



2025 ANNUAL PROGRESS REPORT

2022 – 2027 South Florida Comprehensive Economic Development Strategy

The [South Florida Regional Planning Council](#) (SFRPC) is the U.S. Department of Commerce Economic Development Administration’s designated [Economic Development District \(EDD\)](#) for South Florida. The Economic Development District service area is Monroe, Miami-Dade, and Broward counties where the Council helps lead a locally based, regionally driven economic development process. We work with local government, public, private, non-profit, and philanthropic partners to provide information, technical assistance, and support and lead regional economic development efforts.

One of the functions of the Economic Development District is to prepare a five-year Comprehensive Economic Development Strategy (CEDDS), which sets forth goals and strategies that support the economic development of the South Florida region. Each year, the Council prepares an Annual Progress Report to identify the most important changes in the South Florida economy and to assess the region’s progress toward CEDDS goals.

This 2025 CEDDS Annual Progress Report is the third annual update since the adoption of the 2022-2027 CEDDS and contains the following updates for the period October 1, 2024, through September 30, 2025:

- Highlights of key changes to the regional economy, priorities, and adjustments of strategies of the CEDDS
- Report on Economic Development Activities
- Evaluation of Progress on Action Plan and Goals
- Schedule of Next Year’s Goals

As such, the Annual Report meets the four report criteria set forth by US EDA. These are:

1) Adjust the CEDS as needed. Adjustments to the strategy may be necessary during the course of the year to take advantage of unforeseen opportunities or address unexpected problems. These adjustments should be consistent with the overall strategy and must be documented in the next annual report. Any changes in the structure or composition of the Strategy Committee or staff should also be described in the annual report.

No adjustments were made to the strategy.

(2) Report on the previous year's economic development activities and any significant changes in the region's economic conditions. A report of economic development activities undertaken in the previous year should be related to the needs identified in the strategy and (3) Evaluate effectiveness in meeting goals.

Both items (2) and (3) are reported in this Progress Report, and the activities are related to the Goals of the CEDS.

(4) Schedule achievable goals for the coming year.

In 2026, the South Florida Economic Development District (EDD) will hold four quarterly meetings of the Strategy Committee to strengthen interagency cooperation and contribute to a regional approach to economic development. In 2026, EDD staff will assist the City of Miami in pursuing funding to provide workforce training opportunities; continue work on studying the impacts of Florida's ocean economy for the state Office of the Ocean Economy and provide support to other public and private entities that have strong economic development links. Other activities include scheduling EDA grant opportunity information and listening sessions for regional economic development staff and assisting them with applications for economic development funding from the EDA.

Staff will continue to contribute to the newly designated Risk and Resiliency hub in South Florida to foster the development of various technologies to help Florida withstand future extreme weather events using green infrastructure and to foster job growth in related industries. EDD staff will expand economic impact technical assistance as needed to member agencies.

Executive Summary

This 2025 Annual Progress Report for the South Florida Comprehensive Economic Development Strategy (CEDS) provides a detailed assessment of the region's economic recovery, emerging challenges, and the ongoing pursuit of long-term goals, particularly in the context of economic resilience and equity. The report uses the best available data, however, many data sources have recently been discontinued or delayed due to significant budget cuts at federal agencies. Nevertheless, the SFRPC has noted that South Florida's economy continues to make progress since the 2022 CEDS adoption, albeit with fewer data sources as current indicators to source more robust conclusions. As with past annual reports, there remain critical areas requiring attention, including infrastructure, housing affordability, and workforce training.

Addressing the dual challenge of transportation and housing in South Florida, the SFRPC convened a regional conference on *The Business Case for Transit-Oriented Development with Affordable and Workforce Housing* on September 11, 2025. This event brought together experts from across Southeast Florida to highlight the combined impact of housing and transportation costs on regional competitiveness and the business case for supporting greater transit use and transit-oriented development as an economic development strategy. As reported by the Center for Neighborhood Technology, in 2022 Southeast Florida has the highest combined housing and transportation cost burden among the nation's largest metropolitan areas.

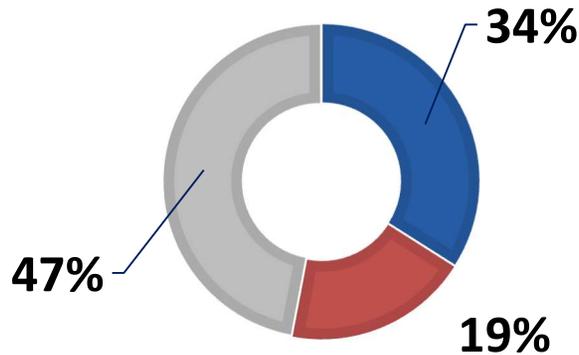
Figure 1 shows that if regional spending on housing (30%) and transportation (15%) more closely mirrored national norms, the typical household would save \$6,100 annually, equivalent to \$14 billion across the region.¹ According to SRPC's REMI PI+ simulations (2025), improving average job accessibility by 1%, equivalent to about 35,000 more jobs within a commutable time, would increase regional personal income by approximately \$1.7 billion.²

¹ Based on CNT's H+T Index (2022), Southeast Florida households spend ~45% of income on housing and transportation compared with 40% nationally, producing an estimated \$6,100 differential per household."

² SFRPC (2025) analysis of the four county Southeast Florida region, using the labor access variable in REMI PI+ v 3.3 (2025).

Figure 1: Housing and Transportation Costs as a Share of Typical Household Income in Southeast Florida

■ Housing ■ Transportation ■ Remaining Income



Source: Center for Neighborhood Technology, 2022.

The insights from the Business Case study reinforce and directly connect to the findings of the 2025 CEDS Annual Report. Conference speakers confirmed that South Florida’s greatest economic pressures, housing affordability, infrastructure strain, and workforce accessibility, are not isolated issues but interdependent challenges. Accordingly, the CEDS analysis presented below builds on these findings, documenting both the progress made since 2022 and the persistent barriers that continue to shape the region’s economic trajectory.

This CEDS Annual Update is divided into five sections: Economic Context; Workforce and Labor; Housing and Affordability; Industry/Sectoral Performance; and National Trends. Key Economic Highlights identify the most significant recent trends, based on the availability of pertinent data.

The 2025 Annual Update of the Comprehensive Economic Development Strategy (CEDS) for the South Florida Economic Development District, covering Broward, Miami-Dade, and Monroe counties, captures the region’s continued recovery and structural evolution through August 2025. Where specified, some data series, such as industry GDP and poverty measures, remain available only through 2023.

Summary of Findings

Employment and Economic Growth

South Florida's economy expanded steadily through 2024–2025. The region added about 42,000 jobs, growing slightly faster than the national average for metropolitan areas. Most gains occurred in health care, education, construction, leisure and hospitality, and retail. The unemployment rate stayed among the lowest in Florida, generally between 3 and 3.7 percent, indicating a tight labor market where employers must compete for workers. Construction again became a major growth driver as public and private investment in housing and infrastructure accelerated. This shift toward health care, infrastructure, and technology shows the region's gradual move from traditional service industries to a more diverse, higher-value economy.

Labor Force Participation and Workforce Conditions

Labor Force Participation is defined by the share of working-age residents working or looking for work rebounded to roughly 64 percent, up sharply from pandemic lows of 61%, and now exceeding both the state and national averages. This recovery signals confidence and steady in-migration of working-age adults. However, growth in jobs and commuters has intensified congestion, as most people continue to drive alone to work. Despite low unemployment, many residents still face barriers to entering or staying in the labor force. High housing costs, expensive childcare, and limited transit options restrict access to employment.

Workforce participation could rise further if housing and childcare were more affordable and if transit options connected more neighborhoods to major job centers. Expanding technical and vocational training, especially in health care, logistics, construction, and clean energy, would help close the skills gap that employers identify across the region. Stronger coordination between employers, training providers, and public agencies will be essential to ensure that local workers benefit from new opportunities.

Housing and Infrastructure

Housing affordability remains South Florida's most critical economic challenge, driven primarily by constrained supply and, in part, by short-term rental impacts and by institutional investors. One study found that platforms like Airbnb contributed modestly to rising rental and home prices in the region. Using panel data from 2012–2016 across U.S. metropolitan areas, including the Miami–Fort Lauderdale–West Palm Beach MSA, the authors estimate that a 1 percent increase in Airbnb listings, scaled to the growth seen in high-activity markets like Miami, corresponds to roughly 1 percent higher annual rents and 1.5 percent higher home prices over the study period.³

³ Barron, Kyle, Edward Kung, and Davide Proserpio (2020). *The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb*. *Marketing Science*, 39 (4), 744–766.

Moreover, institutional investors have also contributed to rising housing costs by buying up residential property. In South Florida, the American Enterprise Institute (AEI) estimates that large institutional owners (100+ homes) hold about 0.1 percent of single-family homes in Monroe County, 0.9 percent in Miami-Dade, and 1.6 percent in Broward.⁴ At the transaction level, ATTOM Data Solutions data summarized by Axios show institutional investors buying roughly 4–5 percent of homes in the Miami–Fort Lauderdale–West Palm Beach metro, while Redfin reports that all investors combined account for about 28 percent of purchases in Miami and about 18 percent in the Fort Lauderdale area.⁵ These figures indicate that institutional investors are a visible but numerically small subset of a broader investor wave and that they amplify rather than drive South Florida’s high housing costs, which are primarily shaped by supply constraints, strong demand, and rising construction and insurance costs.⁶

Median home listing prices in 2025 are approximately \$1.27 million in Monroe County, \$599,000 in Miami-Dade County, and \$399,000 in Broward County and rising faster than local wages.⁷ This gap creates deep affordability barriers for many households. Broward’s Asset Limited Income Constrained Employed (ALICE) households plus the poverty rate comprise about 50% of county households, Miami-Dade stands at 54%, and Monroe at 45%, in comparison to the Florida state average of 47% in 2023.⁸

At the same time, transportation congestion costs the region billions annually in lost productivity and time. The combination of high housing costs and traffic congestion undermines quality of life, limits workforce mobility, and threatens long-term economic competitiveness. Solutions focusing on expanding housing options near transit, enhancing transit reliability, and investing in resilient infrastructure are essential.

Moreover, a substantial risk to the region’s economy stems from the potential for steep decreases in passenger rail service throughout the region. It is important for the region’s economic future that travelers have other transportation options to reach work, to invest, to learn,

⁴ American Enterprise Institute Housing Center. *AEI Housing Market Indicators: Investor Shares and Concentration*. Washington, DC: American Enterprise Institute, 2024.

⁵ Sparber, Sami, and Sommer Brugal. “Institutional Investor Home Sales Dip in Florida, Mirroring Broader Housing Slowdown.” *Axios Miami*, July 10, 2025.

⁶ U.S. Department of Housing and Urban Development, Office of Policy Development and Research. “Institutional Investors Outbid Individual Homebuyers.” *Evidence Matters*, Winter 2023

⁷ Realtor.com. *Housing Inventory: Median Listing Price in Broward County, FL; Miami-Dade, FL; Monroe, FL*; FRED, Federal Reserve Bank of St. Louis.

⁸ United For ALICE. *ALICE in Florida: 2023 Key Findings*. United Way of Florida, 2024. Accessed Novem; ber 25, 2025.

<https://www.unitedforalice.org/florida>

and recreate in the South Florida region. Integrated regional planning that links housing, transportation, and economic development offers the clearest path toward sustainable and inclusive growth in South Florida.

Population and Migration Dynamics

Population growth in South Florida has stabilized after the rapid shifts of the pandemic period. Miami-Dade continues to rely heavily on international migration to support population and labor-force growth, while Broward maintains steady domestic inflows. Monroe's small but high-income population is shaped by tourism and second-home ownership. Moreover, Monroe County's growth potential is severely limited by its size, access to the mainland, and by crowding out of new development potential as the County is already well-developed.

These trends sustain consumer demand and employment but intensify housing strain. As the population becomes more international and diverse, language access, skills recognition, and credentialing (professional certifications that document training and level of skill/proficiency) will grow in importance for workforce programs. Coordinated regional planning will be needed to manage growth pressures while preserving environmental quality and community character.

Key Correlations and Regional Outlook

Employment and Infrastructure

South Florida's strong job growth, particularly in construction, health care, and hospitality, has intensified pressure on the region's already strained transportation systems. As employment and population have grown, traffic congestion and transit delays have become more severe, now costing the region an estimated \$3 billion each year in lost productivity and time. Without significant investment in modernized, multimodal infrastructure, continued economic growth will deepen these bottlenecks, eroding competitiveness and quality of life. Expanding transit-oriented development and accelerating infrastructure projects will be essential to maintain regional mobility and economic efficiency.

Housing and Economic Inequality

Rapid housing price escalation has deepened inequality across South Florida. Monroe County's median listings exceed \$1 million, while Miami-Dade and Broward continue to see steady appreciation, keeping homeownership out of reach for much of the middle class. Rent burdens have risen across all income levels, leaving many households spending more than 30 percent of their income on housing. This dynamic reinforces spatial and economic divides, as workers are pushed farther from employment centers. Reduced housing access limits labor mobility, raises commuting costs, and constrains workforce availability for key sectors such as health care, education, and construction. Addressing these challenges requires accelerating attainable housing production, especially near major job hubs and transit corridors.

Sector Growth and Workforce Alignment

Expanding sectors, including construction, health care, and logistics highlight ongoing mismatches between employer demand and available skills. Job openings in building trades, digital infrastructure, and health support occupations consistently outnumber qualified local applicants, leading to unfilled positions and upward wage pressure. Strengthening technical and vocational programs remains a top regional priority. Partnerships among schools, employers, and workforce agencies should focus on stackable credentials and targeted training aligned with emerging industries in clean energy, advanced construction, and data technology. Building this talent pipeline is vital to maintaining balanced and inclusive growth.

Forecast for South Florida Economic Conditions through 2026

1. Regional Growth Outlook

The region is expected to maintain steady but slower economic growth through 2026. Current indicators point to cooling momentum rather than contraction. Neither the United States nor Florida has met the Sahm-rule recession trigger⁹, and while federal budget uncertainty may briefly slow data releases and grant processing, South Florida's core sectors of tourism, construction, logistics, and health care remain stable and well positioned for continued expansion.

2. Labor Market

As noted previously, labor conditions remain tight. The regional labor force participation rate of about 64 percent exceeds both state and national averages, reflecting continued migration and strong job demand. Employment growth will persist in health care, logistics, and construction, with modest gains in professional and business services. If unemployment rises enough to activate the Sahm-rule threshold in 2026, regional partners such as Workforce Boards should quickly pivot toward preparing for workforce retraining in the hardest-hit industries, targeted small-business support, and other counter-cyclical investment, which may include increased public spending, low-interest bridge loans or deferred tax payments.

⁹ SFRPC, 2025. The Sahm rule, a highly respected leading indicator of recessions, identifies the start of a recession when the three-month moving average of the national unemployment rate rises by 0.5 percentage points or more above its lowest value during the previous 12 months. It serves as a real-time indicator of economic downturns based on labor market deterioration.

3. Housing Market

Affordability remains the binding constraint on long-term growth. Home prices and rents continue to outpace wages, particularly in Miami-Dade and Monroe. As highlighted in SFRPC's recent *Business Case for Transit-Oriented Development with Affordable and Workforce Housing Study*, without faster production of attainable units, especially in transit-accessible areas, cost burdens will depress labor participation and limit employers' ability to attract and retain workers. Coordinated action among local governments, housing authorities, and private developers is needed to close the affordability gap.

4. Infrastructure and Mobility

Persistent congestion and long commutes will continue to drag on productivity and household budgets. Strategic priorities include improving transit reliability, expanding multimodal capacity, and supporting transit-oriented development that lowers the combined cost of housing and transportation. Agencies should sequence federal and state-funded projects carefully to protect timelines from potential budget or reimbursement delays.

5. Sectoral Outlook

Education and health services, construction, trade, logistics, transportation, and hospitality will continue to anchor job growth. Professional and business services are expected to expand modestly, while niche manufacturing in aviation, food processing, and marine industries should hold steady but remain sensitive to financing costs.

6. Risk Balance and Monitoring

The near-term risk environment is moderate. Key downside triggers include a sustained rise in unemployment, prolonged federal funding disruptions, or renewed housing price acceleration. Regional partners should closely monitor employment, labor participation, building permits, multifamily construction, rent and price trends, and transit ridership. Adjusting the timing of workforce and capital investments in response to these signals will help sustain stability and resilience through 2026.

Trends to Watch

Looking further down the road, there are many other emerging trends and circumstances will affect the region's economy. Among those are:

The AI Revolution

Artificial intelligence is transforming South Florida's key industries, although the rates of "exposure," the percent of jobs that could be performed or augmented by generative artificial intelligence vary by industry and by area. According to the Brookings Institution, 36 percent of Broward's jobs are exposed to generative artificial intelligence,¹⁰ 35 percent of Miami-Dade's jobs are exposed, and 29 percent of Monroe's jobs are exposed.¹¹

In tourism and hospitality, research shows AI-driven "travel agents" and algorithms are already reshaping customer service and bookings. For example, FAU researchers have found that autonomous AI agents will soon select hotels and make reservations, meaning Florida's hotels (servicing 34 million summer visitors) must design loyalty and experiences appealing to both human guests and AI algorithms.¹² In logistics, ports and cargo firms are adopting automation and AI analytics. In healthcare, Florida hospitals are using AI tools (e.g. imaging diagnostics, "AI scribes" to automate paperwork) to boost efficiency and ease labor shortages. These technologies allow doctors and nurses to spend more time on patients while reducing costs.¹³ Overall, AI offers productivity gains but also pressures skilled and unskilled jobs; local forecasts emphasize upskilling workers to fill new tech roles rather than lose them.

Silver Tsunami

Nationally fertility rates and births per woman have plummeted from 3.65 in 1960 to 1.62 in 2023.¹⁴ South Florida is aging faster than the nation attracting residents fleeing colder weather and seeking retirement. The Census Bureau projects that by 2050 the median age in Florida will be about 55 (vs. 43 nationally). In the tri-county region of Miami-Dade, Broward, Monroe counties, the over 65 cohort will nearly double, and in Monroe County the over 85s cohort will triple, with Broward's 85+ rate just behind that of Monroe County. The 65+ workforce is already large and growing. In Broward County, for example, the 65+ population is projected to rise from 519,000 today to 766,000 by 2050. This demographic shift shrinks the prime-age workforce and labor force participation rates. Nationally, 55 – 60% of the decline in labor-force participation since 2000 is due to retiring baby boomers. Demand for healthcare and supportive services is surging. Elderly residents consume more healthcare and less retail, negatively impacting sales tax revenue since Florida does not collect a sales tax on services. National studies show that consumer spending shifts toward medical services and housing with age. In Florida, senior care is

¹⁰ Artificial intelligence designed to produce output, especially text or images, normally requiring human intelligence, typically by applying machine learning techniques to large collections of data.

¹¹ [The geography of generative AI's workforce impacts will likely differ from those of previous technologies | Brookings](#), 2025

¹² [FAU Study: Hotels Must Rethink Loyalty as AI Agents Take Over Travel Planning | FAU Business](#), 2025.

¹³ Williams, Evan. [AI's Growing Role](#), Florida Trend. April 18, 2025.

¹⁴ <https://fred.stlouisfed.org/series/SPDYNTFRTINUSA>, retrieved 10-14-2025

especially costly with assisted living facilities averaging between \$4,750 to \$5,250 per month depending on the county. Annual homecare can exceed \$15,000, forcing counties to expand medical and social services.¹⁵

On the fiscal side, reliance on Social Security and Medicare is high. About 478,000 South Florida households currently receive Social Security benefits equal to 9 – 10% of total regional personal income. Projected cuts of up to 23 percent to Social Security payments by 2033 could mean upwards of \$10 billion less income which is equivalent to 50,000 lost jobs regionally a year.¹⁶ Local governments face rising pension and Medicaid costs at the same time that tax breaks for seniors (e.g. 65+ homestead exemptions) shift burdens onto younger homeowners. In sum, the “Silver Tsunami” will tighten labor markets, boost healthcare and eldercare demand, and strain county and state budgets as the number of 65+ households grows by more than 40 percent over the next twenty years.

Blue Ocean Economy

Florida’s marine and coastal industries – from ports and boating to fisheries and marine science – are a major economic engine, especially in South Florida. Florida’s Office of the Ocean Economy estimates that state’s ocean economy sustained 909 thousand jobs and generated \$96 billion in Gross State Product in 2024.¹⁷ Tourism and recreation generated the largest share of ocean economy jobs (37%). Locally, South Florida ports anchor this sector. PortMiami’s activities accounted for **\$61.4 billion** of economic output and supported 340,000 jobs in 2023 (3.9% of Florida GDP).¹⁸ Port Everglades likewise generated **\$28.1 billion** in annual business activity by 2024.¹⁹ South Florida is also home to major marine R&D centers (NOAA, universities) that support innovation. Overall, current research and economic planning underscore that Florida’s “**blue economy**” is a growth cluster: investing in port automation, habitat restoration, and aquaculture, and enhancing marine science will be key to sustaining this ocean-driven prosperity.²⁰

¹⁵ [Projected | CMS; Patients vs. Profits: Who Wins in the Traditional U.S. Dialysis System? - Strive Health; Florida Elder Care Costs for 2023 | Senior Care Options Compared \(assistinghands.com\). Average Retirement Income in 2024 | The Motley Fool](#), ACS and Bureau of Labor Statistics.

¹⁶ Actuarial Status of the Social Security Trust Funds, SSA, May 2024. [Reports from the Board of Trustees \(ssa.gov\). States’ Unfunded Pension Liabilities Persist as Major Long-Term Challenge | The Pew Charitable Trusts \(pewtrusts.org\)](#); REMI PI+ Forecast, SFRPC 2032-2060, 2023 Fixed Local Dollars. Arnold, R. (2015). Politics at the Precipice: Fixing Social Security in 2033. *The Forum*, 13, 18 - 3.

¹⁷ [fau.edu/ocean-economy/documents/ocean-economy-pages-annual-report.pdf#:~:text=Marine Industries 30%2C000 jobs Marine, jobs Marine %26 Coastal Tourism](#), 2025

¹⁸ [PortMiami’s 2023 Economic Impact Tops \\$61 Billion - Florida Ports Council](#)

¹⁹ [Fort Lauderdale Port - Official Port Everglades Site - Fort Lauderdale, Florida](#)

²⁰ [fau.edu/ocean-economy/documents/ocean-economy-pages-annual-report.pdf#:~:text=Marine Industries 30%2C000 jobs Marine, jobs Marine %26 Coastal Tourism](#), 2025

Additional emerging issues include:

- **Rising Cost of Housing and Affordability**
- **Insurance Market Stress Affecting Investment and Housing Supply**
Rising premiums deter development, including affordable multifamily projects, and influence household migration
- **Sea Level Rise and Extreme Weather Events**
Water risk as a binding growth constraint.
Ocean warming is likely to adversely affect fisheries, clean drinking water.
- **Reshaped Supply Chains and Trade Relations**
Global competition for critical materials, the impacts of trade policy, and skilled labor is altering U.S. industrial policy and local development priorities.

Evaluation of Progress on Action Plan and Goals

South Florida’s economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida Economic Development District (EDD) CEDS. Progress toward the region’s economic goals is summarized below.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.

- Growing enrollments and graduation rates in technical professions show that the region made progress in investing in its workforce²¹
- Unemployment declined modestly from 2022–2023, but wage and cost pressures prevented broad-based improvement in living standards.
- Labor force participation rate rebounded since 2021 and now exceeds state and national average participation rates.
- Significant employment gains were made in Manufacturing, and Professional and Business Services industries.

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.

- Brightline service commenced from South Florida to Orlando, connecting the State’s largest regional economy to the I-4 corridor.

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.

²¹ Florida Department of Education, Fact Books, 2021 and 2022. [Reports \(fldoe.org\)](https://fldoe.org/reports).

- The region lost ground in creating affordable workforce and market-rate housing.

Priority Goal 4: Regional Collaboration and Coordination

The EDD is actively participating in regional efforts, such as the Risk and Resilience Tech Hubs, obtaining funding for implementation projects under the U.S. Department of War’s Military Installation Risk and Resilience (MIRR) initiatives, and statewide initiatives such as leading a regional and then a statewide Resilient Benefit-Cost Analysis framework to support more robust decisions about infrastructure investment that saves money, jobs, and lives.

In addition to hosting a conference on *The Business Case for Transit-Oriented Development with Affordable and Workforce Housing*, the primary South Florida EDD CEDS-related economic development activity was preparing for and initiating the CEDS update and outreach strategic plan development. Staff evaluated the goals of the CEDS and aligned the objectives with strategies to improve the region’s economic resilience and ability to respond to future economic shocks. These strategies will be reviewed by the CEDS Committee, and projects to implement the strategies will be identified by the CEDS Committee in the next year. The Draft 2025 Annual Progress Report will be released for a public comment period on October 21, 2025, once the SFRPC Council authorizes the Report’s release.

Highlights of Key Changes to The Regional Economy, Priorities, and Adjustments of Strategies to the CEDS

The South Florida Economic Development District Economic Indicator Dashboard (Table 1) highlights positive recent economic trends across Broward, Miami-Dade, and Monroe. Median household income increased in all counties, with South Florida's average rising from \$60,670 to \$67,631 (11.5%). Per capita income also grew, particularly in Monroe County, which saw an increase from \$109,873 to \$119,138 (8.4%). Employment and labor force participation experienced moderate growth, with regional employment rising from 3.2 million to 3.4 million (6.25%) and the labor force expanding from 2.4 million to 2.6 million (8.3%). Housing availability increased slightly, with 23,900 additional units across the region (1.2%). The poverty rate showed minor improvements, decreasing from 14.2% to 12.8% across South Florida. Overall, the region is seeing gradual economic improvements, particularly in income growth and employment.

Data Issues in Updating This Annual Report

This report often compares the EDD counties and the broader EDD region (“South Florida”) with Palm Beach County, given its close proximity and influence on the regional economy. When Palm Beach County is included, the combined area is referred to as either the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) when the SFRPC includes Monroe County in MSA statistics. Annual data for individual counties is not always available through 2024. For consistency, the SFRPC updated data to 2024 only when complete datasets were available for the entire MSA or for all three EDD counties. In cases where county-level data were incomplete or delayed, MSA-level

data were used because they represent the only regional dataset currently available. Some data releases have been postponed, particularly for Monroe County, due to small sample sizes and data suppression.

Table 1: South Florida Economic Development District Economic Indicator Dashboard*

		Broward		Miami-Dade		Monroe		South Florida	
		2021	2023	2021	2023	2021	2023	2021	2023
Median Household Income [^]		\$70,834	\$74,367	\$66,692	\$72,030	\$79,459	\$85,639	\$68,774	\$73,232
Per Capita Income [^]		\$ 66,274	\$70,982	\$65,052	\$75,182	\$118,434	\$130,525	\$66,493	\$74,383
Payroll Employment (Millions)*		1.2	1.3	1.9	2	0.06	0.06	3.2	3.4
Housing Units (Thousands) [^]		864.4	868.1	1,084	1,104.0	54.4	54.8	2,003.0	2,026.9
Updated Data		2023	2024	2023	2024	2023	2024	2023	2024
Population [^] (Millions)		2.0	2.0	2.7	2.8	0.08	0.08	4.7	4.8
Households [#] (Thousands)		768.5	772.0	999.0	1,000.0	37.3	37.1	1,804.7	1,812.6
Labor Force (Millions)*		1.1	1.1	1.4	1.5	.05	.05	2.5	2.6
Poverty Rate*		12.2%	11.5%	14.9%	13.9%	9.4%	9.7%	14.2%	12.8%
High School Graduation Rate ⁺		87.2%	88.7%	88.2%	90.3%	88.2%	89%	86.3%	88.1%

[^]American Community Survey 1 Year Estimates.; US Census, American Community Survey. ^{*}Bureau of Labor Statistics, accessed via FRED, St Louis Federal Reserve Bank. Sources are inconsistently updated or not updated at all since the 2024 CEDS due to the delays in the release of many statistical series. Florida Department of Education. Annual Estimates of Housing Units for Counties in Florida. [#]University of Florida Bureau of Economic and Business Research, 2025. ⁺Florida Department of Education: www.fldoe.org/core/fileparse.php/7584/urlt/GradRates2324.pdf

Unusually, Monroe County’s per capita income is much higher than its median household income. This is because the county has many affluent retirees, high-wealth individuals, and second-home owners whose large investment and retirement incomes push up the average, but do not affect the midpoint (median) household much. Additionally, with small average household sizes, higher total incomes are divided

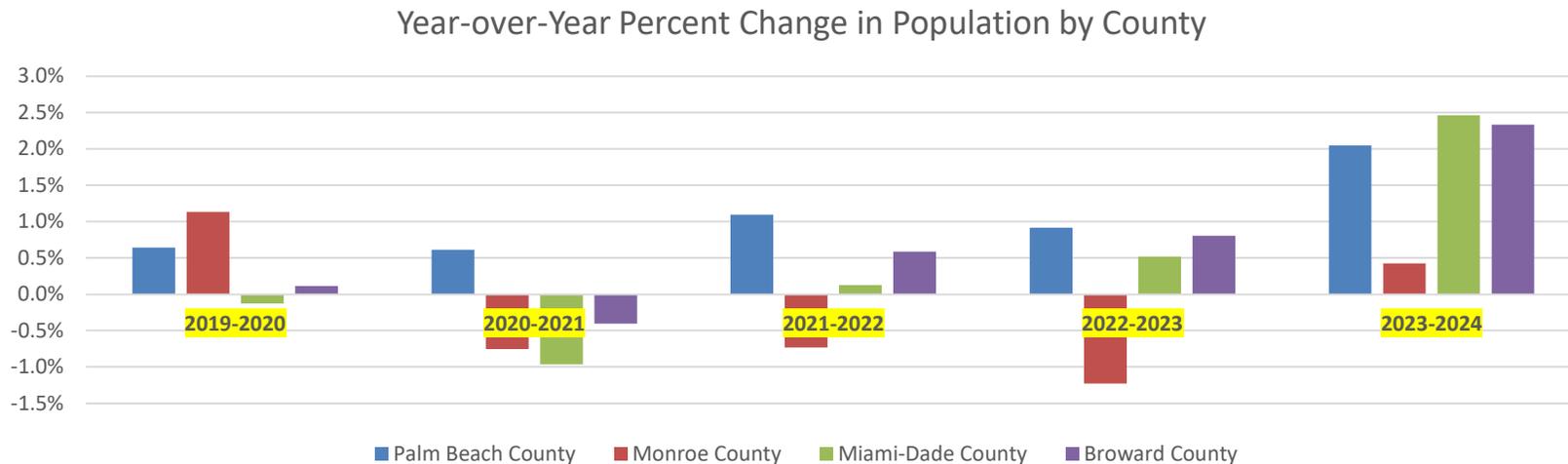
among fewer people, inflating the per capita metric even more. As a result, the region’s wealth concentration and small households cause per capita income to significantly exceed the median household figure.

Economic Context

South Florida’s recent demographic and economic trends reveal both the region’s dynamism and key structural challenges. Throughout the early 2020s, population growth patterns shifted dramatically as Monroe County (Florida Keys) experienced a sharp, short-lived post-pandemic influx, while, Broward, Miami-Dade, and Palm Beach counties maintained modest or variable growth. At the same time, the region’s economy remained resilient, with steady gains in GDP and labor force participation, but uneven recovery and persistent unemployment gaps underscore continued vulnerabilities in Miami’s service-driven labor market and the need for broad-based, inclusive growth.

Percent Change in Population

Figure 2: Year-Over-Year Percent Change in Population by County

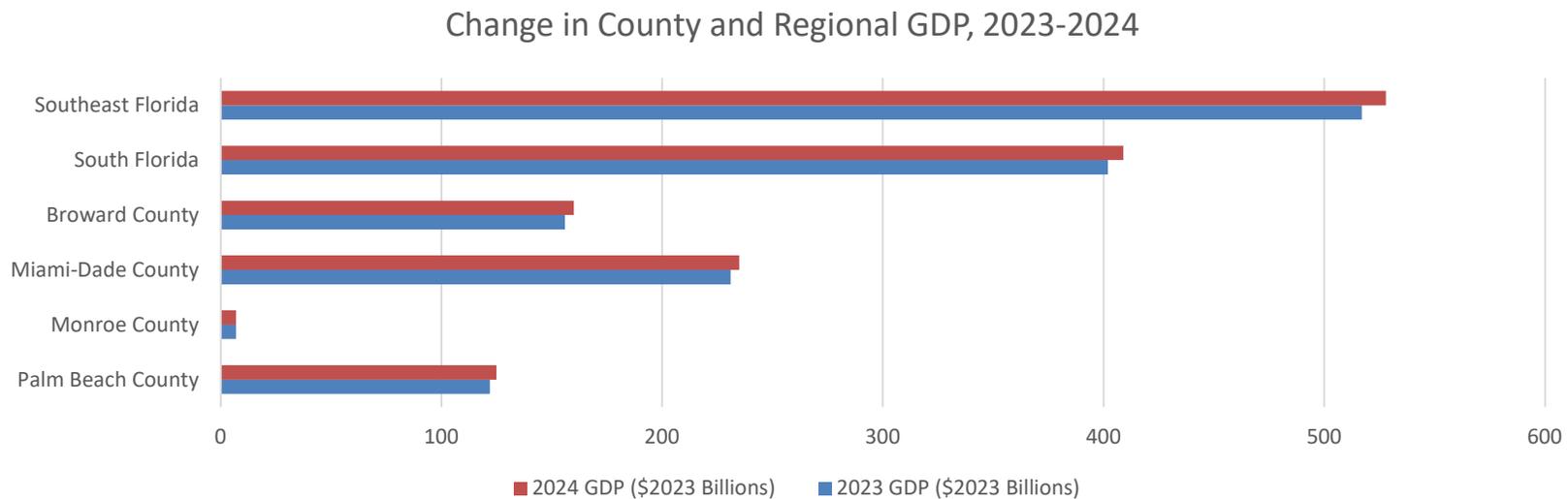


Source: University of Florida BEBR, 2025.

According to the American Community Survey, Monroe County experienced the most significant population growth by percentage among South Florida counties during the 2019-2020 period, with a nearly 10% increase as shown in the chart's dramatic red bar for that time period. This sharp rise contrasts with the more modest growth patterns observed in other major South Florida Economic Development District counties during the same period. Broward, Miami-Dade, and Palm Beach all maintained relatively smaller population changes during 2020-2021, with growth rates well below 2%. The chart reveals that Monroe County's exceptional growth was largely a one-time phenomenon as its population growth moderated significantly in subsequent years (2021-2022, 2022-2023, and 2023-2024), returning to levels more comparable with the other counties.

Throughout the entire period shown, Palm Beach County demonstrated the most consistent positive growth among the four counties while Broward and Miami-Dade counties showed more variable patterns, including some periods of slight population decline in recent years, likely driven by continuing high housing costs.

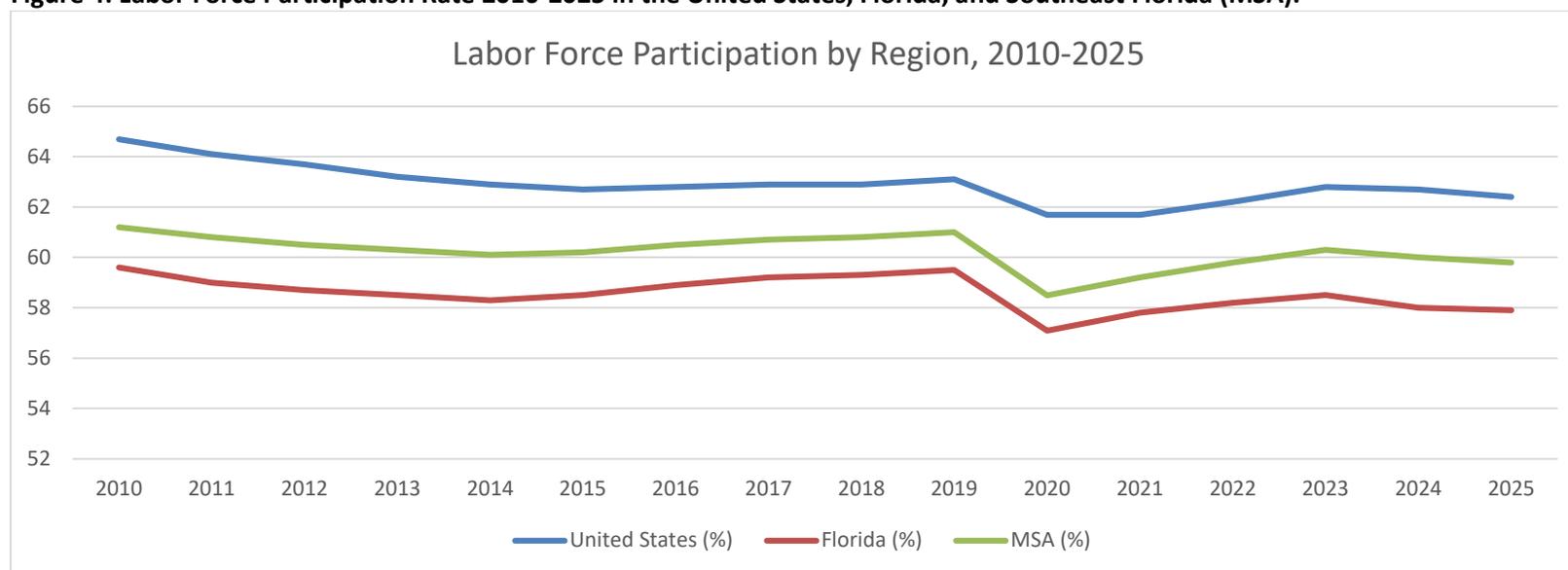
Figure 3: Annual South Florida Economic Development District and Palm Beach Gross Domestic Product, 2023-2024



Source: St. Louis Federal Reserve Bank, 2024. SFRPC Staff analysis, 2025.

Figure 3 shows annual changes in Gross Domestic Product (GDP) across the South Florida Economic Development District (EDD) in 2023 and 2024, measured in billions of 2023 dollars. Regional GDP expanded from \$517 billion in 2022 to \$528 billion in 2023, a modest 2.1% increase. Miami-Dade, the region’s largest economy, grew from \$231 billion to \$235 billion (1.7%). Broward County rose from \$156 billion to \$160 billion (2.6%), while Palm Beach advanced from \$122 billion to \$125 billion (2.5%). Monroe County remained stable at \$7 billion.

Figure 4: Labor Force Participation Rate 2010-2025 in the United States, Florida, and Southeast Florida (MSA).



Source: St. Louis Federal Reserve Bank (FRED), 2025. [Featured LAU Searchable Databases : U.S. Bureau of Labor Statistics](#). Staff calculations for Southeast Florida in 2025.

Figure 4 compares labor force participation rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) from 2010 through 2025. The MSA includes Palm Beach County, which raises the regional average slightly above the labor force participation rate for Monroe, Miami-Dade, and Broward counties and the South Florida EDD.

Nationally, labor force participation declined from approximately 64.7 percent in 2010 to a pandemic-era low near 61.5 percent in 2020, then gradually recovered to about 62.6 percent by mid-2025. Florida’s trajectory was similar but modestly stronger after 2021, with

participation averaging between 63.0 and 63.5 percent. The state's higher labor force participation rate reflects sustained labor demand across logistics, healthcare, construction, and population-serving industries.

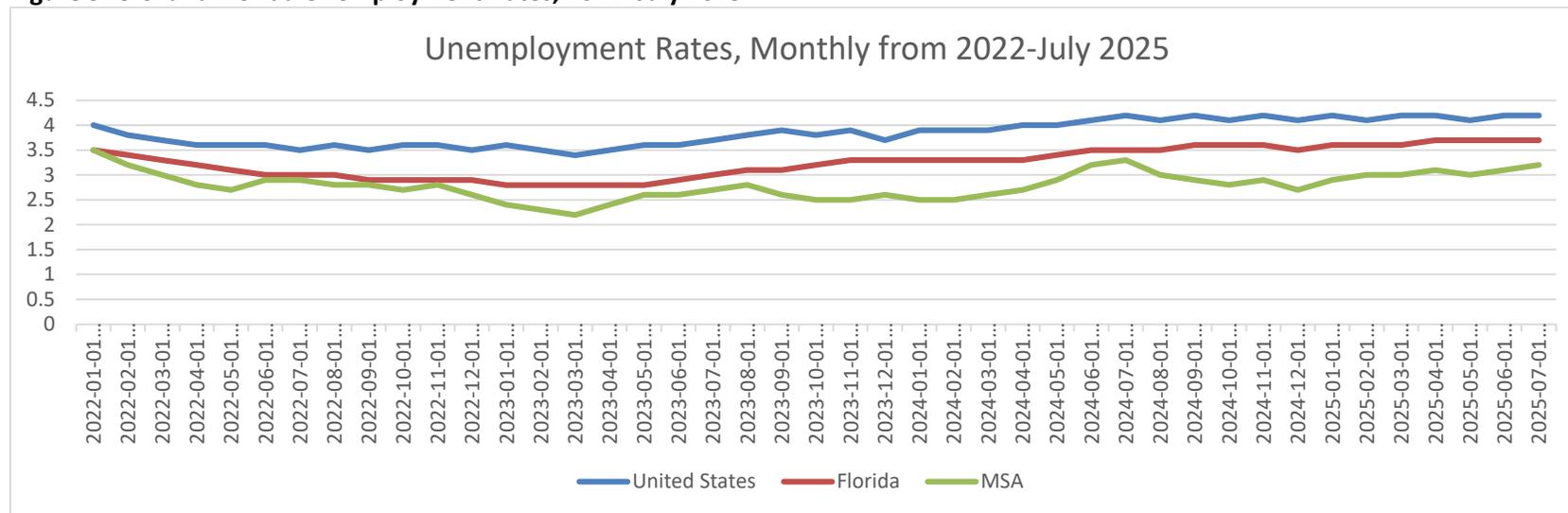
By 2025, Monroe, Miami-Dade, Broward, and Palm Beach counties exceeded the labor force participation rate of the United States and Florida. After trailing the United States and Florida through most of 2010–2019 and dropping sharply 2020, the four counties rebounded faster from 2021 onward. The rebound reflects strong job growth and continued in-migration of international working-age residents, alongside a recovery in year-round service employment. High housing costs and long commutes remain headwinds but have not prevented the recent outperformance.

Despite these constraints, the region maintains a tight labor market characterized by low unemployment and strong population inflows of working-age adults. Increasing the labor force participation rate will require measures that expand affordable housing, improve access to childcare, and enhance public transit connectivity. Workforce initiatives emphasizing training and credentialing in logistics, healthcare, and advanced manufacturing could raise participation and productivity, supporting more inclusive labor-market growth across Southeast Florida.

Workforce and Labor

South Florida's labor market has emerged as one of the region's key economic strengths in recent years, consistently outperforming state and national benchmarks in both job creation and unemployment rates. From the pandemic recovery through mid-2025, the Miami–Fort Lauderdale–West Palm Beach MSA maintained historically low unemployment, fueled by strong demand in core sectors like trade, logistics, construction, and health care. This sustained labor market resilience not only highlights the region's diverse economic base but also underscores emerging challenges around labor shortages, rising wage pressures, and affordability that will shape workforce strategies in the years ahead.

Figure 5: U.S. and Florida Unemployment Rates, 2022- July 2025



Source: FloridaCommerce, 2024. Bureau of Labor Statistics, 2025.

Figure 5 tracks unemployment rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach MSA (MSA) between 2020 and mid-2025. Throughout this period, the MSA generally maintained lower unemployment rates than both the United States and Florida averages, pointing to sustained labor market strength in the region. This relative resilience reflects the MSA’s economic composition, anchored in trade, logistics, construction, and consumer services, which recovered quickly after the pandemic-driven downturn.

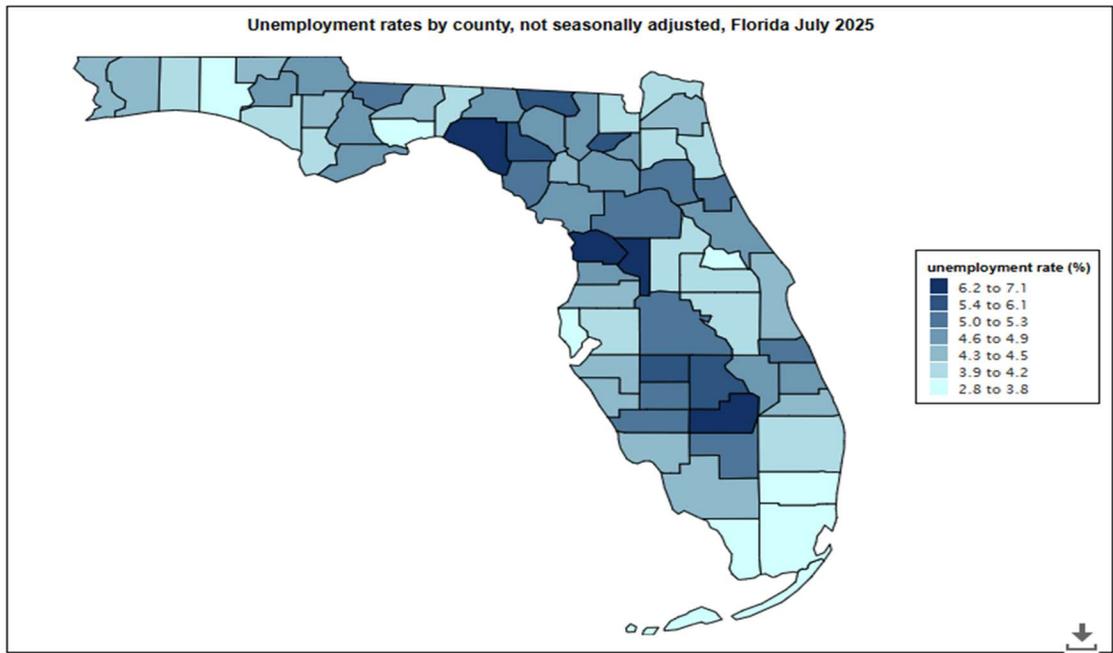
From 2022 onward, the United States and Florida show a gradual upward drift in unemployment, hovering around 4.0% by 2025. In contrast, the MSA’s unemployment rate remains closer to 3.0 – 3.5%, suggesting tighter labor markets. This divergence implies persistent demand for workers across key industries such as health care, finance, logistics, and hospitality. While beneficial for employment stability, it also raises the risk of labor shortages, wage inflation, and recruitment challenges for employers in the region.

Implications for South Florida

1. **Labor Market Tightness** – The consistently lower unemployment in the MSA signals structural labor shortages. Employers may face rising costs as they compete for workers, especially in growth industries like construction, health care, and logistics.
2. **Housing and Cost Pressures** – Strong labor demand, combined with rising wages, can fuel housing affordability concerns. This may limit long-term labor supply if workers are priced out of the region.
3. **Resilience with Risk Exposure** – While the MSA demonstrates stronger labor market resilience than the state or nation, its dependence on cyclical sectors such as tourism and real estate leaves it exposed to downturns. Any sharp correction in these industries could quickly reverse the trend.
4. **Policy Considerations** – Workforce development, housing affordability strategies, and economic diversification will be critical to sustaining the MSA’s competitive labor market advantage while mitigating inflationary pressures and supply constraints.

Overall, the unemployment trends suggest that South Florida continues to enjoy a relatively robust labor market compared to state and national benchmarks. However, potential risks include exposure to cyclical downturns in interest rate-sensitive sectors like real estate and structural mismatches in affordability and workforce housing that could undermine labor market participation over time. Continued investment in workforce development, transit access, and housing affordability will be essential to sustaining low unemployment while promoting more inclusive economic growth.

Figure 6: Unemployment Rate by County, State of Florida, July 2025



Source: [Local Area Unemployment Statistics Map \(bls.gov\)](https://www.bls.gov). July 2025.

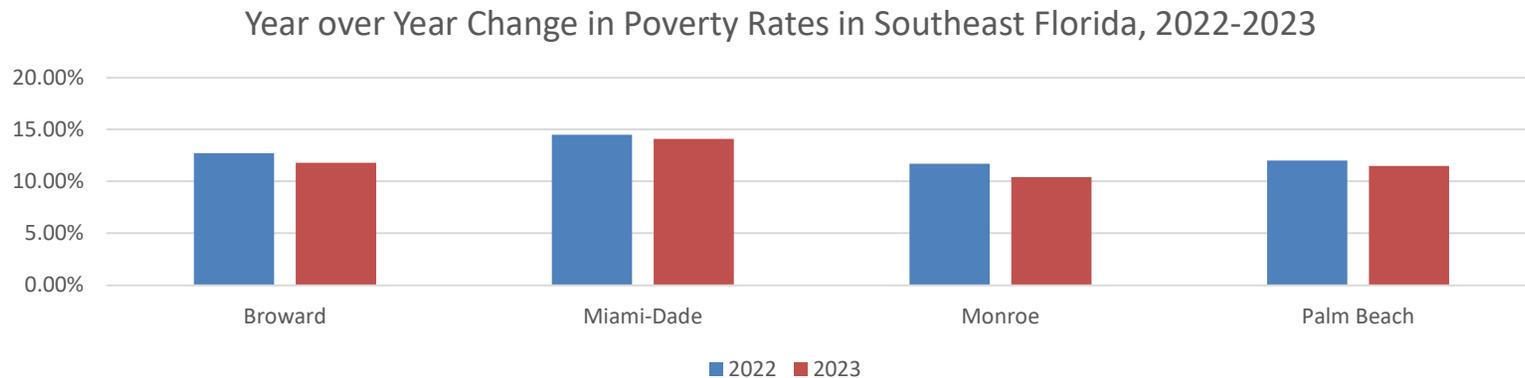
The county-level unemployment map for Florida (July 2025, not seasonally adjusted) shows substantial geographic variation in labor market conditions. Counties in South Florida, specifically Miami-Dade (3.1%), Monroe (2.4%), Broward (3.6%), and Palm Beach (3.8%), exhibit some of the lowest unemployment rates in the state. This reflects relatively strong job creation, the continued in-migration of labor, and diversified industry bases in these metro areas. Monroe’s position as the county with the lowest unemployment rate statewide suggests a tight labor market, likely due to seasonal demand, limited labor supply, and a high reliance on service-sector employment.

Broward and Palm Beach counties also fall into the lower third of unemployment rates across Florida, pointing to sustained labor market strength even in the face of broader economic uncertainty. Their performance supports the broader conclusion that the tri-county South Florida region continues to outperform many rural and interior counties. These inland counties, particularly in the Panhandle and parts of

North Central Florida, display higher unemployment rates, suggesting structural challenges such as lower educational attainment, weaker industry diversity, and population stagnation or decline.

Overall, the spatial distribution of unemployment in the map underscores the economic advantages of urbanized, coastal counties with diversified service economies and strong population growth. It also highlights the persistent labor market disparities across Florida’s regions, reinforcing the need for targeted workforce investments and economic development strategies in lagging counties, particularly those facing persistent rural underemployment and outmigration. For South Florida, the challenge will be maintaining low unemployment while addressing issues of wage stagnation, affordability, and labor force participation.

Figure 7: Year over Year Change in Poverty Rates in Southeast Florida, 2022-2023



Source: St Louis Federal Reserve, 2025

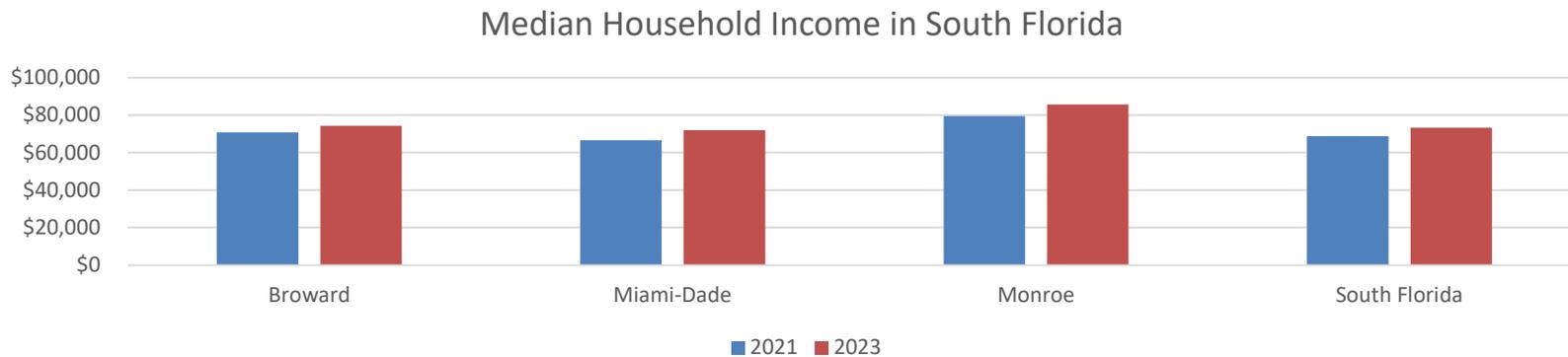
The year-over-year change in poverty rates from 2022 to 2023 for Broward, Miami-Dade, Monroe, and Palm Beach counties shown in Figure 7 reveals uneven socioeconomic recovery across South Florida. Miami-Dade experienced the sharpest increase in poverty, rising by over 3%, likely reflecting the region’s exposure to cost-of-living pressures, high housing burdens, and continued income inequality despite a tight labor market. This indicates that economic growth has not translated evenly into improved living conditions for all residents, particularly lower-income households or those in informal or low-wage sectors.

Monroe County, which had relatively low poverty rates in 2021, saw the second-largest percentage increase. While its labor market remained tight with low unemployment, this rise in poverty may reflect a mismatch between job quality and cost of living. Monroe’s reliance

on seasonal and tourism-dependent employment may also expose residents to volatility in income stability. In contrast, Broward and Palm Beach counties saw more moderate increases, suggesting a more balanced post-pandemic recovery, supported by a broader mix of mid- and high-wage employment sectors.

These poverty trends underscore persistent regional inequality despite low unemployment. Rising wages have not fully offset inflationary pressures, especially for housing, energy, and food. The data implies that economic development strategies in South Florida must address not only job creation but also wage quality, affordability, and access to support services. Without targeted intervention, even strong labor markets may coexist with rising material hardship for vulnerable populations.

Figure 8: South Florida Economic Development District (EDD) Median Household Income



Source: St. Louis Federal Reserve Bank, 2024. SFRPC Staff analysis, 2025. Median household income is derived from the 5-year American Community Survey and is not currently updated beyond 2023.

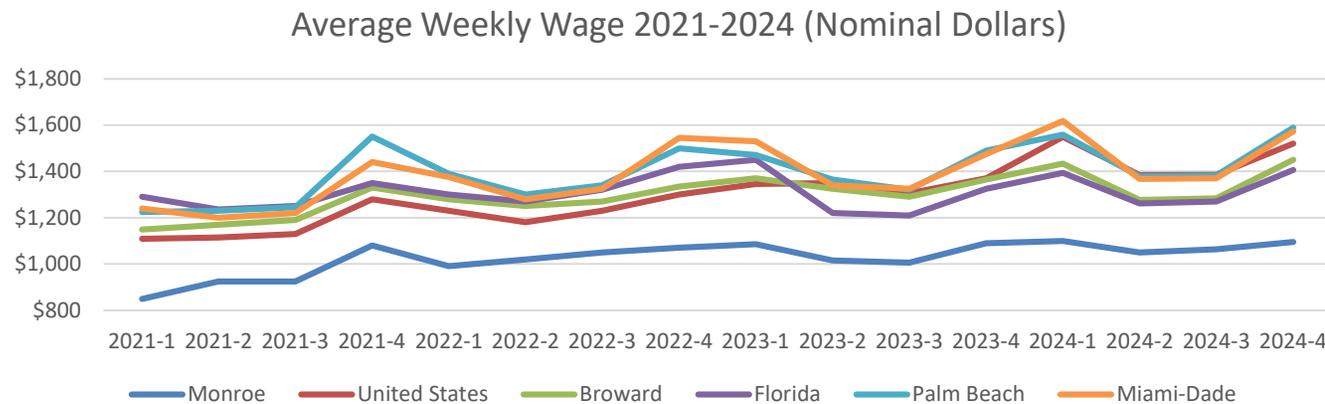
Across the South Florida Economic Development District (EDD) counties in Figure 8 show steady gains in median household income between 2021 and 2023, but with notable variation in levels and growth rates.

- **Broward County** rose from roughly \$60,000 in 2021 to about \$65,000 in 2023, reflecting moderate but consistent growth aligned with statewide patterns.

- **Miami-Dade County** recorded the lowest median income of the three, increasing from just under \$55,000 to around \$59,000. This continues to highlight structural disparities in Miami-Dade, where service-sector concentration and income inequality constrain household earnings despite its role as the region’s largest economy.
- **Monroe County** maintains the highest median household income, climbing from approximately \$80,000 in 2021 to \$85,000 in 2023. These elevated incomes reflect a mix of high-cost housing, affluent second-home ownership, and a limited but high-value labor market.
- The **South Florida regional average** increased from about \$59,000 to \$67,000, demonstrating broad-based upward movement, though the regional figure is pulled upward by Monroe’s outlier status and Broward’s steady growth.

Overall, the data confirms resilience and rising household incomes across the region, but the gap between Miami-Dade and its neighboring counties remains wide. This persistent divergence underscores ongoing affordability pressures for lower-income residents in Miami-Dade and highlights the need for higher wages in lower paying occupations. Monroe’s high incomes also mask affordability challenges, since housing costs there outpace local wage structures for many workers.

Figure 9: Average Weekly Wages, Miami-Dade-Fort Lauderdale-West Palm Beach MSA, Q1 2021-Q2 2024



Source: [QCEW Data Files : U.S. Bureau of Labor Statistics \(bls.gov\)](https://www.bls.gov/data/qcew/) , 2025

Figure 9 illustrates the trajectory of average weekly wages from 2021 through 2024 (in nominal dollars) across Monroe, Miami-Dade, Broward, and Palm Beach counties, alongside Florida and United States benchmarks. Monroe’s average wages are low in aggregate due to its tourism

base, though select industries (health care, utilities) pay above regional averages. This trend highlights the problem of low wages in tourism, part-time, and seasonal work, as well as a large share of non-wage income among residents. By contrast, Palm Beach and Miami-Dade counties recorded the highest wage levels in the region, with average weekly earnings approaching or exceeding \$1,500 at various points in 2022 and early 2023 before softening later in the period.

Notably, the data shows a sharp spike in average wages across all counties in late 2021 and early 2022, likely reflecting post-pandemic labor market tightness, stimulus-related effects, and upward wage pressures in competitive sectors. This was followed by modest corrections in 2023 before a broad recovery by the end of 2024. Broward County tracked closely with the Florida state average, suggesting a stable, middle-tier wage structure relative to its regional peers. U.S. wages remained relatively smooth and higher than Florida overall, reinforcing the state's persistent wage gap compared to the national level.

Overall, the data suggest wage volatility in the South Florida region tied to cyclical and structural factors, including the region's exposure to tourism, migration-driven labor demand, and varying industrial compositions. Monroe's persistently low wages point to challenges in aligning labor earnings with high living costs, while the stronger wage performance in Miami-Dade and Palm Beach underscores their role as high-skill employment centers. These wage patterns have implications for regional housing affordability, workforce retention, and the design of economic development strategies targeting inclusive growth.

Table 3: Average Annual Wage by Industry in Monroe, Miami-Dade, Broward, and Palm Beach

Industry Average Wage	Broward County	Miami-Dade County	Monroe County	Palm Beach County
All Industries	\$51,702	\$51,942	\$46,362	\$54,165
Accommodation and food services	\$35,318	\$45,536	\$53,973	\$38,560
Administrative, support, waste management, and remediation services	\$44,723	\$33,139	\$32,604	\$49,296
Arts, entertainment, and recreation	\$29,567	\$46,737	\$26,833	\$40,321
Construction	\$52,287	\$40,619	\$49,431	\$54,477
Educational services; private	\$39,745	\$46,301	\$33,064	\$36,800
Farm	\$24,736	\$32,338	*Suppressed	\$41,315
Federal Military	\$36,102	\$56,272	\$126,464*	\$83,497*
Finance and insurance	\$57,992	\$72,592	\$43,426	\$66,425
Forestry, fishing, and hunting	\$9,166	\$23,311	\$7,152	\$38,389
Health care and social assistance	\$53,606	\$57,577	\$58,540	\$53,710
Information	\$110,164	\$97,445	\$52,621	\$83,609
Management of companies and enterprises	\$112,898	\$86,648	\$41,773	\$136,714
Manufacturing	\$71,439	\$66,458	\$56,096	\$85,914
Other services (except public administration)	\$24,914	\$21,178	\$28,720	\$30,660
Professional, scientific, and technical services	\$70,627	\$81,060	\$48,332	\$76,426
Real estate and rental and leasing	\$16,892	\$15,022	\$14,851	\$19,079
Retail trade	\$44,764	\$44,390	\$40,527	\$42,941
State and Local Government	\$76,811	\$78,948	\$76,333	\$79,249
Transportation and warehousing	\$39,215	\$42,741	\$27,631	\$29,551
Utilities	\$101,229	\$110,830	\$109,810	\$150,210
Wholesale trade	\$98,639	\$88,580	\$78,909	\$99,965

[Source: Bureau of Labor Statistics; REMI PI+. *Implan, 2025.](#)

The average weekly wage data by county in Table 3 reveals key structural differences in the economies of Broward, Miami-Dade, Monroe, and Palm Beach counties. Palm Beach, though outside the South Florida EDD boundary, serves as a comparative benchmark for regional wage levels, reflecting their concentration of high-value industries such as finance, health care, and professional services. Miami-Dade for example, posts elevated wages in sectors such as trade, logistics, and transportation, aligned with its role as a global logistics and commerce hub.

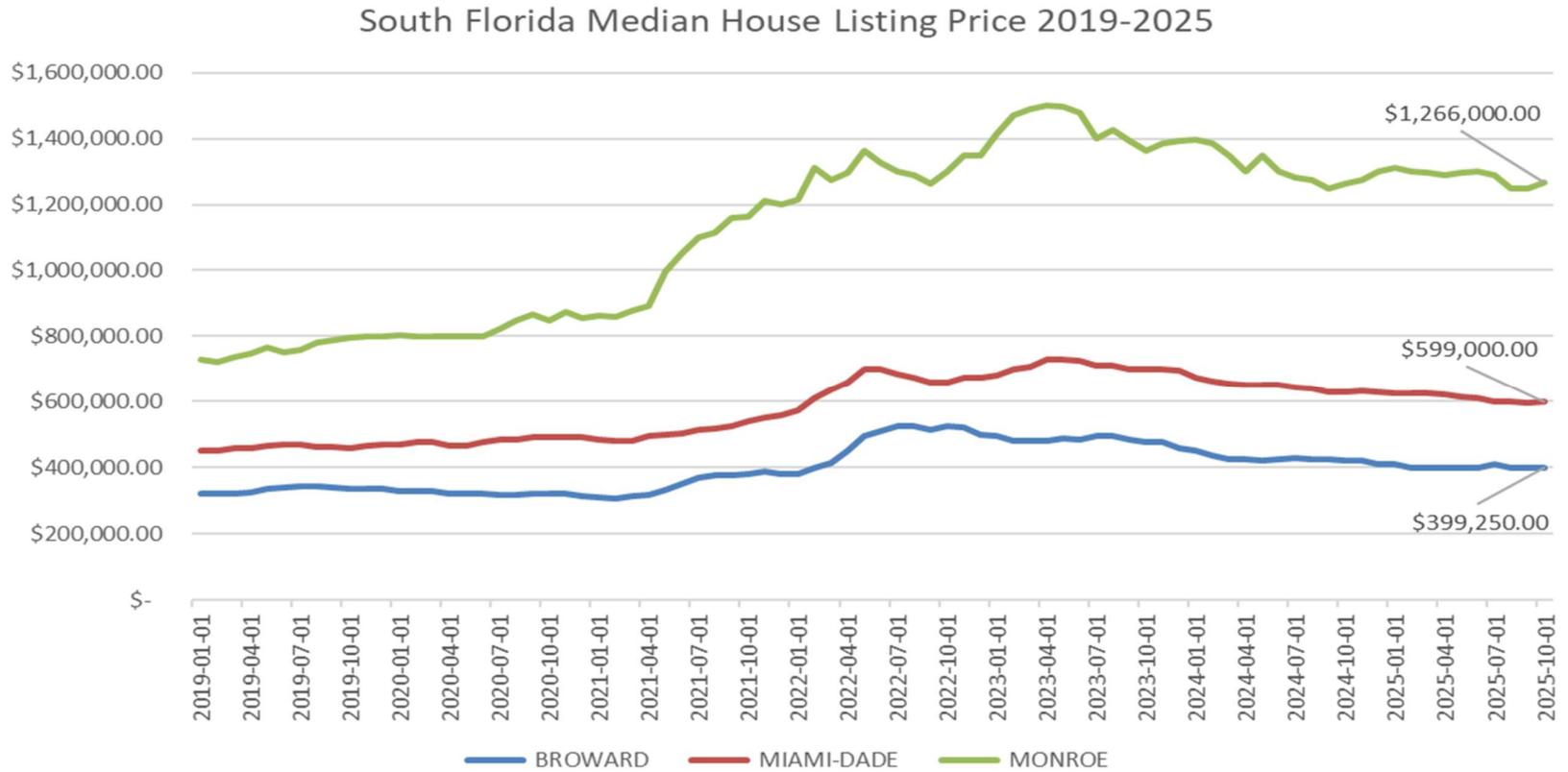
In contrast, Monroe County exhibits significantly lower average wages in nearly every sector, particularly in accommodation and food services, a dominant industry in the local economy. Despite the high cost of living and property values in Monroe, average wages in hospitality and other service sectors remain well below regional peers, indicating a structural mismatch between wage levels and household affordability. This underscores Monroe's dependence on tourism, seasonal employment, and non-wage income sources (e.g., investments, retirement income).

Broward County generally falls in the mid-range of wage distribution, with stable earnings across sectors such as retail, construction, and local government. While it lacks the wage peaks seen in Miami-Dade and Palm Beach, its diversified employment base and moderate wage levels suggest a relatively balanced labor market. Overall, the wage disparities across counties reinforce the need for tailored workforce development strategies, especially in Monroe, where affordability and wage misalignment present ongoing policy challenges.

Housing and Affordability

South Florida's housing market has faced significant price growth and affordability challenges between 2019 and 2025. The chart below traces median house listing prices for Broward, Miami-Dade, and Monroe Counties, highlighting distinct market behaviors and regional affordability pressures.

Figure 10: South Florida Median House Listing Price, 2019-2025



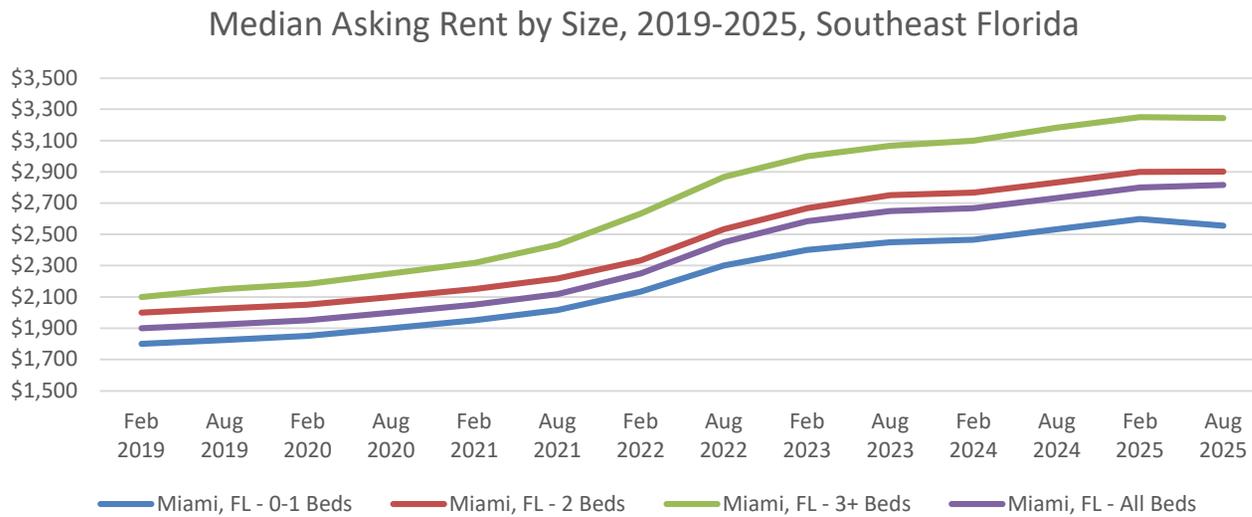
Source: FRED, St Louis Federal Reserve Bank, 2025

Monroe County (green line) experienced the sharpest price escalation, with median listings climbing from under \$800,000 in 2019 to a peak above \$1.5 million by late 2023, before settling around \$1.27 million in 2025. This volatility reflects the county’s limited housing supply, seasonal demand, and exposure to high-income buyers.

Miami-Dade (red line) and Broward (blue line) showed steady price growth. Miami-Dade’s median rose from about \$500,000 to nearly \$600,000 by 2025, while Broward’s prices increased from roughly \$350,000 to just under \$400,000. Both counties saw persistent affordability issues as population growth and investment demand continued to outpace new supply.

Overall, the chart underscores the widening housing cost burden across South Florida. Monroe County remains the most volatile and expensive, while Miami-Dade and Broward show more stable but still elevated price trends. These conditions underscore a broad need for expanded housing options and regional affordability strategies for residents across the region.

Figure 11: Median Asking Rent, Southeastern Florida, 2019-2025



Source: [RedFin Rental Data](#), 2025.

Overall, the data in Figure 11 suggests that all three counties experienced synchronized price escalations beginning in 2020, driven by post-COVID in-migration, constrained inventory, and speculative demand. The period from late 2022 through 2024 shows a plateau or modest decline in prices, particularly in Monroe and Miami-Dade, consistent with the onset of tighter credit conditions. These dynamics underscore the widening regional affordability gap and the need for coordinated housing and infrastructure strategies across the South Florida region.

Industry/Sectoral Performance

South Florida’s economy is characterized by diverse regional strengths and sectoral specializations that reflect its strategic geography and demographic evolution. Analysis of location quotients across Broward, Miami-Dade, and Monroe counties highlights distinctive competitive advantages, such as the region’s robust maritime, air transportation, and tourism sectors. Recent employment and industry data show sustained growth in construction, healthcare, professional services, and trade, alongside continued dominance of tourism-related industries in Monroe and media, finance, and logistics in Miami-Dade. This evolving industrial landscape underscores both the resilience of the broader regional economy and the need to tailor economic development efforts to local strengths and vulnerabilities.

Table 4: Top Ten Industries by Location Quotients by County

Broward		Miami-Dade		Monroe	
Industry	Location Quotient	Industry	Location Quotient	Industry	Location Quotient
Water transportation	4.9	Water transportation	16.6	Accommodation	13.5
Air transportation	4.0	Air transportation	3.5	Forestry and Logging; Fishing, hunting and trapping	9.7
Transit and ground passenger transportation	1.9	Radio and television broadcasting	2.8	Museums, historical sites, and similar institutions	7.1
Repair and maintenance	1.8	Transit and ground passenger transportation	2.6	Water transportation	6.3
Insurance carriers and related activities	1.6	Scenic and sightseeing transportation	2.4	Scenic and sightseeing transportation	4.9
Real estate	1.5	Personal and laundry services	2.0	Motion picture and sound recording industries	3.9
Personal and laundry services	1.5	Real estate	1.7	Amusement, gambling, and recreation industries	3.0

Administrative and support services	1.5	Securities, Commodity contracts, investments	1.7	Rental and leasing services	2.8
Scenic and sightseeing transportation	1.5	Private households	1.7	Private households	1.7
Private households	1.5	Accommodation	1.5	Couriers	1.6

Source: REMI PI+, 2025.

Location Quotients (LQ) measure the concentration of a particular industry in a region compared to a national average. A location quotient above 1 indicates that the industry is more concentrated in the region than nationally, suggesting that the industry is a local economic strength or specialization. Higher LQs can reveal a region's competitive advantages or dependence on certain industries.

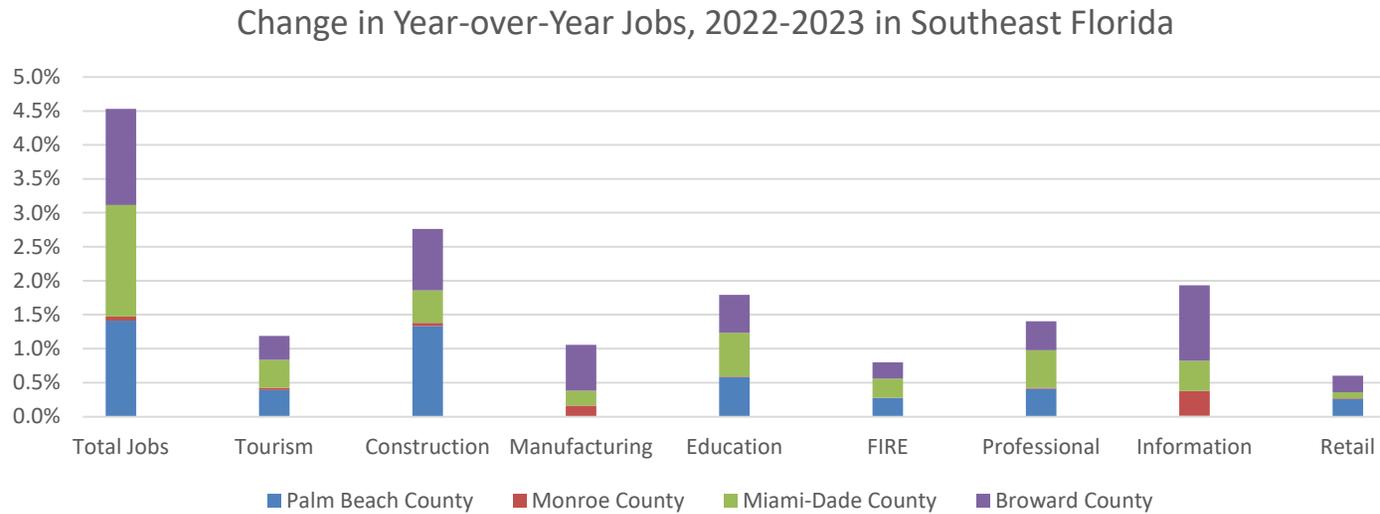
The location quotient (LQ) analysis in Table 4 provides a snapshot of the economic specialization of Broward, Miami-Dade, and Monroe counties relative to the national average. An LQ greater than 1.0 indicates regional specialization, meaning that a particular industry has a higher concentration locally than it does nationwide. Across all three counties, water transportation emerges as a major economic anchor, with especially high specialization in Miami-Dade (LQ 16.6) and Broward (LQ 4.9). This reflects the region's strategic role in maritime trade, cruise operations, and logistics. Monroe County also exhibits a high LQ for accommodation (13.5), confirming the central role of tourism and hospitality in its economy.

Miami-Dade shows strong specialization not only in water and air transportation but also in media-related sectors (e.g., broadcasting and streaming), securities and financial services, and content provision, indicating its role as a hub for international business, media, and finance. In contrast, Broward's top industries include insurance carriers and real estate services, with LQs between 1.5 and 1.6, signaling a balanced but service-heavy regional economy. Monroe stands out for its highly specialized tourism and heritage sectors, such as scenic and sightseeing transportation (LQ 4.9), museums and historical sites (LQ 7.1), and motion picture/sound recording industries (LQ 3.9), all of which support its destination-driven economic model.

Overall, the table highlights the distinct economic identities of each county. Miami-Dade functions as the region's global-facing financial and logistics center. Broward plays a more diversified, suburban economic role with strong real estate and insurance activity. Monroe's economy is narrowly specialized and tourism-dependent, with high exposure to seasonal and external demand fluctuations. These differences suggest

that regional economic development strategies should be tailored to leverage local strengths while mitigating vulnerabilities, particularly Monroe’s sensitivity to tourism cycles and Miami-Dade’s dependence on trade and finance sectors.

Figure 11: South Florida Percent Change in Jobs, by County, 2021-2023

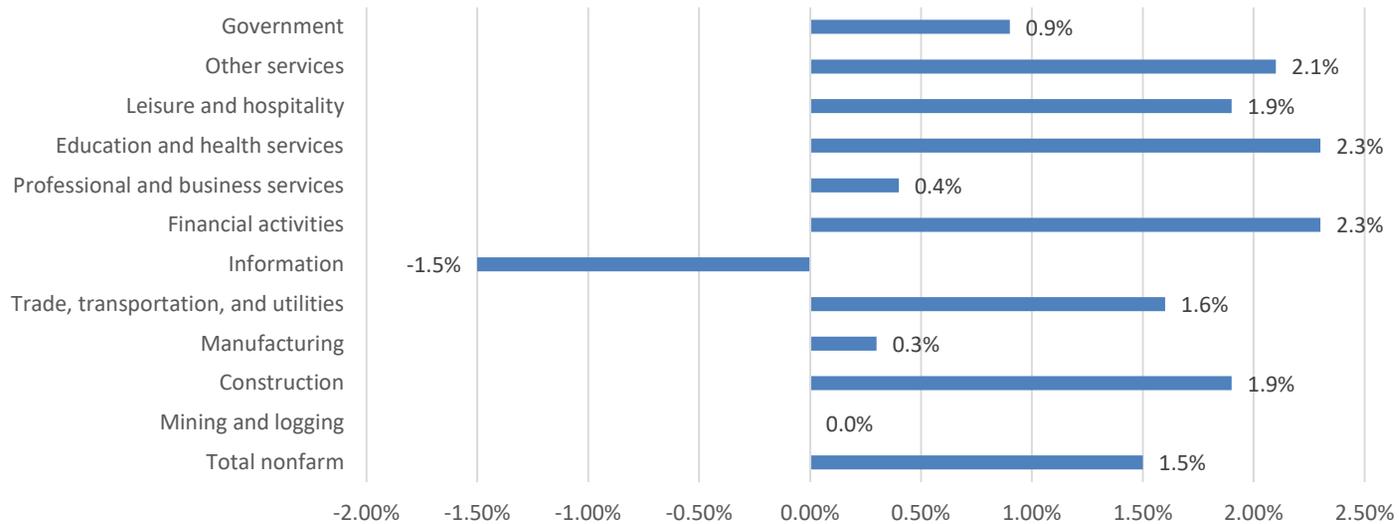


Source: FloridaCommerce (QCEW) Employment & Wages by County, 2022–2023; Broward, Miami-Dade, Monroe, and Palm Beach Counties, 2024.

This bar chart in Figure 11 illustrates the year-over-year percentage change in jobs across various sectors from 2022 to 2023 in the four South Florida counties: Palm Beach, Monroe, Miami-Dade, and Broward. The "Total Jobs" category shows the highest overall growth, with a near 4.5% increase, driven largely by Broward and Miami-Dade counties. Construction and Professional sectors also saw notable growth, with construction seeing over 3% growth, particularly in Palm Beach and Broward counties. Tourism experienced a smaller increase, with Palm Beach and Miami-Dade leading the gains. Sectors such as Manufacturing, FIRE (Finance, Insurance, and Real Estate), and Education saw more moderate growth across the counties, with Miami-Dade and Broward contributing the most to these sectors. Retail experienced the smallest growth, remaining under 1%. Overall, the chart reflects robust job growth in various sectors, with construction and professional services seeing significant gains.

Figure 12: Change in Employment by Industry July 2023-2024 - Miami-Dade-Fort Lauderdale-West Palm Beach MSA

Percent Change (% in Industry Employment, July 2024-July 2025) in Southeast Florida



Source: [Miami, FL, Area Economic Summary \(bls.gov\)](#), 2025

Figure 12 highlights the percent change in employment by industry for the Miami–Fort Lauderdale–West Palm Beach MSA between July 2024 and July 2025. Total nonfarm employment increased by 1.5%, adding more than 42,000 jobs, though growth was uneven across industries.

Education and Health Services (+2.3%) and Financial Activities (+2.3%) recorded the strongest gains, underscoring sustained demand for healthcare, social assistance, and finance-related services tied to South Florida’s demographic growth and real estate investment activity. Leisure and Hospitality (+1.9%) and Construction (+1.9%) also advanced, reflecting the region’s dependence on tourism and continued investment in housing and infrastructure. Trade, Transportation, and Utilities (+1.6%) expanded steadily, consistent with Miami’s role as a logistics and port hub. In contrast, Information (-1.5%) was the only sector to contract, mirroring national trends of restructuring in publishing, telecommunications, and tech services. Professional and Business Services (+0.4%) posted marginal growth, suggesting softer demand for back office and support functions relative to past years. Manufacturing (+0.3%) and Government (+0.9%) grew modestly, while Mining and Logging (0.0%) remained negligible.

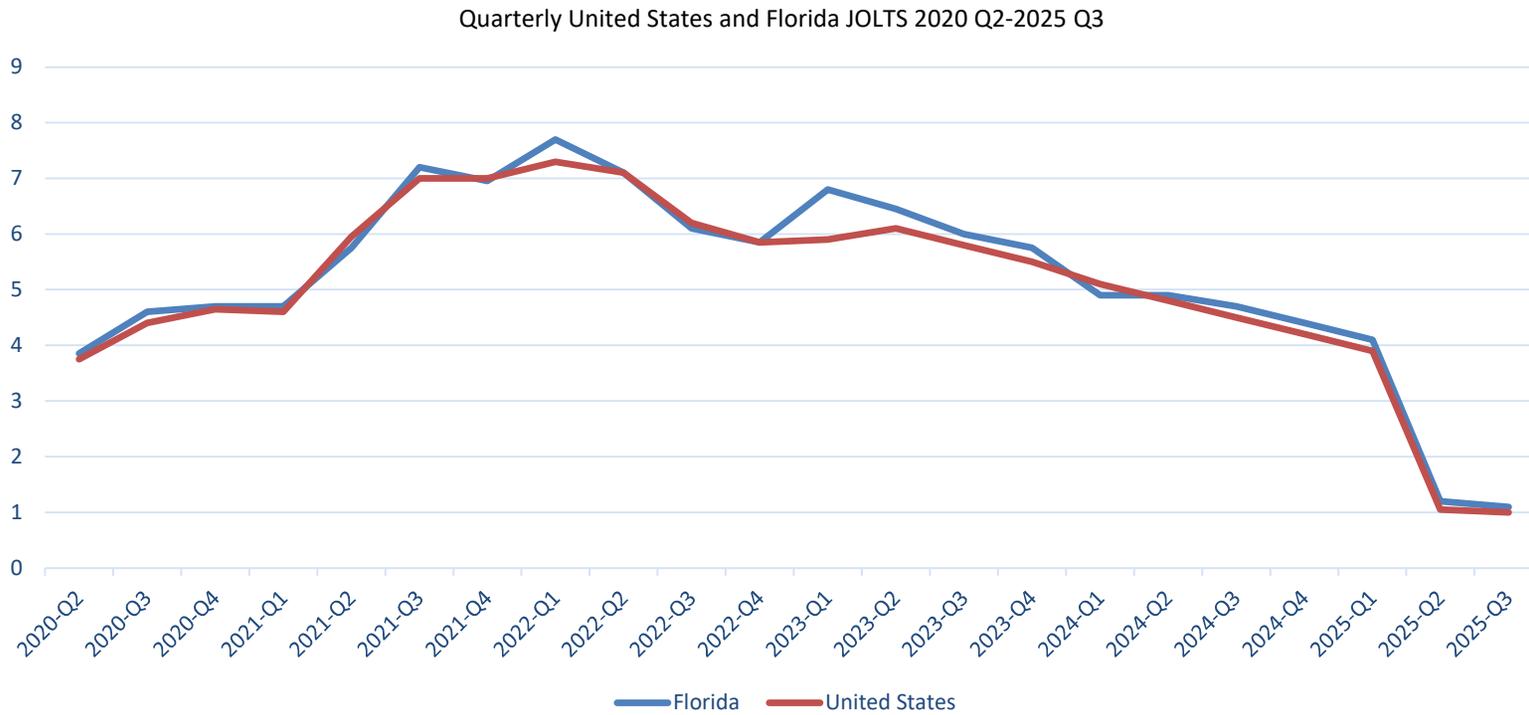
The distribution of job growth reflects South Florida's reliance on population-driven industries such as healthcare, hospitality, and construction, alongside trade and logistics. The contraction in Information highlights structural shifts that may limit future diversification into high-tech industries unless offset by targeted investment. While overall job growth remains positive, the concentration in consumer and service-oriented sectors exposes the region to cyclical risks tied to tourism and real estate markets. Balanced expansion into higher-wage, knowledge-based sectors will be essential for long-term economic resilience.

Overall, the employment structure shown in the chart confirms the Miami metro's position as a service-oriented economy, heavily reliant on trade, tourism, healthcare, and professional services. The balance across multiple mid-sized sectors suggests some degree of resilience, though the high dependency on cyclical industries like hospitality and real estate finance implies exposure to macroeconomic swings. Continued diversification and investment in high-growth sectors, particularly in professional services, tech, and health, will be essential to sustaining long-term economic stability.

National Trends Affecting South Florida's Economy

National economic indicators, such as the Job Openings and Labor Turnover Survey (JOLTS) and sector-specific job openings, as shown in this Section, are critical to understanding the South Florida economy because of the region's integration with broader United States economic trends. JOLTS reflects the demand for labor, showing how national trends in job availability can influence local markets.

Figure 13: Job Openings and Labor Turnover Survey (JOLTS): Unemployed persons per job opening ratio (April 2020-August 2025)



Source: [Florida Job Openings and Labor Turnover , April 2024 : Southeast Information Office : U.S. Bureau of Labor Statistics \(bls.gov\)](https://www.bls.gov/jolts/)

Summary

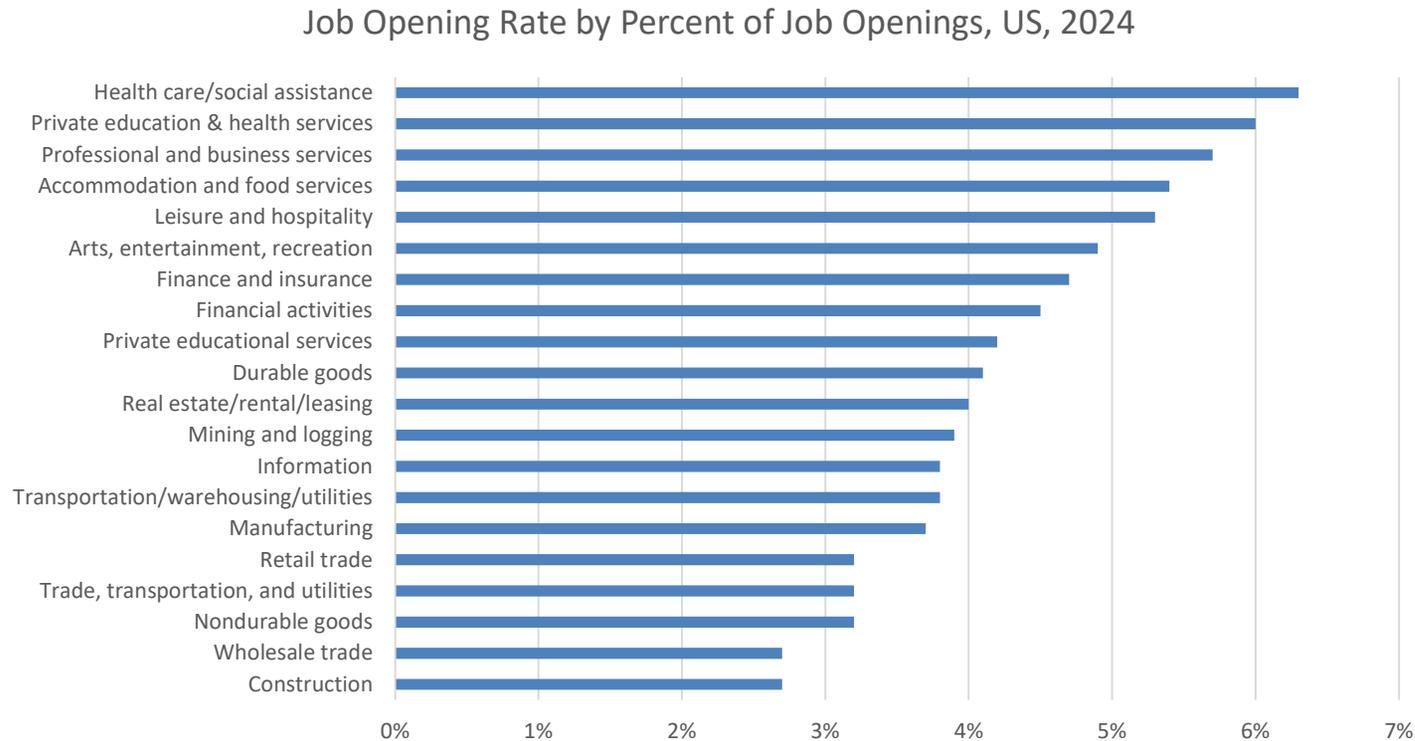
The JOLTS chart showing the ratio of unemployed persons per job opening from Q2 2020 through Q3 2025 illustrates a major transformation in the labor market across both the United States and Florida. During the early COVID-19 period, the ratio spiked sharply due to mass layoffs, peaking at over 7 unemployed persons per job opening in both geographies by mid-2020. This reflected widespread economic shutdowns and labor displacement. However, by 2021 and especially through 2022, the ratio declined dramatically, reaching a historic low of approximately 1 unemployed person per job opening in Florida by mid-2024, signaling a period of intense labor demand and acute worker shortages.

These patterns have several key implications. First, the rapid post-pandemic tightening of the labor market increased employer competition for workers, particularly in lower-wage service sectors such as hospitality, retail, and logistics. This labor shortage contributed to wage inflation and placed pressure on employers to expand recruitment, increase compensation, and offer more flexible working conditions. In South Florida, this dynamic likely exacerbated affordability issues, as wage gains did not always keep pace with rising housing and living costs. Second, the return to a ratio near pre-pandemic levels by 2025 suggests that labor market conditions may be normalizing, with some rebalancing between labor supply and demand as the pace of economic expansion slows and job openings stabilize.

For economic developers and policymakers, the trajectory shown in the JOLTS ratio underscores the importance of workforce readiness and participation. The extreme imbalance in 2021–2022 revealed vulnerabilities in labor force attachment, skills alignment, and geographic access to opportunity. Florida’s elevated sensitivity to these dynamics, given its large service economy and high in-migration, suggests the need for sustained investments in training, childcare, transportation, and housing affordability to ensure continued labor force resilience in the face of macroeconomic adjustments.

United States job openings are a measure of sectoral economic growth and reflect nationwide demand for skills by sector. The following Figures indicate which sectors are in highest demand, average levels of demand, and lowest levels of demand, respectively. South Florida’s long-term competitiveness depends on aligning labor supply with affordable housing and reliable mobility to sustain productivity and inclusive growth.

Figure 14: U.S Job Openings Percent Change 2024



Source: Job Openings and Labor Turnover, Bureau of Labor Statistics, 2025.

The 2024 job market demonstrates strong sectoral variation in opening rates, with service-oriented industries leading demand. The healthcare and social assistance sector is expected to add roughly 2.3 million new jobs, representing about one-third of all job gains projected for the economy²² which aligns with the chart showing private education and health services having the highest job opening rate at approximately 7%. The accommodation and food services sector also shows robust demand, reflecting the continued recovery and growth in hospitality following pandemic disruptions. Financial activities and arts, entertainment, and recreation sectors maintain relatively strong opening rates

²² [Industry and occupational employment projections overview and highlights, 2023–33 : Monthly Labor Review : U.S. Bureau of Labor Statistics,](#)

around 5-6%, indicating resilient demand for professional services and leisure activities. These sectors have benefited from both demographic trends and changing consumer preferences.

Transportation and warehousing emerges as a particularly dynamic sector, showing high opening rates that reflect the ongoing transformation of logistics and supply chains. The transportation and warehousing industry had an employment level of 6.6 million in June 2024, accounting for 5 percent of all private-sector jobs, with job postings 10.8% above pre-pandemic levels as of October.²³ Meanwhile, traditional manufacturing and construction sectors show more modest opening rates, consistent with broader economic patterns where these industries face headwinds from automation, supply chain challenges, and cyclical demand fluctuations. Recent data shows employment separations decreased in construction and transportation, warehousing, and utilities,²⁴ suggesting some cooling in these previously hot labor markets as the economy rebalances from the post-pandemic hiring surge.

In South Florida, which is heavily reliant on sectors like leisure, hospitality, and real estate, changes in national job openings in these sectors directly affect the region. For example, a decline in national leisure and hospitality job openings, as indicated in the JOLTS data, could signal slower demand in South Florida's key tourism industry, leading to fewer local job opportunities and reduced consumer spending.

Additionally, sectors such as professional business services and construction, which are major employers in South Florida, respond to national economic pressures like interest rate changes, federal spending policies, and workforce shifts. When there are fewer job openings in sectors like construction and manufacturing at the national level, South Florida may experience slower growth in infrastructure projects or a reduction in demand for new residential and commercial developments.

Finally, national job openings in finance, warehousing, and professional services also influence migration patterns, as South Florida attracts workers from other states. A strong or weak labor market in these sectors nationally could either bolster or hinder the flow of workers into the region, affecting local housing demand and economic growth.

Conclusion: Regional Economic Performance and Outlook for South Florida (Broward, Miami-Dade, and Monroe Counties)

South Florida's economy continues to demonstrate resilience to recessions, diversification, and gradual structural adjustment amid significant affordability and infrastructure challenges. Between 2023 and 2025, the region maintained strong employment growth and rising incomes

²³ <https://www.bls.gov/spotlight/2024/keeping-america-moving-employment-in-transportation-and-warehousing-industries/>

²⁴ <https://www.bls.gov/news.release/jolts.nr0.htm>

while moderating poverty levels, confirming continued recovery and momentum since the pandemic period. Collectively, the EDD region represents a \$528 billion economy that remains a core engine of Florida’s overall performance, driven by its strategic coastal assets, international connectivity, and concentration of logistics, healthcare, and service industries.

Employment and Labor Market Dynamics

Employment in South Florida grew by approximately 42,000 positions from 2024 to 2025, led by healthcare, logistics, construction, and hospitality. Unemployment remained among the lowest in the state—between 2.4 and 3.6 percent across the counties—demonstrating strong labor demand. Labor force participation has rebounded to roughly 64 percent, surpassing state and national averages and signaling renewed worker engagement. However, employers across all counties report persistent skill gaps in construction trades, logistics, and digital technologies. The tight labor market has generated upward wage pressure without fully offsetting cost-of-living increases, reinforcing the need for expanded workforce training, stackable credentials, and improved childcare and transit access to sustain participation gains.

Income Growth and Inequality

Median household and per capita incomes have grown across all three counties, but disparities remain pronounced. Between 2021 and 2023, Broward’s median household income rose from \$70,834 to \$74,367, Miami-Dade’s from \$66,692 to \$72,030, and Monroe’s from \$79,459 to \$85,639. Per capita income in Monroe exceeds \$130,000, reflecting concentrated wealth and small household sizes. The regional poverty rate declined from 14.2 to 12.8 percent between 2023 and 2024, indicating incremental improvement. Yet, widening income inequality—particularly in Miami-Dade—underscores that wage growth has not kept pace with inflation or housing costs.

Housing, Infrastructure, and Cost Pressures

Housing affordability remains the region’s defining economic constraint. Median listing prices in 2025 averaged \$2.3 million in Monroe, \$1.05 million in Miami-Dade, and \$475,000 in Broward. Rent burdens exceed 30 percent of income for many households, and limited inventory continues to drive price escalation. These pressures have reduced labor mobility and raised the effective cost of doing business. Transportation congestion, costing the region more than \$3 billion annually, compounds the affordability crisis by increasing commuting times and lowering productivity. Addressing these twin challenges will require coordinated regional planning focused on transit-oriented development, workforce housing production, and infrastructure resilience to sustain competitiveness.

Sectoral Strengths and Specialization

The South Florida economy benefits from distinct yet complementary specializations. Miami-Dade remains the state’s logistics and finance hub, with high concentrations in water and air transportation, trade, and professional services. Broward’s diversified economy supports strong

insurance, real estate, and construction sectors. Monroe’s specialization in tourism and accommodation continues to drive its local economy but it is exposed to cyclical and climate-related risks. Region-wide, healthcare, education, construction, and hospitality remain the leading job generators, supported by ongoing public and private investment in infrastructure and population-serving services.

Regional Outlook

Through 2026, South Florida is projected to sustain moderate economic growth—slower than the post-pandemic expansion but stronger than national averages. Population growth has stabilized, with continued domestic in-migration to Broward and international inflows to Miami-Dade supporting labor supply. Downside risks include housing price acceleration, federal budget uncertainty, and uneven sectoral demand. Upside potential lies in continued investment in resilience, transit-oriented development, and workforce alignment.

Summary Assessment

As a group, Broward, Miami-Dade, and Monroe form one of the nation’s most dynamic regional economies, defined by high labor participation, global trade linkages, and strong service-sector performance. Yet, farming in the regions is under pressures from development, economic mobility and affordability remain central challenges. Achieving long-term economic growth and the continued diversification of the economy will depend on three priorities: expanding attainable housing tied to transit, aligning workforce training with high-growth industries, and investing in resilient infrastructure to protect assets from environmental and economic shocks. Strengthening these linkages will ensure that South Florida’s growth remains inclusive, sustainable, and globally competitive.

Evaluation of Progress on Action Plan and Goals – October 1, 2024, through September 30, 2025

South Florida's economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida CEDS. Progress toward the region's economic goals is summarized below.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.

- Objective 1.1. Maintain a Competitive Edge.
- Objective 1.2. Boost Entrepreneurial Development
- Objective 1.3. Invest in Workforce Development

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.

- Objective 2.1. Promote transit planning, implementation, and utilization to move people throughout the region; 2.2. Mobility and Access

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.

- Objective 3.1. Water/Wastewater/ Stormwater/Solid Waste.
- Objective 3.2. Housing.
- Objective 3.3. Sustainable Land Development Patterns.
- Objective 3.4 Proactively Plan for Natural Disasters / Economic Shocks

Priority Goal 4: Promote Regional Collaboration of Intergovernmental, Public-Private, Interagency, And Non-Profits to Address South Florida's Economic Challenges

- Objective 4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.

1.1. Maintain a Competitive Edge; 1.2. Boost Entrepreneurial Development; 1.3. Invest in Workforce Development

Progress Evaluation Activities

- The Nova Southeastern University (NSU) Levan Center Founder's Journey programs (Ideate, Incubate, Accelerate) completed multiple cohorts and assisted 50 entrepreneurs and their startups.
- The NSU Veteran's Entrepreneurship program supported by Veterans Florida has assisted 20 veteran startups.
- The NSU entrepreneurship workshops, supported by the Town of Davie, Veterans Florida, and JP Morgan Chase, have resulted in the delivery of a focused and impactful training curriculum for local business owners. A total of nine workshops were successfully completed, covering critical business areas such as financials, government procurement, marketing, and talent acquisition. The key outcome of this program is the direct support provided to the local entrepreneurial ecosystem, with approximately 130 entrepreneurs and their startups attending the sessions, equipping them with practical knowledge and skills necessary for growth and operational success.
- From July 1, 2024, through June 30, 2025, the CareerSource Broward (CSBD) Occupational Skills Training – WIOA (Adults and Dislocated Workers) Program provided nearly 2,078 services to 687 customers. They provided nearly \$2.3 million in training scholarships to 293 of the participants to attend their career training programs. A total of 279 credentials were earned, resulting to 404 of the customers getting employed at an average hourly wage of \$26.36.
- The CSBD Youth Programs – In-School and Out-of-School – provided 306 in-school and out-of-school youth with 1,595 services resulting in 190 credentials being attained. Sixteen (16) of those youth went into job training, while approximately 230 had a measurable skills gain. This led to 105 of the youth to unsubsidized employment, earning an average hourly wage of \$14.51.
- The CSBD Summer Youth Employment Program (SYEP) serves Broward County youth ages 16 to 18 years old, who are from low-income households, and places them into an 8-week paid work experience during the summer aligned with their career interests after providing them a 3-day employability skills training covering basic soft skills, such as workplace communication, behavior, and safety, promptness, proper workplace attire, teamwork and conflict resolution, and financial literacy; this experience exposes them to the world of work often for the first time and prepares them for the workforce, giving them a sense of independence that places them on the right road to self-sufficiency. From July 1, 2024 – June 30, 2025, the program placed over 1,200 youth into paid work experience at over 124 worksites in Broward County at a wage of \$14 per hour. 97% percent of participants rated their experience as a positive experience and 99% of the worksite supervisors were satisfied with the program and the youth who were assigned to their worksite.
- The CSBD On-the-Job Training (OJT) provides a unique opportunity for eligible individuals who already possess some job-related skills and knowledge to "earn as they learn" by placing them at employer worksites that provide the knowledge or skills essential to perform the job, while reimbursing the employer 50% to 75% of the candidate's wages during the training period, thereby filling the skill gaps of job

seekers and helping employers maintain their competitive position, while stimulating the economy. From July 1, 2024 – June 30, 2025, the program provided 19 individuals with an OJT with 15 local employers, paying \$219,924 of their wages.

- CSBD’s Paid Internship Program is a paid work experience that is a planned, structured work-based learning experience at an employer worksite in the private for-profit sector, the non-profit sector, or the public sector designed to enable job seekers to gain exposure to the world-of-work and its requirements, while simultaneously giving the employer an opportunity to gauge the job seeker’s competency and identify any skill gaps that need to be addressed for a successful hire. From July 1, 2024 – June 30, 2025, the program provided 41 individuals with a paid internship with 21 local employers.
- CSBD’s Incumbent Work Training Program is designed to offset an employer’s training cost for upgrading the skills of their existing workforce by CSBD paying a percentage of the training cost, thereby increasing the skills and wages for the employer’s workers, averting any necessary layoffs, while helping the business remain competitive by upskilling its employees. The program funded \$248,238 in IWT for nine (9) local employers involving 130 of their workers to become upskilled.
- CSBD assisted with the development of one new apprenticeship program in the healthcare industry (Pharmacy Technician) for Broward County and funded the wages for the work-based component for 4 apprentices in the marine industry in the amount of \$61,191.
- The National Dislocated Worker Grant (NDWG) Program (for clean-up, humanitarian assistance and other disaster relief) provides temporary work to adversely affected individuals from a disaster or declared emergency, including the long-term employed, and places them in temporary work at public and non-profit agency worksites throughout Broward County or to provide them occupational training in-demand careers that lead to unsubsidized employment. CSBD placed 21 unemployed individuals in positions at two non-profit organizations, paying nearly \$165,000 for their wages with National Dislocated Worker Grant (NDWG) funds. Additionally, CSBD put 45 individuals into vocational training and 2 into an OJT with NDWG monies.
- Residency/ Fellowship class - Oversees the residency training programs ensuring compliance with ACGME, AOA, and CODA 302 The program has 302 residents and 28 Fellows for 2024-2025.
- Broward Health has partnered with CareerSource and local technical schools to enhance staff skills and upskills offering tuition assistance, on-the-job training, paid internship, and micro-credentialing. Broward College Scholarships 29- RN’s; 4- Respiratory; 6- Radiology; Broward College Advanced Training current employees: 487; Summer High School Paid Interns: CSB- 15, Junior Achievement- 9, CTACE- 3; OJT started May 1, 2025: 9 eligible entry level positions; OIC - 2 EVS Techs hired; Career Source Broward - 2 hired (Surgical Technician and RN); Upskilling (Atlantic Technical) - 8 Sterile Processing Technicians.
- The Broward Health Administrative Interns program provides Master's students with summer internships under the guidance of Broward Health leadership, preparing them for their first post-graduation role. 16 FY25 summer interns Two (2) FY25 administrative fellows 100% conversion to BH FTE; post-program placement. Summer Undergrad paid Administrative Interns: 16 (2 hired post completion); Biomedical Technician Apprentice (State of Florida) In process of hiring one person.

- The Broward Health Human Resources offers tuition reimbursement for employees. For the reporting period, 212 employees participated in the tuition reimbursement program: 142 in degree programs; 70 certification programs. CY2024: 208 employees participated in the program: 121 for degree programs; 87 for certification programs
- The College of the Florida Keys (CFK) Renewable Energy Test Vessel (RETV) has served as a critical platform for advancing renewable energy technology and maritime operations over the past year. A key outcome of its deployment was the successful testing of prototype hydrokinetic current-energy-converters (CECs), such as turbines, contributing to the development of new clean energy sources. Additionally, the RETV was effectively utilized as a working platform for maintaining mooring systems within the College Underwater Training Area (UTA). Looking ahead, the vessel's impact is set to expand significantly through a planned repower from an 80 hp to a 150 hp electric motor system. Staff are currently working to secure an donation of equipment, valued at \$329K, from Elco Electric Motors. This not only promises to upgrade the RETV's capabilities but will also provide electric motors and batteries that will be integrated into the lab component of the new course, "Introduction to Electric Motors and Battery Management Systems," directly supporting educational outcomes for students.
- The College of the Florida Keys NSF DREAM STEM grant has significantly increased participation and success in STEM programs since 2019. By supporting K-12 education and outreach through presentations, CFK student mentorship, and virtual reality (VR) technology, the program has yielded tremendous results. Overall enrollment in STEM programs has increased by 105%, with enrollment among local Monroe County School District students showing an even greater surge of 238%. The program has also successfully enhanced experiential learning, resulting in a 137% increase in STEM internships, and has nearly doubled graduation rates, with a 98% increase in graduation from STEM programs.
- The College of the Florida Keys Academy - The establishment of the tuition-free public charter high school, the CFK Academy, has delivered immediate and significant outcomes focused on academic rigor and career readiness. The Academy provides students in grades 9-12 with streamlined, affordable access to workforce development programs (including Associate's in Science, Associate's in Applied Science, and college credit certificates) and to college-level courses through Dual Enrollment at no cost to families. A key indicator of the program's success is its recognition by the Florida Department of Education (FDOE), which awarded the Academy an "A" grade for both the inaugural 2023-24 and 2024-2025 school years. The program currently serves 74 students and anticipates growth to 82 total students in Academic Year 2026. Academic outcomes for the first graduating class are strong: 58% will matriculate with at least some college coursework experience, and 42% will have earned an Associate's degree upon graduation. Furthermore, the Academy is fostering high-level achievement in STEM, demonstrated by one student who will advance to Florida's 69th State Science and Engineering Fair in April 2025 for his Engineering project, "The Nugget Mobile."
- The Career and Technical Education (CTE) programs at the CFK Academy have significantly enhanced secondary students' employability by offering a range of industry certification credential exams. Currently, 60% of the student body is enrolled in high school CTE courses designed to prepare them for these professional credentials. The available certification programs include Adobe Certified Professional in Video Design, Entrepreneurship and Small Business, Certified Medical Assistant, Certified Food Safety Manager, and FAA Private Pilot.

Achieving these certifications directly enhances students' marketability and career readiness upon graduation. Furthermore, the academy is facilitating advanced study, with 3 students currently enrolled in Dual-Enrolled CTE courses, allowing them to earn college credit while pursuing career-focused training.

- Integrating entrepreneurship into the K-12 curriculum has resulted in a significant increase in student engagement and the development of practical business acumen. Specifically, 19% of the student body is now enrolled in the entrepreneurship pathway through the Florida Department of Education, which includes courses like Principles of Entrepreneurship, Business Law & Management, and Business Ownership. This foundational coursework is being actively applied as students in various Career and Technical Education (CTE) pathways—including digital media, culinary arts, and engineering—are developing tailored business plans that connect their technical skills to career interests. This integration is further enhanced by the successful launch of student-led enterprises, such as the Tuga Tokens Initiative, which provides students with real-world experience in business operations. Additionally, the implementation of a monthly speaker series and mentorship opportunities exposes students to diverse entrepreneurial journeys and innovative strategies, ensuring they gain both theoretical knowledge and practical, inspiring insights from the professional world.
- CFK continues to expand its Apprenticeships in Construction Technologies by increasing the number of students per semester and onboarding new Participating Employers. RTI has expanded to include distance learning options. Graduates must now sit for the Florida state exam in their trade to obtain their Journeyman Certificate.
- The Greater Fort Lauderdale Alliance Six Pillars Broward 2045 is building a countywide shared vision for economic competitiveness by aligning public, private, nonprofit, and educational stakeholders. The process strengthens Broward's ability to respond to emerging economic trends and position itself as a global hub for innovation, talent, and investment. Through its Innovation & Economic Development Pillar, the initiative is identifying strategies to support high-growth industries, attract investment, and retain local talent. 2045 Community Strategic plan - Through its Innovation & Economic Development Pillar, the initiative is identifying strategies to support high-growth industries, attract investment, and retain local talent.
- The Greater Fort Lauderdale Alliance Biennial Leadership Trips initiative successfully generated a competitive regional analysis for business leaders, which focused on key factors influencing economic development, education, and quality of life in Broward County. The direct outcome of this analysis is the identification of Best Practices and key strategies and partnerships essential for enhancing Broward's overall business climate and competitiveness. Past visits to other cities include 2016 – Austin, TX; 2018 – Nashville, TN; 2020 – Charlotte, NC; 2023 – San Diego, CA; 2025 – Boston, MA.
- The Greater Fort Lauderdale Alliance's BRAVO initiative conducts corporate visits to local employers to support business retention and expansion, providing companies across Broward County with assistance in areas such as access to capital, workforce training, permitting, site selection, and more.
- The collaboration between the Marine Research Hub, the Greater Fort Lauderdale Alliance, and the Marine Industry Association of South Florida successfully promotes and builds Florida's resilient and sustainable Blue/Ocean Economy. This joint effort engages all sectors to support the commercialization of nature- and research-based solutions, with the primary outcome being increased awareness and

collaboration among all industry stakeholders. Specific initiatives, such as the Ocean Exchange Conference, The Blue Economy Podcast, and SoluTion-based Start-ups collaboration and promotion, serve to connect diverse partners. This work has led to formal collaboration with the Florida Ocean Economy office at the FAU Campus in Broward County and has resulted in the Ocean Exchange Conference awarding grants to Start-Ups. The success and impact of this focused effort also gained national recognition, being featured on a national CBS Saturday Morning segment.

- The Greater Fort Lauderdale Alliance Foundation's Prosperity Broward initiative effectively focuses on removing systemic barriers to business growth in the county's most economically challenged ZIP codes. In partnership with the Federal Reserve of Atlanta, this effort directly addresses challenges related to improving access to capital, creating connections between entrepreneurs and procurement opportunities, and increasing alignment among existing entrepreneurial support organizations. The primary outcome is the development of the Community Action Plan, which details strategies to enhance economic mobility across the county and presents the successful results of the first pilot program in Lauderdale Lakes. This work has also served to strengthen the local entrepreneurial ecosystem through deliberate collaboration with key partners, including the Levan Center, AERO Broward, and local Community Development Financial Institutions (CDFIs).
- The Greater Fort Lauderdale Alliance Oracle APEX Database Training for High School successfully established a multi-tiered computer science pipeline through a partnership with Oracle APEX training and ReGenerate Tech. This program engages college mentors from Florida Atlantic University and Broward College to coach high school students in coding and problem-solving. The key outcomes of this initiative are increased youth exposure to computer science and entrepreneurship, the early identification of tech talent, and the creation of post-secondary pipeline continuity for students entering technology-related fields.
- The Greater Fort Lauderdale Alliance Foundation Talent Supply & Education Pillar of Six Pillars Broward 2045 effectively brings together educational institutions, employers, and workforce agencies to improve regional workforce readiness. The core outcome of this pillar's work is its contribution to the 2045 Community Strategic Plan. Through this initiative, the pillar is actively identifying strategies that support and encourage partnerships essential for developing and aligning education and training programs with specific industry needs in the regional economy.
- The Greater Fort Lauderdale Alliance successfully increased awareness and visibility of South Florida's technology sector among students and educators. This was achieved by distributing printed TechGateway maps to middle and high school career and technical classrooms across Broward County and developing a dynamic digital version that includes company descriptions, links, and searchable filters. Additionally, the Alliance and the South Florida TechGateway published the State of Tech report, which highlighted regional innovation, company growth, and current talent needs. The direct outcomes include increased student and educator awareness of the region's tech ecosystem, a strengthened regional identity and visibility of employers, and supported classroom integration of real-world career connections.
- The My Next Move – Postsecondary and Career Transition Coaching initiative successfully supports 12th-grade students who are undecided about their path after graduation. By partnering with schools, employers, and higher-education advisors, the program provides

guidance, exposure to local opportunities, and connections to training, certification, or employment pathways. The key outcomes include helping graduating seniors make informed postsecondary choices, leading to increased participation in local training and employment programs, and contributing to reduced "undecided" student rates in partner schools.

- The BRACE Industry Days – Employer Engagement and Career Exploration initiative successfully connected employers with students exploring future career and postsecondary options. By partnering with Broward Advisors for Continuing Education (BRACE), the program supported industry panels, classroom discussions, and school-based career events to educate students on local high-wage industries and available pathways. The direct outcomes include expanded employer engagement across multiple sectors, an increased student awareness of high-demand career options, and a strengthened alignment between high school exploration and postsecondary decision-making.
- The Talent Pipeline Framework – Regional Alignment Model successfully established a coordinated structure that connects employers, K–12 systems, and higher education institutions to strengthen regional talent alignment. This framework integrates various initiatives, including classroom engagement, employer exposure, and post-secondary transition supports, under a single, data-informed strategy for long-term workforce development. The key outcomes are the establishment of a sustainable framework linking education and industry, improved coordination among workforce initiatives, and the advancement of employer-driven strategies for student engagement and talent retention.
- The Greater Fort Lauderdale Education Action Team (GREAT) successfully established a countywide structure that aligns educational and workforce strategies. By convening education, business, and community leaders, GREAT focuses on two core areas: Kindergarten Readiness and Talent Pipelines. Guided by data from the Florida Chamber’s Florida 2030 Blueprint and regional employer priorities, the team collaborates to identify shared goals, metrics, and coordinated actions. The direct outcomes include building a countywide structure linking early learning and workforce strategy, clarifying partner roles and shared metrics, and advancing initiatives that both improve school readiness and strengthen the local talent pipeline.
- The Academic Leaders Council successfully established a standing forum to strengthen coordination between higher education and the region's economic priorities. This council regularly convenes college, university, and public-school leaders to share data, align academic programs with workforce needs, and identify collaborative opportunities. The key outcomes of this continuous engagement include strengthened collaboration across higher education institutions, a demonstrated increased alignment between academic programs and industry needs, and the development of supported strategies for local graduate retention and talent development.
- The Higher Ed Career Trek – University to Industry Connection Model successfully strengthened the regional talent pipeline by connecting university students with Broward County employers. This two-day experience, held during university spring break, is a key component of a closed-loop talent pipeline model that begins with the TechGateway Day in high school. The Trek offers students a structured pathway to engage directly with regional employers, which results in strengthened employer-university relationships and an increased awareness of Broward career opportunities among university students. Ultimately, the program advanced the regional strategy for retaining local talent through the TechGateway pipeline and has been recognized regionally for its impact and collaboration.

- The development and maintenance of GFledu.org successfully created a Smart Search Education and Workforce Platform that acts as a comprehensive resource for educational options in Broward County. With hundreds of schools listed - including public, private, charter, and faith-based institutions - the platform provides essential information on technical classes, magnet programs, sports, and academic offerings, along with an integrated dynamic map. The key outcomes are increased public access to accurate, centralized education data, improved visibility of technical and magnet programs supporting workforce readiness and strengthened coordination between education access and regional talent pipeline strategy.
- Aviation Subcommittee – Regional Industry and Education Alignment established a cross-sector subcommittee of aviation employers, educators, and workforce partners to address local and regional aviation workforce needs. Facilitated data sharing, collaborative planning, and alignment across maintenance, repair, and overhaul (MRO) companies, Broward County Public Schools, Broward College, and other partners to improve recruitment, training, and retention pipelines. Key outcomes include strengthened industry–education partnerships, which directly informed curriculum design and training investments to meet emerging aviation and A&P talent needs. This coordinated strategy has positioned Broward County as a leader in aviation workforce development.
- The relaunched City of Hollywood Commercial Property Improvement Program (CPIP), which includes new tiers for façade improvement, has demonstrated successful engagement and driven significant private investment. Program activities, including application review, coordination of review committee meetings, and providing design and funding guidance to applicants, have resulted in 27 completed projects citywide. The program continues to show strong momentum, with 15 new applications currently under review and several projects actively advancing to the funding agreement stage. Overall, a key outcome is the program's ability to successfully leverage significant private investment in commercial property improvements.
- The City of Hollywood Small Business Assistance Center successfully held monthly sessions at City Hall, providing focused, one-on-one support to small businesses. By convening the City's Planning, Building, Code Compliance, and Finance Divisions, the program achieved a significant outcome: it assisted over 120 business owners. The guidance provided covered essential needs for businesses, including assistance with starting and/or growing a business, Local Business Tax Receipt (LBTR) renewals, participation in Centennial events, permitting, and incentive programs.
- The City of Hollywood Work Skills Training Scholarship Program (Neighborhood Pride Program) successfully equipped low- to moderate-income residents with in-demand trade skills through strategic partnerships with OIC of South Florida, Boys & Girls Clubs of Broward County, and Junior Achievement of South Florida. These partnerships delivered training in fields such as construction, cosmetology, warehouse and logistics, and fiber optic installation. The key outcomes of the program include 67 residents receiving industry certifications in trades and the awarding of scholarships of up to \$5,000. Furthermore, multiple training cohorts were completed with demonstrated job placements, signifying the program's success in transitioning participants into the workforce.
- The City of Hollywood FastTrac® Start-Up Program, launched in 2019, has successfully supported aspiring entrepreneurs by providing structured training, mentoring, and resources through the Kauffman FastTrac framework. The program's direct outcomes include the

completion of six cohorts, which has led to the launch of 79 new business registrations and license applications submitted by participants. The program is further validated by consistently receiving strong participant feedback.

- The City of Hollywood Downtown Retail Recruitment & Storefront Activation initiative has successfully laid the groundwork for reducing vacancy rates and bringing new tenants downtown. Key actions included completing the Downtown Hollywood Market Vitality Report, launching the 'Downtown Spotlight Program', conducting a market study of the area, and procuring a retail recruitment firm. These efforts, along with the distribution of new marketing materials and active engagement with brokers, have directly resulted in reduced vacancy rates and the activation of vacant storefronts with new tenants, pop-ups, and displays.
- The Yacht Service Technician Apprenticeship Program is a key initiative designed to address workforce shortages within the marine sector through a collaborative effort between the Marine Industry Association of South Florida (MIASF), the Florida Education Department, and Atlantic Technical College. Launched in 2020, this two-year program is a paid, "earn-while-you-learn" model that combines structured On-the-Job Training with essential classroom instruction and hands-on experience. The program's successful outcomes support local economic growth by retaining jobs and talent in South Florida while promoting long-term careers that offer competitive wages and advancement opportunities. Since its inception, the program has already graduated an estimated 20 skilled workers and currently has 19 active participants engaged in marine On-the-Job Training.

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.

2.1. Promote transit planning, implementation, and utilization to move people throughout the region; 2.2. Mobility and Access

Progress Evaluation Activities

- The SFRPC’s outreach program to municipalities for Transit-Oriented Development (TOD) along the Tri-Rail corridor continued through participation in coordinated meetings and presentations aimed at local government officials and planning departments. The program focused on the benefits of TOD, such as improved mobility, economic development, and sustainability, while addressing concerns related to zoning, infrastructure, and community impacts. Municipalities were engaged in collaborative discussions about land-use policies, potential incentives, and how TOD could align with regional goals. Feedback from professional staff was gathered to refine SFRTA’s request for proposals for TOD development plans, ensuring that the projects were tailored to each municipality’s specific needs, challenges, and growth objectives. Regular updates and follow-up consultations helped maintain strong partnerships and ensure continued support throughout future phases.
- The Council also conducted an Economic Impact Study on the direct and indirect economic impacts of Tri-Rail and submitted it to the SFRTA in August of 2025. The Tri-Rail Economic Impact on Southeast Florida study demonstrates that Tri-Rail is a major economic engine supporting regional growth, connectivity, and competitiveness. The South Florida Regional Planning Council’s analysis found that Tri-Rail contributes approximately \$302 million annually to Gross Regional Product, supports 2,700 jobs, and generates \$340 million in personal income. Operations and maintenance spending retain 64% of funds within the region, while improved travel times, access to jobs, and property value increases—averaging a 1.1% premium within a mile of stations—underscore the system’s broad economic influence. Station-area development trends exceed county averages, highlighting strong potential for continued Transit-Oriented Development (TOD). Collectively, these findings affirm Tri-Rail’s role in strengthening Southeast Florida’s economy, enhancing mobility, and advancing equitable regional development.
- Broward Health is constructing a new freestanding emergency department in the City of Sunrise. As part of the project, a new bus shelter will be built to replace the existing one near the site, enhancing public transit access for patients and residents.
- The South Florida Regional Planning Council collaborated with the Miami-Dade Transportation Planning Organization (TPO) and the Florida Department of Transportation on two active transportation studies to advance mobility within Miami-Dade. The Miami-Dade TPO “Impacts of Pedestrian and Bicycle Infrastructure on Safety, Health, and Economic Growth in Miami-Dade” identifies how integrating pedestrian and bicycle infrastructure including bike lanes, paved paths, and trails around transit hubs, schools, and parks can enhance community safety, public health, and economic vitality. Ultimately, the study revealed that if a 2% increase in bicycle commuting is achieved, Miami-Dade County would realize \$3.1 billion across 25 years and prevent 10.4 deaths annually.
- Partnering with Florida Department of Transportation District 6, the “Shared-Use Non-Motorized (SUN) Trail Economic Impacts in Miami-Dade County” evaluated the economic, health, and property-value impacts of three Miami-Dade County SUN Trail segments – the Atlantic

Greenway, the South Dade Trail, and The Underline – and conducted a benefit-cost analysis (BCA) of these investments. The SFRPC found that these three SUN trails contribute \$2 billion to Miami-Dade through increased property values and serve as the backbone of Miami-Dade’s recreational system, connecting international acclaimed beaches, Downtown Miami, commercial areas, and suburban neighborhoods supporting both regional and community level active transportation.

- Staff has created, and is continually updating, a database of resilience efforts internally within FDOT D6 and externally, with other districts, central office, local governments, state and federal agencies, and community partners.
- The Greater Fort Lauderdale Alliance Foundation's Six Pillars Broward 2045, specifically through its Infrastructure & Growth Leadership Pillar, has successfully convened key partners, including Broward County Transit, the Metropolitan Planning Organization (MPO), and municipalities, to align on transit-oriented development strategies. The direct outcome of this collaborative work is the identification of strategies designed to support improving first- and last-mile connections, enhancing multimodal mobility options, and effectively connecting Prosperity ZIPs to economic centers across the county.
- The Greater Fort Lauderdale Alliance Aviation Workforce Initiative is currently in the planning stages, with the goal of aligning education and industry to address critical workforce needs, focusing on Airframe and Powerplant (A&P) Dual Enrollment and Industry Alignment. The initiative will convene maintenance, repair, and overhaul (MRO) companies with Broward County Public Schools and Broward College to strengthen collaboration. A key component of the plan is the development of a student exposure pilot program that will utilize virtual reality aviation simulations. This planned effort is expected to result in strengthened collaboration among education and MRO industry partners and will aim to improve alignment between classroom learning and technical workforce requirements. The program is anticipated to increase student participation in aviation training programs and enhance their awareness of high-demand MRO careers.
- The Greater Fort Lauderdale Alliance Foundation Prosperity Broward initiative has successfully identified transportation access as a key barrier to economic mobility and is actively advancing solutions. By focusing on strategies to improve residents' access to job centers, education, healthcare, and essential services through better transit linkages and planning, the program's key outcome is its direct alignment with countywide transportation investments. This ensures that these substantial investments are strategically deployed to benefit underserved communities.
- The Broward County Transit Premium Mobility Plan (PREMO), officially launched in May 2023, is a multi-billion-dollar, multi-decade initiative designed to fundamentally expand and improve premium public transit throughout Broward County. This comprehensive plan is already seeing major progress, including the approval to begin research and planning for the Broward Commuter Rail in September 2024, alongside active research and planning for other critical projects such as the Broward Blvd Premium Transit Corridor. The successful implementation of these projects is projected to yield significant benefits, such as improved overall mobility, enhanced opportunities for economic development, substantial job creation, and the establishment of a more sustainable, equitable, and safe transportation system for all county residents.
- The Convention Center Connector, a project undertaken by the Broward County Government, involved the construction of a new, two-lane elevated bypass road. This initiative was specifically designed to improve traffic flow and reduce congestion by offering a direct,

efficient route connecting the airport, the recently expanded convention center and hotel, and the beaches. Crucially, this elevated road allows non-port-related traffic to bypass the heavily congested SE 17th Street and the port's security checkpoints. This vital infrastructure upgrade successfully opened to the public in October 2025, immediately providing a significant boost to regional accessibility and traveler convenience.

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.

3.1. Water/Wastewater/ Stormwater/Solid Waste; 3.2. Housing; 3.3. Sustainable Land Development Patterns; 3.4. Proactively Plan for Natural Disasters / Economic Shocks

Progress Evaluation Activities

- The Resilient Benefit Cost Analysis Tool is a statewide effort led by the South Florida Regional Planning Council to advance resilience initiatives and protect communities from flooding, sea level rise, hurricanes and other natural hazards. This tool enables users to evaluate and compare green, grey, and hybrid infrastructure solutions by quantifying upfront capital expenditures, lifecycle project costs, and multiple benefit categories to calculate benefit-cost ratios. The initiative specifically addresses gaps identified in local and statewide vulnerability assessments by empowering local governments, particularly financially or resource-constrained ones, to prioritize the most cost-effective flood mitigation strategies. By leveraging existing relationships with regional planning councils, the statewide expansion of the Resilient Benefit-Cost Analysis Tool utilizes a collaborative approach to integrate local needs and cost considerations.
- Council staff continues working with Treasure Coast Regional Planning Council and Miami Waterkeeper as a Coalition to improve coastal resilience and reduce environmental impacts at public marinas and coastline access points. The Coalition seeks to identify and assess potential environmental impacts and resilience challenges while helping communities to move priority sites forward with cleanup and resilience planning, design, and implementation.
- In partnership with the Florida Department of Environmental Protection, the South Florida Regional Planning Council is proud to have hosted the Resilient South Florida Webinar Series throughout June 2025. This three-part series highlighted innovative resilience strategies implemented by South Florida communities to protect residents, enhance infrastructure, and adapt to extreme weather events.
- Council staff continues to identify assessment and remediation opportunities through the Brownfields Partnership initiative to help facilitate redevelopment efforts of Brownfield sites into commercial and/or residential projects that create jobs, improve amenities, and enhance the quality of life and built environments for existing residents.
- On June 9, 2025, the South Florida Regional Planning Council was awarded two new competitive grants from the U.S. Department of Environmental Protection Agency (EPA) totaling \$3,200,000. The awards include a new \$1,200,000 Brownfields Assessment Coalition Grant to assist the City of Miami Department of Real Estate and Asset Management, The Allapattah Collaborative and the South Florida Community Land Trust. In addition, the SFRPC received a \$2,000,000 Revolving Loan Supplemental Award to support the ongoing Park Road rehabilitation project at the former Hollywood Incinerator Ash Dump site in Hollywood, FL. Continue with the assessment of the Old Baltuff Dump in Torch Key, FL. To help expedite the current assessment needs of the site, the South Florida Regional Planning Council will assist the Habitat for Humanity of Key West and

the Lower Keys and thereafter assist in identifying remediation options along with the support of the Environmental Protection Agency (EPA).

- Council staff continue working with the remediation and enhancement of the area surrounding and including Claude Pepper Park in North Miami, Florida. This exciting project will provide much-needed affordable housing and commercial opportunities for residents in the South Florida area.
- The Council continues to provide technical assistance to military installations in coordination with the Department of War (aka Department of Defense) to improve mission readiness and resilience. By identifying and coordinating partnerships that will streamline critical infrastructure improvements, the SFRPC has secured \$350,000 in funding for Homestead Air Reserve Base and continues to advance projects at the South Florida Ocean Measurement Facility and US Army Garrison-Miami/Southern Command. The South Florida Military Installation Resilience (aka Readiness) Review continues to provide critical data and resources needed to serve South Florida's military installations.
- The College of the Florida Keys Sought and secured legislative approval to expand the number of student beds in their Residential Complex and to add workforce housing units, fundraising \$15 million to finance the building. With approximately 90 percent of residential students holding jobs that support the Keys' economy, an increase in the number of beds will result in an increase in the labor market. These student workers will support CFK's enrollment growth and fuel the Keys economy with a steady supply of workers without additional pressure on the housing market.
- Emergency Preparedness and Resilient Infrastructure Coordination - Broward Health is strengthening emergency preparedness to maintain operations during natural disasters. The system coordinates new construction with municipalities and Broward County to align with local resilience and environmental plans. It also works with cities on land use and zoning to meet community healthcare needs. Healthcare facilities remain operational during emergencies. Projects support regional resilience goals and environmental priorities. Communities maintain access to essential healthcare services.
- The Greater Fort Lauderdale Alliance Foundation's Six Pillars Broward 2045, through its Infrastructure & Growth Leadership Pillar, successfully integrated key environmental concerns into regional planning. By convening stakeholders, including utilities, planning agencies, and municipal leaders, to align infrastructure planning with long-term growth, the initiative has contributed to the 2045 Community Strategic Plan. The direct outcomes include identifying strategies to support climate resilience, water infrastructure, land-use, and sustainability, and actively working to promote the County's Resilience Master Plan to the business community.
- The Greater Fort Lauderdale Alliance Prosperity Broward prioritizes affordable housing as an economic development strategy, connecting partners to policies, capital, and land-use solutions that support housing stability. Outcome: Housing options and affordability conversations are being had more often amongst partners, with more investments and developments coming to our Prosperity Zip Codes.

- The Greater Fort Lauderdale Alliance Foundation's Six Pillars Broward 2045 encourages compact, resilient, and sustainable land-use planning as part of its infrastructure strategies. This includes aligning housing, jobs, and transit investments to reduce congestion and environmental impact. Through its Infrastructure & Growth Leadership pillar, the initiative is identifying strategies to support climate resilience, water infrastructure, land-use and sustainability.
- The City of Hollywood Major Residential Development Pipeline successfully delivered multiple new multifamily units citywide by supporting efficient permitting and development review processes. The key outcomes include the completion of several market-rate projects, such as 1818 Park and Hollywood Heights on the Boulevard in Downtown Hollywood, alongside the successful delivery of affordable housing projects, including University Station, Residences at Beverly Park, and Paramount Hollywood. More information can be [found here](#).
- The City of Hollywood “Hollywood Boulevard Complete Streets” project, spanning from City Hall Circle to Dixie Highway, has been successfully delivered, resulting in enhanced pedestrian and mobility infrastructure within the central corridor. Further outcomes include the funding of follow-on landscaping via a county surtax and the substantial completion of the companion streetscape project by the Community Redevelopment Agency (CRA).
- The City of Hollywood Neighborhood Sidewalk Infill project in Hollywood Beach Heights, which involves the active construction of ADA-compliant sidewalks to close gaps, has resulted in improved pedestrian safety and accessibility for the area's residents.
- The City of Hollywood Stormwater Master Plan, set for adoption in 2025, has successfully established a comprehensive strategy for long-term water management. The outcomes include comprehensive modeling of the stormwater system, the identification of over 40 improvement zones, and the development of a \$2 billion long-term mitigation program framework. This plan now serves as the essential foundation for all future stormwater capital projects and crucially integrates sea level rise and climate change considerations into infrastructure planning.
- The City of Hollywood Citywide Sewer Connection and Extensions program is successfully increasing sewer connectivity and public health resilience across the city. With active extension work underway in areas like Hollywood Hills, and through regular public meetings and outreach, the program's outcomes are a demonstrated increased sewer connectivity and public health resilience for residents.
- The Hollywood Tidal Flooding Mitigation Program in Hollywood Lakes is successfully moving forward with project development to enhance neighborhood resilience. With the design, permitting, and bidding phases currently underway for multi-site shoreline improvements, the expected outcome is improved flood resilience for Hollywood Lakes neighborhoods.
- The City of Hollywood and Broward County North Beach Park Tidal Flood Resiliency and Mitigation effort, a key County-City partnership, is actively working on advancing shoreline hardening and resiliency features on the barrier island. The clear outcome of this joint project is the strengthened resilience of a key park and coastal community asset.

- The Coastal Resiliency Phase IV Undergrounding and Streetscape project in the Hollywood Beach CRA successfully secured grants for the planned East–West and SR A1A undergrounding, streetscape, and resiliency improvements, which require a local match. The key outcome is that the Phase IV project is now advancing with multiple funding sources leveraged.
- The recent adoption of the City of Hollywood Five-Year Capital Improvement Plan (CIP) for FY2026–2030 (following the adoption of the FY2025–2029 CIP) successfully established a critical management tool. The key outcome is that the CIP now provides the umbrella framework necessary for organizing project lists, funding allocations, and schedules for the city's future capital investments.
- Housing Broward: 10-Year Affordable Housing Master Plan - Approved in March 2024, Broward County's 10-Year Affordable Housing Master Plan is being actively implemented to address housing shortages, primarily through strategies like increasing funding and promoting density. The County is executing key actions, including reallocating a higher percentage of expired tax incentive financing toward affordable housing and working closely with municipalities to create new units. A significant early outcome was the approval of \$25 million for the Tequesta Reserve senior living facility—a 76-unit affordable housing community in Davie—with a groundbreaking held in early 2025. The County is also focused on coordination, with a Housing Coordination Plan due by June 2026 to synchronize affordable housing strategies with local governments and other stakeholders. Ultimately, the county has set a long-term goal of adding 150,000 housing units over the next 30 years.
- Broward Business Council on Homelessness (BBCH) - Spearheaded by the United Way Broward and the Greater Fort Lauderdale Alliance, the Broward Business Council on Homelessness (BBCH) was re-established in early 2025 to mobilize private-sector leadership and community advocates. Its core mission is to actively drive solutions for homelessness prevention and the provision of permanent housing. To achieve these outcomes, the BBCH is structured around four specialized "Tiger Teams." The Government Relations Tiger Team focuses on fostering collaboration across all levels of government (county, municipal, state, and federal). The Public Awareness and Education Tiger Team works to reduce stigma and promote solutions through community engagement. The Space and Location Tiger Team is dedicated to identifying and securing physical spaces that directly contribute to housing solutions. Finally, the Fund Identification Tiger Team specializes in locating and securing vital financial resources for homeless projects through a mix of private and public grants, business partnerships, and philanthropic support.

Priority Goal 4: Promote Regional Collaboration of Intergovernmental, Public-Private, Interagency, And Non-Profits to Address South Florida’s Economic Challenges

4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects.

Progress Evaluation Activities

- On Thursday, September 11, 2025, the South Florida Regional Planning Council (SFRPC) hosted its annual Regional Conference at the Broward Center for the Performing Arts to explore “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing.” The event drew more than 200 registered attendees, including public officials, business executives, developers, and transit experts from across the region. Following the conference, SFRPC staff, in collaboration with the CEDS Strategy Committee, will continue to work on the next steps and action items identified during each of the sessions. Event recording and speaker presentations are available on the Council’s [website](#).
- During the reporting period the Council actively participated in weekly steering committee meetings and other collaborative sessions with Miami-Dade County and the region’s Economic Development Organizations, municipalities, universities, and business leaders to advance the economic development grant award focused on the Phase II EDA Tech Hubs program.
- Staff continued coordinating with Local EDOs to align the goals and objectives of each County’s respective Strategic Plan into the South Florida CEDS. Council staff researched and discussed future initiatives with EDOs as part of the 2022-2027 CEDS implementation.
- The Council continues to participate in planning meetings to work on regional initiatives with the Miami-Dade TPO, Broward MPO, and the Regional Transportation Technical Advisory Committee (RTTAC) which advises the South Florida Transportation Advisory Council (SFTAC).
- Clean Cities Coalition staff consistently collaborate with County and local level professional staff and elected officials to facilitate policy development in support of regional alternative fuel transportation initiatives and participates in multiple speaking engagements.
- The Honorable Steve Geller, Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee hosts Quarterly Trades Meetings in Broward County to promote communication and collaboration within the local trades industry. These meetings provide an open forum where public and private sector organizations can engage in meaningful discussions about the building trades and related industries. Participants explore current opportunities, industry developments, and regional challenges. The goal is to create a welcoming environment that encourages active participation and shared insight on the many issues impacting the trades sector in Broward County. Trade-related jobs are solid, middle-class careers that offer high wages and long-term earning potential. These meetings aim to support and elevate the essential role these professions play in our local economy.”

- Broward Health's proactive engagement with regional organizations, municipalities, and educational institutions has yielded significant, collaborative outcomes that advance both health and economic development. By participating in joint planning sessions, community coalitions, and regional roundtables, the healthcare system has successfully aligned its initiatives with broader community priorities, including infrastructure, workforce, and resilience goals. The concrete results of these sustained partnerships include improved coordination between public health and regional planning efforts, which streamlines resource deployment and strategy. Furthermore, these collaborations have strengthened relationships with municipalities and regional partners, creating a more unified approach to shared challenges. Ultimately, this comprehensive engagement ensures the enhanced alignment of healthcare initiatives with community needs and economic growth strategies, making the system an active contributor to the region's overall strength.
- The Marine Research Hub (MRH) Summit is a yearly event where MRH showcases and connects various emerging solutions while giving updates on MRH initiatives. The event, attracting more than 100 people annually, is a great exposure, visibility, and collaboration across the sectors in creating awareness and elevating the solutions for the blue economy.
- The Ambassador Program, a partnership between Florida Atlantic University ECOS (Environmental Coastal and Ocean Sustainability) and MRH, engages undergraduate & graduate students in Ocean Exchange Event (accelerator pitch program for solution-based companies connected to ocean) through networking, scribe duties for breakout roundtable discussions, and project deliverables to educate/inspire other students about ocean entrepreneurship pathways. The program had 10 Ambassador students attending the 3-day Ocean Exchange event where they created video and article content to create more awareness for the blue/ocean economy solutions.
- The Marine Research Hub's (MRH) involvement in the Ocean Exchange Event significantly contributes to the advancement of blue and ocean solutions in Florida. By actively engaging a diverse group of stakeholders, including community members, academic institutions, businesses, and government entities, the MRH fosters a collaborative environment around this yearly accelerator pitch program, which has taken place in Fort Lauderdale since 2019. The event consistently draws approximately 175 guests, featuring pitches from around 15 companies and 8 collegiate finalists competing to showcase their innovative solutions. The primary outcome of this support is providing a valuable opportunity to learn about a wide array of global blue/ocean solutions. This high-level exposure directly leads to identifying and facilitating pathways for these innovative technologies and ideas to be brought to Florida, ultimately accelerating the state's role in the sustainable blue economy.
- The Blue Economy Podcast hosted by MRH, reaches a global audience of approximately 20,000 views/listens for every episode (6 episodes to date) discussing insights in the Blue Economy while highlighting the assets of South Florida.
- The partnership between the College of the Florida Keys (CFK) and Hydrokinetic Energy Corp. (HEC) has yielded significant advancements in ocean current energy conversion. Under a current Memorandum of Understanding (MOU), the research has focused on testing the HEC Current-Energy-Converter (CEC) and developing a pilot project designed to demonstrate the conversion of ocean current energy into electricity. This electricity will then be used to create "Green" hydrogen fuel and

"Green" oxygen. A key outcome of the testing conducted at CFK is the substantial increase in the HEC technology's readiness level, moving it from TRL 3 to TRL 6. Furthermore, the project's success has resulted in the CFK staff being invited to present on the project at the prestigious Prototypes for Humanity Professor's Program in Dubai, UAE in November 2025.

- The Greater Fort Lauderdale Alliance Claim Your Future Showcase successfully connected high school students with local career opportunities through a large-scale annual event. By hosting employer booths and interactive experiences, the showcase introduced over 1,000 eleventh-grade students to diverse career pathways across key sectors. The primary outcomes include measurable gains in student understanding of local career options and strengthened employer-school engagement, fostering a stronger connection between education and the regional workforce needs.
- The Greater Fort Lauderdale Alliance Six Pillars Broward 2045 successfully implemented a collaborative regional visioning and planning process by bringing together municipalities, county government, universities, employers, nonprofits, and community leaders to set shared goals and strategies. The main outcome is the development of the 2045 Community Strategic Plan. Through various pillars, such as Quality of Life & Quality Places and Talent Supply & Education, the initiative is actively identifying strategies and partners that will increase the region's ability to address South Florida's economic challenges.
- The Greater Fort Lauderdale Alliance Prosperity Broward initiative successfully established a robust collaborative structure to address economic disparity. By fostering an ongoing partnership with the Florida Chamber Foundation, Broward County, local municipalities, and other public, non-profit, and private organizations, the program connects countywide initiatives directly to place-based strategies in ZIP codes with the highest need. The key outcome is a stronger regional economic strategy implementation in these high-need areas, ensuring alignment with regional economic goals focused on mobility, workforce, and equity.
- The Greater Fort Lauderdale Education Action Team (GREAT) successfully established a countywide structure for aligning educational and workforce strategies. By convening education, business, and community leaders and focusing on Kindergarten Readiness and Talent Pipelines, the team ensures long-term alignment between early learning outcomes and workforce readiness. The direct outcomes include building a countywide structure linking early learning and workforce strategy, clarifying partner roles and shared metrics, and advancing initiatives that both improve school readiness and strengthen the local talent pipeline.
- The Greater Fort Lauderdale Alliance Academic Leaders Council – Higher Education and Workforce Alignment successfully established a standing council of college, university, and public-school leaders to coordinate higher education with regional economic priorities. By meeting regularly to share data and align programs, the council has achieved several key outcomes: strengthened collaboration across higher education institutions, increased alignment between academic programs and industry needs, and supported strategies for local graduate retention and talent development.
- The City of Hollywood Regional Business and Workforce Partnerships successfully expanded support for local businesses and workforce development through formalized collaborations. By executing MOUs with OIC of South Florida, Junior Achievement

of South Florida, SCORE Broward, Hispanic Unity, and others, and coordinating with the Greater Fort Lauderdale Alliance and Chamber, the City achieved several outcomes. These include expanded training and advisory opportunities and the alignment of programs with the regional workforce pipeline. This collaborative structure now allows the city to work with regional partners to effectively support small business development, start-ups, business retention and recruitment, and other economic development related programming essential for Hollywood's economy.