

South Florida Regional Planning Council

Urban Land Institute - 2010 South Florida Economic & Development Outlook

Demographics and Population Growth 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, make it more difficult than usual to develop reliable forecasts for the future.
- The demographic data used for today's presentation is drawn primarily from the US Census Bureau and the University of Florida's Bureau of Economic and Business Research (BEBR). Available population estimates reflect a base of July 2008 (Census) or April 2009 (BEBR), and projections reflect a base of April 2008 (BEBR), all of which miss significant changes that have occurred since then.
- 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 or even negative, and the long-term (2030), when it may be reasonable to expect significant growth, in line with the previous trend-line.



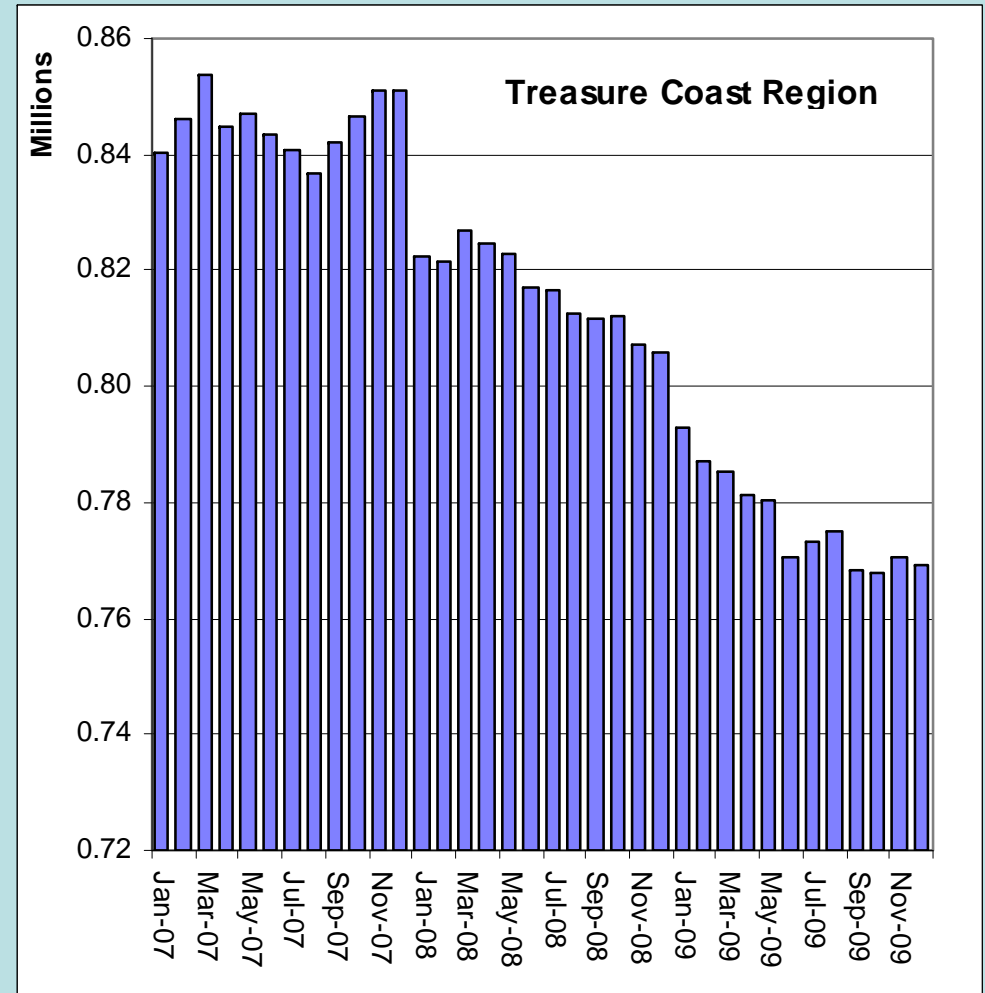
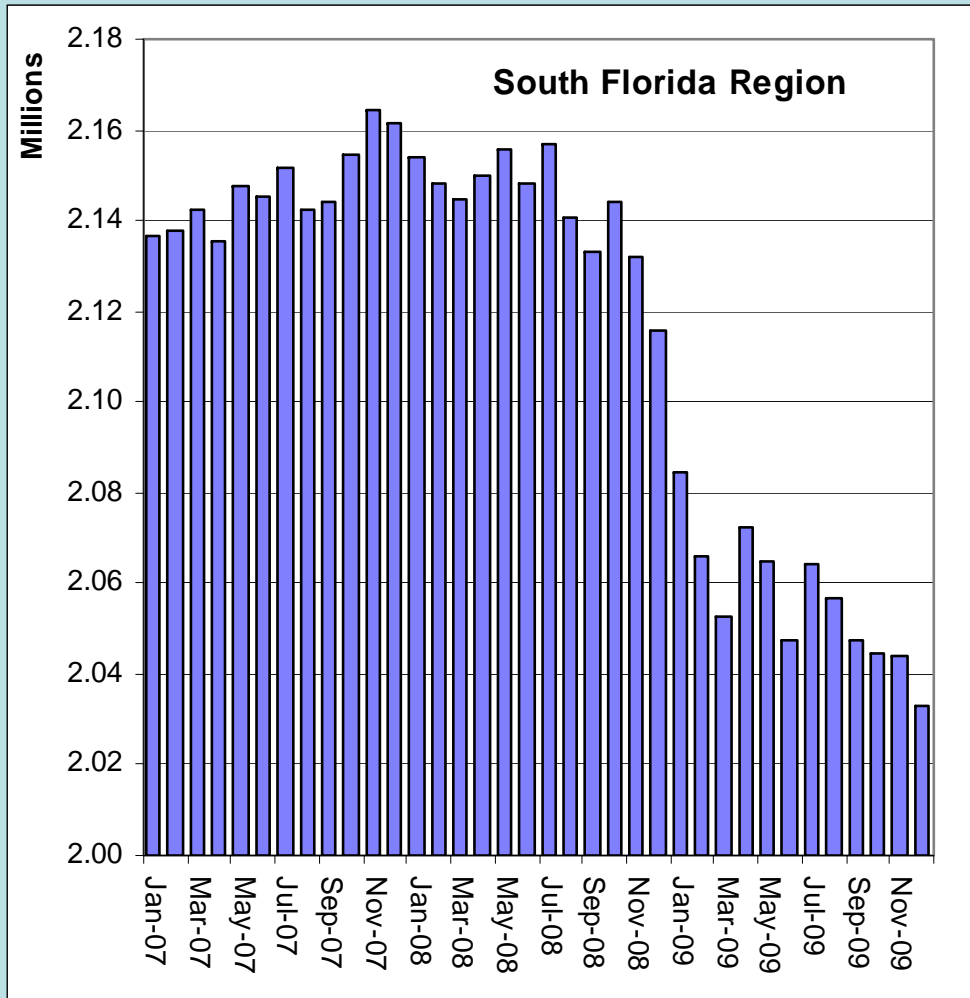
Overview

- 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 more slowly than the State of Florida as a whole in recent years.
 - 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 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 economy rebounds.

The Economic Downturn

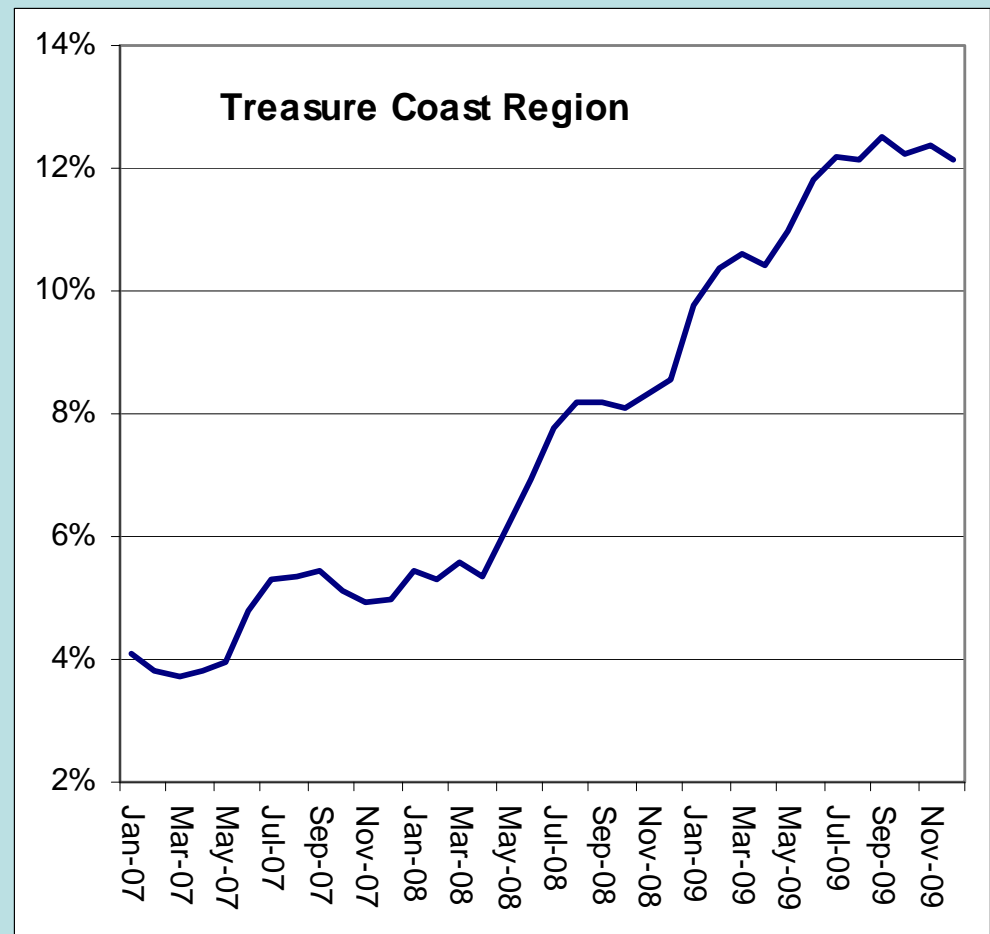
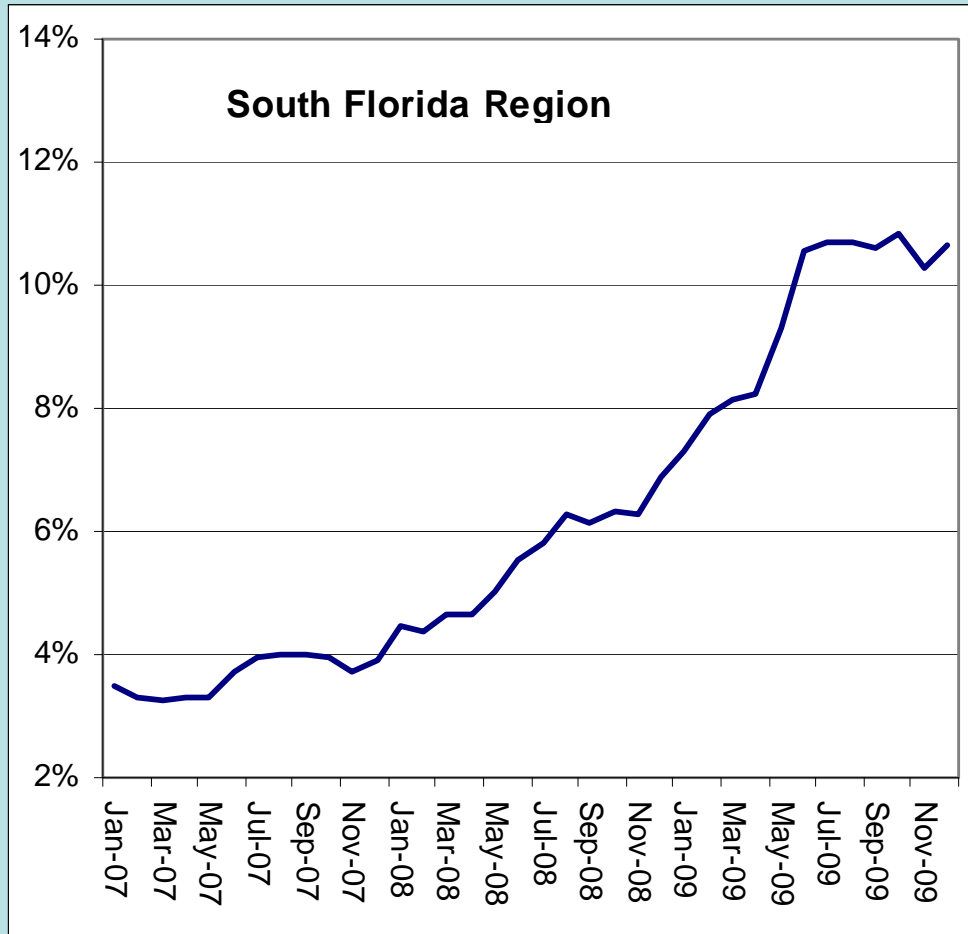
- As the economy has slowed down, both in the nation and in Southeast Florida, the job picture has worsened dramatically:
 - Between Dec/07 and Dec/09, more than 210,000 jobs were lost in the 7-county region, a reduction of 7%.
 - Of that total, over 128,000 jobs were lost in South Florida (5.9%) and almost 82,000 were lost in the Treasure Coast Region (9.6%).
 - During that period, the region's unemployment rate rose from 4.2% to 11.1%. As of Dec/09, the unemployment rate reached 10.6% in South Florida and 12.1% in the Treasure Coast.
 - There were almost 350,000 unemployed in Dec/09, up from 133,000 two years earlier.
- During those 2 years, the number of Southeast Florida residents enrolled for public assistance rose as well. In Dec/09, there were 475,000 households receiving food stamps worth \$116 million, up by 129% over the \$51 million in Dec/07.

Southeast Florida Employment Losses, 2007-09



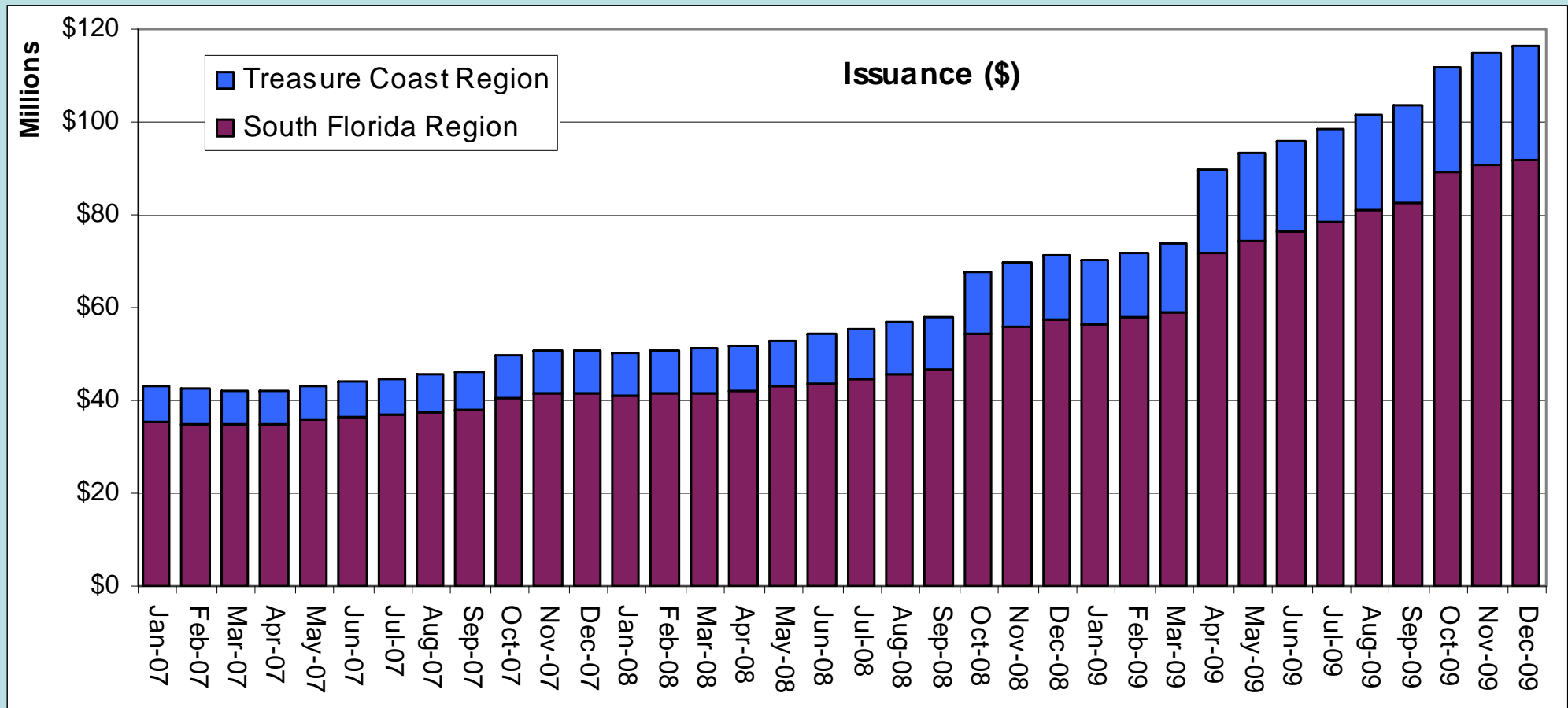
Source: Florida Agency for Workforce Innovation

Southeast Florida Unemployment Rate 2007-09



Source: Florida Agency for Workforce Innovation

Southeast Florida Monthly Value of Food Stamp Benefits, 2007-09



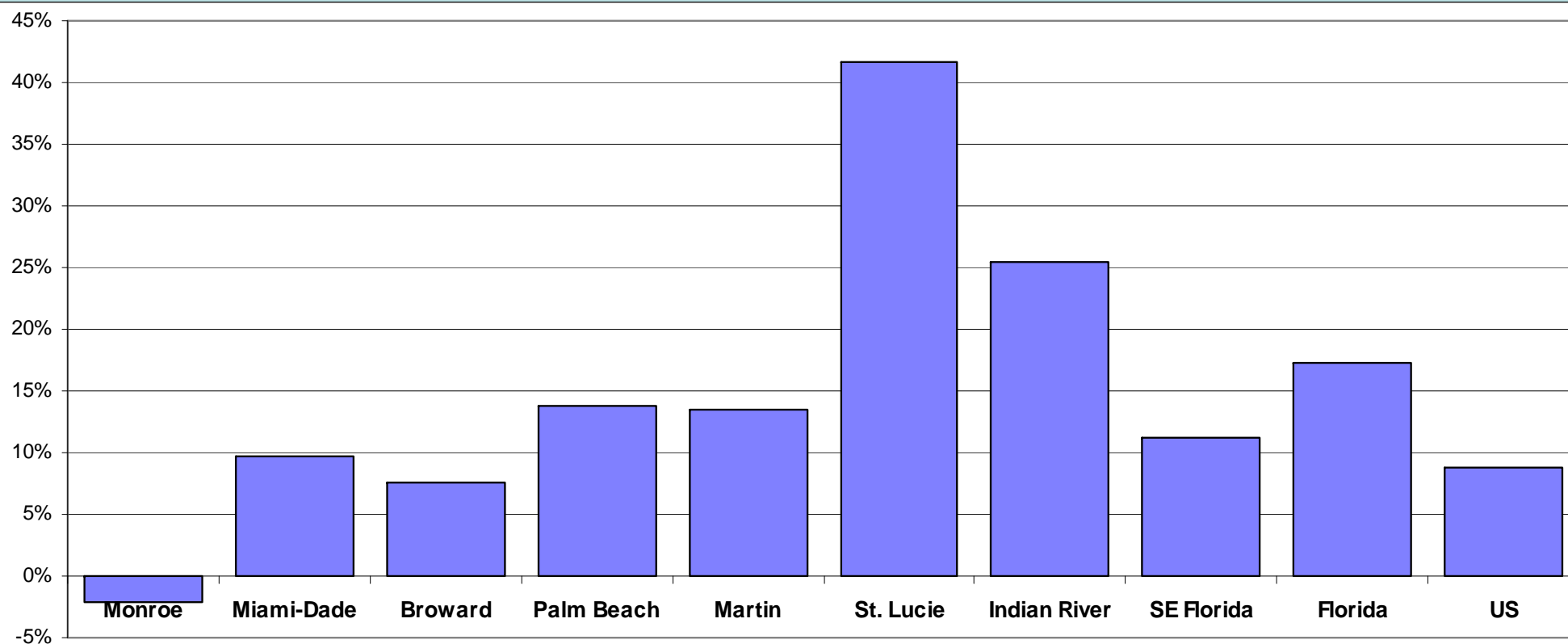
Source: Florida Department of Children and Families (January 4, 2010)

Population Growth

- In 2008, Southeast Florida had a population of 6.2 million, larger than 34 of the 50 states.
- Miami-Dade was the 8th largest county in the nation, Broward was 16th and Palm Beach was 29th.
- The 3 make up the Miami-Fort Lauderdale-Pompano Beach MSA, the nation's 7th largest.
- BEBR's April 1, 2009 estimates indicate the Region added over 620,000 new residents since the 2000 Census, an increase of 11.3%. This compared to an increase of 17.3% for the State of Florida.
- The rate of growth was higher for all four counties in the Treasure Coast, with St. Lucie County leading the Region at 41.6%.
- Broward County, which grew by 367,000 in the 1990s, grew by 122,000 (7.5%) so far this decade.

Population Growth, 2000-09

Growth	Monroe	Miami-Dade	Broward	Palm Beach	Martin	St. Lucie	Indian River	Southeast Florida	Florida	US
Absolute	-1,664	218,565	121,904	156,153	17,125	83,169	28,687	620,939	2,767,499	24,834,593
(%)	-2.1%	9.7%	7.5%	13.8%	13.5%	41.6%	25.4%	11.3%	17.3%	8.8%

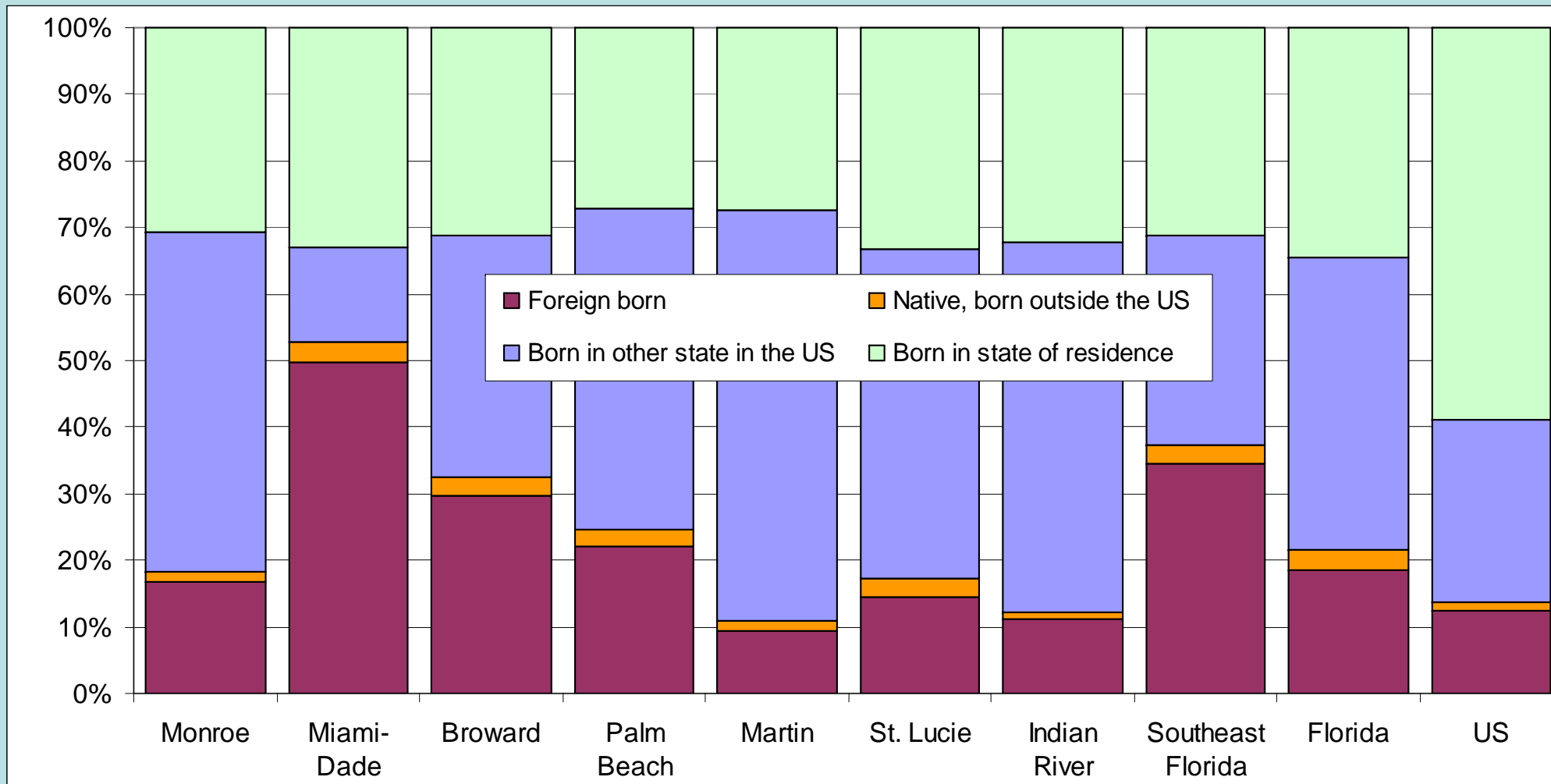


Source: BEBR (November 2, 2009)

Where Do All The People Come From?

- In 2008, about one in every three (31.2%) South Florida residents was born in the State of Florida.
- Another third (31.6%) was born in some other state in the United States.
- The remaining 37.2% were either foreign-born (34.4%) or natives born abroad (2.8%).
- In the US as a whole, almost twice as many residents (58.9%) were born in the same state where they currently reside, 27.3% were born in some other state, and less than half as many (13.8%) were born abroad.

Southeast Florida Place of Birth, 2008

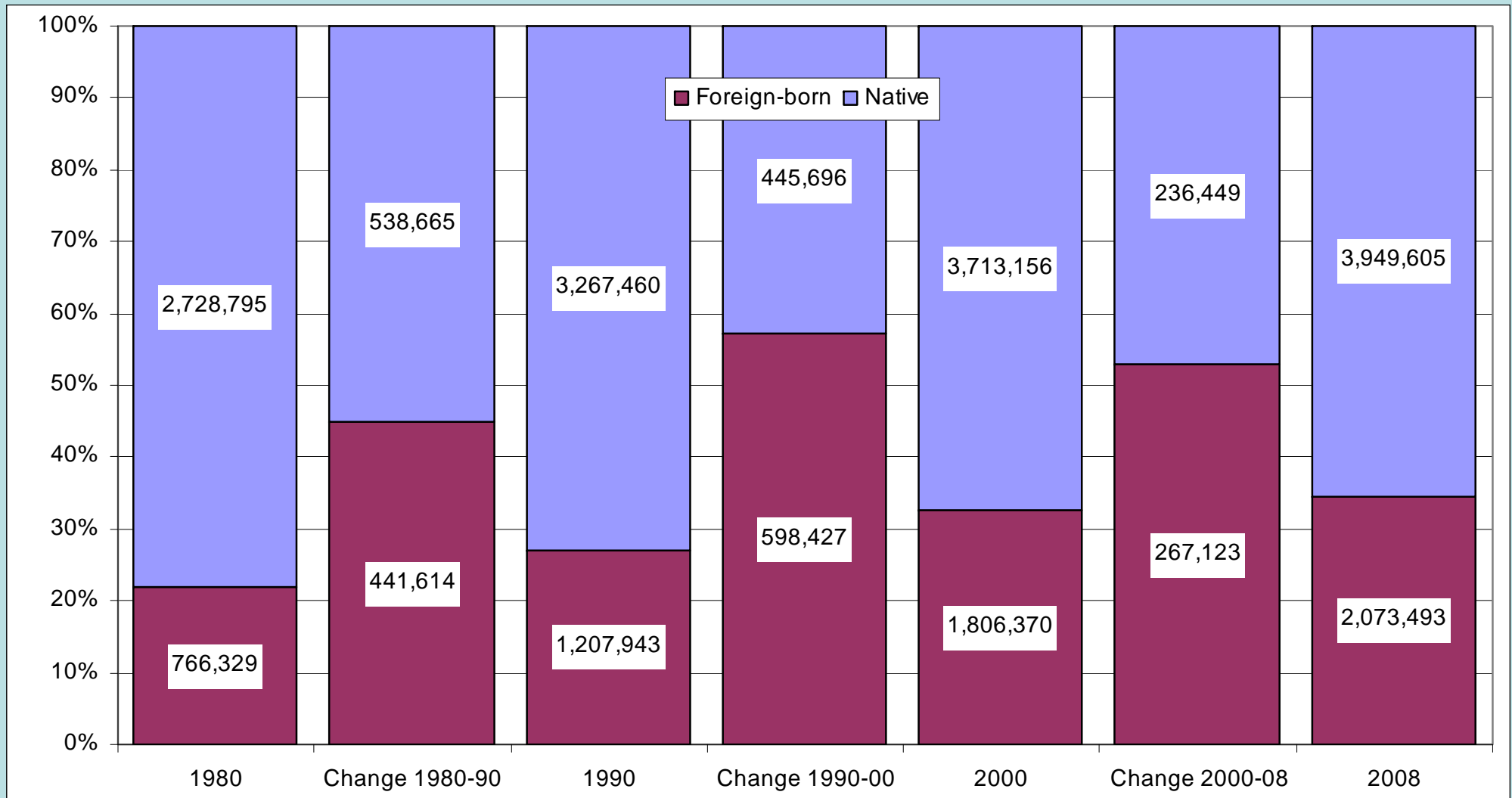


Source: US Bureau of the Census, 2008
American Community Survey.

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 2008, the proportion of the foreign-born in the Region's population growth fell slightly to 53%, but continued as the primary source of growth.
- In 2008, 34% 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, 1980-2008



Source: US Bureau of the Census, 2008
American Community Survey.

Mobility – Origin of the Foreign-Born

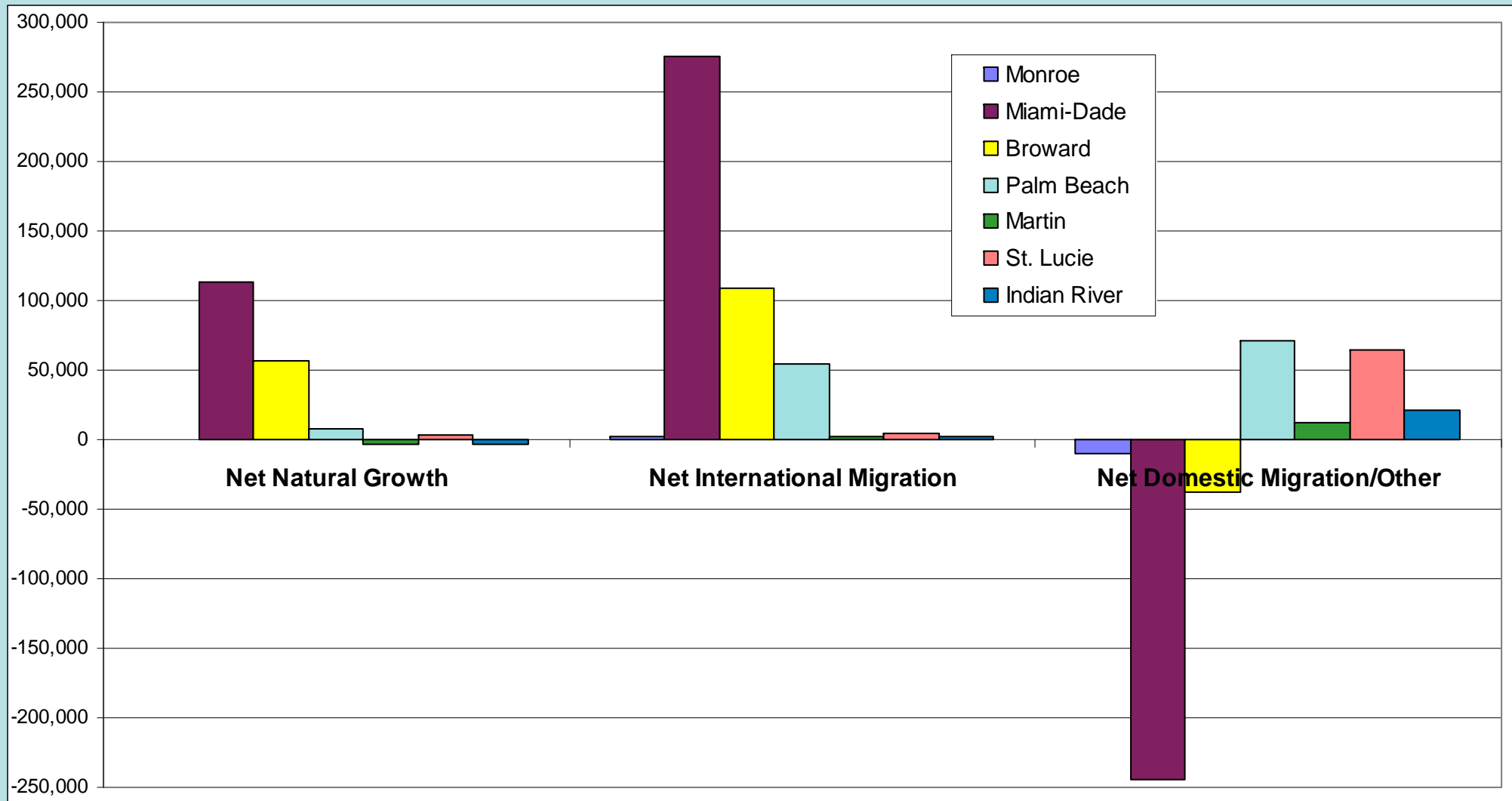
- In 2008, 86% of the Metropolitan Area's 2 million foreign-born residents came from Latin America. That included over a million from the Caribbean, 396,000 from South America, and 293,000 from Central America.
- Countries with the largest number of foreign-born in the MSA included Cuba (623,000), Haiti (183,000), Colombia (133,000), Jamaica (114,000), and Nicaragua (91,000).
- Other countries with a significant presence in 2008 included Honduras, Venezuela, Peru, Mexico and the Dominican Republic, each with more than 50,000 residents.

Components of Growth

During the first eight years of this decade (2000-08)
Southeast Florida:

- Added almost 175,000 new residents through natural growth (births minus deaths), mostly in Miami-Dade (113,000) and Broward (56,000).
- Added over 450,000 residents through international migration, led by Miami-Dade (275,000) and Broward (109,000); the Treasure Coast Region also added 63,000 new residents through international migration, led by Palm Beach County with 54,000.
- Lost over 122,000 residents through domestic migration, with South Florida losing 291,000 while the Treasure Coast added 169,000.

Southeast Florida Components of Population Change, 2000-08



Source: US Bureau of the Census, Population Estimates (March 2009)

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 2008, there were 136,000 Broward County residents that worked in Miami-Dade County, up from 115,000 in 2000. Likewise, there were 115,000 Miami-Dade County residents working in Broward County, almost double 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 69,000 making the commute in each direction.
- More than 11,000 residents of Martin County (21% of resident workers) and 12,500 residents of St. Lucie County (13% of the total) commute to work in Palm Beach County. Another 15,000 residents of St. Lucie County (15% of resident workers) commute 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, 2008

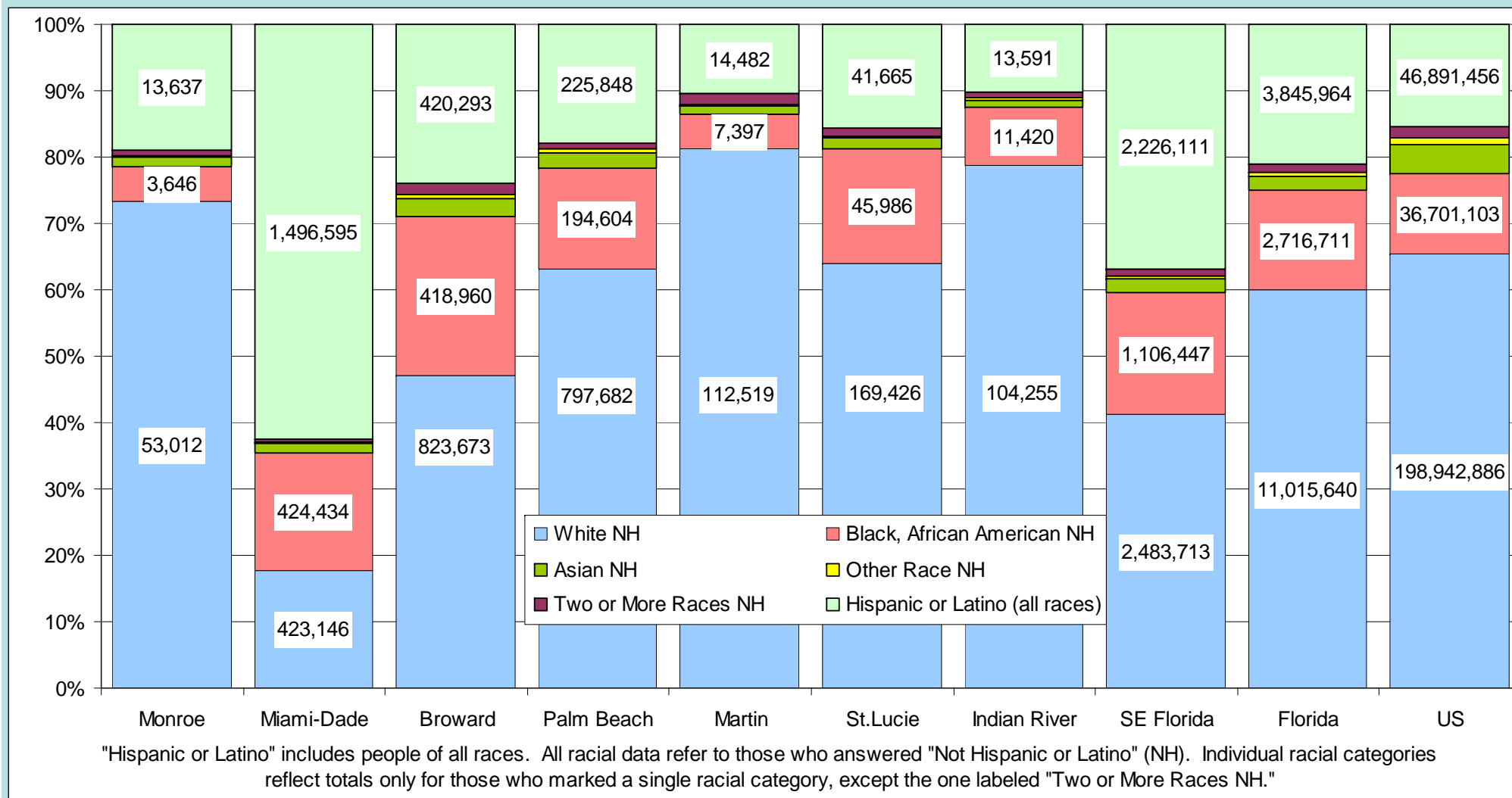
County of Residence	County of Work								
	I River	St Lucie	Martin	P Beach	Broward	M-Dade	Monroe	Other	Total
Indian River	27,671	4,238	1,209	2,983	2,642	1,887		11,056	51,686
St. Lucie	5,733	42,227	14,998	12,516	4,375	3,342		15,835	99,026
Martin	492	4,403	22,167	11,349	2,965	2,097		9,610	53,083
Palm Beach	1,352	3,429	5,654	340,344	69,401	30,568	405	59,703	510,856
Broward	1,023	1,866	1,798	68,712	478,757	135,980	1,194	70,179	759,509
Miami-Dade	908	1,859	1,799	29,835	114,514	688,239	4,398	62,180	903,732
Monroe				1,061	2,352	4,166	22,747	2,918	33,244
Other	10,396	10,274	7,125	58,169	66,303	58,959	2,129		213,355
Total	47,575	68,296	54,750	524,969	741,309	925,238	30,873	231,481	2,624,491

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.
- In 2008, the race/ethnic composition of Southeast Florida was made up of 37% Hispanic or Latino, 41% non-Hispanic White, 18% non-Hispanic Black or African American, and 4% other non-Hispanic.
- 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, 2008



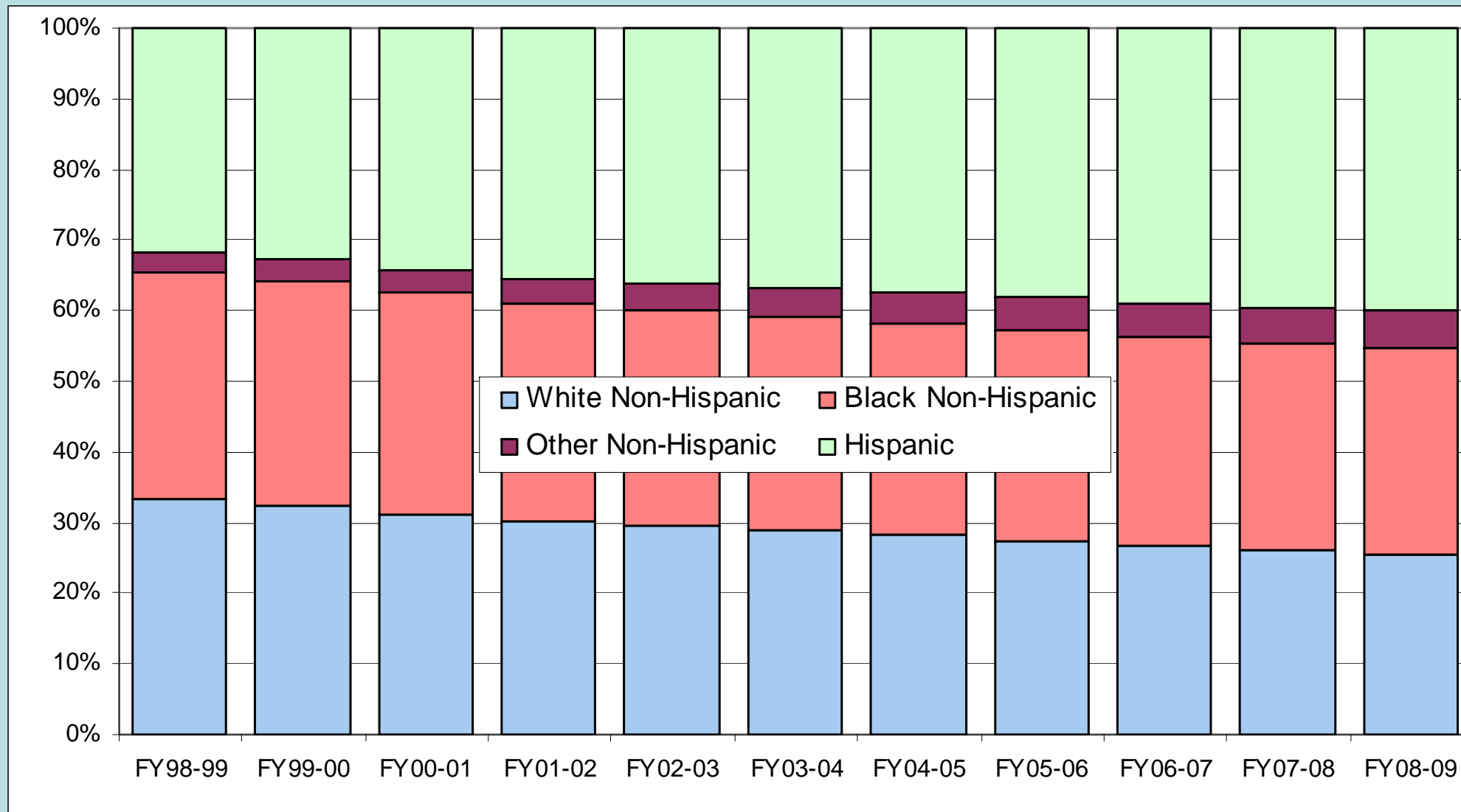
Source: US Bureau of the Census, 2008
American Community Survey.



Changing Composition - Race/Ethnicity

- Between 2000 and 2008 there was continued rapid growth of the Hispanic (477,000) and non-Hispanic Black or African American (153,000) populations in Southeast Florida, and an absolute decrease in the non-Hispanic White population (-129,000).
- With this, the Hispanic or Latino population rose to 37% of the total, while the White non-Hispanic population declined to 41%.
- By 2005, Broward joined Miami-Dade as a “majority minority” county, and minorities have continued to increase their share in every other county in the region.
- The race/ethnic composition of public school students suggests further growth in the diversity of the population. For the 2008-09 school year, 40% of the Region’s students were classified as Hispanic and 29% were non-Hispanic Black or African American; only 25% were non-Hispanic White.

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

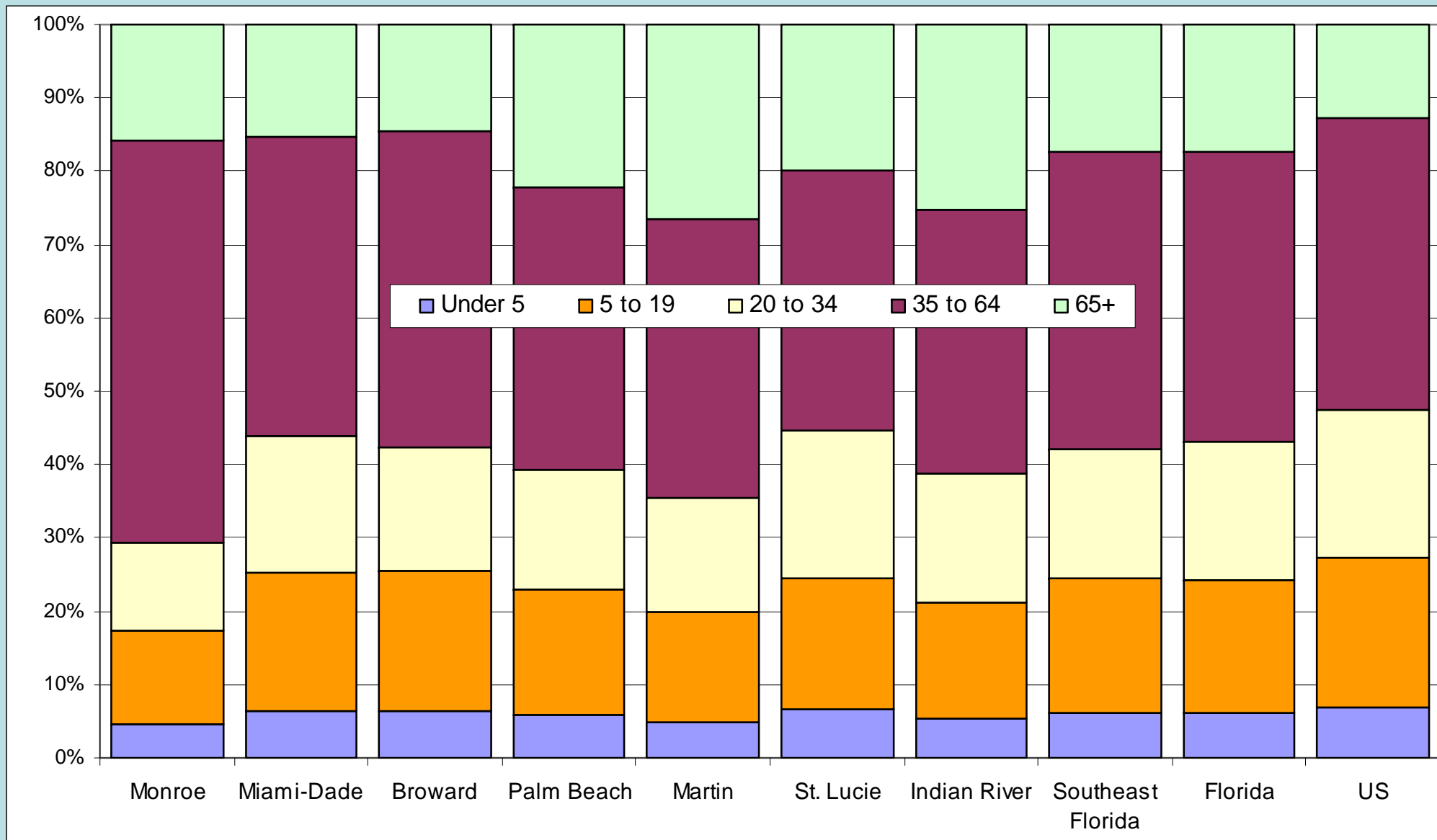


Source: Florida Department of Education.

Changing Composition - Age

- In 2008, compared to the US, Southeast Florida had a higher proportion of elderly residents (65+) – 17.2% vs. 12.8% – and a lower proportion under 35 years of age – 42.1% vs. 47.6%.
- The State of Florida had proportions of elderly (17.4%) and residents under 35 (43.1%) that were comparable to the Region.
- In 2008, the median age in Southeast Florida counties ranged from 39.1 in Miami-Dade to 47.5 in Martin, all higher than the US median of 36.9; Florida's median age in 2008 was 40.3.
- Median ages were generally higher in the Treasure Coast Region (except St. Lucie), and lower in South Florida (except Monroe).
- The median ages in Florida and the US each rose by 1.6 years between 2000 and 2008.

Southeast Florida Age Distribution, 2008



Source: US Bureau of the Census, Population Estimates Branch (May 14, 2009).

Population Growth

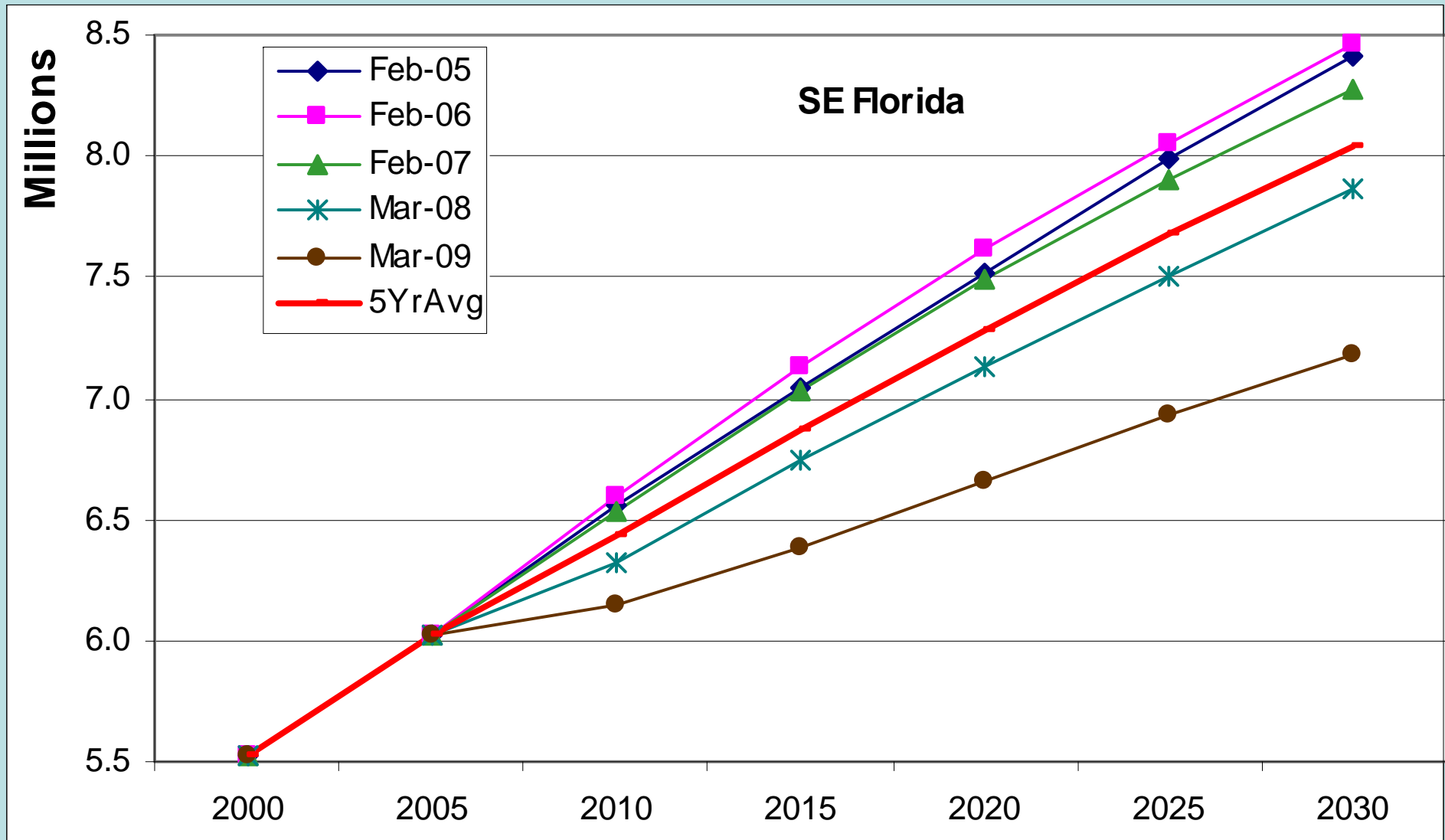
- In March 2009, BEBR projected Southeast Florida would add about 140 new residents each day through 2030, which would lead to an increase of a little over a million people in the next two decades, to a total of 7.2 million.
- Despite this significant increase, the Region was projected to grow more slowly than the State of Florida, which would add almost 700 new residents each day, reaching 24 million in 2030.
- Both the region and the State were expected to continue growing more rapidly than the nation.
- In February 2006, BEBR projected Southeast Florida's 2030 population would be almost 8.5 million, 1.3 million (18%) higher than the current projection.

Southeast Florida Growth, 1920-2030

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	6,149,300	2000/10	629,350	172.3	1.09%
2020	6,662,400	2010/20	513,100	140.5	0.80%
2030	7,175,500	2020/30	513,100	140.5	0.74%

Source: BEBR (March 2009)

Projected Southeast Florida Growth, 2000-2030

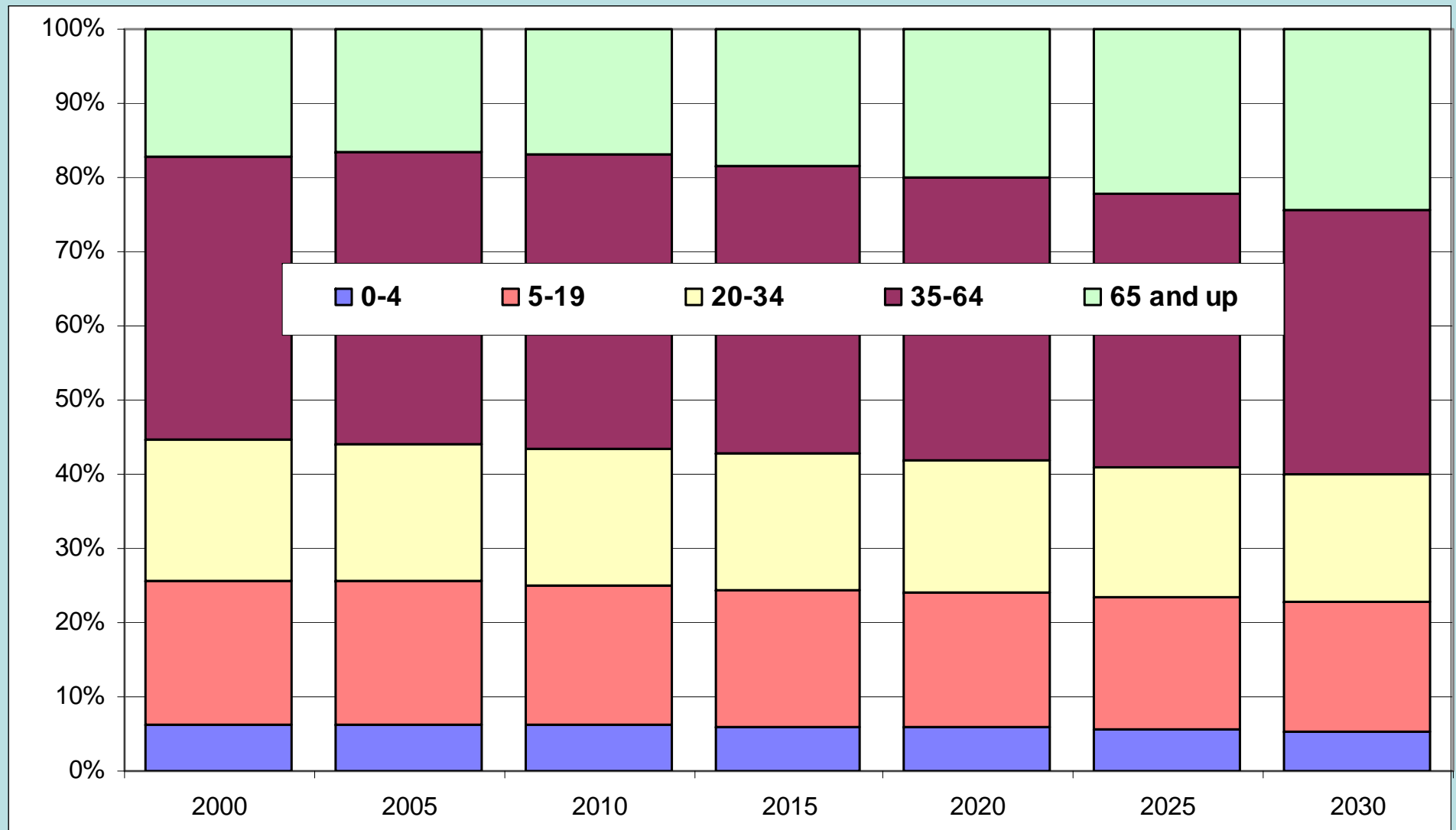


Source: BEBR (February 2005 to March 2009)

Changing Composition - Age

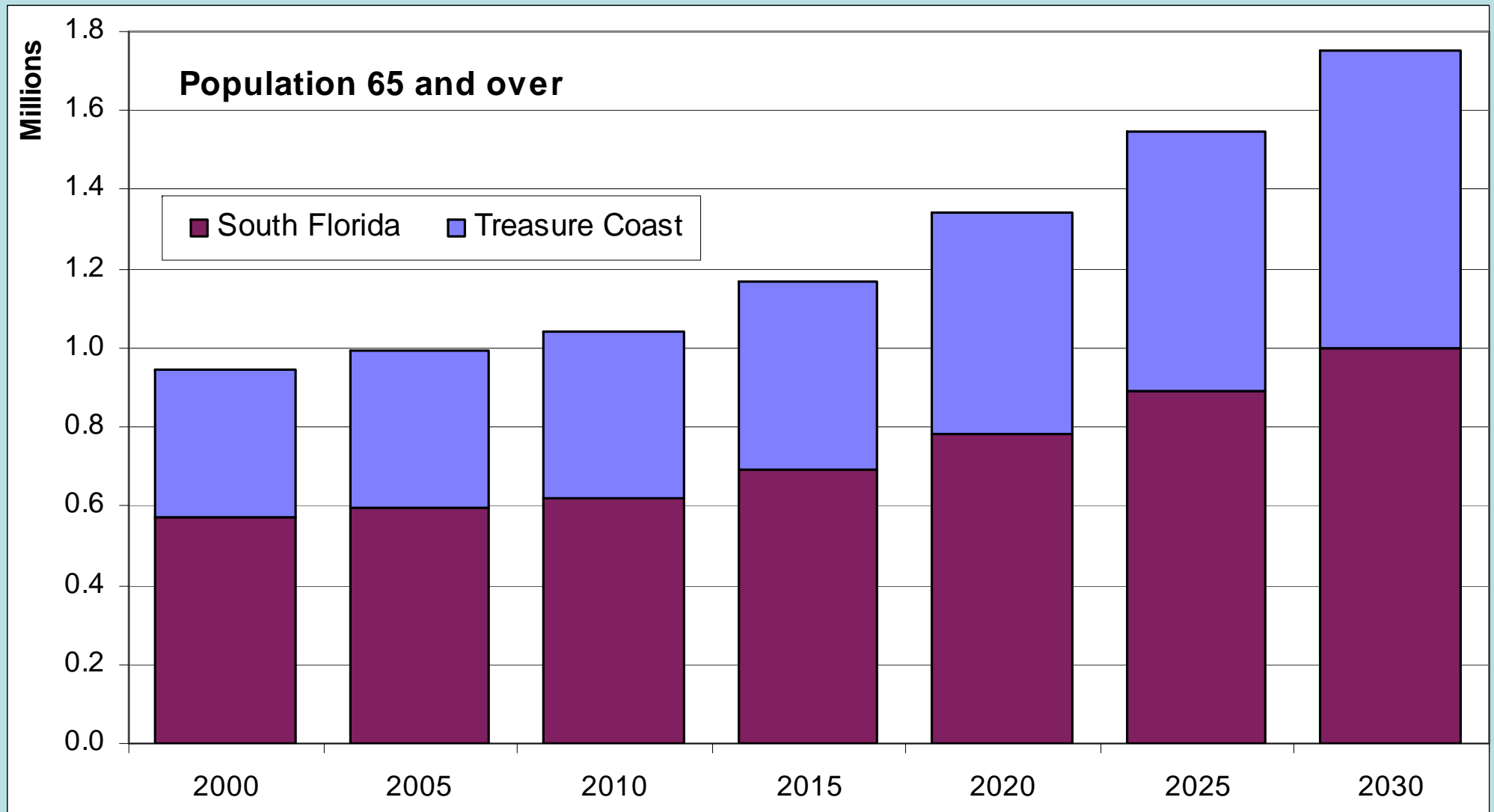
- Over the next 2 decades, the population 65 and older in Southeast Florida is projected to grow more than any other age cohort, as it absorbs the “baby boom” generation.
- The Region’s elderly are expected to increase by over 700,000 (68%), to over 1.7 million, rising from 17.0% of the total in 2010 to 24.4% of the total in 2030.
- The increase will be more pronounced in the Treasure Coast, where the elderly are projected to represent 31.9% of the total by 2030.
- In South Florida, the elderly are projected to reach almost one million (20.7% of the total) in 2030, up from 14.4% in 2010.

Southeast Florida Projections by Age 2000-2030



Source: Bureau of Economic and Business
Research (March, 2009).

Southeast Florida Population 65+, 2000-2030



Source: Bureau of Economic and Business Research (March, 2009).

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, and a net loss in the current decade.
- 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, and the elderly in the Region will grow as a proportion of the overall population, along with the rest of the nation, over the next 20 years.

Growth - Uncertainties

Factors that could affect future growth:

- Economic Recovery - The pace of the recovery in employment growth will contribute to the pace of population growth.
- Affordability – Housing costs have declined, but 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 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.
- 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 distress 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 likely will 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.