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## Section 1

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# Demographics

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## 1.1 Population Estimates and Projections

Population growth in Leon County has been relatively stable over the last few decades (45,608 in the 1970's, 43,838 in the 1980's and 46,959 in the 1990's). Since 2000, population growth has averaged approximately 1.7% per year, slightly lower than the rate observed in the decade of the 1990s.

**Figure 1-1  
Population Estimates (1930-2008)**

<b>Year</b>	<b>City of Tallahassee</b>	<b>Unincorporated Leon County</b>	<b>Leon County</b>
1930	10,700	12,776	23,476
1940	16,240	15,406	31,646
1950	27,237	24,353	51,590
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,107	148,655
1990	124,773	67,720	192,493
2000	150,624	88,828	239,452
2008	177,852	97,040	274,892

Sources: U.S. Department of Commerce, Bureau of the Census (1930-2000); University of Florida, Bureau of Economic and Business Research (2008 estimate)

**Figure 1-2  
Population Projections (2010-2035)**

<b>Year</b>	<b>City of Tallahassee</b>	<b>Unincorporated Leon County</b>	<b>Leon County</b>
2010	178,500	97,300	275,800
2015	187,100	100,400	287,500
2020	197,300	104,200	301,500
2025	207,100	107,800	314,900
2030	216,200	111,100	327,300
2035	224,600	114,200	338,800

Sources: University of Florida, Bureau of Economic and Business Research (2010-2035 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2010-2035 projections assuming continued annexations and share of population growth captured by the City between 1998 and 2008 will continue throughout the projected time horizon)

## 1.2 Population Estimates by Census Tract

By estimated percentage annual growth in population by census tract, CT 26.01 (inclusive of Southwood) increased nearly 10% per year between 2000 and 2008. Three other census tracts are estimated to have grown 4% or more annually.

**Figure 1-3**  
**Population Estimates by Census Tract, Percent Growth (2000-2008)**

Census Tract*	Total Population 2000 Census	Estimated Pop. Growth 2000-2008	Total Pop. 2008 Estimate	Est. Annual Growth by Census Tract 2000-2008
26.01	2,998	2,986	5,984	9.9%
18.02	3,466	1,264	4,730	4.4%
25.04	7,517	2,524	10,041	4.1%
23.04	2,494	800	3,294	4.0%
24.07	7,228	2,196	9,424	3.8%
16.01	4,022	1,055	5,077	3.3%
21.02	7,557	1,928	9,485	3.2%
25.05	4,719	1,093	5,812	3.0%
24.05	10,090	2,321	12,411	3.0%
25.06	6,664	1,502	8,166	2.9%
18.01	3,643	811	4,454	2.9%
12	1,030	210	1,240	2.6%
10.02	1,752	310	2,062	2.3%
25.02	9,654	1,696	11,350	2.3%
20.02	7,912	1,307	9,219	2.2%
22.03	7,594	1,198	8,792	2.1%
26.02	7,425	1,085	8,510	1.9%
11.02	2,070	294	2,364	1.9%
9.01	6,849	951	7,800	1.9%
13	2,591	352	2,943	1.8%
21.01	3,847	500	4,347	1.7%
6	2,900	363	3,263	1.7%
23.03	3,291	405	3,696	1.7%
10.01	2,324	274	2,598	1.6%
27	9,409	1,054	10,463	1.5%
4	2,940	329	3,269	1.5%
5	4,569	504	5,073	1.5%
15	4,041	444	4,485	1.5%
20.01	7,392	800	8,192	1.5%
22.01	5,220	554	5,774	1.4%
11.01	2,885	276	3,161	1.3%
24.03	2,737	253	2,990	1.3%
19	7,070	557	7,627	1.1%
3.03	3,275	251	3,526	1.1%
23.02	3,409	242	3,651	1.0%
16.02	3,064	201	3,265	0.9%
14	6,870	444	7,314	0.9%
17	7,104	440	7,544	0.9%
2	3,811	228	4,039	0.8%
24.10	5,583	296	5,879	0.7%
22.04	7,172	316	7,488	0.6%
24.08	7,600	316	7,916	0.6%
24.09	8,573	220	8,793	0.4%
9.02	8,261	169	8,430	0.3%
8	2,937	60	2,997	0.3%
7	1,968	22	1,990	0.2%
3.02	2,399	24	2,423	0.1%
3.01	1,526	15	1,541	0.1%

Note: TLCPD's estimation methodology was used to estimate the population growth by census tract

\* A map of the 2000 Census tracts for Leon County can be found at:

[http://www.talgov.com/planning/pdf/support/BW\\_2kcensusmapsmall\\_urban.pdf](http://www.talgov.com/planning/pdf/support/BW_2kcensusmapsmall_urban.pdf)

Sources: U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research; Tallahassee-Leon County Planning Department  
Tallahassee-Leon County Planning Department

## 1.3 Age and Gender

Leon County has the second highest percentage of population between the ages of 18 and 34 in the state at 36.8% (behind Alachua County) and the smallest percentage aged 65 and older at 8.9% (of counties with a population greater than 20,000). The 55-64 age group has increased by more than three times the average annual percentage growth rate of 1.7% between 2000 and 2008 while the 80+ age group has increased at a rate more than twice the County average.

**Figure 1-4**  
**Leon County Population by Age and Gender (2008 Estimate)**

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,795	5.7%	7,763	2.8%	8,032	2.9%
5 to 17	39,367	14.3%	19,221	7.0%	20,146	7.3%
18 to 34	101,144	36.8%	52,898	19.2%	48,246	17.6%
35 to 54	67,950	24.7%	35,693	13.0%	32,257	11.7%
55 to 64	26,295	9.6%	13,800	5.0%	12,495	4.5%
65 to 79	17,136	6.2%	9,355	3.4%	7,781	2.8%
80+	7,205	2.6%	4,631	1.7%	2,574	0.9%
Total	274,892		143,361	52.2%	131,531	47.8%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

**Figure 1-5**  
**Leon County Population Growth by Age Group (2000-2008)**

Age Group	2000 Population	2008 Population	Growth in Population 2000-2008	Percent Growth 2000-2008	Avg. Ann. Growth 2000-2008
0 to 4	13,727	15,795	2,068	14.0%	1.8%
5 to 17	37,280	39,367	2,087	5.4%	0.7%
18 to 34	86,609	101,144	14,535	15.5%	1.9%
35 to 54	65,284	67,950	2,666	4.0%	0.5%
55 to 64	16,661	26,295	9,634	45.6%	5.7%
65 to 79	14,600	17,136	2,536	16.0%	2.0%
80+	5,291	7,205	1,914	30.9%	3.9%
Total	239,452	274,892	35,440	13.8%	1.7%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

## 1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 60.9% non-Hispanic white, 31.5% non-Hispanic black, 4.8% of Hispanic origin and 2.9% of "other" races and ethnicities.

**Figure 1-6**  
**Leon County Population by Age, Race and Ethnicity (2008 Estimate)**

Age Group	All Races	Non-Hispanic			Hispanic Origin
		White	Black	Other	
0 to 4	15,795	8,185	6,312	572	726
5 to 17	39,367	21,053	15,348	1,392	1,574
18 to 34	101,144	54,939	35,574	3,226	7,405
35 to 54	67,950	44,659	18,942	1,717	2,632
55 to 64	26,295	19,638	5,638	512	507
65 to 79	17,136	13,032	3,524	320	260
80+	7,205	5,865	1,150	104	86
Total	274,892	167,371	86,488	7,843	13,190

*Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.*

*Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009*

**Figure 1-7**  
**Leon County Pop. by Percentage, Race & Ethnicity (2008 Estimate)**

Age Group	Non-Hispanic			Hispanic Origin
	White	Black	Other	
0 to 4	51.8%	40.0%	3.6%	4.6%
5 to 17	53.5%	39.0%	3.5%	4.0%
18 to 34	54.3%	35.2%	3.2%	7.3%
35 to 54	65.7%	27.9%	2.5%	3.9%
55 to 64	74.7%	21.4%	1.9%	1.9%
65 to 79	76.1%	20.6%	1.9%	1.5%
80+	81.4%	16.0%	1.4%	1.2%
Total	60.9%	31.5%	2.9%	4.8%

*Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.*

*Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009*

## 1.5 Components of Population Change

The components of population change in Leon County since the 2000 Census is estimated to have remained similar in comparison with the 1990-2000 time period. The percentage of Leon County's population growth associated with net migration is estimated to be 64.3% since 2000, close to the actual rate of 67.1% between 1990 and 2000.

**Figure 1-8**  
**Components of Population Change (2000-2008)**

	Leon County	State of Florida
Total Population Change (2000-2008)	35,440	2,824,395
Net Natural Increase	12,653	406,285
<i>Births</i>	24,834	1,748,203*
<i>Deaths</i>	12,181	1,341,918*
Net Migration	22,787	2,418,110
Percent due to Natural Increase	35.7%	14.4%
Percent due to Net Migration	64.3%	85.6%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2008"

\*The state total is greater than the sum of county totals due to an unknown county of residence on some records

**Figure 1-9**  
**Components of Population Change (1990-2000)**

	Leon County	State of Florida
Total Population Change (1990-2000)	46,959	3,044,307
Net Natural Increase	15,457	448,216
Net Migration	31,502	2,596,091
Percent due to Natural Increase	32.9%	14.7%
Percent due to Net Migration	67.1%	85.3%

Source: University of Florida, Bureau of Economic and Business Research, "Population: Census Summary, 2000"

## 1.6 Population Growth by Metropolitan Area

The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was 370,773 in 2008, up 15.8% from 2000.

**Figure 1-10**  
**Population Growth in Florida Metropolitan Areas (2000-2008)**

Metropolitan Area/County(ies)	2008 Population Estimate	2000 Census Population	Percent Change 2000-2008
All Metropolitan Areas	17,683,968	14,973,519	18.1%
Miami-Fort Lauderdale-Pompano Beach (Broward, Miami-Dade, Palm Beach)	5,530,437	5,007,988	10.4%
Tampa-St. Petersburg-Clearwater (Hernando, Hillsborough, Pasco, Pinellas)	2,742,577	2,396,013	14.5%
Orlando-Kissimmee (Lake, Orange, Osceola, Seminole)	2,103,480	1,644,563	27.9%
Jacksonville (Baker, Clay, Duval, Nassau, St. Johns)	1,369,124	1,122,750	21.9%
Bradenton-Sarasota-Venice (Manatee, Sarasota)	711,307	589,963	20.6%
Cape Coral-Fort Myers (Lee)	623,725	440,888	41.5%
Lakeland (Polk)	585,733	483,924	21.0%
Palm Bay-Melbourne-Titusville (Brevard)	556,213	476,230	16.8%
Deltona-Daytona Beach-Ormond Beach (Volusia)	510,750	443,343	15.2%
Pensacola-Ferry Pass-Brent (Escambia, Santa Rosa)	457,616	412,153	11.0%
Port St. Lucie-Fort Pierce (Martin, St. Lucie)	420,453	319,426	31.6%
<b>Tallahassee</b> <b>(Gadsden, Jefferson, Leon, Wakulla)</b>	<b>370,773</b>	<b>320,304</b>	<b>15.8%</b>
Naples-Marco Island (Collier)	332,854	251,377	32.4%
Ocala (Marion)	329,418	258,916	27.2%
Gainesville (Alachua, Gilchrist)	269,644	232,392	16.0%
Fort Walton Beach-Crestview-Destin (Okaloosa)	197,597	170,498	15.9%
Panama City-Lynn Haven (Bay)	169,307	148,217	14.2%
Punta Gorda (Charlotte)	165,781	141,627	17.1%
Sebastian-Vero Beach (Indian River)	141,667	112,947	25.4%
Palm Coast (Flagler)	95,512	49,832	91.7%

Sources: Executive Office of the President, U.S. Office of Management and Budget MSA definitions (OMB Bulletin No. 08.01); U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research

## 1.7 Household Characteristics

The average household size has been decreasing slowly in Leon County, from 2.43 persons per household in 1990 to an estimated 2.31 persons per household in 2008. In Leon County, the percentage of family households is higher in the unincorporated areas while the percentage of non-family households and one-person households is highest in the City of Tallahassee.

**Figure 1-11**  
**Number of Households and Average Household Size**  
**(1990, 2000 and 2008)**

	Estimate April 1, 2008		Census April 1, 2000		Census April 1, 1990	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Leon County	112,317	2.31	96,521	2.34	74,828	2.43
Florida	7,499,799	2.45	6,338,075	2.46	5,134,869	2.46

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 152", January 2009

**Figure 1-12**  
**Households by Type (2000)**

	Families	Living Alone	Other Non-Families
Leon County	56%	30%	14%
City of Tallahassee	47%	35%	18%
Unincorporated Area	75%	20%	5%
Florida	66%	27%	7%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

## 1.8 Educational Attainment

The level of educational attainment in Leon County increased between 1990 and 2000. In 2000, 10.9% of the population 25 years and over had not received a high school diploma, down from 15.1% in 2000. Also, in 2000, 41.7% of the population 25 years and over in Leon County had attained a bachelor's degree or higher compared with 37.1% in 1990. The 2007 American Community Survey estimates this percentage has remained steady (41.8% in 2007) and the percent of the population 25 years and over that did not receive a high school diploma is down to 8.7%.

**Figure 1-13**  
**Educational Attainment in Leon County, Population 25 years and over (2007)**

	1990	Percent	2000	Percent	2007	Percent
Less than 9th grade	6,046	5.5%	4,218	3.1%	3,457	2.2%
9th to 12th grade, no diploma	10,622	9.6%	10,749	7.8%	10,078	6.5%
H.S. graduate (inc. equivalency)	23,793	21.6%	25,963	18.9%	34,755	22.4%
Some college, no degree	20,414	18.5%	27,956	20.3%	29,837	19.2%
Associate's degree	8,457	7.7%	11,255	8.2%	12,222	7.9%
Bachelor's degree	23,675	21.5%	33,040	24.0%	37,713	24.3%
Graduate or professional degree	17,180	15.6%	24,356	17.7%	27,152	17.5%
Total	110,187		137,537		155,214	

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2007

**Figure 1-14**  
**Educational Attainment, Population 25 years and over (2000)**

	Leon County		State of Florida		United States	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	4,218	3.1%	739,222	6.7%	13,755,477	7.5%
9th to 12th grade, no diploma	10,749	7.8%	1,480,726	13.4%	21,960,148	12.1%
H.S. graduate (inc. equivalency)	25,963	18.9%	3,165,748	28.7%	52,168,981	28.6%
Some college, no degree	27,956	20.3%	2,403,135	21.8%	38,351,595	21.0%
Associate degree	11,255	8.2%	773,486	7.0%	11,512,833	6.3%
Bachelor's degree	33,040	24.0%	1,573,121	14.3%	28,317,792	15.5%
Graduate or professional degree	24,356	17.7%	889,207	8.1%	16,144,813	8.9%
Total	137,537		11,024,645		182,211,639	

Source: U.S. Department of Commerce, Bureau of the Census, 2000