

## BROWARD COUNTY DISTRESSED COMMUNITIES INDEX


*Between the Great Recession and subsequent recovery, Broward County transitioned into prosperity. Most residents saw economic conditions improve. Countywide, the percentage of residents living in distressed areas decreased from 16% to 7%, while residents in prosperous areas increased from 25% to 33%.*

### DISTRESSED COMMUNITIES INDEX

Using a [Distressed Communities Index](#) (DCI), the [Economic Innovation Group \(EIG\)](#)<sup>1</sup> has published a rank comparison of economic performance for places in the U.S. across two timeframes: the period associated with the Great Recession (2007-2011) and the recovery period that followed (2012-2016).

The DCI uses seven performance metrics from the Census Bureau’s American Community Survey (ACS) and County Business Patterns (CBP) to sort community performance into five tiers (quintiles) ranging from “distressed” to “prosperous” (see page 2). The Index serves as a snapshot of community and economic wellbeing. The EIG study found an increasing disparity between prospering communities and those that have fallen behind during the past decade. Nationally, economic distress has become more pronounced in rural areas, while prosperity has become more prominent in urban areas. The results of the EIG study are discussed in a [Route Fifty](#)<sup>2</sup> article, which notes that distressed communities which lost jobs during the recession have not since gained them back. Instead, these jobs have relocated to more urbanized areas, resulting in a national migration of jobs and people to urbanized areas, making them more prosperous.

As an urbanized metro area, Broward County has benefitted from the domestic migration of economic activity. Between recession and recovery, the County performed well compared to the rest of the nation and improved from a “comfortable” to “prosperous” standing. Prosperous counties rank in the top quintile of the DCI, scoring better than 80% of other counties in the nation. Between the study’s two time periods, Broward County bounced back from the Great Recession lows. During this time, the number of residents in prosperous zip codes increased, while the share of residents in distressed zip codes shrank.

	2007-2011	2012-2016
<b>Broward Population</b>	1,742,010	1,863,780
 % in Prosperous Zip Codes (U.S. Rank)	25.4%	32.9%
% in Distressed Zip Codes (U.S. Rank)	15.7%	7.0%

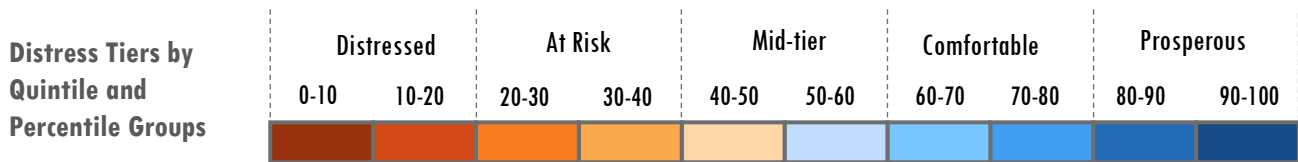
SOURCE: 2007-2011 & 2012-2016 American Community Survey (ACS) 5-Year Estimates; Table B01003.

<sup>1</sup> [EIG](#) is a public policy organization that combines research and data-driven advocacy to analyze geographic inequality and the decline in economic dynamism and develop ideas that strengthen the foundations of the national economy. EIG is led by a bipartisan team with decades of policy, legislative, and public affairs experience working with leaders in the Executive Branch, Congress, and the private sector.

<sup>2</sup> [Route Fifty](#) is a digital news publication from Atlantic Media’s Government Executive Media Group that aims to connect the people and ideas advancing state, county and municipal government across the United States.

## DISTRESS TIERS

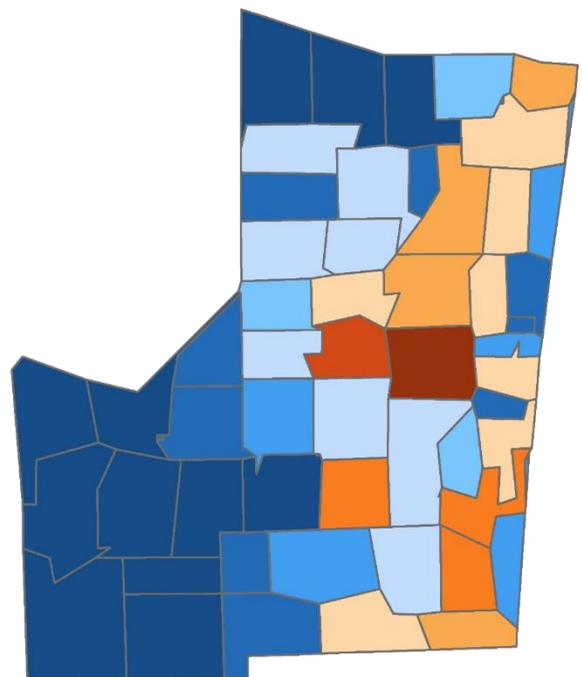
This report has replicated the methodology of the EIC study to measure distress for local zip code geographies in comparison to other zip codes within Florida. The results closely resemble nationwide performance rankings. Data collected by zip code provides the most localized snapshot of economic conditions. Broward County consists of both high- and low-income communities that deviate substantially from the countywide average. The seven distress indicators (listed on page 3) are ranked at the state level and are averaged to produce an overall rank. Results place each zip code within a percentile group as shown in the map below. Greater prosperity translates into higher percentiles while greater distress results in lower percentiles.



Most of Broward County’s zip codes are performing well (above 50<sup>th</sup> percentile in shades of blue). Zip code boundaries change over time, so boundaries in the map have been simplified as a visual approximation. Broward’s most prosperous areas are typically found to the far northwest and southwest where communities and buildings are newer. The most distressed areas of the County are typically found in the centrally located neighborhoods between I-95 and the Florida Turnpike where development tends to be older. Proximity to the beach brings prosperity to Broward’s oldest communities, which are characterized by pockets of distress in areas where redevelopment has not occurred.

Most of Broward’s residents live in mid-tier or prosperous areas (see figure on page 4). Over two-thirds (1,244,463) of Broward’s population resides in a zip code above the 50<sup>th</sup> percentile (shown in blue). Relatively few residents live in a distressed zip code (129,781; 7.0%). By comparison, a relatively large population in Miami-Dade County lives in distressed areas (457,714; 17.2%), which more closely resembles the statewide prosperity distribution. Similar to Broward, over 80% (1,161,006) of Palm Beach County’s population resides in a zip code above the 50<sup>th</sup> percentile. See the Technical Appendix for more zip code metrics.









MAP — BROWARD ZIP CODES\* BY DISTRESS TIER (FLORIDA RANK)



\*Geographic areas approximated using simplified U.S. Census Bureau 2016 cartographic boundaries for Broward ZIP Code Tabulation Areas.

## BROWARD DISTRESSED INDEX REPORT CARD

Between recession and recovery, Broward improved in six of the eight performance metrics, with significant growth in its employment base (a 21% change from -11% to +12%) and business establishments (11% change from -5% to +6%). The indicators suggest that quality of life for most residents improved. Except, poverty and education rates worsened.

Selected Performance Indicators	Recession (2007-2011)		Recovery (2012-2016)	
	Broward	Florida	Broward	Florida
 <b>Median Income and Ratio*</b> Median household income and ratio as percentage of the State's median household income	\$51,782 (108%)	\$47,827 (100%)	\$52,954 (108%)	\$48,900 (100%)
 <b>% Change in Employment</b> Increase/decrease in number of employees in Broward	-11.1%	-9.3%	12.0%	17.8%
 <b>% Adults not Working**</b> Population ages 25 to 64; includes adults unemployed or not in labor force (retired, attending school, stay-at-home parent, etc.); excludes those on active duty in the armed forces or living in institutions	25.1%	30.0%	24.5%	29.9%
 <b>% Change in Establishments</b> Increase/decrease in number of business establishments in Broward	-5.4%	-6.2%	6.4%	8.7%
 <b>No High School Diploma</b> Population 25 years and over	12.7%	14.5%	11.7%	12.8%
 <b>Poverty Rate</b> Living below poverty threshold; does not include income from capital gains or losses, tax credits, or noncash benefits (e.g. food stamps and housing subsidies)	13.0%	<i>Not Available</i>	14.4%	16.1%
 <b>Housing Vacancy Rate</b> Excludes housing units with seasonal, recreational, or occasional use	9.6%	11.1%	7.8%	9.3%
 <b>Broward Distress Tier within U.S.</b>	Comfortable (60-80 <sup>th</sup> percentile)		Prosperous (80 <sup>th</sup> percentile and above)	

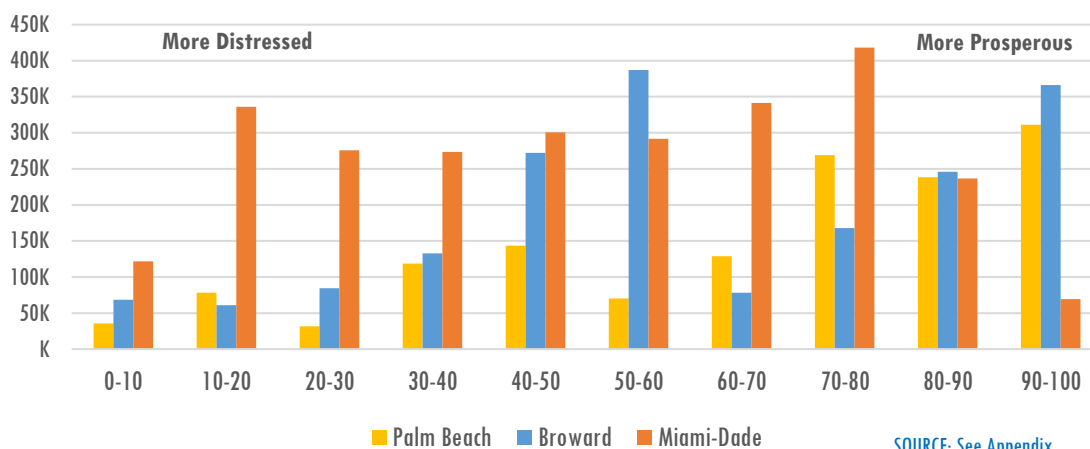
SOURCE: See Appendix for data source tables.

\* Median household income is normalized by the Florida State average to isolate local discrepancies from regional income trends. Dollar amounts over 5-year survey period are averaged together in 2011 or 2017 inflation-adjusted dollars. An increase in the income ratio indicates that the local economy is growing faster than other areas in the State.

\*\* This figure uses the employment/population ratio and differs from the unemployment rate found in Table S2301, which is a separate measurement for employment status. Visit the glossary at [Census.gov](http://Census.gov) for definitions.

At \$52,954, annual household incomes are on the rise in Broward County (2012-2016), are well above the statewide average of \$48,900, and the local to statewide ratio remained the same at 108.3%. More adults are participating in the workforce, and the unemployment rate for those within the workforce dropped from 10.5% to 8.7%.

## TOTAL POPULATION IN EACH COUNTY BY DISTRESS TIER (FLORIDA RANK)



## PERFORMANCE RATES

Averaging the State performance metrics by tier offers other insights. For example, the most prosperous zip codes have an average vacancy rate of 6.7% while the most distressed areas average 14.9%. However, low vacancies may be due to a lack of area housing inventory (demand outpacing supply), regardless of the value or condition of homes.

From an economic measures perspective, most zip codes have experienced double digit growth rates in both employment and business establishments. This is not the case for distressed zip codes. In these areas, nearly 50% of adults are out of the work force, compared to 25% in prosperous ones. Broward County's most distressed zip code lost 10.6% of its employment while the most prosperous zip code grew by 50.6% (see Appendix). Weak employment can contribute to poor performance in other areas including vacancies. Local businesses, retail and services, depend on the buying power of residents in local neighborhoods. At the same time, local businesses anywhere (particularly retail) may also be affected by national trends in internet purchases.

### Average Performance by Distress Tier, Florida ZIP Codes

	Prosperous	Comfortable	Mid-Tier	At Risk	Distressed
% No High School Diploma	6.1%	9.3%	12.7%	16.5%	22.7%
Poverty Rate	7.6%	11.5%	15.4%	20.1%	27.7%
% Adults Not Working***	24.7%	28.7%	32.1%	34.5%	44.6%
Vacancy Rate (no seasonal units)	6.7%	8.6%	9.9%	11.6%	14.9%
Median Household Income	\$ 73,207	\$ 57,125	\$ 49,752	\$ 40,438	\$ 33,441
% Change in Employment	30.5%	18.9%	13.2%	10.2%	5.6%
% Change in Business Establishments	18.7%	13.5%	10.3%	7.9%	-0.6%

SOURCE: Census Bureau 2016 Cartographic Boundaries; 2012-2016 American Community Survey (ACS) 5-Year Estimates; 2012 & 2016 County Business Patterns.

\*\*\* This figure uses the employment/population ratio and differs from the unemployment rate found in Table S2301, which is a separate measurement for employment status. Visit the glossary at [Census.gov](http://Census.gov) for definitions.

TECHNICAL APPENDIX

**Distressed Communities Index Performance Metrics by ZIP Code, Broward County**

Zip Code (Tabulation Area)	Geographic Area	Distress Percentile Group	2016 Population	% No High School Diploma	Poverty Rate	% Adults Not Working	Vacancy Rate	Median Household Income (\$)	% Change Employment <sup>†</sup>	% Change Business Establishments <sup>†</sup>
33004	Dania Beach, Hollywood	20-30	16,526	14.0	25.7	28.6	7.9	41,377	-6.0	1.4
33009	Hallandale Beach, Pembroke Park	30-40	40,835	14.3	21.7	29.0	7.7	33,755	7.5	9.0
33019	Hollywood	70-80	14,923	6.8	10.5	29.2	10.5	75,702	14.8	9.2
33020	Hollywood	20-30	44,188	14.1	24.3	28.2	11.4	36,945	1.3	8.6
33021	Hollywood, Seminole Tribe	50-60	48,301	12.3	12.7	24.2	10.0	53,009	3.2	4.6
33023	Hollywood, Pembroke Park, West Park, Pembroke Pines, Miramar	40-50	70,910	18.5	17.3	27.4	5.5	46,053	8.8	0.0
33024	Davie, Cooper City, Hollywood, Pembroke Pines	70-80	73,034	13.2	12.2	21.2	7.5	53,495	18.1	8.3
33025	Pembroke Pines, Miramar	80-90	65,059	6.7	12.2	18.3	10.2	54,511	30.8	20.4
33026	Pembroke Pines, Cooper City	80-90	30,474	6.4	6.5	18.9	4.1	67,160	4.5	4.7
33027	Pembroke Pines, Miramar	90-100	60,995	7.8	7.5	23.9	8.6	62,734	25.4	22.7
33028	Pembroke Pines	90-100	28,537	5.4	4.9	19.8	6.3	94,452	5.4	11.2
33029	Pembroke Pines, Miramar	90-100	46,724	6.1	5.2	23.1	2.5	96,368	22.8	12.1
33060	Pompano Beach	40-50	35,593	20.2	25.0	30.8	7.5	40,502	21.6	10.8
33062	Pompano Beach, Hillsboro Beach	70-80	21,464	6.6	12.6	28.0	6.3	56,055	13.9	7.6
33063	Margate, Coconut Creek	50-60	53,732	12.5	11.9	23.3	8.3	44,342	-3.0	7.4
33064	Pompano Beach, Deerfield Beach, Lighthouse Point	40-50	59,265	18.6	20.5	25.7	7.2	45,508	2.9	7.9
33065	Coral Springs	50-60	55,860	12.4	14.2	23.7	8.1	49,814	10.9	3.7
33066	Coconut Creek	80-90	17,131	7.5	7.2	24.2	8.2	45,123	14.5	27.7
33067	Coral Springs, Parkland	90-100	28,131	3.1	4.7	19.2	6.0	98,083	20.6	10.8
33068	Margate, North Lauderdale	50-60	51,465	17.9	18.6	20.4	7.8	43,130	42.3	6.7
33069	Pompano Beach	30-40	27,191	15.5	17.0	39.3	11.5	41,963	20.6	7.3
33071	Coral Springs	80-90	38,968	5.9	8.1	21.1	5.4	77,875	5.6	0.2
33073	Coconut Creek	90-100	32,019	5.5	9.1	17.7	6.4	68,729	34.2	11.0
33076	Coral Springs, Parkland	90-100	33,068	3.4	5.0	20.3	4.6	115,069	-	17.9
33301	Fort Lauderdale	80-90	13,565	4.3	10.2	23.0	10.8	80,000	35.4	7.7
33304	Fort Lauderdale	40-50	18,852	7.2	18.9	20.8	11.6	47,490	3.3	5.4
33305	Fort Lauderdale, Wilton Manors	70-80	12,255	3.3	11.7	22.4	9.4	55,273	20.5	5.1
33306	Fort Lauderdale, Oakland Park	80-90	3,267	0.7	7.9	19.2	9.1	75,804	14.1	4.0

Zip Code (Tabulation Area)	Geographic Area	Distress Percentile Group	2016 Population	% No High School Diploma	Poverty Rate	% Adults Not Working	Vacancy Rate	Median Household Income (\$)	% Change Employment <sup>†</sup>	% Change Business Establishments <sup>‡</sup>
33308	Fort Lauderdale, Sea Ranch Lakes, Lauderdale-by-the-Sea	80-90	27,661	5.8	8.2	25.2	6.5	60,581	-	5.9
33309	Fort Lauderdale, Oakland Park, Tamarac, Lauderdale Lakes	30-40	37,936	19.0	20.1	26.5	6.9	48,328	9.3	-0.2
33311	Fort Lauderdale, Oakland Park, Lauderdale Hill, Lauderdale Lakes, Unincorporated Central County	0-10	68,664	26.6	31.1	38.2	12.5	31,745	10.1	4.6
33312	Fort Lauderdale, Dania Beach, Hollywood	50-60	54,714	16.4	19.5	25.3	7.0	52,188	18.0	4.1
33313	Lauderhill, Sunrise, Plantation	10-20	61,117	19.7	26.8	31.0	8.9	34,897	-	-4.2
33314	Davie, Dania Beach	20-30	23,768	14.1	22.9	28.6	8.9	38,685	1.0	0.5
33315	Fort Lauderdale	60-70	13,465	12.0	19.2	20.3	7.6	55,344	50.6	1.9
33316	Fort Lauderdale, Dania Beach, Hollywood	40-50	10,015	9.4	15.9	30.6	8.5	52,731	-10.6	3.0
33317	Plantation, Davie, Unincorporated Broadview Park	50-60	36,801	12.6	14.5	23.9	5.6	63,951	3.5	1.3
33319	Tamarac, Lauderdale Hill, Lauderdale Lakes, North Lauderdale	40-50	47,191	16.4	14.5	24.1	11.2	41,520	20.0	4.5
33321	Tamarac	50-60	47,039	9.1	11.4	21.5	7.7	44,477	1.7	5.7
33322	Sunrise, Plantation	50-60	38,996	10.1	12.3	23.5	8.2	46,430	-1.9	3.8
33323	Sunrise, Plantation	80-90	19,995	7.8	5.5	22.7	9.9	82,656	28.6	3.7
33324	Davie, Plantation	70-80	46,119	5.1	9.3	19.8	8.5	61,090	9.8	5.1
33325	Sunrise, Plantation, Davie	80-90	29,622	10.5	9.7	21.8	6.8	76,875	20.3	11.7
33326	Sunrise, Davie, Weston	90-100	33,558	5.2	8.4	23.4	4.8	81,224	-	9.3
33327	Weston	90-100	23,895	2.5	9.5	28.0	5.5	106,092	6.0	13.8
33328	Davie, Cooper City	90-100	29,233	5.3	8.0	22.4	4.1	82,352	11.6	8.8
33330	Davie, Cooper City, Southwest Ranches	90-100	14,314	5.5	5.1	21.0	3.5	101,450	28.3	8.3
33331	Davie, Weston, Southwest Ranches	90-100	24,151	4.2	4.4	22.2	3.8	97,391	7.8	8.2
33332	Weston, Southwest Ranches, Pembroke Pines	90-100	11,350	3.8	5.4	23.9	2.5	121,912	12.1	17.2
33334	Fort Lauderdale, Oakland Park	40-50	30,307	17.3	18.2	25.1	7.7	47,638	13.8	5.5
33351	Sunrise, Lauderdale Hill	60-70	35,386	11.6	13.1	21.2	7.9	54,524	-	1.6
33441	Deerfield Beach	30-40	26,959	16.3	19.4	26.5	7.1	42,357	0.0	3.2
33442	Deerfield Beach	60-70	29,192	7.6	13.8	22.7	6.4	42,992	7.4	10.5
Source Table:			B01003	S1501	S1701	S2301	B25004, DP04	B19013	CB1600A11	CB1600A11

SOURCE: 2012-2016 ACS 5-Year Estimates; Tables as shown above; Defined by ZIP Code Tabulation Area (geographic approximation of zip code).

‡SOURCE: 2012 & 2016 County Business Patterns; Tables as shown above; Defined by ZIP code.

## Performance Spread - Broward ZIP Codes

	% No High School Diploma	Poverty Rate	% Adults Not Working	Vacancy Rate	Median Household Income (\$)	% Change Employment	% Change Business Establishments
Min	0.7	4.4	17.7	2.5	31,745	-10.6	-4.2
Max	26.6	31.1	39.3	12.5	121,912	50.6	27.7
Median	9.1	12.2	23.5	7.7	54,511	11.3	6.7

NOTE: See table above for complete ZIP code performance metrics.