

BROWARD-by-the-NUMBERS

Comparison of Broward's 2006 Municipal Estimates

During the past year, three different sets of 2006 Population Estimates were issued for Broward County Municipalities. What are their similarities? Their differences?

Census County Estimates foretell coming Municipal Estimates. Recently released Census county estimates of population for 2007 display Broward's first recorded population decline. Municipalities should expect to see declines when their estimates are released this summer. Though important, the Census is not the only source of estimates. This issue explores, through the 2006 estimates, the differences between providers' products.

Sources of Municipal Estimates

Private vendors supply population estimates and each municipality has the authority to establish its own estimates. However, discussions of Broward's population estimates normally focus on published results from any one of the following:

- (1) U.S. Census Bureau:
<http://www.census.gov/popest/counties/>
- (2) Bureau of Economic and Business Research (BEBR) at the University of Florida:
<http://www.bebr.ufl.edu/population/estimates>
- (3) Broward County Planning Services Division (PSD):
<http://www.broward.org/planningservices/bbtn51.pdf>

The reason for three separate estimates stems from their uses and the need for standardization by the individual agency. In most instances, the final results of the separate estimating procedures are not that different.

Final Results

Table 1 compares the results for Broward's ten most populous municipalities. Each methodology results in the same rank order for the largest municipalities. Fort Lauderdale exhibits the largest difference—nearly 10,000 (or 6%) difference between the Census and the Bureau of Economic and Business Research estimates and Pompano Beach with a 5% difference.

Appendix 1 displays a comparison of the differing results for all municipalities in Broward along with their growth since the 2000. Pembroke Park displays the largest percentage difference with the Planning Services Division

estimating the population to be 39% greater than does the Census.

	Census	BEBR	PSD
Ft. Lauderdale	185,804	175,836	184,363
Pembroke Pines	150,064	151,786	153,839
Hollywood	145,794	143,287	146,229
Coral Springs	129,805	129,615	131,704
Miramar	108,072	110,322	108,031
Pompano Beach	104,402	101,103	106,058
Sunrise	90,793	89,669	91,247
Plantation	85,938	84,891	87,632
Davie	85,583	84,057	85,364
Deerfield Beach	76,215	75,603	77,499

Fortunately, the three sets of estimates provide similar results. Because of this general agreement, the ranking of municipalities by population size are nearly identical. The lone disagreement relates to Lauderdale's annexations of September, 2005, which apparently are not included in the Census estimates and its population is exceeded by Tamarac.

Chart 1

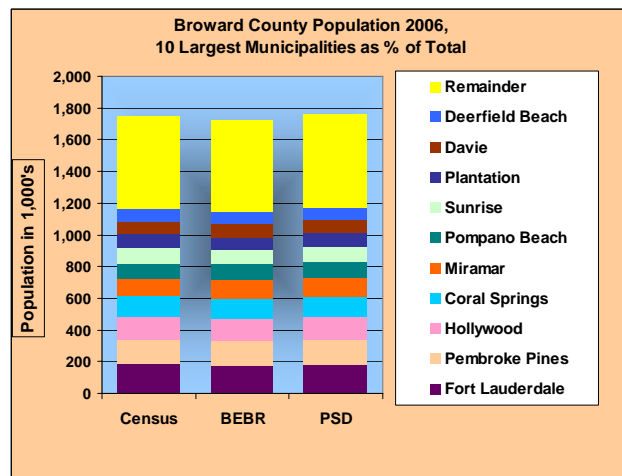
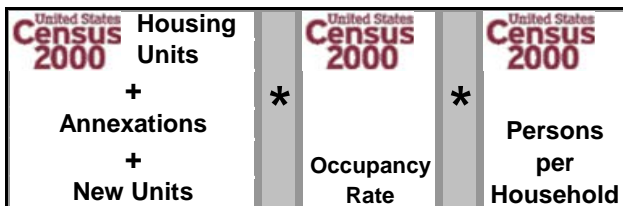


Chart 1 displays an alternative view of these estimates. First, since the Broward County totals are similar and each estimating procedure relies on similar datasets, there is little reason to expect the municipal estimates to differ. The estimates are so close that the ten most populous municipalities, in each case, account for 65% of the total population. That ten dispersed municipalities account for only 2/3 of the population accentuates the even distribution of Broward County's population.

Census Bureau Estimates

Known primarily as responsible for the decennial census efforts, the U.S. Bureau of the Census has other responsibilities, including annual estimates of population. These are prepared for use by many Federal agencies to award grant monies to state and local governments.

The estimation process allocates published county population estimates according to the number of housing units in each municipality. Each municipality (including Unincorporated Broward) is assigned an "Uncontrolled" estimate through the following:

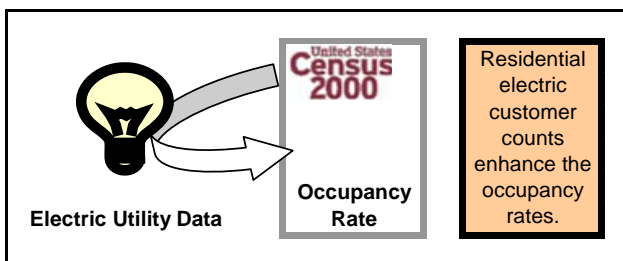


These "Uncontrolled" estimates are summed and each jurisdiction's percentage of the sum is calculated. This percentage is multiplied by the county "control" total to calculate the share of the County population assigned to the municipality as its estimate.

Bureau of Economic and Business Research Estimates

BEBR has prepared population estimates for more than 35 years and generally is considered the standard in Florida. Their estimates also have fiscal importance because Florida revenue-sharing funds are distributed largely based on the BEBR estimates of population.

BEBR's estimating procedure is similar to that of the Bureau of the Census with a couple of modifications.



Instead of relying strictly on Census data, BEBR modifies some of the data using more current utility and survey data. Both modifications attempt to capture the rapidly changing housing characteristics in Florida and represent an improvement over the unmodified use of Census 2000 data.

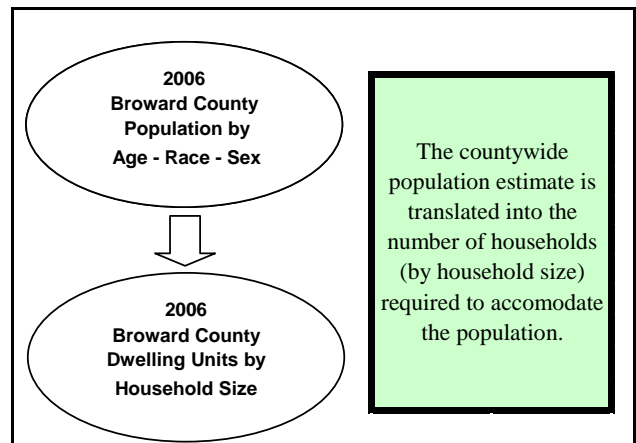
A banner for the 'CPS Annual Demographic Survey March Supplement'. It features the CPS logo and text stating: 'BEBR updates persons-per-household (PPH) by applying changes to Florida's household size recorded in the Current Population Survey (and other administrative records) to each municipality's Census 2000 PPH.' There is also a 'Persons per Household' logo on the right.

Broward County Planning Services Division Estimates

Broward County's planning staff has prepared estimates and forecasts in a consistent manner for more than 20 years. The impetus to prepare the estimates arises from Broward County's transportation planning efforts and the necessity for demographic data at the Traffic Analysis Zone (TAZ)-level. Because neither of the other agencies provides estimates (or forecasts) for the 921 TAZs, County staff undertakes the effort.

TAZ-level population estimates represent an allocation of the staff-generated, countywide population estimates to TAZs. TAZ's estimates are assigned to municipalities and summed to prepare the final municipal estimates.

The first step in this process is to calculate the number of housing units required by the estimated population.



After determining the countywide number of units to be allocated, they are matched to the existing total dwelling units by TAZ (based on the Census 2000 count of units plus the number of units issued Certificates of Occupancy after April 1, 2000.) Each unit carries a measure of household size (including vacant as 0). Once completed the assignments are simply summed to arrive at a municipal population estimate.

Conclusion

Because of the lag in data availability from a few months to a couple of years, local demographic changes cannot be immediately reflected in current population estimates. Three public agencies, with three different purposes work to keep pace with those changes. However, before selecting any one estimate, it is best to understand the different methodologies.

APPENDIX 1

Comparison of Broward County Municipal Population Estimates for 2006

	U.S. Bureau of the Census			University of Florida, Bureau of Economic and Business Research (BEBR)			Broward County Planning Services Division (PSD)			Comparison of 2000 to 2006 Population Growth		
	July 1			April 1			April 1			Census	BEBR	PSD
	2006	2000	Change	2006	2000 ⁽¹⁾	Change	2006	2000 ⁽¹⁾	Change			
Coconut Creek	50,120	44,216	5,904	48,283	43,566	4,717	50,463	43,566	6,897	13.4%	10.8%	15.8%
Cooper City	29,945	28,702	1,243	29,859	28,275	1,584	30,739	28,275	2,464	4.3%	5.6%	8.7%
Coral Springs	129,805	119,821	9,984	129,615	118,944	10,671	131,704	118,944	12,760	8.3%	9.0%	10.7%
Dania Beach	28,802	27,381	1,421	28,555	27,191	1,364	28,928	27,191	1,737	5.2%	5.0%	6.4%
Davie	85,583	76,274	9,309	84,057	75,720	8,337	85,364	75,720	9,644	12.2%	11.0%	12.7%
Deerfield Beach	76,215	74,467	1,748	75,603	74,306	1,297	77,499	74,306	3,193	2.3%	1.7%	4.3%
Ft. Lauderdale	185,804	171,205	14,599	175,836	170,823	5,013	184,363	170,823	13,540	8.5%	2.9%	7.9%
Hallandale Beach	39,372	34,390	4,982	35,844	34,282	1,562	34,622	34,282	340	14.5%	4.6%	1.0%
Hillsboro Beach	2,335	2,187	148	2,234	2,163	71	2,369	2,163	206	6.8%	3.3%	9.5%
Hollywood	145,794	139,799	5,995	143,287	139,545	3,742	146,229	139,545	6,684	4.3%	2.7%	4.8%
Lauderdale-by-the Sea	5,991	5,862	129	5,831	5,852	-21	6,360	5,852	508	2.2%	-0.4%	8.7%
Lauderdale Lakes	31,911	31,279	632	32,161	31,705	456	32,456	31,705	751	2.0%	1.4%	2.4%
Lauderhill	59,482	57,692	1,790	63,134	63,447	-313	68,052	63,447	4,605	3.1%	-0.5%	7.3%
Lazy Lake Village	39	38	1	41	38	3	44	38	6	2.6%	7.9%	15.8%
Lighthouse Point	11,292	10,804	488	10,899	10,767	132	11,573	10,767	806	4.5%	1.2%	7.5%
Margate	55,974	54,010	1,964	55,332	53,909	1,423	56,597	53,909	2,688	3.6%	2.6%	5.0%
Miramar	108,072	74,531	33,541	110,322	72,739	37,583	108,031	72,739	35,292	45.0%	51.7%	48.5%
North Lauderdale	42,220	38,606	3,614	41,584	38,523	3,061	41,838	38,523	3,315	9.4%	7.9%	8.6%
Oakland Park	42,384	41,679	705	42,427	41,611	816	44,184	41,611	2,573	1.7%	2.0%	6.2%
Parkland	23,329	14,209	9,120	21,913	13,835	8,078	22,463	13,835	8,628	64.2%	58.4%	62.4%
Pembroke Park	4,965	4,789	176	5,740	5,384	356	6,899	5,384	1,515	3.7%	6.6%	28.1%
Pembroke Pines	150,064	138,420	11,644	151,786	137,427	14,359	153,839	137,427	16,412	8.4%	10.4%	11.9%
Plantation	85,938	83,141	2,797	84,891	82,934	1,957	87,632	82,934	4,698	3.4%	2.4%	5.7%
Pompano Beach	104,402	100,390	4,012	101,103	100,205	898	106,058	100,205	5,853	4.0%	0.9%	5.8%
Sea Ranch Lakes	760	736	24	730	734	-4	718	734	-16	3.3%	-0.5%	-2.2%
Southwest Ranches	7,411	7,152	259	7,415	7,106	309	8,527	7,106	1,421	3.6%	4.3%	20.0%
Sunrise	90,793	86,133	4,660	89,669	85,787	3,882	91,247	85,787	5,460	5.4%	4.5%	6.4%
Tamarac	60,644	55,832	4,812	59,259	55,588	3,671	59,129	55,588	3,541	8.6%	6.6%	6.4%
Weston	65,720	50,860	14,860	61,629	49,286	12,343	62,133	49,286	12,847	29.2%	25.0%	26.1%
West Park	14,835	14,274	561	13,804	13,628	176	13,451	13,628	-177	3.9%	1.3%	-1.3%
Wilton Manors	12,909	12,715	194	12,546	12,697	-151	13,205	12,697	508	1.5%	-1.2%	4.0%
Unincorporated Broward	34,726	31,227	3,499	27,773	25,001	2,772	25,428	25,001	427	11.2%	11.1%	1.7%
Total	1,787,636	1,632,821	154,815	1,753,162	1,623,018	130,144	1,792,144	1,623,018	169,126	9.5%	8.0%	10.4%

(1) The blue-highlighted April 1, 2000 estimates reflect changes--calculated by the Planning Services Division--to the Census 2000 population resulting from legal boundary updates as of January 1 of 2006, other geographic program changes, and Count Question Resolution actions and are different from the Census 2000 published results.

APPENDIX 2

Comparison of Broward County Municipal Population Growth Estimates, 2000 to 2006

