

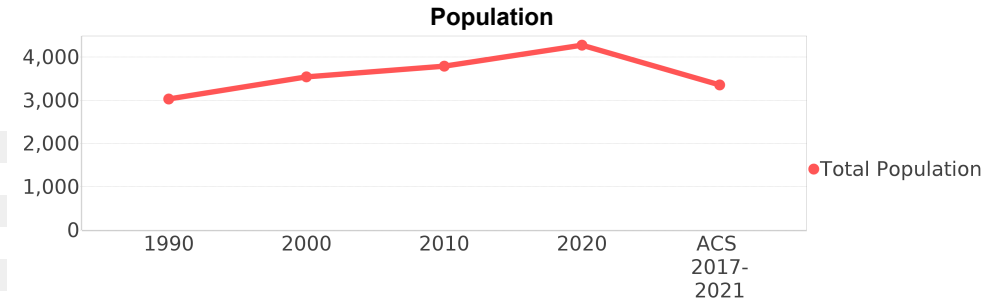
Boca Pointe

Area: [2](#) 1.184 square miles
Jurisdiction - Cities: [3](#) Deerfield Beach
Jurisdiction - Counties: [3](#) Palm beach, Broward



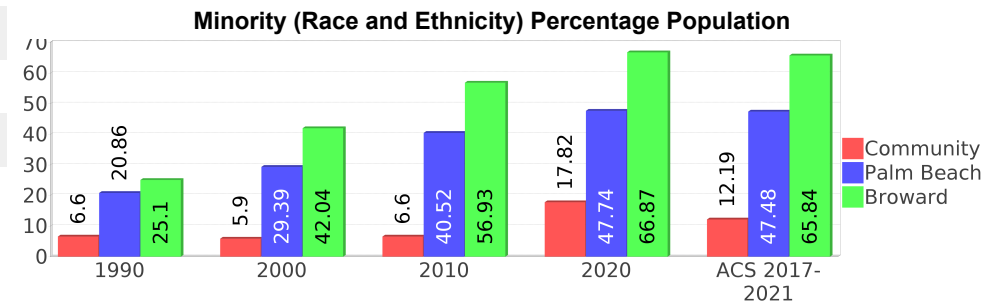
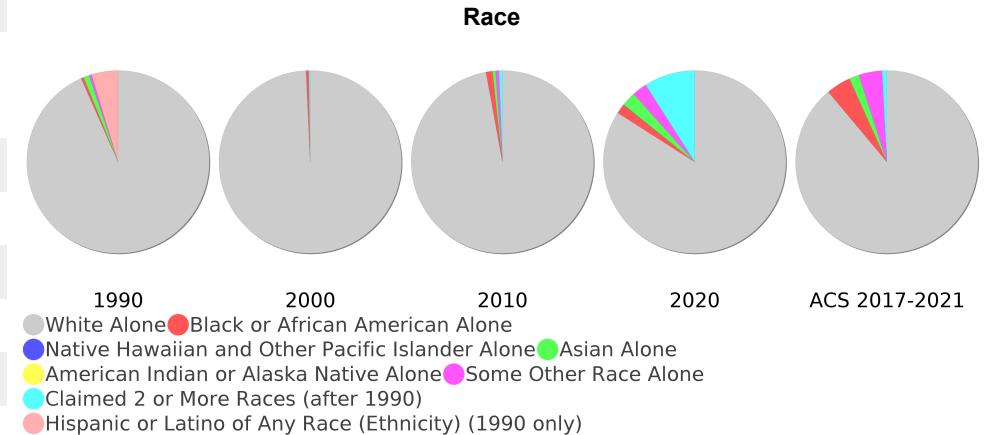
General Population Trends

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total Population	3,029	3,544	3,789	4,275	3,355
Total Households	1,319	1,922	2,149	2,272	1,921
Average Persons per Acre	5.05	7.19	7.19	7.41	6.51
Average Persons per Household	2.21	2.08	2.25	2.13	2.03
Average Persons per Family	2.68	2.57	2.64	2.83	2.84
Males	1,428	1,588	1,631	1,830	1,373
Females	1,600	1,956	2,158	2,444	1,982



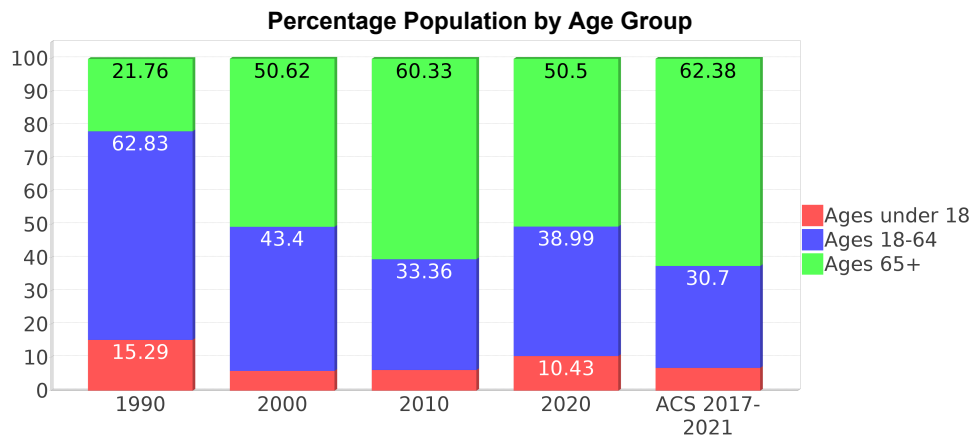
Race and Ethnicity Trends ^{5, 8, 9}

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
White Alone	2,964 (97.85%)	3,516 (99.21%)	3,678 (97.07%)	3,589 (83.95%)	2,981 (88.85%)
Black or African American Alone	15 (0.50%)	17 (0.48%)	42 (1.11%)	74 (1.73%)	146 (4.35%)
Native Hawaiian and Other Pacific Islander Alone	0 (0.00%)	0 (0.00%)	1 (0.03%)	2 (0.05%)	0 (0.00%)
Asian Alone	33 (1.09%)	0 (0.00%)	21 (0.55%)	109 (2.55%)	59 (1.76%)
American Indian or Alaska Native Alone	0 (0.00%)	0 (0.00%)	1 (0.03%)	0 (0.00%)	0 (0.00%)
Some Other Race Alone	14 (0.46%)	0 (0.00%)	22 (0.58%)	112 (2.62%)	139 (4.14%)
Claimed 2 or More Races	NA (NA)	9 (0.25%)	23 (0.61%)	386 (9.03%)	28 (0.83%)
Hispanic or Latino of Any Race (Ethnicity)	149 (4.92%)	180 (5.08%)	163 (4.30%)	405 (9.47%)	44 (1.31%)
Not Hispanic or Latino (Ethnicity)	2,880 (95.08%)	3,364 (94.92%)	3,626 (95.70%)	3,870 (90.53%)	3,311 (98.69%)
Minority (Race and Ethnicity)	200 (6.60%)	209 (5.90%)	250 (6.60%)	762 (17.82%)	409 (12.19%)



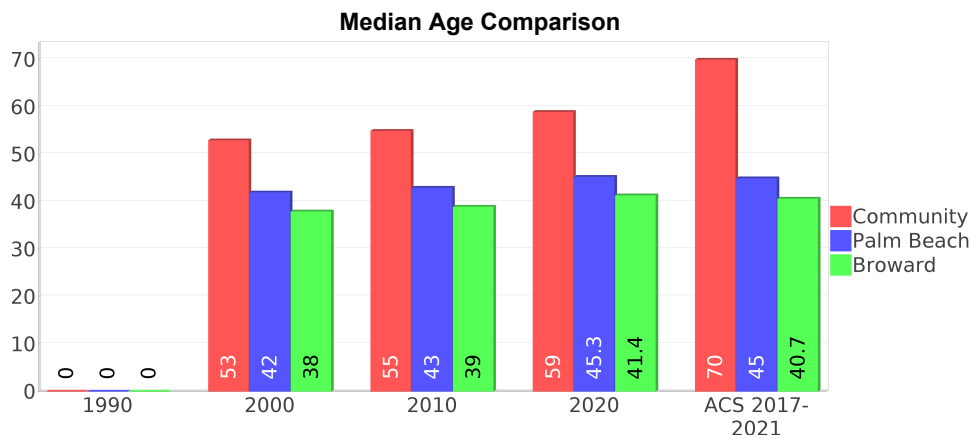
Age Trends ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Under Age 5	4.42%	2.09%	1.43%	1.87%	1.28%
Ages 5-17	10.86%	3.87%	4.80%	8.56%	5.57%
Ages 18-21	3.57%	0.99%	1.00%	2.67%	2.41%
Ages 22-29	8.95%	2.34%	2.74%	3.20%	2.86%
Ages 30-39	14.10%	5.45%	4.30%	5.61%	4.74%
Ages 40-49	15.48%	7.14%	6.25%	8.02%	5.34%
Ages 50-64	20.73%	27.48%	19.06%	19.49%	15.35%
Age 65 and Over	21.76%	50.62%	60.33%	50.50%	62.38%
-Ages 65-74	14.33%	28.19%	24.97%	18.76%	21.13%
-Ages 75-84	5.84%	17.52%	26.15%	20.23%	24.62%
-Age 85 and Over	1.58%	4.88%	9.16%	11.51%	16.63%
Median Age	NA	53	55	59	70



Income Trends ^{12, 13, 5}

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Median Household Income	\$40,875	\$65,040	\$71,388	\$61,625	\$71,944
Median Family Income	\$52,468	\$85,485	\$99,284	\$111,458	\$113,836
Population below Poverty Level	3.00%	2.09%	9.79%	5.29%	12.97%
Households below Poverty Level	3.03%	2.45%	6.79%	6.56%	10.83%
Households with Public Assistance Income	1.52%	0.42%	0.00%	0.00%	0.26%



Disability Trends ¹⁰

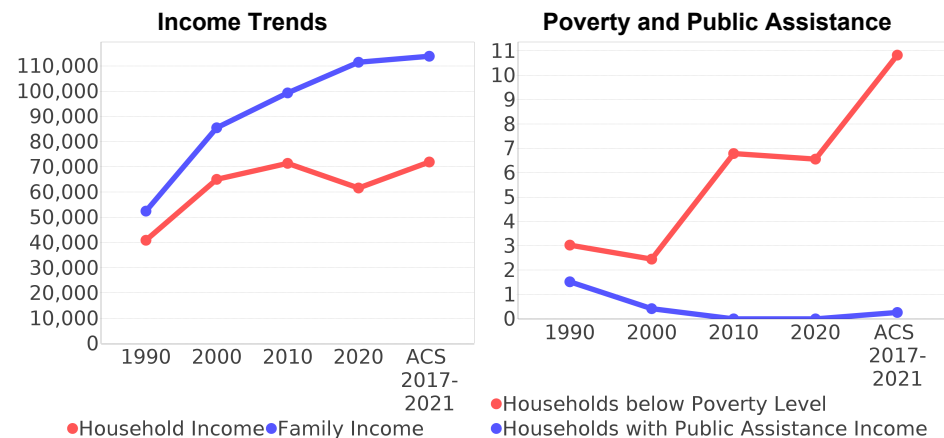
See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	107 (4.18%)	199 (5.74%)	(NA)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	34 (4.23%)	37 (3.73%)

Educational Attainment Trends ^{11, 5}

Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Less than 9th Grade	26 (1.08%)	0 (0.00%)	0 (0.00%)	20 (0.70%)	18 (0.61%)
9th to 12th Grade, No Diploma	122 (5.09%)	96 (2.92%)	67 (2.09%)	42 (1.48%)	69 (2.33%)
High School Graduate or Higher	2,249 (93.79%)	3,188 (97.08%)	3,145 (97.88%)	2,774 (97.78%)	2,878 (97.00%)
Bachelor's Degree or Higher	1,018 (42.45%)	1,346 (40.99%)	1,663 (51.76%)	1,692 (59.64%)	1,730 (58.31%)



Language Trends ⁵

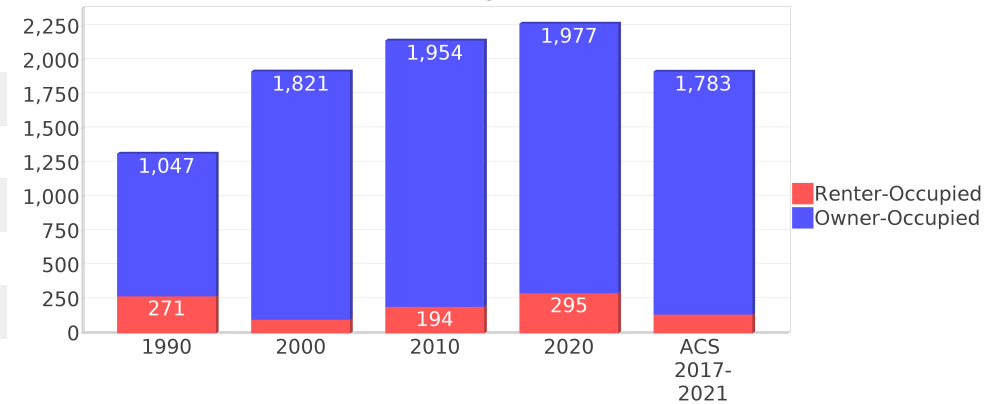
Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Speaks English Well	53 (1.82%)	21 (0.61%)	55 (1.61%)	21 (0.66%)	80 (2.42%)
Speaks English Not Well	NA (NA)	0 (0.00%)	18 (0.53%)	38 (1.20%)	44 (1.33%)
Speaks English Not at All	NA (NA)	0 (0.00%)	0 (0.00%)	5 (0.16%)	3 (0.09%)
Speaks English Not Well or Not at All	48 (1.64%)	NA (NA)	18 (0.53%)	43 (1.35%)	47 (1.42%)
Speaks English Less than Very Well	NA (NA)	21 (0.61%)	73 (2.14%)	65 (2.05%)	128 (3.86%)

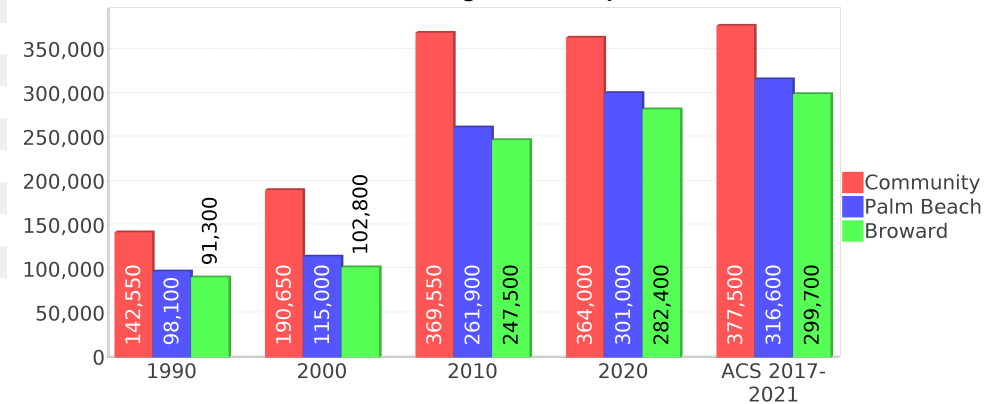
Housing Trends ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total	1,759	2,196	2,585	2,711	2,611
Units per Acre	2.37	2.96	3.52	3.63	3.50
Single-Family Units	886	1,435	1,128	1,213	1,341
Multi-Family Units	422	761	1,192	1,339	1,244
Mobile Home Units	0	0	0	25	24
Owner-Occupied Units	1,047	1,821	1,954	1,977	1,783
Renter-Occupied Units	271	100	194	295	137
Vacant Units	440	274	436	438	689
Median Housing Value	\$142,550	\$190,650	\$369,550	\$364,000	\$377,500
Occupied Housing Units w/No Vehicle	28 (2.12%)	27 (1.40%)	62 (2.89%)	16 (0.70%)	57 (2.97%)

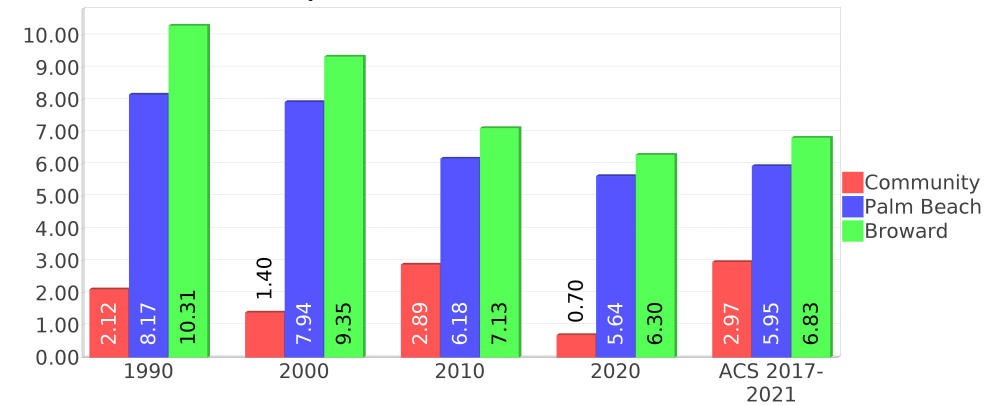
Housing Tenure



Median Housing Value Comparison



Occupied Units With No Vehicles Available



Geographic Mobility

Description	2020 ¹	ACS 2017-2021
Median year householder moved into unit - Total	2008	2010
Median year householder moved into unit - Owner Occupied	2006	2006
Median year householder moved into unit - Renter Occupied	0	2016
Abroad 1 year ago	1	2
Different house in United States 1 year ago	338	313
Same house 1 year ago	2,843	3,021
Geographical Mobility in the Past Year - Total	3,183	3,336

Computers and Internet

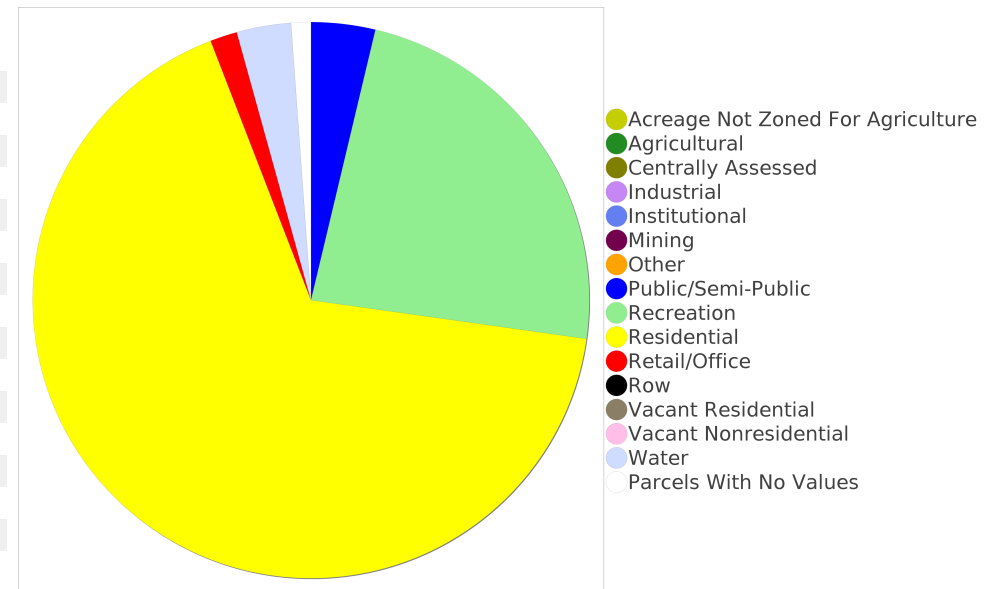
Description	2020 ¹	ACS 2017-2021
Total Households Types of Computers in HH	1,916	1,921
Households with 1 or more device	1,886	1,856
Households with no computer	30	65
Total Households Presence and Types of Internet Subscriptions	1,916	1,921
Households with an internet subscription	1,708	1,713
Households with internet access without a subscription	80	69
Households with no internet access	127	139

Household Languages

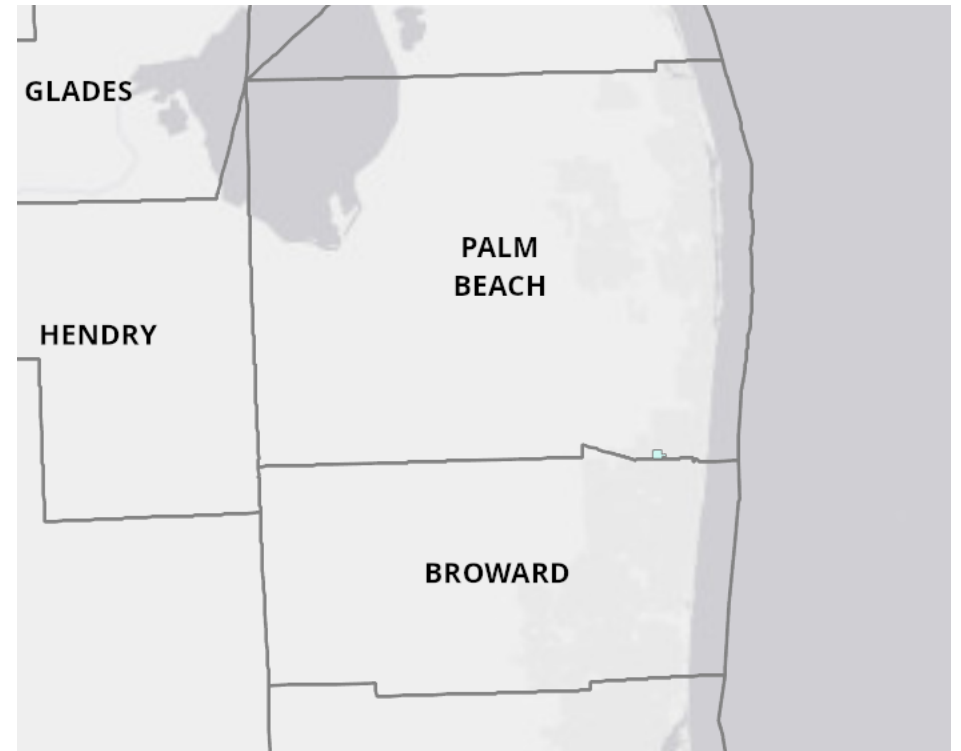
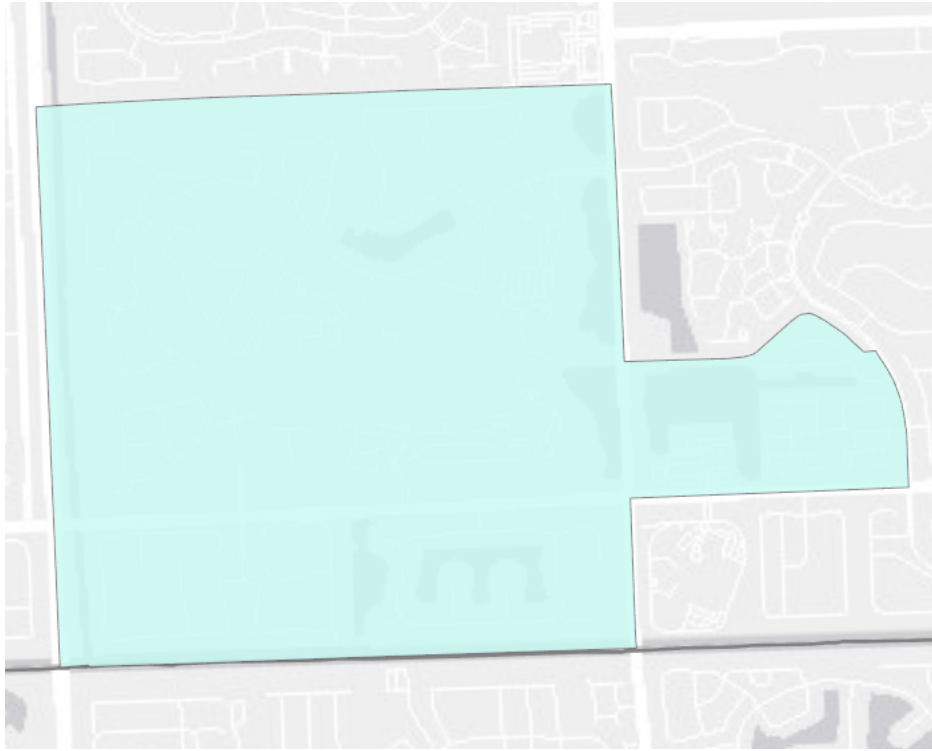
Description	2020 ¹	ACS 2017-2021
Total Households by Household Language	1,916	1,921
Household Not Limited English Speaking Status	1,888	1,894
Spanish: Limited English speaking household	1	2
Indo-European languages: Limited English speaking household	8	7
Asian and Pacific Island languages: Limited English speaking household	1	1
Other languages: Limited English speaking household	16	16

Existing Land Use ¹⁵

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	0	0.00%
Agricultural	0	0.00%
Centrally Assessed	0	0.00%
Industrial	0	0.00%
Institutional	0	0.00%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	26	3.43%
Recreation	164	21.65%
Residential	467	61.64%
Retail/Office	11	1.45%
Row	<0.5	<0.07%
Vacant Residential	<0.5	<0.07%
Vacant Nonresidential	0	0.00%
Water	22	2.90%
Parcels With No Values	8	1.06%



Location Maps



Community Facilities

The community facilities information below is useful in a variety of ways for environmental evaluations. These community resources should be evaluated for potential sociocultural effects, such as accessibility and relocation potential. The facility types may indicate the types of population groups present in the project study area. Facility staff and leaders can be sources of community information such as who uses the facility and how it is used. Additionally, community facilities are potential public meeting venues.

None

Block Groups

The following Census Block Groups were used to calculate demographics for this report.

1990 Census Block Groups

120990076099, 120990077031, 120990076061, 120110104009

2000 Census Block Groups

120110104012, 120990076142, 120990076161, 120990076143, 120990076141, 120990076112, 120990076111, 120990076113

2010 Census Block Groups

120990076181, 120990076182, 120990076171, 120110104012, 120990076142, 120990076141, 120990076172, 120990076143

Census Block Groups

120990076232, 120990076242, 120110104012, 120990076142, 120990076143, 120990076243, 120990076241, 120990076141, 120990076244

Goals and Values ⁴

NO DATA AVAILABLE

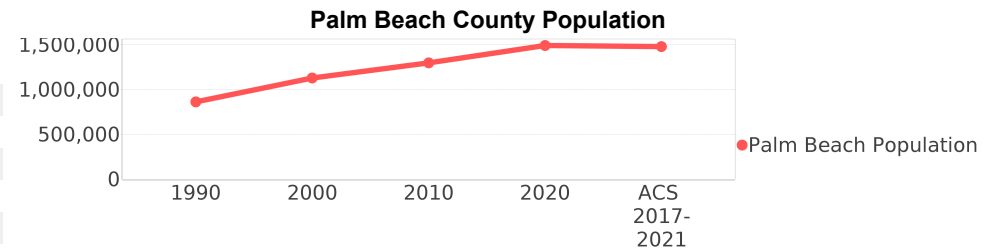
History ⁴

NO DATA AVAILABLE

Palm Beach County Demographic Profile

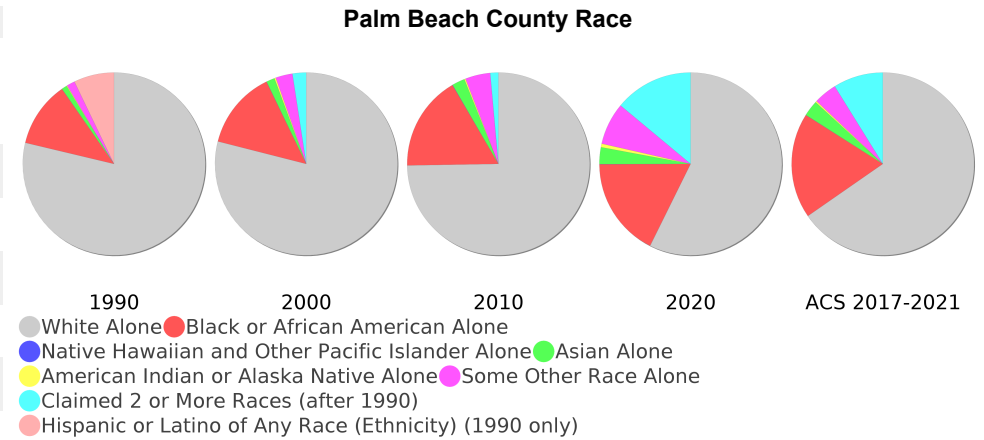
General Population Trends - Palm Beach ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total Population	863,518	1,131,184	1,299,356	1,492,191	1,481,233
Total Households	365,558	474,175	523,150	607,880	581,119
Average Persons per Acre	0.608	0.797	0.917	1.05	1.04
Average Persons per Household	2.362	2.344	2.00	2.41	2.51
Average Persons per Family	2.874	2.966	3.158	3.36	3.26
Males	414,538	545,705	629,214	716,347	722,045
Females	448,980	585,479	670,142	775,844	759,188



Race and Ethnicity Trends - Palm Beach ^{5, 8, 9}

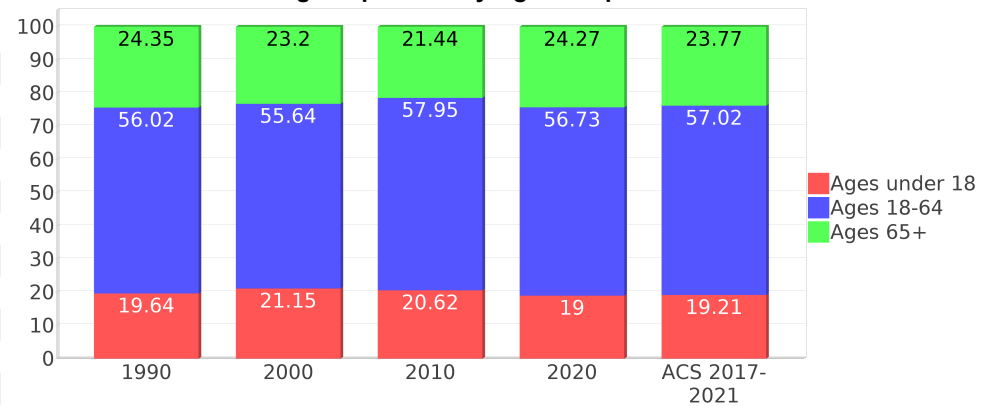
Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
White Alone	732,231 (84.80%)	893,242 (78.97%)	971,148 (74.74%)	855,682 (57.34%)	968,070 (65.36%)
Black or African American Alone	107,705 (12.47%)	156,496 (13.83%)	218,649 (16.83%)	262,422 (17.59%)	275,772 (18.62%)
Native Hawaiian and Other Pacific Islander Alone	212 (0.02%)	423 (0.04%)	674 (0.05%)	685 (0.05%)	471 (0.03%)
Asian Alone	8,808 (1.02%)	16,895 (1.49%)	29,536 (2.27%)	44,140 (2.96%)	41,510 (2.80%)
American Indian or Alaska Native Alone	1,211 (0.14%)	2,706 (0.24%)	2,772 (0.21%)	9,598 (0.64%)	3,650 (0.25%)
Some Other Race Alone	13,351 (1.55%)	33,904 (3.00%)	57,740 (4.44%)	111,406 (7.47%)	60,664 (4.10%)
Claimed 2 or More Races	(NA)	27,518 (2.43%)	18,837 (1.45%)	208,258 (13.96%)	131,096 (8.85%)
Hispanic or Latino of Any Race (Ethnicity)	66,613 (7.71%)	140,568 (12.43%)	233,557 (17.97%)	349,933 (23.45%)	342,642 (23.13%)
Not Hispanic or Latino (Ethnicity)	796,905 (92.29%)	990,616 (87.57%)	1,065,799 (82.03%)	1,142,258 (76.55%)	1,138,591 (76.87%)
Minority (Race and Ethnicity)	180,116 (20.86%)	332,431 (29.39%)	526,563 (40.52%)	712,432 (47.74%)	703,324 (47.48%)



Age Trends - Palm Beach ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Under Age 5	6.16%	5.47%	5.45%	4.58%	5.04%
Ages 5-17	13.47%	15.68%	15.17%	14.42%	14.17%
Ages 18-21	4.12%	3.87%	4.67%	4.56%	4.33%
Ages 22-29	11.02%	7.98%	8.71%	8.61%	8.88%
Ages 30-39	15.44%	14.10%	11.76%	11.76%	11.86%
Ages 40-49	11.46%	14.35%	14.24%	11.64%	11.94%
Ages 50-64	13.98%	15.34%	18.57%	20.15%	20.01%
Age 65 and Over	24.35%	23.20%	21.44%	24.27%	23.77%
-Ages 65-74	13.47%	10.90%	9.57%	12.33%	11.83%
-Ages 75-84	8.74%	9.19%	8.32%	8.11%	8.02%
-Age 85 and Over	2.13%	3.11%	3.55%	3.82%	3.92%
Median Age	NA	42	43	45.3	45

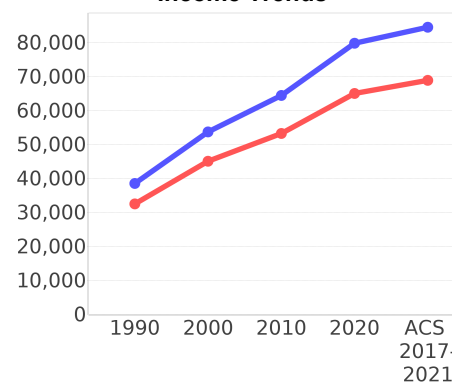
Percentage Population by Age Group - Palm Beach



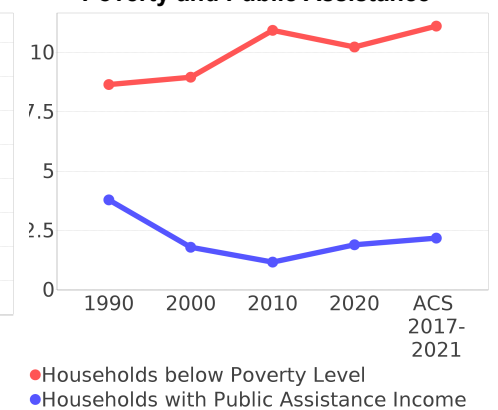
Income Trends - Palm Beach ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Median Household Income	\$32,524	\$45,062	\$53,242	\$65,015	\$68,874
Median Family Income	\$38,539	\$53,701	\$64,445	\$79,785	\$84,508
Population below Poverty Level	9.30%	9.92%	12.23%	11.62%	11.60%
Households below Poverty Level	8.65%	8.96%	10.93%	10.23%	11.11%
Households with Public Assistance Income	3.79%	1.79%	1.17%	1.90%	2.18%

Income Trends



Poverty and Public Assistance



Disability Trends - Palm Beach ¹⁰

See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	34,925 (4.98%)	127,364 (12.05%)	NA (NA)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	66,791 (8.31%)	65,574 (8.15%)

Educational Attainment Trends - Palm Beach ^{11, 5}

Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Less than 9th Grade	47,090 (7.45%)	44,985 (5.50%)	53,438 (5.75%)	60,777 (5.59%)	60,070 (5.53%)
9th to 12th Grade, No Diploma	86,989 (13.76%)	89,361 (10.93%)	68,923 (7.41%)	61,361 (5.64%)	58,779 (5.41%)
High School Graduate or Higher	497,999 (78.79%)	683,553 (83.57%)	807,233 (86.84%)	965,949 (88.77%)	968,178 (89.07%)
Bachelor's Degree or Higher	139,863 (22.13%)	226,615 (27.71%)	295,333 (31.77%)	403,819 (37.11%)	412,857 (37.98%)

Language Trends - Palm Beach ⁵

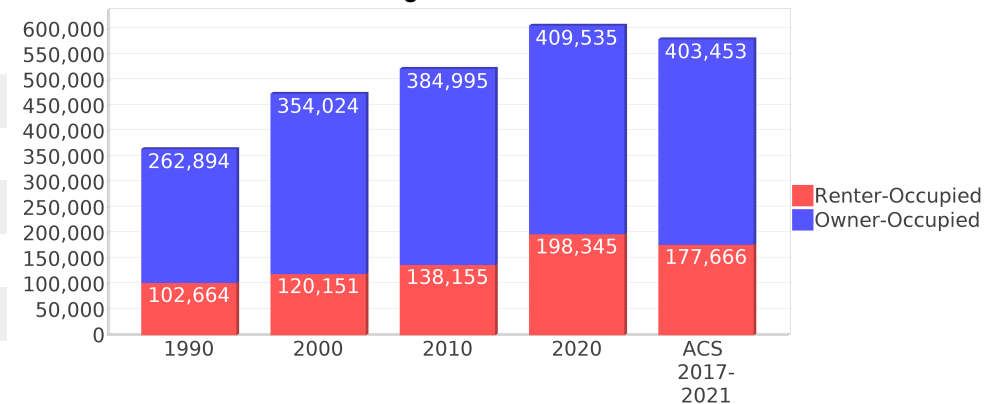
Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Speaks English Well	28,086 (3.47%)	51,028 (4.77%)	81,271 (6.62%)	89,783 (6.38%)	92,583 (6.58%)
Speaks English Not Well	NA (NA)	37,764 (3.53%)	53,656 (4.37%)	67,761 (4.82%)	70,272 (5.00%)
Speaks English Not at All	NA (NA)	15,032 (1.41%)	24,485 (1.99%)	29,334 (2.09%)	31,242 (2.22%)
Speaks English Not Well or Not at All	23,068 (2.85%)	52,796 (4.94%)	78,141 (6.36%)	97,095 (6.90%)	101,514 (7.22%)
Speaks English Less than Very Well	NA (NA)	103,824 (9.71%)	159,412 (12.98%)	186,878 (13.29%)	194,097 (13.80%)

Housing Trends - Palm Beach ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total	461,665	556,428	657,106	705,988	702,877
Units per Acre	0.325	0.392	0.464	0.50	0.50
Single-Family Units	198,763	307,104	367,698	393,136	400,512
Multi-Family Units	147,309	228,687	269,970	278,185	283,680
Mobile Home Units	15,917	20,083	19,071	18,457	18,374
Owner-Occupied Units	262,894	354,024	384,995	409,535	403,453
Renter-Occupied Units	102,664	120,151	138,155	198,345	177,666
Vacant Units	96,107	82,253	133,956	98,108	121,758
Median Housing Value	\$98,100	\$115,000	\$261,900	\$301,000	\$316,600
Occupied Housing Units w/No Vehicle	29,875 (8.17%)	37,659 (7.94%)	32,330 (6.18%)	34,310 (5.64%)	34,591 (5.95%)
Median year householder moved into unit - Total	NA	NA	NA	2012	2013
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2008	2010
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2016	2017
Abroad 1 year ago	NA	NA	NA	16,327	15,161
Different house in United States 1 year ago	NA	NA	NA	189,658	183,732
Same house 1 year ago	NA	NA	NA	1,261,675	1,267,679
Geographical Mobility in the Past Year - Total	NA	NA	NA	1,467,660	1,466,572

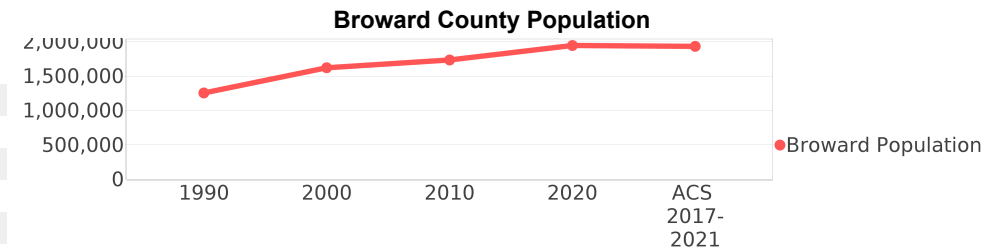
Housing Tenure - Palm Beach



Broward County Demographic Profile

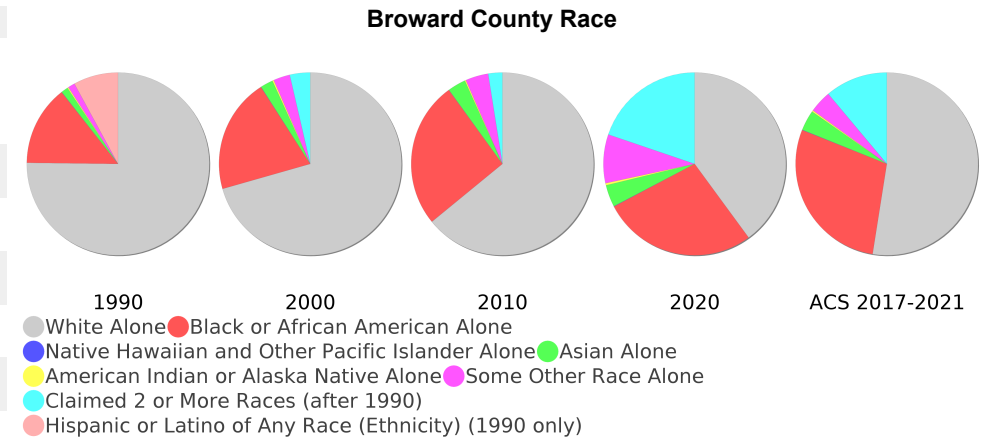
General Population Trends - Broward ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total Population	1,255,488	1,623,018	1,734,139	1,944,375	1,934,551
Total Households	528,442	654,445	668,898	756,657	732,464
Average Persons per Acre	1.606	2.08	2.217	2.49	2.47
Average Persons per Household	2.376	2.448	3.00	2.55	2.62
Average Persons per Family	2.987	3.153	3.325	3.57	3.41
Males	601,177	782,611	840,414	938,770	948,192
Females	654,311	840,407	893,725	1,005,605	986,359



Race and Ethnicity Trends - Broward ^{5, 8, 9}

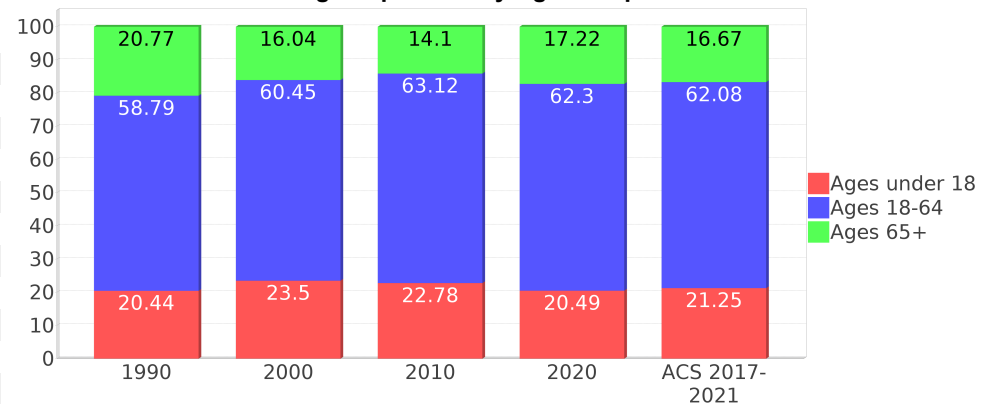
Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
White Alone	1,025,583 (81.69%)	1,145,656 (70.59%)	1,111,680 (64.11%)	776,174 (39.92%)	1,015,505 (52.49%)
Black or African American Alone	193,447 (15.41%)	329,749 (20.32%)	448,777 (25.88%)	531,910 (27.36%)	552,187 (28.54%)
Native Hawaiian and Other Pacific Islander Alone	373 (0.03%)	645 (0.04%)	574 (0.03%)	901 (0.05%)	1,127 (0.06%)
Asian Alone	16,757 (1.33%)	36,505 (2.25%)	55,794 (3.22%)	75,922 (3.90%)	69,993 (3.62%)
American Indian or Alaska Native Alone	2,634 (0.21%)	3,962 (0.24%)	3,235 (0.19%)	7,442 (0.38%)	4,828 (0.25%)
Some Other Race Alone	16,694 (1.33%)	47,617 (2.93%)	70,324 (4.06%)	167,236 (8.60%)	75,989 (3.93%)
Claimed 2 or More Races	(NA)	58,884 (3.63%)	43,755 (2.52%)	384,790 (19.79%)	214,922 (11.11%)
Hispanic or Latino of Any Race (Ethnicity)	108,439 (8.64%)	271,523 (16.73%)	415,627 (23.97%)	608,703 (31.31%)	597,583 (30.89%)
Not Hispanic or Latino (Ethnicity)	1,147,049 (91.36%)	1,351,495 (83.27%)	1,318,512 (76.03%)	1,335,672 (68.69%)	1,336,968 (69.11%)
Minority (Race and Ethnicity)	315,143 (25.10%)	682,326 (42.04%)	987,249 (56.93%)	1,300,145 (66.87%)	1,273,634 (65.84%)



Age Trends - Broward ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Under Age 5	6.29%	6.30%	6.06%	5.01%	5.67%
Ages 5-17	14.15%	17.21%	16.73%	15.48%	15.58%
Ages 18-21	4.37%	4.01%	4.80%	4.54%	4.29%
Ages 22-29	12.16%	9.58%	10.00%	9.53%	9.86%
Ages 30-39	16.60%	16.74%	13.60%	13.47%	13.50%
Ages 40-49	12.52%	15.73%	16.16%	13.38%	13.66%
Ages 50-64	13.14%	14.39%	18.57%	21.37%	20.77%
Age 65 and Over	20.77%	16.04%	14.10%	17.22%	16.67%
-Ages 65-74	10.63%	7.19%	6.80%	9.97%	9.53%
-Ages 75-84	8.15%	6.24%	4.87%	5.12%	4.83%
-Age 85 and Over	1.99%	2.62%	2.43%	2.13%	2.31%
Median Age	NA	38	39	41.4	40.7

Percentage Population by Age Group - Broward



Income Trends - Broward ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Median Household Income	\$30,571	\$41,691	\$51,694	\$60,922	\$64,522
Median Family Income	\$36,801	\$50,531	\$62,619	\$73,430	\$77,610
Population below Poverty Level	10.19%	11.51%	12.28%	12.71%	12.38%
Households below Poverty Level	9.72%	10.80%	11.77%	11.94%	12.85%
Households with Public Assistance Income	3.97%	2.07%	1.28%	1.73%	2.17%

Disability Trends - Broward ¹⁰

See the Data Sources section below for an explanation about the differences in disability data among the various years.

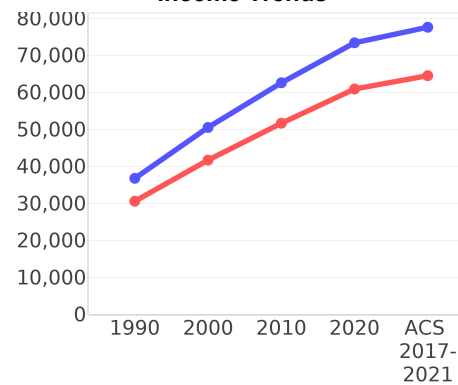
Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	54,712 (5.40%)	194,881 (12.94%)	NA (NA)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	88,158 (7.60%)	86,568 (7.50%)

Educational Attainment Trends - Broward ^{11, 5}

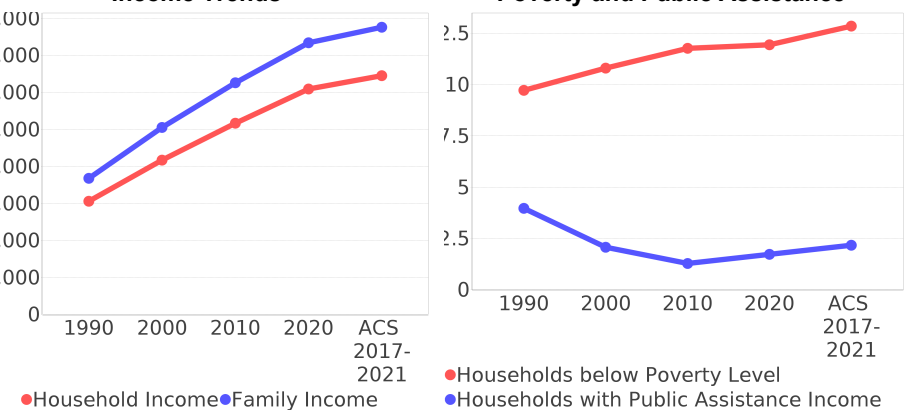
Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Less than 9th Grade	66,349 (7.38%)	61,183 (5.43%)	59,492 (4.98%)	62,581 (4.54%)	59,255 (4.31%)
9th to 12th Grade, No Diploma	141,784 (15.77%)	142,051 (12.61%)	94,852 (7.94%)	83,669 (6.07%)	78,645 (5.72%)
High School Graduate or Higher	690,696 (76.84%)	923,268 (81.96%)	1,040,419 (87.08%)	1,232,527 (89.39%)	1,236,768 (89.97%)
Bachelor's Degree or Higher	168,799 (18.78%)	276,527 (24.55%)	353,884 (29.62%)	456,701 (33.12%)	471,290 (34.28%)

Income Trends



Poverty and Public Assistance



Language Trends - Broward ⁵

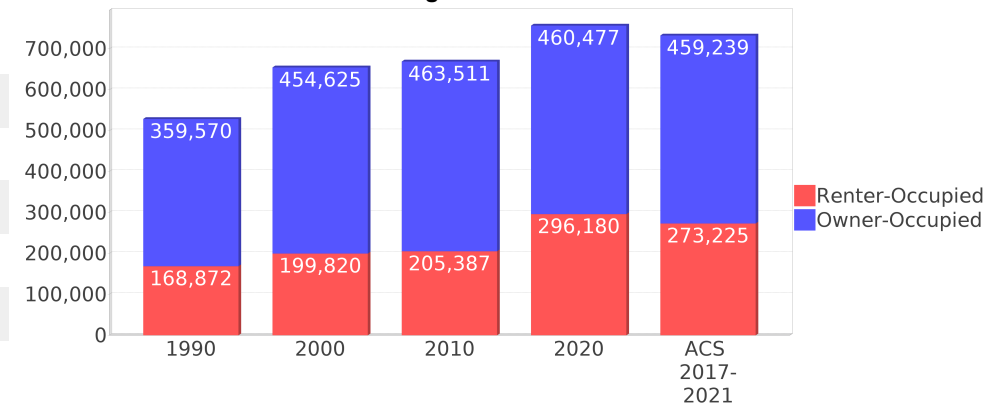
Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Speaks English Well	47,912 (4.07%)	95,561 (6.28%)	123,453 (7.58%)	152,145 (8.31%)	156,422 (8.57%)
Speaks English Not Well	NA (NA)	59,953 (3.94%)	83,745 (5.14%)	97,919 (5.35%)	98,079 (5.37%)
Speaks English Not at All	NA (NA)	17,811 (1.17%)	34,170 (2.10%)	37,501 (2.05%)	34,891 (1.91%)
Speaks English Not Well or Not at All	32,782 (2.79%)	77,764 (5.11%)	117,915 (7.24%)	135,420 (7.40%)	132,970 (7.29%)
Speaks English Less than Very Well	NA (NA)	173,325 (11.40%)	241,368 (14.82%)	287,565 (15.72%)	289,392 (15.86%)

Housing Trends - Broward ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2017-2021
Total	628,660	741,043	806,858	860,329	854,965
Units per Acre	0.804	0.95	1.031	1.10	1.09
Single-Family Units	257,272	360,764	392,858	408,896	420,632
Multi-Family Units	246,239	352,349	390,365	393,649	410,409
Mobile Home Units	19,992	26,834	23,136	23,084	23,272
Owner-Occupied Units	359,570	454,625	463,511	460,477	459,239
Renter-Occupied Units	168,872	199,820	205,387	296,180	273,225
Vacant Units	100,218	86,598	137,960	103,672	122,501
Median Housing Value	\$91,300	\$102,800	\$247,500	\$282,400	\$299,700
Occupied Housing Units w/No Vehicle	54,467 (10.31%)	61,191 (9.35%)	47,710 (7.13%)	47,689 (6.30%)	50,003 (6.83%)
Median year householder moved into unit - Total	NA	NA	NA	2012	2014
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2007	2009
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2016	2017
Abroad 1 year ago	NA	NA	NA	26,751	23,381
Different house in United States 1 year ago	NA	NA	NA	246,585	241,181
Same house 1 year ago	NA	NA	NA	1,646,865	1,649,684
Geographical Mobility in the Past Year - Total	NA	NA	NA	1,920,201	1,914,246

Housing Tenure - Broward



Data Sources

ACS vs Census Data

(1) The 2010 and 2020 Census data is represented by a combination of decennial and ACS data. The 2010 decennial is combined with the 5-year ACS data for 2006-2010 and the 2020 decennial is combined with the 5-year ACS data for 2016-2020. The General Population Trends, Race and Ethnicity Trends, and Age Trends are entirely from the decennial. The Income Trends, Disability Trends, Educational Attainment Trends, and Language Trends are entirely from the ACS. The Housing Trends section is derived from both: Decennial (Total # Housing Units, Housing Units per Acre, Owner-Occupied Units, Renter-Occupied Units, Vacant Units); ACS (Single-Family Units, Multi-family Units, Mobile Homes, Median Housing Value, Occupied Housing Units w/No Vehicle).

Area

(2) The geographic area of the community based on a user-defined community boundary or area of interest (AOI) boundary.

Jurisdiction

(3) Jurisdiction(s) includes local government boundaries that intersect the user-defined community or AOI boundary.

Goals, Values and History

(4) Information under the headings Goals and Values and History is entered manually by the user before the Sociocultural Data Report (SDR) is generated. This information is usually not available for communities with boundaries that are based on Census-defined places (i.e., not user-specified).

Demographic Data

(5) Demographic data reported under the headings General Population Trends, Race and Ethnicity Trends, Age Trends, Income Trends, Educational Attainment Trends, Language Trends, and Housing Trends is from the U.S. Decennial Census for 1990 and 2000 and the American Community Survey (ACS) 5-year estimates for 2006-2010 and ACS 2017-2021. The data was gathered at the block group level for user-defined communities, Census places, and AOIs, and at the county level for counties. Depending on the dataset, the data represents 100% counts (Census Summary File 1) or sample-based information (Census Summary File 3 or ACS). For more information about using demographic data, please see the training videos located here: <https://www.fdot.gov/environment/pubs/sce/sce1.shtm>.

About the Census Data

(6) The block group analysis for ETDM project analysis areas, user-defined communities, Census places, and AOI boundaries do not always correspond precisely to block group boundaries. To estimate the actual population more accurately, the SDR analysis adjusts the geographic area and data of affected block groups using the following methodology:

Delete overlapping census blocks with extremely low populations (2 or fewer people)
Remove the portion of the block group that lies outside of the analysis area
Recalculate the demographics assuming an equal area distribution of the population

Note that there may be areas where there is no population.

(7) Use caution when comparing the 100% count data (Decennial Census) to the sample-based data (ACS). In any given year, about one in 40 U.S. households will receive the ACS questionnaire. Over any five-year period, about one in eight households will receive the questionnaire, as compared to about one in six that received the long form questionnaire for the Decennial Census 2000. (Source: https://www.census.gov/content/dam/Census/programs-surveys/acs/news/10ACS_keyfacts.pdf) The U.S. Census Bureau provides help with this process: <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html>

(8) Race and ethnicity are separate questions on the Census questionnaire. Individuals can report multiple race and ethnicity answers; therefore, numbers in the Race and Ethnicity portion of this report may add up to be greater than the total population. In addition, use caution when interpreting changes in race and ethnicity over time. Starting with the 2000 Decennial Census, respondents could select one or more race categories. Also in 2000, the placement of the question about Hispanic origin changed, helping to increase responsiveness to the Hispanic-origin question. Because of these and other changes, the 1990 data on race and ethnicity are not directly comparable with data from later censuses. (Source: <https://www.census.gov/library/publications/2001/dec/c2kbr01-01.html>)

(9) The "Minority" calculations use both the race and ethnicity responses from Census and ACS data. In this report, "Minority" refers to individuals who list a race other than White and/or list their ethnicity as Hispanic/Latino. In other words, people who are multi-racial, any single race other than White, or Hispanic/Latino of any race are considered minorities. We use the following formula: $\text{MINORITY} = \text{TOTALPOP} - \text{WHITE_NH}$ where TOTALPOP is the Total Population and WHITE_NH is the population with a race of White alone and an ethnicity of Not Hispanic or Latino. Translating this to the field names used in the census ACS source data, the formula looks like this: $\text{MINORITY} = \text{B01003_E001} - \text{B03002_E003}$. (Note, the WHITE_NH population is not reported separately in this report.)

(10) Disability data is not included in the 2010 Decennial Census or the 2006-2010 ACS. This data is available in the ACS 2017-2021 ACS. Because of changes made to the Census and ACS questions between 1990 and ACS, disability variables should not be compared from year to year. For example: 1) with the 1990 data, the disabilities are listed as a "work disability" while this distinction is not made with 2000 or ACS data; 2) the ACS data includes the institutionalized population (e.g. persons in prisons and group homes) while this population is not included in 1990 or 2000; and 3) the age groupings changed over the years.

(11) The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

(12) Income of households. This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

(13) Income of families. In compiling statistics on family income, the incomes of all members 15 years old and over related to the householder are summed and treated as a single amount.

(14) Age trends. The median age for 1990 is not available.

Land Use Data

(15) The Land Use information Indicates acreages and percentages for the generalized land use types used to group parcel-specific, existing land use assigned by the county property appraiser office according to the Florida Department of Revenue land use codes.

Community Facilities Data

- (16) Assisted Rental Housing Units - Identifies multifamily rental developments that receive funding assistance under federal, state, and local government programs to offer affordable housing as reported by the Shimberg Center for Housing Studies, University of Florida.
- (17) Mobile Home Parks - Identifies approved or acknowledged mobile home parks reported by the Florida Department of Business and Professional Regulation and Florida Department of Health.
- (18) Migrant Camps - Identifies migrant labor camp facilities inspected by the Florida Department of Health.
- (19) Group Care Facilities - Identifies group care facilities inspected by the Florida Department of Health.
- (20) Community Center and Fraternal Association Facilities - Identifies facilities reported by multiple sources.
- (21) Law Enforcement Correctional Facilities - Identifies facilities reported by multiple sources.
- (22) Cultural Centers - Identifies cultural centers including organizations, buildings, or complexes that promote culture and arts (e.g., aquariums and zoological facilities; arboreta and botanical gardens; dinner theaters; drive-ins; historical places and services; libraries; motion picture theaters; museums and art galleries; performing arts centers; performing arts theaters; planetariums; studios and art galleries; and theater producers stage facilities) reported by multiple sources.
- (23) Fire Department and Rescue Station Facilities - Identifies facilities reported by multiple sources.
- (24) Government Buildings - Identifies local, state, and federal government buildings reported by multiple sources.
- (25) Health Care Facilities - Identifies health care facilities including abortion clinics, dialysis clinics, medical doctors, nursing homes, osteopaths, state laboratories/clinics, and surgicenters/walk-in clinics reported by the Florida Department of Health.
- (26) Hospital Facilities - Identifies hospital facilities reported by multiple sources.
- (27) Law Enforcement Facilities - Identifies law enforcement facilities reported by multiple sources.
- (28) Parks and Recreational Facilities - Identifies parks and recreational facilities reported by multiple sources.
- (29) Religious Center Facilities - Identifies religious centers including churches, temples, synagogues, mosques, chapels, centers, and other types of religious facilities reported by multiple sources.
- (30) Private and Public Schools - Identifies private and public schools reported by multiple sources.
- (31) Social Service Centers - Identifies social service centers reported by multiple sources.
- (32) Veteran Organizations and Facilities

County Data Sources

ACS vs Census Data

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(38) The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

Metadata

- (39) Community and Fraternal Centers https://etdmpub.florida-estat.org/meta/gc_communitycenter.xml
- (40) Correctional Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_correctional.xml
- (41) Cultural Centers in Florida https://etdmpub.florida-estat.org/meta/gc_culturecenter.xml
- (42) Fire Department and Rescue Station Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_firestat.xml
- (43) Local, State, and Federal Government Buildings in Florida https://etdmpub.florida-estat.org/meta/gc_govbuild.xml
- (44) Florida Health Care Facilities https://etdmpub.florida-estat.org/meta/gc_health.xml
- (45) Hospital Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_hospitals.xml
- (46) Law Enforcement Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_lawenforce.xml
- (47) Florida Parks and Recreational Facilities https://etdmpub.florida-estat.org/meta/gc_parks.xml
- (48) Religious Centers https://etdmpub.florida-estat.org/meta/gc_religion.xml
- (49) Florida Public and Private Schools https://etdmpub.florida-estat.org/meta/gc_schools.xml
- (50) Social Service Centers https://etdmpub.florida-estat.org/meta/gc_socialservice.xml
- (51) Assisted Rental Housing Units in Florida https://etdmpub.florida-estat.org/meta/gc_assisted_housing.xml
- (52) Group Care Facilities <https://etdmpub.florida-estat.org/meta/groupcare.xml>
- (53) Mobile Home Parks in Florida https://etdmpub.florida-estat.org/meta/gc_mobilehomes.xml
- (54) Migrant Camps in Florida <https://etdmpub.florida-estat.org/meta/migrant.xml>
- (55) Veteran Organizations and Facilities https://etdmpub.florida-estat.org/meta/gc_veterans.xml
- (56) Generalized Land Use https://etdmpub.florida-estat.org/meta/lu_gen.xml
- (57) Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenacs_cci.xml
- (58) 1990 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_1990_cci.xml
- (59) 2000 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_2000_cci.xml
- (60) 2010 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_2010_cci.xml