South and Central America and the Caribbean can generate unpredictable surges in international migration.
- Sea Level Rise – Although the most severe direct impacts of sea level rise appear to be beyond the 2030 timeframe that is the focus of this presentation, the need to prepare for its impacts starting now will have important consequences for the way the Region grows going forward.