

## **Chapter 1. Economic and Demographic Trends**

### ***General Economic Conditions - Overview***

While Florida is accustomed to outperforming the national economy year after year, the most recent gains reflect a very healthy economic environment state-wide. Non-farm employment growth has risen 3.5% over the past year, and the State's unemployment rate has fallen to an all-time low of just 3.3%. Growth is extremely broad-based with nearly every industry and every metropolitan area posting strong gains over the past year.

Tourism and international trade strengthened during the past year providing a huge lift to the Orlando and South Florida market areas. Low interest rates and a relatively weak dollar kept home building strong and continued to attract foreign buyers. Businesses throughout the State began to expand their operations, which contributed to strong gains in business and professional services, as well as in the key defense and technology sectors.

Florida's exceptionally strong growth is pulling in job seekers from other states. The latest Census figures show that the State added slightly more than 400,000 new residents in 2005, which marks the largest gain since 1980, when the state saw a two-year surge in immigration from Cuba. All of this growth is creating some strains on the State. Housing costs have risen dramatically, and the growing popularity of condominium conversions has led to an acute shortage of rental apartments in certain areas, particularly in South Florida.

The recent rash of hurricanes has also presented challenges to the state and local governments directly impacted by the storms. Four hurricanes struck the State in 2004, and three others, Dennis, Katrina and Wilma, hit the State during 2005. Damage is still evident in many communities where blue tarps are a common sight as more than 100,000 homes still need to have roofs repaired.

### ***Community Profile***

Palm Beach County (PBC) is located on the southeast coast of the State of Florida. It is bounded by Martin County to the north; Glades County to the northwest (across Lake Okeechobee); Hendry County to the west; Broward County to the south; and the Atlantic Ocean to the east. The County has forty-five (45) linear miles of beach on the Atlantic Ocean, and a mean elevation of fifteen (15) feet. It is the largest of the sixty-seven (67) counties in the State, covering a total of 2,268 square miles, including 245 square miles of water (Lake Okeechobee and the Intracoastal Waterway). There are thirty-seven (37) incorporated municipalities in Palm Beach County, the majority of which are located along the County's eastern coastline. Three of the municipalities, Belle Glade, South Bay and Pahokee, are located in the western portion of the County along Lake Okeechobee.

## **EMPLOYMENT AND WAGES**

Palm Beach County has consistently ranked within the top three (3) counties in new job growth for the State of Florida. Over 500,000 people are employed in the County, with the largest gains in professional and business services.

Some of the major private-sector employers include U.S. Sugar Corp, Florida Power & Light, Office Depot, Palm Beach Newspaper, Rexall Sundown, BellSouth, and ADT/Sensormatic. Other businesses such as IBM, Motorola, Siemens and Pratt Whitney have contended with forces of worldwide demand and competition by significant downsizing and relocation. Public-sector employers, which include the School Board, County, Sheriff, South Florida Water Management District, and 37 municipalities, consistently employ approximately 10% of the labor force.

The County has three, major, billion-dollar industries: tourism, construction and agriculture. Tourists contribute \$1.5 billion annually. Construction continues to be a fast-growing sector. Agriculture lends over \$2 billion to the economy. Palm Beach County leads the State in agricultural wages and salaries that are over \$380 million.

Cluster industries and targeted industries in the County include agriculture and food processing, communications and information technology, medical products, business and financial services, aerospace and engineering, tourism, recreation and entertainment, and the marine industry.

The medical products cluster will be revised and expanded to reflect the Scripps Florida expansion of The Scripps Research Institute, the world's largest, private non-profit biomedical research facility. Since its inception in January of 2004, world-class scientists have been recruited to fulfill the future potential of Scripps Florida's novel biomedical business plan, which combines basic biomedical research with cutting-edge technologies and drug discovery to create a whole new scientific paradigm. Scripps Florida is temporarily located in a 41,000 square foot building located on the Jupiter campus of Florida Atlantic University. A second 33,000 square foot building is being constructed and will be available for use in the August-September 2006 timeframe. There are currently over 160 people housed in temporary facilities, 80% of which are faculty and scientific staff. The rest are support personnel. The temporary facilities will be replaced by permanent facilities by 2009 that include 310,000 square feet of lab space and 40,000 square feet of administrative space.

Light industrial land use is sufficient near the research park that will house The Scripps Research Institute. It is important however, to maintain a base of industrial land use throughout the County. Typically, industrial jobs pay higher wages than retail jobs.

Table 1.1 shows the employment within the County by industry for 1990, 2000, 2005, and that projected for 2012. While all industry sectors are expected to demonstrate employment gains, except for the transportation sector, there is a shifting of the size of industries in terms of employment as a percent of the total. For example, jobs in

education and health care have increased on a percentage of the total, while retail trade has decreased.

The employment sectors representing the service-related workforce (i.e., Professional and Business Services, Education and Health Services, Leisure and Hospitality, and Other Services) grew from 233,100 employees in 1990, representing 47.1% of the total employees, to 354,500 employees by November of 2005, representing 50.6% of total employees.

It is important to note that the information in Table 1.1 is derived from Department of Labor ES 202 data which reflects information by place of employment rather than Census data which reflects information by place of residence. Therefore, Table 1.1 will not correlate to Table 1.4.

**Table 1.1. Palm Beach County Employment by Industry (% of Total) 1990, 2000, 2005 and 2012**

Year	1990		2000		November 2005		Projected 2012		
	Industry	Employees	%	Employees	%	Employees	%	Employees	%
	Construction	27,500	7.6%	32,800	6.6%	40,700	7.1%	44,706	6.9%
	Manufacturing	30,500	8.5%	28,800	5.8%	19,100	3.3%	23,492	3.6%
	Wholesale Trade	10,600	2.9%	17,100	3.5%	23,500	4.1%	27,168	4.2%
	Retail Trade	54,600	15.2%	68,300	13.8%	72,500	12.7%	79,291	12.2%
	Transportation, Warehousing and Utilities	8,600	2.4%	9,000	1.8%	9,700	1.7%	8,987	1.4%
	Information	9,200	2.6%	12,400	2.5%	11,100	1.9%	13,418	2.1%
	Financial Activities	25,900	7.2%	36,300	7.3%	40,100	7.0%	46,016	7.1%
	Professional and Business Services	40,200	11.2%	90,400	18.3%	118,600	20.8%	130,578	20.0%
	Education and Health Services	41,700	11.6%	63,700	12.9%	79,000	13.8%	97,196	14.9%
	Leisure and Hospitality	45,700	12.7%	56,500	11.4%	66,700	11.7%	77,327	11.9%
	Other Services	18,700	5.2%	22,500	4.5%	24,300	4.3%	27,831	4.3%
	Total Government	46,500	12.9%	57,000	11.5%	65,900	11.5%	75,692	11.6%
	<b>Total</b>	<b>359,700</b>	<b>100.0%</b>	<b>494,800</b>	<b>100.0%</b>	<b>571,200</b>	<b>100.0%</b>	<b>651,702</b>	<b>100.0%</b>

Source: Department of Labor ES, 202 Employment Data, Employment by Place of Employment.

Table 1.2 reflects the labor force statistics for the County in comparison with the State of Florida for the years 2000 and 2005. The table shows that the County’s labor force, as a percentage of the State total, increased from 6.9% in 2000 to 7.1% in 2005. During the same period, the County’s employment rose by 21.4% compared to the State’s 17.5%. Unemployment fell from 4.4% to 3.1% at the County level, while the State’s rate fell from 3.6% to 3.0%.

Employment trends between 2000 and 2005 in PBC generally reflect a more diversified industry base, an increasing labor force and a higher level of employment.

**Table 1.2. Labor Force Statistics**

Jurisdiction	Labor Force		Employed		Unemployed		Unemployment Rate	
	2000	2005 <sup>1</sup>	2000	2005 <sup>1</sup>	2000	2005 <sup>1</sup>	2000	2005 <sup>1</sup>
PBC	519,622	622,571	496,810	603,318	22,812	19,253	4.4%	3.1%
Florida	7,490,000	8,742,000	7,221,000	8,481,000	269,000	261,000	3.6%	3.0%
<sup>1</sup> December								

Source: Florida Agency for Workforce Innovation, 2005; Strategic Planning Group, Inc., 2006.

Table 1.3 presents the per capita personal income figures for the PBC compared to the State. Between 2000 and 2004, the per capita income level of the County rose from \$41,007 to \$44,518, representing a 8.6% increase. During 2004, the County’s per capita income at \$44,518 was 141.5% of the State’s per capita income level of \$31, 469.

**Table 1.3. Per Capita Personal Income**

Jurisdiction	2000	2001	2002	2003	2004	% Chg
County	41,007	43,876	44,041	43,261	44,518	8.6%
Florida	27,764	29,268	29,709	30,128	31,469	13.3%

Source: U.S. Department of Commerce, May 2006; Strategic Planning Group, Inc., 2006.

Table 1.4 presents 2000 Employment by Industry Category for each Housing Sector, which is based on 2000 Census data representing employment by place of residence and not by place of employment.

Based on 2000 Census figures, the majority of civilians (outside the military) in the County are employed in educational, health and social service industries (90,576). The second largest group is employed in the professional, scientific, management, administrative and waste management services fields (60,305).

Table 1.4 presents the 2000 employment by industry sectors for each of the Housing Sectors in PBC.

**Table 1.4. Employment By Industry By Housing Sector**

Housing Sector	Construction		Manufacturing		TCPU		Wholesale Trade		Retail Trade		Information		FIRE		Professional Business Services		Education Health Services		Hospitality		Other Services		Public Administration		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
<b>A</b>	1,969	7.5%	1,953	7.4%	1,410	5.4%	901	3.4%	3,513	13.4%	737	2.8%	2,365	9.0%	3,727	14.2%	4,494	17.1%	2,941	11.2%	1,362	5.2%	938	3.6%	26,310
<b>B</b>	917	10.4%	739	8.4%	678	7.7%	224	2.5%	961	10.9%	261	3.0%	749	8.5%	1,189	13.5%	1,268	14.4%	666	7.6%	563	6.4%	575	6.5%	8,790
<b>C</b>	1,538	6.0%	1,929	7.6%	1,165	4.7%	911	3.6%	3,336	13.1%	853	3.3%	2,346	9.2%	3,390	13.3%	4,526	17.7%	2,944	11.5%	1,514	5.9%	1,068	4.2%	25,520
<b>D</b>	1,472	12.6%	818	7.0%	939	8.1%	709	6.1%	1,598	13.7%	346	3.0%	1,265	10.9%	1,466	12.6%	724	6.2%	799	6.9%	640	5.5%	878	7.5%	11,654
<b>E</b>	1,572	6.9%	1,517	6.6%	1,294	5.6%	639	2.8%	2,559	11.2%	681	3.0%	1,626	7.1%	3,253	14.2%	4,607	20.1%	2,826	12.3%	1,274	5.6%	1,092	4.8%	22,940
<b>F</b>	3,878	8.1%	2,746	5.7%	2,056	4.3%	1,471	3.1%	5,585	11.6%	1,544	3.2%	4,379	9.1%	6,273	13.1%	8,710	18.1%	6,010	12.5%	2,919	6.1%	2,497	5.2%	48,068
<b>G</b>	2,290	11.1%	1,287	6.2%	1,401	6.8%	778	3.8%	2,465	11.9%	618	3.0%	1,582	7.6%	2,046	9.9%	4,031	19.5%	1,574	7.6%	1,089	5.3%	1,532	7.4%	20,693
<b>H</b>	1,474	6.3%	1,380	5.9%	946	4.0%	964	4.1%	2,979	12.7%	795	3.4%	2,699	11.5%	2,756	11.7%	4,962	21.1%	2,123	9.0%	1,114	4.7%	1,356	5.8%	23,548
<b>I</b>	4,470	11.4%	2,380	6.1%	2,214	5.7%	1,216	3.1%	5,706	14.6%	1,125	2.9%	2,470	6.3%	4,454	11.4%	6,763	17.3%	3,799	9.7%	2,464	6.3%	2,070	5.3%	39,131
<b>J</b>	6,983	14.4%	3,057	6.3%	2,512	5.2%	1,323	2.7%	5,853	12.0%	1,232	2.5%	3,308	6.8%	6,204	12.8%	7,457	15.3%	5,542	11.4%	3,036	6.2%	2,114	4.3%	48,621
<b>K</b>	3,355	10.4%	1,622	5.0%	1,269	3.9%	1,209	3.8%	4,638	14.4%	1,237	3.8%	2,959	9.2%	3,759	11.7%	5,648	17.5%	3,179	9.9%	1,736	5.4%	1,589	4.9%	32,200
<b>L</b>	1,874	6.4%	1,834	6.3%	1,343	4.6%	1,443	4.9%	4,294	14.7%	1,284	4.4%	3,115	10.6%	3,395	11.6%	5,264	18.0%	2,273	7.8%	1,834	6.3%	1,340	4.6%	29,293
<b>M</b>	81	14.1%	23	4.0%	20	3.5%	28	4.9%	87	15.1%	25	4.3%	79	13.7%	56	9.7%	91	15.8%	40	7.0%	32	5.6%	13	2.3%	575
<b>N</b>	1,852	5.0%	2,308	6.3%	1,221	3.3%	1,596	4.3%	6,181	16.8%	1,785	4.8%	4,073	11.1%	5,112	13.9%	6,402	17.4%	3,499	9.5%	1,677	4.6%	1,126	3.1%	36,832
<b>O</b>	1,870	6.4%	1,921	6.6%	907	3.1%	1,191	4.1%	3,865	13.2%	1,384	4.7%	3,540	12.1%	4,412	15.1%	4,657	15.9%	3,198	10.9%	1,580	5.4%	746	2.5%	29,271
<b>P</b>	3,216	7.8%	2,503	6.1%	1,411	3.4%	1,570	3.8%	6,095	14.8%	1,364	3.3%	3,480	8.4%	4,856	11.8%	7,624	18.5%	5,333	12.9%	2,529	6.1%	1,326	3.2%	41,307
<b>Q</b>	613	7.1%	1,193	13.7%	493	5.7%	372	4.3%	956	11.0%	156	1.8%	302	3.5%	573	6.6%	2,313	26.6%	674	7.8%	365	4.2%	679	7.8%	8,689
<b>R</b>	728	2.9%	1,495	5.9%	599	2.4%	1,557	6.2%	3,055	12.1%	1,233	4.9%	4,133	16.4%	3,884	15.4%	4,693	18.6%	2,269	9.0%	1,118	4.4%	489	1.9%	25,253
<b>Total</b>	40,152	8.4%	30,705	6.4%	21,878	4.6%	18,102	3.8%	63,726	13.3%	16,660	3.5%	44,470	9.3%	60,805	12.7%	84,234	17.6%	49,689	10.4%	26,846	5.6%	21,428	4.5%	478,695

Note: Based on 2000 Census data, Employment by Industry Category by place of residence.

Source: 2000 Census, Strategic Planning Group, Inc., 2006.

Table 1.5 presents the 2000 labor force statistics for the County on a Housing Sector basis. Shown, is the total labor force of 510,243 persons, the labor force participation rate of 55.6%, the total number employed of 484,160 persons, and the overall employment rate of 94.9% (5.1% unemployment rate compared to a 3.1% unemployment rate in December 2005). Like the employment information, Census data reflects labor force and employment based on place of residence rather than place of employment.

**Table 1.5. Civilian Labor Forces and Employment by Housing Sector, 2000**

<b>Housing Sector</b>	<b>Total Labor Force</b>	<b>Participation Rate</b>	<b>Employed</b>	<b>Employment Rate</b>
A	27,329	59.8%	26,385	96.5%
B	9,055	70.3%	8,864	97.9%
C	26,415	60.9%	25,021	94.7%
D	13,184	64.1%	12,751	96.7%
E	24,374	58.5%	22,566	92.6%
F	51,662	56.3%	48,595	94.1%
G	21,740	70.9%	21,039	96.8%
H	24,984	61.7%	24,071	96.3%
I	41,417	55.5%	39,375	95.1%
J	52,672	61.2%	49,355	93.7%
K	33,939	60.0%	32,446	95.6%
L	30,659	35.2%	29,597	96.5%
M	588	63.5%	575	97.8%
N	38,602	55.6%	36,985	95.8%
O	31,110	57.1%	29,304	94.2%
P	43,899	50.5%	41,519	94.6%
Q	12,258	51.0%	10,415	85.0%
R	26,356	52.6%	25,297	96.0%
<b>Total</b>	<b>510,243</b>	<b>55.6%</b>	<b>484,160</b>	<b>94.9%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

**POPULATION GROWTH**

According to the 2000 Census, PBC had a total population of 1,131,184, which makes it the third most populous in the State of Florida, behind Miami-Dade and Broward Counties. The above figure represents a thirty-one (31%) change in the County's population from the 1990 Census figure of 863,508. Table 1.6 presents the historical changes and projections of population in PBC and the State of Florida between 1990 and 2015. Population estimates for 2005, 2010, and 2015, are based on information provided by the Office of Economic and Demographic Research of The Florida Legislature (July 2006).

**Table 1.6. Population Changes and Projections - Palm Beach County**

Region	1990	2000	2005*	2010*	2015*	% Change		
						90 - 00	00 - 05	00 - 15
County	863,503	1,131,184	1,265,900	1,417,323	1,556,078	31.0%	11.9%	12.0%
Florida	12,938,071	15,982,824	17,918,227	19,920,348	21,767,503	23.5%	12.1%	11.2%

Source: Office of Economic & Demographic Research, The Florida Legislature, July 2006, Strategic Planning Group, Inc., 2006

Table 1.7 shows the historical changes and projections of population in the unincorporated areas of PBC versus the municipalities between 1990 and 2015.

**Table 1.7. Distribution of Population by Unincorporated Area vs. Municipalities for Palm Beach County**

Jurisdiction	1990		2000		2005		2010		2015	
	Population	(%)	Population	(%)	Population	(%)	Population	(%)	Population	(%)
Municipalities	457,164	52.9%	609,744	53.9%	706,462	55.8%	791,704	55.9%	884,487	56.8%
Unincorporated	406,363	47.1%	521,447	46.1%	559,438	44.2%	625,596	44.1%	671,613	43.2%
<b>Total County</b>	<b>863,527</b>	<b>100.0%</b>	<b>1,131,191</b>	<b>100.0%</b>	<b>1,265,900</b>	<b>100.0%</b>	<b>1,417,300</b>	<b>100.0%</b>	<b>1,556,100</b>	<b>100.0%</b>

Source: Palm Beach County Planning Department, Strategic Planning Group, Inc., 2006

Based on age, adults 35-64 had the largest growth rate in the County increasing by 33.5% between 1990 and 2000 from 256,024 to 304,041. The second largest population growth (based on age) is attributed to those between 5–24 years, who increased their numbers by 29% or 73,464 between 1990 and 2000. For residents over the age of 65, the numbers increased in the County between 1990 and 2000 by 20% from 210,389 to 262,076.

Table 1.8 shows the population by age groups for 2000 and 2003 for the County compared to the State of Florida as a whole.

Age Groups	2000						2003					
	0 - 17	18-34	35-64	65-79	80+	Total	0 - 17	18-34	35-64	65-79	80+	Total
County	232,584	215,208	421,316	174,920	87,156	1,131,184	257,120	220,908	464,228	179,686	89,506	1,211,448
% of Total	20.6%	19.0%	37.2%	15.5%	7.7%	100.0%	21.2%	18.2%	38.3%	14.8%	7.4%	100.0%
Florida	3,646,330	3,414,655	6,113,765	2,068,886	738,738	15,982,374	3,857,472	3,606,408	6,675,321	2,072,575	859,732	17,071,508
% of Total	22.8%	21.4%	38.3%	12.9%	4.6%	100.0%	22.6%	21.1%	39.1%	12.1%	5.0%	100.0%

Source: Census, University of Florida BEBR, Strategic Planning Group, Inc., 2006.

**Table 1.8. Population by Age Group (2000, 2003)**

Table 1.9 provides a population characterization by Housing Sector by the 2000 Census. In addition to the change in population, the median age level of each sector is provided.

**Table 1.9. Population Trends Summary by Housing Sector**

Housing Sector	1990	2000	Change	% Change	Median Age 1990	Median Age 2000
A	43,590	55,921	12,331	28.3%	37.0	45.5
B	12,314	16,849	4,535	36.8%	33.2	42.9
C	41,902	51,910	10,008	23.9%	39.7	44.2
D	6,991	27,248	20,257	289.8%	26.3	42.8
E	48,450	54,995	6,545	13.5%	35.1	38.3
F	100,895	112,923	12,028	11.9%	36.9	40.1
G	27,004	40,638	13,634	50.5%	31.9	37.8
H	30,760	53,832	23,072	75.0%	35.1	38.7
I	76,712	93,436	16,724	21.8%	37.5	44.0
J	96,274	107,958	11,684	12.1%	36.5	39.3
K	54,000	69,954	15,954	29.5%	38.7	44.0
L	49,916	98,133	48,217	96.6%	65.4	60.4
M	860	1,132	272	31.6%	41.7	47.3
N	58,888	87,044	28,156	47.8%	41.6	44.1
O	55,683	63,329	7,646	13.7%	41.7	47.2
P	79,569	102,265	22,696	28.5%	51.6	49.6
Q	36,068	34,759	(1,309)	-3.6%	26.8	28.5
R	42,884	58,858	15,974	37.2%	41.7	49.8
<b>Total</b>	<b>862,760</b>	<b>1,131,184</b>	<b>268,424</b>	<b>31.1%</b>	<b>39.0</b>	<b>41.8</b>

Source: Strategic Planning Group, Inc., 2006

Population data prepared by the Bureau of Economic and Business Research (BEBR) indicates that the Black population increased from 156,055 in 2000, to 188,135 by 2003, representing a 20.6% increase. During the same period, the Hispanic population increased from 141,483 to 163,114, representing a 15.3% increase.

Between 1990 and 2000, the diversity of the population in PBC changed due to the influx of individuals and families into the County from other parts of the United States and the world. Based on 2000 Census figures, 34% of new residents living in the County came from the Northeastern part of the United States, compared to 25.7% of the population that are native-born residents of the State of Florida. In 2000, 17.4% of PBC residents were born outside the United States, constituting a 7% increase in the number of foreign-born residents living in the County since 1990. According to 2000 Census figures, the majority of foreign-born individuals and families migrating to the County came from Latin America (59,289) and the Caribbean (67,001), particularly Haiti (27,774). From a racial perspective, based on 2000 Census figures, the percentage of the white population in the County decreased from 79.9% of the population in 1990, to 79.1% of the total population in 2000. The black population increased from 12% in 1990, to 13.8% in 2000, and the Hispanic population increased from 8% to 12.5% of the total population.

Table 1.10 depicts the population in terms of race and origin by housing sector within the County for 1990 and 2000.

**Table 1.10. Population by Race and Origin by Housing Sector**

Housing Sector	White				Black				Hispanic			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
A	41,293	6.0%	52,726	5.9%	995	1.0%	1,273	0.8%	1,028	1.5%	3,464	2.4%
B	11,819	1.7%	16,217	1.8%	23	0.0%	180	0.1%	316	0.5%	627	0.4%
C	39,802	5.8%	48,724	5.4%	156	0.2%	1,053	0.7%	1,322	1.9%	2,860	2.0%
D	6,679	1.0%	24,478	2.7%	98	0.1%	1,500	1.0%	163	0.2%	2,442	1.7%
E	22,908	3.3%	21,599	2.4%	23,387	22.7%	30,041	19.3%	1,525	2.2%	3,027	2.1%
F	68,210	9.9%	71,016	7.9%	22,130	21.5%	31,912	20.4%	9,089	13.2%	17,096	12.1%
G	23,377	3.4%	34,132	3.8%	1,309	1.3%	3,748	2.4%	1,921	2.8%	4,350	3.1%
H	27,210	3.9%	46,513	5.2%	949	0.9%	4,133	2.6%	2,226	3.2%	6,035	4.3%
I	66,567	9.7%	77,006	8.6%	1,818	1.8%	7,164	4.6%	7,154	10.4%	19,921	14.0%
J	75,441	10.9%	80,904	9.0%	5,407	5.2%	12,049	7.7%	14,499	21.1%	33,232	23.4%
K	40,244	5.8%	53,475	6.0%	9,406	9.1%	11,072	7.1%	3,933	5.7%	8,631	6.1%
L	47,351	6.9%	91,342	10.2%	499	0.5%	3,188	2.0%	1,737	2.5%	5,242	3.7%
M	565	0.1%	1,042	0.1%	58	0.1%	36	0.0%	237	0.3%	76	0.1%
N	53,930	7.8%	79,336	8.9%	647	0.6%	2,328	1.5%	3,298	4.8%	8,792	6.2%
O	52,474	7.6%	57,034	6.4%	1,751	1.7%	2,699	1.7%	4,949	7.2%	5,457	3.8%
P	62,413	9.1%	72,947	8.2%	12,558	12.2%	23,220	14.9%	3,945	5.7%	6,773	4.8%
Q	7,249	1.1%	9,373	1.0%	21,686	21.0%	19,901	12.8%	7,686	11.2%	8,746	6.2%
R	41,698	6.0%	56,343	6.3%	289	0.3%	558	0.4%	3,811	5.5%	5,072	3.6%
<b>Total</b>	<b>689,230</b>	<b>100.0%</b>	<b>894,207</b>	<b>100.0%</b>	<b>103,166</b>	<b>100.0%</b>	<b>156,055</b>	<b>100.0%</b>	<b>68,839</b>	<b>100.0%</b>	<b>141,843</b>	<b>100.0%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

**HOUSEHOLDS**

Table 1.11 summarizes the characteristics of households for 1990 and 2000, by Housing Sector. This table identifies the changes in total households, family households, and non-family households.

**Table 1.11. Changes in Family Household Characteristics by Housing Sector**

Housing Sector	Total Households		Family Households				Non-Family Households			
	1990	2000	1990	%	2000	%	1990	%	2000	%
A	18,169	24,054	12,903	71.0%	16,246	67.5%	5,266	29.0%	7,808	32.5%
B	3,992	5,813	3,512	88.0%	4,919	84.6%	480	12.0%	894	15.4%
C	18,231	23,459	12,262	67.3%	14,702	62.7%	5,969	32.7%	8,757	37.3%
D	2,805	9,893	2,074	73.9%	7,804	78.9%	731	26.1%	2,089	21.1%
E	19,444	21,684	12,662	65.1%	13,586	62.7%	6,782	34.9%	8,098	37.3%
F	45,144	49,680	25,085	55.6%	25,419	51.2%	20,059	44.4%	24,261	48.8%
G	9,095	14,117	7,647	84.1%	11,203	79.4%	1,448	15.9%	2,914	20.6%
H	10,674	19,039	8,598	80.6%	15,017	78.9%	2,076	19.4%	4,022	21.1%
I	32,610	39,024	22,291	68.4%	25,135	64.4%	10,319	31.6%	13,889	35.6%
J	40,649	41,670	25,131	61.8%	25,658	61.6%	15,518	38.2%	16,012	38.4%
K	22,542	29,707	14,844	65.9%	18,408	62.0%	7,698	34.1%	11,299	38.0%
L	24,933	47,705	17,718	71.1%	32,231	67.6%	7,215	28.9%	15,474	32.4%
M	251	453	217	86.5%	361	79.7%	34	13.5%	92	20.3%
N	24,784	35,535	18,525	74.7%	24,969	70.3%	6,259	25.3%	10,566	29.7%
O	22,841	28,778	14,353	62.8%	16,974	59.0%	8,488	37.2%	11,804	41.0%
P	37,559	46,695	23,367	62.2%	26,797	57.4%	14,192	37.8%	19,898	42.6%
Q	11,110	10,034	8,078	72.7%	7,364	73.4%	3,032	27.3%	2,670	26.6%
R	21,299	26,835	14,357	67.4%	16,979	63.3%	6,942	32.6%	9,856	36.7%
<b>Total</b>	<b>366,132</b>	<b>474,175</b>	<b>243,624</b>	<b>66.5%</b>	<b>303,772</b>	<b>64.1%</b>	<b>122,508</b>	<b>33.5%</b>	<b>170,403</b>	<b>35.9%</b>

Source: Strategic Planning Group, Inc., 2006

Table 1.12 reflects the composition of households. It shows the percentage of 1-person households and those with two persons or more for 1990 and 2000, for each Housing Sector.

**Table 1.12. Households by the Number of Persons per Household**

Housing Sector	Household Growth		1 - Person Households		2 or more - Person Households	
	1990-2000	2000	%	2000	%	
A	5,885	6,238	25.9%	17,816	74.1%	
B	1,821	621	10.7%	5,192	89.3%	
C	5,228	7,009	29.9%	16,450	70.1%	
D	7,088	1,611	16.3%	8,282	83.7%	
E	2,240	6,481	29.9%	15,203	70.1%	
F	4,536	19,898	40.1%	29,782	59.9%	
G	5,022	2,194	15.5%	11,923	84.5%	
H	8,365	3,153	16.6%	15,886	83.4%	
I	6,414	11,338	29.1%	27,686	70.9%	
J	1,021	12,137	29.1%	29,533	70.9%	
K	7,165	9,058	30.5%	20,649	69.5%	
L	22,772	13,466	28.2%	34,239	71.8%	
M	202	68	15.0%	385	85.0%	
N	10,751	8,838	24.9%	26,697	75.1%	
O	5,937	9,383	32.6%	19,395	67.4%	
P	9,136	16,465	35.3%	30,230	64.7%	
Q	(1,076)	2,179	21.7%	7,855	78.3%	
R	5,536	8,269	30.8%	18,566	69.2%	
<b>Total</b>	<b>108,043</b>	<b>138,406</b>	<b>29.2%</b>	<b>335,769</b>	<b>70.8%</b>	

Source: 2000 Census, Strategic Planning Group, Inc., 2006

Table 1.13 shows changes in elderly households (65 years of age +) between 1990 and 2000, for each Housing Sector.

**Table 1.13. Total Households over 65 Years of Age by Housing Sector, 2000**

Housing Sector	Total Households		65+ Households		65+ Households (%)	
	1990	2000	1990	2000	1990	2000
A	18,169	24,054	5,279	7,805	29.1%	32.4%
B	3,992	5,813	598	1,290	15.0%	22.2%
C	18,231	23,459	6,019	7,861	33.0%	33.5%
D	2,805	9,893	539	2,193	19.2%	22.2%
E	19,444	21,684	6,366	6,313	32.7%	29.1%
F	45,144	49,680	17,302	16,818	38.3%	33.9%
G	9,095	14,117	1,897	3,200	20.9%	22.7%
H	10,674	19,039	2,946	5,069	27.6%	26.6%
I	32,610	39,024	12,832	15,508	39.3%	39.7%
J	40,649	41,670	14,443	11,246	35.5%	27.0%
K	22,542	29,707	8,431	10,356	37.4%	34.9%
L	24,933	47,705	9,517	31,266	38.2%	65.5%
M	251	453	70	156	27.9%	34.4%
N	24,784	35,535	11,022	14,939	44.5%	42.0%
O	22,841	28,778	11,128	10,581	48.7%	36.8%
P	37,559	46,695	21,090	21,674	56.2%	46.4%
Q	11,110	10,034	1,993	1,928	17.9%	19.2%
R	20,720	26,835	10,853	10,319	52.4%	38.5%
<b>Total</b>	<b>365,553</b>	<b>474,175</b>	<b>142,325</b>	<b>178,522</b>	<b>38.9%</b>	<b>37.6%</b>

Source: Strategic Planning Group, Inc., 2006

The percentage of very-low and low-income families living in PBC increased between 1990 and 2000, from 9.3% of the total population to 9.9% based on Census data.

Additionally, based on 2000 Census data, the number of persons living below the poverty level increased from 78,909 in 1989, to 110,430 in 1999, a 29% increase over the ten-year period.

Table 1.14 shows the ranking of the various Housing Sectors in terms of their poverty status for 2000.

**Table 1.14. Percentage of Populations in Poverty Status by Housing Sector, 2000**

Housing Sector	Persons	Rank	Families	Rank
A	4.6%		2.7%	
B	2.4%		2.8%	
C	5.5%		2.8%	
D	3.2%		2.1%	
E	19.5%	2	14.8%	2
F	17.1%	3	11.0%	3
G	4.5%		3.3%	
H	5.3%		3.5%	
I	9.8%		6.9%	5
J	14.0%	4	9.8%	4
K	8.6%		5.4%	
L	4.8%		1.9%	
M	0.0%		0.0%	
N	5.6%		3.2%	
O	6.9%		3.5%	
P	10.7%	5	3.9%	
Q	33.4%	1	28.2%	1
R	3.7%		1.5%	
<b>Average</b>	<b>8.9%</b>		<b>6.0%</b>	

Source: Strategic Planning Group, Inc., 2006

Table 1.15 shows the number of households in the various income categories for the years 2000 and 2005 for each Housing Sector within PBC.

**Table 1.15. Household Growth By Income Group, 2000-2005**

Housing Sector	Income less than 30%		Income 31 to 50%		Income 51 to 80%		Income 81 to 95%		Income 96 to 120%		Income greater than 120%	
	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005
A	2,330	3,333	1,574	2,252	2,256	3,227	2,398	3,429	2,343	3,352	13,165	18,828
B	223	300	174	233	429	576	456	612	763	1,025	3,758	5,048
C	2,692	3,454	1,454	1,866	2,065	2,649	2,194	2,815	2,239	2,872	12,728	16,332
D	455	717	367	577	871	1,372	926	1,458	1,480	2,331	5,811	9,151
E	5,121	6,760	2,150	2,838	2,015	2,660	2,141	2,826	1,574	2,077	8,743	11,540
F	12,010	15,876	4,441	5,870	4,489	5,934	4,770	6,305	3,234	4,275	20,821	2,723
G	1,049	1,721	731	1,200	1,343	2,202	1,427	2,340	2,019	3,312	7,595	12,457
H	1,872	2,943	1,015	1,595	1,415	2,223	1,503	2,363	1,813	2,850	11,357	17,849
I	6,869	8,444	3,924	4,823	4,155	5,108	4,415	5,428	3,278	4,029	16,206	19,923
J	7,855	9,286	4,394	5,194	4,293	5,074	4,561	5,392	3,185	3,765	17,454	20,632
K	4,607	6,481	2,724	3,831	3,309	4,654	3,516	4,946	2,815	3,960	12,715	17,887
L	6,659	9,368	3,895	5,478	4,778	6,721	5,078	7,141	4,797	6,747	22,554	31,722
M	35	392	24	268	17	190	18	202	59	671	306	3,451
N	4,472	5,163	2,419	2,792	3,045	3,515	3,236	3,735	3,362	3,881	19,024	21,962
O	3,255	4,268	2,011	2,636	2,371	3,109	2,519	3,304	2,359	3,093	16,249	21,307
P	7,709	9,522	4,071	5,028	4,262	5,265	4,529	5,594	3,946	4,874	22,264	27,499
Q	3,803	4,669	963	1,183	725	891	771	947	496	610	3,273	4,019
R	2,119	2,578	1,292	1,572	1,835	2,233	1,950	2,373	2,170	2,640	17,501	21,289
<b>Total</b>	<b>73,135</b>	<b>95,275</b>	<b>37,623</b>	<b>49,236</b>	<b>43,673</b>	<b>57,603</b>	<b>46,408</b>	<b>61,210</b>	<b>41,932</b>	<b>56,364</b>	<b>231,524</b>	<b>283,619</b>

Source: Strategic Planning Group, Inc., 2006

Because of a high demand for housing, the total number of housing units in PBC, excluding seasonal and migrant housing, increased 19% from 409,995 in 1990 to 503,284 in 2000. The number of occupied units increased by 23% between 1990 and 2000, going

from 365,558 to 474,175. Conversely, the number of vacant units in the County decreased from 44,437 to 29,109; a 34.5% drop. This decrease is a reflection of the number of new residents either purchasing or renting housing units in PBC.

Table 1.16 reflects the changes in the demand for housing in terms of housing starts, over time. Housing starts in PBC jumped 45.1% between 2000 and 2003, compared to the State of Florida's increase of 29.5%.

**Table 1.16. Residential Housing Starts**

<b>Region</b>	<b>1995</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>% Chg 1995-2000</b>	<b>% Chg 2000-2003</b>
County	10,439	10,497	10,528	12,806	15,230	0.6%	45.1%
Florida	119,748	157,138	163,773	177,735	203,548	31.2%	29.5%
Source: University of Florida BEBR, Strategic Planning Group, Inc.							