

Broward County and Municipal Population Forecast and Allocation Model (PFAM)

2024



URBAN PLANNING DIVISION

Acknowledgments

The revisions of the forecast and report were led by staff from the Resilient Environment Department, Urban Planning Division.

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Broward County 2024 Population Forecast and Allocation Model Report

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Broward County 2024 Population Forecast and Allocation Model Report

Introduction to the Population Forecast and Allocation Model (PFAM)

This effort by the Broward County Urban Planning Division (UPD) is an update of the Population Forecast and Allocation Model (PFAM) initially developed in 2012. The **2024** update assigns the forecasted estimates from the University of Florida’s Bureau of Economic and Business Research (BEBR), “Detailed Population Projections by Age, Sex, Race, and Hispanic Origin, for Florida and Its Counties, 2025-2050, with Estimates for 2021” to Broward County’s 2020 Traffic Analysis Zones (TAZ) and municipalities. BEBR forecasts are updated annually to reflect new population estimates for the previous calendar year. PFAM is updated every three to five years to allocate the most recent countywide population estimate to each of the municipalities based on local development patterns. This allocation is then modified for future years based on anticipated changes to development patterns. The last PFAM update occurred in 2017 using BEBR population projections for 2015. PFAM 2024 applies BEBR 2022 projections that reflect population estimates for 2021.

BEBR forecasts are assigned to TAZs and municipalities utilizing a household-based model. BEBR’s forecasts by population age are converted to countywide household forecasts using an average of 2000, 2010 and 2020 Census householders by age group data. The converted countywide household forecasts are then assigned to TAZs based on the interaction between:

- 1) The change in the countywide household-size distribution through forecast periods.
- 2) The established TAZ-level distribution of households.
- 3) The capacity of each TAZ to absorb additional housing units.

Since the County’s population is expected to continue to grow and residential options continue to change, the future distribution of population and housing by municipality and TAZ is likely to be varied due to dwindling amounts of vacant land. Input from the local planning and service-delivery entities guided the distribution process. Underlying the distribution process are land development characteristics and the Broward County Land Use Plan.

Local capacity to absorb future growth is no longer dependent on just vacant land, but also redevelopment opportunities. To meet current and future affordable housing demands and recognizing decreasing demand for commercial space, Broward County has adopted policies to simplify converting commercial land use to residential. At the same time, the County continues to support the development of a more robust public transportation and multi-modal framework which would allow increasing density and lower housing costs, while mitigating the impact on the limited regional roadway capacity.

Chapter 1 - Bureau of Economic and Business Research (BEBR)

Population Forecast

BEBR annually projects population growth for Florida and its counties. The BEBR forecast for Broward County is distributed to the TAZs and municipalities based on expected housing demand and individual TAZ development characteristics and trends.

Table 1 presents BEBR statewide and county populations for 2021 and the forecast years of 2025 through 2050. The BEBR forecast distributes statewide population projections to the individual counties.

TABLE 1 – BEBR FLORIDA AND COUNTIES RESIDENT POPULATION FOR 2021 AND FORECAST YEARS 2025 – 2050

County	Estimates		Projections						Change	
and State	2021	2025	2030	2035	2040	2045	2050	2021-35	2035 -50	
FLORIDA	21,898,945	23,164,008	24,471,129	25,520,837	26,405,472	27,176,715	27,877,707	3,621,892	2,356,870	
ALACHUA	284,607	297,606	310,589	320,877	328,767	335,612	341,795	36,270	20,918	
BAKER	28,692	29,816	30,915	31,747	32,416	32,974	33,478	3,055	1,731	
BAY	178,282	186,282	193,811	199,158	203,243	206,546	209,380	20,876	10,222	
BRADFORD	27,955	28,418	28,805	28,974	29,147	29,303	29,446	1,019	472	
BREVARD	616,742	648,006	678,310	702,048	722,033	739,098	754,535	85,306	52,487	
BROWARD	1,955,375	2,022,529	2,090,446	2,145,214	2,191,944	2,233,056	2,270,735	189,839	125,521	
CALHOUN	13,683	13,955	14,136	14,224	14,292	14,347	14,394	541	170	
CHARLOTTE	190,570	203,019	215,720	225,795	234,324	241,946	248,769	35,225	22,974	
CITRUS	155,615	162,526	169,229	174,869	179,530	183,451	186,965	19,254	12,096	
CLAY	221,440	234,766	249,045	260,913	270,279	278,257	285,416	39,473	24,503	
COLLIER	382,680	408,227	433,868	455,130	472,658	487,594	501,020	72,450	45,890	
COLUMBIA	69,809	72,542	74,728	76,248	77,454	78,583	79,620	6,439	3,372	
DESOTO	34,031	34,423	34,622	34,800	34,960	35,103	35,236	769	436	
DIXIE	16,804	17,052	17,409	17,600	17,735	17,869	17,996	796	396	
DUVAL	1,016,809	1,076,935	1,136,187	1,181,246	1,217,774	1,249,509	1,278,118	164,437	96,872	
ESCAMBIA	324,458	333,859	342,441	349,337	355,353	360,655	365,507	24,879	16,170	
FLAGLER	119,662	132,041	145,581	156,444	165,357	172,978	180,096	36,782	23,652	
FRANKLIN	12,364	13,048	13,636	14,061	14,409	14,708	14,979	1,697	918	
GADSDEN	43,813	44,120	44,291	44,357	44,408	44,450	44,485	544	128	
GILCHRIST	18,126	19,030	19,830	20,414	20,895	21,330	21,731	2,288	1,317	
GLADES	12,130	12,462	12,714	12,865	12,980	13,072	13,152	735	287	
GULF	14,824	15,472	15,880	16,164	16,430	16,657	16,856	1,340	692	
HAMILTON	13,226	13,654	13,803	13,882	13,955	14,020	14,080	656	198	
HARDEE	25,269	25,325	25,187	25,008	24,850	24,708	24,575	-261	-433	
HENDRY	40,540	41,967	43,416	44,463	45,285	45,971	46,610	3,923	2,147	
HERNANDO	196,540	207,591	218,955	228,262	235,905	242,299	247,989	31,722	19,727	
HIGHLANDS	102,065	104,239	106,471	108,290	109,803	111,121	112,323	6,225	4,033	
HILLSBOROUGH	1,490,374	1,595,049	1,701,974	1,786,655	1,857,837	1,919,790	1,976,074	296,281	189,419	
HOLMES	19,665	19,905	20,004	20,053	20,096	20,134	20,170	388	117	
INDIAN RIVER	161,702	171,480	181,640	189,588	196,133	201,768	206,847	27,886	17,259	
JACKSON	47,198	48,495	48,863	49,032	49,181	49,315	49,441	1,834	409	
JEFFERSON	14,590	15,058	15,317	15,468	15,609	15,733	15,846	878	378	

LAFAYETTE	7,937	8,243	8,426	8,531	8,613	8,678	8,732	594	201
LAKE	400,142	442,652	487,576	525,324	558,848	587,933	614,545	125,182	89,221
LEE	782,579	851,592	924,486	983,671	1,033,781	1,077,796	1,118,093	201,092	134,422
LEON	295,921	304,873	314,173	321,244	327,282	332,764	337,647	25,323	16,403
LEVY	43,577	45,279	46,955	48,240	49,366	50,361	51,259	4,663	3,019
LIBERTY	7,464	7,690	7,812	7,876	7,932	7,983	8,031	412	155
MADISON	18,122	18,262	18,420	18,496	18,551	18,593	18,628	374	132
MANATEE	411,209	445,811	481,944	511,157	536,461	558,474	578,535	99,948	67,378
MARION	381,176	403,621	426,585	444,625	459,700	472,731	484,315	63,449	39,690
MARTIN	159,053	164,290	169,731	174,226	178,007	181,325	184,366	15,173	10,140
MIAMI-DADE	2,731,939	2,823,809	2,922,576	3,001,790	3,068,377	3,126,570	3,179,572	269,851	177,782
MONROE	83,411	84,290	85,117	85,704	86,153	86,516	86,827	2,293	1,123
NASSAU	93,012	101,726	110,911	118,495	125,257	131,143	136,483	25,483	17,988
OKALOOSA	213,204	223,575	233,762	241,940	248,930	254,838	259,968	28,736	18,028
OKEECHOBEE	39,148	39,937	40,526	40,889	41,167	41,391	41,583	1,741	694
ORANGE	1,457,940	1,577,686	1,704,664	1,807,004	1,893,358	1,969,038	2,038,207	349,064	231,203
OSCEOLA	406,460	463,493	525,535	574,979	618,247	657,134	693,231	168,519	118,252
PALM BEACH	1,502,495	1,571,519	1,643,893	1,702,729	1,751,190	1,792,327	1,828,655	200,234	125,926
PASCO	575,891	623,312	672,385	712,780	746,666	776,313	803,387	136,889	90,607
PINELLAS	964,490	979,510	994,407	1,006,397	1,016,454	1,025,198	1,033,132	41,907	26,735
POLK	748,365	810,945	877,761	932,712	979,194	1,019,496	1,056,195	184,347	123,483
PUTNAM	73,673	74,002	74,377	74,689	74,955	75,190	75,406	1,016	717
SANTA ROSA	191,911	207,990	224,218	237,713	248,998	258,854	267,856	45,802	30,143
SARASOTA	441,508	467,718	493,319	513,992	531,950	547,874	561,845	72,484	47,853
SEMINOLE	477,455	499,072	520,914	539,043	554,387	567,252	578,790	61,588	39,747
ST. JOHNS	285,533	324,837	366,381	400,150	429,916	456,528	481,144	114,617	80,994
ST. LUCIE	340,060	370,390	403,213	429,800	450,961	469,673	486,932	89,740	57,132
SUMTER	134,593	154,292	175,456	192,153	206,682	219,614	231,563	57,560	39,410
SUWANNEE	43,676	44,973	46,098	46,878	47,455	47,917	48,345	3,202	1,467
TAYLOR	20,957	21,185	21,369	21,459	21,535	21,629	21,723	502	264
UNION	15,799	16,211	16,636	16,973	17,241	17,461	17,654	1,174	681
VOLUSIA	563,358	592,117	620,057	641,542	659,082	674,241	687,937	78,184	46,395
WAKULLA	34,311	36,701	38,954	40,687	42,152	43,444	44,611	6,376	3,924
WALTON	77,941	87,666	98,090	106,687	114,131	120,700	126,756	28,746	20,069
WASHINGTON	24,995	25,842	26,579	27,076	27,451	27,779	28,090	2,081	1,014

Source: University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

The BEBR model forecasts population increases over the next 25-year period for all Florida counties. Broward County's population growth is projected to average 13,560 annually from 2021 through 2035 and 8,368 for the remainder of the period. This growth is dramatically lower than the County's historic growth which averaged around 26,500 annually between 1970 and 2020. During the "great recession" (2007 -2009), growth forecasts were even lower and have increased in the past few years.

Tables 2 and 3, below, present the projections for Florida's 10 most populous counties and counties with the greatest increases. While it is possible that a less developed county will experience rapid population growth, BEBR forecasts that most of the future growth will continue to occur in the most populous counties. Table 2 provides projections for Florida's 10 most populous counties for years 2021, 2035 and 2050. Through 2050, Miami-Dade and Broward County remain in 1st and 2nd place as most populous counties. By 2035, Palm Beach County will be surpassed by Orange and Hillsborough counties (3rd and 4th). Throughout the forecast

period approximately 60% of Florida’s population will continue to reside within the top 10 counties. Florida’s population will be concentrated into four “metropolitan” areas: Southeast Florida (Miami-Dade, Broward, and Palm Beach Counties), Tampa Bay (Hillsborough, Pinellas, and by 2035 Pasco County), Central Florida (Lake, Orange, Osceola, Polk, and Seminole Counties) and Jacksonville/Duval, all of which rank in the top 40 metropolitan areas in the nation. Any accelerated (or decelerated) growth in any one of these counties is likely to influence the forecast for the others.

Broward’s past growth was easily accommodated by large acreages of vacant developable land. Today, nearly all this land has been built-out. During 2024 PFAM the vacant land categories of residential, commercial, industrial, institutional, and governmental represented only 2.8% of all developable land. Most county growth in the past decade has happened with the infilling of smaller vacant lots and redevelopment of older commercial sites, including portions of golf courses.

TABLE 2 - RANK AND POPULATION OF FLORIDA'S 10 MOST POPULOUS COUNTIES--2021, 2035, AND 2050

County	Population 2021	County	Population 2035	County	Population 2050
MIAMI-DADE	2,731,939	MIAMI-DADE	3,001,790	MIAMI-DADE	3,179,572
BROWARD	1,955,375	BROWARD	2,145,214	BROWARD	2,270,735
PALM BEACH	1,502,495	ORANGE	1,807,004	ORANGE	2,038,207
HILLSBOROUGH	1,490,374	HILLSBOROUGH	1,786,655	HILLSBOROUGH	1,976,074
ORANGE	1,457,940	PALM BEACH	1,702,729	PALM BEACH	1,828,655
DUVAL	1,016,809	DUVAL	1,181,246	DUVAL	1,278,118
PINELLAS	964,490	PINELLAS	1,006,397	LEE	1,118,093
LEE	782,579	LEE	983,671	POLK	1,056,195
POLK	748,365	POLK	932,712	PINELLAS	1,033,132
BREVARD	616,742	PASCO	712,780	PASCO	803,387

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, “Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021”.

TABLE 3 – TEN (10) LARGEST POPULATION INCREASES AMONGST FLORIDA COUNTIES 2021 to 2035 and 2035 to 2050

Rank	County	2021 to 2035 Increase	County	2035 to 2050 Increase
1	ORANGE	349,064	ORANGE	231,203
2	HILLSBOROUGH	296,281	HILLSBOROUGH	189,419
3	MIAMI-DADE	269,851	MIAMI-DADE	177,782
4	LEE	201,092	LEE	134,422
5	PALM BEACH	200,234	PALM BEACH	125,926
6	BROWARD	189,839	BROWARD	125,521
7	POLK	184,347	POLK	123,483
8	OSCEOLA	168,519	OSCEOLA	118,252
9	DUVAL	164,437	DUVAL	96,872
10	PASCO	136,889	PASCO	90,607

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, “Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021”.

Table 3 displays the counties anticipated to experience the bulk of Florida’s population net increase. The combined increases for the top 10 counties account for 60% of growth between 2021 and 2035, and 2035 and 2050. These estimates represent a decrease of 3-4% relative to the 2015 BEBR projections previously used for PFAM 2017. Broward County is expected to remain ranked 6th throughout the forecast period, despite less intense population growth after 2035. Much of Florida’s population growth will be seen along the I-4 corridor in central Florida, including Hillsborough, Pasco, Polk, Orange, and Osceola Counties (nearly 1.8 million additional people by 2050 in these counties alone). By 2050 Miami-Dade, Broward, and Palm Beach Counties are projected to grow by nearly 1.22 million people, a decrease of over 478,000, relative to the 2015 BEBR projections previously used for PFAM 2017. One notable change is the growth being projected in Lee County (Fort Myers, Cape Coral) which is expected to be the fourth fastest growing metropolitan area in the State. Figure 1, below, illustrates forecast growth by county through 2050 based on 2022 BEBR projections.

Figure 1
Forecast Growth by County, 2021-2050

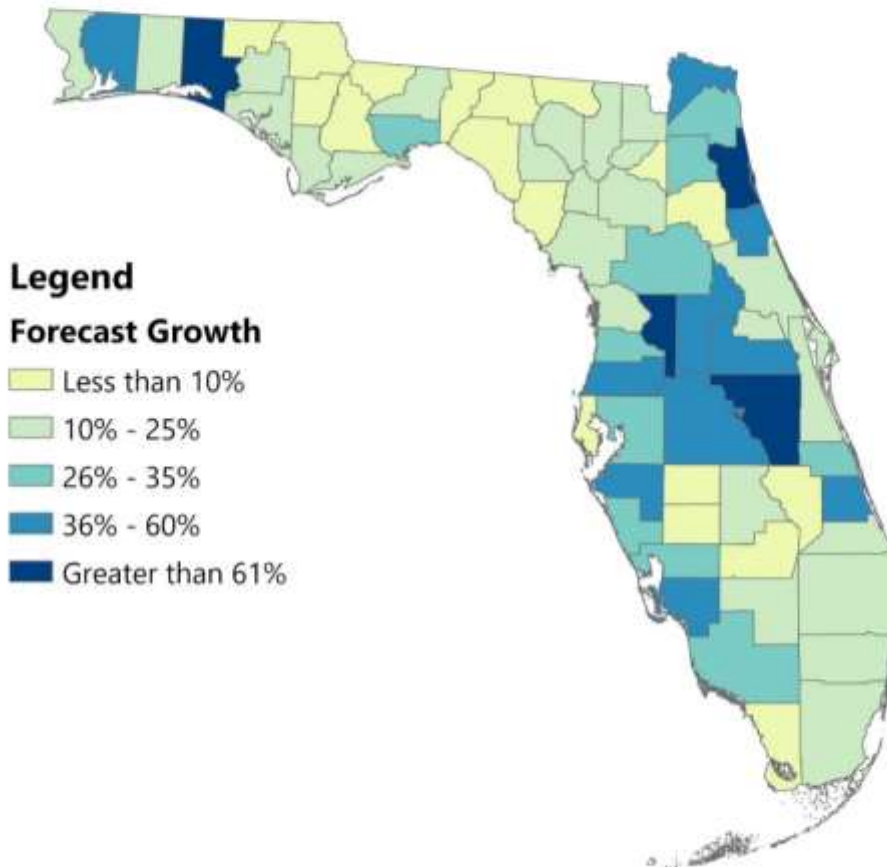


Figure 1 - Forecast Growth by County, Florida, 2021 - 2050 (in percentages).

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

Table 4 displays population projections for the Southeast Florida Tri-County area, with close to 1.1 million new residents projected for the Tri-County area by 2050. This population growth is unevenly distributed with Miami-Dade receiving 41% of the growth; Palm Beach, 30%; and Broward, 29%. Figure 2, below, illustrates steady increases over the 29-year period, with a slight decrease in the rate of growth over time for the Tri-County through 2050. The shift in growth towards Central Florida and Lee County appears to be related to the reduction of the Tri-County area's percentage share of statewide population. While the 2020 Census recorded the Tri-County area as nearly 28.5% of the state's population, the BEBR forecasts based on 2021 estimates find that by 2050 that percentage is reduced to 26.1%.

TABLE 4 - FLORIDA AND MIAMI-DADE, BROWARD, AND PALM BEACH COUNTY POPULATION; 2021 - 2050

State/County	Estimates	Bureau of Economic and Business Research Projections					
Jurisdiction	2021	2025	2030	2035	2040	2045	2050
FLORIDA	21,898,945	23,164,008	24,471,129	25,520,837	26,405,472	27,176,715	27,877,707
Miami-Dade	2,731,939	2,823,809	2,922,576	3,001,790	3,068,377	3,126,570	3,179,572
% of State	12.5%	12.2%	11.9%	11.8%	11.6%	11.5%	11.4%
Broward	1,955,375	2,022,529	2,090,446	2,145,214	2,191,944	2,233,056	2,270,735
% of State	8.9%	8.7%	8.5%	8.4%	8.3%	8.2%	8.1%
Palm Beach	1,502,495	1,571,519	1,643,893	1,702,729	1,751,190	1,792,327	1,828,655
% of State	6.9%	6.8%	6.7%	6.7%	6.6%	6.6%	6.6%
Tri-County	6,189,809	6,417,857	6,656,915	6,849,733	7,011,511	7,151,953	7,278,962
% of State	28.3%	27.7%	27.2%	26.8%	26.6%	26.3%	26.1%

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

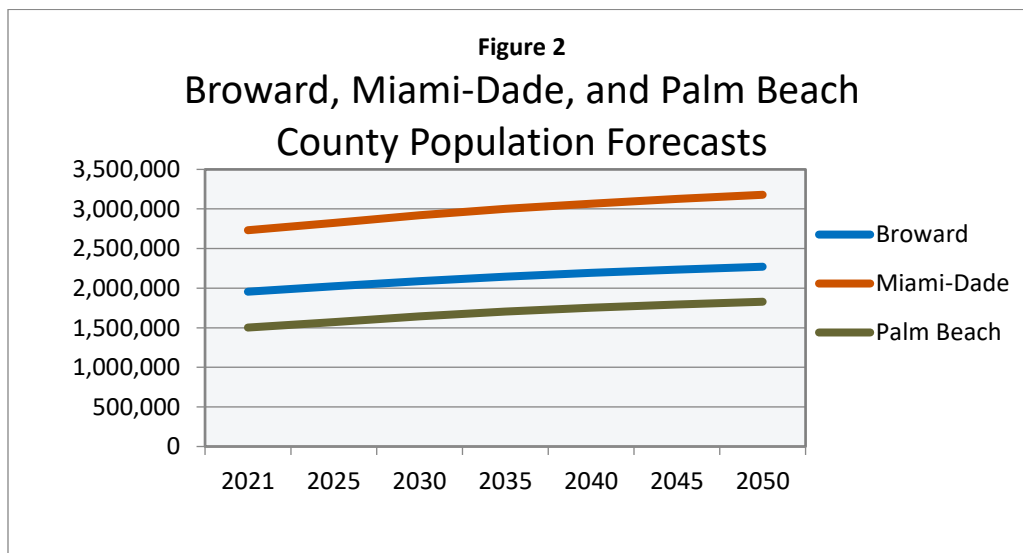


Figure 2 -Graph of South Florida Counties Population Growth Forecasts.

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

Chapter 2 - BEBR Forecast by Age for Broward County

Age Groups

In addition to total populations, BEBR projects age group compositions (Table 5, below). As the County's population increases, the average population per age cohort increases from 108,632 in 2021 to 126,151 by 2050. Despite consistent population growth for the County, growth rates among groups vary considerably.

TABLE 5 - BROWARD COUNTY POPULATION BY AGE GROUP POPULATION 2021 - 2050

Age	Estimates		Projections				
Groups	2021	2025	2030	2035	2040	2045	2050
Total	1,955,375	2,022,529	2,090,446	2,145,214	2,191,944	2,233,056	2,270,735
0-4	113,263	117,322	119,051	119,551	118,961	119,985	122,237
5-9	113,013	115,186	119,640	120,901	121,417	120,959	122,073
10-14	112,380	116,347	118,172	122,227	123,623	124,327	124,031
15-19	109,546	112,035	116,104	117,145	121,204	122,826	123,709
15-17	68,679	70,152	72,638	73,260	75,755	76,725	77,239
18-19	40,867	41,883	43,466	43,885	45,449	46,101	46,470
20-24	116,613	113,087	115,674	119,021	119,830	124,062	125,897
25-29	132,657	130,732	124,892	127,011	130,406	131,175	135,789
30-34	132,939	145,856	142,133	135,128	137,347	140,967	141,711
35-39	133,040	136,072	151,884	147,305	140,113	142,549	146,337
40-44	121,863	132,572	135,532	150,516	145,900	138,864	141,306
45-49	120,578	117,665	129,522	131,860	146,302	141,804	134,949
50-54	128,515	120,226	115,759	126,647	128,870	142,970	138,534
55-59	139,764	128,276	117,342	112,451	122,861	124,962	138,565
60-64	132,028	139,201	124,645	113,835	109,022	119,034	120,955
65-69	110,875	124,972	134,260	121,024	111,237	106,942	116,826
70-74	86,959	98,692	115,435	125,666	114,369	105,893	102,253
75-79	61,540	73,990	87,986	104,540	115,695	106,587	99,724
80-84	40,910	48,553	62,118	75,445	91,120	102,494	95,687
85+	48,892	51,745	60,297	74,941	93,667	116,656	140,152

Source: University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

The second largest generation ever, the Baby-Boom generation (born between 1946 and 1964), have been overtaken in size by the Millennials (born between 1981 and 1996). Between 2021 and 2050, the Boomers are going to be declining in numbers. However, by 2035 people over 65 will represent over 23% of the population, including members from two generations—Boomers and Generation X (born between 1965 and 1976); an increase of 5% over 2021 rates. The 20-24 age group will grow by 9,284 between 2021 and 2050, at a very low growth rate of 2.4%. By contrast, some age groups show declines. The 60-64 group is estimated to lose over 18,000 residents between 2021 and 2050. Most groups over 25 years are expected to cycle through highs and lows with the with a slight upward trend over time.

Changing age distributions affect the County by altering the demand for public facilities and services, retail goods and services, and desired housing characteristics; also altering the skill set offered by the local labor market. Generally, impacts from age cohort changes become more apparent as groups are consolidated into larger, more representative cohorts. Figure 3 (below) graphically illustrates the effects of total population growth on the size of the labor force (ages 15 to 64). Table 6 and Figure 4 identify several other cohorts and illustrate their changes through 2050. (These are formatted to include the individual 5-year age groups and, therefore, do not precisely correspond to accepted generation definitions).

Labor Force

Part of the challenge to the private and public sectors will be to find the workers necessary to meet the population’s growing service demands. Figure 3 (below) shows that while the population gradually increases, the number of people who fall within the age groups generally considered as potential participants in the labor force remains constant throughout the forecast period. Increases are mostly found in the population generally outside the labor force age: younger than 15 and older than 65 (seen as a steeper curve). Changes in productivity, increases in labor force participation, and working beyond the normal age of retirement will be required to provide the levels of service needed for Broward’s growing population.

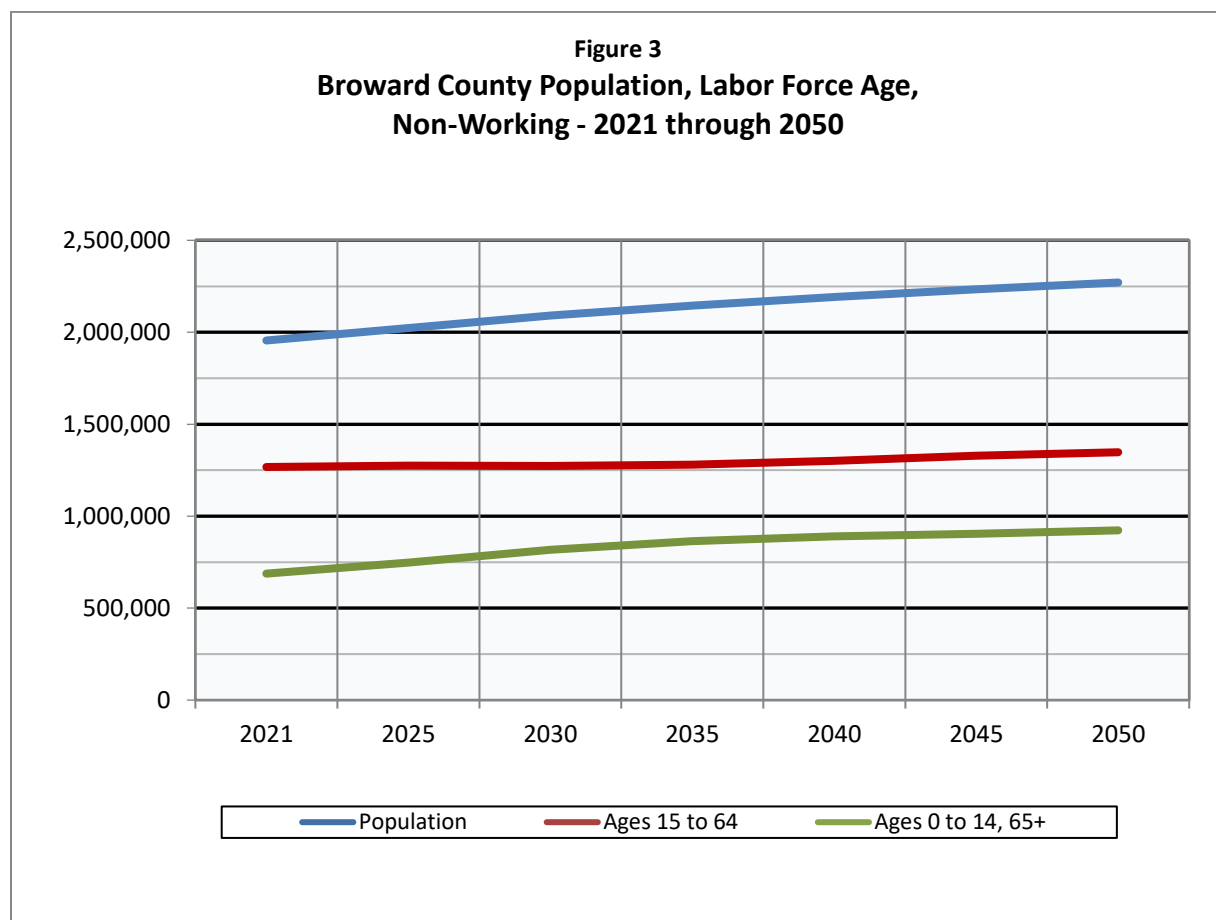


Figure 3 - Broward County Population, Labor Force Age, Non-Working Growth (2021 - 2050)

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

TABLE 6 - BROWARD COUNTY POPULATION, BY SELECTED AGE COHORT 2021 - 2050

Age Cohort	Estimates	Projections						
		2021	2025	2030	2035	2040	2045	2050
--								
School Age ⁽¹⁾	334,939	343,568	353,916	360,273	366,244	368,112	369,813	
New Householders ⁽²⁾	398,636	412,660	418,909	409,444	407,866	414,691	423,837	
Peak Earners ⁽³⁾	370,956	370,463	380,813	409,023	421,072	423,638	414,789	
Retirement ⁽⁴⁾	349,176	397,952	460,096	501,616	526,088	538,572	554,642	

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021".

NOTES: (1) Approximated by using ages 5 – 19; (2) Approximated by using ages 25 – 39; (3) Approximated by using ages 40 -54; (4) Approximated by using ages 65+

Traditionally, most new households are formed by population ages 25 through 39, referred to as New Householders. The tendency is for a person who establishes themselves as a householder (also “head of the household”), remains in that role for most of their lives, until they reach well into their 80’s. In the case of Broward County, the New Householder age cohort (25-39 years) fluctuates greatly in the next 30 years— increases are seen the first 10 years of the forecast period, then decreases for 10 years before increasing again between 2045 and 2050. The Retirement Age group, on the other hand, maintains a steady increase throughout the forecast period.

The size of the Peak Earners age group, generally considered to be between ages 45 and 54, has an important influence on the strength of the local economy. Younger earners are still acquiring the skills and responsibility that enables them to earn more. As Peak Earners get older, the sum of their earnings trend downward as the workforce is generally eroded through retirement, among other possible events. The Peak Earners designation is based on the aggregate earnings of the population within this age group. Broward displays a short-term population decrease in the Peak Earners cohort through 2030 followed by a gradual increase through 2045, followed again by a decrease in the last five years of the forecast. The significance is that there may be relatively fewer dollars circulating in the economy.

Current Peak Earners are primarily people in Generation X (those born roughly between 1960s and 70s). This is considered a “sandwich” generation because they’ve been caught between several major economic shifts including the “Dotcom bust” (1990s), the financial crisis of 2008, the Great Recession (2007-2009), and the COVID-19 pandemic, which have affected their earning and savings potential. They are also sandwiched between supporting children and aging parents at the same time.

While the cohort changes illustrated in Figure 4 can cause the economy to appear less vital; the increase of New Householders in periods of Peak-Earner decline should buffer some of the impacts, as shown.

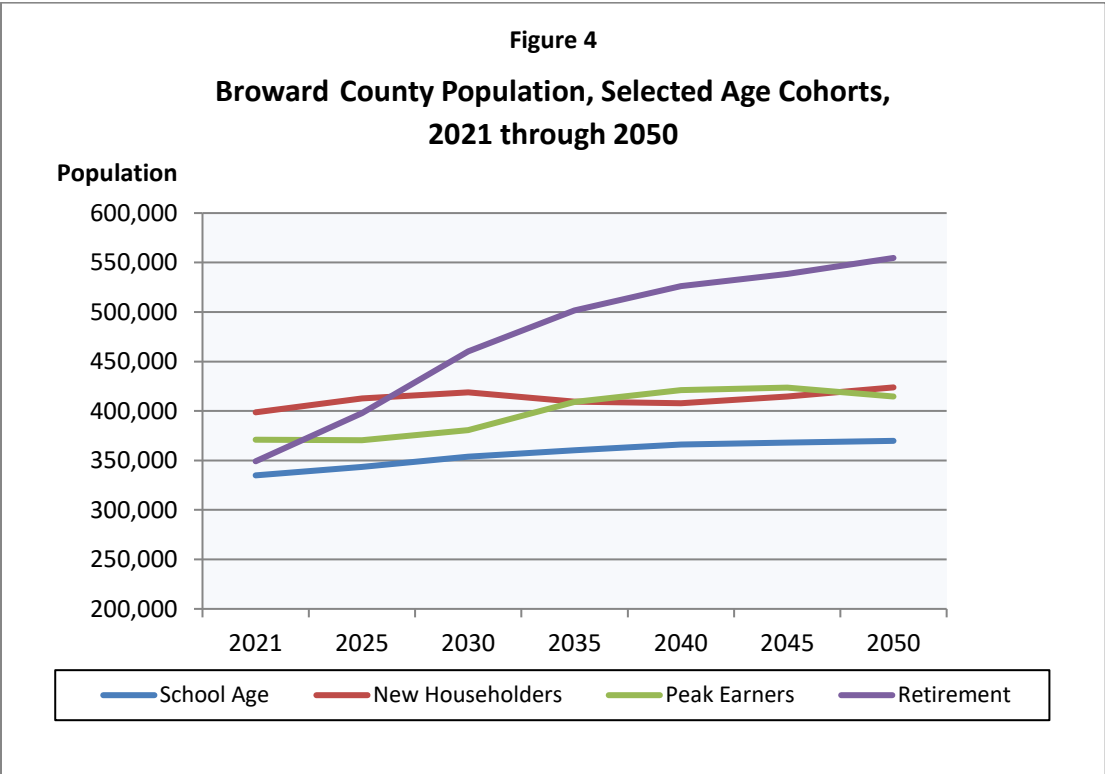


Figure 4 - Broward County Population Selected Age Cohorts 2021 – 2050

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, “Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021”.

On a side note, naming conventions applied to different generations is a somewhat haphazard process that slowly develops through the media and popular discussion, because generations are often shaped by specific events and because of them, tend to share some common traits. Baby Boomers is the best known of the 20th century generations, named after post-World War II spike in the birthrate which began in 1946. Generation X seems to be attributed to several different references, among which are the fact that the letter X refers to an unknown factor and was used in the title of two books (written in 1964 and 1991) which included interviews with youth. The reference to “Millennials” came after the book by Howe and Strauss referred to the generation born after 1980 as the generation that would enter the new millennium. With the advent of smart phones came new trends, so the generation born between 1995 and 2012 was often referred to as “Digital Natives”, but that name did not stick, so the generation is being called “Generation Z” or “Gen Z” for short. (Jean Twenge, *How Generations are Named*, Pew Trend Magazine, 2018). The newest generation of these times follows “Z” and hence has been dubbed Generation Alpha, or Gen Alpha for short.

Figure 5 - Generations defined by years of birth.

Generation Name	Year of birth	Ages in 2020
The Greatest Generation	1901-1924	92- +
The Silent Generation	1925-1945	73 – 91 yrs
The Baby Boomer Generation	1946-1964	57 – 72 yrs
Generation X	1965-1979	42 – 56 yrs
Millennials	1980-1994	27 – 41 yrs
Generation Z	1995-2012	9 – 26 yrs
Gen Alpha	2013 – 2025	0 – 8 yrs

Source: University of Southern California at <https://libguides.usc.edu/busdem/age>.

Chapter 3 - Broward County Households by Age of Householder

The principal component in determining number of households at any given time is influenced by many factors-- age of the householder and economic conditions are fundamental. Householder is the person in whose name the home is owned, bought, or rented as defined by the U.S. census Bureau. Table 7 compares householder rates by age group (percentage of people in the age group that are householders) for the last three decennial censuses (2000, 2010, and 2020). Since each household has one householder, the number of householders determines the number of households.

The 2000 Census when compared to 2010 and 2020 had larger percentages of householders as percent of age group. Despite the economy being generally more conducive to household formation leading up to the 2000 Census, the early 2000s were marked by rising housing prices that would impact household formation in the coming years. At the time of the 2010 Census, the economy was struggling after a deep recession. New household formation was delayed and maintaining the household was difficult. According to a 2021 Pew Research Center analysis, household growth between 2010 and 2020 slowed to its lowest pace in history. Nationwide, “from 2010 to 2020, the number of households increased by 10.1 million – fewer than in any decade from 1950 to 2010. For example, in the 1970s, when the adult population was much smaller, the U.S. added 16.9 million households.” According to the study some new trends observed are the increase in multigenerational family living and hence the increase in household size, the declining tendency of adults to live alone, and the tendency for rural household rates to be higher than urban household rates. Rising housing costs are likely undermining household growth since rents have been rising much faster than inflation in general. (R. Fry, J Passel and D. Cohn, “U. S. Household Growth Over the Last Decade Was the Lowest Ever Recorded,” Pew Research Center online, October 2021).

Table 7 shows how new household formation has been steadily decreasing between 2000 – 2020, evident in the reduced percentages for all householder age groups 2010 – 2020. In householder groups 60 to 64 years and 85 years and older, rates increased in 2010 but decreased by 2020. In post-pandemic years (after 2020), national homeownership rates are showing signs of improvement (R. Callis, *Rate of Home-ownership Higher than Before Pandemic in All Regions*, Census.gov, America Counts: Stories (online), July 2023). Fueled to a greater degree by householder groups that include those younger than 35 years and 35 – 44 years (not reflected in the table).

TABLE 7 – HOUSEHOLDERS AS PERCENT OF AGE GROUP, BROWARD COUNTY 2000, 2010, 2020 AND FORECAST.

Householder Age Group	2000 ⁽¹⁾	2010 ⁽³⁾	2020 ⁽⁴⁾	Forecast ⁽⁵⁾
Householder 15 to 24 years	12.10%	9.07%	6.89%	9.36%
Householder 25 to 34 years	46.10%	41.51%	38.19%	41.93%
Householder 35 to 44 years	54.67%	52.45%	51.03%	52.71%
Householder 45 to 54 years	58.08%	56.78%	55.38%	56.75%
Householder 55 to 59 years	58.38% ⁽²⁾	58.38%	57.68%	58.15%
Householder 60 to 64 years	58.83% ⁽²⁾	60.32%	58.26%	59.14%
Householder 65 to 74 years	61.39%	62.09%	60.39%	61.29%
Householder 75 to 84 years	66.55%	65.43%	61.06%	64.35%
Householder 85 years and over	66.17%	70.32%	60.13%	65.54%

Source: Compiled by Broward County Urban Planning Division from 2000 Census Tables H016, QT-P1, H014, & P008; 2010 Census Tables H17 & QT-P1; and 2020 Census Tables H13 & P12.

NOTES: (1) Calculated from SF1 2000 Census Tables H016, QT-P1; (2) Calculated from SF3 2000 Census Tables H014, P008; (3) Calculated from SF1 2010 Census Tables H17, QT-P1; (4) Calculated from 2020 Census Tables H13, P12; (5) Broward County Urban Planning Division

Due to significant and continued changes in trends, deciding whether future householder rates will more closely reflect 2000, 2010 or 2020 levels is difficult and unpredictable. Rather than attempting to determine which decennial census' householders as percentage of age group better reflects the recession recovery and length of economic expansionary period of an economic downturn, the Forecast Percentages column in Table 7 reflects an average of 2000, 2010 and 2020 percentages. Assuming economic cycles and downturns continue at a regular pace, as has been evident over the last three decennial censuses, using the average enhances the long-term accuracy over selecting just one reported rate. Household estimates and forecasts for years 2025 through 2050 are displayed in Table 8 and Figure 6, below.

TABLE 8 - BROWARD COUNTY HOUSEHOLDER BY AGE GROUP

Householder Age	Census	Forecast Households					
--	2020	2025	2030	2035	2040	2045	2050
15 to 24 years	15,570	21,064	21,686	22,097	22,552	23,100	23,354
25 to 34 years	95,521	115,981	111,971	109,922	112,276	114,117	116,363
35 to 44 years	132,478	141,615	151,510	156,995	150,771	148,346	151,630
45 to 54 years	150,047	134,994	139,188	146,693	156,150	161,599	155,192
55 to 64 years	160,308	156,855	141,907	132,699	135,982	143,085	152,189
65 to 74 years	117,071	137,083	153,038	151,196	138,274	130,446	134,273
75 to 84 years	60,737	78,857	96,593	115,822	133,087	134,545	125,749
85 years and over	24,925	33,913	39,518	49,116	61,389	76,455	91,855
Total	756,657	820,362	855,411	884,540	910,481	931,693	950,605

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021"; 2000 Census Tables H016, QT-P1, H014, & P008; 2010 Census Tables H17 & QT-P1; and 2020 Census Tables H13 & P12.

Figure 6 - Broward County Householder by Age Group, As Percent of Total, 2020-2050

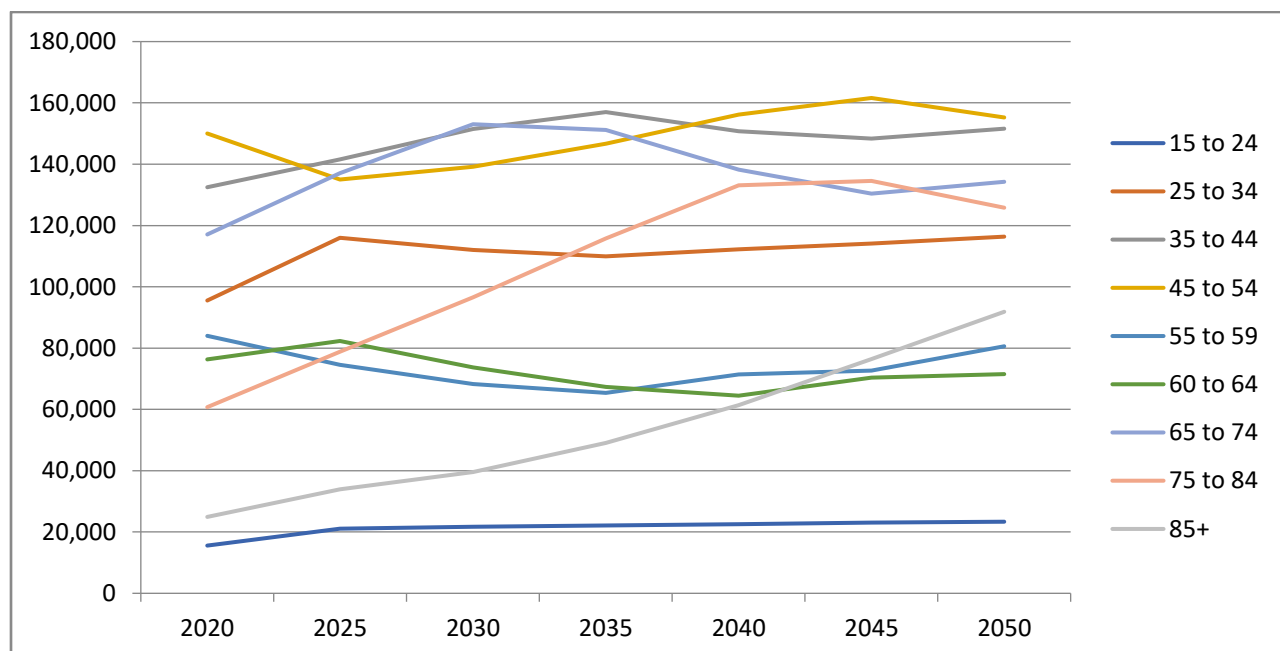


Figure 6 - Broward County Householder by Age Group, As Percent of Total, 2020 – 2050

Source of Figure 6: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021"; 2000 Census Tables H016, QT-PI, H014, & P008; 2010 Census Tables H17 & QT-PI; and 2020 Census Tables H13 & P12.

Figure 6 above illustrates shifts in the age of Broward County’s households, the most dramatic shift is seen with the 85 + group, followed by the 75 - 84 years group. In 2020 the middle range of the householder ages (i.e., ages 35 to 64) comprised 58.5% of householders (see Table 8) which is only 1.5% lower than previously reported statistics from PFAM 2017. By 2050, the middle range of householders is expected to continue dropping to 48% of all households. Households in this grouping represent the bulk of household incomes and expenditures within the County. Previously, a drop of 15% in householders ages 15 to 34 was expected; however, these new forecasts show an increase of 5% in this combined age group by 2050. These increases are coupled by a large increase in the percent of householders ages 65 and older, which is expected to increase by 20% between 2020 and 2050, to represent 37% of householders instead of the current 27% (2020). During this timeframe, total householders are projected to increase by 193,948, of which 149,144 (77%) will be growth in households ages 65 and older.

TABLE 9 - BROWARD COUNTY HOUSEHOLDER CHANGE BY AGE GROUP, 2020 - 2050

Householder Age	Percent Change from Previous Period					
Householder Age	2020-2025	2025 -30	2030 - 35	2035 - 40	2040 - 45	2045 - 50
15 to 24 years	35.3%	3.0%	1.9%	2.1%	2.4%	1.1%
25 to 34 years	21.4%	-3.5%	-1.8%	2.1%	1.6%	2.0%
35 to 44 years	6.9%	7.0%	3.6%	-4.0%	-1.6%	2.2%
45 to 54 years	-10.0%	3.1%	5.4%	6.4%	3.5%	-4.0%
55 to 59 years	-11.2%	-8.5%	-4.2%	9.3%	1.7%	10.9%
60 to 64 years	7.9%	-10.5%	-8.7%	-4.2%	9.2%	1.6%
65 to 74 years	17.1%	11.6%	-1.2%	-8.5%	-5.7%	2.9%
75 to 84 years	29.8%	22.5%	19.9%	14.9%	1.1%	-6.5%
85 years and over	36.1%	16.5%	24.3%	25.0%	24.5%	20.1%
Total	4.3%	4.3%	3.4%	2.9%	2.3%	2.0%

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021"; 2000 Census Tables H016, QT-PI, H014, & P008; 2010 Census Tables H17 & QT-PI; and 2020 Census Tables H13 & P12.

Table 9 (above) displays the average change during the forecast period. Table 9 shows rapid household increases for several age groups occurred between 2020-2025, probably due to factors such as pent-up demand post COVID-19 pandemic and improving job opportunities. Household formation rates by age group are sometimes significantly lower than pre-2015, but the overall formation rates for all age groups are only slightly less than anticipated. The projections anticipate that changes in householder groups by age will fluctuate over time, some years will differ more significantly than others. The highest household formation increases are being observed in the Baby Boomers and older generations, (currently over 60 years old, yellow highlighted cells). Along these lines, the only other group which will grow most consistently over the thirty-year forecast period is the group that is currently 25-34 years old, these are younger Millennials. Household growth for that group is always positive in each five-year forecast period (orange highlighted cells).

Figure 7 (below) displays householder data aggregated by a larger range of age groups. The most striking feature is the continued upward trend of households headed by persons 65 and older (Baby Boomers and older; gold bar).

Another trend to note is the downward progress in the number of households headed by someone in the 45 to 64 age group (Peak Earners; grey bar), which doesn't begin to increase until after 2035. Households headed by persons in the 25 – 44 age group (Millennials) also show continued growth, though not quite as marked as the Baby Boomer household growth. The number of households in the 15 – 24 age group appears to remain constant.

Figure 7 - Householders by Age, Broward County 2020 - 2050

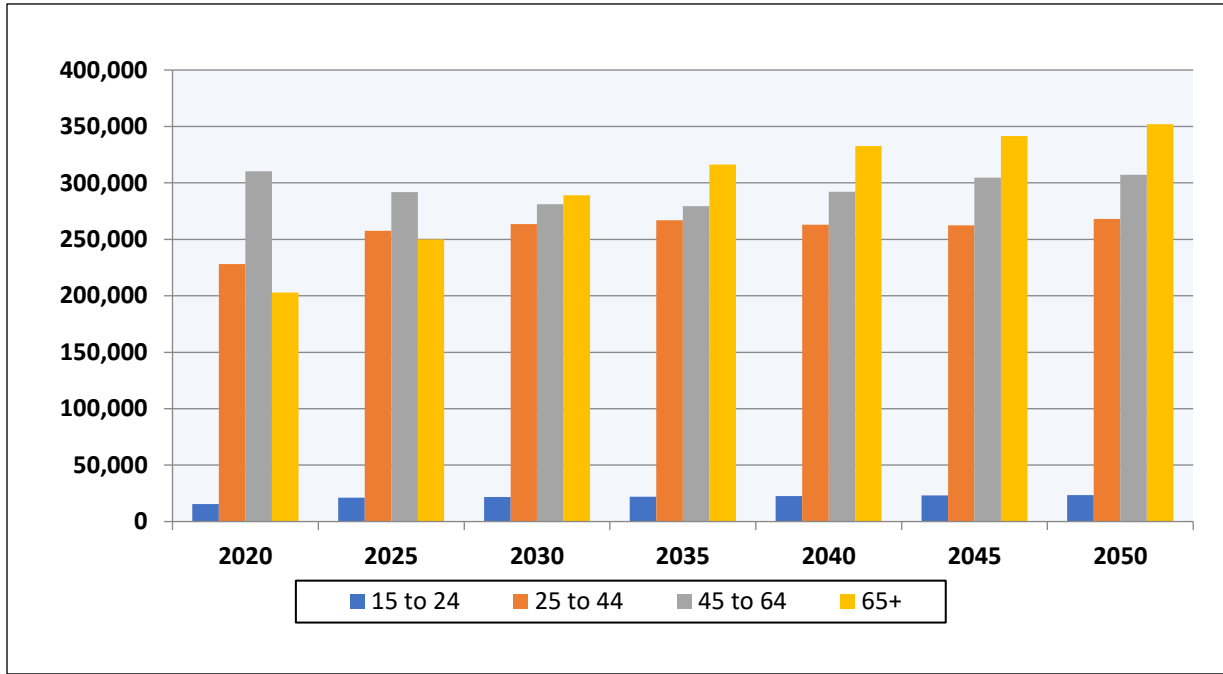


Figure 7 - Householder by Age, Broward County 2020 – 2050

Source: Compiled by Broward County Urban Planning Division from University of Florida, Bureau of Economic and Business Research, "Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025-2050, With Estimates for 2021"; 2000 Census Tables H016, QT-P1, H014, & P008; 2010 Census Tables H17 & QT-P1; and 2020 Census Tables H13 & P12.

If household formation is the driving force for new housing construction; the forecasts shown in Table 8 portend that the housing unit growth may continue at a subdued pace in Broward County relative to the experience of nearly the entire last half century. Demand for new construction will be driven by the increases in new householders (ages 25-44; also see Figure 6), and by retirees (ages 65+). While most existing householders in the older age groups will remain householders as they age, in many instances the younger and older groups will be competing for the same type of compact unit, due to increased demand for smaller and more affordable housing. Older building stock, which can be costly to repair, and the lack of vacant land, are driving the redevelopment of older commercial and residential areas. In places where new construction cannot satisfy demand and the housing stock is stable, single-family homes and multi-family structures may undergo remodeling to accommodate additional householders in smaller sized units or shared housing conditions (for example extended families).

Chapter 4 - Broward County Households by Household Size

Table 10 represents the household size distribution for Broward County according to the identified age groups for 2025 through 2050. These percentages were extrapolated using the U.S. Census Bureau’s Public Use Microdata Sample data (PUMS) from the ACS 5-Year estimates for 2017-2021 as the starting base. The 2020 distribution rates of household size for householders by age were estimated from the 2021 distribution rates and calibrated to the actual distribution of householders by age for 2020. Both rates were combined using weighted values, twice the 2021 percentage and once for the 2020 calculated rate. This weighting factor was used to create a forecast distribution rate that resulted in the most accurate total population matching the 2021 BEBR forecasts.

These percentages are used to distribute the household forecasts for years 2020 through 2050 (from Chapter 3) according to household size. Though each age group is different, the two younger groups share similarities with householders aged 55 and over in that most householders are in one and two person households. During PFAM 2017, most householders lived in either one or two-person households. In this iteration, a group commonly known for household formation ranging between 35 – 54 years, the size of households is more evenly distributed near 20% for households ranging from 1-4 PPH. For most all other age groups, the two-person household is the most common arrangement, except for householders older than 75 years, where the single person household is the most prevalent.

TABLE 10 - HOUSEHOLD SIZE DISTRIBUTION FOR HOUSEHOLDERS, BY AGE BROWARD COUNTY, 2025 THROUGH 2050.

Age of Householder/PPH	1	2	3	4	5	6	7+	Total
15 to 24 years	28.40%	34.65%	17.07%	11.29%	5.33%	1.38%	1.89%	100.00%
25 to 34 years	27.53%	30.75%	18.02%	14.11%	5.82%	2.41%	1.35%	100.00%
35 to 44 years	17.37%	19.76%	20.77%	23.37%	11.42%	4.92%	2.40%	100.00%
45 to 54 years	19.51%	26.21%	22.29%	19.21%	8.39%	2.71%	1.68%	100.00%
55 to 64 years	28.31%	36.67%	17.61%	10.14%	4.63%	1.52%	1.11%	100.00%
65 to 74 years	38.24%	42.46%	9.65%	5.32%	2.30%	1.19%	0.83%	100.00%
75 to 84 years	46.63%	40.45%	7.23%	3.32%	1.34%	0.76%	0.26%	100.00%
85 years and over	61.39%	32.06%	3.41%	2.28%	0.09%	0.77%	0.00%	100.00%

Source: Compiled by Broward County Urban Planning Division using U.S. Census Bureau Public Use Microdata Sample and 2017-2021 American Community Survey 5-Year Estimates.

Figure 8 (below) illustrates the predominance of the smaller households (in blue). One and two-person households represent half or greater of households regardless of age of householder, except 35 to 44-year-old householders, where the combined percentage of three- and four-person households is notably higher than the one- and two-person households. This age group also has by far the highest percentage of large households (five persons and greater).

In Broward County household size distribution is anticipated to change very little from one five-year period to the next. Increases are expected in the percentages of one and two-person households, balanced by decreases in all other household sizes.

Figure 8
Household Size Distribution by Age of Householder
Broward County 2025 - 2050

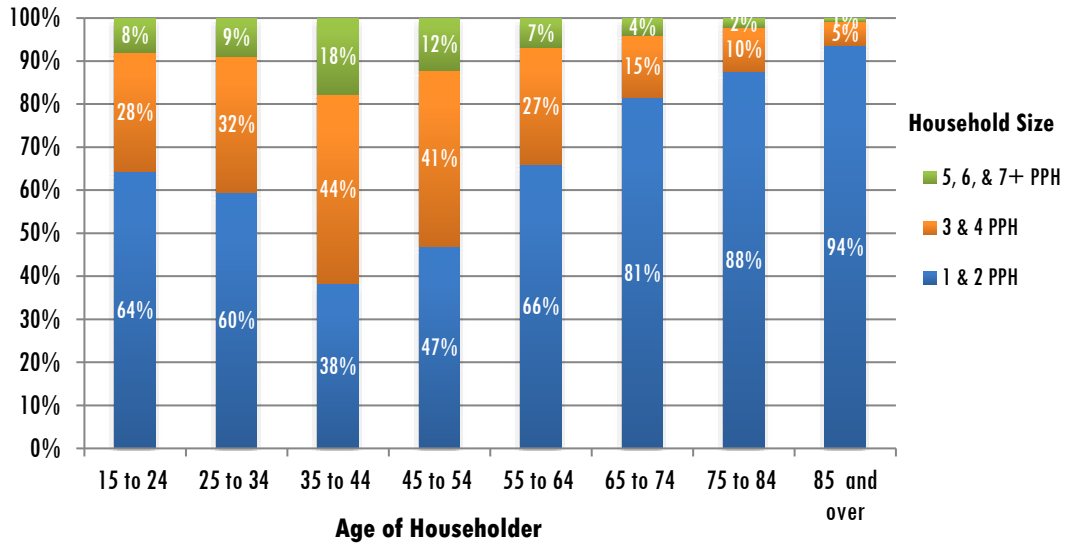


Figure 7 - Household Size Distribution by Age of Householder - Broward County 2025 - 2050. (Household size measured in persons per household (PPH)).

Source: Compiled by Broward County Urban Planning Division.

Table 11 displays the results of applying the distribution percentages to the forecast households. In 2020, one and two-person households accounted for 52% of all households. This combined percentage is expected to slowly increase to 56% by 2050. By 2050, smaller households (1-2 PPH) are projected to grow by 129,659 households. Mid-size households (3-4 persons) will experience minor growth, at 22,685, while larger households (5+ persons) households will only add 3,224 in the same period. Nearly 77% of all household growth between 2020 and 2050 will occur for householders ages 65 years and older (see Tables 8, 9), who will overwhelmingly live in one and two-person households. Also shown in Table 11 is the breakdown between occupied, seasonal and vacant units which is further discussed in the next chapter.

TABLE 11 - UNITS BY HOUSEHOLD SIZE, SEASONAL USE, AND OTHER VACANT. BROWARD COUNTY, 2020 – 2050.

Years	Units by Persons-per-Household							Occupied vs. Vacant Units			
	1	2	3	4	5	6	7+	Occupied	Seasonal	Vacant	Total
2020	209,692	236,625	127,911	104,120	47,267	19,220	11,822	756,657	56,038	47,634	860,329
2025	242,063	263,502	131,071	103,831	46,653	18,482	10,647	816,249	62,118	61,449	939,816
2030	256,786	275,321	133,609	106,330	47,774	19,104	10,908	849,832	64,674	63,977	978,483
2035	269,847	284,134	135,838	108,473	48,657	19,562	11,064	877,575	66,785	66,066	1,010,426
2040	283,048	293,028	138,230	109,782	49,028	19,708	11,093	903,917	68,790	68,048	1,040,755
2045	293,326	299,493	140,512	111,306	49,541	19,935	11,184	925,297	70,417	69,658	1,065,372
2050	303,003	305,883	142,224	112,492	49,983	20,238	11,312	945,135	71,926	71,152	1,088,213

Source: Compiled by Broward County Urban Planning Division.

Chapter 5 - Broward County Household and Housing Unit Distribution

Households (demand) and number of residential units (supply) contained in Table 11 are used in the Traffic Analysis Zone (TAZ) assignment process. Each TAZ will receive some portion of the forecasted households distributed by size, along with vacant units. The distribution process will match existing (and forecasted) population with potential residential capacity within the TAZs.

The accepted standard for a healthy vacancy rate is five to eight percent, which should be higher when seasonal housing represents a significant percentage of the vacant units. The 2020 Census (see Table 11) reported that close to 12% of all units are vacant, a decrease of 1% from the rate reported in the 2010 Census. The decrease may be due to a slowing in construction, which halted most of 2020 and slowly restarted in late 2021, as the pandemic was easing. Based on a weighted average of the 2010 and 2020 vacancy rates, this model assumes a countywide 13.1% vacancy rate throughout the forecast period. However, adjustments may have been made to specific TAZs based on municipal requests.

While the number of households are projected to increase by an average of 6,465 per year from 2020 to 2050, total units are projected to grow by 7,596 per year during the same timeframe, for a 30-year total increase of 227,884 units. Despite the ebb and flow of household and unit growth throughout the forecast horizon, total unit growth is projected to outpace growth in households.

A high demand for smaller homes should encourage a concurrent redevelopment response to address the market demand. In the past few years, the region has been seeing conversions of older shopping center land and golf courses to mid-density residential projects. Also, some older single-family neighborhoods are incorporating more multi-family structures into the mix. Increases in household size might also occur in the form of home-sharing or multigenerational households. Elsewhere in large metropolitan areas where land is at a premium, local governments are allowing larger single-family homes to be subdivided into multifamily structures (duplex, flats) and/or allowing the addition of “granny flats” or efficiencies with small kitchens that can be rented to third parties to meet the growing demand.

On the supply side, Florida has several long-standing State affordable funding sources such as the State Housing Initiatives Partnership program (SHIP) and the Sadowski Act Housing Trust Fund. Additionally, in recent years the County and the State have adopted new policies to further promote affordable and workforce housing construction by facilitating the land use conversion process and providing local funding sources. The impacts of these programs should be apparent in future forecasting and allocations efforts. The new programs include:

- *Bonus Density Program* – Broward County countywide Land Use Plan (LUP) Policy 2.16.4 which allows residential use by right on parcels with a land use designation of Commerce and in Activity Centers designated on the Land Use Map. Adopted in 2017 and revised in 2020.
- *Affordable Housing Trust Fund* - dedicates one half of all expiring Community Redevelopment Agencies Tax Increment Financing (TIF) towards the construction of affordable housing. Adopted in 2021 by the Broward County Board of County Commissioners (BCC). In 2023, BCC approved \$20 M towards the fund.
- *Live Local Program Tax Credit and Local Zoning Exemption* – allowing “qualifying” multifamily rental development in areas zoned for commercial, industrial, or mixed use. At least 40% of the residential units are required to be “affordable” for 30 years, under Florida law. Adopted by Florida Legislature in 2023; expires in 2033.

While the previous table provides data on number of households, Table 12 (below) includes population distributed by household size. In 2020, 35.1% of the population resided in small households, and 64.1%

resided in larger households. By 2050, that gap is expected to be reduced with an increase to 40.2% of the population residing in small households (1-3 persons) and a reduction to 58.9% residing in larger households (4 + persons per household).

TABLE 12- POPULATION IN HOUSEHOLDS, BY HOUSEHOLD SIZE AND BY GROUP QUARTERS BROWARD COUNTY, 2020 THROUGH 2050

Years	Persons-per-Household							Population		
	1	2	3	4	5	6	7+	In Households	In Group Quarters	Total
2020	209,692	473,250	383,733	416,480	236,335	115,320	94,624	1,929,434	14,941	1,944,375
2025	242,063	527,004	393,213	415,324	233,265	110,892	85,219	2,006,980	15,549	2,022,529
2030	256,786	550,642	400,827	425,320	238,870	114,624	87,308	2,074,377	16,069	2,090,446
2035	269,847	568,268	407,514	433,892	243,285	117,372	88,557	2,128,735	16,479	2,145,214
2040	283,048	586,056	414,690	439,128	245,140	118,248	88,789	2,175,099	16,845	2,191,944
2045	293,326	598,986	421,536	445,224	247,705	119,610	89,517	2,215,904	17,152	2,233,056
2050	303,003	611,766	426,672	449,968	249,915	121,428	90,542	2,253,294	17,441	2,270,735

Source: Compiled by Broward County Urban Planning Division

For the population in households with up to six persons, the persons-per-household is used as a multiplier to arrive at a population count. The seven-plus households averaged 8.0 persons-per-household in 2020, and that average was maintained through the 2050 forecast. In addition, the Group Quarters population accounted for 0.77% of the total population in Broward in 2020. This rate was applied through 2050. This percentage is a reduction from the 0.97% in Group Quarters population from 2010 but is still consistent with the increased household percentages associated with the population ages 85 and older.

Chapter 6 - Assignment of Dwelling Units, Households, and Household Population to TAZs

TAZ-level population forecasts are countywide forecasts distributed to TAZs by a methodology that respects the individual TAZ's unique set of selected characteristics and its capacity to accept growth. The calculation for the household population in each year is:

Household Population = the number of 1-person households + (2 * the number of 2-person households) + (3 * the number of 3-person households) +...+ (8.00, average size of the 7+ households* the number of 7+ households)

Historically, vacant developable land has absorbed most of the growth within Broward County. Vacant lands tend to be the first areas to receive growth, and vacant parcels continue to be the highest priority targets for new construction activity. All land within Broward County has a designated a future land use that is consistent with the Broward County Land Use Plan map. The adopted designation limits the number of dwelling units allowed. Vacant land usually demonstrates the highest capacity to accept growth. For developed areas, a difference may exist between the existing and maximum number of dwelling units permitted by the future land use designation, creating an opportunity for redevelopment. For vacant land, growth capacity is a simple allocation of projected household population controlled by the maximum number of dwelling units permitted within the TAZ.

For developed land, this allocation process becomes more complicated. Due to the limited land area and lack of sufficient vacant land, Broward County’s continued population growth necessitates “redevelopment” during the 30-year forecast period. Table 11 from Chapter 4 presented the total number of units required to house the expected population in each of the forecast years. Approximately only 40,000 of the forecasted 230,000 additional units needed to house Broward County’s year 2050 households can be accommodated through construction on currently vacant residential lands. Building an average of 10,000 units per year will exhaust the capacity found within vacant lands by 2025. A majority of the remaining 200,000 additional units will appear as redevelopment units beginning in 2025 through 2045.

Establishing TAZ capacity requires that each TAZ be assigned a maximum number of dwelling units based on the future land use designations of the Broward County Land Use Plan. However, actual units are often less than a calculated maximum using total areas and permitted densities. For the 2025 and 2030 TAZ forecasts, that number equals the 2020 count of units plus the number that can be built on the existing vacant land. Vacant residential lands were identified using Broward County Property Appraiser land use codes for the vacant land use categories of residential, commercial, industrial, institutional, and governmental. The number of units allowed on the vacant properties equals the area of the parcel multiplied by the maximum number of units allowed by the Broward County Land Use Plan. Estimated maximums for TAZs contain what is allowed in Land Use Map designations such as Activity Centers (ACs) (such as Regional Activity Centers, Local Activity Centers, Transportation Oriented Corridors), or in Irregular Residential.

More recently, the adoption of the Affordable Housing Bonus Density Program (LUP Policy 2.16.4) and policies related to the Live Local Act allow some Commerce and Industrial lands to be redeveloped to include residential uses without requiring a land use map amendment. These programs expand the opportunities for residential development, but at the same time increase uncertainty regarding the potential location and timing of these potential changes.

Since vacant lands are to be exhausted by 2025, forecast years 2025 through 2050 require the identification of additional capacity for “redevelopment units”. In 2023, staff interviewed the fifteen fastest growing and/or largest municipalities in the County to gain a better understanding of areas being targeted for redevelopment by the municipalities and/or developers due to growth pressures and favorable market conditions. The resulting information was incorporated into the model as short- to long-range opportunities for redevelopment, to be considered as known capacity was exhausted. Based on the input provided approximately 180,000 redevelopment units were allocated through 2045. The approximate breakdown of the allocation is as follows: 35,000 redevelopment units in 2025, 30,000 redevelopment units in 2030, 67,000 redevelopment units in 2035, 30,000 redevelopment units in 2040, and 18,000 redevelopment units in 2045.

Assignment (Forecast) Methodology for TAZs

Step 1 – Determine the number of households by size (and vacant units) required by the next forecast year

This is accomplished by converting the existing household size distribution for each TAZ to reflect the anticipated countywide change distribution for the coming forecast year. The total number of units is held constant; only the distribution is altered. These altered distributions are summed Countywide and subtracted from the totals (by household size) expected for the next forecast year to determine the additional households and units required.

Step 2 – Determine the attractiveness of each TAZ to accept growth

An indicator variable is calculated for each TAZ, representing its attractiveness for growth. It is a combination of the TAZ’s vacant land capacity (representing the maximum number of units allowed within each TAZ) and its existing housing inventory. Growth in the TAZ is monitored to maintain the maximum limit. The indicator

is re-calculated for each forecast year and is automatically re-calculated within the following steps to ensure consistency.

Step 3 – Determine the household size distribution of the additional units for each TAZ

As the residential portion of a TAZ develops, it exhibits a character that generally determines whether it is marketed more towards small households, large households, or some mixture. This character is reflected in its unique distribution of households by size, sizes of dwelling units, businesses in the area, and nearby public services encourages the continuation of a relatively stable household size distribution. A TAZ's exact proportional distribution of households by size will adjust according to the demands of the evolving Countywide distributional change. In response to the dramatic growth of smaller household sizes in this forecast, the likelihood is that more of them will find their way into larger household TAZs while not disturbing the original character. In the assignment process this is accommodated by calculating the household distribution percentages as averages of adjacent household sizes. The 1-person household percentage is modified by the 2-person household percentage; the 2-person percentage by the 1-and 3-person percentages; etc. This maintains the character of the TAZ's distribution; but allows for some change.

Step 4 – Determine the preliminary total of households by size assigned to each TAZ

Multiplying the results from Steps 2 and 3 creates a matrix of percentages of future growth by household size for each of the 973 TAZs. These percentages are applied to the needed additional units from Step 1 and added to the revised household sizes also found in Step 1 to obtain a preliminary forecast.

Step 5 – Enforce TAZ unit maximums

If the preliminary forecast for a TAZ exceeds its maximum, the excess units are apportioned by household size; subtracted from the TAZ; and added into a pool of households to be re-distributed. Step 2 is re-calculated for each TAZ, followed by Steps 3 and 4.

Step 6 – Repeat steps 2 through 5

The remaining additional units that exceeded TAZ maximums, from Step 5, are assigned through an iterative process of repeating the Steps 2 through 5 to meet the forecasted household population while not exceeding the maximum units assigned to each TAZ.

Step 7 – Opportunity for additional input/adjustments

The preliminary results of the distribution of dwelling units, household population, and households by municipality and TAZ for the projection period between 2020-2050 are shared with all the local governments to seek assurance and input that the forecast reflects feasible municipal population growth expectations. A total of 15 local governments responded from which 11 were adjusted. The primary method of adjustment was through the input of additional redevelopment units and the increase/decrease vacancy rates within individual forecast periods for municipalities that provided feedback.

Table 13 - Units, Households, and Household Population Distributed To Broward County's TAZs For Base Year 2021, 2035, 2050 is located in the Technical Appendix. Click on the [Table 13](#) link.

Chapter 7 - Municipal Forecast of Dwelling Units, Households and Population

In Broward County, municipal population forecasts, along with the Broward Municipal Services District (BMSD) (consisting of various unincorporated neighborhoods, enclaves and regional facilities) are derived from aggregating population distributed to Traffic Analysis Zones (TAZs) located within each jurisdiction.

Step 1 – Assign TAZs to local jurisdictions

A 2024 municipal boundary feature class superimposed onto a TAZ boundary feature class creates a TAZ-to-jurisdiction cross reference. To increase accuracy, other sources (e.g. aerial photography, Broward County Property Appraiser files, and annexations) were consulted to confirm boundary relationships.

During the evolution of the current set of TAZ boundaries, instances arose that discouraged TAZs from reflecting municipal boundaries. For example, the Census Bureau had exercised authority over boundary decisions for the past two decades. Their rules require boundaries be clearly demarcated by a street, canal or similar separation. Since municipal boundaries have no such constraint, they frequently conflict with TAZ boundaries. Also, annexations of unincorporated parcels occurred that could not reflect TAZ boundaries. As a result, 85 of the 973 TAZs are split between multiple jurisdictions. Splitting the TAZ forecasts accurately can have a meaningful impact on the municipal forecasts.

Step 2 – Apportion TAZs among multiple jurisdictions

Apportioning of forecast data between jurisdictions could be easily accommodated by an area-based proportional split; but density differences between adjacent neighborhoods creates inaccuracies that are unacceptable. Instead, the previous municipal splits used for previous iterations of PFAM, 2020 Census Block data combined with aerial photography were used to establish the portions of the TAZ forecasts assigned to each jurisdiction.

Completion of the initial apportionment process results in a matrix (with 973 rows for the TAZs and 33 columns for all the jurisdictions) assigning a portion (ranging from 0 to 100%) of each TAZ to each of the local jurisdictions. For the 888 TAZs wholly assigned to one jurisdiction, one cell of the 33 (in each row) will register a value of 100% while the other 32 cells will display 0%. For those 85 split TAZs the total of the two (or three) cells within the row must add to 100%.

Step 3 – Assign Group Quarters Population

The 2020 Census results put the group quarters population (residents of nursing homes, group homes, college dormitories, correctional facilities, etc.) at 0.77% of the total population. Application of 0.77% to the total population forecast yields the forecast of Broward County’s group quarters population, seen in Table 14.

TABLE 14: GROUP QUARTER POPULATION FORECAST

Year	Population
2020	14,941
2025	15,549
2030	16,069
2035	16,479
2040	16,845
2045	17,152
2050	17,441

Source: Broward County, 2024

The future group quarters population by jurisdiction reflects the current (2020) percentage distribution. Results are presented in Table 15 (minor differences from Table 14 are due to rounding issues in the calculation).

TABLE 15: GROUP QUARTER POPULATION BY JURISDICTION, 2020 – 2050

Municipality	2020	2025	2030	2035	2040	2045	2050
Coconut Creek	232	241	250	256	262	266	271
Cooper City	126	131	136	139	142	145	147
Coral Springs	358	373	385	395	404	411	418
Dania Beach	188	196	202	207	212	216	219
Davie	1,266	1,317	1,362	1,396	1,427	1,453	1,478
Deerfield Beach	1,137	1,183	1,223	1,254	1,282	1,305	1,327
Fort Lauderdale	2,379	2,476	2,559	2,624	2,682	2,731	2,777
Hallandale Beach	62	65	67	68	70	71	72
Hillsboro Beach	0	0	0	0	0	0	0
Hollywood	1,817	1,891	1,954	2,004	2,049	2,086	2,121
Lauderdale Lakes	87	91	94	96	98	100	102
Lauderdale-by-the-Sea	0	0	0	0	0	0	0
Lauderhill	1,039	1,081	1,117	1,146	1,171	1,193	1,213
Lazy Lake Village	0	0	0	0	0	0	0
Lighthouse Point	0	0	0	0	0	0	0
Margate	388	404	417	428	437	445	453
Miramar	203	211	218	224	229	233	237
North Lauderdale	67	70	72	74	76	77	78
Oakland Park	71	74	76	78	80	82	83
Parkland	63	66	68	69	71	72	74
Pembroke Park	61	63	66	67	69	70	71
Pembroke Pines	757	788	814	835	853	869	884
Plantation	436	454	469	481	492	501	509
Pompano Beach	2,461	2,561	2,647	2,714	2,775	2,825	2,873
Sea Ranch Lakes	0	0	0	0	0	0	0
Southwest Ranches	10	10	11	11	11	11	12
Sunrise	766	797	824	845	864	879	894
Tamarac	357	372	384	394	402	410	417
West Park	15	16	16	17	17	17	18
Weston	0	0	0	0	0	0	0
Wilton Manors	430	447	462	474	485	494	502
Unincorporated	165	172	177	182	186	189	193
Tribal Land	0	0	0	0	0	0	0
Total	14,941	15,550	16,070	16,478	16,846	17,151	17,443

Source: Broward County, 2024

TABLE 16: TOTAL POPULATION BY JURISDICTION, 2020 -2050

Municipality	2020	2025	2030	2035	2040	2045	2050	Change	Percent
Coconut Creek	58,303	61,348	68,188	69,632	73,480	76,008	78,318	20,014	34.3%
Cooper City	34,776	35,872	36,105	35,922	35,693	35,540	35,419	642	1.8%
Coral Springs	134,403	134,345	136,373	137,351	136,942	138,212	139,154	4,750	3.5%
Dania Beach	32,567	33,088	38,033	40,164	41,514	42,253	42,775	10,208	31.3%
Davie	105,337	107,103	108,850	114,554	115,874	116,984	117,574	12,237	11.6%
Deerfield Beach	86,451	96,164	102,649	110,780	117,600	122,017	96,884	10,434	12.1%
Fort Lauderdale	181,838	190,119	200,926	211,625	222,450	229,618	236,446	54,607	30.0%
Hallandale Beach	41,773	44,550	47,886	50,241	54,687	57,657	60,569	18,796	45.0%
Hillsboro Beach	2,191	2,307	2,260	2,225	2,214	2,191	2,170	-21	-1.0%
Hollywood	151,815	151,696	155,640	159,806	164,558	167,706	170,821	19,005	12.5%
Lauderdale Lakes	35,689	34,886	34,909	34,648	34,344	34,100	33,864	-1,824	-5.1%
Lauderdale-by-the-Sea	6,817	6,755	6,690	6,585	6,508	6,449	6,392	-424	-6.2%
Lauderhill	74,765	78,564	81,434	81,935	81,968	81,806	81,435	6,670	8.9%
Lazy Lake Village	21	20	21	21	21	21	21	0	-0.6%
Lighthouse Point	10,863	10,697	10,620	10,529	10,504	10,446	10,392	-471	-4.3%
Margate	59,041	58,775	58,983	58,936	60,056	62,490	64,615	5,574	9.4%
Miramar	133,540	136,241	139,464	143,726	145,963	148,898	151,770	18,230	13.7%
North Lauderdale	43,613	42,283	41,991	41,700	41,392	41,171	40,992	-2,620	-6.0%
Oakland Park	44,682	46,423	46,654	48,776	50,054	50,866	51,560	6,878	15.4%
Parkland	34,986	39,158	40,644	40,504	40,426	40,428	40,403	5,417	15.5%
Pembroke Park	7,251	7,224	6,813	7,780	9,075	9,624	10,684	3,432	47.3%
Pembroke Pines	170,447	174,599	175,669	176,381	175,604	178,593	181,328	10,881	6.4%
Plantation	91,613	102,367	105,868	107,809	108,754	109,613	110,079	18,467	20.2%
Pompano Beach	111,962	125,760	136,429	141,818	147,820	151,742	155,458	43,496	38.8%
Sea Ranch Lakes	299	289	288	284	279	278	276	-23	-7.8%
Southwest Ranches	8,054	8,610	8,233	8,556	8,492	8,663	8,642	589	7.3%
Sunrise	96,986	106,717	109,890	111,801	112,579	114,748	117,020	20,033	20.7%
Tamarac	72,412	73,930	75,032	75,801	76,144	77,228	78,185	5,773	8.0%
West Park	14,445	14,217	14,093	13,975	13,837	13,764	13,698	-746	-5.2%
Weston	68,585	68,332	68,078	67,643	67,201	66,892	66,585	-2,000	-2.9%
Wilton Manors	11,873	11,691	13,940	14,794	15,300	15,554	15,711	3,838	32.3%
Unincorporated	15,308	15,619	15,708	16,599	16,964	17,230	17,485	2,177	14.2%
Tribal Land	1,670	1,637	1,621	1,604	1,596	1,584	1,573	-97	-5.8%
Total	1,944,375	2,021,386	2,089,980	2,144,505	2,189,893	2,230,372	2,238,298	293,923	15.1%

Source: Broward County, 2024

TABLE 17: BROWARD COUNTY DWELLING UNITS, TOTAL UNITS BY JURISDICTION, 2020-2050

Municipality	2020	2025	2030	2035	2040	2045	2050
Coconut Creek	26,984	29,471	32,454	33,231	35,109	36,373	37,534
Cooper City	11,670	12,493	12,562	12,556	12,562	12,560	12,564
Coral Springs	47,943	50,029	50,379	51,387	51,689	52,477	53,131
Dania Beach	16,387	17,573	20,091	21,087	21,953	22,431	22,808
Davie	41,660	44,087	45,154	48,114	49,073	49,783	50,294
Deerfield Beach	47,008	51,244	54,405	58,769	62,295	64,654	66,977
Fort Lauderdale	103,167	113,003	120,003	125,357	131,735	135,960	139,994
Hallandale Beach	28,448	31,596	33,527	34,933	37,362	39,011	40,626
Hillsboro Beach	2,430	2,638	2,638	2,630	2,638	2,638	2,638
Hollywood	72,611	75,333	77,824	80,090	82,898	84,776	86,620
Lauderdale Lakes	15,732	16,332	16,474	16,476	16,524	16,530	16,527
Lauderdale-by-the-Sea	6,775	7,075	7,077	7,068	7,075	7,077	7,077
Lauderhill	30,310	33,386	34,687	35,069	35,396	35,541	35,568
Lazy Lake Village	14	15	15	15	15	15	15
Lighthouse Point	5,855	6,042	6,056	6,039	6,058	6,059	6,059
Margate	25,981	27,261	27,572	27,706	28,470	29,805	30,983
Miramar	43,826	46,903	48,355	50,271	51,561	52,945	54,288
North Lauderdale	14,695	14,923	14,930	14,909	14,931	14,932	14,938
Oakland Park	20,612	21,876	22,117	23,221	23,939	24,411	24,836
Parkland	11,427	12,961	13,490	13,529	13,603	13,668	13,723
Pembroke Park	3,759	3,955	3,957	5,187	5,740	6,137	6,777
Pembroke Pines	66,475	71,108	72,087	72,799	73,051	74,665	76,160
Plantation	38,534	45,721	47,586	48,908	49,773	50,428	50,886
Pompano Beach	59,901	71,631	75,395	78,285	81,493	83,669	85,710
Sea Ranch Lakes	209	216	216	215	215	215	216
Southwest Ranches	2,564	2,874	2,885	2,883	2,881	2,884	2,884
Sunrise	40,494	47,057	48,743	50,024	50,881	52,269	53,684
Tamarac	34,022	36,022	36,753	37,290	37,685	38,424	39,075
West Park	4,879	5,088	5,090	5,081	5,087	5,091	5,092
Weston	23,122	24,097	24,183	24,145	24,178	24,183	24,183
Wilton Manors	7,006	7,127	8,358	8,830	9,152	9,321	9,438
Unincorporated	5,090	5,507	5,634	6,022	6,242	6,399	6,548
Tribal Land	740	770	771	767	771	772	771
Total	860,329	935,414	971,469	1,002,896	1,032,035	1,056,103	1,078,623

Source: Broward County, 2024

TABLE 18: BROWARD COUNTY HOUSEHOLDS BY JURISDICTION, 2020-2050

Municipality	2020	2025	2030	2035	2040	2045	2050
Cooper City	11,403	12,147	12,288	12,280	12,278	12,267	12,263
Coral Springs	45,886	47,463	48,466	49,129	49,336	50,035	50,611
Dania Beach	13,473	14,161	16,279	17,278	17,984	18,374	18,662
Davie	39,008	40,954	41,844	44,408	45,258	45,888	46,322
Deerfield Beach	37,885	43,506	46,353	50,152	53,407	55,568	43,753
Fort Lauderdale	84,465	90,971	96,811	101,894	107,523	111,238	114,798
Hallandale Beach	19,514	21,397	22,967	24,081	26,173	27,593	28,986
Hillsboro Beach	1,169	1,253	1,230	1,213	1,210	1,198	1,187
Hollywood	61,908	63,939	65,868	67,950	70,461	72,100	73,731
Lauderdale Lakes	12,899	13,077	13,154	13,124	13,116	13,071	13,022
Lauderdale-by-the-Sea	3,714	3,758	3,727	3,678	3,647	3,620	3,592
Lauderhill	27,135	29,611	30,795	31,155	31,407	31,476	31,431
Lazy Lake Village	13	13	13	13	13	13	13
Lighthouse Point	5,025	5,087	5,077	5,052	5,059	5,044	5,029
Margate	23,168	23,966	24,180	24,274	24,911	26,111	27,177
Miramar	42,271	44,882	46,240	48,072	49,280	50,591	51,869
North Lauderdale	14,102	14,197	14,180	14,154	14,157	14,139	14,127
Oakland Park	19,080	20,506	20,689	21,701	22,362	22,787	23,167
Parkland	10,843	12,494	12,994	13,010	13,062	13,112	13,157
Pembroke Park	2,645	2,746	2,582	3,022	3,613	3,878	4,337
Pembroke Pines	63,007	66,707	67,510	68,145	68,305	69,781	71,152
Plantation	36,594	42,816	44,567	45,677	46,417	46,975	47,339
Pompano Beach	47,853	56,155	60,997	63,467	66,259	68,118	69,873
Sea Ranch Lakes	149	149	148	147	145	145	144
Southwest Ranches	2,463	2,739	2,631	2,742	2,734	2,805	2,803
Sunrise	37,370	42,578	44,041	45,100	45,785	46,955	48,158
Tamarac	31,455	33,234	33,852	34,336	34,667	35,312	35,880
West Park	4,435	4,550	4,538	4,522	4,515	4,512	4,503
Weston	21,844	22,450	22,483	22,421	22,413	22,376	22,334
Wilton Manors	6,236	6,253	7,390	7,855	8,144	8,288	8,384
Unincorporated	4,781	5,107	5,177	5,554	5,749	5,888	6,019
Tribal Land	581	591	587	583	584	582	579
Total	756,657	815,777	848,857	876,129	901,681	922,727	928,374

Source: Broward County, 2024

TECHNICAL APPENDIX

TABLE 13: UNITS, HOUSEHOLDS, AND HOUSEHOLD POPULATION DISTRIBUTED TO BROWARD COUNTY'S TAZs FOR BASE YEAR 2021, 2035, 2050

Click on the [Chapter 6](#) link to return or [Chapter 7](#) link to proceed to the next chapter.

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
1	806	625	364	826	737	435	828	760	447
2	1,860	1,779	1,042	1,885	1,969	1,183	1,885	2,021	1,205
3	0	0	0	0	0	0	0	0	0
4	846	1,099	610	849	1,174	669	854	1,199	680
5	747	1,364	662	762	1,360	684	765	1,380	689
6	253	514	227	259	513	236	260	520	238
7	112	153	88	112	163	96	114	167	98
8	393	543	303	399	590	336	401	600	341
9	779	1,635	738	805	1,608	754	806	1,625	757
10	805	1,709	716	825	1,639	716	827	1,635	717
11	224	527	215	1,323	3,107	1,299	1,576	1,289	551
12	1,731	3,059	1,445	2,044	3,658	1,787	2,063	3,093	1,511
13	1,423	3,137	1,297	1,433	3,001	1,295	3,797	3,062	1,306
14	0	0	0	204	427	177	277	576	247
15	683	1,676	632	1,335	3,126	1,258	1,338	2,648	1,060
16	197	604	191	203	585	197	203	590	197
17	0	0	0	0	0	0	0	0	0
18	1,623	2,531	1,208	2,439	4,009	1,985	3,010	3,355	1,646
19	2,954	4,929	2,372	2,983	5,155	2,581	2,988	5,188	2,573
20	627	1,128	569	1,557	3,057	1,516	1,909	1,136	593
21	551	1,474	518	673	1,682	632	674	1,688	628
22	2,843	5,317	2,623	3,562	6,497	3,313	3,586	5,862	2,979
23	195	401	184	451	910	436	458	745	357
24	1,300	3,695	1,233	2,549	6,887	2,454	2,613	5,606	1,979
25	2,214	5,346	2,112	2,531	5,924	2,431	2,543	5,261	2,145
26	0	0	0	3	2	1	3	2	1
27	2,934	3,925	2,128	2,931	4,100	2,318	2,945	4,215	2,359
28	6,186	4,841	3,332	6,706	5,987	4,113	6,706	5,871	4,037
29	0	0	0	0	0	0	0	0	0
30	2,283	3,638	1,956	3,109	4,883	2,682	4,204	3,671	2,027
31	1,208	2,684	1,147	1,229	2,625	1,166	1,232	2,661	1,171

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
32	2,088	4,653	1,888	2,087	4,478	1,899	2,088	4,535	1,909
33	0	0	0	3	2	1	3	2	1
34	2,463	5,093	2,166	3,754	7,491	3,341	4,696	6,154	2,719
35	1,426	3,394	1,334	2,005	4,504	1,865	2,838	3,353	1,366
36	492	1,318	466	519	1,314	486	519	1,290	483
37	1,031	2,632	962	1,077	2,577	990	1,078	2,526	984
38	891	2,746	861	904	2,709	883	904	2,667	880
39	591	1,809	583	1,027	2,976	1,001	1,069	2,994	1,032
40	119	370	114	144	433	140	145	435	141
41	915	2,820	871	1,177	3,543	1,145	1,180	3,541	1,154
42	1,042	3,293	1,006	1,098	3,391	1,072	1,101	3,357	1,072
43	1,147	3,621	1,106	1,180	3,634	1,150	1,182	3,596	1,150
44	727	2,298	676	746	2,385	725	748	2,373	728
45	223	642	207	251	711	244	250	717	245
46	464	1,313	425	463	1,338	451	465	1,335	455
47	2,645	6,689	2,487	2,695	6,422	2,498	3,372	7,909	3,140
48	1,835	4,468	1,719	1,860	4,252	1,716	1,862	4,177	1,709
49	288	884	277	287	861	279	287	852	279
50	207	636	198	235	706	229	235	702	229
51	322	1,029	308	360	1,128	351	362	1,133	353
52	239	759	228	256	798	250	256	788	249
53	600	1,377	567	613	1,372	597	614	1,365	601
54	550	1,498	530	556	1,443	531	558	1,425	530
55	918	2,505	885	916	2,415	887	917	2,380	888
56	2,100	6,332	2,038	2,158	6,308	2,109	2,158	6,212	2,101
57	1,288	4,155	1,269	1,289	4,074	1,283	1,289	4,026	1,280
58	1,822	5,375	1,794	1,822	5,259	1,811	1,822	5,204	1,808
59	1,445	4,172	1,394	1,556	4,327	1,504	1,680	4,589	1,621
60	653	1,930	651	684	1,893	669	684	1,863	668
61	1,537	4,525	1,503	1,601	4,585	1,581	1,641	4,639	1,620
62	2,568	6,186	2,432	2,624	5,976	2,454	2,626	5,873	2,445
63	2,481	6,948	2,411	2,519	6,710	2,431	2,522	6,604	2,429
64	1,168	2,951	1,097	1,200	2,853	1,111	1,203	2,807	1,109
65	304	710	284	3,292	7,880	3,236	6,337	14,818	6,210
66	0	0	0	0	0	0	0	0	0
67	652	1,319	524	1,008	2,096	876	1,476	1,439	592

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
68	331	810	286	331	796	292	332	809	295
69	1,074	2,603	914	1,095	2,544	953	1,101	2,625	966
70	1,399	3,785	1,182	1,891	5,071	1,674	1,918	4,652	1,520
71	555	1,848	541	586	1,840	572	587	1,825	559
72	1,678	4,348	1,522	2,473	6,175	2,315	3,525	4,565	1,671
73	618	1,662	580	637	1,607	589	638	1,583	586
74	44	117	41	46	118	43	46	118	43
75	120	339	117	123	331	120	123	331	120
76	2,137	5,225	1,999	2,174	4,963	2,003	2,178	4,861	2,002
77	1,026	1,410	811	1,025	1,317	781	1,029	1,307	777
78	939	1,782	800	960	1,707	794	965	1,680	790
79	1,060	2,127	933	1,160	2,187	1,002	1,164	2,155	998
80	313	441	243	314	414	232	314	412	231
81	956	856	458	1,058	896	491	1,061	875	480
82	1,474	1,335	711	1,572	1,329	722	1,577	1,295	707
83	2,191	4,777	2,028	2,207	4,520	2,010	2,629	5,320	2,402
84	157	345	151	1,076	2,319	1,054	1,519	3,243	1,489
85	732	1,764	707	3,600	8,345	3,534	4,006	9,134	3,926
86	1,093	2,104	872	1,093	1,899	825	1,310	2,259	999
87	3,179	7,705	2,969	3,192	7,244	2,933	3,194	7,100	2,923
88	3,053	6,472	2,816	3,054	6,062	2,768	3,652	7,186	3,332
89	1,733	4,708	1,657	1,734	4,429	1,639	1,747	4,378	1,646
90	1,337	3,117	1,230	1,386	3,009	1,255	1,444	3,074	1,306
91	468	1,178	435	484	1,138	443	531	1,224	485
92	740	1,844	679	759	1,770	683	759	1,730	676
93	393	1,291	387	399	1,256	391	401	1,244	393
94	259	591	232	260	555	227	320	682	282
95	284	774	273	307	787	292	324	818	308
96	256	453	227	264	444	228	265	439	226
97	3,054	5,905	2,622	3,055	5,440	2,546	3,683	6,526	3,109
98	1,720	2,779	1,481	1,859	2,845	1,569	1,865	2,802	1,562
99	349	847	322	360	825	329	361	816	327
100	68	139	60	76	146	64	76	146	64
101	1,196	2,366	1,037	1,200	2,198	1,013	1,436	2,613	1,224
102	2,211	5,831	2,137	2,246	5,684	2,187	2,247	5,582	2,183
103	1,692	5,303	1,621	1,722	5,171	1,656	1,724	5,091	1,652

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
104	1,493	3,652	1,410	1,515	3,550	1,434	1,518	3,484	1,431
105	981	2,689	912	1,016	2,659	943	1,018	2,614	941
106	925	2,234	863	1,298	3,007	1,223	1,304	2,962	1,224
107	1,252	3,618	1,215	1,701	4,736	1,672	1,704	4,667	1,672
108	2,001	6,242	1,866	2,021	6,026	1,879	2,024	5,907	1,868
109	1	3	1	1	3	1	1	3	1
110	1,865	5,457	1,759	1,890	5,322	1,785	1,890	5,220	1,772
111	2,680	7,384	2,534	2,721	7,197	2,581	2,724	7,063	2,571
112	1,340	3,360	1,295	1,415	3,363	1,376	1,436	3,343	1,393
113	4,665	11,354	4,396	5,205	12,064	4,917	5,782	13,149	5,466
114	1,231	3,464	1,169	1,279	3,446	1,217	1,459	3,851	1,390
115	585	1,662	564	605	1,647	586	607	1,622	585
116	955	2,486	922	969	2,426	943	969	2,385	940
117	701	1,844	654	731	1,835	682	731	1,794	677
118	473	1,495	453	475	1,445	456	476	1,417	454
119	686	1,967	667	713	1,975	699	713	1,945	696
120	721	2,154	706	748	2,170	740	747	2,139	737
121	1,281	3,462	1,212	1,281	3,320	1,216	1,283	3,269	1,212
122	1,173	3,381	1,152	1,173	3,284	1,163	1,607	4,378	1,597
123	1,575	4,491	1,518	1,574	4,354	1,523	1,576	4,285	1,519
124	975	3,035	962	976	2,965	971	976	2,925	968
125	1,449	3,604	1,327	1,595	3,749	1,452	1,761	4,064	1,601
126	1,140	3,350	1,105	1,169	3,328	1,142	1,172	3,286	1,142
127	644	1,995	624	643	1,928	627	645	1,902	626
128	667	2,031	657	666	1,973	662	666	1,945	662
129	652	2,191	633	666	2,105	641	664	2,057	636
130	1,632	5,316	1,592	1,659	5,115	1,606	1,660	5,027	1,603
131	1,581	5,128	1,520	1,600	4,894	1,520	1,602	4,808	1,516
132	183	588	178	182	557	176	185	561	179
133	167	423	158	168	394	156	167	391	155
134	1,445	4,175	1,424	1,551	4,287	1,535	1,549	4,202	1,529
135	1,628	5,533	1,575	1,658	5,334	1,591	1,659	5,246	1,586
136	813	2,599	761	836	2,500	770	837	2,451	765
137	1,423	3,324	1,342	1,587	3,528	1,493	1,640	3,569	1,534
138	1,446	4,655	1,421	1,476	4,558	1,446	1,578	4,791	1,545
139	1,869	6,156	1,837	1,907	6,014	1,865	1,908	5,929	1,865

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
140	584	1,866	558	603	1,838	571	605	1,806	570
141	4,788	8,341	4,432	4,794	8,021	4,423	4,806	7,921	4,415
142	2,592	5,124	2,421	2,602	4,912	2,423	2,608	4,829	2,417
143	816	1,914	766	826	1,841	771	828	1,817	768
144	786	1,825	753	803	1,786	770	804	1,763	768
145	1,963	4,031	1,849	1,978	3,888	1,860	1,984	3,832	1,856
146	653	1,645	620	1,047	2,534	1,006	1,052	2,510	1,009
147	676	1,443	612	673	1,356	600	677	1,338	600
148	0	0	0	0	0	0	0	0	0
149	1,137	2,430	1,011	1,135	2,251	984	1,319	2,575	1,146
150	41	104	31	42	100	30	42	100	30
151	2,326	5,371	1,704	2,353	4,806	1,608	2,550	5,054	1,725
152	218	626	205	223	599	206	224	595	206
153	150	452	146	154	446	150	154	446	150
154	190	579	185	195	567	189	195	565	189
155	338	1,026	329	343	985	331	344	978	332
156	738	2,189	699	1,182	3,281	1,112	1,371	3,730	1,291
157	914	2,505	860	934	2,399	866	936	2,351	863
158	1,175	2,331	1,033	1,210	2,247	1,038	1,213	2,221	1,033
159	869	1,768	784	885	1,693	784	888	1,671	781
160	0	0	0	0	0	0	0	0	0
161	80	189	75	80	183	74	80	183	74
162	1,645	4,167	1,555	2,323	5,532	2,187	2,758	6,439	2,601
163	1,651	3,994	1,571	1,674	3,812	1,575	1,674	3,729	1,567
164	2	3	2	658	1,092	647	712	1,166	699
165	0	0	0	0	0	0	0	0	0
166	0	0	0	0	0	0	0	0	0
167	53	132	48	54	129	48	54	129	48
168	463	1,161	422	470	1,100	420	471	1,084	418
169	119	298	109	169	402	155	184	431	170
170	436	1,344	414	473	1,366	443	475	1,340	442
171	1,576	3,258	1,396	1,794	3,439	1,548	2,033	3,842	1,756
172	1,572	3,716	1,454	2,206	4,852	2,001	3,103	6,763	2,850
173	774	2,532	746	792	2,432	755	792	2,385	752
174	986	3,126	938	1,073	3,169	1,008	1,075	3,110	1,005
175	0	0	0	0	0	0	0	0	0

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
176	0	0	0	0	0	0	0	0	0
177	1,534	3,891	1,428	2,404	5,857	2,259	2,601	6,251	2,439
178	122	295	112	450	1,173	436	486	1,251	471
179	0	0	0	0	0	0	0	0	0
180	727	2,108	702	825	2,244	789	1,476	3,920	1,429
181	0	0	0	0	0	0	0	0	0
182	0	0	0	0	0	0	0	0	0
183	107	353	107	350	1,039	343	526	1,515	516
184	218	676	212	571	1,634	554	1,238	3,443	1,213
185	287	887	279	286	831	276	289	829	279
186	842	2,467	781	1,901	5,180	1,761	2,634	7,041	2,460
187	0	0	0	0	0	0	0	0	0
188	0	0	0	0	0	0	0	0	0
189	0	0	0	0	0	0	0	0	0
190	11	36	11	11	36	11	11	36	11
191	766	2,310	749	878	2,491	853	878	2,443	850
192	1,127	2,045	853	1,434	2,400	1,052	1,442	2,338	1,041
193	2,637	5,065	2,394	2,683	4,833	2,383	2,687	4,732	2,372
194	3,112	5,274	2,580	3,151	4,954	2,529	3,166	4,865	2,516
195	1,111	2,664	1,044	1,130	2,554	1,048	1,132	2,515	1,044
196	0	0	0	0	0	0	0	0	0
197	0	0	0	0	0	0	0	0	0
198	1,094	2,909	1,005	1,135	2,813	1,022	1,139	2,762	1,018
199	578	683	498	578	657	486	578	650	482
200	0	0	0	10	19	9	16	28	15
201	1,496	3,890	1,415	1,652	4,037	1,542	2,470	5,960	2,332
202	7	13	6	7	13	6	7	13	6
203	3	6	3	3	6	3	3	6	3
204	0	0	0	0	0	0	0	0	0
205	3,753	4,364	2,387	3,892	4,159	2,354	3,892	4,010	2,294
206	636	889	498	6,951	12,465	6,678	7,519	13,304	7,211
207	2,067	4,319	1,882	2,282	4,554	2,062	2,299	4,510	2,069
208	1,051	1,927	904	1,064	1,824	889	1,070	1,794	885
209	1,518	2,808	1,339	1,546	2,693	1,332	1,545	2,633	1,317
210	1,493	2,544	1,248	1,502	2,382	1,215	1,509	2,357	1,213
211	797	1,425	672	821	1,377	671	823	1,350	665

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
212	411	659	367	721	1,210	660	780	1,291	712
213	634	1,213	558	1,157	2,274	1,050	1,251	2,427	1,134
214	400	855	348	1,185	2,559	1,095	1,282	2,731	1,183
215	2,096	3,199	1,665	2,735	4,194	2,202	2,958	4,477	2,378
216	713	1,177	590	995	1,671	844	1,076	1,783	912
217	1,920	2,571	1,381	2,207	2,767	1,530	2,511	3,128	1,749
218	1,621	2,213	1,184	1,653	2,088	1,153	1,662	2,046	1,141
219	716	1,205	605	743	1,225	626	804	1,307	676
220	283	420	192	386	601	275	418	641	298
221	1,499	1,587	870	1,866	1,905	1,065	1,867	1,840	1,037
222	4,672	4,520	2,754	4,975	4,551	2,814	4,976	4,387	2,740
223	3,950	3,338	1,998	4,154	3,290	1,999	4,172	3,203	1,961
224	1,808	1,891	1,094	2,029	2,028	1,194	2,029	1,965	1,165
225	1,272	1,377	746	1,290	1,272	712	1,290	1,232	693
226	1,257	1,800	896	1,298	1,709	883	1,299	1,660	869
227	1,467	1,228	700	1,485	1,151	667	1,485	1,112	647
228	923	1,030	519	945	968	501	945	940	487
229	2,642	3,506	2,053	2,669	3,322	1,999	2,681	3,268	1,986
230	1,254	1,760	998	1,268	1,674	976	1,268	1,639	962
231	1,591	2,634	1,355	1,608	2,505	1,334	1,608	2,449	1,319
232	1,512	2,753	1,321	1,529	2,616	1,304	1,536	2,584	1,301
233	1,014	1,932	911	1,026	1,845	904	1,027	1,813	900
234	836	1,545	760	844	1,475	753	844	1,449	746
235	1,077	1,858	948	1,092	1,771	939	1,095	1,741	935
236	0	0	0	0	0	0	0	0	0
237	862	1,367	729	891	1,333	734	894	1,321	732
238	458	927	414	471	903	417	471	888	413
239	1,667	2,275	1,287	1,681	2,142	1,247	1,690	2,121	1,242
240	404	843	381	416	833	388	415	821	384
241	0	0	0	0	0	0	0	0	0
242	0	0	0	0	0	0	0	0	0
243	1,937	1,952	1,172	1,948	1,800	1,110	1,956	1,765	1,095
244	4,774	3,829	2,248	4,758	3,270	1,971	4,774	3,174	1,927
245	885	852	486	910	823	474	910	799	461
246	2,649	2,866	1,667	2,663	2,644	1,579	2,678	2,585	1,558
247	102	95	54	104	93	52	106	93	52

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
248	1,912	2,960	1,525	1,973	2,847	1,521	1,975	2,812	1,517
249	833	1,233	683	845	1,180	671	847	1,166	667
250	1,371	2,686	1,220	1,435	2,641	1,250	1,435	2,587	1,241
251	248	392	226	249	384	223	249	381	220
252	563	878	477	577	848	476	579	842	475
253	1,192	2,069	1,069	1,239	2,051	1,091	1,239	2,013	1,081
254	414	708	385	430	698	394	431	691	392
255	1,055	1,674	928	1,086	1,639	939	1,087	1,616	933
256	970	1,510	826	989	1,456	822	988	1,431	813
257	927	1,498	841	946	1,454	843	946	1,433	837
258	1,055	1,811	948	1,074	1,742	947	1,077	1,725	944
259	681	1,213	612	693	1,171	611	694	1,151	605
260	2,026	4,362	1,816	2,055	4,109	1,802	2,056	4,010	1,793
261	595	1,522	583	811	1,929	789	1,111	2,574	1,083
262	1,095	3,383	1,050	1,131	3,270	1,073	1,131	3,201	1,068
263	960	2,853	903	1,392	3,785	1,287	1,977	5,263	1,846
264	0	0	0	0	0	0	0	0	0
265	683	1,938	642	1,047	2,739	971	1,285	3,262	1,195
266	228	671	228	334	899	327	480	1,262	471
267	55	164	55	55	151	54	55	151	54
268	957	2,608	888	1,192	2,984	1,085	1,339	3,284	1,217
269	638	1,954	582	719	2,014	641	722	1,962	638
270	301	740	279	535	1,209	488	816	1,834	757
271	979	2,985	932	998	2,854	938	997	2,789	932
272	618	1,677	580	1,565	4,047	1,492	1,720	4,354	1,638
273	27	73	25	27	73	25	27	73	25
274	831	2,409	801	953	2,597	910	954	2,550	908
275	984	2,986	937	1,030	2,915	970	1,030	2,848	965
276	1	2	1	1	2	1	1	2	1
277	493	1,370	433	529	1,353	451	532	1,321	448
278	0	0	0	0	0	0	0	0	0
279	570	1,394	498	672	1,482	566	762	1,648	641
280	326	807	303	326	750	297	326	741	294
281	227	585	215	255	607	237	278	648	259
282	0	0	0	0	0	0	0	0	0
283	1,696	3,811	1,529	1,691	3,498	1,482	1,778	3,605	1,551

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
284	32	50	24	33	50	24	33	50	24
285	0	0	0	489	671	293	493	662	291
286	883	1,995	835	1,779	3,978	1,705	2,492	5,501	2,403
287	126	292	115	551	1,250	527	582	1,294	555
288	1,722	3,931	1,543	1,721	3,631	1,502	1,722	3,541	1,491
289	770	1,788	715	850	1,845	777	851	1,807	772
290	225	460	205	248	471	221	249	467	219
291	237	483	215	279	528	248	280	523	246
292	617	1,163	586	1,023	1,921	976	1,129	2,093	1,077
293	2	3	2	2	3	2	2	3	2
294	691	1,018	571	698	977	560	698	962	554
295	1,348	2,030	1,176	1,454	2,084	1,246	1,459	2,065	1,244
296	869	1,256	777	883	1,220	776	885	1,209	773
297	388	567	331	410	576	343	411	572	342
298	485	900	432	507	889	443	509	877	441
299	2,204	2,910	1,814	4,388	6,245	3,768	5,629	8,169	4,903
300	968	1,249	774	1,837	2,539	1,533	2,745	3,979	2,367
301	649	872	543	1,307	1,938	1,148	1,848	2,831	1,658
302	72	56	35	930	1,542	833	2,044	3,592	1,907
303	1,322	1,782	1,043	1,386	1,788	1,069	1,394	1,770	1,065
304	603	905	538	614	892	539	614	879	534
305	182	247	149	205	270	164	205	265	162
306	887	1,186	722	922	1,169	729	925	1,155	724
307	247	327	200	260	332	205	262	329	204
308	1,051	1,228	665	1,117	1,218	675	1,122	1,191	665
309	321	575	243	349	577	255	350	569	253
310	1,111	1,554	839	1,188	1,570	867	1,187	1,529	851
311	300	296	179	346	330	199	355	331	200
312	0	0	0	0	0	0	0	0	0
313	2,556	2,239	1,358	2,964	2,596	1,589	3,082	2,627	1,620
314	297	299	185	297	275	171	503	543	332
315	493	610	278	1,813	2,883	1,379	1,911	2,975	1,442
316	2,416	2,656	1,531	2,438	2,478	1,459	2,450	2,443	1,448
317	102	193	92	106	189	93	105	187	92
318	923	1,428	759	976	1,424	780	980	1,407	776
319	994	1,404	821	1,057	1,425	852	1,058	1,401	843

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
320	44	69	39	44	67	38	44	67	38
321	12	20	11	12	20	11	12	20	11
322	39	59	33	40	57	32	40	57	32
323	200	326	178	200	313	173	201	308	171
324	403	598	345	419	590	350	419	584	347
325	809	1,152	661	806	1,074	631	809	1,063	628
326	0	0	0	0	0	0	0	0	0
327	19	27	16	19	27	16	19	27	16
328	134	213	114	133	200	109	134	197	108
329	149	227	122	153	225	123	153	219	120
330	622	1,360	531	650	1,317	538	652	1,294	535
331	970	1,482	830	1,312	1,959	1,123	1,594	2,393	1,377
332	388	593	334	750	1,223	669	1,853	3,253	1,733
333	797	964	565	1,270	1,598	935	1,288	1,591	937
334	0	0	0	342	475	206	342	466	202
335	89	34	22	1,198	1,736	1,041	1,563	2,309	1,379
336	455	398	233	455	354	209	455	346	205
337	966	1,150	673	1,262	1,465	873	1,264	1,438	863
338	430	511	299	1,197	1,774	978	1,598	2,417	1,337
339	374	498	294	397	506	303	397	505	303
340	1,045	1,942	961	1,110	1,951	1,007	1,110	1,925	1,006
341	901	1,259	739	987	1,327	792	987	1,303	782
342	594	988	524	679	1,078	589	679	1,062	584
343	511	791	442	1,483	2,427	1,352	2,035	3,379	1,878
344	308	473	264	1,446	2,567	1,353	1,781	3,153	1,673
345	1,224	2,761	1,176	1,577	3,355	1,501	1,978	4,162	1,887
346	903	1,757	827	1,028	1,889	925	1,099	1,987	985
347	143	371	138	172	424	165	172	423	165
348	498	921	444	781	1,375	680	1,136	2,029	1,010
349	976	2,844	935	1,563	4,207	1,482	2,409	6,352	2,307
350	1,243	3,917	1,204	1,332	3,932	1,280	1,334	3,859	1,279
351	1,186	3,438	1,127	1,216	3,293	1,141	1,217	3,221	1,135
352	269	755	258	270	707	256	270	703	256
353	15	53	15	18	60	18	18	60	18
354	804	2,787	789	828	2,716	808	827	2,661	804
355	202	533	187	242	595	221	242	589	218

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
356	252	718	241	258	699	244	259	695	245
357	963	2,578	928	989	2,506	944	990	2,465	941
358	989	2,709	955	1,015	2,629	971	1,017	2,591	971
359	688	1,477	638	708	1,434	645	709	1,408	641
360	1,037	2,595	989	1,097	2,597	1,037	1,096	2,550	1,031
361	784	1,839	728	1,230	2,704	1,125	1,829	3,997	1,697
362	792	1,601	700	1,471	2,786	1,275	2,285	4,404	2,036
363	0	0	0	0	0	0	224	397	170
364	0	0	0	0	0	0	0	0	0
365	495	1,001	443	1,092	2,116	970	1,889	3,726	1,729
366	689	1,367	623	807	1,500	716	808	1,471	712
367	1,442	2,744	1,288	1,500	2,694	1,318	1,504	2,655	1,313
368	961	1,868	873	993	1,826	886	995	1,797	883
369	267	467	222	282	458	227	283	453	225
370	3	3	2	3	3	2	3	3	2
371	0	0	0	0	0	0	0	0	0
372	332	631	287	345	619	292	345	610	289
373	195	391	169	207	401	176	207	395	173
374	3	6	3	3	6	3	3	6	3
375	0	0	0	0	0	0	0	0	0
376	275	524	251	289	519	259	290	514	257
377	98	192	90	98	186	88	99	187	89
378	345	548	292	345	515	282	345	504	277
379	47	91	41	48	88	40	48	88	40
380	0	0	0	0	0	0	0	0	0
381	150	397	147	280	716	275	319	800	313
382	0	0	0	481	799	336	578	950	408
383	0	0	0	0	0	0	0	0	0
384	68	205	66	104	291	102	159	433	158
385	695	1,983	671	706	1,942	690	707	1,909	688
386	2,237	3,182	1,591	2,523	3,369	1,740	2,524	3,266	1,703
387	0	0	0	0	0	0	0	0	0
388	0	0	0	0	0	0	0	0	0
389	0	0	0	169	343	146	236	478	210
390	2	3	2	2	3	2	2	3	2
391	1,815	4,016	1,687	1,829	3,797	1,673	1,834	3,729	1,667

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
392	345	1,187	337	345	1,137	335	346	1,125	336
393	735	1,587	643	744	1,491	633	904	1,795	775
394	425	943	391	425	884	382	425	872	379
395	0	0	0	0	0	0	0	0	0
396	4	6	3	4	6	3	4	6	3
397	2	3	2	2	3	2	2	3	2
398	606	1,541	585	894	2,132	856	1,298	3,050	1,252
399	0	0	0	0	0	0	0	0	0
400	753	1,676	682	1,215	2,580	1,107	1,224	2,542	1,107
401	399	879	357	614	1,292	548	639	1,319	567
402	1,283	4,242	1,238	1,317	4,096	1,258	1,320	4,020	1,258
403	1,201	4,052	1,168	1,491	4,718	1,441	1,493	4,635	1,440
404	940	2,786	901	939	2,638	888	941	2,594	888
405	1,463	2,470	1,242	1,463	2,327	1,211	1,463	2,282	1,200
406	956	2,900	909	969	2,758	909	969	2,702	904
407	209	632	198	211	602	197	210	595	196
408	560	1,046	402	558	926	373	561	911	369
409	2,773	3,785	1,574	2,773	3,200	1,400	2,773	3,044	1,352
410	1,736	2,595	1,232	1,870	2,579	1,281	1,881	2,520	1,268
411	3,242	7,421	2,813	3,251	6,827	2,734	3,255	6,643	2,710
412	1,015	2,478	952	1,130	2,667	1,076	1,224	2,837	1,164
413	1,160	2,090	1,070	1,447	2,531	1,342	1,825	3,198	1,705
414	2,165	4,152	2,027	2,166	4,048	2,058	2,165	3,972	2,047
415	2	3	2	2	3	2	2	3	2
416	398	1,021	382	534	1,298	513	720	1,714	694
417	883	2,161	850	900	2,109	868	901	2,078	866
418	0	0	0	0	0	0	0	0	0
419	805	1,763	778	820	1,730	796	821	1,706	794
420	454	1,102	443	607	1,407	595	822	1,868	806
421	108	227	100	109	221	99	109	221	99
422	376	772	344	387	781	359	388	774	357
423	842	1,533	774	855	1,528	800	855	1,501	793
424	516	988	486	529	985	503	529	976	500
425	501	923	456	511	930	472	512	918	469
426	461	796	421	472	801	433	474	796	432
427	276	599	262	279	576	265	280	574	265

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
428	347	750	328	881	1,860	853	901	1,875	870
429	572	899	507	578	893	521	580	889	520
430	137	288	128	137	276	128	138	276	129
431	1,206	2,634	1,104	1,211	2,560	1,124	1,211	2,507	1,117
432	842	2,052	770	1,240	2,877	1,148	1,761	4,053	1,655
433	0	0	0	0	0	0	0	0	0
434	0	0	0	0	0	0	0	0	0
435	764	1,381	673	821	1,460	740	828	1,450	741
436	566	1,374	508	580	1,347	526	584	1,339	527
437	114	274	98	230	518	204	330	753	299
438	852	2,006	721	995	2,250	856	996	2,191	847
439	1,080	3,312	1,021	1,357	3,857	1,266	1,356	3,767	1,258
440	163	252	145	244	378	217	312	484	279
441	95	152	85	194	318	177	240	395	221
442	293	459	257	465	761	415	534	864	477
443	416	741	373	522	899	466	539	915	478
444	1,141	2,137	1,006	1,530	2,789	1,354	1,630	2,919	1,438
445	285	563	270	377	710	352	496	926	465
446	1,316	1,886	1,153	1,372	1,886	1,183	1,375	1,874	1,180
447	1,055	1,509	943	1,293	1,845	1,153	1,321	1,866	1,173
448	210	386	194	518	1,020	493	631	1,227	602
449	437	692	385	565	892	499	598	934	525
450	378	587	326	386	576	325	386	567	321
451	520	955	483	532	938	488	532	928	485
452	1,530	3,616	1,450	1,526	3,382	1,426	1,531	3,326	1,425
453	2,557	6,248	2,435	2,567	5,885	2,416	2,571	5,772	2,409
454	605	1,454	587	605	1,393	588	606	1,377	586
455	2,957	6,299	2,732	2,969	5,981	2,728	2,976	5,880	2,725
456	2,056	4,286	1,828	2,278	4,412	1,980	2,285	4,319	1,970
457	771	1,673	724	778	1,615	728	779	1,593	724
458	940	2,210	876	1,692	3,911	1,609	2,069	4,712	1,973
459	736	1,942	675	766	1,873	689	767	1,828	683
460	1,063	3,147	1,025	1,088	3,010	1,040	1,089	2,947	1,037
461	807	2,383	771	820	2,284	774	821	2,238	773
462	0	0	0	0	0	0	0	0	0
463	1,956	3,475	1,527	1,955	3,138	1,447	1,957	3,068	1,434

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
464	3,594	6,473	2,922	3,599	5,975	2,831	3,600	5,815	2,799
465	3,725	7,758	3,464	3,994	7,917	3,705	4,469	8,734	4,154
466	3,464	6,805	3,054	4,020	7,472	3,500	4,567	8,388	3,986
467	2	3	2	465	766	461	504	824	499
468	0	0	0	348	472	207	397	527	235
469	2,456	6,769	2,400	2,976	7,734	2,893	3,252	8,297	3,160
470	2,416	6,626	2,323	5,292	13,704	5,119	5,591	14,208	5,401
471	2,455	5,697	2,315	2,839	6,192	2,645	2,840	6,068	2,635
472	2,367	6,270	2,232	4,252	10,669	4,029	4,274	10,502	4,039
473	2,430	6,066	2,304	2,432	5,722	2,276	2,433	5,602	2,264
474	437	1,308	437	1,195	3,304	1,173	1,337	3,625	1,310
475	456	1,095	426	457	1,030	418	456	1,008	414
476	1,713	4,759	1,683	2,055	5,432	2,011	2,057	5,352	2,012
477	781	2,286	758	868	2,430	837	870	2,400	836
478	558	875	364	2,132	3,937	1,729	3,082	5,779	2,590
479	855	1,579	655	1,307	2,187	947	2,149	3,805	1,677
480	0	0	0	0	0	0	0	0	0
481	0	0	0	1,270	1,749	764	2,032	3,115	1,391
482	2,233	5,787	2,067	2,236	5,445	2,030	2,242	5,343	2,022
483	360	1,057	351	411	1,147	398	410	1,132	397
484	2,381	5,740	2,244	2,406	5,476	2,238	2,408	5,378	2,232
485	467	1,250	444	509	1,288	478	511	1,272	477
486	363	949	343	399	985	372	399	965	369
487	1,969	4,220	1,858	2,640	5,375	2,478	2,648	5,295	2,476
488	3,826	5,785	3,185	3,819	5,384	3,084	3,834	5,292	3,070
489	721	2,114	706	741	2,079	722	740	2,051	719
490	312	885	305	322	876	313	323	869	314
491	397	1,161	384	405	1,117	388	406	1,103	388
492	246	769	240	253	752	245	253	746	245
493	2,515	4,104	2,151	3,249	5,110	2,746	3,819	5,998	3,247
494	2,000	5,880	1,923	2,312	6,376	2,202	2,317	6,256	2,201
495	860	2,739	843	881	2,660	859	882	2,616	857
496	1,979	5,888	1,915	2,029	5,666	1,946	2,029	5,553	1,939
497	572	1,151	517	643	1,217	573	645	1,200	570
498	1,865	5,278	1,715	1,900	4,994	1,714	1,907	4,895	1,708
499	3,081	8,057	2,911	3,206	7,853	2,989	3,207	7,682	2,972

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
500	2,735	5,282	2,326	2,801	4,976	2,310	2,814	4,873	2,298
501	420	1,307	399	428	1,253	401	430	1,233	400
502	353	935	346	359	897	350	359	888	350
503	2,173	5,525	2,040	2,497	5,898	2,313	2,497	5,757	2,298
504	859	1,967	751	868	1,815	739	871	1,773	735
505	158	356	136	165	342	138	164	338	136
506	330	1,045	316	341	1,020	323	341	1,006	322
507	428	1,013	410	678	1,528	651	680	1,511	650
508	208	525	199	209	501	197	209	498	197
509	24	58	23	24	58	23	283	666	277
510	2,225	5,252	2,110	2,248	4,997	2,107	2,250	4,902	2,100
511	140	326	134	145	321	137	146	321	138
512	118	321	116	126	324	123	126	324	123
513	0	0	0	478	658	286	482	652	285
514	565	1,363	557	575	1,323	562	575	1,305	562
515	323	815	308	336	807	317	337	798	316
516	1,507	3,757	1,447	1,509	3,565	1,435	1,510	3,503	1,430
517	1,032	2,792	1,008	1,058	2,742	1,028	1,059	2,713	1,026
518	1,355	1,969	1,232	1,364	1,914	1,223	1,367	1,903	1,223
519	1,462	2,709	1,356	2,167	3,849	1,999	2,298	4,028	2,116
520	434	1,134	427	438	1,090	429	438	1,076	429
521	435	1,180	426	452	1,170	440	451	1,154	439
522	178	492	174	184	488	180	185	489	181
523	1,654	3,125	1,559	1,652	2,944	1,535	1,655	2,900	1,531
524	1,170	2,650	1,070	1,380	2,913	1,233	1,676	3,490	1,504
525	838	2,022	814	840	1,930	811	840	1,899	808
526	1,522	3,497	1,439	1,519	3,289	1,413	1,522	3,236	1,408
527	844	2,168	815	845	2,045	806	845	2,009	803
528	1,042	2,762	1,018	1,068	2,707	1,039	1,068	2,666	1,036
529	2,073	4,198	1,965	2,093	4,034	1,962	2,092	3,958	1,951
530	392	782	353	4,125	8,635	4,026	4,445	9,166	4,337
531	322	725	301	322	679	295	323	670	293
532	929	2,389	887	955	2,317	902	956	2,276	899
533	251	651	243	252	615	242	251	608	241
534	1,294	3,457	1,225	1,331	3,346	1,244	1,332	3,279	1,238
535	718	1,863	691	1,517	3,722	1,465	1,678	4,041	1,620

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
536	685	1,913	672	1,036	2,732	1,016	1,037	2,682	1,014
537	1,279	3,677	1,254	1,310	3,600	1,279	1,311	3,550	1,277
538	249	696	249	260	687	255	261	684	256
539	649	1,826	639	668	1,788	654	667	1,760	653
540	710	2,005	697	729	1,959	712	728	1,933	710
541	912	2,372	884	938	2,324	902	938	2,290	899
542	0	0	0	1,054	1,437	628	1,473	2,115	940
543	242	542	226	769	1,692	738	797	1,728	764
544	2,883	6,442	2,711	2,922	6,163	2,711	2,923	6,041	2,699
545	527	1,496	495	571	1,529	528	571	1,501	525
546	578	985	527	2,109	3,739	1,997	2,439	4,293	2,312
547	2,441	7,834	2,362	2,601	7,862	2,497	2,601	7,715	2,486
548	1,064	3,148	996	1,157	3,174	1,065	1,159	3,107	1,062
549	85	108	43	551	1,169	501	587	1,227	533
550	2,842	5,684	2,633	2,945	5,711	2,759	3,138	5,995	2,933
551	1,969	4,625	1,726	2,266	4,909	1,915	2,414	5,153	2,036
552	13	30	12	18	42	17	28	64	27
553	2	3	2	434	705	424	1,090	1,833	1,068
554	64	170	62	1,968	5,041	1,914	2,258	5,771	2,194
555	522	1,424	504	907	2,359	879	910	2,327	879
556	5	12	5	21	49	21	43	94	42
557	712	1,667	660	747	1,640	677	767	1,652	690
558	970	2,147	897	968	2,009	875	971	1,979	873
559	1,130	1,394	752	1,132	1,285	714	1,132	1,257	702
560	3,384	6,749	3,077	3,389	6,335	3,021	3,398	6,243	3,022
561	1,789	4,649	1,711	1,831	4,521	1,734	1,831	4,441	1,726
562	1,295	3,352	1,210	1,351	3,298	1,242	1,356	3,244	1,239
563	338	998	328	423	1,179	409	424	1,167	410
564	644	1,908	629	684	1,938	664	685	1,912	662
565	1,598	4,243	1,561	1,599	4,055	1,553	1,603	4,007	1,555
566	1,080	2,381	1,011	1,086	2,259	1,004	1,089	2,222	1,002
567	0	0	0	451	371	172	480	390	183
568	910	1,923	861	910	1,823	849	910	1,793	844
569	1,120	2,597	1,047	1,141	2,496	1,050	1,144	2,458	1,048
570	258	732	255	271	734	266	273	732	268
571	393	1,168	385	408	1,157	398	409	1,147	399

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
572	418	1,238	406	481	1,353	464	480	1,329	462
573	704	2,022	687	772	2,110	749	773	2,076	747
574	2,037	6,040	2,021	2,080	5,869	2,037	2,081	5,804	2,035
575	1,317	3,780	1,269	1,337	3,641	1,276	1,341	3,598	1,277
576	1,485	3,491	1,326	1,479	3,225	1,279	1,485	3,163	1,273
577	3,234	7,800	2,859	4,066	9,114	3,524	4,076	8,905	3,499
578	1,435	4,717	1,418	1,434	4,549	1,405	1,436	4,498	1,404
579	2,124	6,790	2,059	2,121	6,504	2,033	2,125	6,418	2,030
580	3,207	10,903	3,117	3,205	10,493	3,083	3,208	10,365	3,075
581	0	0	0	0	0	0	0	0	0
582	0	0	0	0	0	0	0	0	0
583	1,082	3,844	1,042	1,100	3,765	1,046	1,100	3,719	1,042
584	1,484	4,401	1,365	1,485	4,149	1,334	1,487	4,063	1,323
585	769	2,251	745	769	2,149	738	770	2,121	736
586	449	1,318	420	450	1,248	414	452	1,235	415
587	187	543	176	262	716	246	263	705	246
588	635	1,830	598	633	1,723	585	634	1,696	585
589	1,121	3,023	1,073	1,122	2,869	1,060	1,122	2,816	1,056
590	173	533	170	180	525	176	343	993	335
591	609	1,876	598	728	2,140	713	728	2,110	712
592	393	1,164	387	471	1,315	461	472	1,304	462
593	708	2,181	685	749	2,215	720	750	2,189	718
594	511	1,638	503	530	1,620	518	528	1,596	516
595	136	461	135	143	458	140	142	454	139
596	379	1,285	375	427	1,373	418	428	1,363	419
597	3,360	10,082	3,232	3,404	9,728	3,239	3,408	9,582	3,229
598	0	0	0	1	0	0	1	0	0
599	956	3,130	919	1,003	3,126	955	1,004	3,084	952
600	350	1,124	337	402	1,210	382	401	1,229	394
601	514	1,575	500	608	1,769	587	608	1,768	596
602	0	0	0	0	0	0	0	0	0
603	629	1,915	625	655	1,891	641	655	1,866	641
604	570	1,567	556	600	1,569	582	602	1,554	583
605	118	372	115	137	410	134	138	418	138
606	402	1,272	393	446	1,341	433	447	1,331	434
607	77	225	68	99	269	86	99	269	86

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
608	119	357	107	137	385	120	137	422	133
609	381	1,133	380	395	1,104	387	396	1,095	388
610	327	981	326	339	960	332	337	946	330
611	228	718	224	249	746	244	248	739	243
612	0	0	0	0	0	0	0	0	0
613	2,138	6,187	2,091	2,551	7,022	2,483	2,553	6,916	2,480
614	1,821	5,348	1,787	1,820	5,167	1,793	1,821	5,082	1,791
615	1,113	3,480	1,094	1,422	4,236	1,394	1,425	4,180	1,394
616	1,870	5,335	1,821	1,913	5,228	1,871	1,915	5,153	1,869
617	651	1,915	636	672	1,895	659	672	1,865	656
618	2,293	5,630	2,120	3,536	8,255	3,273	3,559	8,143	3,278
619	2,705	7,471	2,621	2,719	7,101	2,613	2,719	6,965	2,603
620	1,516	4,482	1,462	1,598	4,535	1,544	1,599	4,463	1,540
621	275	880	275	306	925	303	306	917	303
622	1,588	4,820	1,556	1,588	4,677	1,562	1,588	4,616	1,559
623	672	1,558	631	713	1,562	661	713	1,536	657
624	1,679	4,226	1,607	1,855	4,394	1,759	2,017	4,741	1,911
625	1,910	4,687	1,773	2,254	5,192	2,058	2,402	5,451	2,189
626	184	438	167	327	729	289	348	765	308
627	946	2,082	803	1,028	2,103	851	1,029	2,051	842
628	0	0	0	0	0	0	0	0	0
629	0	0	0	5	9	4	6	11	5
630	0	0	0	0	0	0	0	0	0
631	0	0	0	0	0	0	0	0	0
632	0	0	0	306	649	263	427	883	366
633	0	0	0	0	0	0	0	0	0
634	282	415	215	515	787	409	547	822	430
635	299	580	248	557	1,106	479	665	1,299	575
636	565	736	380	645	782	416	652	782	415
637	3,477	5,167	2,500	3,810	5,406	2,706	3,906	5,417	2,748
638	90	178	75	207	440	184	259	537	231
639	1,172	2,354	1,049	1,682	3,293	1,509	1,858	3,575	1,665
640	0	0	0	0	0	0	0	0	0
641	0	0	0	0	0	0	0	0	0
642	0	0	0	0	0	0	0	0	0
643	0	0	0	0	0	0	0	0	0

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
644	0	0	0	0	0	0	0	0	0
645	0	0	0	0	0	0	0	0	0
646	494	831	367	547	859	397	558	863	401
647	180	218	97	552	865	378	855	1,426	630
648	0	0	0	0	0	0	0	0	0
649	0	0	0	0	0	0	0	0	0
650	496	852	423	495	798	408	496	790	405
651	288	489	244	287	459	234	288	457	233
652	3	6	3	3	6	3	3	6	3
653	805	2,150	764	1,522	3,907	1,471	1,547	3,902	1,490
654	0	0	0	0	0	0	0	0	0
655	6	9	5	6	9	5	6	9	5
656	771	1,817	718	892	1,965	817	929	2,013	847
657	547	1,268	504	1,311	2,946	1,231	1,395	3,064	1,306
658	1,567	3,917	1,472	1,641	3,841	1,520	1,646	3,772	1,519
659	587	1,754	573	594	1,683	576	594	1,656	575
660	797	2,143	781	805	2,055	786	805	2,022	784
661	1,730	3,666	1,462	2,170	4,203	1,764	2,674	5,142	2,197
662	886	1,305	548	1,085	1,470	647	1,084	1,409	627
663	696	1,282	490	721	1,195	478	722	1,150	465
664	1,205	2,944	1,096	1,817	4,285	1,659	2,036	4,708	1,858
665	1,766	4,124	1,603	2,476	5,469	2,234	2,504	5,405	2,246
666	0	0	0	2,482	4,611	1,931	3,235	6,051	2,578
667	15	31	13	15	31	13	15	31	13
668	31	69	29	923	2,268	916	1,265	3,041	1,252
669	0	0	0	0	0	0	0	0	0
670	26	31	18	25	28	16	25	28	16
671	0	0	0	0	0	0	0	0	0
672	0	0	0	0	0	0	0	0	0
673	514	583	327	558	618	352	561	610	349
674	76	86	49	93	103	60	93	100	58
675	253	301	169	264	305	174	265	299	171
676	920	1,705	788	991	1,748	834	1,001	1,736	837
677	1,313	718	406	1,355	745	430	1,356	725	418
678	140	131	73	172	162	92	172	158	90
679	5,861	5,261	2,929	5,925	5,021	2,874	5,953	4,882	2,820

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
680	1,350	1,539	857	1,647	1,915	1,078	1,728	1,971	1,121
681	0	0	0	1	0	0	1	0	0
682	1,317	2,394	1,066	1,313	2,260	1,052	1,321	2,226	1,049
683	776	1,576	646	815	1,570	671	821	1,549	668
684	1,054	1,935	940	1,052	1,855	938	1,057	1,834	938
685	709	1,273	610	707	1,196	600	710	1,184	599
686	770	1,559	693	768	1,462	681	771	1,449	681
687	1,524	2,385	1,195	1,526	2,255	1,179	1,533	2,214	1,170
688	500	857	448	503	823	446	506	815	445
689	1,020	1,578	848	1,021	1,495	835	1,021	1,465	825
690	983	2,186	884	986	2,063	877	991	2,026	875
691	726	1,483	662	991	1,923	896	1,307	2,524	1,193
692	354	713	318	380	722	336	2,867	6,097	2,803
693	368	782	332	589	1,200	528	879	1,790	803
694	1,357	2,908	1,234	1,358	2,747	1,223	1,362	2,698	1,218
695	1,867	3,472	1,637	1,896	3,352	1,660	1,903	3,300	1,655
696	990	2,106	916	1,188	2,397	1,090	1,427	2,842	1,313
697	525	1,354	505	875	2,123	843	1,346	3,232	1,307
698	1	2	1	1	2	1	1	2	1
699	2,422	5,662	2,296	2,626	5,894	2,498	2,635	5,793	2,496
700	1,172	2,787	1,109	1,261	2,890	1,197	1,267	2,849	1,197
701	1,393	3,049	1,281	1,439	2,968	1,304	1,441	2,914	1,298
702	308	424	170	322	405	165	324	399	162
703	791	2,506	745	816	2,402	756	819	2,349	755
704	0	0	0	0	0	0	0	0	0
705	2	3	2	2	3	2	2	3	2
706	93	204	87	94	197	86	95	198	87
707	2,112	5,002	1,981	2,133	4,785	1,992	2,135	4,683	1,984
708	1,056	2,982	1,043	1,082	2,909	1,071	1,083	2,854	1,069
709	1,402	3,890	1,353	1,582	4,099	1,513	1,596	4,062	1,522
710	727	2,222	710	745	2,190	730	745	2,156	727
711	42	130	41	42	127	41	42	127	41
712	612	1,820	601	623	1,780	615	623	1,758	615
713	277	761	269	278	730	271	278	724	271
714	603	1,664	587	622	1,634	608	624	1,610	607
715	306	835	300	312	811	307	312	804	307

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
716	592	1,600	568	599	1,548	575	601	1,528	574
717	226	380	194	228	367	196	229	366	196
718	625	1,059	518	961	1,568	791	1,402	2,368	1,198
719	496	1,254	469	711	1,702	672	1,003	2,376	956
720	137	368	129	144	364	135	144	364	135
721	548	1,497	528	565	1,470	546	566	1,448	544
722	676	1,750	649	696	1,729	671	698	1,707	670
723	566	1,413	517	581	1,373	526	583	1,359	524
724	684	1,634	645	702	1,590	660	703	1,566	657
725	68	166	66	73	173	72	73	173	72
726	327	790	316	534	1,217	516	821	1,848	799
727	36	87	35	53	120	53	73	162	73
728	868	2,240	833	883	2,162	847	885	2,123	846
729	408	910	365	406	848	356	408	838	356
730	671	1,581	623	672	1,488	618	671	1,456	612
731	875	2,079	818	914	2,064	854	913	2,024	847
732	648	1,784	628	657	1,731	640	660	1,698	640
733	1,153	3,226	1,112	1,169	3,127	1,129	1,170	3,073	1,128
734	771	2,402	749	788	2,364	768	789	2,329	766
735	792	2,301	768	809	2,235	788	813	2,196	789
736	732	2,152	721	749	2,094	733	748	2,057	731
737	573	1,748	557	587	1,719	573	587	1,685	570
738	407	1,109	395	410	1,071	399	410	1,053	398
739	1,145	3,219	1,083	1,153	3,074	1,087	1,154	3,005	1,081
740	361	982	335	379	970	350	380	953	348
741	182	492	168	200	500	184	200	494	183
742	747	2,246	719	856	2,420	813	1,005	2,786	956
743	708	2,217	687	755	2,237	726	781	2,272	749
744	82	152	74	147	262	130	233	424	210
745	582	995	463	580	924	449	582	911	445
746	4,071	6,437	3,301	4,085	6,136	3,277	4,102	6,032	3,266
747	825	1,578	752	826	1,498	743	826	1,472	737
748	1,370	3,064	1,283	1,383	2,939	1,290	1,385	2,888	1,286
749	728	1,896	683	747	1,854	697	748	1,815	694
750	727	1,822	698	733	1,747	703	735	1,713	703
751	10	24	10	10	24	10	10	24	10

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
752	1,804	3,632	1,608	1,813	3,444	1,598	1,813	3,362	1,585
753	633	1,505	590	799	1,782	739	1,027	2,271	956
754	0	0	0	0	0	0	0	0	0
755	555	1,494	525	568	1,455	535	568	1,427	532
756	832	2,157	766	846	2,080	771	849	2,041	768
757	939	1,718	798	949	1,649	802	952	1,620	798
758	1,328	2,158	1,089	1,321	2,012	1,060	1,327	1,982	1,055
759	1,051	2,034	924	1,048	1,919	913	1,051	1,887	909
760	1,140	2,147	975	1,154	2,080	986	1,154	2,031	974
761	688	1,573	581	728	1,574	610	731	1,553	607
762	655	1,547	559	669	1,484	565	672	1,458	562
763	301	702	254	307	668	255	306	659	252
764	686	1,103	583	687	1,057	577	686	1,041	571
765	295	482	255	293	457	251	295	457	251
766	3,522	5,506	2,715	3,523	4,970	2,562	4,187	5,930	3,085
767	1,027	1,307	677	1,028	1,198	639	1,029	1,163	624
768	4,125	3,247	1,720	4,143	2,916	1,595	4,155	2,807	1,552
769	3,794	3,937	2,138	3,776	3,394	1,906	3,794	3,320	1,883
770	3,075	3,348	1,742	3,495	3,611	1,943	3,536	3,547	1,926
771	2	3	2	2	3	2	2	3	2
772	0	0	0	0	0	0	0	0	0
773	272	297	163	1,171	1,783	939	2,359	3,909	2,037
774	3,664	5,773	2,838	3,652	5,264	2,706	3,671	5,145	2,683
775	1,153	2,123	960	3,776	7,252	3,388	4,323	8,193	3,885
776	1,344	2,425	1,148	1,628	2,743	1,361	1,635	2,695	1,355
777	1,450	3,740	1,356	1,478	3,559	1,361	1,482	3,492	1,357
778	1,486	3,556	1,376	2,178	4,935	2,010	3,573	8,060	3,354
779	768	2,132	735	1,077	2,786	1,019	1,916	4,861	1,839
780	0	0	0	0	0	0	225	491	181
781	1,628	2,776	1,172	2,473	3,811	1,683	3,423	5,463	2,449
782	0	0	0	0	0	0	0	0	0
783	1,336	1,079	491	2,239	1,304	618	3,055	2,437	1,171
784	295	579	221	519	757	307	820	1,500	625
785	255	541	207	443	713	295	686	1,339	563
786	751	2,480	717	773	2,392	728	774	2,351	728
787	915	2,890	878	935	2,768	887	938	2,719	887

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
788	826	2,344	756	879	2,302	789	880	2,246	783
789	1,191	2,809	893	1,253	2,647	888	1,255	2,561	874
790	253	798	241	259	765	243	260	756	243
791	1,678	4,576	1,608	1,783	4,568	1,692	1,787	4,493	1,691
792	901	2,811	845	927	2,719	857	929	2,670	853
793	237	713	223	258	736	240	260	730	241
794	319	828	304	418	1,013	393	571	1,362	539
795	984	2,653	925	1,323	3,319	1,220	1,842	4,561	1,716
796	1,226	3,827	1,202	1,256	3,721	1,226	1,258	3,668	1,225
797	0	0	0	0	0	0	0	0	0
798	3	9	3	3	9	3	3	9	3
799	741	2,282	720	761	2,233	734	761	2,199	731
800	629	1,878	619	648	1,843	634	646	1,817	632
801	0	0	0	51	40	19	65	49	25
802	49	150	48	52	151	51	128	352	126
803	965	1,670	907	1,168	1,927	1,087	1,291	2,110	1,202
804	820	2,308	796	846	2,256	816	1,242	3,218	1,205
805	1,613	4,328	1,551	1,625	4,135	1,547	1,628	4,074	1,544
806	1,493	3,920	1,456	1,514	3,779	1,468	1,515	3,718	1,465
807	540	1,447	532	550	1,402	538	550	1,389	538
808	55	176	53	60	184	58	60	184	59
809	73	232	70	81	244	78	81	246	80
810	223	704	215	232	702	222	231	695	221
811	0	0	0	0	0	0	0	0	0
812	301	949	292	320	957	307	320	950	307
813	85	255	84	98	275	96	98	277	98
814	3	9	3	747	1,971	732	822	2,132	806
815	560	1,528	531	564	1,443	526	564	1,415	523
816	1,763	5,610	1,728	2,031	6,168	1,980	2,033	6,096	1,979
817	1,296	4,024	1,268	1,347	4,005	1,310	1,348	3,955	1,308
818	1,757	5,252	1,709	1,800	5,151	1,739	1,800	5,078	1,734
819	2,077	6,558	2,045	2,122	6,407	2,078	2,122	6,324	2,075
820	1,763	5,351	1,695	1,763	5,080	1,672	1,763	4,992	1,664
821	0	0	0	0	0	0	0	0	0
822	1,447	4,002	1,396	1,445	3,797	1,380	1,448	3,739	1,378
823	2,783	6,368	2,687	2,783	6,029	2,661	2,784	5,921	2,654

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
824	0	0	0	275	384	167	489	784	347
825	2,174	4,583	2,060	2,173	4,320	2,035	2,178	4,245	2,030
826	1,504	3,851	1,476	1,528	3,725	1,492	1,528	3,663	1,489
827	655	1,688	622	671	1,631	629	791	1,885	744
828	860	2,262	827	875	2,174	833	1,001	2,437	954
829	1,332	3,503	1,276	1,342	3,336	1,275	1,344	3,275	1,272
830	654	1,783	645	671	1,729	657	1,052	2,642	1,031
831	1,103	2,869	1,072	1,121	2,765	1,082	1,123	2,729	1,082
832	1,695	4,339	1,647	1,779	4,316	1,716	1,788	4,264	1,720
833	3,842	9,727	3,659	3,845	9,214	3,617	3,854	9,068	3,611
834	6,345	9,501	5,798	6,331	9,022	5,670	6,345	8,942	5,667
835	2,272	3,796	2,065	3,968	6,579	3,639	4,252	6,977	3,898
836	2,271	6,093	2,177	2,757	6,996	2,624	2,995	7,460	2,850
837	1,046	3,428	1,025	1,522	4,768	1,488	1,522	4,706	1,485
838	1,053	3,474	1,045	1,395	4,340	1,365	1,397	4,280	1,364
839	0	0	0	0	0	0	0	0	0
840	787	2,567	760	788	2,453	753	789	2,421	751
841	812	2,980	812	835	2,900	818	834	2,864	816
842	759	2,697	732	788	2,652	752	788	2,607	749
843	2	7	2	281	856	275	308	923	302
844	484	1,612	477	498	1,595	488	585	1,833	574
845	1,176	3,631	1,150	1,188	3,504	1,156	1,188	3,455	1,153
846	1,796	4,247	1,700	1,795	4,006	1,672	1,797	3,936	1,666
847	3,971	9,803	3,626	4,876	11,248	4,383	5,225	11,794	4,684
848	3,478	6,451	2,678	3,478	5,827	2,544	3,499	5,705	2,531
849	921	2,244	861	961	2,193	881	1,688	3,836	1,586
850	692	1,989	684	721	1,961	706	721	1,932	705
851	2,515	6,782	2,365	2,552	6,464	2,363	2,559	6,343	2,356
852	1,201	3,824	1,181	1,229	3,720	1,203	1,230	3,664	1,201
853	1,432	3,902	1,371	1,431	3,682	1,351	1,433	3,617	1,347
854	0	0	0	0	0	0	0	0	0
855	104	320	100	137	402	132	137	402	132
856	623	1,925	603	666	1,961	638	667	1,931	636
857	558	1,838	543	564	1,791	545	564	1,768	543
858	1,023	2,709	930	1,022	2,544	904	1,024	2,497	900
859	1,358	4,727	1,323	1,358	4,536	1,311	1,359	4,477	1,307

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
860	589	1,944	578	588	1,867	572	588	1,844	571
861	1,247	3,856	1,221	1,274	3,751	1,243	1,274	3,687	1,240
862	776	2,608	765	776	2,502	760	776	2,473	759
863	375	1,165	368	375	1,115	366	538	1,554	527
864	948	3,021	912	952	2,894	907	953	2,855	906
865	1,308	4,264	1,272	1,307	4,070	1,259	1,309	4,014	1,258
866	994	2,522	956	2,431	5,851	2,358	2,487	5,886	2,408
867	545	1,385	525	567	1,369	542	568	1,347	540
868	0	0	0	0	0	0	0	0	0
869	2,120	6,062	2,054	2,237	6,048	2,151	2,239	5,939	2,147
870	479	1,502	466	569	1,684	547	685	1,982	659
871	1,556	5,154	1,525	1,586	4,984	1,545	1,586	4,904	1,542
872	1,953	6,127	1,892	1,986	5,873	1,906	1,987	5,768	1,900
873	234	737	224	239	710	226	240	708	227
874	1,385	4,605	1,352	1,428	4,478	1,385	1,429	4,403	1,386
875	434	1,452	420	447	1,414	428	445	1,377	424
876	543	1,743	525	661	2,023	636	787	2,347	757
877	1,118	3,683	1,087	1,258	3,912	1,215	1,292	3,941	1,248
878	528	1,567	504	1,116	3,161	1,077	2,041	5,562	1,991
879	38	132	37	37	120	36	37	120	36
880	189	520	185	188	497	184	190	498	186
881	506	727	437	505	694	428	508	689	426
882	829	1,777	782	828	1,705	785	830	1,673	783
883	291	465	248	289	439	238	291	436	237
884	0	0	0	0	0	0	0	0	0
885	0	0	0	0	0	0	0	0	0
886	0	0	0	398	556	242	400	549	240
887	35	68	33	51	97	49	60	112	58
888	2,260	6,702	2,134	2,259	6,376	2,093	2,261	6,276	2,081
889	0	0	0	0	0	0	0	0	0
890	283	826	270	341	940	322	341	926	320
891	0	0	0	0	0	0	0	0	0
892	0	0	0	0	0	0	0	0	0
893	1,245	3,449	1,166	1,263	3,343	1,183	1,265	3,285	1,182
894	3,424	3,759	2,456	3,424	3,470	2,309	3,424	3,378	2,266
895	2,435	6,592	2,356	2,471	6,277	2,371	2,474	6,158	2,368

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
896	1,412	3,678	1,336	1,438	3,536	1,343	1,438	3,475	1,336
897	1,179	3,359	1,143	1,232	3,315	1,186	1,234	3,260	1,185
898	460	1,339	449	543	1,497	528	544	1,479	528
899	1,095	3,395	1,070	1,109	3,304	1,078	1,109	3,268	1,075
900	219	158	97	250	171	106	519	495	298
901	665	1,662	647	680	1,627	658	681	1,604	656
902	0	0	0	459	419	186	597	576	263
903	538	1,695	498	570	1,828	556	570	1,831	558
904	1,861	4,022	1,745	1,858	3,781	1,717	1,863	3,719	1,712
905	1,086	2,404	1,042	1,109	2,325	1,055	1,199	2,478	1,141
906	441	1,179	431	555	1,409	547	555	1,390	547
907	2,714	4,355	2,104	2,760	4,078	2,053	2,760	3,950	2,017
908	333	867	316	336	831	318	336	819	315
909	519	1,089	485	544	1,094	513	546	1,082	513
910	711	1,145	629	847	1,329	746	859	1,331	753
911	125	375	114	145	410	130	145	448	143
912	340	927	333	350	915	344	351	907	346
913	374	950	352	385	938	362	386	923	360
914	81	139	70	86	143	74	86	143	74
915	475	1,545	462	494	1,536	476	539	1,646	520
916	1,022	3,257	1,006	1,045	3,194	1,024	1,044	3,153	1,020
917	1,529	4,567	1,464	1,701	4,751	1,607	1,926	5,263	1,818
918	749	2,455	735	771	2,395	752	770	2,358	749
919	202	549	194	1,009	2,553	977	2,369	5,889	2,321
920	498	1,048	472	953	1,923	907	1,044	2,075	993
921	392	852	370	402	842	383	401	829	379
922	2,221	6,975	2,052	3,298	9,985	3,043	3,434	10,042	3,139
923	485	1,461	474	497	1,449	488	496	1,426	487
924	412	874	358	417	823	351	418	811	348
925	49	101	46	57	114	54	63	123	60
926	1,565	4,694	1,520	1,588	4,559	1,530	1,591	4,497	1,530
927	330	721	282	426	842	347	560	1,110	465
928	379	1,222	368	387	1,182	371	391	1,181	374
929	496	1,602	474	508	1,542	481	510	1,510	480
930	64	136	59	64	130	59	64	130	59
931	1,348	1,825	1,020	2,032	2,611	1,471	2,917	3,981	2,223

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
932	172	472	165	174	448	165	174	447	165
933	566	1,746	547	586	1,757	573	587	1,733	571
934	205	605	198	204	571	195	207	575	198
935	580	1,839	553	583	1,745	548	583	1,711	545
936	1,340	2,450	1,205	1,336	2,292	1,175	1,339	2,266	1,171
937	1,686	3,499	1,498	1,687	3,277	1,462	1,688	3,211	1,450
938	148	512	146	150	504	148	150	504	148
939	262	782	256	330	921	321	331	912	322
940	0	0	0	0	0	0	0	0	0
941	0	0	0	0	0	0	0	0	0
942	48	38	23	48	36	22	48	36	22
943	468	352	197	569	433	243	569	423	237
944	1,927	3,504	1,501	1,918	3,155	1,423	1,928	3,076	1,409
945	1,422	2,878	1,224	1,426	2,678	1,197	1,429	2,613	1,188
946	187	494	174	193	475	176	194	473	176
947	169	418	158	169	391	155	170	391	156
948	0	0	0	0	0	0	0	0	0
949	2	3	2	2	3	2	2	3	2
950	142	420	139	149	421	146	149	421	146
951	688	2,066	676	701	2,002	685	703	1,976	686
952	2,936	4,659	2,595	2,941	4,434	2,545	2,940	4,349	2,524
953	391	1,338	378	393	1,273	376	395	1,259	377
954	759	1,841	657	1,346	3,083	1,183	1,361	3,045	1,187
955	259	319	168	260	296	161	260	290	158
956	1,161	2,311	1,020	1,185	2,196	1,016	1,186	2,145	1,007
957	427	944	385	426	907	387	427	896	385
958	1,663	3,869	1,423	1,686	3,577	1,396	1,687	3,471	1,377
959	0	0	0	0	0	0	0	0	0
960	2,264	6,518	2,175	2,307	6,286	2,193	2,309	6,186	2,189
961	554	1,745	535	564	1,676	539	564	1,641	536
962	57	183	55	65	205	63	65	205	63
963	524	1,222	473	537	1,162	473	537	1,135	467
964	211	680	204	230	698	220	230	711	227
965	0	0	0	0	0	0	0	0	0
966	629	1,793	626	643	1,730	630	643	1,706	630
967	926	2,987	917	939	2,898	920	939	2,865	918

TRAFFIC ANALYSIS ZONE (TAZ)	2020 Dwelling Units	2020 Household Population	2020 Households --	2035 Dwelling Units	2035 Household Population	2035 Households --	2050 Dwelling Units	2050 Household Population	2050 Households --
968	557	1,702	547	571	1,674	558	569	1,650	556
969	0	0	0	7	6	4	7	6	4
970	555	1,937	538	555	1,850	532	556	1,826	530
971	0	0	0	0	0	0	0	0	0
972	640	2,240	621	995	3,296	964	998	3,254	964
973	1,138	1,541	772	1,135	1,392	725	1,141	1,360	715
	860,329	1,929,434	756,657	1,002,896	2,128,027	876,129	1,078,623	2,220,855	928,374



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