

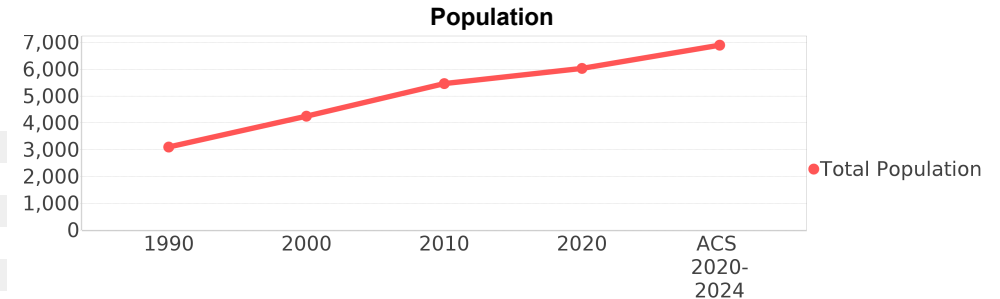
VB Highlands

Area: [2](#) 2.466 square miles
Jurisdiction - Cities: [3](#) NA
Jurisdiction - Counties: [3](#) Indian river, St lucie



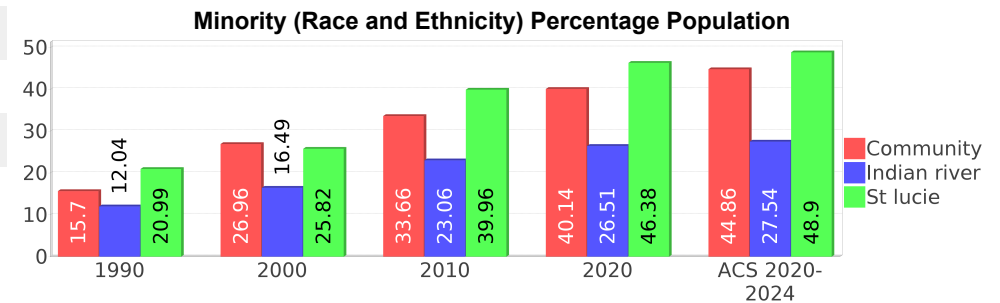
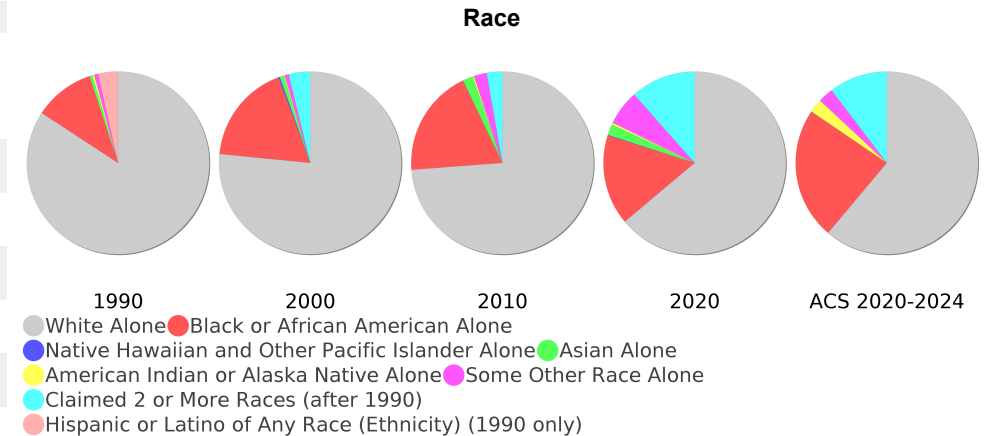
General Population Trends

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total Population	3,096	4,250	5,463	6,031	6,899
Total Households	1,033	1,490	1,950	2,237	2,463
Average Persons per Acre	1.75	2.24	3.26	2.91	3.40
Average Persons per Household	2.90	2.50	2.78	2.46	2.56
Average Persons per Family	3.26	2.90	2.78	3.85	3.27
Males	1,522	2,036	2,699	2,983	3,605
Females	1,573	2,214	2,763	3,048	3,294



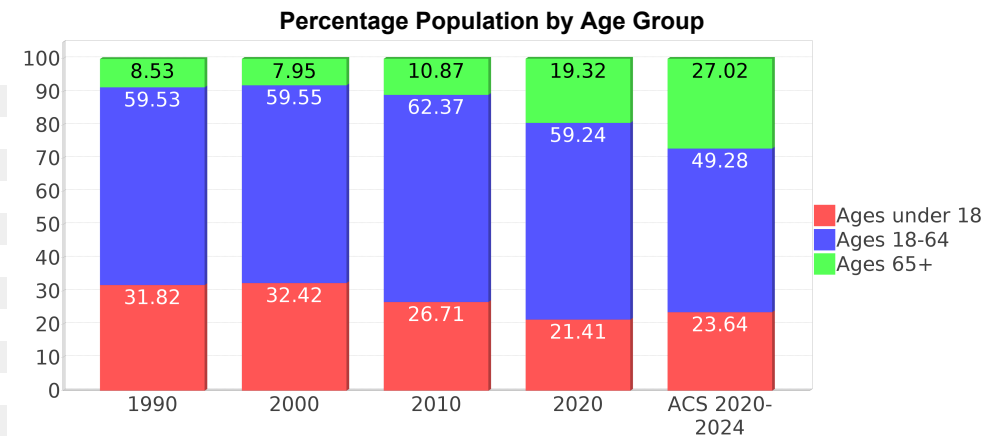
Race and Ethnicity Trends ^{5, 8, 9}

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
White Alone	2,700 (87.21%)	3,252 (76.52%)	4,030 (73.77%)	3,852 (63.87%)	4,216 (61.11%)
Black or African American Alone	343 (11.08%)	753 (17.72%)	1,040 (19.04%)	961 (15.93%)	1,609 (23.32%)
Native Hawaiian and Other Pacific Islander Alone	0 (0.00%)	12 (0.28%)	2 (0.04%)	7 (0.12%)	0 (0.00%)
Asian Alone	17 (0.55%)	31 (0.73%)	98 (1.79%)	117 (1.94%)	3 (0.04%)
American Indian or Alaska Native Alone	11 (0.36%)	6 (0.14%)	14 (0.26%)	21 (0.35%)	168 (2.44%)
Some Other Race Alone	22 (0.71%)	31 (0.73%)	124 (2.27%)	374 (6.20%)	184 (2.67%)
Claimed 2 or More Races	NA (NA)	162 (3.81%)	152 (2.78%)	696 (11.54%)	716 (10.38%)
Hispanic or Latino of Any Race (Ethnicity)	113 (3.65%)	217 (5.11%)	571 (10.45%)	1,054 (17.48%)	1,198 (17.36%)
Not Hispanic or Latino (Ethnicity)	2,983 (96.35%)	4,033 (94.89%)	4,892 (89.55%)	4,977 (82.52%)	5,701 (82.64%)
Minority (Race and Ethnicity)	486 (15.70%)	1,146 (26.96%)	1,839 (33.66%)	2,421 (40.14%)	3,095 (44.86%)



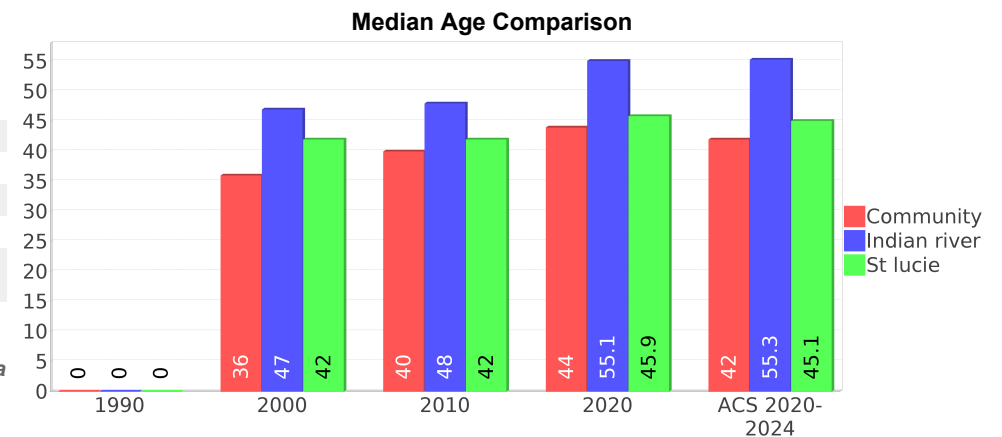
Age Trends ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Under Age 5	9.46%	9.01%	6.72%	5.24%	3.30%
Ages 5-17	22.35%	23.41%	19.99%	16.17%	20.34%
Ages 18-21	5.33%	3.86%	4.91%	5.11%	4.77%
Ages 22-29	13.11%	10.12%	8.86%	8.17%	9.13%
Ages 30-39	19.57%	17.36%	13.01%	11.91%	7.83%
Ages 40-49	11.34%	15.44%	15.60%	12.47%	11.35%
Ages 50-64	10.17%	12.78%	19.99%	21.59%	16.21%
Age 65 and Over	8.53%	7.95%	10.87%	19.32%	27.02%
-Ages 65-74	5.78%	4.28%	6.81%	12.29%	22.05%
-Ages 75-84	2.23%	3.22%	3.24%	5.74%	3.26%
-Age 85 and Over	0.48%	0.42%	0.82%	1.28%	1.70%
Median Age	NA	36	40	44	42



Income Trends ^{12, 13, 5}

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Median Household Income	\$30,000	\$37,431	\$45,313	\$53,765	\$78,169
Median Family Income	\$30,962	\$43,992	\$55,966	\$63,866	\$88,807
Population below Poverty Level	5.65%	11.01%	11.59%	5.87%	11.87%
Households below Poverty Level	7.55%	9.66%	11.44%	5.45%	10.52%
Households with Public Assistance Income	1.26%	0.67%	1.59%	0.00%	3.17%



Disability Trends ¹⁰

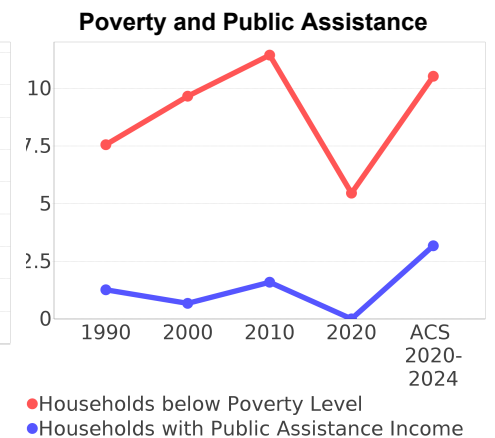
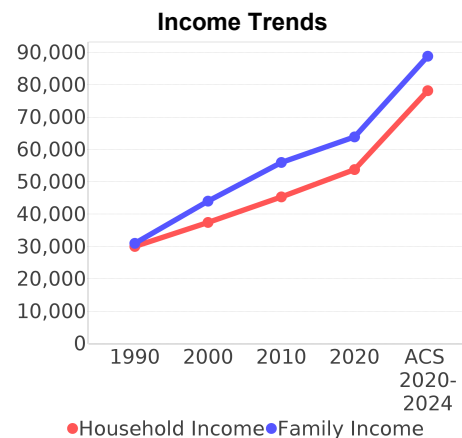
See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Population 16 To 64 Years with a disability	166 (7.66%)	744 (19.24%)	(NA)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	423 (10.66%)	161 (4.73%)

Educational Attainment Trends ^{11, 5}

Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Less than 9th Grade	41 (2.32%)	100 (3.94%)	177 (6.31%)	375 (6.91%)	211 (4.59%)
9th to 12th Grade, No Diploma	377 (21.29%)	510 (20.10%)	232 (8.27%)	934 (17.21%)	275 (5.98%)
High School Graduate or Higher	1,352 (76.34%)	1,926 (75.92%)	2,395 (85.41%)	4,117 (75.85%)	4,113 (89.39%)
Bachelor's Degree or Higher	241 (13.61%)	283 (11.15%)	470 (16.76%)	748 (13.78%)	1,280 (27.82%)

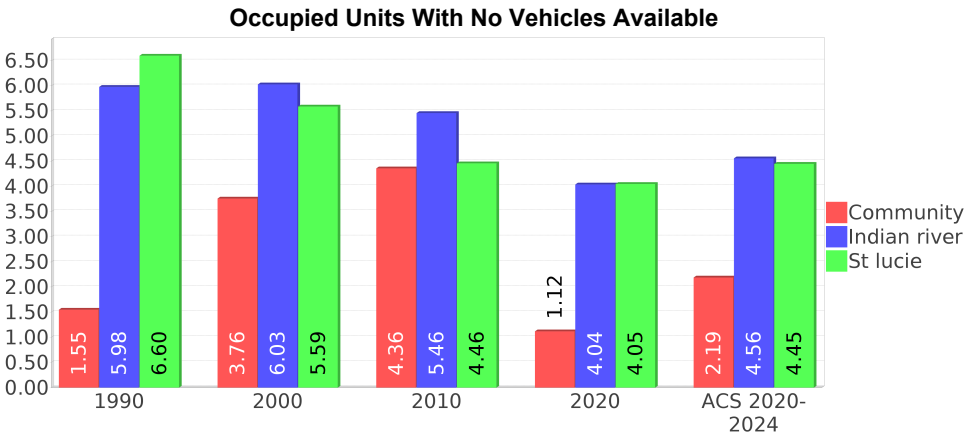
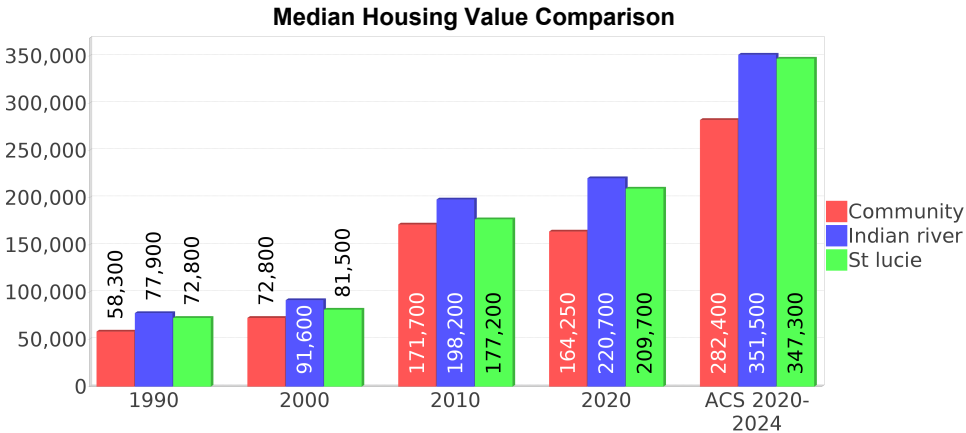
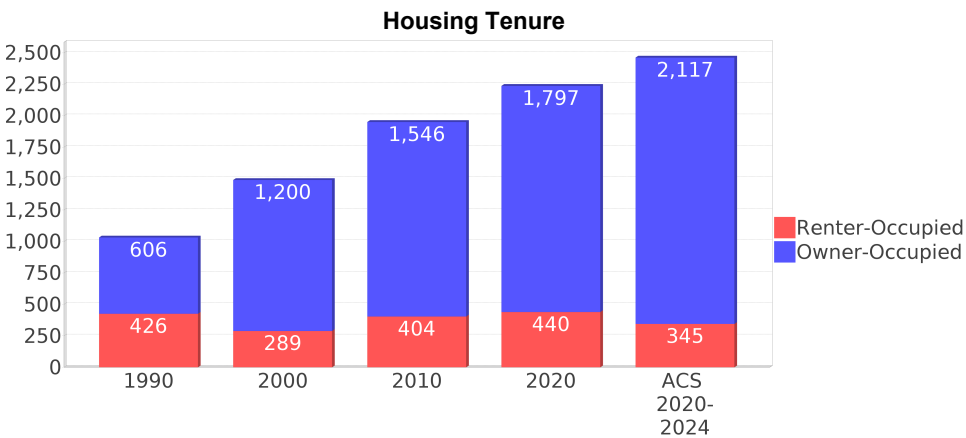


Language Trends ⁵
Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Speaks English Well	8 (0.28%)	79 (2.04%)	96 (2.37%)	75 (1.11%)	494 (7.41%)
Speaks English Not Well	NA (NA)	55 (1.42%)	94 (2.32%)	166 (2.45%)	20 (0.30%)
Speaks English Not at All	NA (NA)	17 (0.44%)	34 (0.84%)	25 (0.37%)	0 (0.00%)
Speaks English Not Well or Not at All	10 (0.35%)	NA (NA)	128 (3.16%)	191 (2.82%)	20 (0.30%)
Speaks English Less than Very Well	NA (NA)	152 (3.93%)	224 (5.53%)	267 (3.95%)	516 (7.74%)

Housing Trends ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total	1,135	1,579	2,264	2,401	2,808
Units per Acre	0.74	1.08	1.59	1.64	1.92
Single-Family Units	1,024	1,557	1,908	2,567	2,704
Multi-Family Units	2	20	12	0	47
Mobile Home Units	2	1	31	0	56
Owner-Occupied Units	606	1,200	1,546	1,797	2,117
Renter-Occupied Units	426	289	404	440	345
Vacant Units	101	88	314	163	344
Median Housing Value	\$58,300	\$72,800	\$171,700	\$164,250	\$282,400
Occupied Housing Units w/No Vehicle	16 (1.55%)	56 (3.76%)	85 (4.36%)	25 (1.12%)	54 (2.19%)



Geographic Mobility

Description	2020 ¹	ACS 2020-2024
Median year householder moved into unit - Total	2009	2014
Median year householder moved into unit - Owner Occupied	2009	2013
Median year householder moved into unit - Renter Occupied	0	2017
Abroad 1 year ago	9	0
Different house in United States 1 year ago	435	674
Same house 1 year ago	7,161	6,078
Geographical Mobility in the Past Year - Total	7,606	6,752

Computers and Internet

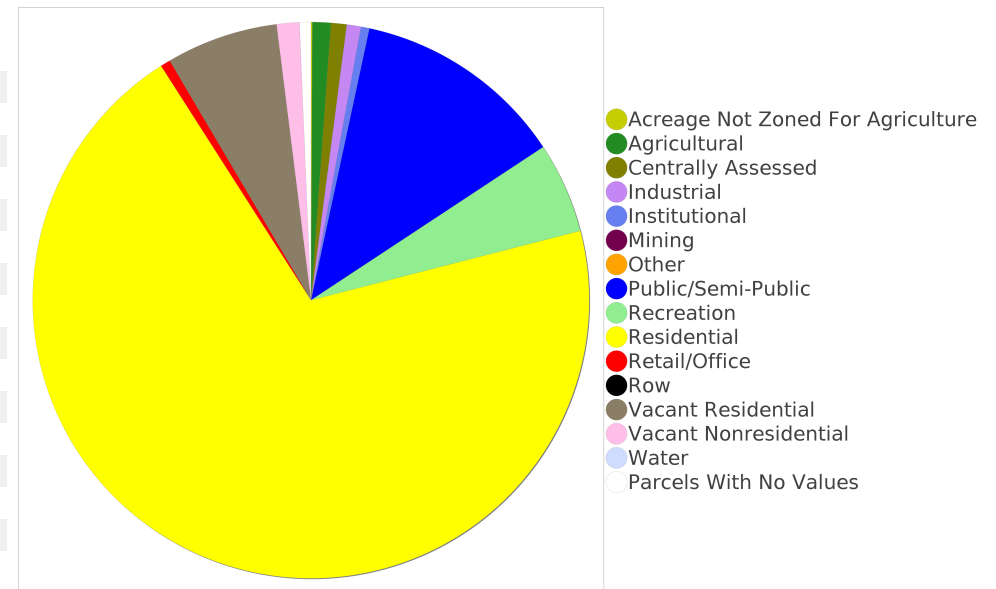
Description	2020 ¹	ACS 2020-2024
Total Households Types of Computers in HH	2,057	2,463
Households with 1 or more device	1,971	2,431
Households with no computer	85	32
Total Households Presence and Types of Internet Subscriptions	2,057	2,463
Households with an internet subscription	1,817	2,351
Households with internet access without a subscription	75	0
Households with no internet access	163	112

Household Languages

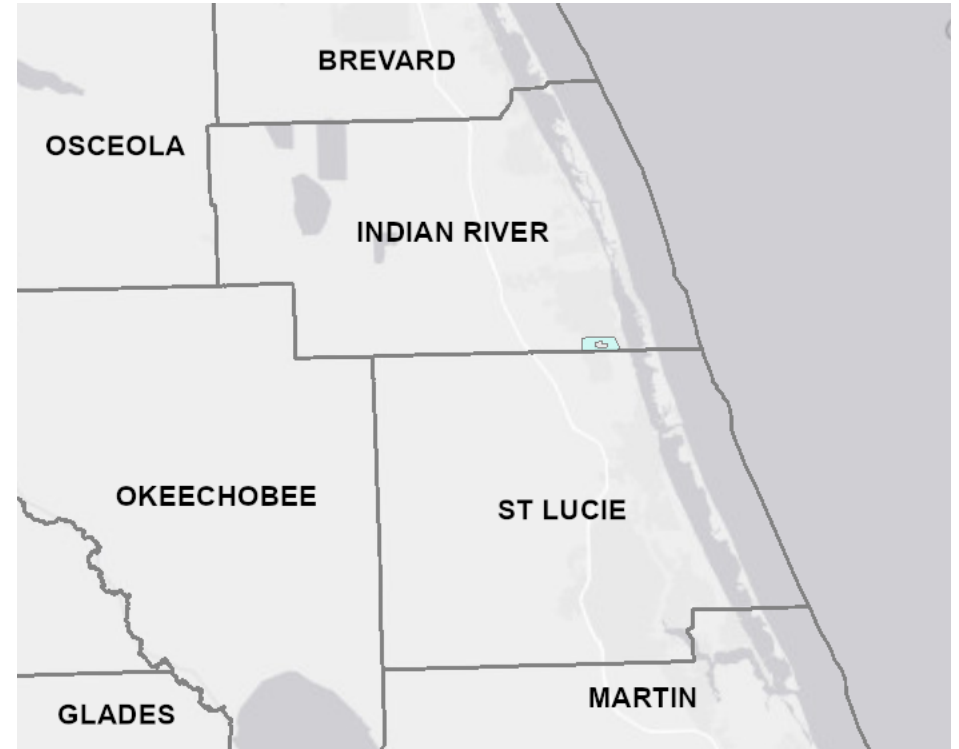
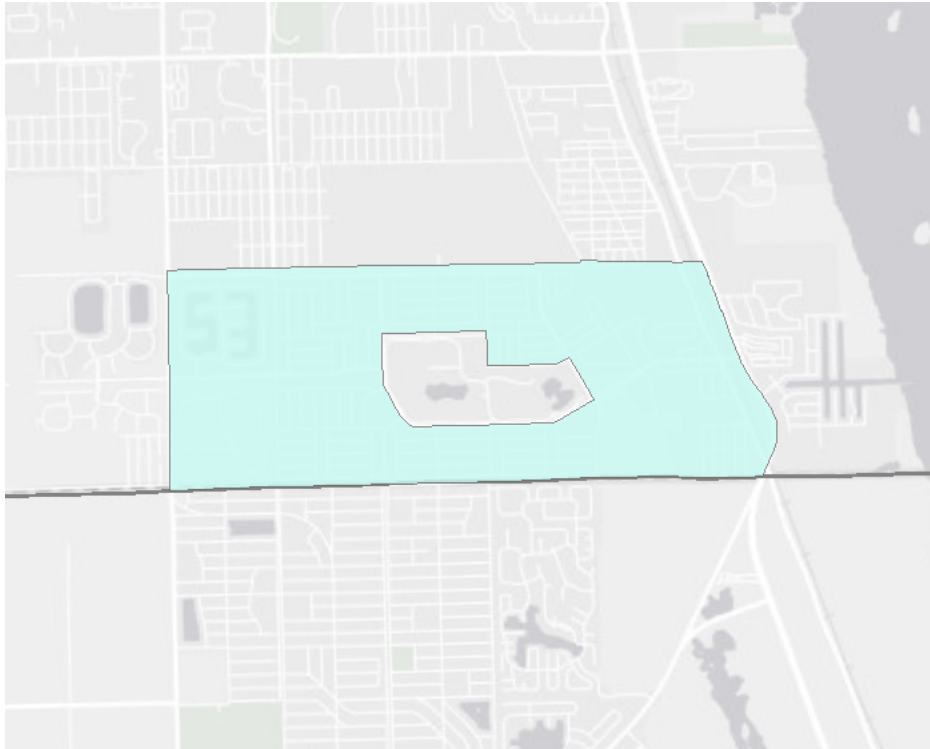
Description	2020 ¹	ACS 2020-2024
Total Households by Household Language	2,057	2,463
Household Not Limited English Speaking Status	2,037	2,379
Spanish: Limited English speaking household	9	70
Indo-European languages: Limited English speaking household	10	10
Asian and Pacific Island languages: Limited English speaking household	0	2
Other languages: Limited English speaking household	0	0

Existing Land Use ^{15, 56}

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	1	0.06%
Agricultural	13	0.82%
Centrally Assessed	11	0.70%
Industrial	10	0.63%
Institutional	6	0.38%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	150	9.50%
Recreation	64	4.05%
Residential	850	53.85%
Retail/Office	7	0.44%
Row	<0.5	<0.03%
Vacant Residential	79	5.00%
Vacant Nonresidential	16	1.01%
Water	0	0.00%
Parcels With No Values	8	0.51%



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.

Florida Parks and Recreational Facilities

Facility Name	Address	Zip Code
VERO HIGHLANDS PARK	330 21ST RD SW	32962
HALLSTROM FARMSTEAD CONSERVATION AREA	1601 OLD DIXIE HWY SW	32962

Public Schools

Facility Name	Address	Zip Code
INDIAN RIVER ACADEMY	500 20TH ST SW	32962

Block Groups

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

1990 Census Block Groups

120610506063, 120610507033, 120610506061, 120610506062, 120610506064

2000 Census Block Groups

121110011012, 120610506063, 121110011023, 120610506061, 121110022001, 120610506053, 120610506062, 120610507033, 120610506064

2010 Census Block Groups

120610506065, 120610506051, 121113811016, 121113811022, 120610506064, 120610507033, 120610506062, 120610506061, 120610506063

Census Block Groups

121113811032, 120610506081, 120610506082, 120610507071, 120610507072, 120610506071, 120610506072, 120610506083, 120610506051, 121113811072

Goals and Values ⁴

NO DATA AVAILABLE

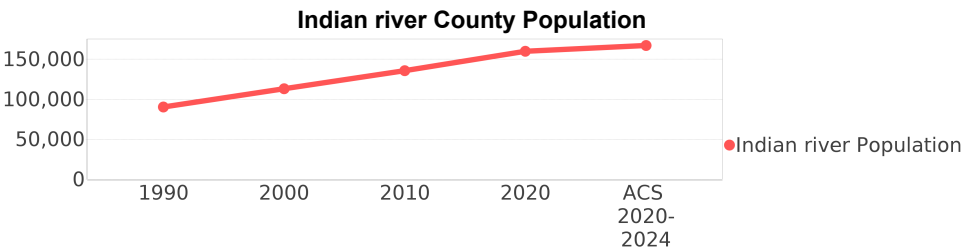
History ⁴

NO DATA AVAILABLE

Indian river County Demographic Profile

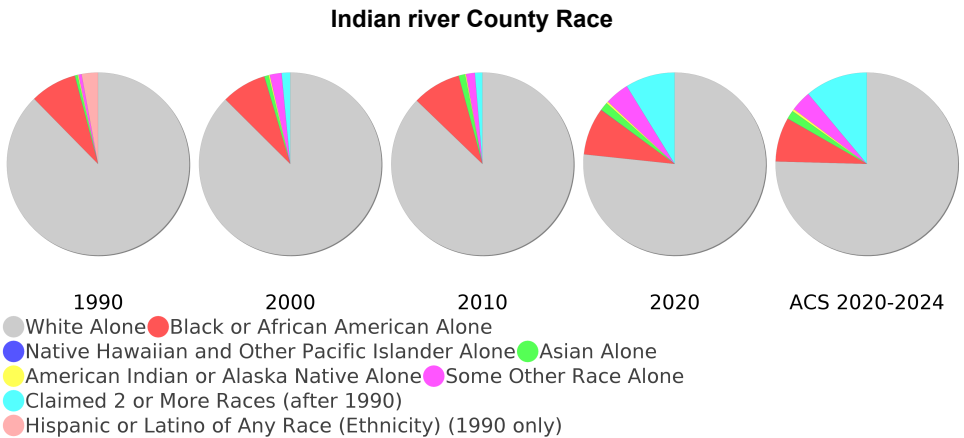
General Population Trends - Indian river ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total Population	90,208	112,947	135,518	159,788	166,936
Total Households	38,057	49,137	57,560	71,177	70,816
Average Persons per Acre	0.274	0.343	0.411	0.48	0.52
Average Persons per Household	2.37	2.249	2.00	2.22	2.33
Average Persons per Family	2.784	2.782	2.931	3.35	3.01
Males	43,578	54,594	65,606	76,711	80,832
Females	46,630	58,353	69,912	83,077	86,104



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

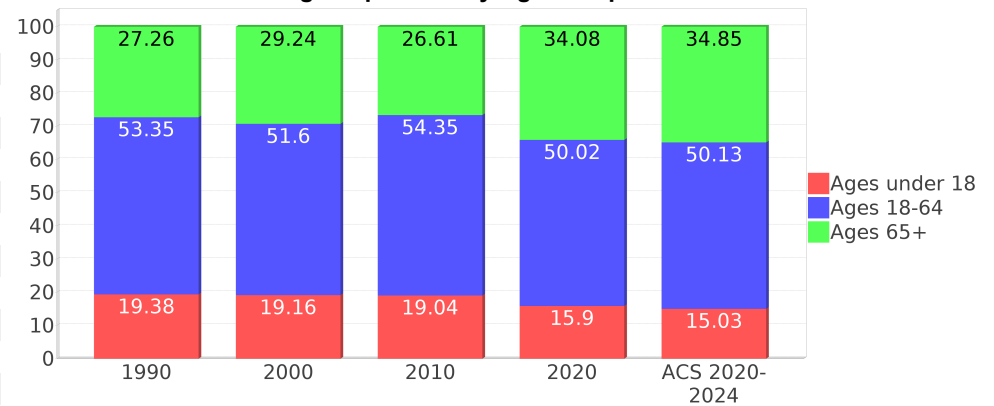
Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
White Alone	81,418 (90.26%)	98,775 (87.45%)	118,153 (87.19%)	122,541 (76.69%)	125,917 (75.43%)
Black or African American Alone	7,660 (8.49%)	8,945 (7.92%)	11,634 (8.58%)	13,367 (8.37%)	13,043 (7.81%)
Native Hawaiian and Other Pacific Islander Alone	21 (0.02%)	38 (0.03%)	32 (0.02%)	68 (0.04%)	45 (0.03%)
Asian Alone	452 (0.50%)	864 (0.76%)	1,551 (1.14%)	2,390 (1.50%)	2,600 (1.56%)
American Indian or Alaska Native Alone	136 (0.15%)	237 (0.21%)	241 (0.18%)	531 (0.33%)	669 (0.40%)
Some Other Race Alone	521 (0.58%)	2,380 (2.11%)	2,106 (1.55%)	6,823 (4.27%)	6,127 (3.67%)
Claimed 2 or More Races	(NA)	1,708 (1.51%)	1,801 (1.33%)	14,068 (8.80%)	18,535 (11.10%)
Hispanic or Latino of Any Race (Ethnicity)	2,704 (3.00%)	7,300 (6.46%)	14,264 (10.53%)	20,832 (13.04%)	23,133 (13.86%)
Not Hispanic or Latino (Ethnicity)	87,504 (97.00%)	105,647 (93.54%)	121,254 (89.47%)	138,956 (86.96%)	143,803 (86.14%)
Minority (Race and Ethnicity)	10,859 (12.04%)	18,629 (16.49%)	31,248 (23.06%)	42,366 (26.51%)	45,977 (27.54%)



Age Trends - Indian river ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Under Age 5	5.45%	4.61%	4.84%	3.75%	3.82%
Ages 5-17	13.93%	14.55%	14.20%	12.15%	11.21%
Ages 18-21	3.97%	3.60%	4.15%	3.53%	3.64%
Ages 22-29	9.01%	6.53%	7.29%	6.63%	6.55%
Ages 30-39	13.11%	11.25%	9.16%	8.86%	9.45%
Ages 40-49	10.40%	13.15%	12.93%	9.25%	9.39%
Ages 50-64	16.87%	17.06%	20.81%	21.76%	21.10%
Age 65 and Over	27.26%	29.24%	26.61%	34.08%	34.85%
-Ages 65-74	17.12%	14.68%	12.50%	18.58%	18.12%
-Ages 75-84	8.28%	11.68%	10.23%	11.24%	11.88%
-Age 85 and Over	1.86%	2.88%	3.89%	4.26%	4.84%
Median Age	NA	47	48	55.1	55.3

Percentage Population by Age Group - Indian river



Income Trends - Indian river ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Median Household Income	\$28,961	\$39,635	\$47,341	\$57,945	\$73,491
Median Family Income	\$33,569	\$46,385	\$57,477	\$72,001	\$88,816
Population below Poverty Level	8.75%	9.30%	12.63%	10.28%	11.06%
Households below Poverty Level	9.17%	8.50%	10.97%	8.18%	10.69%
Households with Public Assistance Income	3.77%	2.22%	1.90%	1.50%	1.92%

Disability Trends - Indian river ¹⁰

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

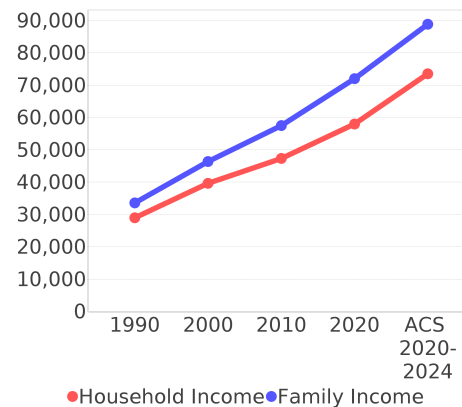
Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Population 16 To 64 Years with a disability	4,599 (6.26%)	12,827 (12.06%)	NA (NA)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	9,106 (11.84%)	10,266 (12.79%)

Educational Attainment Trends - Indian river ^{11, 5}

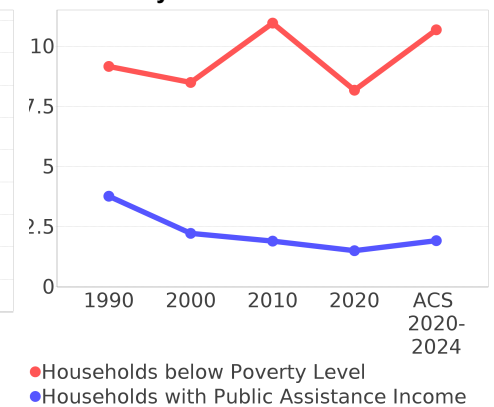
Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Less than 9th Grade	4,729 (7.08%)	5,292 (6.26%)	5,026 (5.00%)	4,223 (3.48%)	4,102 (3.11%)
9th to 12th Grade, No Diploma	10,989 (16.45%)	10,299 (12.18%)	8,739 (8.69%)	7,803 (6.43%)	6,443 (4.89%)
High School Graduate or Higher	51,080 (76.47%)	68,940 (81.56%)	86,756 (86.31%)	109,362 (90.09%)	121,257 (92.00%)
Bachelor's Degree or Higher	12,779 (19.13%)	19,533 (23.11%)	26,870 (26.73%)	37,154 (30.61%)	44,585 (33.83%)

Income Trends



Poverty and Public Assistance

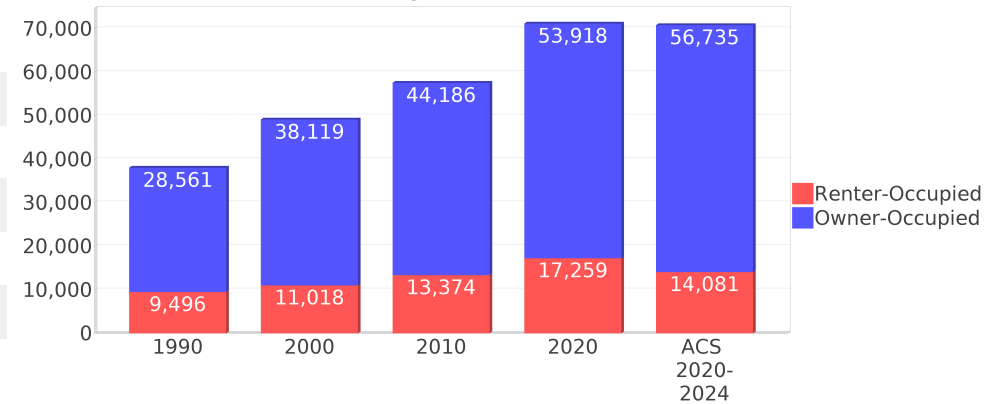


Language Trends - Indian river ⁵

Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Speaks English Well	1,252 (1.47%)	2,307 (2.14%)	3,537 (2.74%)	4,314 (2.87%)	4,613 (2.87%)
Speaks English Not Well	NA (NA)	1,595 (1.48%)	3,225 (2.50%)	2,229 (1.48%)	1,659 (1.03%)
Speaks English Not at All	NA (NA)	849 (0.79%)	1,813 (1.41%)	753 (0.50%)	941 (0.59%)
Speaks English Not Well or Not at All	871 (1.02%)	2,444 (2.27%)	5,038 (3.91%)	2,982 (1.98%)	2,600 (1.62%)
Speaks English Less than Very Well	NA (NA)	4,751 (4.41%)	8,575 (6.65%)	7,296 (4.85%)	7,213 (4.49%)

Housing Tenure - Indian river



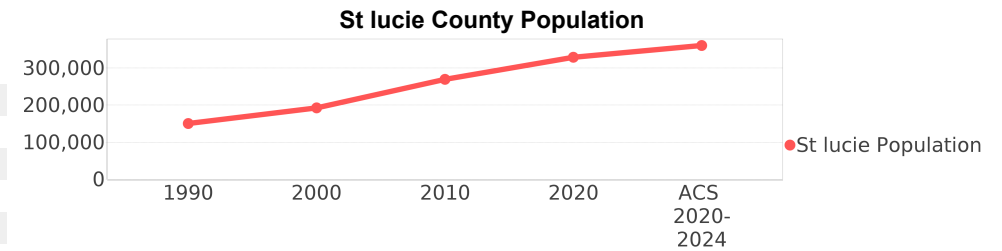
Housing Trends - Indian river ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total	47,128	57,902	75,425	83,529	86,440
Units per Acre	0.143	0.176	0.229	0.25	0.27
Single-Family Units	24,382	36,240	50,814	55,892	61,318
Multi-Family Units	8,429	14,792	18,224	19,307	18,776
Mobile Home Units	4,960	6,786	6,372	5,887	6,309
Owner-Occupied Units	28,561	38,119	44,186	53,918	56,735
Renter-Occupied Units	9,496	11,018	13,374	17,259	14,081
Vacant Units	9,071	8,765	17,865	12,352	15,624
Median Housing Value	\$77,900	\$91,600	\$198,200	\$220,700	\$351,500
Occupied Housing Units w/No Vehicle	2,274 (5.98%)	2,963 (6.03%)	3,140 (5.46%)	2,877 (4.04%)	3,231 (4.56%)
Median year householder moved into unit - Total	NA	NA	NA	2011	2014
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2009	2013
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2015	2018
Abroad 1 year ago	NA	NA	NA	1,241	881
Different house in United States 1 year ago	NA	NA	NA	18,549	18,336
Same house 1 year ago	NA	NA	NA	136,387	146,592
Geographical Mobility in the Past Year - Total	NA	NA	NA	156,177	165,809

St lucie County Demographic Profile

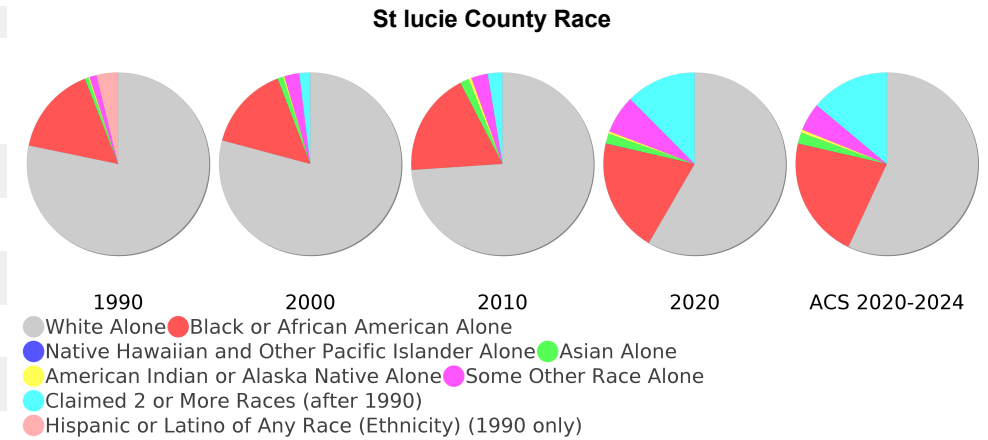
General Population Trends - St lucie ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total Population	150,171	192,695	269,659	329,226	360,500
Total Households	58,174	76,933	103,103	128,997	137,453
Average Persons per Acre	0.407	0.521	0.728	0.89	0.99
Average Persons per Household	2.581	2.471	3.00	2.53	2.60
Average Persons per Family	2.975	2.978	3.155	3.31	3.20
Males	73,443	93,765	132,263	159,830	177,137
Females	76,728	98,930	137,396	169,396	183,363



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

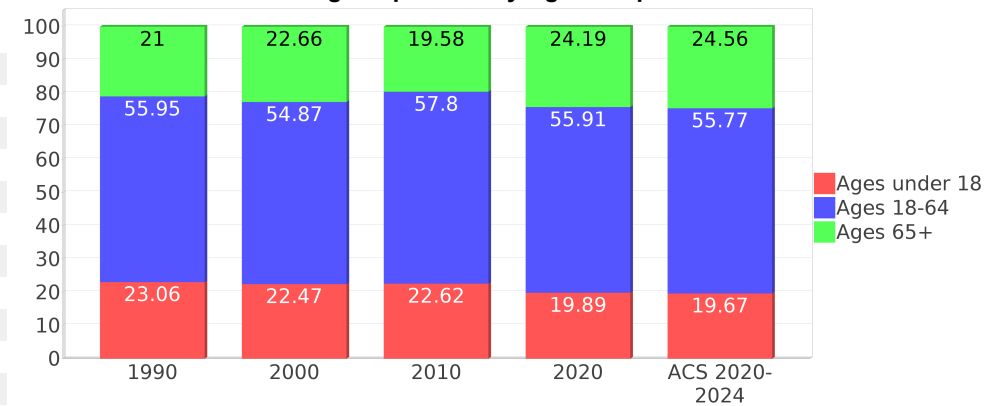
Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
White Alone	122,159 (81.35%)	152,506 (79.14%)	199,387 (73.94%)	192,202 (58.38%)	205,243 (56.93%)
Black or African American Alone	24,666 (16.43%)	28,947 (15.02%)	49,633 (18.41%)	66,407 (20.17%)	77,974 (21.63%)
Native Hawaiian and Other Pacific Islander Alone	63 (0.04%)	29 (0.02%)	36 (0.01%)	185 (0.06%)	123 (0.03%)
Asian Alone	968 (0.64%)	1,885 (0.98%)	4,226 (1.57%)	5,818 (1.77%)	7,097 (1.97%)
American Indian or Alaska Native Alone	347 (0.23%)	492 (0.26%)	1,452 (0.54%)	1,398 (0.42%)	2,001 (0.56%)
Some Other Race Alone	1,968 (1.31%)	5,097 (2.65%)	7,905 (2.93%)	22,160 (6.73%)	17,809 (4.94%)
Claimed 2 or More Races	(NA)	3,739 (1.94%)	7,020 (2.60%)	41,056 (12.47%)	50,253 (13.94%)
Hispanic or Latino of Any Race (Ethnicity)	5,952 (3.96%)	16,004 (8.31%)	42,416 (15.73%)	66,320 (20.14%)	78,741 (21.84%)
Not Hispanic or Latino (Ethnicity)	144,219 (96.04%)	176,691 (91.69%)	227,243 (84.27%)	262,906 (79.86%)	281,759 (78.16%)
Minority (Race and Ethnicity)	31,525 (20.99%)	49,746 (25.82%)	107,757 (39.96%)	152,693 (46.38%)	176,277 (48.90%)



Age Trends - St Lucie ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Under Age 5	6.99%	5.54%	6.15%	4.78%	4.96%
Ages 5-17	16.07%	16.93%	16.47%	15.11%	14.71%
Ages 18-21	4.27%	4.08%	4.63%	4.37%	4.16%
Ages 22-29	10.71%	7.41%	8.39%	8.11%	8.21%
Ages 30-39	14.94%	13.11%	11.65%	11.15%	11.66%
Ages 40-49	10.57%	13.63%	14.18%	11.15%	11.80%
Ages 50-64	15.46%	16.64%	18.95%	21.14%	19.96%
Age 65 and Over	21.00%	22.66%	19.58%	24.19%	24.56%
-Ages 65-74	13.72%	12.27%	10.36%	13.81%	13.56%
-Ages 75-84	6.08%	8.35%	6.86%	7.77%	8.32%
-Age 85 and Over	1.20%	2.04%	2.36%	2.62%	2.67%
Median Age	NA	42	42	45.9	45.1

Percentage Population by Age Group - St Lucie



Income Trends - St Lucie ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Median Household Income	\$27,710	\$36,363	\$45,196	\$55,237	\$71,457
Median Family Income	\$31,226	\$41,381	\$51,943	\$62,950	\$82,201
Population below Poverty Level	13.03%	13.40%	13.72%	13.10%	12.28%
Households below Poverty Level	11.39%	11.46%	11.76%	11.28%	11.76%
Households with Public Assistance Income	6.13%	2.86%	1.58%	3.44%	3.03%

Disability Trends - St Lucie ¹⁰

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

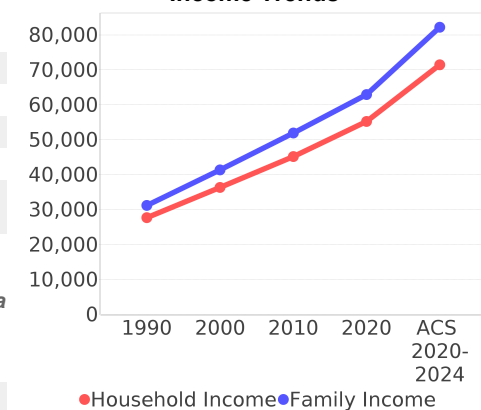
Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Population 16 To 64 Years with a disability	8,513 (7.27%)	27,952 (15.50%)	NA (NA)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	19,784 (11.50%)	20,585 (10.67%)

Educational Attainment Trends - St Lucie ^{11, 5}

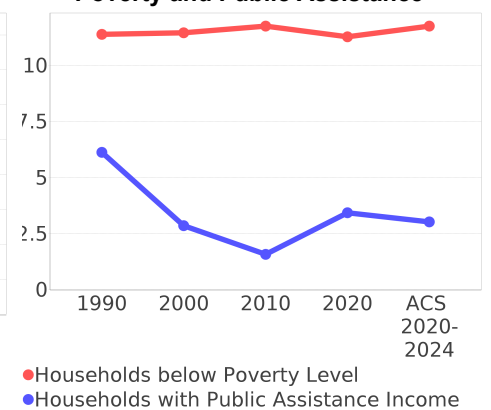
Age 25 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Less than 9th Grade	9,582 (9.15%)	9,190 (6.74%)	10,481 (5.57%)	12,076 (5.16%)	11,827 (4.47%)
9th to 12th Grade, No Diploma	20,082 (19.18%)	21,273 (15.59%)	20,735 (11.03%)	17,738 (7.58%)	16,630 (6.29%)
High School Graduate or Higher	75,016 (71.66%)	105,985 (77.67%)	156,813 (83.40%)	204,257 (87.26%)	236,051 (89.24%)
Bachelor's Degree or Higher	13,674 (13.06%)	20,562 (15.07%)	33,541 (17.84%)	52,597 (22.47%)	70,520 (26.66%)

Income Trends



Poverty and Public Assistance



Language Trends - St Lucie ⁵

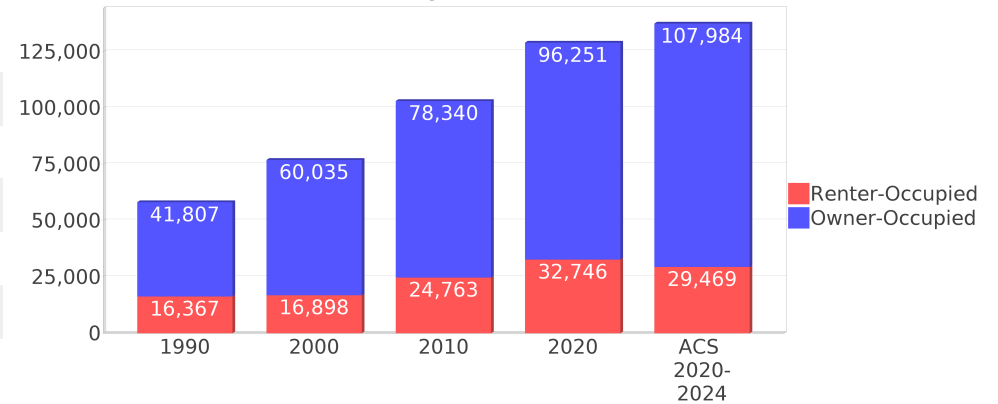
Age 5 and Over

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Speaks English Well	2,893 (2.07%)	5,277 (2.90%)	13,231 (5.23%)	12,791 (4.20%)	16,728 (4.88%)
Speaks English Not Well	NA (NA)	3,792 (2.08%)	7,448 (2.94%)	6,688 (2.20%)	9,689 (2.83%)
Speaks English Not at All	NA (NA)	1,809 (0.99%)	3,074 (1.21%)	2,362 (0.78%)	3,910 (1.14%)
Speaks English Not Well or Not at All	1,968 (1.41%)	5,601 (3.08%)	10,522 (4.16%)	9,050 (2.97%)	13,599 (3.97%)
Speaks English Less than Very Well	NA (NA)	10,878 (5.98%)	23,753 (9.39%)	21,841 (7.17%)	30,327 (8.85%)

Housing Trends - St Lucie ⁵

Description	1990	2000	2010 ¹	2020 ¹	ACS 2020-2024
Total	73,843	91,262	134,098	147,884	160,146
Units per Acre	0.20	0.247	0.362	0.40	0.44
Single-Family Units	40,215	60,843	94,041	103,579	118,869
Multi-Family Units	10,133	18,547	27,114	28,465	30,286
Mobile Home Units	7,475	11,595	12,880	11,702	10,809
Owner-Occupied Units	41,807	60,035	78,340	96,251	107,984
Renter-Occupied Units	16,367	16,898	24,763	32,746	29,469
Vacant Units	15,669	14,329	30,995	18,887	22,693
Median Housing Value	\$72,800	\$81,500	\$177,200	\$209,700	\$347,300
Occupied Housing Units w/No Vehicle	3,842 (6.60%)	4,300 (5.59%)	4,599 (4.46%)	5,226 (4.05%)	6,112 (4.45%)
Median year householder moved into unit - Total	NA	NA	NA	2012	2015
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2010	2014
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2016	2019
Abroad 1 year ago	NA	NA	NA	1,591	1,556
Different house in United States 1 year ago	NA	NA	NA	38,580	35,465
Same house 1 year ago	NA	NA	NA	278,119	320,043
Geographical Mobility in the Past Year - Total	NA	NA	NA	318,290	357,064

Housing Tenure - St Lucie



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 2020-2024. 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 2020-2024 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.fl-a-etat.org/meta/gc_communitycenter.xml
- (40) Correctional Facilities in Florida https://etdmpub.fl-a-etat.org/meta/gc_correctional.xml
- (41) Cultural Centers in Florida https://etdmpub.fl-a-etat.org/meta/gc_culturecenter.xml
- (42) Fire Department and Rescue Station Facilities in Florida https://etdmpub.fl-a-etat.org/meta/gc_firestat.xml
- (43) Local, State, and Federal Government Buildings in Florida https://etdmpub.fl-a-etat.org/meta/gc_govbuild.xml
- (44) Florida Health Care Facilities https://etdmpub.fl-a-etat.org/meta/healthcare_facilities.xml
- (45) Hospital Facilities in Florida https://etdmpub.fl-a-etat.org/meta/gc_hospitals.xml
- (46) Law Enforcement Facilities in Florida https://etdmpub.fl-a-etat.org/meta/law_enforcement_facilities.xml
- (47) Florida Parks and Recreational Facilities https://etdmpub.fl-a-etat.org/meta/gc_parks.xml
- (48) Religious Centers https://etdmpub.fl-a-etat.org/meta/gc_religion.xml
- (49) Florida Public and Private Schools https://etdmpub.fl-a-etat.org/meta/gc_schools.xml
- (50) Social Service Centers https://etdmpub.fl-a-etat.org/meta/gc_socialservice.xml
- (51) Assisted Rental Housing Units in Florida https://etdmpub.fl-a-etat.org/meta/affordable_public_housing.xml
- (52) Group Care Facilities <https://etdmpub.fl-a-etat.org/meta/groupcare.xml>
- (53) Mobile Home Parks in Florida https://etdmpub.fl-a-etat.org/meta/gc_mobilehomes.xml
- (54) Migrant Camps in Florida <https://etdmpub.fl-a-etat.org/meta/migrant.xml>
- (55) Veteran Organizations and Facilities https://etdmpub.fl-a-etat.org/meta/gc_veterans.xml
- (56) Generalized Land Use https://etdmpub.fl-a-etat.org/meta/lu_gen.xml
- (57) Census Block Groups in Florida https://etdmpub.fl-a-etat.org/meta/e2_cenacs_cci.xml
- (58) 1990 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/meta/e2_cenblkgrp_1990_cci.xml
- (59) 2000 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/meta/e2_cenblkgrp_2000_cci.xml
- (60) 2010 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/meta/e2_cenblkgrp_2010_cci.xml