

POPULATION FORECASTS

Between 2015 and 2045, the total population is projected to increase by 373,125 residents to reach 2.2 million. Some areas will see major increases, while other areas will see very little growth or even lose population.

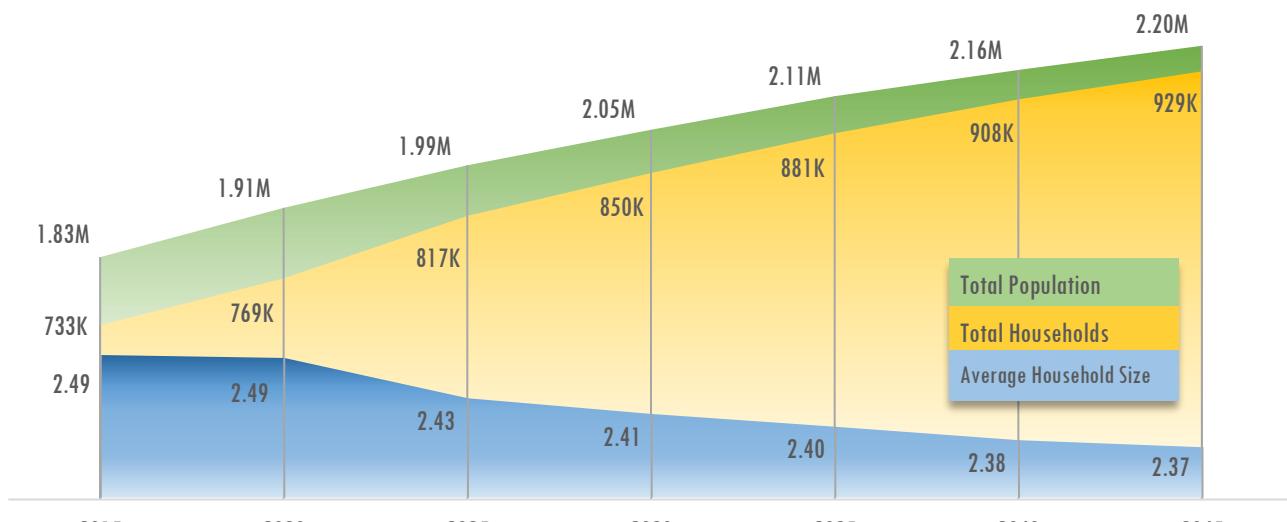
THE BROWARD COUNTY MODEL

In 2017, Broward County updated its County and municipal Population Forecast Allocation Model (PFAM) estimates for 2015 and projections for 2020–2045. The model distributes population forecasts from the University of Florida Bureau Economic and Business Research (BEBR) to local municipalities and Traffic Analysis Zones (TAZ's). Inputs used include the 2000 and 2010 Decennial Census and consultations with local government agencies. PFAM projections are used for planning by local governments, utilities and agencies, including the Metropolitan Planning Organization and South Florida Water Management District.

The report, published in July of 2018, includes a detailed analysis of trends in housing and demographics by municipality in 5-year increments. To view the full report, visit the [PFAM 2017](#) webpage.

PFAM is updated approximately every three years to reflect population distribution through local development patterns. The first run of PFAM occurred in 2009, at the beginning of the great recession. Data available at the time reflected pre-recession conditions, which were characterized by rapid construction and population growth primarily in western Broward. As a result, PFAM 2009 projected an average 5-year growth rate¹ of 5.2% (see Technical Appendix). When the model was revisited in 2014, growth had slowed significantly, resulting in a projected growth rate of just 2.1%. The latest PFAM reflects post-recession conditions with a 3.3% projected growth rate that adds 373,125 residents for a total population of 2,200,492 by 2045.

BROWARD COUNTY POPULATION, HOUSEHOLD, & HOUSEHOLD SIZE ESTIMATES



SOURCE: Broward County Planning and Development Management Division, PFAM 2017.

¹ Compound growth rate.

Overall, the 2017 model projects continued population growth that slows somewhat in later years. As a result of a transition towards smaller household size, the rate of household growth is projected to outpace population growth (see graph above and appendix). This transition will place added pressure on the housing market to supply additional dwelling units that accommodate both population growth and shifting household demographics.

	2015	2030	2045	Change 2015-2045
	Population 1,827,367	2,052,432	2,200,492	373,125
	Households 732,986	850,491	929,150	196,164
	Dwelling Units 844,529	979,460	1,069,750	225,221
	Seasonal Units 59,717	69,301	75,678	15,961
	Vacant Units 55,873	64,840	70,806	14,933

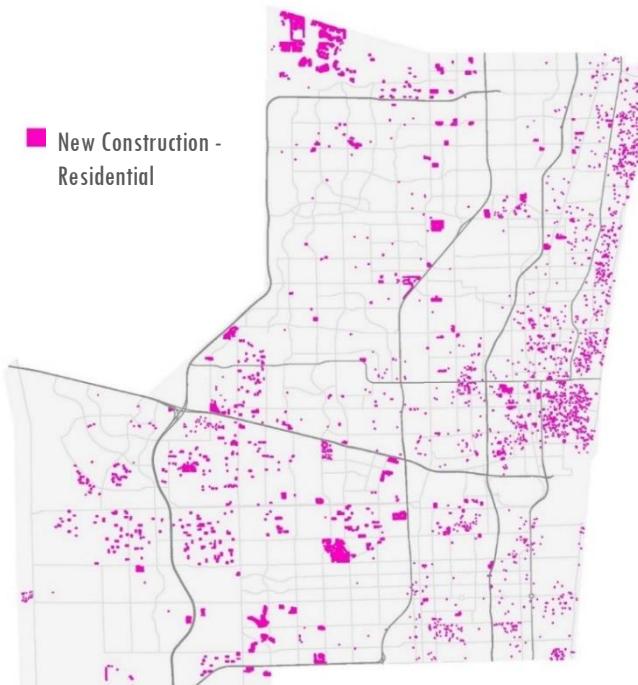
SOURCE: Broward County Planning and Development Management Division, PFAM 2017.

PFAM also provides municipal projections for total population, group quarters population, dwelling units, and households. To view an interactive map of projected population growth by municipality, visit the [Municipal Population Projections Dashboard](#) webpage.

HOUSEHOLD AND HOUSING UNIT GROWTH

New household formation is generally the strongest driver for new housing construction and redevelopment. To keep pace with increased demand for housing, a projected 225,221 additional dwelling units will be needed by year 2045. PFAM also assumes that the 2015 vacancy rate will be maintained throughout the forecast period, resulting in a proportionate increase of 14,933 vacant units. Seasonal units are projected to be added through new construction or a change in occupancy of existing units (for example units converted to short-term rentals) in the amount of 15,961.

NEW RESIDENTIAL CONSTRUCTION: 2010-2018



SOURCE: Broward County Property Appraiser, Parcel Records as of August 2018.

NEW RESIDENTIAL CONSTRUCTION

The PFAM household-based model distributes future population growth based upon the unique residential development capacity of each TAZ (vacant land or redevelopment opportunities). In recent years, Broward County has experienced population growth throughout. Most new single-family detached residential construction has concentrated south of Interstate 595 and in the west through the subdivision of large "rural" tracts. New construction in coastal areas is primarily multifamily (townhomes, apartments, and condos). In some cases, redevelopment does not result in population growth since new housing may replace existing structures with no net increase. While population growth generally correlates with new residential construction, changes in household size can increase residents in areas without new construction. For example: when young families replace empty nesters. This is the case with many suburban neighborhoods built after 1970 where structures are in good repair and not old enough to attract redevelopment, or where HOAs or neighborhood design inhibit change in housing type.

RECENT DEVELOPMENT PATTERNS

- ➲ Single-family home construction in platted neighborhoods (infill).
- ➲ Greenfield development of low-density single-family communities in the west (new subdivisions).
- ➲ Large-scale, mixed-density and mixed-use developments that include neighborhood retail centers.
- ➲ Town center expansions and downtown development with some vertically integrated mixed-use.
- ➲ Replacement of single-family homes in older neighborhoods with higher densities (townhomes, etc.).
- ➲ One-to-one replacement of older homes in desirable locations.
- ➲ Redevelopment with upscale urban high-rises in downtown and beachfront areas.
- ➲ Golf course redevelopment that includes a mix of housing types and open space buffers.

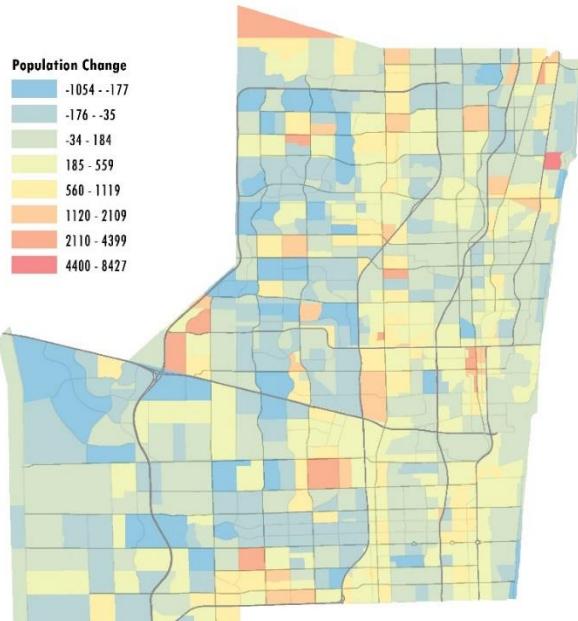
WHERE WILL GROWTH OCCUR?

As new residential construction consumes the last of Broward County's developable greenfields, the land market will tighten and shift development patterns towards infill and redevelopment. In the short term (2015-2030), the model anticipates population growth to be concentrated in activity centers and along major traffic corridors where underutilized commercial lands can be redeveloped for residential uses (State Road 7, Miramar Parkway, Federal Highway). Underutilized golf courses will also continue to be redeveloped, following recent trends.

The model anticipates that some areas will receive no growth or even lose population. These areas are typically built-out with structures less than 50 years old that are not expected to redevelop within the first 15-year horizon. Slow-growth areas are predominantly found in the western half of the County, where household sizes have been large and population loss will occur as younger members move out, shrinking household size. In coastal areas, where households are smallest, new residential construction will likely continue but bring in less growth than developments elsewhere.

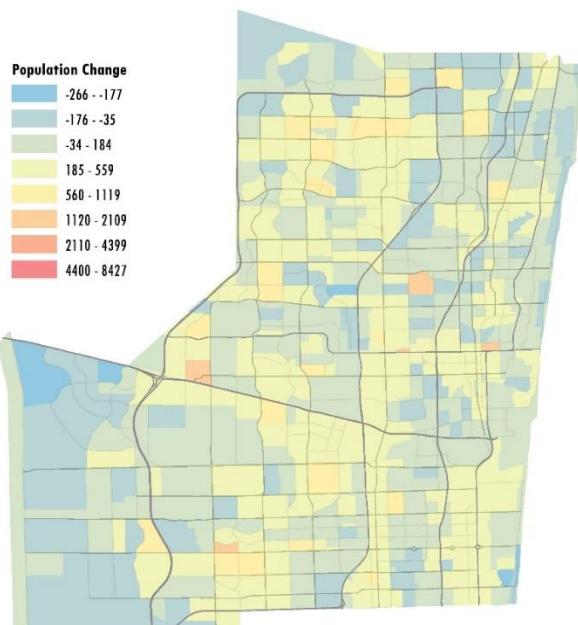
In the long term (2030-2045), the model anticipates slowing population growth rates and a shift of development towards central portions of the County. The largest population increases will continue to occur within activity centers and along major traffic corridors, but at a more subdued rate. As these areas redevelop, growth pressure will expand to areas that previously experienced population decline. Population growth in these established areas will occur as an increase in household size, with some redevelopment of older housing stock. As the County trends towards smaller households overall, redevelopment will trend towards the construction of larger quantities of smaller dwelling units, including micro-units and accessory dwelling units (ADU's). Redevelopment will continue in the east, but the impact on total population may be lower.

PROJECTED POPULATION CHANGE BY TAZ: 2015-2030



SOURCE: PFAM 2017 Population Projections by Traffic Analysis Zone

PROJECTED POPULATION CHANGE BY TAZ: 2030-2045



SOURCE: PFAM 2017 Population Projections by Traffic Analysis Zone

TECHNICAL APPENDIX

Broward County Household* Population – Projections from PFAM 2009, 2014, 2017

PFAM	2010	2015	2020	2025	2030	2035	2040	2045
2009	1,749,603	1,852,318	1,974,996	2,087,373	2,185,973	2,252,972		
2014	1,731,236	1,770,158	1,816,455	1,859,243	1,896,910	1,930,064	1,957,357	
2017	1,731,236	1,809,350	1,875,789	1,970,952	2,031,232	2,090,204	2,135,987	2,178,556

NOTE: These projections are for household population, which does not include the population living in group quarters facilities.

SOURCE: Broward County Planning and Development Management Division PFAM model, with inputs from the University of Florida Bureau of Economic and Business Research.

Broward County Household* Population – 5-Year Growth Rates from PFAM 2009, 2014, 2017

PFAM	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	Compound 5-Year Growth Rate
2009	5.9%	6.6%	5.7%	4.7%	3.1%			5.2%
2014	2.2%	2.6%	2.4%	2.0%	1.7%	1.4%		2.1%
2017	4.5%	3.7%	5.1%	3.1%	2.9%	2.2%	2.0%	3.3%

NOTE: These projections are for household population, which does not include the population living in group quarters facilities.

SOURCE: Broward County Planning and Development Management Division PFAM model, with inputs from the University of Florida Bureau of Economic and Business Research.