Economic Development and Human Services Committee

June 19, 2007

Prepared by: Jovel Shaw

EXHIBITS LIST

EXHIBIT #	DATE	ITEM #	DESCRIPTION
1	6/19/07	--	Cmr. Edmonson's Opening Statement
2	6/19/07	1E6	A binder entitled, "Naranja Princeton Community Development Corporation – Objection to reprogramming of funds to Villa Capri."
3	6/19/07	6A	A letter from New Vision Taxi Drivers Association of Miami, Inc.
4	6/19/07	6D	A binder entitled, "Overview of the Socio-Economic Condition of Miami-Dade County."
5	6/19/07		Speaker's Cards

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JUN 19 2007
Item Non-Agenda Item
Exhibit 1
Meeting EDHSC

Commissioner Edmonson's Opening Statement
EDHS Committee 6-19-07

This community is suffering a housing crisis which threatens to leave our families, friends and neighbors without a roof over their heads. Our people cannot keep up with high insurance costs, high taxes and high interest rates.

Foreclosures are on the rise and, according to the latest data they have tripled in our county, as chronicled by the recent Miami Herald articles. At an alarming rate, the residents of Miami-Dade County are losing their homes.

This problem is affecting residents county-wide.

This bleeding must stop. Those statistics are not just numbers---they represent a lot of hard working people who wanted what everybody wants---a home of their own. And if we don't try to help, we will face the possibility of whole families left homeless.

Two weeks ago, I hosted a meeting with our Housing Finance Authority urging District 3 residents to be on the lookout against predatory lenders. These unscrupulous lenders will trick our vulnerable homeowners into giving their homes away.

We, as a county, must be proactive in warning homeowners against signing onto mortgages that ultimately they cannot afford and---just as importantly---show them what lifelines are available to those who are facing the imminent loss of heir homes. We need to work closely with members of the industry (home financing, banking and real estate) in order to address this crisis.

As such I am directing staff to hold a hearing within this committee structure to shed light on this problem and attack the rise in foreclosures. We must work with our Housing Finance Authority, the Affordable Housing Foundation, Consumer Services and the banks and mortgage brokers to find solutions. The hearing should include members of our State legislature, the banking and financial industry as well as the victims of foreclosure.

I request that this hearing be scheduled as soon as possible because I believe that the loss of one's home attacks the very fiber of a strong and economically stable community.

I ask my fellow commissioners to join me in confronting this crisis now to later vert far greater damage to the growth and wellbeing of our county.

NARANJA PRINCETON COMMUNITY DEVELOPMENT CORPORATION

OBJECTION TO REPROGRAMMING OF FUNDS TO VILLA CAPRI

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JUN 19 2007
Item 1E6
Exhibit #2
Meeting EDHS

EXHIBIT K

This message has been scanned for known viruses.

From: Mara Mades
To: 'princetoncdc@aol.com'
Cc: Lenny Wolfe
Subject: Tuscany
Date: Fri, 10 Mar 2006 10:28:19 -0500

Hi: Thanks so much for sending the letter. Karr will be sending you the final project cost #s and Maureen, who handles the residential management side, will be sending you a distribution from net operating income, if one has occurred.

With regard to the commercial site, I actually had requested several month back that you get back to me agreeing to the buyout price. As you never did, we thought you were not interested. We can certainly draft an agreement for the buyout to be $275k plus the equity Cornerstone invested (ie, the land price). I will have Lenny draft and email.

With regard to Villa Capri, we stopped doing affordable housing a couple of years ago. That is why we never moved forward with the site for affordable housing.

Should you have any questions, please don't hesitate to contact me, at (786) 709-2231.

Have a great weekend!

MEMORANDUM OF UNDERSTANDING
BETWEEN
CORNERSTONE
AND
NARANJA PRINCETON COMMUNITY DEVELOPMENT COPRORATION

This memorandum is made and entered into this 21st Day of February 2003 by Cornerstone Group Development Corporation (Cornerstone) and Naranja Princeton Community Development Corporation (NPCDC) in contemplation of the development of Tuscany Place Apartments a 360-unit multi-family development and acquisition of a certain parcel and construction of an approximate 30,000 square foot shopping center located on 252nd Street and SW 137th Avenue Miami, Florida.

Whereas the parties desire to enter into this Agreement and agree to be bound by the terms outlined below.

NPCDC will formally request the FY 20002 SURTAX Funds allocated to NPCDC for Tuscany Place Apartments be assigned to the owner of the property Tuscany Place Associates, Ltd.

Cornerstone will insure NPCDC's name is included on the development sign facing U.S. 1.
Cornerstone will give NPCDC 10% of developer's fees and ownership interest in the development of Tuscany Place Apartments.

Cornerstone will give NPCDC 90% ownership interest in the development of the $30,000 square foot shopping center. Should the parties agree in writing that the development of the shopping center is not feasible for either party. The sale of the land shall be divided as would the ownership interest NPCDC 90% and Cornerstone 10%

C. F. McKinnon
Charles McKinnon
Executive Director NPCDC

Mara S. Mades
Mara Medes
Cornerstone Group Development

EXHIBIT C

IN THE CIRCUIT COURT OF THE ELEVENTH JUDCIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

DIVISION: GENERAL JURISDICITON
CASE NO. 06-06929 CA01

NARANJA PRINCETON COMMUNITY DEVELOPMENT CORPORATION, a not for Profit corporation
Plaintiff,

Vs.

CORNERSTONE DEVELOPMENT GROUP, INC., TUSCANY PLACE ASSOCIATES, LTD., their Heirs, Assigns, and Successors in interest
Defendants,

COMPLAINT

COMES NOW, Plaintiff, Naranja Princeton Community Development corporation (hereinafter "NPCDCP") and sues cornerstone Group Development Corporation, Tuscany Place Associates, LTD. their Heirs, Assigns and Successors in interest (hereinafter referred to collectively as "Defendant") and in support thereof alleges:

1. This is an action for damages that exceed $15,000.

2. NPCDC is a Florida Not-for-Profit Corporation with its principal place of business in Miami-Dade County, Florida. (See Exhibit A)

3. Defendant is a Florida Corporation whose principal place of business is also in Miami-Dade County, Florida. (See Exhibit B)

4. On February 21, 2003 NPCDC and Defendant entered into an agreement (hereinafter referred to as "The Agreement") to develop a 360unit multi-family rental housing complex and a 30,000 square foot shopping center. (See Exhibit C Memo)

5. The terms of The Agreement required NPCDC to use its Federal Tax-Exempt status to apply for Miami-Dade County SURTAX funds and transfer the funds to defendant's wholly owned subsidiary Tuscany Place Associates L.T.D. (See Exhibit C & D) In exchange for securing the SURTAX funds NPCDC was to receive ten percent (10%) of the developer's fees for TUSCANY PLACE APARTMENTS and ten percent (10%) ownership in the apartments. (See Exhibit C) Defendant would take ten percent (10%) ownership of the shopping center.

6. NPCDC applied for, received and assigned the SURTAX funds as per The Agreement. (See Exhibit E) Defendant received One Million Dollars ($1,000,000) in SURTAX funding and completed the development of Tuscany Place Apartments. (See Exhibit F)

7. After assignment of the SURTAX proceeds and a written endorsement of Tuscany Place Associates, LTD's development of the apartment complex by NPCDC, Miami-Dade County Office of Community and Economic Development allocated an additional Nine Hundred Thousand Dollars ($900,000) to the apartment complex and shopping center development described in The Agreement. (See Exhibit G)

8. With things going so well, Defendant approached NPCDC about supporting the development of a similar project a few miles south on Tuscany Place Apartment. The project was called Villa Capri. (See Exhibit H)

9. Although NPCDC and defendant never memorialized the terms of the new collaboration in writing, the larger terms were discussed verbally. NPCDC was to support the project publicly, (as there was significant opposition to project from residents and elected officials), apply for funding for the project, and in exchange receive ten percent (10%) of the developer's fees, and ten percent (10%) ownership in the project. NPCDC and its board of directors spoke on behalf of the project, and encouraged others to support the zoning change needed to make the development viable. (See Exhibit I)

COUNT I

REQUEST FOR APPOINTMENT OF RECEIVER

10. NPCDC hereby respectively request appointment of a receiver for the Tuscany Place apartments which is the subject matter of this action, and as grounds therefore alleges:

11. NPCDC alleges and incorporates herein the allegations contained in paragraph 1 through 7 above.

COUNT III

BREACH OF CONTTRACT

25. NPCDC incorporates by reference the allegations in paragraphs 1 through 9 and further alleges:

26. NPCDC has at all times performed all the stipulations and conditions stated in The Agreement to be performed by NPCDC and has done so in a manner specified by the contact to develop Tuscany Place.

27. NPCDC has substantially performed all the stipulations, and conditions agreed to be performed by NPCDC and in a manner specified by Defendant in the development of Villa Capri Apartments.

28. Defendants breach of the written contract to develop Tuscany Place Apartment is a material breach that goes to the essence of the contract in that:

   a. Defendant has failed to pay NPCDC ten percent (10%) owner of Tuscany Place Apartments.

   b. Defendant has failed to pay NPCDC ten percent (10%) of developer fees for Tuscany Place Apartments.

   c. Defendant has failed to pay NPCDC ten percent (10%) of the rental revenue for Tuscany Place Apartments.

   d. Defendant failed to apply any of the proceeds of Nine Hundred Thousand dollars ($900,000) in CDBG funds allocated by the Miami-Dade County Office of Community and Economic Development for Tuscany Place Apartments and the Shopping Center to development of the Princeton Square shopping center..

29. By reason of the breach, NPCDC was damaged an unspecified amount in rental income and at least Four Hundred Fifty Thousand dollars ($450,000) and as much as Eight Hundred Ten Thousand dollars ($810,000) in grant funding for development of the shopping center.

30. Defendant's breach of the oral agreement to develop Villa Capri is a material breach that goes to the essence of their contract in that:

a. Defendant failed to agree to a written contract despite NPCDC publicly supporting zoning changes to increase density over substantial community opposition. The increased density made the purchase and development of the land designated for Villa Capri economically viable.

b. Defendant failed to compensate NPCDC in any manner for its efforts in support of Villa Capri although Defendant knew NPCDC's support was secured by Defendant's verbal representations that it would enter into similar written agreement as the one the parties entered into concerning Tuscany Place Apartment.

c. Inquiries by NPCDC about the status of the Villa Capri development have been met with various evasive answers. Defendant has stated the property was sold, then later defendant stated it is no longer in the affordable housing business.

31. By reason of the breach NPCDC was damaged publicly, and financially. While working to overcome significant opposition to the development of Villa Capri NPCDC promised to have an active role in insuring the development became an asset to the community. Defendant's breach will make it more difficult to trust or believe NPCDC when it request support for it's other development activities. Staff and Board Members spent significant amounts of time and expense going to meetings and foregoing other development opportunities to support defendant's acquisition and zoning change for Villa Capri. (See Exhibit L)

MIAMI-DADE
COMMUNITY AND ECONOMIC DEVELOPMENT

140 W. FLAGLER STREET, SUITE 1000
MIAMI, FL 33130-1561

OFFICE OF COMMUNITY AND
ECONOMIC DEVELOPMENT
Director's Office
PHONE: 305-375-3848
FAX: 305-375-3428
kfinnie@miamidade.gov
www.miamidade.gov/ced/

January 27, 2004

Villa Capri Associates, LTD
24420 S. DIXIE HWY
MIAMI, FL 33032

Dear Applicant:

On December 18, 2003, the Miami-Dade County Board of County Commissioners approved funding allocations for the FY 2004 Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the Emergency Shelter Grant (ESG), the State Housing Initiative Partnership (SHIP), the Housing Development Action Grant (HODAG), the Documentary Surtax, and the Rental Rehab Program Income (RR) funds. This action by the Board of County Commissioners was the culmination of the FY 2004 Consolidated Request for Applications process, which opened on June 4, 2003, and was coordinated by the Office of Community and Economic Development (OCED).

Applications were received seeking a total of approximately $190 million in funding, as part of this consolidated application and planning process; however, only about $60 million were available to fund these needed activities. As a result, not all activities could be funded. **Please see the enclosed Exhibit 1 that reflects your agency** for the final FY 2004 funding allocations, which were approved by the Board of County Commissioners on December 18, 2003.

Thank you for your interest in our programs, and we encourage you to continue to participate in our planning process in the future.

Sincerely,

Bryan K. Finnie
Director

ARTICLES OF ORGANIZATION
OF
NARANJA VILLA CAPRI, L.L.C.

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: **Naranja Villa Capri, L.L.C.**

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

2121 Ponce de Leon Blvd., PH
Coral Gables, Florida 33134

ARTICLE III - Registered Agent/Office

The name and Florida street address of the registered agent is:

Registered Agents of Florida, LLC
100 SE 2nd Street, Suite 3500
Miami, Florida 33131

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By: ______________________________
Charles J. Rennert, Vice President

The undersigned member has executed these Articles of Organization this 18th day of July 2002.

C. J. McKinnon
Charles McKinnon

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

15. Identify Villa Capri Associates Ltd., its members and their respective interest. Include type of business entity as stated in definition 6.

Answer: Objection. Irrelevant. As an aside, a limited partnership, such as Villa Capri Associates, Ltd. does not have members.

16. Identify any and all assets of Villa Capri Associates, Ltd.

Answer: Objection. Irrelevant.

17. Identify SLP, Inc. its controlling shareholders, directors and or officers. Include type of business entity as stated in definition 6.

Answer: Objection. Irrelevant.

18. What is the ownership percentage of the Tuscany Place Apartments by the general partner and limited partners?

Answer: Cornerstone Tuscany Place, LLC (General Partner) has a 0.01% interest; HCI Tuscany Place, LLC (Limited Partner) owns the balance.

19. What are the profit and tax credit interest of the general partner and limited partners of Tuscany Place Associates?

Answer: Profit and losses, per Section 10.3 of the Limited Partnership Agreement for Tuscany Place Associates, Ltd:

General Partner: 0.01%
Limited Partner: 99.99%

Tax Credit Interest:

General Partner: 0.01%
Limited Partner: 99.99%

20. Describe the calculation of the $843,263 listed as interest on mortgage payable on page 6 of the Tuscany Place Associates.

Answer: Defendant is not aware of $843,263 listed as interest on mortgage payable.

21. Identify the memorandum of agreement listed as Exhibit C in the complaint.

**EW VISION TAXI DRIVERS ASSOCIATION
OF
MIAMI, INC.**

**www.miamitaxicab.com P. O. BOX 640066 MIAMI FL. 33164
newvisiontaxicab@yahoo.com**

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JUN 19 2007
Item 6A
Exhibit # 3
Meeting EDHS

June 19, 2007

**Dear Honorable Board Commissioners
Miami Dade County:**

My honor, according to the contract of the consultant, his job is to identify the problems and offer some solutions. However, this study is part of an inappropriate effort manage by taxi companies to ban judicial protection for "economic liberty"_ _ _ the basic civil right of every cab driver.

Gradually in the study, the author has chosen when and where the drivers have to work, what kind of materials they need to work and where they have to buy them. However, he did not address their benefit such as insurance, retirement, vacation, sick day, and social security.

All along the taxi studies, the consultant was giving tremendous advantages to the existing taxi companies and denying cab drivers the right and opportunity to make a living. He proposed many exorbitant new technology items such as credit cards, GPS, new meter, etc. However, he did not say who is going to pay for them and where that money is coming from.

The study is not addressing the main problems that can cause the industry collapse soon. The bidding doors problems that cost the drivers thirty thousand dollars ($30,000.00) per day from their revenue.

Illegal transportations all around Miami Dade County that cause a big epidemic in the industry are ignored. Now, they are invaded Miami International Airport. Vans and private vehicles provided transportation without fear. They are working everywhere in Miami Dade County such as at the hotels, markets, Seaport, trail rail, etc. Does the study address that or make some recommendations? We do not think so.

EW VISION TAXI DRIVERS ASSOCIATION
OF
MIAMI, INC.

www.miamitaxicab.com P. O. BOX 640066 MIAMI FL. 33164
newvisiontaxicab@yahoo.com

Another major challenge for the industry that the study neglected is the mess at Seaport. Where Customer Services Department Officers and Police in uniformed transfer their duty to PMC VAN Drivers to enforce. Soliciting and refusing are their method of practices.

Also, taxi stands, a central part of the problem, weren't seen as a necessity for Dr. Ray Mundy. He proposed that for long-term recommendations. And requested to issue more permits in a short term. Where the drivers are going to park if the authorities are not provided taxi stands first? Does is it fair for a driver to drive without a pose especially with the gasoline that becomes more expensive these days

In addition, the radio issue is addressing in a wrong way. Each cab is covered under umbrella of a taxi company. If the authorities required to all taxi companies to have radio dispatch that will result an automatically all taxicabs have radio dispatch. However, the idea to require taxi to have radio is a direct target to cab drivers to leave taxi companies untouchable. So they can send cab drivers to buy radio calls from other companies. Each taxi company must have its own radio dispatch service that can provide 6 to 12 calls per day per driver. That can incentive the drivers to get more income and serve Countywide.

We understand very well where Dr. Ray Mundy wants to take us, there is only one taxi company in the industry that selling radio calls and it cannot provide services to the users, that company selling telephones, beepers, and even GPS as required by Dr. Mundy for drivers to purchase. <u>As a matter fact, the study is designed just to favor this specific PSC. Furthermore, this study is obviously on the side of increasing Yellow Cab Company's assets by pretending to sell their products to the already exploited taxi drivers</u>

**EW VISION TAXI DRIVERS ASSOCIATION
OF
MIAMI, INC.**

www.miamitaxicab.com P. O. BOX 640066 MIAMI FL. 33164
newvisiontaxicab@yahoo.com

Finally, New Vision Taxi Drivers Association of Miami Inc concluded that the Taxi Ridership Study is not leaded to performance standards improvements in the industry from short to long term. It is only open the door to taxi companies to oppress the drivers and screws the industry.
Certainly, if the government is ignoring cab driver calls, the impact of this de facto study will be grave. It will impair the ability of the drivers to earn a good living for themselves and their families. It will limit the opportunity to develop their considerable skills and to work for themselves, instead of others. It will destroy their dream of brighter future.
Furthermore, the Ministry has to demonstrate the capacity to develop a new policy to respond to the obvious needs of the industry. There is a strong and active commitment on the part of drivers to work together with the other parties in the industry to improve the availability, reliability, and quality of services providing. However, that will not be achieved without a new approach from both sides. This approach should be based on a different style of collaboration between cab drivers, taxi companies, and the government.

**Respectfully yours,
New Vision Taxi Drivers Association of Miami Inc.**

Memorandum

MIAMI-DADE COUNTY

Date: June 19, 2007

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess, County Manager

Subject: Overview of the Socio-Economic Condition of Miami-Dade County

EDHS

Agenda Item No. 6(D)

The attached report has been placed on the agenda of the Board of County Commissioners at the request of the Social and Economic Development Council (SEDC).

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JUN 19 2007
Item 6D
Exhibit H
Meeting 6-19-07 EDHSC

Jennifer Glazer-Moon, Director
Office of Strategic Business Management

cmo15307

An Overview of the Socio-Economic Condition of Miami-Dade County

Social and Economic Development Council
Miami-Dade County Department of Planning and Zoning
Planning Research Section

May 2007

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Miami-Dade County has experienced a steady and rapid population growth, particularly in the 1960s and 1970s. Population doubled from 1960 to 1990. Projected growth through 2025 is expected to follow a similar trend, albeit at a somewhat slower rate. The principal driver of population growth has been and will continue to be immigration. Net immigration is projected to reach over 240,000 persons in the period 2020-2025.

Clearly the effects of immigration over the past 41 years have dramatically shaped the ethnic composition of Miami-Dade County. It is expected that there will be a more moderate augmentation of Hispanics as the dominant ethnic group over their current 61 percent level.

Other things being equal, perhaps no other single variable is correlated more closely with personal income than is educational attainment. Data on educational attainment in Miami-Dade indicates that over 32 percent of the population has achieved less than a high school diploma. Further, of this number, 219,293 or 14.7 percent of the population have completed less than a ninth grade education. Much of this very low level of educational attainment appears attributable to the nature of immigration inflows, particularly since the late 1970s.

For Miami-Dade County in 2005 just over one-half of its residents were foreign born. Among 776 U.S. counties for which comparable data is available, Miami-Dade ranked highest in the percent of people who are foreign born with a rate of 50.3 percent.

Current income figures for the County are quite low by national standards. Both median household and median family income are approximately 80 percent of the corresponding figures for the nation. This condition is exacerbated by the bimodal pattern of income distribution in the County. While at the upper income ranges Miami-Dade households essentially mirror the national figures, at the lower income ranges the County is significantly over-represented relative to the nation. Over 20 percent of households in Miami-Dade have an income below $15,000. Still worse is the situation for Black households which are almost 28 percent below the above-mentioned figure.

The current income and income distribution patterns are a result of structural changes in Miami-Dade, in part, the result of massive immigration in the late 1970s and early 1980s followed by a steady inflow thereafter. Per capita income was indeed higher in Miami-Dade than in the nation through 1979. After that time, the U.S. figures were higher than those of Miami-Dade. The divergence both in per capita income and median household income steadily and substantially widened.

The current low income levels generate high poverty levels in Miami-Dade County. The 2005 poverty level of just under 18 percent for the County as a whole has jumped to almost 29 percent for Black persons. The Hispanic poverty rate is considerably lower at just under 17 percent. These current poverty rates for both minority groups have remained virtually unchanged since 1979.

The two factors most closely associated with these high poverty rates are low levels of educational attainment and family structure. In Miami-Dade for the year 2005, just over 27 percent of those below the poverty level had less than a high school diploma. The much higher rate poverty rate of 17.5 for those persons with a high school diploma in Miami-Dade County compared to the corresponding rate of 11.2 percent for the nation is, indeed, very disturbing. Family structure is another variable closely correlated with the poverty level. In particular, very high poverty rates are associated with female-headed households with children. Just over 38 percent of all female-headed households with children in Miami-Dade were below the poverty level. The corresponding figure for Black female-headed households is even higher at just under 50 percent.

These low income levels, and correspondingly high rates of poverty prevalent in Miami-Dade County, when coupled with rapid increases in housing costs give rise to a housing affordability gap that has markedly widened since 2000.

Miami-Dade County boasts a $105.9 billion economy at current prices propelled by a workforce of 1.15 million. The economy has grown in real terms for 30 of the past 35 years. From 2001 to 2005 it is estimated that the Miami-Dade economy grew at a healthy 3.5 percent annual rate compared to the national figure of 2.8 percent. It is projected that future economic expansion will, in large measure, derive from gains in labor productivity.

As previously mentioned, a significant portion of the growth in the economy has come from a steady increase in the population, which, in turn, fuels a steady increase in the labor force. The labor force grew from 878,403 in 1983 to 1,113,560 in 2005. This represented a 26.8 percent increase over a 23 year time period. Over this same interval, the level of employment rose by 37.3 percent.

It is important to note the very large discrepancy between mean or average wages and median wages. The median wage of $11.74 is 34.8 percent below the mean hourly wage rate in the County. Looking at wages rates of the top 25 occupational categories, by employment level, 44 percent of these categories have a median hourly wage rate of $10 per hour or less. Together they account for 174,240 jobs or 17.3 percent of the jobs in Miami-Dade. This has clear implications in regard to low household income levels and, in turn, the incidence of poverty in Miami-Dade.

The economy is led by a diversified group of four sectors, primarily service related, that provide over 50 percent of employment in Miami-Dade County. Each of the following sectors account for more than 10 percent of Miami-Dade employment: Professional and Business Services, Government, and Education and Health Services and Retail Trade. The Wholesale Trade and Transportation sectors, that clearly are linked to international trade, provide only 11.5 percent of the County's employment base. Finally, the Leisure and Hospitality sector that significantly services the Miami-Dade tourism industry provides 141,786 jobs or 8.7 percent of total employment.

In 2004, Miami-Dade firms average 11.7 employees, whereas for the U.S. this number jumps to 15.6. In Miami-Dade, 64.7 percent of establishments had between 1 and 4 employees, whereas the corresponding figure for the nation was 54.4 percent.

When compared to all firms in the County, minority business firms are characterized by their smaller size as measured by number of employees, receipts and payroll. Although the numbers of Black and Hispanic owned firms, at first glance appears high at 191,522 or 64.4 percent of all firms in Miami-Dade County, most of these are self-employed firms with no employees. Black and Hispanic minority firms provided 148,234 jobs or 17.5 percent of total private sector employment in 2002.

The two significant external generators of economic activity in Miami-Dade County are international trade, and tourism. While there is no rigorous way to determine the weight of international trade and tourism in the Miami-Dade economy, without doubt, both of these external sectors are vital components for a healthy and growing local economy.

The role of Miami-Dade as a transshipment hub has greatly expanded in volume terms and has become somewhat more diversified in terms of origin and destination of goods. While Latin America and the Caribbean Basin still account for the bulk of export and import volumes, it is important to note that among the leading import partners, three of the top 10 are from outside the Latin American region.

While cargo tonnage increased by more than ten fold at the Port of Miami and slightly more than six fold at Miami International Airport since 1970, it was characterized by significant fluctuations in activity. Most notably, cargo tonnage declined at both facilities from 1981 to 1984 and volumes did not return to more robust growth at the Seaport until 1989. Clearly, this was a result of deep economic contraction in much of Latin America.

Tourism in the Greater Miami area continues to be an important component of the overall Miami-Dade economy. Since 1980 tourism, as measured by overnight visitors, has grown steadily from just over 6.7 million in 1980 to 11.3 million total visitors in 2005. However, this growth has been marred by several significant downturns in tourist activity. From 1980 through 1986, there was a continuous decline in total visitors. In fact, it was not until 1988 that the total visitor count reached the 1980 level. In addition, from 2000 until 2003, total visitor count fell continuously, decreasing by 927,700.

The Miami-Dade economy is characterized by a dual or bimodal nature. By this it is meant that there is a very marked divergence between the low end and the high end of the economy. Characteristic of this condition is a widening gap in wage income between those who work in positions requiring high levels of education and training and those who do not. As a result, while the economy as a whole has prospered, there are too many communities in the County that have been bypassed by the benefits of economic growth.

The primary structural factors that have led to this bimodal economy are low levels of job skills and education, insufficient productive investment and social overhead capital, as well as the somewhat more formal intractable issue of single parent family structure. In addition, the inability of the Miami-Dade economy for a variety of reasons to adequately absorb workers at low educational and skill levels has also contributed to this bimodality.

High levels of poverty in Miami-Dade are directly linked to low levels of educational attainment. Currently, for those residents without a high school diploma, 27.1 percent were below the poverty level.

Single parent family composition is closely correlated with the poverty level. In Miami-Dade County, 42 percent of all families that are below the poverty level are female headed with children.

Structurally, continuous and sizable immigration flows have had significant impact on the Miami-Dade economy. Over the years, these inflows have included aspects that have put strains on the local economy.

These structural issues affecting Miami-Dade do not disappear when the economy is in an expansionary cycle characterized by low unemployment rates, as is currently the case. Unless actions taken by the County (hopefully in tandem with the private sector) lead to an increasing incorporation of those not benefiting from economic growth in the past, their income levels and living conditions will continue to experience relative deterioration over the long run, as has been the case previously.

The recommendations in this report are intended to ameliorate some of the issues discussed above relating to poverty, income disparity, unemployment, job creation, and the affordability of housing. Some key strategic recommendations include:

1. In order to help break the cycle of poverty related to female-headed households with children, provision of varied job training opportunities, and the availability and affordability of day care services are essential.

2. Support the development of consumer-oriented enterprises that employ labor intensive technologies, which do not require extensive and costly training nor advanced production technologies or heavy infusions of capital.

3. Facilitate the development of business capacity for entrepreneurship and the provision of a micro loan programs to initiate small business activity.

4. Develop job training programs in conjunction with, and geared to serving the needs of, the business community.

5. Pursue a dual development strategy that not only promotes the growth of 21^{st} century high technology industrial clusters, but concurrently stimulates the growth of small and medium sized firms that rely on labor intensive technologies and are primarily oriented to local consumer markets.

6. Remove obstacles to business development in economically distressed communities by providing adequate infrastructure, in particular sewer services.

See the complete list of recommendations immediately following this section.

Recommendations

The following recommendations are intended to ameliorate some of the previously discussed issues related to poverty, income disparity, unemployment, job creation and the affordability of housing:

1. In order to help break the cycle of poverty related to female-headed households with children, provision of varied job training opportunities, and the availability and affordability of day care services are essential.

2. Support the development of consumer-oriented enterprises that employ labor intensive technologies, which do not require extensive and costly training nor advanced production technologies or heavy infusions of capital.

3. Facilitate the development of business capacity for entrepreneurship and the provision of a micro loan programs to initiate small business activity.

4. Develop job training programs in conjunction with, and geared to serving the needs of, the business community.

5. Pursue a dual development strategy that not only promotes the growth of 21st century high technology industrial clusters, but concurrently stimulates the growth of small and medium sized firms that rely on labor intensive technologies and are primarily oriented to local consumer markets.

6. Remove obstacles to business development in economically distressed communities by providing adequate infrastructure, in particular sewer services.

7. Capitalize on existing regional comparative advantages and growth poles or clusters, such as international trade and biomedical industries, by developing backward linkages to strengthen economically distressed communities.

8. Strengthen efforts to attract large business investment to the area, especially projects with a significant multiplier and spread effect.

9. Expand commercial ties not only with Latin America and other foreign trading regions, but also broaden linkages with the national economy.

10. Promote balanced and sustainable growth by maintaining viable agricultural and farming industries.

11. Foster the building of affordable housing through housing cooperatives that promote empowering residents as stakeholders and owners.

12. Promote the expansion of affordable housing through partnerships with non-profit enterprises, including faith-based organizations.

13. Identify all County vacant properties and those properties with tax and other liens in order for them to become available as affordable housing and/or commercial development.

14. Promote the Goals, Objectives, and Policies of the Miami-Dade Comprehensive Development Master Plan (CDMP) Economic Element as they relate to job creation and the reduction of income disparities.

15. Coordinate all County economic development efforts and prioritize them by desired outcomes.

16. Establish a strong collaborative effort with municipalities within the County and, most importantly, the private sector, to accelerate the growth and diversification of the local economy.

PREFACE

This purpose of this study is to offer the reader an overview of the recent history and development of the Miami-Dade economy. We have laid special emphasis on identifying the structural characteristics of our economy and its evolution over the last few decades. Our main intention has been to go beyond mere description, and narration of the characteristics of the economy, but further into the underlying causes and conditions that elucidate its present configuration and nature.

The authorship of this work is mainly due to the efforts of the following members of the Miami-Dade Department of Planning & Zoning, Planning Research Section: Manuel Armada, Planning Research Chief; Robert Schwarzreich, Section Supervisor; and John Lucas, Junior Planner, with the assistance of Panos Efstathiou, Senior Planner, and Jeovanny Ponton, Planning Technician.

The overall direction and guidance for this study lies with its editor, Dr. Antonio Jorge, Chairman Social and Economic Development Council (SEDC). Contributions by Dr. Robert D. Cruz and Dr. Raul Moncarz, members of the SEDC, are gratefully acknowledged.

INTRODUCTION

The purpose of this introduction is twofold. First, it provides a description of the functions and actions taken by the Social and Economic Development Council of Miami-Dade County since its inception. Second, it presents a discussion of the social and economic development strategy proposed by the Council consistent with the findings of this effort.

On October 17, 2001 during a special Commission meeting the Board of County Commissioners adopted Resolution No. R-1087-10 thereby creating a nine-member Social and Economic Development Council for Miami-Dade County (SEDC). The creation of the SEDC was a direct result of the September 11, 2001 terrorist attack's impact on the social and economic fabric of Miami-Dade County. A declaration of a Local State of Emergency on October 2, 2001 by former Mayor Alex Penelas, brought to the forefront the need for developing a short-term and long range plan to address the social and economic consequences of the downturn in the economy and to accelerate the rate of economic development.

Subsequent to the adoption of the authorizing resolution and the initial meeting of the SEDC on April 29, 2002, the Council was reaffirmed by Ordinance and expanded to be an eighteen-member body. The SEDC was to work with the Community Empowerment and Economic Revitalization Committee (formerly the Economic Development and Human Services Committee of the Board of County Commissioners) and was charged with the following duties, functions, and responsibilities:

- To suggest and recommend to the Mayor and Commissioners of Miami-Dade County the appropriate short-term policies and measures to reactivate the economy of the County with special attention to the needs of low income segments of the population;

- To actively participate in and coordinate the efforts for the conceptualization, formulation, and implementation of a long-run strategy for the acceleration of the social and economic development of Miami-Dade County;

- To provide a forum and medium for government officials and community leaders to study and address the socio-economic consequences of the terrorists attacks of September 11, 2001; and

- To make findings and recommendations on a quarterly basis to the Mayor of Miami-Dade County and the Board of County Commissioners regarding the necessary measures to ensure full recovery and future socio-economic development.

In addition, the Council charges implicitly included the recommendation of policies that would reduce income disparity, ameliorate poverty and increase the creation of jobs.

In order to carry out its mission, the SEDC from its creation, has been actively engaged in a continuous effort to identify and obtain information regarding those County departments and agencies that are more directly related to the execution of its responsibilities.

In an effort to fulfill its mission, SEDC meetings have involved a series of presentations and updates from key County departments and agencies. These presentations facilitated the involvement and input of the SEDC in the development and implementation of the Strategic

Plan and in the preparation of the Economic Element for the County's Comprehensive Development Master Plan (CDMP).

With respect to the County's Strategic Plan, the SEDC provides a level of input consistent with its mission and responsibilities. It also looks forward to continue reviewing strategies incorporated into the County's Strategic Plan which will guide the allocation of resources through the County's annual budget process. The continuing cooperation of the Office of Strategic Business Management has placed the SEDC to be in a position to review and comment on the County's resource allocation process and its socio-economic implications and impact.

At the same time, the SEDC's contribution to the Economic Element of the CDMP, specifically in its goals, objectives, and policies, have produced a unified, holistic approach to the socio-economic problems besieging Miami-Dade County.

It has been a central tenet of the SEDC that the County's resource allocation process should emphasize results-oriented government. Further, that the ills affecting the County cannot be faced in a disjointed and fragmented manner. Finally, that the highest priority should be given to the development of a structure that provides common management and supervision over the planning and implementation of economic policies, programs, projects and activities that have socio-economic implications as well as determining their impact on the County.

Yet, in order to be able to make sound decisions, there is an essential necessity to understand the economic conditions and trends that are affecting Miami-Dade County currently. It is the purpose of this study to provide an understanding of the socio-economic conditions and economic characteristics pertinent to the structural aspects of the Miami-Dade economy. This effort reinforces the intent of the SEDC to monitor and measure the economic reality in Miami-Dade County in order to align its policies and suggestions to short and long-term policies that will reduce income disparity, decrease poverty and encourage the creation of new jobs. It is hoped that the examination of data relevant to a variety of socio-economic conditions will identify the need and pinpoint areas where specific policies should be focused.

Specifically, this report provides a current social and economic snapshot of Miami-Dade County, as well as an historical review of selected data to help elucidate structural issues facing the County. In addition, a detailed examination of the nature of the Miami-Dade economy is provided. Analysis of the data presented is intended to generate insight into salient social and economic issues facing Miami-Dade County. This, in turn, gives rise to a more conceptual discussion of the structural aspects of the economy. Finally, recommendations that address these structural issues are offered for consideration.

Let us now turn to the social and economic development strategy that is the underpinning of the recommendations contained in this report. Prior to discussing the strategy, it is important to understand the factors that may weaken the stability of Miami-Dade economy.

From an economic standpoint, underlying the vulnerability of the local economy to shocks to its two large external sectors, namely Tourism and International Trade, is the high price elasticity of demand in these industries.[1] Price elasticity of demand for tourism is very high, thus relatively small increases in tourist related costs will result in a large decline in tourism expenditures. In addition, a very high foreign trade price elasticity of demand leaves the international trade sector

[1] By this it is meant that small changes in relative price will induce relatively large changes in quantity demanded.

quite vulnerable to external shocks. Thus both of these external sectors, tourism and international trade, are subject to potentially very large fluctuations in the volume of economic activity. This, in turn, will have significant impact upon the level of employment in the local economy.

This vulnerability of our external sectors to greater fluctuations in economic activity and, in turn, the associated downturns in employment and income, suggest that a strategy that goes beyond traditional economic efforts is necessary for the economic health of Miami-Dade and its residents. The strategy articulated below is to be seen as a vital complement to the more traditional economic development strategy in place.

The primary aim of the suggested strategy is to help reverse the conditions that have led to the structural imbalances and, in turn, to the creation of a bimodal economy in Miami-Dade County. A fundamental aspect of the strategy is to improve upon the balance and steadiness of the local economy so as to dampen the effects of economic fluctuations. In addition, the strategy seeks to ameliorate poverty and increase job growth. Diversification of the economy will endow it with greater structural balance and make it more resilient and impervious to the fluctuations associated with the business cycle. Greater diversification will reduce the susceptibility of the economy to exogenous shocks, both domestic and foreign in nature.

This gives rise to an emphasis on a strategy that will increase and diversify small and medium sized enterprises serving the local economy. However, enterprises may also be able at a later stage to develop regional or larger markets of their own. As to the composition of production, emphasis needs to be placed on the manufacturing of consumer goods and the provision of personal services, including distributive and commercial activities in general. These enterprises can be economically efficient on their own, if we provide them with the necessary initial conditions to compete in the market. These firms will possess common characteristics as those of being labor intensive and low tech.

This strategy will facilitate the proliferation of small and medium sized enterprises. These establishments, in turn, will serve as anchors for further development. They will generate a spread effect which will increase the magnitude of income and employment multipliers. Furthermore, anchor enterprises perform the function of growth poles and thus help in the formulation of development blocs. The positive external effects of these enterprises may cause social benefits to exceed private costs.

The investment strategy required for local development is one that is technologically simple, and highly labor intensive. The investment must be in accordance with the potential spending power and needs of the neighborhood. The kinds of investments that the plan calls for are those that are close to the market for final goods. These type of business entities tend to have short gestation periods. Therefore economic returns, in terms of income and employment, will be relatively quick.

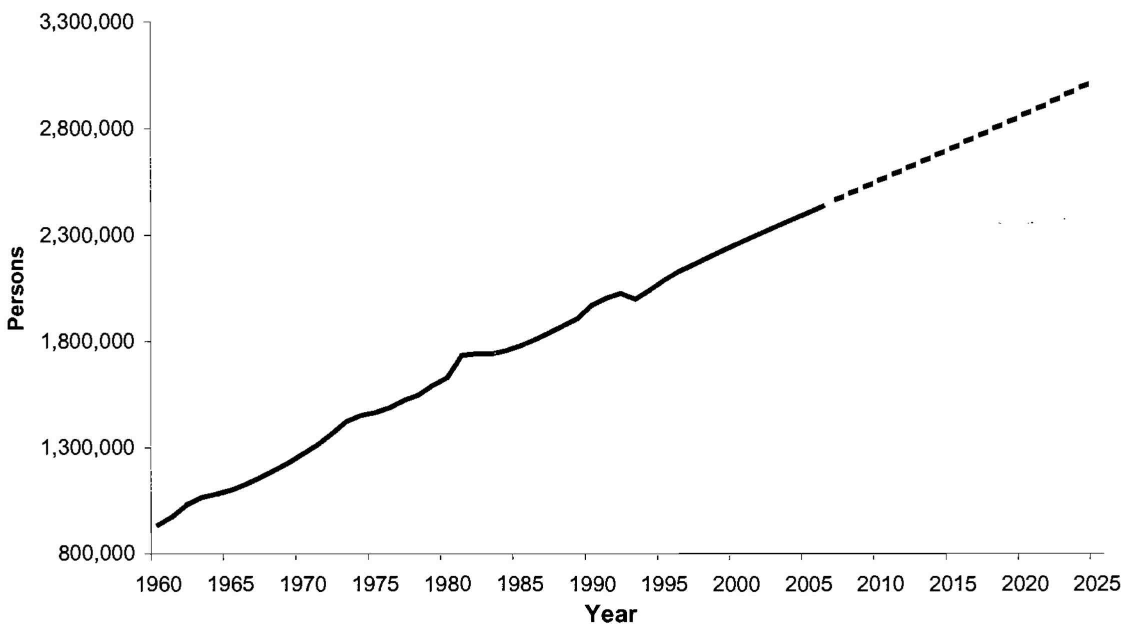
Finally, it is the sincere hope of the SEDC, that this effort will provide a suitable framework and strategy from which policies can be developed for the purpose of enhancing the social and economic well-being of Miami-Dade County.

Socio-Economic Snapshot

Demographic Characteristics

Population Growth: For decades, Miami-Dade County has experienced rapid population growth. The 2005 population estimate for Miami-Dade County is 2,402,105. It is projected to reach over 3 million in 2025. Chart 1 shows the steady and rapid population growth, particularly in the 1960s and 1970s that led to a more than doubling of the population from 1960 to 1990. The trend line as shown in Chart 1 shows that projected growth through 2025, albeit at a somewhat slower rate, is unrelenting. Table 1 shows population and projections at five year intervals from 1990 until 2025. During the period 1990-2005, population grew by 435,105 or at an annual rate of 1.33 percent. Over the next twenty years, 2005-2025, projections indicate that population will grow by 617,680 or at a somewhat lower annual rate of 1.14%. While population growth will not be as robust as in the past, it remains significantly above the national annual growth rate of 0.84 percent for the projected period and somewhat above the 1.07 percent growth rate for the state.

CHART 1: Resident Population Projection
Miami-Dade County
1960-2025



Source: U.S. Census Bureau, 1960-2000, Decennial Census. All other years, estimates and projections provided by Miami-Dade County Planning & Zoning Department, Research Section. 2007.

Table 1 also provides a breakdown of the components of population change. Population change is composed of net migration and natural increase or resident births minus deaths.

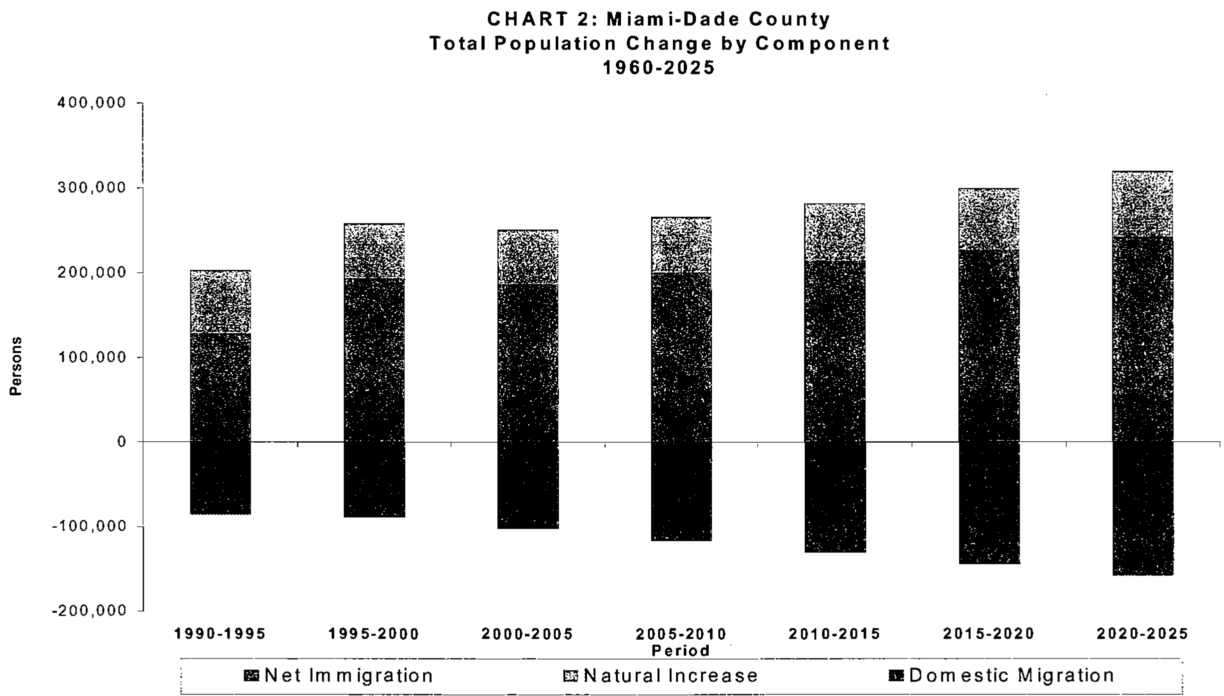
Given the significant magnitude of immigration into this region, net migration plays an important role in population growth. Data is provided in Table 1 for the sub-components, namely, net immigration and domestic migration. Chart 2 plots these components of population change. Throughout the extended period population change, for the 5 year intervals shown in Table 1, hovers near the 150,000 level with net migration outweighing natural increase for the years shown. The period from 2000 to 2025 shows a steady increase in the inflow from net immigration from 200,672 in the period 2000-2005 to 242,460 in the period 2020-2025. At the same time, the outflow from domestic migration goes from

-102,321 in the former period to –158,030 in the latter period. Since 1990 when resident population was just under 2 million persons, the loss of population due to domestic migration has far outstripped the gains due to natural increase. In the period 2000-2005, the difference was –38,132, while in the period 2020-2025 the projected loss is –80,860.

TABLE 1: Population Projections
Components of Change Miami-Dade County, Florida, 1990 to 2025

5 Year Period Ending March 31	Resident Population	Population Change	Net Migration	Net Immigration	Domestic Migration	Natural Increase
1990	1,967,000					
1990-1995	2,084,205	117,204	42,724	128,643	-85,919	74,480
1995-2000	2,253,485	169,280	104,397	193,490	-89,093	64,883
2000-2005	2,402,105	148,620	84,431	186,752	-102,321	64,189
2005-2010	2,551,284	149,178	83,674	200,672	-116,998	65,504
2010-2015	2,703,114	151,830	83,446	214,122	-130,676	68,384
2015-2020	2,858,185	155,072	82,705	227,059	-144,354	72,367
2020-2025	3,019,785	161,600	84,430	242,460	-158,030	77,170

Source: U.S. Census Bureau, 1960-2000, Decennial Census. All other years, estimates and projections provided by Miami-Dade County Planning & Zoning Department, Research Section. 2001, 2007.
Note: 1990 population was adjusted for undercount.



Source: U.S. Census Bureau, 1960-2000, Decennial Census. All other years, estimates and projections provided by Miami-Dade County Planning & Zoning Department, Research Section. 2001, 2007. Note: 1960-1975 Information on Net immigration and Domestic Migration Not Available.

In sum, population growth, which translates into increased demand for goods and services, has been and will continue to be an important factor driving economic growth in Miami-Dade County. In particular, net immigration has been and will likely continue to be the major component driving population growth.

Ethnicity: In 2005 Hispanics were the dominant ethnic group representing 61.1 percent of County population. Non-Hispanic Blacks accounted for 18.4 percent of the population. The remainder was predominantly non-Hispanic White. This resulted in an unusually high minority population for the County of almost 80 percent. This is shown in Table 2 which includes a more precise breakdown of race and ethnicity. The change from the 2000 data indicate an increasing concentration of Hispanic residents. Hispanics represented 57.3 percent of the population in 2000.

TABLE 2: Population by Race and Hispanic Origin
Miami-Dade County
2000 and 2005
(as percentage of total)

Non-Hispanic	**2000**	**2005**
White alone	**42.7**	**38.9**
Black or African American Alone	20.7	18.1
American Indian and Alaska Native alone	18.8	18.4
Asian alone	1.3	1.3
Native Hawaiian and Other Pacific Islander Alone	0.0	0.0
Some other race alone	0.2	0.4
Two or more races	1.6	0.5
Hispanic	**57.3**	**61.1**
White alone	49.0	53.2
Black or African American Alone	1.3	1.3
American Indian and Alaska Native alone	0.1	0.1
Asian alone	0.0	0.1
Native Hawaiian and Other Pacific Islander Alone	0.0	0.0
Some other race alone	4.4	5.3
Two or more races	2.5	1.1

Source: U.S. Census Bureau, 2005 American Community Survey, Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

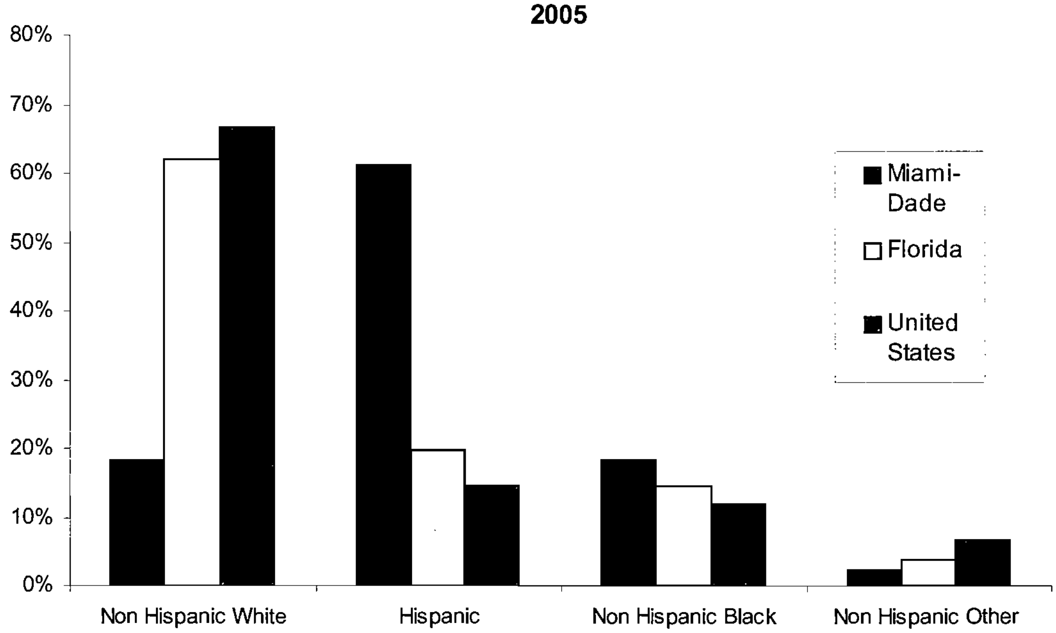
In terms of ethnic composition, Miami-Dade stands apart from the state and the nation. This is true in particular for Hispanics and non-Hispanic Whites. While Hispanics represented 61.1 percent of the 2005 population of Miami-Dade, the comparable figures for the state and the nation is 19.6 percent and 14.5 percent respectively. (See Table 3.) Whereas the situation for non-Hispanic Whites is reversed, as they comprise 18.1 percent of County population with comparable figures for the state and nation at 62.0 percent and 66.8 percent respectively. This is depicted in Chart 3.

TABLE 3: Population by Race and Hispanic Origin
United States, Florida and Miami-Dade County, 2005
(as percentage of total)

Non-Hispanic	Miami-Dade	Florida	United States
White alone	18.1	62.0	66.8
Black or African American Alone	18.4	14.6	11.9
American Indian and Alaska Native alone	0.1	0.3	0.7
Asian alone	1.3	2.1	4.3
Native Hawaiian and Other Pacific Islander Alone	0.0	0.0	0.1
Some other race alone	0.4	0.3	0.3
Two or more races	0.5	1.0	1.4
Hispanic	61.1	19.6	14.5
White alone	53.2	14.8	7.9
Black or African American Alone	1.3	0.4	0.2
American Indian and Alaska Native alone	0.1	0.1	0.1
Asian alone	0.1	0.0	0.1
Native Hawaiian and Other Pacific Islander Alone	0.0	0.0	0.0
Some other race alone	5.3	3.8	5.7
Two or more races	1.1	0.6	0.5

Source: U.S. Census Bureau, 2005 American Community Survey, Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

CHART 3: Race and Hispanic Origin
Miami-Dade, Florida and United States
2005



Source: U.S. Census Bureau, American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a sample and are subject to sampling variability.

Clearly the effects of immigration over the past 45 years have dramatically shaped the ethnic composition of Miami-Dade County. Based on projected figures for net immigration, there will be an augmentation of Hispanics as the dominant ethnic group, albeit at a slower rate.

Social Characteristics

Educational Attainment: Other things being equal, perhaps no other single variable is correlated more closely with personal income than is educational attainment. Table 4 shows educational attainment for persons 25 years and over in Miami-Dade County in 2000 and 2005. This is graphically depicted in Chart 4. Strikingly, the 2000 data indicate that 32.1 percent of this population grouping has achieved less than a high school diploma. This represented 478,864 persons. Further, of this number, 219,293 or 14.7 percent of the population have completed less than a ninth grade education. The corresponding figure for Hispanics alone is considerably higher at 19.6 percent. Although the 2005 educational attainment figures for persons with less than a high school education show a significant and unexplained improvement to 23.6 percent, this is still quite high relative to Florida and the nation.

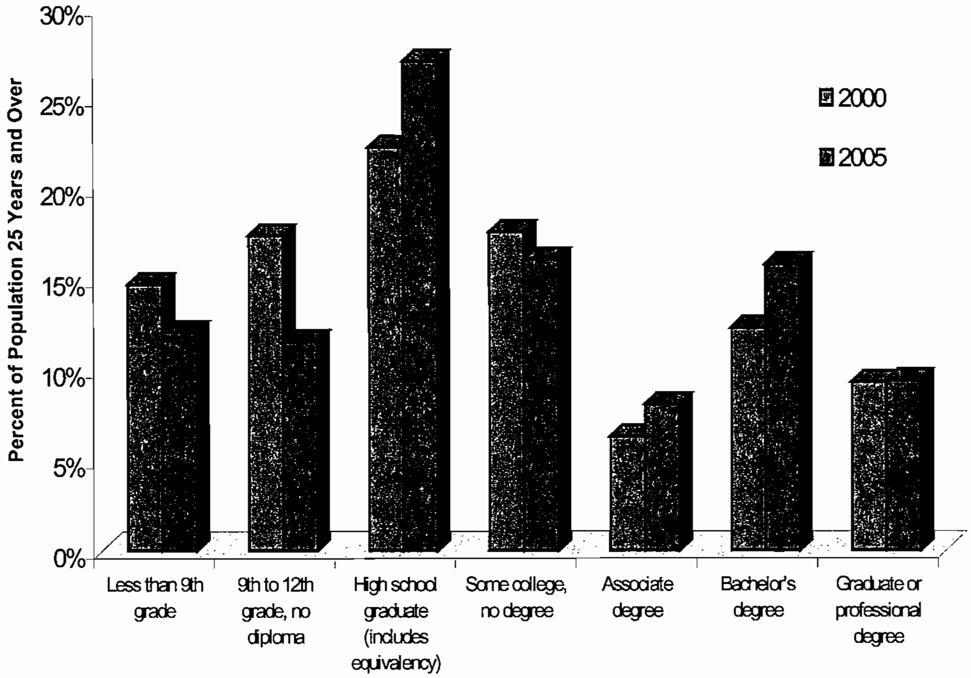
TABLE 4: Educational Attainment
Miami-Dade County
2000 and 2005
(in percent)

Level of Educational Attainment	2005	2000
Less than 9th Grade	12.1%	14.7%
9th to 12th grade, no diploma	11.5%	17.4%
High school graduate (includes equivalency)	27.0%	22.3%
Some college, no degree	16.1%	17.6%
Associate degree	8.1%	6.3%
Bachelor's degree	15.8%	12.3%
Graduate or professional degree	9.4%	9.3%

Source: U.S. Census Bureau, 2005 American Community Survey, Miami-Dade County, Department of Planning and Zoning 2007.

Note: Data are estimates based on a household sample and are subject to sampling variability.

CHART 4: Educational Attainment
Miami-Dade County
2000 and 2005



Source: U.S. Census Bureau, Decennial Census 2000 and American Community Survey. Miami-Dade County, Department of Planning and Zoning 2007.
Note: The data includes only persons 25 years and greater. Data based on a household sample and are subject to sampling variability.

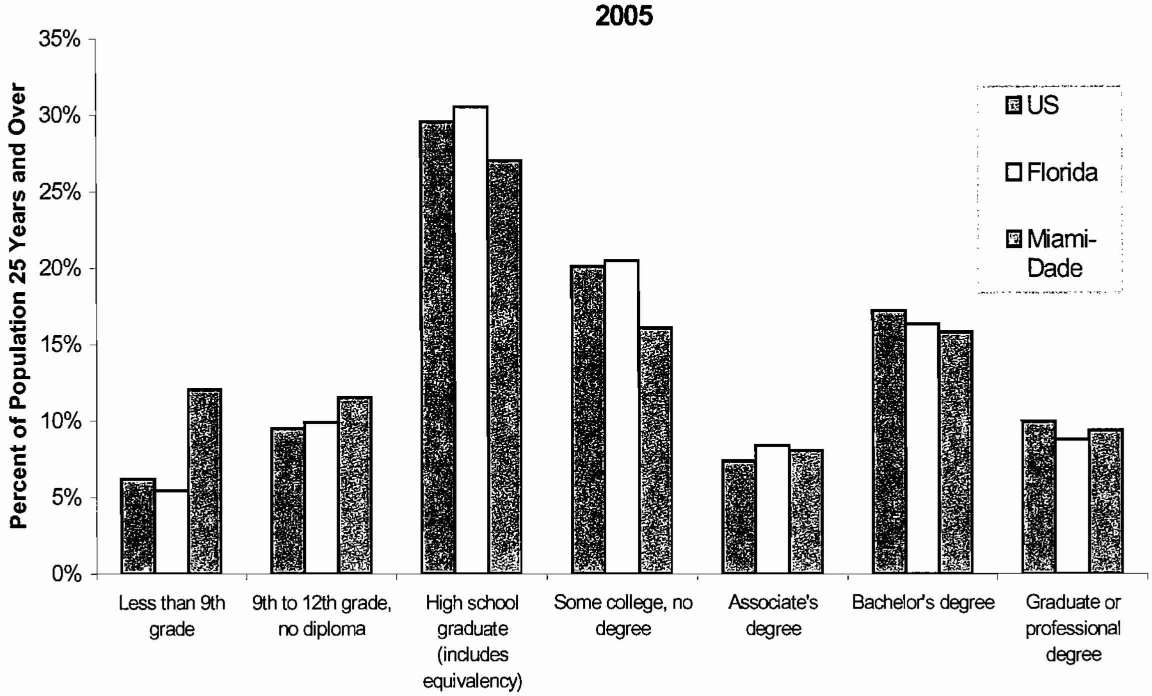
Table 5 provides the comparable 2005 figures for the state and the nation. In Florida 15.4 percent of those persons 25 and over achieved less than a high school education with the corresponding figure for the nation at 15.7 percent. However, at the upper end of educational attainment, that is persons with a Bachelor's degree and above Miami-Dade is quite similar to Florida and the nation. In Miami-Dade County 25.2 percent of persons 25 and greater have at least a Bachelor's degree, the comparable figures for the state and nation are 25.1 percent and 27.2 percent respectively. Chart 5 depicts the significant differences at the lower end of educational attainment and the similarity at the upper end between the county, state, and nation.

TABLE 5: Comparative Educational Attainment
United States, Florida and Miami-Dade
2005

	U.S.	Florida	Miami-Dade
Less than 9th Grade	6.2%	5.5%	12.1%
9th to 12th grade, no diploma	9.5%	9.9%	11.50%
High school graduate (includes equivalency)	29.6%	30.5%	27.00%
Some college, no degree	20.1%	20.5%	16.10%
Associate degree	7.4%	8.4%	8.10%
Bachelor's degree	17.2%	16.3%	15.80%
Graduate or professional degree	10.0%	8.8%	9.40%

Source: U.S. Census Bureau, Decennial Census 2000 and American Community: Miami-Dade County, Department of Planning and Zoning 2007.
Note: The data includes only persons 25 years and greater. Data are estimates based on a household sample and are subject to sampling variability.

CHART 5: Comparative Educational Attainment
Miami-Dade, Florida and United States
2005



Source: U.S. Census Bureau, American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

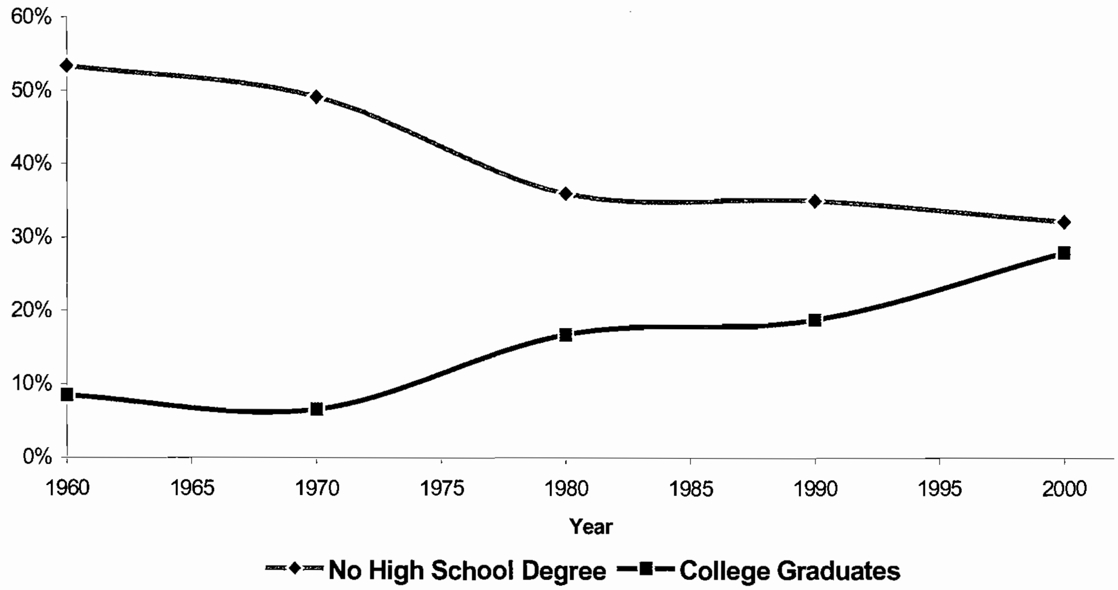
Despite the relatively low level of educational attainment relative to the nation, for the County as a whole there has been a dramatic improvement in educational attainment over the past forty years. In particular, for the first half of the period, those persons with less than a high school education decreased from 53.4 percent in 1960 to 36.0 percent in 1980. However, over the next 20 years from 1980 to 2000, the corresponding change in educational attainment decreased much more slowly to 32.1 percent in 2000. In terms of college graduates the improvement is at a much steadier rate throughout the period. In 1960, 8.4 percent of Miami-Dade residents were college graduates. By the year 2000 this had improved to 28.0 percent. These trends are shown in Table 6 and graphically depicted in Chart 6.

TABLE 6: Educational Attainment
by Persons 25 Years Old and Over in Miami-Dade County
1960-2000

	1960	1970	1980	1990	2000
No High School Degree	53.4%	49.1%	36.0%	35.0%	32.1%
College Graduates	8.4%	6.6%	16.8%	18.8%	28.0%

Source: U.S. Census Bureau, Census 2000 Summary Tape File 3, Census of Population 1980, 1990, and 2000. General Social and Economic Characteristics, Miami-Dade County, Department of Planning and Zoning 2007.

CHART 6 : Educational Attainment Levels for Persons 25 and Above, Miami-Dade County, 1960 - 2000



Source: U.S. Census Bureau, Decennial Census 1960 - 2000. Miami-Dade County, Department of Planning and Zoning 2007.

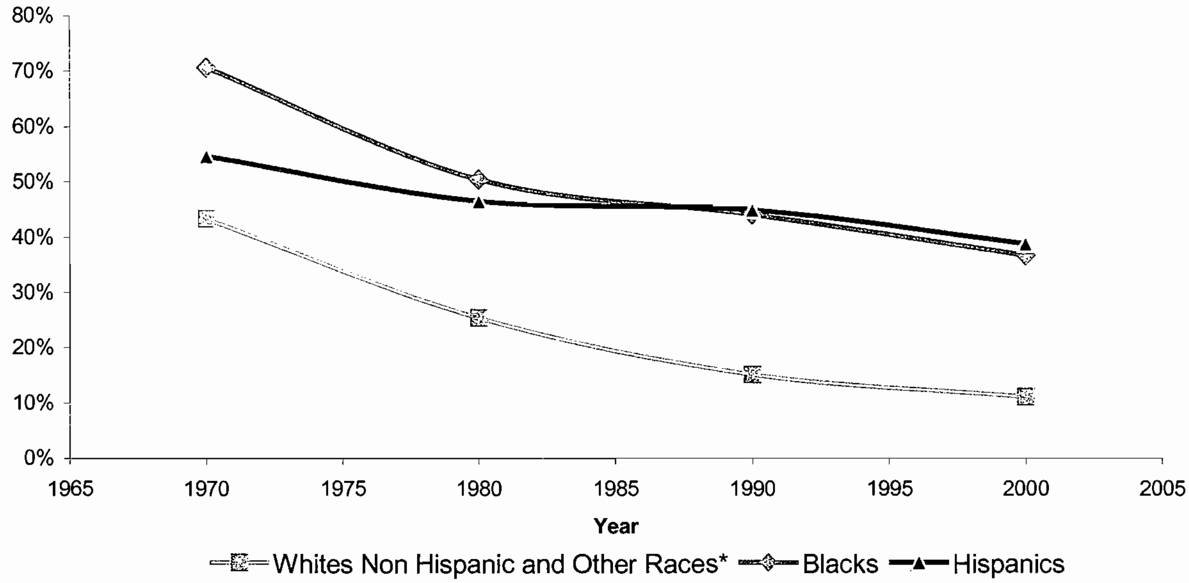
Educational attainment was also examined to determine the differences by race and ethnicity. As can be seen in Table 7, achievement by non-Hispanic White residents is markedly different than that for Blacks and Hispanics. Chart 7 graphically shows that after 1980 there has been only modest improvement in the percent of residents with less than a high school diploma for Blacks and Hispanics. This is in contrast to the period from 1970 to 1980 when improvements were significant. In 1970, 70.6 percent of Black residents had less than a high school education. This improved markedly to 50.4 percent in 1980. Correspondingly, the improvement for Hispanics over this period was from 54.6 percent in 1970 to 46.5 percent in 1980. Chart 8 depicts the situation for college graduates over the same time period. In regard to college graduates, again the experience for Blacks and Hispanics is similar. The trend over the thirty years shows similar improvement for both groups, although only 4.2 percent of Blacks residents in 1970 were college graduates compared to 10.0 percent for Hispanics. This gap widened slightly by the year 2000.

TABLE 7: Educational Attainment by Race and Hispanic Origin Persons 25 Years Old and Over 1970 – 2000

	1970	1980	1990	2000
Whites*				
No High School Degree	43.3%	25.4%	15.1%	11.1%
College Graduates	5.7%	21.0%	30.4%	46.2%
Blacks				
No High School Degree	70.6%	50.4%	44.0%	36.7%
College Graduates	4.2%	8.4%	9.9%	17.7%
Hispanics				
No High School Degree	54.6%	46.5%	44.9%	38.8%
College Graduates	10.0%	13.6%	14.1%	24.0%

*All people excluding Blacks and Hispanics.
Source: U.S. Census Bureau, Census 2000 Summary Tape File 3, Census of Population 1970, 1990, 1990, and 2000. General Social and Economic Characteristics, Miami-Dade's County Department of Planning and Zoning, 2007.

CHART 7: Persons 25 Years and Above with Less Than High School Degree, by Ethnicity, Miami-Dade County 1970 - 2000



* All People excluding Blacks and Hispanics.
Source: U.S. Census Bureau, Decennial Census 1970 - 2000. Miami-Dade County, Department of Planning and Zoning 2007.

The current lower level of educational attainment of Miami-Dade residents, particularly those completing less than 9th grade, and the limited gains in educational attainment since 1980 by Blacks and Hispanics, are undoubtedly related to patterns of immigration faced by Miami-Dade County during the past 30 years.

Place of Birth: For Miami-Dade County in 2005 just over one-half of its residents were foreign born. Among 776 U.S. counties for which comparable data is available, Miami-Dade ranked highest in the percent of people who are foreign born with a rate of 50.3 percent. Clearly, this is one of the distinguishing socioeconomic features of the County. As can be seen in Table 8, 46.7 percent of Miami-Dade residents or 92.9 percent of the foreign born population were native to Latin America. Residents native to the Caribbean represent 29.5 percent of Miami-Dade population, while those from Central and South America represent 7.5 percent and 9.7 percent of the population respectively. More specifically, Cuban born residents account for over one in five (22.4 percent) County residents, while Nicaraguan, Haitian, and Colombian born residents each represent 3.3 percent of total County population.

Table 8 compares foreign born population relative to total population in the County, state, and the nation. At 50.3 percent for Miami-Dade County, this figure was over four times the national rate of 12.4 percent and over two and one half times the figure for the state of 18.5 percent. Further, the composition of foreign born population in Miami-Dade is markedly different for from the state and the nation. For the nation as a whole, 53.3 percent of foreign born residents were native to Latin America with only 16.5 percent of those from the Caribbean. Table 9 shows a modest decline in the percent foreign born from 50.9 percent in 2000 to 50.3 percent in 2005.

TABLE 8: Place of Birth of Foreign Born Population
Miami-Dade County and United States
2005

	Percent of Total		
	United States	**Florida**	**Miami-Dade County**
Total:	12.38	18.48	50.26
Europe:	1.69	2.20	1.86
Asia:	3.31	1.72	1.14
Africa:	0.43	0.31	0.29
Oceania:	0.06	0.03	0.02
Americas:	6.88	14.22	46.95
Latin America:	6.60	13.56	46.71
Caribbean:	1.09	7.12	29.46
Central America:	4.66	3.28	7.54
South America:	0.84	3.16	9.70
Northern America:	0.29	0.65	0.25

Source: U.S. Census Bureau, American Community Survey 2005, Miami-Dade County, Department of Planning and Zoning 2007.

Note: Data are estimates based on a household sample and are subject to sampling variability.

TABLE 9: Place of Birth of Foreign Born Population
Miami-Dade County, 2000 and 2005
(in percent)

	Percent of Total	
	2000	**2005**
Total:	50.94	50.26
Europe:	1.96	1.86
Asia:	1.27	1.14
Africa:	0.22	0.29
Oceania:	0.02	0.02
Americas:	47.48	46.95
Latin America:	47.24	46.71
Caribbean:	30.57	29.46
Central America:	7.95	7.54
South America:	8.72	9.70
Northern America:	0.24	0.25

Source: U.S. Census Bureau, Census 2000, American Community Survey 2005

Miami-Dade County, Department of Planning and Zoning 2007.

Note: Data are estimates based on a household sample and are subject to sampling variability.

It is important to realize that much of the current foreign born population is of recent vintage. Year of entry data, as depicted in Table 10, show that of the current 1,170,597 foreign born residents, 416,059 or 36.2 percent arrived in the past decade. Moreover, in the prior decade of the 1980s, 324,934 foreign born entered Miami-Dade County. This represented 28.3 percent of current foreign born population. Thus, in this twenty year period, just under two-thirds of the current foreign born population in Miami-Dade entered this country. Chart 9 vividly depicts this situation.

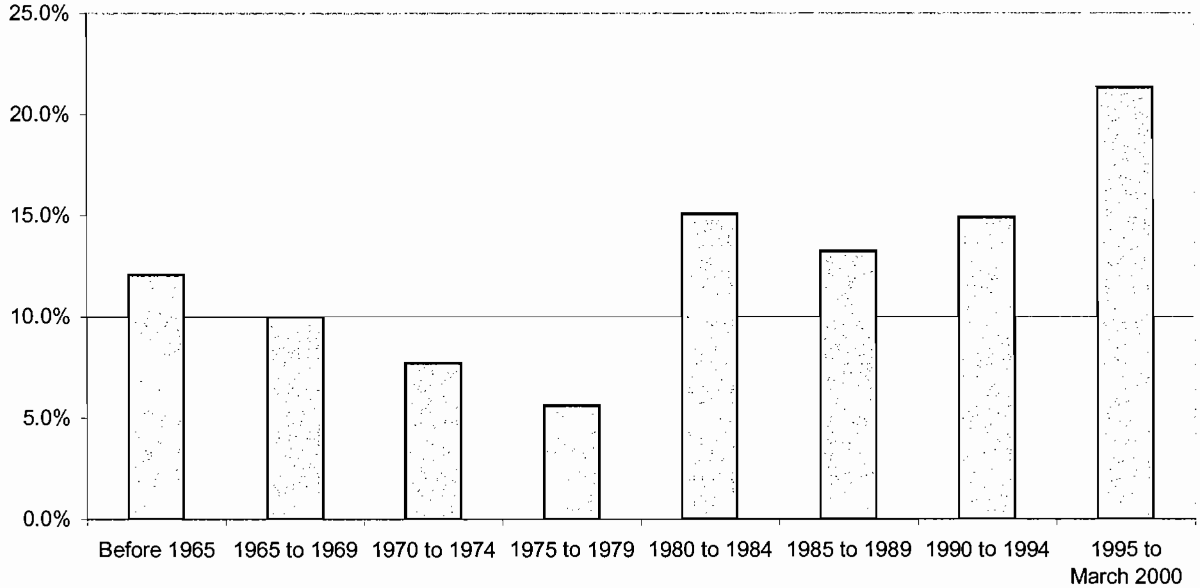
TABLE 10: Year of Entry for Foreign Born Population
Miami-Dade County

Year of Entry	Miami-Dade	Percent of Total Foreign Born Population in 2000
Before 1965	138,712	12.1%
1965 to 1969	114,893	10.0%
1970 to 1974	88,590	7.7%
1975 to 1979	64,577	5.6%
1980 to 1984	173,011	15.1%
1985 to 1989	151,923	13.2%
1990 to 1994	171,213	14.9%
1995 to March 2000	244,846	21.3%

Source: U.S. Census Bureau, Census 2000, Summary File 3.

Miami-Dade County Department of Planning and Zoning, Research Section 2007.

CHART 9: Percent of Total Foreign Born Population
Miami-Dade County
2000



Source: US Census Bureau, Census 2000. Miami-Dade County, Department of Planning and Zoning 2007.

The previously discussed population increases are generally consistent with the year of entry data and the population projections reflect a steady continuation of this pattern albeit at a slower rate.

Income Characteristics

Income Measures: By any standard, income levels in Miami-Dade County are low. The latest 2005 figures for the County show that median household income is $37,148.

Table 11 contains some of the central income measures in 2005 for the County, state and nation. It shows that median household income for the County represents only 80.3 percent of the corresponding figure for the nation. Median family income was somewhat higher at $42,499, however, at 76.1 percent, it represented an even lower percentage of the corresponding figure for the nation.

TABLE 11: Selected Income Measures
Miami-Dade, Florida and United States
2005

	United States	Florida	Miami-Dade	Miami-Dade (as a percent of U.S.)
Median Household Income	$46,242	$42,433	$37,148	80.3%
Median Family Income	$55,832	$50,465	$42,499	76.1%
Per Capita Income	$25,035	$24,611	$20,916	83.5%

*The above figures are based on official sources. This overview does not provide estimates for the income generated by the informal sector of the economy. Moreover, it is safe to conclude that if such estimations were to be taken into consideration the average income figures for the population of Miami-Dade County would be lower than those actually reported.

Source: U.S. Census Bureau, American Community Survey 2005 Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

Table 12 shows current median household income for the nation and state, as well as the change in constant dollars from 1999 to 2005. The figure for Miami-Dade is considerably lower than that for Florida and the U.S. The downward movement in inflation adjusted median household income for the period 1999-2005 is troubling. While the county, state, and nation each recorded a decline in this measure, Miami-Dade experienced the greatest drop. Inflation adjusted median household income fell by 6.1 percent and 6.8 percent for the nation and the state; the figure for the County decreased by 11.9 percent. Given that median household income was low in comparative terms and that the inflation adjusted change over time was more severe in the County, this outcome is disturbing. Chart 10 graphically portrays the magnitude of change in median income over this time period.

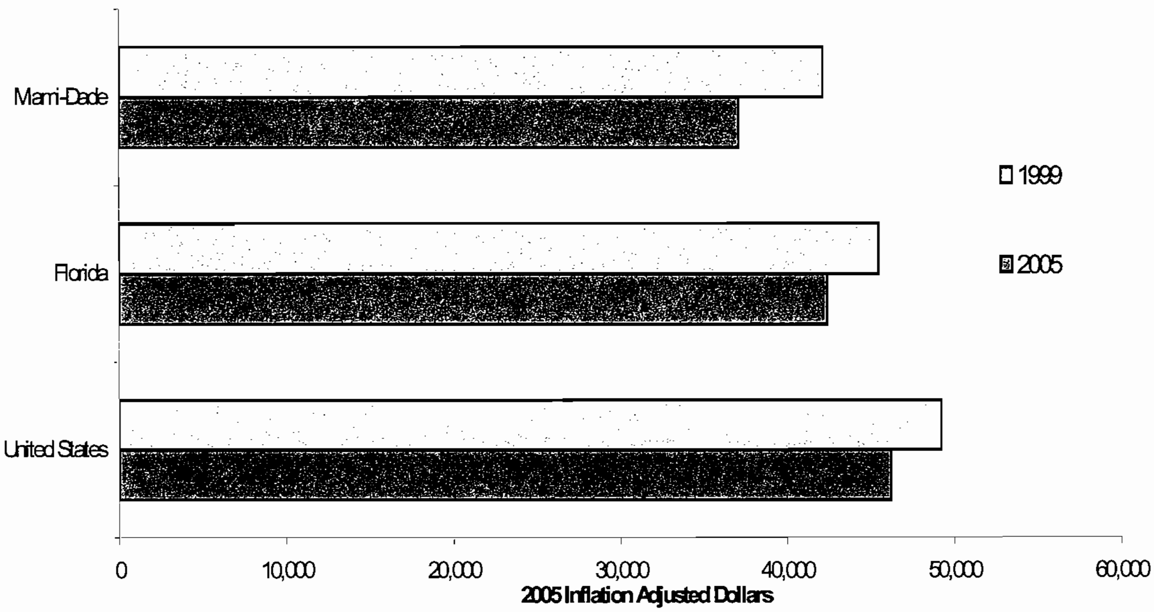
TABLE 12: Median Household Income
United States, Florida and Miami-Dade
1999 and 2005

	Median Household Income (in 2005 Constant Dollars)	
	1999	**2005**
United States	$49,228	$46,242
Florida	$45,506	$42,433
Miami-Dade	$42,162	$37,148

Source: U.S. Census Bureau, 2000 Census and 2005 American Community Survey: Miami-Dade County, Department of Planning and Zoning 2007. Bureau of Labor Statistics Consumer Price Index 1999-2005.

Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

CHART 10: Median Household Income
Miami-Dade, Florida and United States
1999 - 2005



Source: U.S. Census Bureau, Decennial Census 2000, American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

In order to gain a longer-term perspective on how income measures have moved over time, median household income and per capita income were examined for the period 1959 to 2005. Table 13 shows median household income in constant dollar terms for Miami-Dade County, Florida, and the nation. It shows that median household income for the County remained higher than that of the state until 1989. In fact, median household income displayed only very modest increases for the County from 1969 to 1999. It rose 6.8 percent for the period in question, whereas the state showed a 28.1 percent gain for this same period. The very significant drop in median household income for the County from 1999 to 2005 was mentioned above. Table 14 shows median household income for Miami-Dade County and Florida as a percentage of the U.S. figure. Since 1969, median household income steadily decreases as a percentage of the U.S. figure, dropping from 93.9 percent in 1969 to 80.3 percent in 2005. Chart 11 graphically shows the relationship between U.S. and Miami-Dade in terms of median household income. Although median household income was lower in the County throughout, the trend of a greater divergence between income levels since 1969 is clear. This, indeed, is a very significant indicator and portends the presence of serious underlying structural problems.

TABLE 13: Median Household Income
United States, Florida and Miami-Dade
1959 – 2005

	Median Household Income (in 2005 constant dollars)		
Year	**Miami-Dade**	**Florida**	**United States**
1959	$28,725	$26,609	$32,255
1969	$39,492	$35,531	$42,064
1979	$41,095	$38,731	$44,447
1989	$42,382	$43,286	$47,339
1999	$42,162	$45,506	$49,228
2005	$37,148	$42,433	$46,242

Source: U.S. Census Bureau, Decennial Census 1960-2000 and 2005 American Community Survey,

Bureau of Labor Statistics Consumer Price Index 1959-2005

Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

TABLE 14: Median Household Income
Florida and Miami-Dade
1959 – 2005

	As Percentage of U.S. Median Household Income	
Year	**Miami-Dade**	**Florida**
1959	89.1%	82.5%
1969	93.9%	84.5%
1979	92.5%	87.1%
1989	89.5%	91.4%
1999	85.6%	92.4%
2005	80.3%	91.8%

Source: U.S. Census Bureau, Decennial Census 1960-2000 and 2005 American Community Survey, Bureau of Labor Statistics Consumer Price Index 1959-2005,

Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

Turning to per capita income, Table 15 displays per capita income in constant dollars for Miami-Dade, Florida and the U.S. over this same period. Prior to 1989, the County had a higher per capita income than that for the state and the nation. This can be seen in percentage terms on Table 16. Chart 12 graphically depicts per capita income for Miami-Dade and the U.S. It shows that per capita income through 1979 was greater in the County than the nation and further, in an unmistakable fashion, that the gap between the County and the nation grew rapidly thereafter.

TABLE 15: Per Capita Income
United States, Florida and Miami-Dade
1959 - 2005
Per Capita Income
(in 2005 constant dollars)

Year	Miami-Dade	Florida	United States
1959	$12,466	$10,680	$11,433
1969	$16,997	$15,158	$15,460
1979	$20,381	$19,160	$19,253
1989	$21,555	$23,149	$22,712
1999	$21,683	$25,271	$25,305
2005	$20,916	$24,611	$25,035

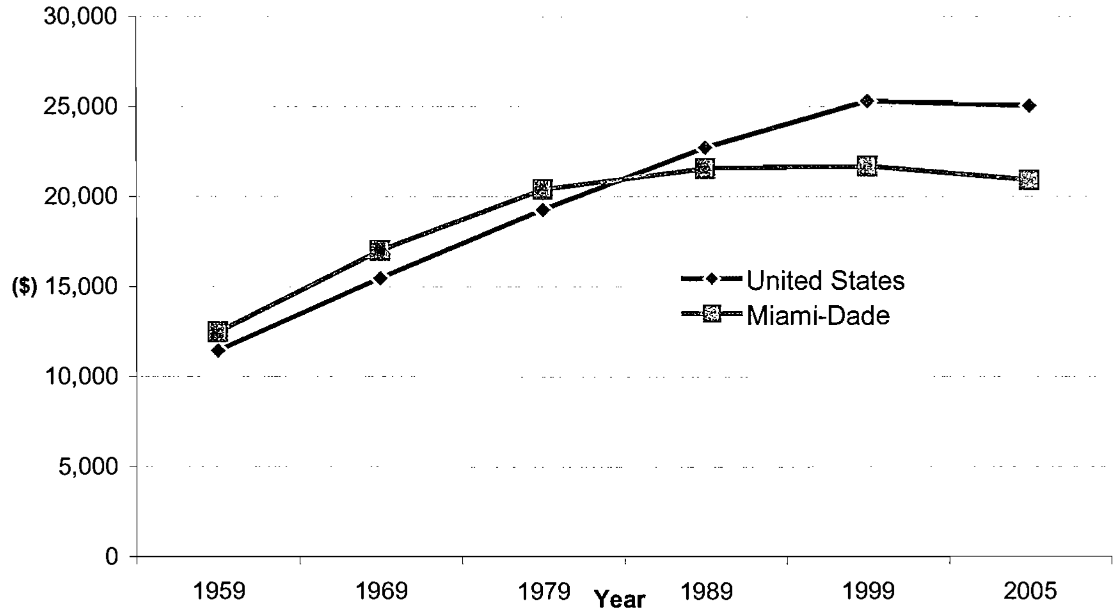
Source: U.S. Census Bureau, Decennial Census 1960-2000 and 2005 American Community Survey,
Bureau of Labor Statistics Consumer Price Index 1959-2005
Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

TABLE 16: Per Capita Income
Florida and Miami-Dade
1959 - 2005

	As Percentage of U.S. Per Capita Income	
Year	Miami-Dade	Florida
1959	109%	93%
1969	110%	98%
1979	106%	100%
1989	95%	102%
1999	86%	100%
2005	84%	98%

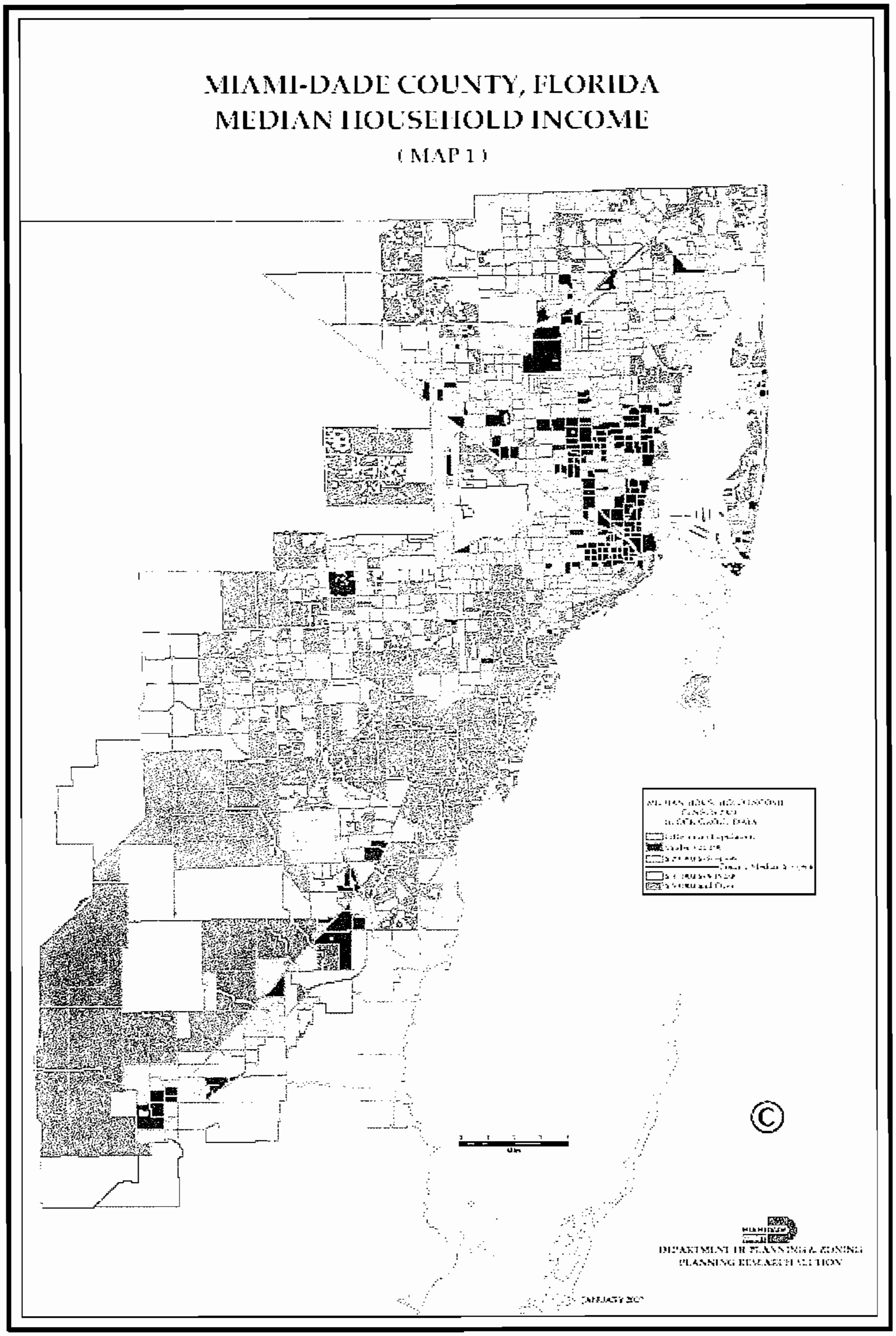
Source: U.S. Census Bureau, Decennial Census 1960-2000 and 2005 American Community Survey, Bureau of Labor Statistics Consumer Price Index 1959-2005, Miami-Dade County, Department of Planning and Zoning, 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

CHART 12 : Per Capita Income
Miami-Dade and United States
1959 - 2005
(in Constant 2005 Dollars)



Source: U.S. Census Bureau, Decennial Census 1960-2000, American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

While it has been established that median household income is low for the County as a whole, the geographic distribution shows that low incomes are significantly concentrated. Map 1 displays median household income for 1999, the most recent year for which neighborhood level data is available. The areas indicated in red have household income, less than half of the County median.



Let us turn to the related issue of income distribution.

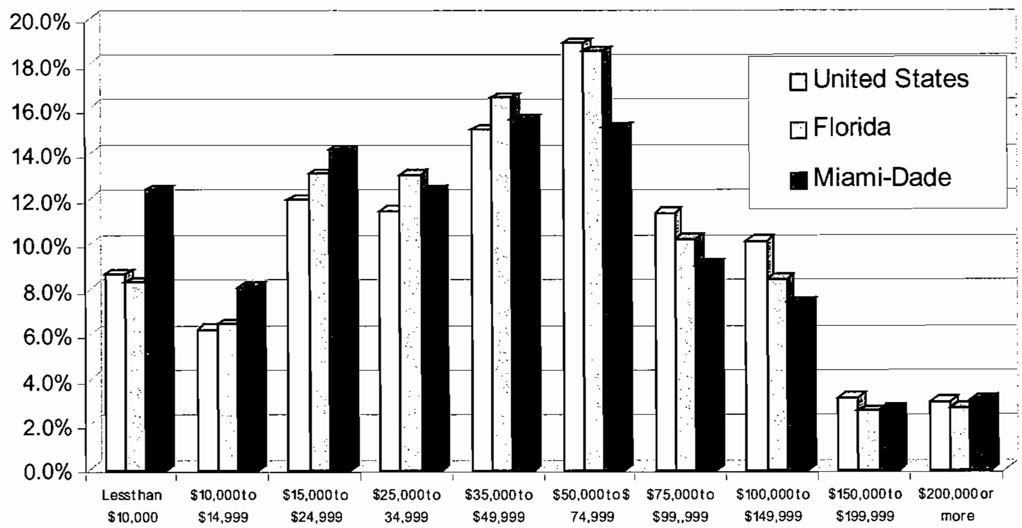
Income Distribution: While the above section has clearly established the low income levels in Miami-Dade County, both currently and in terms of longer term trends, it is necessary to examine income distribution to gain a more complete view of household income in the County. Table 17 shows household income, by income range for Miami-Dade, Florida, and the U.S. in 2005. It is clear from the table and can be seen more vividly in Chart 13, that at the lower income ranges, particularly at the below $10,000 level, Miami-Dade is significantly over-represented. In 2005, 12.4 percent of Miami-Dade households had an income below this level, whereas for the U.S. as a whole the corresponding number was markedly lower at 8.7 percent. However, for the two income ranges of $150,000 and above, 5.8 percent of households in Miami-Dade were in these two income ranges. This was quite similar to the corresponding figure of 6.2 percent for the nation.

TABLE 17: Household Income by Range
United States, Florida and Miami-Dade
2005

Income Range	United States	Florida	Miami-Dade
Less than $10,000	8.7%	8.3%	12.4%
$10,000 to $14,999	6.2%	6.4%	8.1%
$15,000 to $24,999	12.0%	13.1%	14.2%
$25,000 to $34,999	11.5%	13.1%	12.4%
$35,000 to $49,999	15.1%	16.5%	15.5%
$50,000 to $74,999	18.9%	18.6%	15.2%
$75,000 to $99,999	11.4%	10.2%	9.1%
$100,000 to $149,999	10.1%	8.4%	7.4%
$150,000 to $199,999	3.2%	2.6%	2.7%
$200,000 or more	3.0%	2.7%	3.1%

Source: U.S. Census Bureau, 2005 American Community Survey. Miami-Dade County, Department of Planning and Zoning, 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

CHART 13: Comparative Household Income Distribution, 2005



Source: US Census Bureau, American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

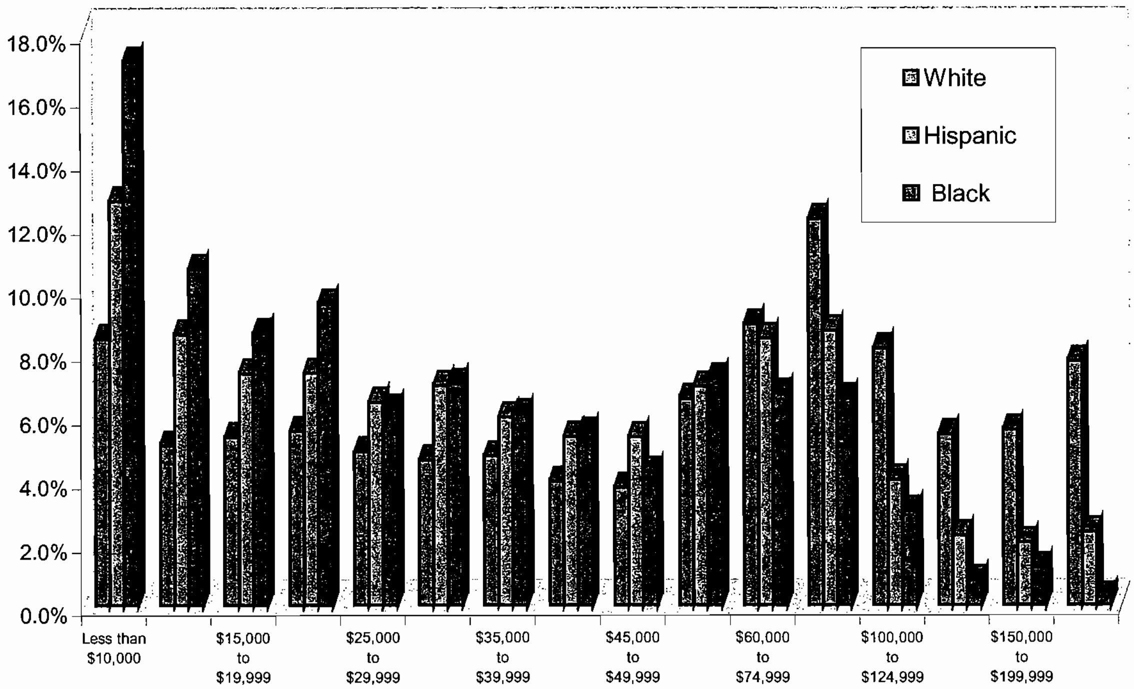
The disproportionate numbers of Miami-Dade households at the lower income ranges vis-à-vis the state and the nation is magnified when these numbers are broken down by race and ethnicity. Table 18 displays the data for the same income ranges presented above segmented by White, Black, and Hispanic households. Whereas at the lowest income range, below $10,000, 12.6 percent of Miami-Dade households were below this level, the corresponding figure for Black households jumped to 17.1 percent. For the next lowest income range, $10,000 to $14,999, 8.1 percent of Miami-Dade households were included, however for Black households this figure was 10.6 percent. This is graphically portrayed in Chart 14. Again, the severe under-representation of Black households at the upper end of the income spectrum, in particular in the three income ranges of $125,000 and above, is apparent. At the highest income range of $200,000 and above, Black households represented a scant 0.3 percent compared to the corresponding figure of 3.1 percent for the County as a whole.

TABLE 18: Income by Range by Ethnicity
Miami-Dade County
2005

	Non-Hispanic White	Hispanic	Non-Hispanic Black
Less than $10,000	8.4%	12.7%	17.1%
$10,000 to $14,999	5.0%	8.5%	10.6%
$15,000 to $19,999	5.3%	7.3%	8.6%
$20,000 to $24,999	5.5%	7.3%	9.5%
$25,000 to $29,999	4.8%	6.4%	6.2%
$30,000 to $34,999	4.6%	6.9%	7.0%
$35,000 to $39,999	4.7%	5.9%	6.0%
$40,000 to $44,999	3.9%	5.3%	5.4%
$45,000 to $49,999	3.7%	5.3%	4.2%
$50,000 to $59,999	6.5%	6.9%	7.1%
$60,000 to $74,999	8.8%	8.4%	6.7%
$75,000 to $99,999	12.1%	8.6%	6.5%
$100,000 to $124,999	8.1%	4.0%	3.0%
$125,000 to $149,999	5.4%	2.2%	0.8%
$150,000 to $199,999	5.5%	2.0%	1.2%
$200,000 or more	7.7%	2.3%	0.3%

Source: U.S. Census Bureau, 2005 American Community Survey. Miami-Dade County Department of Planning and Zoning, 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

CHART 14: Household Income Distribution by Ethnicity
Miami-Dade County
2005



Source: American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning, Research Section 2007.
Note: Data are estimates based a household sample and are subject to sampling variability.

The question of how has income distribution changed over time is an important one to examine. The distribution of family income in 1959 and 1999 sheds some light on this issue. Table 19 and the corresponding graphic, Chart 15, shows that at the two lowest income ranges, under $1,000 and the $1,000 to $1,999 range, Miami-Dade was significantly under-represented in 1959 compared to the nation. These two ranges accounted for 23.4 percent of U.S. families and for only 13.1 percent of Miami-Dade families. However, at the upper income ranges, Miami-Dade outperformed the nation. Clearly, the situation in 1999 is significantly different. This is presented in tabular form in Table 20 and graphically in Chart 16. At the lower income ranges the situation is reversed. For the three lowest income ranges below $25,000, families in these ranges represent 30.2 percent in the County, whereas the corresponding figure for the nation is 20.8 percent. However, at the two upper income ranges of $150,000 and above, the figures for Miami-Dade and the nation were practically the same. In Miami-Dade, 5.3 percent of families had incomes of $150,000 and above, while the corresponding number for the U.S. was 5.6 percent.

A more technical discussion of income distribution using the Gini Coefficient and the Lorenz Curve is contained in the Appendix.

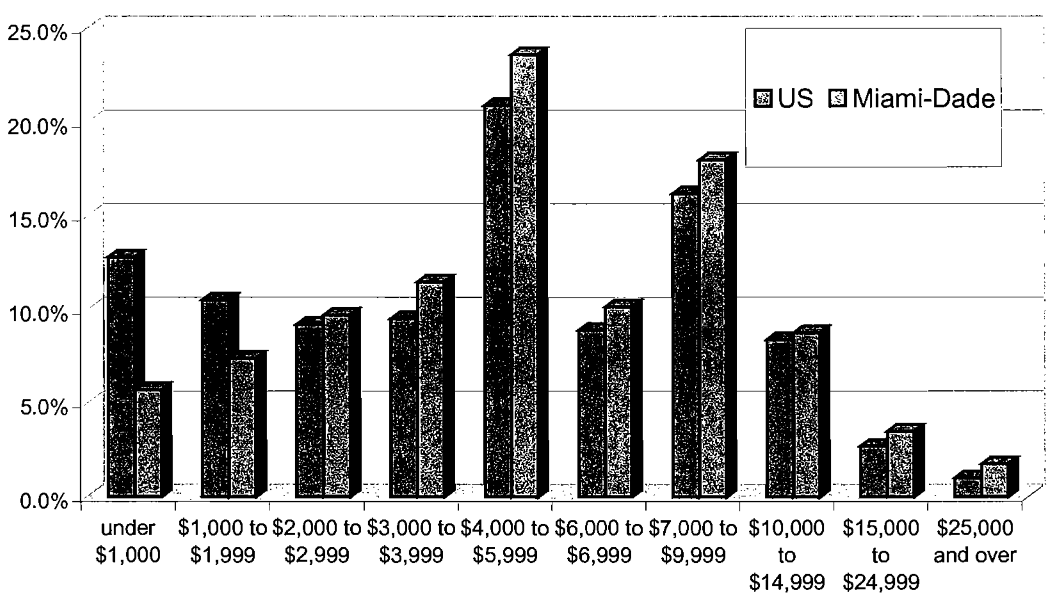
As a result both of low income levels and skewed income distribution, particularly at the lower end, Miami-Dade County exhibits a high poverty level.

TABLE 19: Family Income by Range, United States, and Miami-Dade, 1959

Income Range	Miami-Dade	United States
Under $1,000	5.7%	12.8%
$1,000 to $1,999	7.4%	10.5%
$2,000 to $2,999	9.7%	9.2%
$3,000 to $3,999	11.5%	9.5%
$4,000 to $5,999	23.6%	20.9%
$6,000 to $6,999	10.2%	8.9%
$7,000 to $9,999	18.0%	16.2%
$10,000 to $14,999	8.8%	8.4%
$15,000 to $24,999	3.5%	2.7%
$25,000 and over	1.7%	1.0%

Source: U.S. Census of Population, 1960, General Social and Economic Characteristics, Florida. Miami-Dade County Department of Planning and Zoning 2007.

CHART 15: Family Income Distribution, US and Miami-Dade, 1959



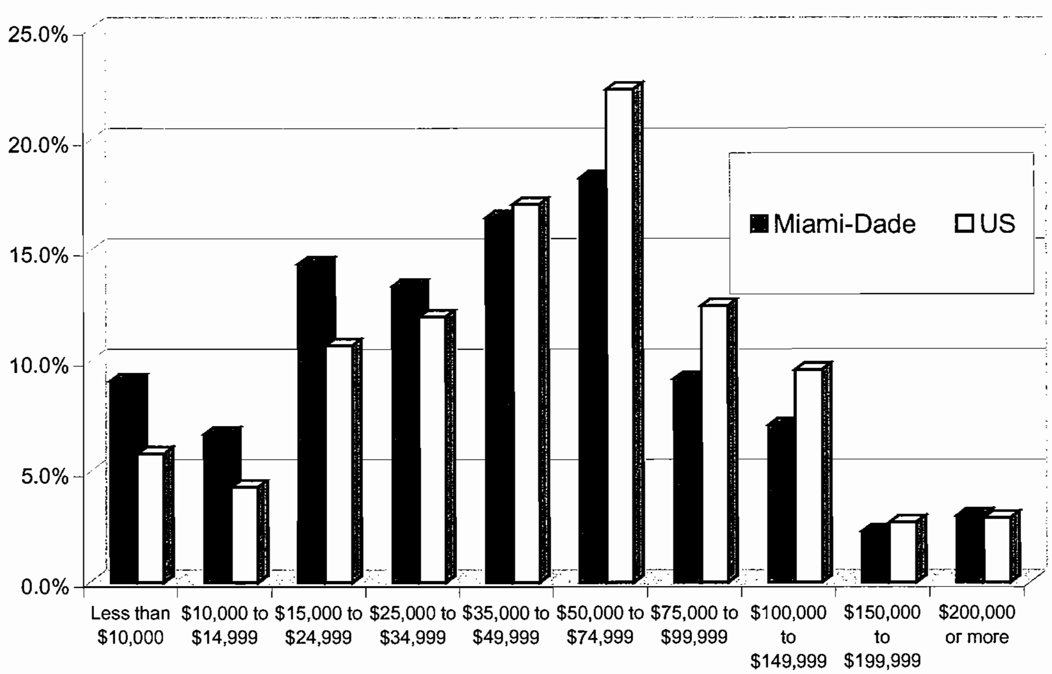
Source: US Census of Population, 1960, General Social and Economic Characteristics, Florida.

**TABLE 20: Family Income by Range,
United States and Miami-Dade,
1999**

Income Range	Miami-Dade	United States
Less than $10,000	9.1%	5.8%
$10,000 to $14,999	6.7%	4.3%
$15,000 to $24,999	14.4%	10.7%
$25,000 to $34,999	13.4%	12.0%
$35,000 to $49,999	16.5%	17.1%
$50,000 to $74,999	18.3%	22.3%
$75,000 to $99,999	9.2%	12.5%
$100,000 to $149,999	7.1%	9.6%
$150,000 to $199,999	2.3%	2.7%
$200,000 or more	3.0%	2.9%

Source: U.S. Census Bureau, Census 2000, Summary File 3.
Miami-Dade County, Department of Planning and Zoning 2007.

CHART 16: Family Income Distribution, U.S. and Miami-Dade, 1999



Source: US Census Bureau, Census 2000, Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2007.

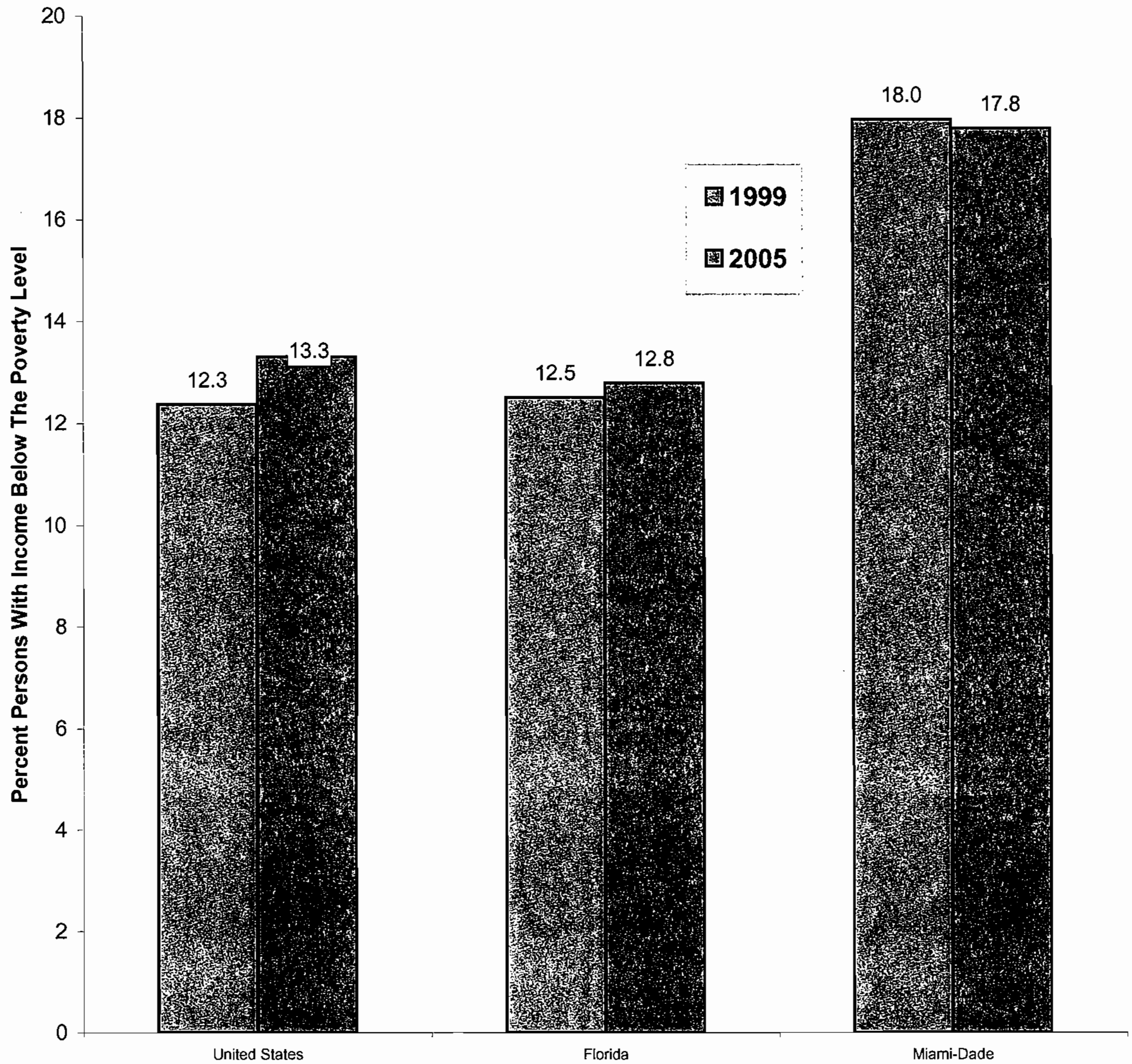
Poverty Measures: The presence of low income levels generate a relatively high poverty rate in Miami-Dade County. In 2005, persons below the poverty level accounted for 17.8 percent of the overall population. This was in line with the 1999 figure of 18 percent. However, in comparison to the nation the local poverty rate is quite high. The national poverty figure for 2005 was 13.3 percent. The Miami-Dade poverty rate was fully one-third higher than that for the nation. Table 21 shows the poverty rates for the County, state, and nation in 1999 and 2005. Chart 17 graphically depicts this information.

TABLE 21: Persons with Income Below Poverty Level
United States, Florida and Miami-Dade
1999 and 2005

	Percent of Total	
	1999	**2005**
United States	12.4	13.3
Florida	12.5	12.8
Miami-Dade	18.0	17.8

Source: U.S. Census Bureau, 2000 Census and 2005 American Community Survey
Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

Chart 17: Poverty Rates United States, Florida and Miami-Dade 1999 and 2005



Source: U.S. Census Bureau, Decennial Census 2000 and American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

Poverty by race and ethnicity reveals a similar pattern to what was seen at the lower income levels for Black households. Table 22 displays poverty rates by ethnicity for Miami-Dade, Florida, and the U.S. in 2005. Nationally, the poverty rate for Black and Hispanics was roughly similar at 25.6 percent and 22.4 percent respectively. In Miami-Dade County, poverty for Blacks at 28.6 percent was somewhat higher than the corresponding figure for Blacks in nation; however poverty for Hispanics was significantly lower at 16.8 percent. This is graphically shown in Chart 18.

TABLE 22: Poverty by Ethnicity Miami-Dade, Florida, U.S. and Miami-Dade, 2005 (in percent)

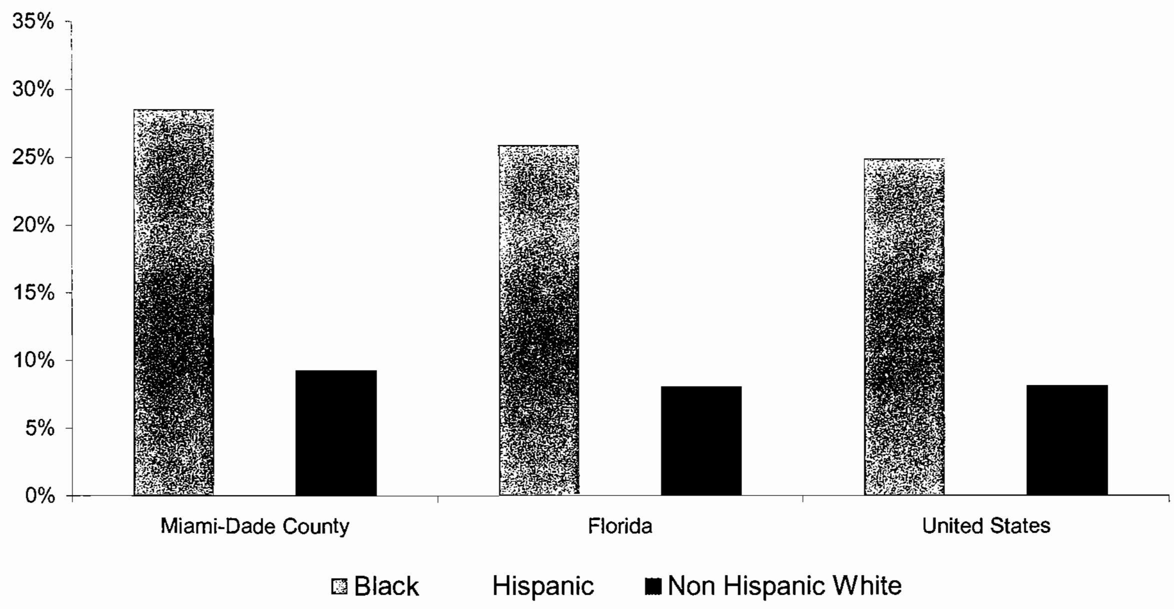
Ethnicity	U.S.	Florida	Miami-Dade
Non-Hispanic Black	28.6%	24.0%	25.6%
Hispanic	16.8%	17.5%	22.4%
Non-Hispanic White	10.0%	8.6%	9.0%

Source: American Community Survey, 2005.

Miami-Dade County Department of Planning and Zoning, Research Section 2007.

Note: Data are estimates based on a household sample and are subject to sampling variability.

CHART 18: Percent of Population Living Below The Poverty Level Miami-Dade, Florida and United States 1999



Source: U.S. Census Bureau, Decennial Census 2000. Miami-Dade County, Department of Planning and Zoning 2007.

As was previously mentioned, educational attainment has a very large impact on income and, in turn, on the poverty rate. Table 23 helps to establish this causative relationship. Nationally in 2005, those persons 25 years and over with less than a high school diploma were found to be almost seven times more likely to be below the poverty level than those that were college graduates. The poverty rate for the former group was 23.6 percent, while for the latter it was only 3.5 percent. Completion of high school was correlated with a poverty rate of 11.2 percent. For Miami-Dade poverty rates were higher for all levels of educational attainment. For those without a high school diploma, 27.1 percent were below the poverty level, while for those with a Bachelor's degree or higher the corresponding rate was 6.4 percent. The much higher poverty rate of 17.5 for those persons with a high school diploma in Miami-Dade County compared to the corresponding rate of 11.2 percent for the nation is, indeed, very disturbing.

TABLE 23: Poverty Status by Educational Attainment
U.S. and Miami-Dade County
2005

Level of Educational Attainment	U.S. (in percent)	Miami-Dade (in percent)
Less than high school graduate	23.6%	27.1%
High school graduate (includes equivalency)	11.2%	17.5%
Some college, associate's degree	7.7%	10.8%
Bachelor's degree or higher	3.5%	6.4%

Source: American Community Survey, 2005.
Miami-Dade County Department of Planning and Zoning, Research Section 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

Family structure is another variable closely correlated with the poverty level. In particular, very high poverty rates are associated with female-headed households with children. For the nation as a whole, the poverty rate for this group is 37.7 percent. The corresponding rate for the County is quite similar at 38.3 percent. This can be seen in Table 24. However, when the data is broken down by race and ethnicity differences emerge. Nationally, the poverty rate for Black female-headed households with children jumps to 44.3 percent, while for the County the rate is even higher at 49.6 percent. However, the Miami-Dade poverty rate for Hispanic female-headed households with children is considerably lower at 34.0 percent. This is significantly different from the corresponding poverty figure for the nation of 45.9 percent.

TABLE 24: Percent Female Headed Households with Children
Below the Poverty Level
U.S. and Miami-Dade County
2005

Ethnicity	U.S. (in percent)	Miami-Dade (in percent)
All	37.7%	38.3%
Black	44.3%	49.6%
Hispanic	45.9%	34.0%

Source: American Community Survey, 2005. Miami-Dade County Department of Planning and Zoning, Research Section 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

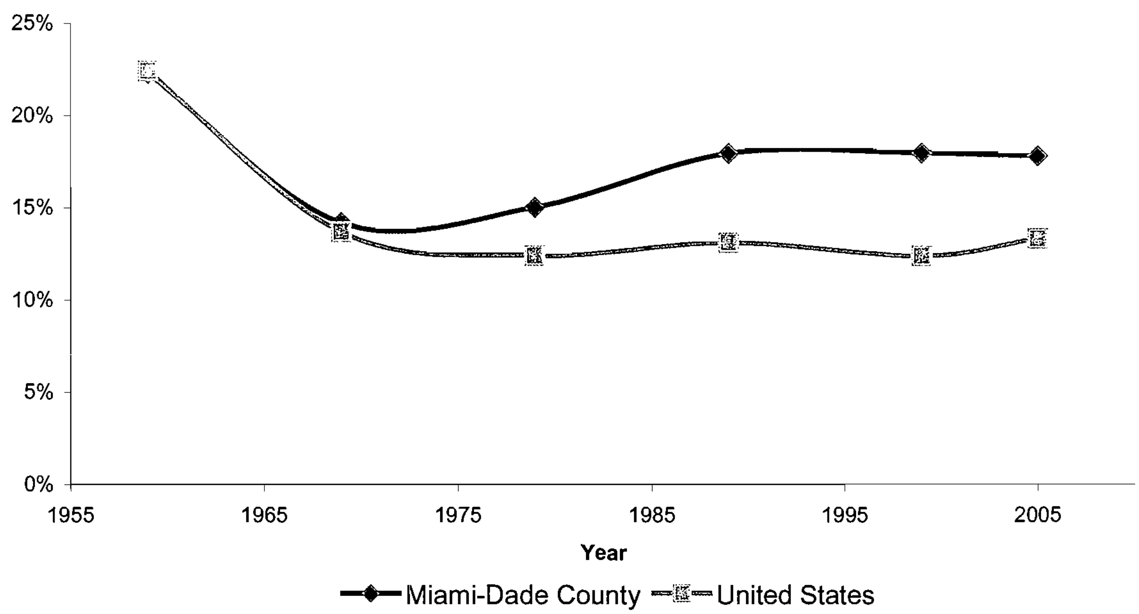
In Table 25, long term poverty rates for the U.S. and Miami-Dade County are shown. In 1959 the poverty rates were almost identical at 22.4 percent for the U.S. and 22.3 percent for Miami-Dade. A very sharp drop in the poverty rate over the next ten years for both areas brought poverty down to 13.7 percent for the U.S. and 14.2 percent for Miami-Dade. After this time a significant divergence in the poverty rate figures becomes apparent. From 1969 to 2005, the poverty rate for the nation has moved in a very narrow range. By 2005, this figure stood at 13.3 percent, a decrease of 0.4 percent. The situation for the County was quite different as it rose in significant fashion from 1969 to 1989, increasing to 17.9 percent at the latter date, remaining almost constant thereafter. This is readily seen in Chart 19.

TABLE 25: Percent Persons Below Poverty Level
U.S. and Miami-Dade County
1959-2000

	1959	1969	1979	1989	1999	2005
Miami-Dade	22.3%	14.2%	15.0%	17.9%	18.0%	17.8%
United States	22.4%	13.7%	12.4%	13.1%	12.4%	13.3%

Source: American Community Survey, 2005. Other years U.S. Census Bureau, Decennial Census, various years.
Miami-Dade County Department of Planning and Zoning, Research Section 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

CHART 19: Percent of Population Living Below The Poverty Level
Miami-Dade County
1959 - 2005



Source: U.S. Census Bureau, Decennial Census 1960-2000, American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning 2007.

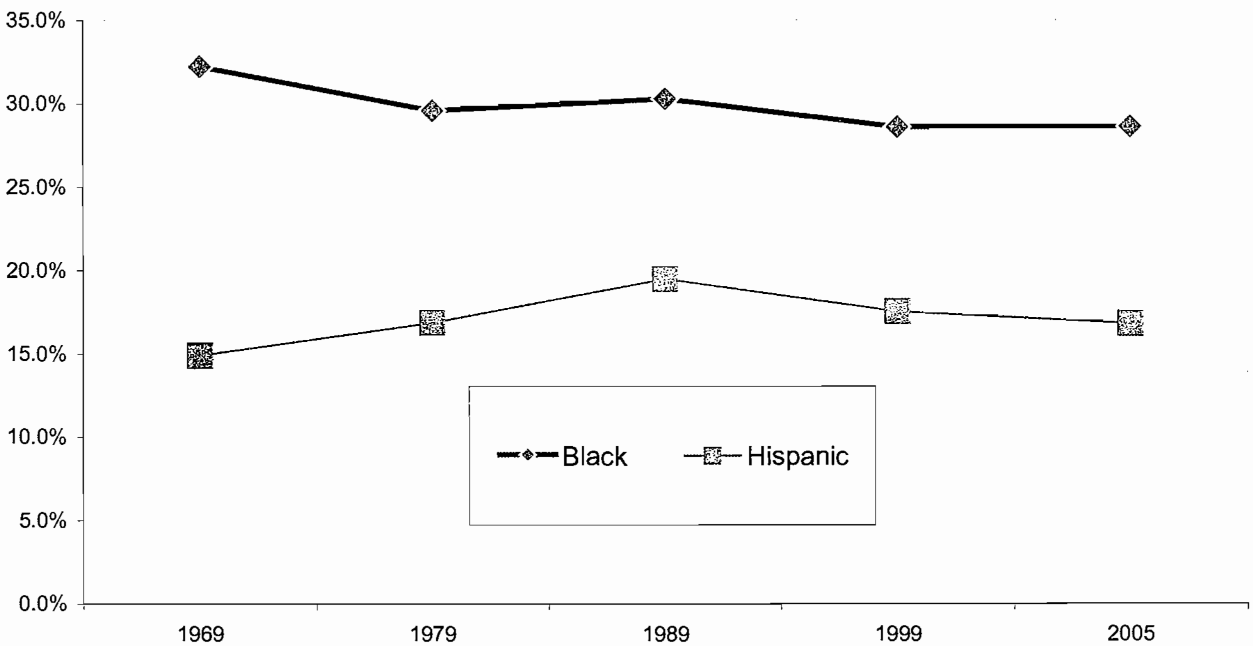
Long term poverty rates by ethnicity for Miami-Dade County are shown in Table 26. In 1969, the Black poverty rate was 32.2 percent, while the corresponding rate for Hispanics was considerably lower at 14.9 percent. Over the next ten years, poverty for Blacks declined to 29.6 percent in 1979 and has moved in a very narrow range thereafter. Poverty for Hispanics rose steadily from 1969 to 1989 and reached 19.5 percent in the latter year. From 1989 to 2005, the Hispanic poverty rate declined modestly to 16.8 percent in 2005. Chart 20 depicts these trends.

TABLE 26: Percent Persons Below Poverty Level by Ethnicity
Miami-Dade County
1969-2005

	1969	1979	1989	1999	2005
Black	32.2%	29.6%	30.3%	28.6%	28.6%
Hispanic	14.9%	16.9%	19.5%	17.5%	13.7%

Source: American Community Survey, 2005. Other years U.S. Census Bureau, Decennial Census, various years.
Miami-Dade County Department of Planning and Zoning, Research Section 2007.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

CHART 20: Poverty Rates for Blacks and Hispanics
Miami-Dade
1969-2005



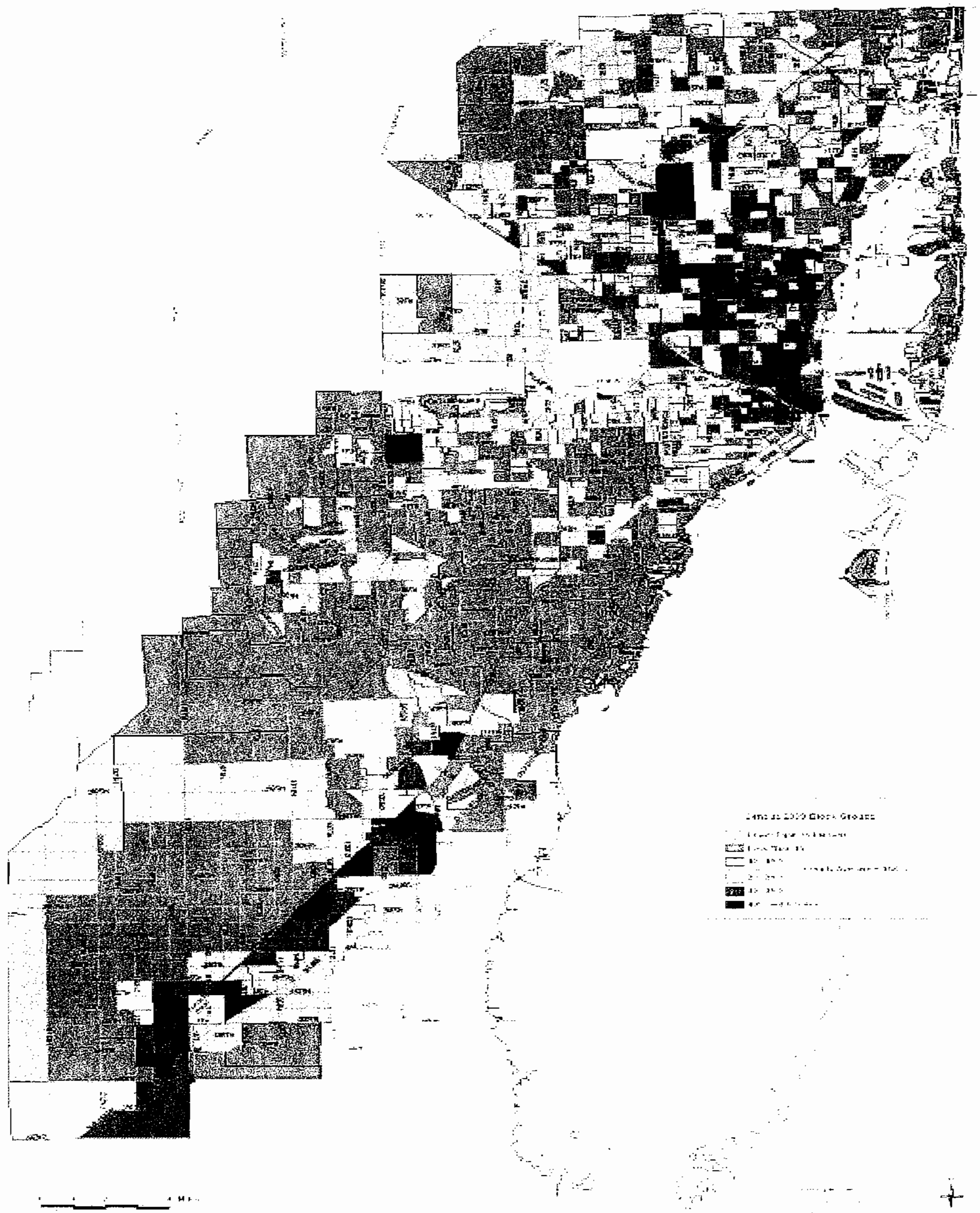
Source: Bureau of Census, Summary File 3 various years; and American Community Survey, 2005.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

As was the case for median household income, the distribution of poverty is geographically concentrated and follows more or less the same pattern of concentration as that of income. On Map 2, the areas indicated in the two shades of red have poverty rates of 30 percent or greater. The deeper shade of red shows areas that have a poverty rate that is more than double the County's average.

Map 2

Percent Persons in Poverty

Miami-Dade County, Florida, 2000



Housing Characteristics: Given low income levels and very sizable increases in housing costs related to rapid escalation of land values, in conjunction with real estate taxes and insurance costs, it is not surprising that the housing burden, measured by housing costs relative to income, has been quite high in Miami-Dade County. Moreover, the housing burden has rapidly escalated over the last several years. Table 27 shows households that pay more than 30 percent of income for selected owner costs that include mortgages, real estate taxes, insurances, utilities, and so forth. In 2005, this figure was

53.8 percent for Miami-Dade, compared to 40.6 percent and 34.5 percent for the state and the nation respectively. This placed the County as the 5th highest among 776 U.S. counties for which this measure is calculated. Table 27 indicates that the housing burden for owners with mortgages has worsened since 1999, as the figure was 40.9 percent for that year.

TABLE 27: Households Paying More Than 30% of Their Income In Selected Owner Costs*
Miami-Dade County
1999 and 2005

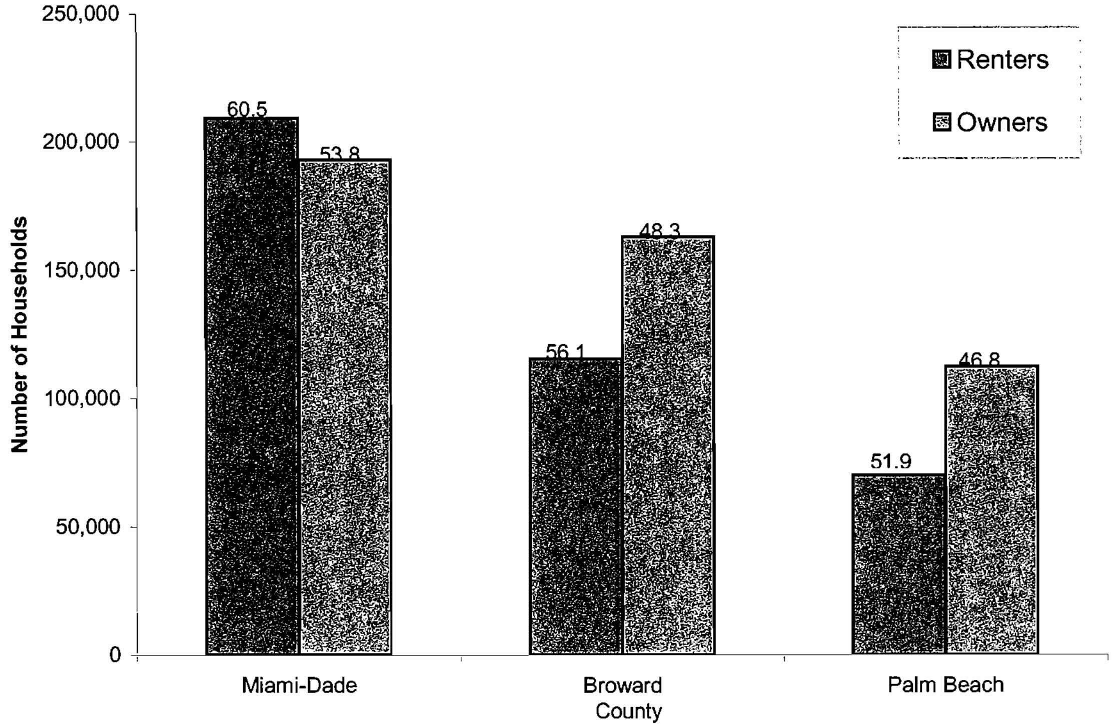
		Owners with Mortgages	
Year	**Total**	**Paying More Than 30%**	**Percent of Total**
1999	238,002	105,458	40.9
2005	339,180	193,171	53.8

Source: U.S. Census Bureau, 2005 American Community Survey, Miami-Dade County, Department of Planning and Zoning 2007.

Note: 2005 data are estimates based on a household sample and are subject to sampling variability.
*Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

Chart 21 graphically portrays the housing burden in 2005 for both owners and renters in the South Florida counties. As can readily be seen, the housing burden for both renters and owners is higher in Miami-Dade than in either Broward or Palm Beach County. In Miami-Dade 60.5 percent of households' pay more than 30 percent of their income for gross rent and utilities, this figure compares to 56.1 percent in Broward County and 51.9 percent in Palm Beach County. Similar to the situation faced by owners with mortgages, the rental burden figure of 60.5 percent placed Miami-Dade County as the 3rd highest among 776 U.S. counties for which this measure is calculated.

CHART 21: Households Paying More Than 30 Percent of Their Income in Gross Rent Plus Selected Owner Costs Selected Counties 2005



Source: U.S. Census Bureau, American Community Survey, 2005. Miami-Dade County, Department of Planning and Zoning 2006.
Note: Data are estimates based on a household sample and are subject to sampling variability.

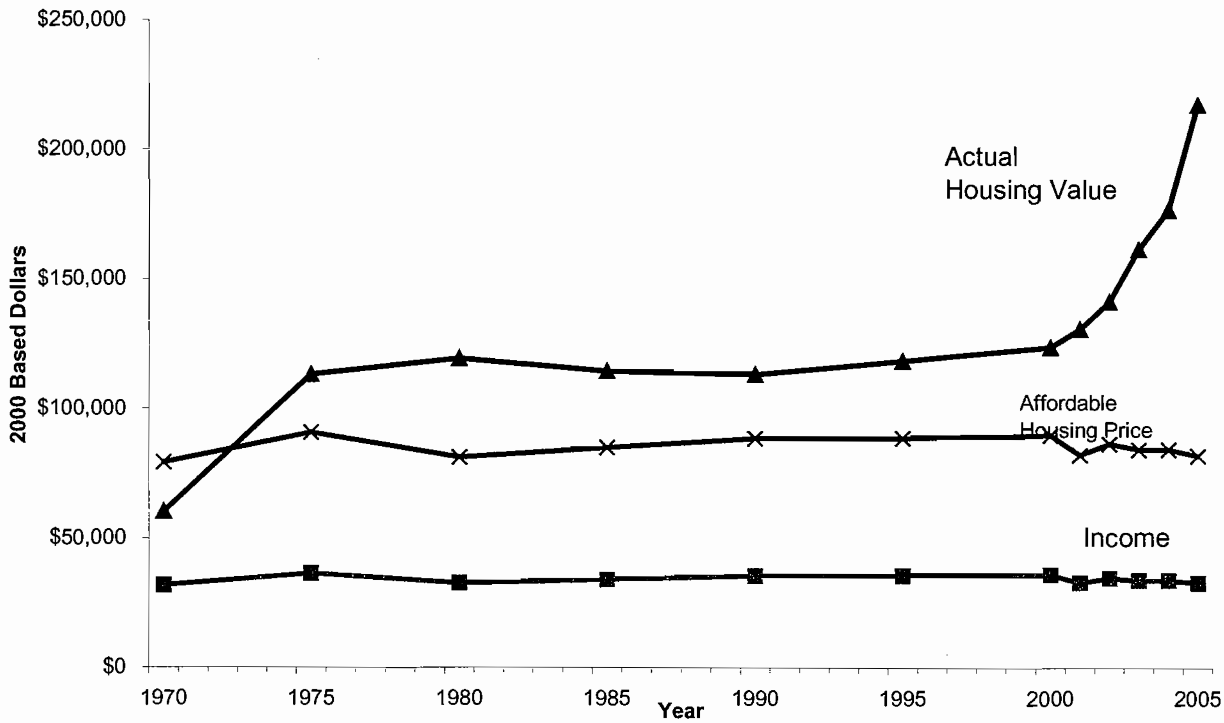
The above discussion centered on the high proportion of income required to maintain households in their current place of residence, whether as a renters or owners. It does not address the issue of affordability relative to purchase cost for new ownership. Table 28 provides insight into the issue of the housing affordability gap. Looking at the data in constant dollar terms, two aspects clearly emerge. The structural aspect of the housing affordability crisis is the limited growth of income. Thus the affordable housing price, calculated as 2.5 times median income, has also remained flat over this same time period. The second aspect is the housing market conditions in Miami-Dade, particularly since 2001. Median home values moved within a narrow range from 1975 to 1995, then from 1995 to 2001 increased by 9.4 percent and, thereafter, from 2001 to 2005 by 60.5 percent, with most of that increase taking place during the last year. Chart 22 vividly portrays the affordable housing gap.

TABLE 28: Housing Affordability Gap
Miami-Dade County
1970-2005

	In Current Dollars			In 2000 Constant Dollars		
Year	**Income**	**Median Home Value**	**Affordable Value (2.5 income)**	**Income**	**Median Home Value**	**Affordable Value (2.5 income)**
1970	$7,151	$13,600	$17,877.50	$31,737	$60,359	$79,343
1975	$11,361	$35,400	$28,402.50	$36,364	$113,306	$90,909
1980	$15,571	$57,200	$38,927.50	$32,540	$119,537	$81,351
1985	$21,240	$71,600	$53,100.00	$33,992	$114,587	$84,980
1990	$26,909	$86,000	$67,272.50	$35,453	$113,307	$88,633
1995	$31,438	$105,000	$78,595.00	$35,522	$118,642	$88,806
2000	$35,966	$124,000	$89,915.00	$35,966	$124,000	$89,915
2001	$33,840	$134,620	$84,600.00	$32,904	$130,895	$82,259
2002	$36,183	$147,734	$90,457.50	$34,634	$141,411	$86,586
2003	$36,089	$172,757	$90,222.50	$33,775	$161,678	$84,436
2004	$37,025	$193,906	$92,562.50	$33,752	$176,763	$84,379
2005	$37,148	$246,500	$92,870.00	$32,754	$217,344	$81,885

Source: U.S. Census Bureau, Decennial Census, various years, 2005 American Community Survey, Miami-Dade County, Department of Planning and Zoning 2006.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

CHART 22 : "Housing Affordability Gap" Median Income v. Median Housing Value 1970-2005 (Adjusted to 2000 Constant Dollars)



Source: U.S. Census Bureau, Census 1970-2000, American Community Survey, 2000-2005. Bureau of Labor Statistics, Miami-Dade County, Department of Planning and Zoning 2006.
Note: 2005 data are estimates based on a household sample and are subject to sampling variability.

Economic Characteristics

Miami-Dade County in 2005 had a $97.2 billion economy as measured by its gross regional product, in constant prices, propelled by a workforce of 1.15 million people. The economy has grown in real terms for 30 of the past 35 years, albeit unevenly in both structural and distributional terms. In this section, we analyze the Miami-Dade economy and present its most salient aspects. Initially, we begin with an examination of the long-term trends of the key broad economic indicators: gross regional product, personal income, employment, and wages. In addition, an assessment of the occupational structure and employment breakdown by sector of the Miami-Dade economy is provided. This is followed by an assessment of the current composition of the economy from the business establishment perspective including factors such as payroll, revenue, and business size by sector. In addition, a separate examination of minority business establishments follows. The section concludes with a discussion of the external economic generators that help drive the Miami-Dade economy.

Economic Indicators

Gross Domestic Product: The best single measure to gauge overall economic activity of a region is its Gross Regional Product. It is a concept analogous to the Gross Domestic Product of a nation. It represents the value of goods and services produced within a region over a period of time, but also includes transfers and income flows to residents; the latter not necessarily corresponding to real output from the present. (exg. pensions, annuities, etc). As such, it is an approximate indicator of the aggregate size of the regional economy's real output. In addition, it represents to a large extent the value-added by the region's employed workers and capital stock. As the Bureau of Economic Analysis provides figures for regional product only down to the State level, estimates and projections using the REMI Model will be used.[2] As can be seen in Table 29, estimates derived from the model indicate that the overall size of the Miami-Dade economy expanded from $81.6 billion in 2001 to $89.5 billion in 2004. This represented an annual growth rate of 3.1 percent in Miami-Dade County for the above period. As indicated above, the figure in question reflects the increase in the real income of residents for that interval, which does not correspond to the expansion of real output. This is significantly higher than the comparable figure of 2.8 percent for the nation as a whole. Table 29 also shows the forecasted values for gross regional product from 2005 to 2015. During this time period the economy is forecast to expand by $44.5 billion or at an annual rate of 3.7 percent. During this same period labor productivity is projected to grow at a healthy 2.7 percent annual rate.

However, in the case of Miami-Dade we cannot assume that the previous estimates will apply. The reason is that national estimates of growth and productivity, as explained above, do not reflect the reality of the Miami-Dade economy. The relationship between real output and real incomes for the nation is not the same as the relationship of these two variables for the local economy. As the number of retirees living in Miami-Dade and Florida keep on increasing then the divergence between real income and real output will be magnified. By the same token, labor productivity estimates would have to be specifically calculated for the local economy instead of simply assuming that overall factor productivity is the same for the nation and for the local economy. It is of the utmost importance to realize that due to fundamental differences in the composition of the production matrices of the nation, State of Florida, and Miami-Dade County, it is not possible to extrapolate labor productivity values from the first two levels (nation and state) to the third (Miami-Dade County). This is a telling example of the logical error referred to as the fallacy of composition. What is true of the whole need not be true of the parts. Chart 23 graphically portrays both the estimated and projected values for Miami-Dade's gross regional product.

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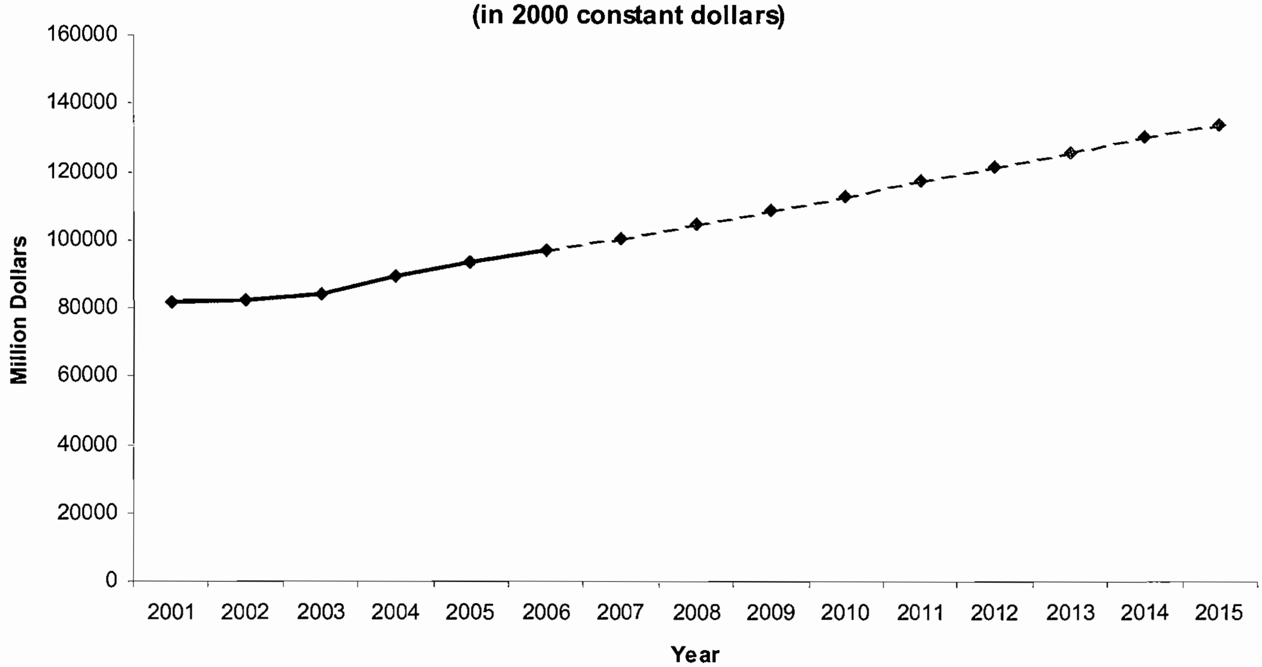
[2] REMI is an economic model developed by Regional Economic Models, Inc. It is constructed to reveal economic and demographic impacts of policy initiatives on an economy. The REMI model is a structural model that is dynamic in nature. It forecasts how changes to the economy and adjustment to those changes will occur on a year-by-year basis. The model includes all the inter-industry relationships that are in an input-output model, but goes well beyond this by including the linkages and relationships in other markets such as population and labor supply, labor and capital demand and so forth.

TABLE 29: Gross Regional Product
Miami-Dade County
(in 2000 constant dollars)

Year	Gross Regional Product
2001	81,582
2002	82,414
2003	84,367
2004	89,502
2005	93,424
2006	97,215
2007	100,625
2008	104,388
2009	108,555
2010	112,835
2011	117,102
2012	121,201
2013	125,555
2014	130,186
2015	133,966

Source: Values calculated using REMI Model. Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 23: Gross Regional Product
Miami-Dade County
(in 2000 constant dollars)



Source: REMI Model. Prepared by Miami-Dade County Department of Planning and Zoning, Research Section 2007.
Dotted line represents Projection.

Personal Income: It is a measure that includes income received from participating in production as well as from government and business transfer payments. Personal income is a measure very closely related to Gross Regional Product and as there is consistent time series data for this measure from 1969 forward for Miami-Dade County, it will be used to provide insight into long-term performance of the economy. It is important to note however, that whenever personal income is used as a measure of growth, it must be kept in mind that the term is not synonymous with disposable income of residents, which takes into account direct taxation.

As Table 30 shows, the Miami-Dade's economy has been consistently growing throughout the 1969 to 2004 period, with downturns experienced in 1974/75, 1982, and 1990/91. The former and latter years are consistent with downturns in the national business cycle. This can be clearly seen in Charts A3 and A4 contained in Appendix A2. Charts 24 and 25 respectively depict personal income and annual rate of growth in personal income for the U.S. and Miami-Dade, using 1970 as the base year. They clearly show that since 1992, growth in real income although not necessarily in output, in the Miami-Dade economy has been very much in line with the U.S. economy. Prior to 1992, the local economy displayed considerably greater deviation from the national economy, at least as measured by growth in personal income. Over the entire 35 year period, the growth rate has averaged 2.8 percent. Since population grew at a rate of 1.8 percent per annum, this has resulted in a per person increase in personal income of 35 percent over the period in question. Finally, Chart 25 combines both the trend in personal income growth and the year-on-year growth rate for Miami-Dade County. It shows that despite the significant annual fluctuation in the growth rates for Miami-Dade prior to 1992, the trend for personal income has steadily moved upward. The steady increase in personal income has continued unabated since 1992.

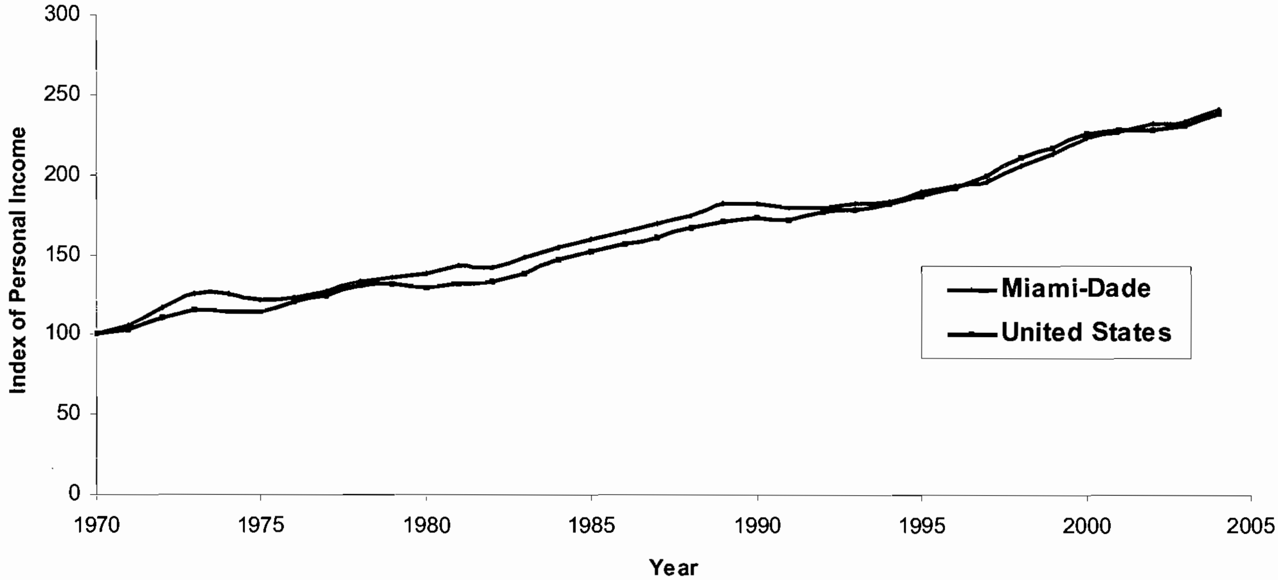
Once more we call the attention of the reader to the fact that an increase in total personal income is not necessarily equivalent to an equal growth in the real output of the area, nor does the increase in real income denies the possibility of a simultaneous increment in the coefficient measuring income distribution. This latter possibility is enhanced by the gradual decline in median household and family income in Miami-Dade County relative to the nation (See Tables 13 and 14 on page 15).

TABLE 30: Personal Income and Growth Rate
Miami-Dade County
1969-2004
(in thousand constant 2004 dollars)

	Miami-Dade		United States	
Year	Personal Income	Rate of Growth	Personal Income	Rate of Growth
1969	26,345,080	-	4,007,047,684	-
1970	28,408,530	7.8%	4,083,745,361	1.9%
1971	29,999,839	5.6%	4,214,102,469	3.2%
1972	33,080,177	10.3%	4,486,149,043	6.5%
1973	35,736,991	8.0%	4,725,478,153	5.3%
1974	35,583,591	-0.4%	4,684,566,734	-0.9%
1975	34,518,936	-3.0%	4,687,388,476	0.1%
1976	35,093,533	1.7%	4,896,128,647	4.5%
1977	36,106,346	2.9%	5,090,948,515	4.0%
1978	37,880,163	4.9%	5,324,256,595	4.6%
1979	38,624,115	2.0%	5,365,696,694	0.8%
1980	39,313,316	1.8%	5,290,804,733	-1.4%
1981	40,482,772	3.0%	5,385,000,770	1.8%
1982	40,417,105	-0.2%	5,432,685,699	0.9%
1983	42,063,118	4.1%	5,615,223,193	3.4%
1984	43,746,291	4.0%	5,980,621,270	6.5%
1985	45,122,245	3.1%	6,191,390,613	3.5%
1986	46,603,814	3.3%	6,415,705,839	3.6%
1987	48,298,911	3.6%	6,563,942,430	2.3%
1988	49,713,225	2.9%	6,792,256,382	3.5%
1989	51,703,734	4.0%	6,988,995,323	2.9%
1990	51,616,143	-0.2%	7,051,014,078	0.9%
1991	50,820,037	-1.5%	7,005,388,399	-0.6%
1992	50,990,301	0.3%	7,219,399,857	3.1%
1993	51,654,948	1.3%	7,266,440,484	0.7%
1994	52,132,737	0.9%	7,447,019,231	2.5%
1995	53,769,501	3.1%	7,625,783,924	2.4%
1996	54,801,040	1.9%	7,850,486,552	2.9%
1997	55,601,158	1.5%	8,138,706,480	3.7%
1998	58,654,531	5.5%	8,602,482,822	5.7%
1999	60,564,033	3.3%	8,846,778,872	2.8%
2000	63,539,664	4.9%	9,247,214,460	4.5%
2001	64,426,224	1.4%	9,305,378,261	0.6%
2002	65,799,535	2.1%	9,326,241,857	0.2%
2003	66,351,706	0.8%	9,407,630,652	0.9%
2004	68,582,602	3.4%	9,731,400,000	3.4%

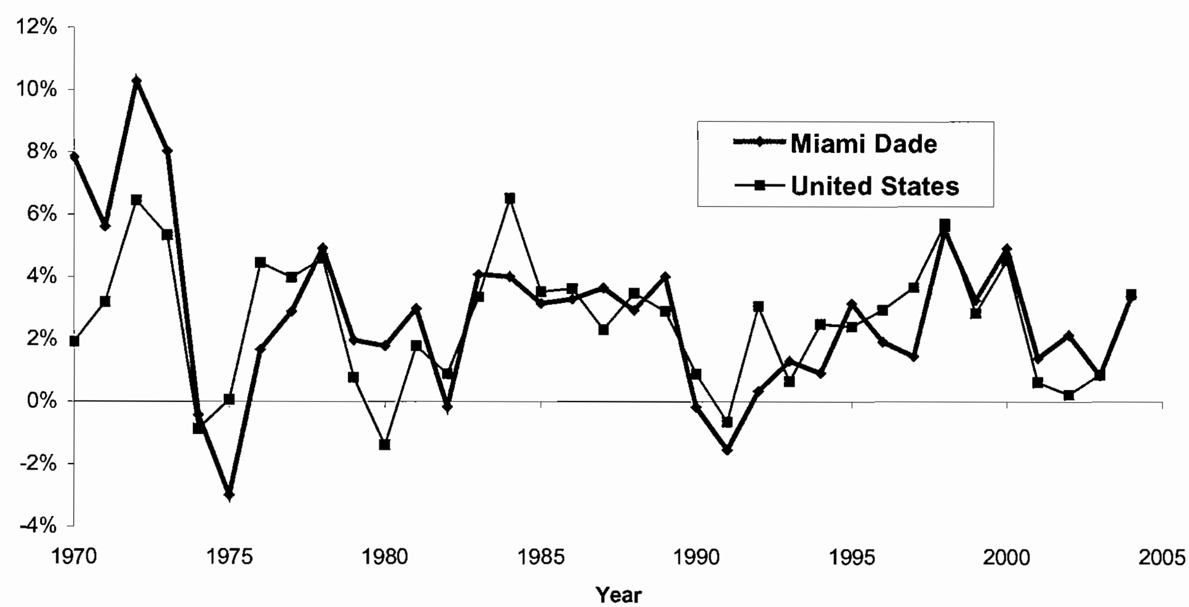
Source: U.S. Bureau of Economic Analysis, National Income Accounts, Regional Economic Information System, Miami-Dade County Department of Planning and Zoning, Research Section 2007.

Chart 24: Personal Income in Miami-Dade and the United States Over Time 1970 - 2004 (Index 1970=100)



Source: U.S. Bureau of Economic Analysis, National Income Accounts, Regional Economic Information System, Miami-Dade County, Department of Planning and Zoning 2007.

CHART 25: Rate of Growth of Personal Income in Miami-Dade and United States 1970-2004



Source: U.S. Bureau of Economic Analysis, National Income Accounts, Regional Economic Information System, Miami-Dade County, Department of Planing and Zonning 2007.

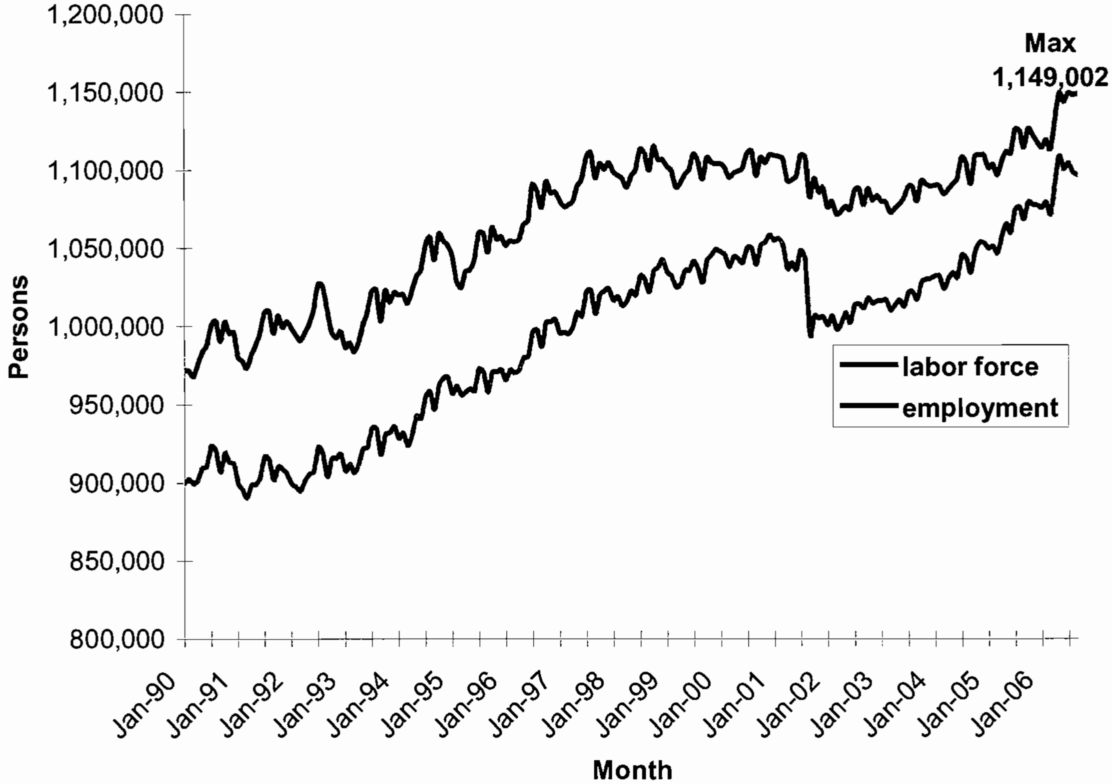
Labor Force and Employment: As mentioned previously, a significant portion of the growth in the economy has come from a steady increase in the population, which, in turn, fuels a steady increase in the labor force. As can be seen in Table 31, the labor force grew from 878,403 in 1983 to 1,113,560 in 2005. This represented a 26.8 percent increase over the 23 year time period. Over this same period, the level of employment rose by 37.3 percent. Chart 27 shows monthly labor force and employment figures from 1990 to 2006. The gap between labor force and the employment level, or unemployment narrows significantly after 1998. Chart 28 depicts the unemployment rate for both Miami-Dade and the U.S. from 1983 to 2005. Charts A5 and A6 in Appendix A2 show the movement of labor force and unemployment numbers relative to downturn and recovery of the national business cycle. In 1983, the nation was still suffering from the ill effects of the downturn in economic activity associated with the second oil price shock in 1980. Unemployment stood at 9.6 percent, however the situation in Miami-Dade was far worse as the unemployment rate reached 11.6 percent. The Miami-Dade economy was more severely impacted by the downturn in activity in its two major external sectors, namely, international trade and tourism. Nonetheless, recovery, as measured by the unemployment rate, was in hand by 1985, when the national and local rates were virtually the same. As can be seen in Chart 28, the gap widened significantly in 1988, and remained at nearly two percentage points until 2000. Since 2002, the unemployment rate has dropped rapidly in Miami-Dade, and in fact by 2003 was below the comparable rate for the U.S.. The annual unemployment rate for Miami-Dade in 2005 stood at 4.3 percent, as a result of unusually high rate of activity in the construction industry.

TABLE 31: Labor Force and Employment
Miami-Dade County
1983-2005

Year	Labor Force	Employment	Unemployment	Unemployment rate
1983	878,403	776,151	102,252	11.6
1984	875,804	802,859	72,945	8.3
1985	870,880	807,541	63,339	7.3
1986	895,024	830,818	64,206	7.2
1987	922,648	861,837	60,811	6.6
1988	947,171	880,205	66,966	7.1
1989	962,133	886,919	75,214	7.8
1990	987,269	909,877	77,392	7.8
1991	993,360	903,785	89,575	9.0
1992	1,003,487	908,454	95,033	9.5
1993	1,005,640	922,379	83,261	8.3
1994	1,038,546	946,280	92,266	8.9
1995	1,046,242	963,940	82,302	7.9
1996	1,072,171	985,952	86,219	8.0
1997	1,093,568	1,010,126	83,442	7.6
1998	1,102,294	1,025,506	76,788	7.0
1999	1,100,623	1,036,022	64,601	5.9
2000	1,103,485	1,046,900	56,585	5.1
2001	1,098,226	1,031,747	66,479	6.1
2002	1,079,850	1,008,866	70,984	6.6
2003	1,083,357	1,019,631	63,726	5.9
2004	1,097,454	1,038,442	59,012	5.4
2005	1,113,560	1,065,417	48,143	4.3

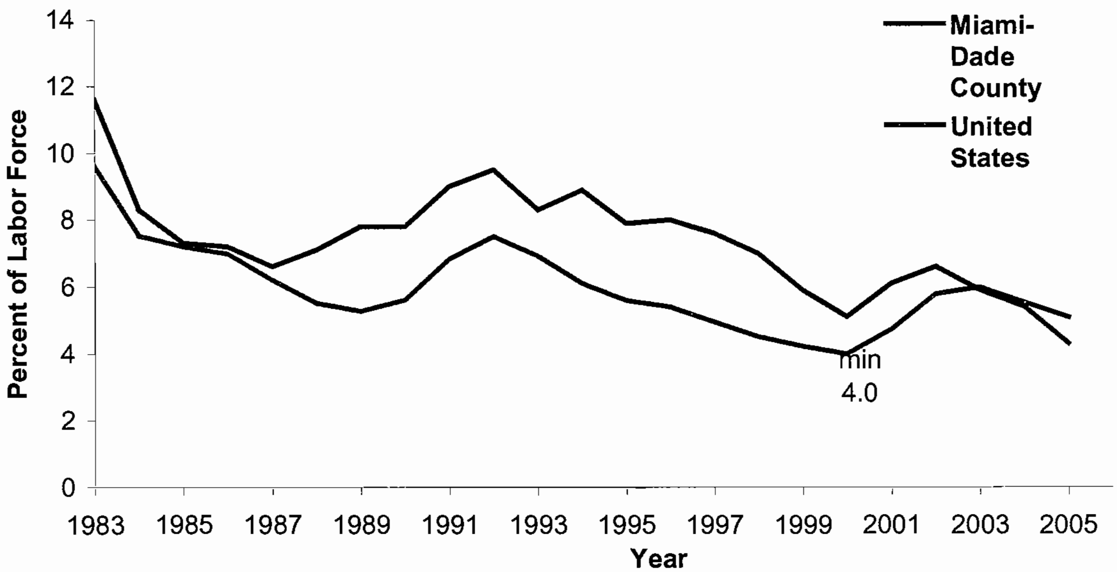
Source: Bureau Labor Statistics Miami-Dade County Department
of Planning and Zoning, Research Section 2007.

CHART 27: Labor Force and Employment Miami-Dade County 1990-2006



Source: Agency for Workforce Innovation, Bureau of Labor Statistics.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 28: Unemployment Rate
Miami-Dade County and United States
1983-2005



Source: Agency for Workforce Innovation, Bureau of Labor Statistics.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Wages: Since 1990, average weekly wages in Miami-Dade County have risen in tandem with those for the nation. At the beginning of the period in 1990 average wages, expressed in constant dollar terms, were slightly below, those for the nation. By 1999, the gap between Miami-Dade and the nation had widened to 4.5 percent. Thereafter, the divergence narrowed markedly, until the average weekly wage in Miami-Dade came into virtual equality with the nation in 2005. This can be seen in Table 32 and is graphically depicted in Chart 29. Chart A7 in the Appendix shows the sharp decline in average weekly wages for Miami-Dade County associated with the recession in 2001. This is in contrast to wages at the national level that remained virtually unchanged during the downturn.

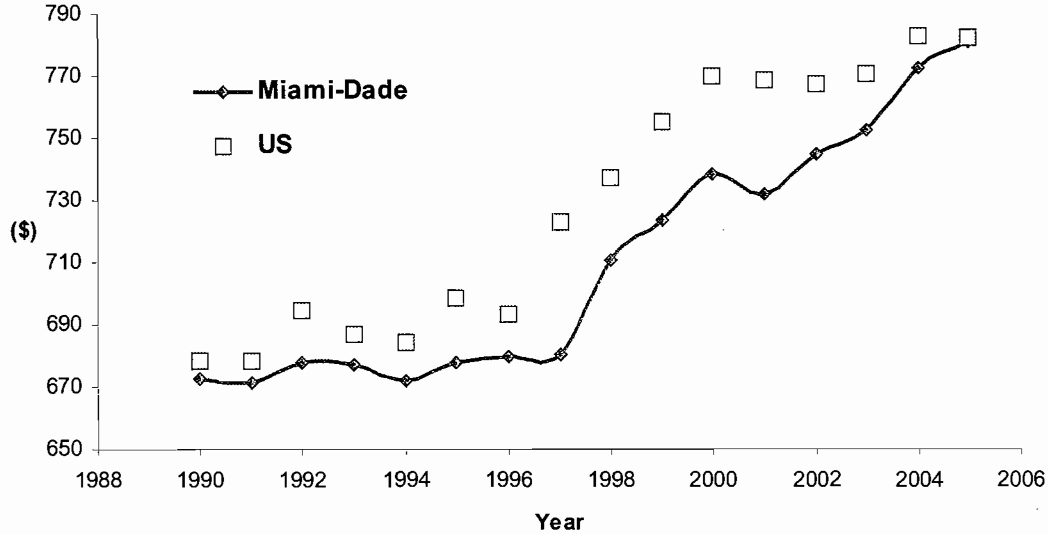
While the fact that the current average wage rate for Miami-Dade is essentially equal to the corresponding rate for the nation, while per capita income in Miami-Dade is only 84 percent of the national figure bears some explanation. First of all, the data have a different geographical basis, that is, the wage rate is reported by place of work and per capita income is based on place of residence. This has significant ramifications for Miami-Dade County. U.S. Census Bureau, Journey to Work data indicates that many who work in Miami-Dade do not live here. In fact, in 2000, 13.9 percent of employees who worked in Miami-Dade County resided elsewhere. The vast majority of these wage earners, 115,044 resided in Broward County. As just over 60,000 workers live in Miami-Dade and work in Broward, in net terms incomes for almost 55,000 employees flow out of the Miami-Dade County economy. This implies that there is a very significant leakage of wage income. Thus while the wage rate for Miami-Dade may be approximately equal to that for the nation, this is not incompatible with significantly lower per capita income in Miami-Dade. One other factor which is quite significant, must be taken into account, namely: the bimodal characteristics of income distribution in our area. As a result, median wages and median income for persons would be quite below the arithmetic average.

TABLE 32: Average Weekly Wage
Miami-Dade and U.S.
1990-2005
(in constant 2005 dollars)

Year	U.S.	Miami-Dade
1990	678	672
1991	678	671
1992	695	678
1993	687	677
1994	684	672
1995	698	678
1996	693	680
1997	723	680
1998	737	711
1999	755	723
2000	770	738
2001	769	732
2002	768	745
2003	771	753
2004	783	772
2005	782	781

Source: Bureau of Labor Statistics, 1990 - 2006 Quarterly Census of Employment and Wages Program. Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 29: Average Weekly Wage
Miami-Dade County and United States
1990-2005
(in Constant 2005 $)



Source: Bureau of Labor Statistics, 1990 - 2006 Quarterly Census of Employment and Wages Program.
Miami-Dade County Department of Planning and Zoning, Research Section 2007.

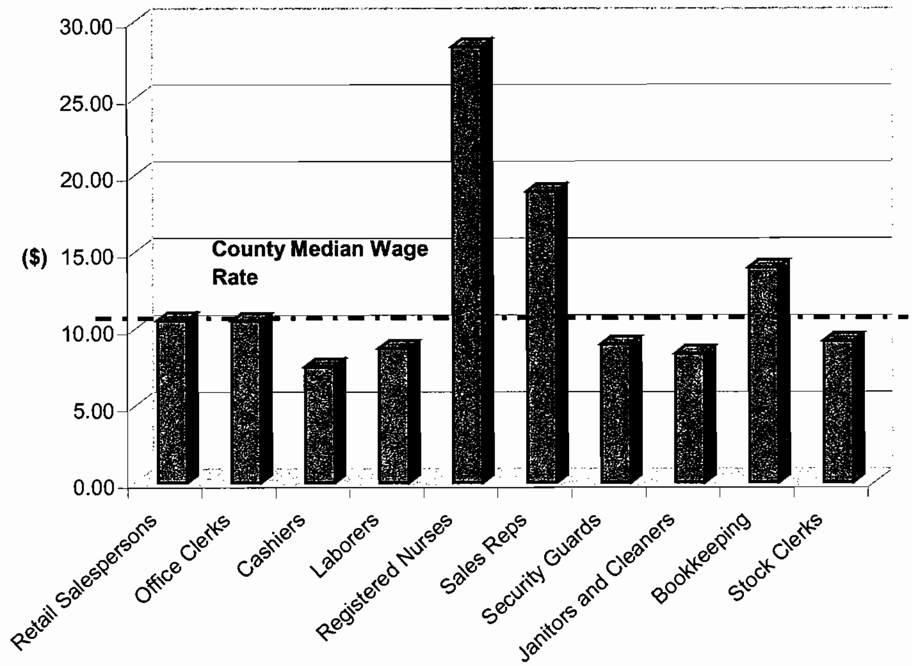
Table 33 provides data on median and mean hourly wage rates in 2006 in Miami-Dade County. It is important to note the very large discrepancy between mean or average wages and median wages. The median wage of $11.74 is 34.8 percent below the mean hourly wage rate is indicative of the great disparity in income distribution in the County, as noted before. Looking at wage rates in the top 25 occupational categories, and their employment level, 11 of these 25 categories have a median hourly wage rate of $10 per hour or less. Together they account for 174,240 jobs or 17.3 percent of the jobs in Miami-Dade. This has clear implications in regard to low household income levels and, in turn, the incidence of poverty in Miami-Dade. Chart 30 considers only the top 10 occupational categories and compares the median wage for each to the County median wage rate. Only three of the categories, Registered Nurses, Sales Reps, and Bookkeeping provide a wage rate above the County median. Further, median wage rates for 5 of the 10 categories fall below the $10 hourly level.

TABLE 33: Employment by Top 25 Occupational Categories with Wages Rates, Miami-Dade County, 2006

Occupation	Employment	Mean Wages ($)	Median Wages ($)
Total all occupations	1,004,950	18.02	11.74
Retail Salespersons	35,000	12.31	10.54
Office Clerks, General	29,460	11.22	10.49
Cashiers	27,280	8.28	7.53
Laborers and Freight, Stock, and Material Movers, Hand	24,260	9.46	8.73
Registered Nurses	21,520	28.57	28.37
Sales Representatives, Wholesale and Manufacturing, Except Technical Products	20,050	23.51	18.93
Security Guards	18,220	9.45	8.99
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	17,470	9.00	8.36
Bookkeeping, Accounting, and Auditing Clerks	16,890	15.02	13.98
Stock Clerks and Order Fillers	16,740	10.05	9.18
Waiters and Waitresses	16,610	8.79	7.47
Customer Service Representatives	16,590	13.61	12.76
Combined Food Preparation and Serving Workers, Including Fast Food	16,060	7.65	7.02
Secretaries, Except Legal, Medical, and Executive	14,970	12.86	12.54
Executive Secretaries and Administrative Assistants	12,530	17.80	17.05
Receptionists and Information Clerks	10,960	10.14	9.90
Accountants and Auditors	9,930	31.08	26.61
Nursing Aides, Orderlies, and Attendants	9,500	10.32	9.84
Packers and Packagers, Hand	9,220	8.70	7.15
Shipping, Receiving, and Traffic Clerks	8,930	11.71	11.04
First-Line Supervisors/Managers of Office and Administrative Support Workers	8,740	22.45	21.09
Maintenance and Repair Workers, General	8,460	13.21	12.24
Truck Drivers, Light or Delivery Services	8,090	13.81	12.13
Maids and Housekeeping Cleaners	7,920	7.96	7.63
Construction Laborers	7,780	12.03	11.42

Source: Agency for Workforce Innovation, OES - Occupational Employment Statistics and Wages.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 30: Median Wages for Top 10 Occupational Categories by Employment Level, Miami-Dade County, 2006



Source: Agency for Workforce Innovation, OES - Occupational Employment Statistics and Wages Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Economic Structure

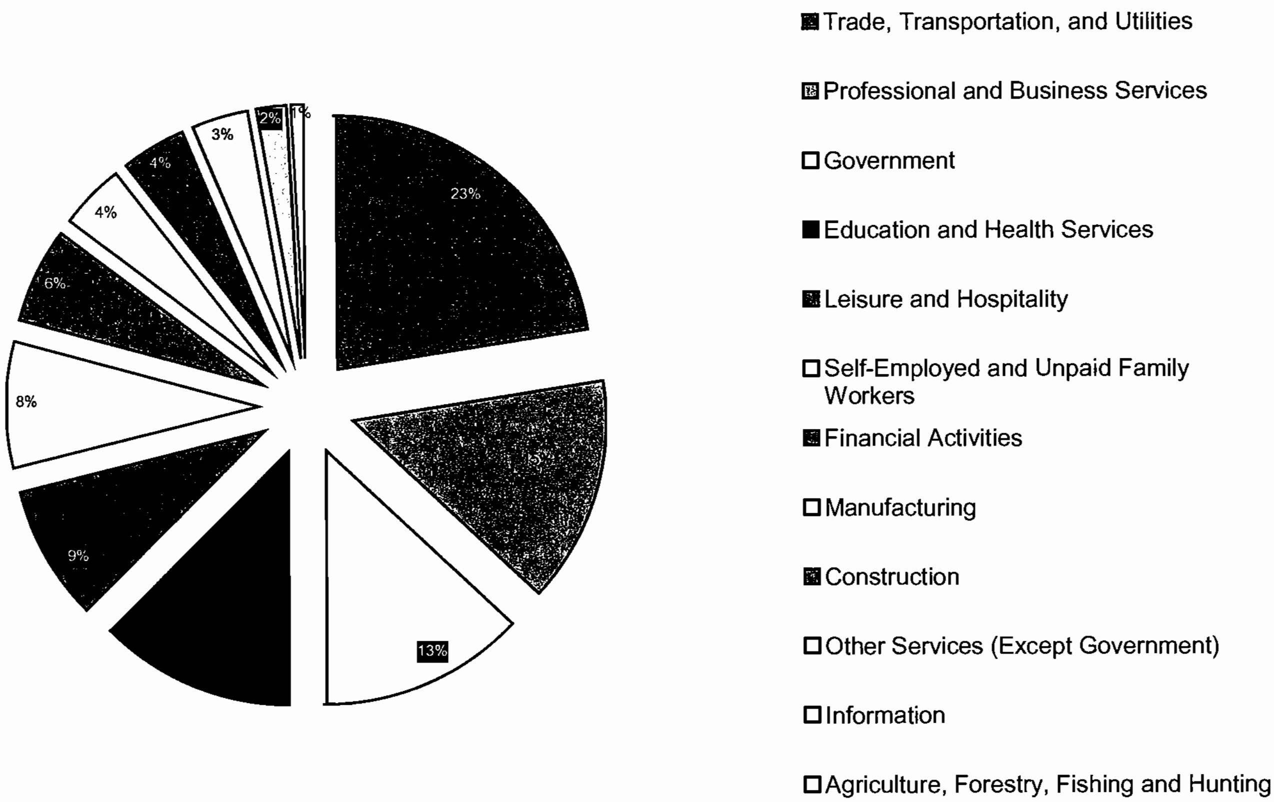
By Employment: Table 34 provides the sectoral breakdown of employment including the Government and Self-Employed sectors. The economy is led by a diversified group of four sectors, primarily service related, that provide over 50 percent of employment in Miami-Dade County. Each of the following sectors account for more than 10 percent of Miami-Dade employment: Professional and Business Services, Government, Education and Health Services, and Retail Trade. The Wholesale Trade and Transportation sectors, that clearly are linked to international trade, provide only 11.5 percent of the County's employment base. Finally, the Leisure and Hospitality sector that significantly services the Miami-Dade tourism industry provides 141,786 jobs or 8.7 percent of total employment. The Self-Employed sector generates for 7.9 percent of overall employment. Chart 31 graphically depicts employment share by industry.

TABLE 34: Employment by Industry
Miami-Dade County
2006

Industry	Employment: Number of Employees	Employment: As percentage of total
Total: All Industries	1,152,636	100.0
Agriculture, Forestry, Fishing and Hunting	9,109	0.8
Mining	585	0.1
Construction	46,907	4.1
Manufacturing	48,549	4.2
Durable Goods Manufacturing	27,400	2.4
Non-Durable Goods Manufacturing	21,149	1.8
Trade, Transportation, and Utilities	258,852	22.5
Wholesale Trade	73,976	6.4
Retail Trade	122,717	10.6
Transportation and Warehousing	59,183	5.1
Information	24,167	2.1
Financial Activities	72,094	6.3
Finance and Insurance	47,905	4.2
Real Estate and Rental and Leasing	24,189	2.1
Professional and Business Services	165,239	14.3
Education and Health Services	141,786	12.3
Leisure and Hospitality	100,773	8.7
Other Services (Except Government)	40,295	3.5
Government	152,733	13.3
Federal Government	20,772	1.8
State Government	18,691	1.6
Local Government	113,270	9.8
Self-Employed and Unpaid Family Workers	91,547	7.9

Source: Agency for Workforce Innovation, Employment Projections program, Bureau of Labor Statistics.
Miami-Dade County Department of Planning and Zoning, Research Section 2007.

CHART 31 Employment Share by Industry in Miami-Dade County 2006



Source: Source: Agency for Workforce Innovation, Employment Projections program. Miami-Dade County, Department of Planning and Zoning 2007.

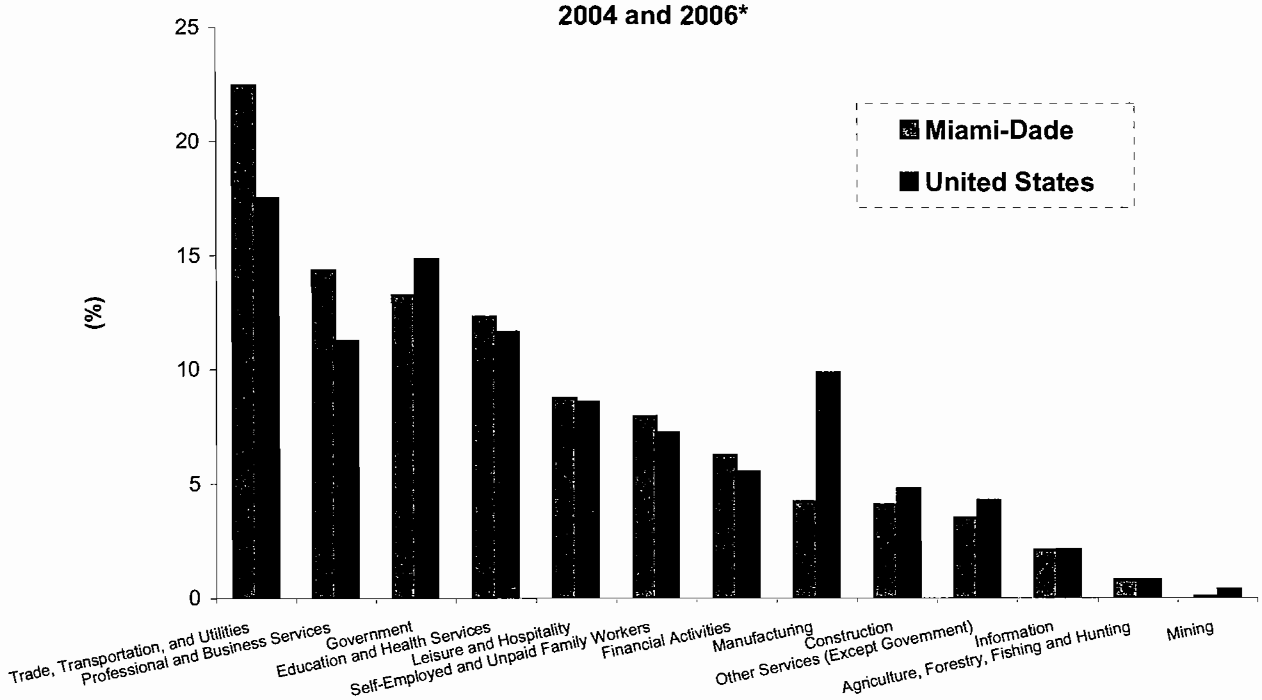
In Table 35, a comparison of employment by industry for Miami-Dade and the U.S. is provided. It should be noted that data for comparable years was not available, thus 2004 data was used for the U.S. Nevertheless, certain broad patterns of differences in the structure of the two economies are valid. The Trade, Transportation, and Utilities sector provided 22.5 of employment in Miami-Dade, whereas the corresponding figure at 17.5 percent is considerably lower for the nation. Other large sectors that are over-represented in the Miami-Dade economy are the Professional and Business Services, Financial Activities, and Self-Employed sectors. Sectors in which Miami-Dade is under-represented in employment terms include: Government, Manufacturing and Construction. It is important to note that the Leisure and Hospitality sector, which provides 8.7 percent of Miami-Dade employment, essentially has no greater employment impact on the economy than the sector does at the national level. Chart 32 captures and graphically portrays the data.

TABLE 35: Employment by Industry
Miami-Dade and United States

	Employment				
	Miami-Dade 2006		United States 2004		
Industry	**# of Employees**	**As percentage of total**	**# of Employees**	**As percentage of total**	**Miami-Dade's over Nation's share**
Total, All Industries	1,152,636	100.0	145,612,300	100.0	
Trade, Transportation, and Utilities	258,852	22.5	25,509,500	17.5	1.28
Professional and Business Services	165,239	14.3	16,413,700	11.3	1.27
Government	152,733	13.3	21,618,400	14.8	0.89
Education and Health Services	141,786	12.3	16,953,600	11.6	1.06
Leisure and Hospitality	100,773	8.7	12,479,100	8.6	1.02
Self-Employed and Unpaid Family Workers	91,547	7.9	10,547,100	7.2	1.10
Financial Activities	72,094	6.3	8,051,900	5.5	1.13
Manufacturing	48,549	4.2	14,329,600	9.8	0.43
Construction	46,907	4.1	6,964,500	4.8	0.85
Other Services (Except Government)	40,295	3.5	6,209,900	4.3	0.82
Information	24,167	2.1	3,138,300	2.2	0.97
Agriculture, Forestry, Fishing and Hunting	9,109	0.8	1,149,000	0.8	1.00
Mining	585	0.1	523,200	0.4	0.14

Source: Agency for Workforce Innovation and Bureau of Labor Statistics, Employment Projections program, Miami-Dade County Department of Planning and Zoning 2007.

CHART 32: Share of Total Employment by Industry Miami-Dade and United States
2004 and 2006*



Source: Agency for Workforce Innovation and BLS, Employment Projections program. Miami-Dade County, Department of Planning and Zoning 2007.
*Data for Miami Dade County is of 2006, and for the United States 2004.

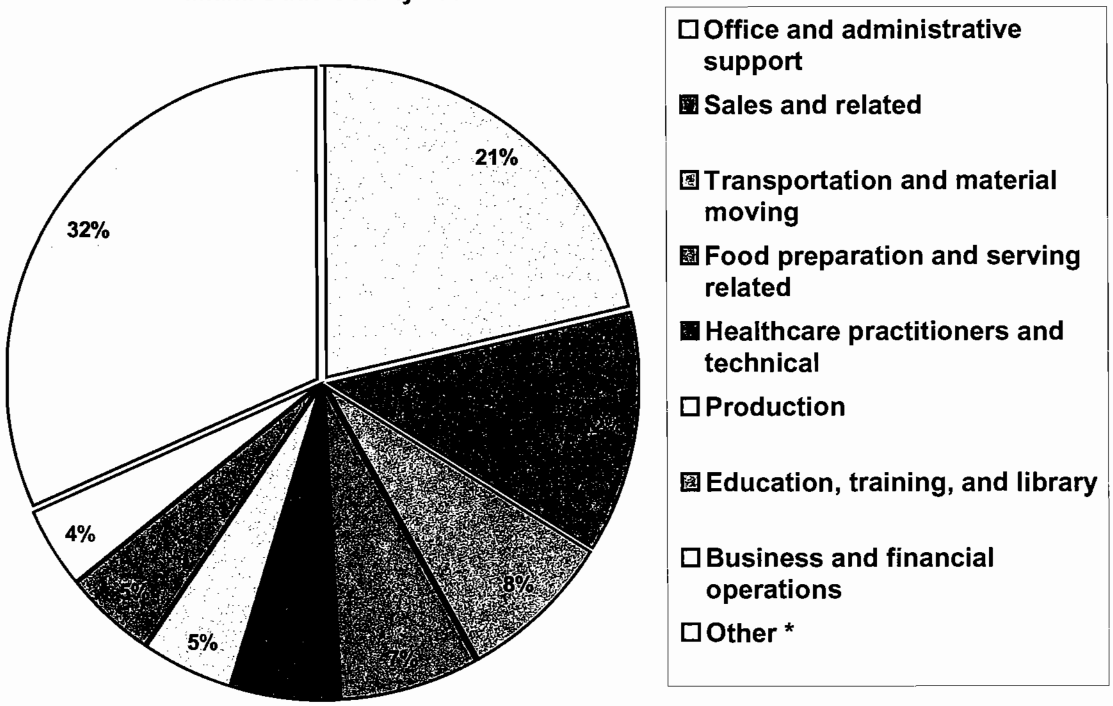
By Occupation: A different picture emerges when the economy is segmented by occupational category. The two largest occupational categories in the Miami-Dade economy are Office and Administrative Support, and Sales and Related Activities. They account for 21.4 and 12.4 percent of employment in Miami-Dade respectively. Both of these sectors are significantly over-represented, by about 20 percent, relative to the U.S. economy. Other sectors that are weighted more heavily in the Miami-Dade economy than in the U.S. economy include: Transportation and Material Moving, and Healthcare Practitioners. Sectors in Miami-Dade that are under-weighted relative to the U.S. economy include, in order of magnitude, the following: Food Preparation, Production, Education and Training, Construction, and Management. All of these sectors, with the exception of Food Preparation, were at least 25 percent below the figures for the corresponding occupational categories for the U.S. Table 36 presents the employment data by occupational category for Miami-Dade and the U.S. in 2004. Chart 33 graphically portrays employment by major occupational groupings for Miami-Dade.

TABLE 36: Occupational Employment and Wages by Major Occupational Group
United States and the Miami-Dade County
May 2004

Occupational Group	Employment as Percent of Total		Mean Hourly Wage	
	U.S.	**Miami-Dade**	**U.S.**	**Miami-Dade**
Total:			$17.80	$17.13
Management	4.8	3.3	41.12	44.4
Business and financial operations	4	4.2	27.1	26.49
Computer and mathematical	2.3	1.8	31.5	27.21
Architecture and engineering	1.9	1.2	29.69	27.09
Life, physical, and social science	0.9	0.6	26.89	26.55
Community and social services	1.3	2.3	17.52	19.93
Legal	0.7	1.1	38.42	39.55
Education, training, and library	6.2	4.6	20.23	20.8
Arts, design, entertainment, sports, and media	1.2	1.5	21.01	21.57
Healthcare practitioners and technical	5	5.5	27.55	27.59
Healthcare support	2.6	2	11.17	10.39
Protective service	2.3	3.6	16.75	16.53
Food preparation and serving related	8.2	7.3	8.43	8.3
Building and grounds cleaning and maintenance	3.4	3.7	10.33	8.8
Personal care and service	2.4	2.8	10.48	11.73
Sales and related	10.5	12.4	15.49	16.99
Office and administrative support	17.7	21.4	13.95	13.05
Farming, fishing, and forestry	0.4	(1)	9.76	7.48
Construction and extraction	4.8	3.6	18.04	15.87
Installation, maintenance, and repair	4.1	3.6	17.89	16.71
Production	7.9	4.7	14.08	11.46
Transportation and material moving	7.5	8.1	13.41	13.76

Source: Bureau of Labor Statistics: Occupational Employment Statistics (OES) Survey
Miami-Dade County Department of Planning and Zoning 2006

CHART 33: Employment by Major Occupational Group
Miami-Dade County 2004



* Other includes those occupations with less then 4% share,
Source: Bureau of Labor Statistics: Occupational Employment Statistics (OES) Survey
Miami-Dade County Department of Planning and Zoning 2006

Business Establishments

The discussion of business establishments is, of necessity, confined to private sector firms. Characteristics of these businesses, including: number of employees, annual payroll, revenue, and employment class, will be discussed overall and then by industrial sector. This is followed by an analysis of minority business enterprises.

General Business Characteristics. Relative to the nation, Miami-Dade business establishments are small in size as measured by employees per firm. According to 2004 County Business Patterns data, in Miami-Dade firms average 11.7 employees, whereas for the U.S. this number jumps to 15.6. The data in Tables 37 and 38 provide a breakdown of business establishments by employment size or class. In Miami-Dade, 64.7 percent of establishments had between 1 and 4 employees, whereas the corresponding figure for the nation was 54.4 percent. For business establishments with 50 or more employees, Miami-Dade fared more poorly than the nation. For the U.S. as a whole 5.4 percent of establishments had 50 or more employees, in Miami-Dade the corresponding figure was 3.8 percent. Average annual wages, as measured by annual payroll per employment, is also higher in the nation at $36,967 compared to $35,178 in the County.

TABLE 37: Employment by Industry and Number of Employers by Size

Miami-Dade County

2004

NAICS*	Industry	Number of Employees	Annual Payroll ($1,000)	Total Establishments	Employment Size-Class								
					1-4	5-9	10-19	20-49	50-99	100-249	250 - 499	500 - 999	1000 or more
	Total	852,296	29,982,458	72,749	47,088	11,728	6,749	4,456	1,461	912	232	78	45
11	Forestry, Fishing, Hunting, and Agriculture Support	0	0	41	26	7	3	1	2	2	0	0	0
21	Mining	708	40,959	24	11	4	1	3	3	2	0	0	0
22	Utilities	0	0	28	14	3	6	0	1	1	0	1	2
23	Construction	36,171	1,293,400	4,345	2,975	617	375	246	73	47	11	1	0
31	Manufacturing	48,061	1,558,574	2,433	1,243	440	297	252	103	77	15	4	2
42	Wholesale Trade	68,727	2,876,812	8,550	5,646	1,471	768	467	125	52	15	5	1
44	Retail Trade	116,834	2,605,192	10,293	6,051	2,126	1,082	566	235	196	31	5	1
48	Transportation and Warehousing	50,640	1,932,082	2,738	1,780	389	213	198	71	57	19	4	7
51	Information	22,591	1,351,367	1,444	958	152	133	111	46	36	5	1	2
52	Finance and Insurance	47,039	2,780,662	4,541	2,873	780	483	257	87	43	12	4	2
53	Real Estate and Rental and Leasing	20,629	753,634	4,441	3,490	559	241	102	30	13	6	0	0
54	Professional, Scientific, and Technical Services	60,844	3,283,558	10,581	8,016	1,363	683	352	95	53	15	4	0
55	Management of Companies and Enterprises	15,413	1,235,463	273	97	36	38	49	26	15	7	2	3
56	Administrative and Support and Waste Management and Remediation Services	76,040	2,168,431	3,485	2,319	426	288	215	111	69	35	16	6
61	Educational Services	26,356	952,570	705	377	77	76	106	38	22	4	2	3
62	Health Care and Social Assistance	115,179	4,255,797	7,513	4,453	1,590	819	418	94	85	25	17	12
71	Arts, Entertainment, and Recreation	11,633	352,417	920	630	118	79	51	23	12	5	1	1
72	Accommodation and Food Services	89,417	1,411,877	4,191	1,727	663	638	792	234	102	24	9	2
81	Other Services (except Public Administration)	40,187	845,901	5,929	4,137	900	524	270	64	28	3	2	1
99	Unclassified	0	0	274	265	7	2	0	0	0	0	0	0

Source: U.S. Census Bureau, County Business Patterns 2004. Miami-Dade County Department of Planning and Zoning 2006.

Notes: County Business Patterns covers most of the County's economic activity. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees.

* NAICS -- North American Industry Classification System

TABLE 38: Employment by Industry and Number of Employers by Size

United States

2004

NAICS*	Industry	Number of Employees	Annual Payroll ($1,000)	Total Establishments	Employment Size-Class								
					1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Total	115,074,924	4,253,995,732	7,387,724	4,019,456	1,406,299	933,710	637,629	218,692	122,345	31,265	11,501	6,827
11	Forestry, Fishing, Hunting, and Agriculture Support	182,121	5,224,036	25,528	17,023	4,412	2,362	1,260	296	134	28	10	3
21	Mining	470,280	26,749,492	23,842	12,348	3,777	3,319	2,695	931	499	182	57	34
22	Utilities	634,734	44,765,847	17,675	7,176	2,997	2,338	2,490	1,313	903	284	125	49
23	Construction	6,647,641	268,268,185	760,372	491,170	126,567	75,225	46,382	13,304	6,019	1,218	360	127
31	Manufacturing	13,821,976	592,829,838	339,083	121,338	58,709	53,064	51,854	24,944	19,227	6,349	2,486	1,112
42	Wholesale Trade	5,907,051	290,576,332	429,489	224,057	83,119	60,447	41,197	12,599	5,962	1,482	465	161
44	Retail Trade	15,351,431	334,018,026	1,119,849	512,998	280,425	170,621	95,551	34,386	21,121	4,123	574	50
48	Transportation and Warehousing	4,098,870	148,244,605	206,878	117,606	30,535	24,061	20,066	7,882	4,601	1,265	554	308
51	Information	3,472,427	200,447,203	139,681	71,926	22,362	17,944	14,800	6,403	4,025	1,299	612	310
52	Finance and Insurance	6,481,304	422,448,748	470,627	270,018	96,887	56,163	30,252	8,958	5,113	1,749	936	551
53	Real Estate and Rental and Leasing	2,086,085	74,113,918	348,712	248,218	56,378	28,388	10,968	2,959	1,344	305	115	37
54	Professional, Scientific, and Technical Services	7,569,981	426,713,010	804,569	555,190	117,481	70,626	40,170	11,944	6,352	1,803	656	347
55	Management of Companies and Enterprises	2,824,787	222,459,177	46,328	16,618	6,981	6,690	7,191	3,695	2,831	1,275	652	395
56	Administrative and Support and Waste Management and Remediation Services	8,708,052	235,542,222	358,902	208,135	54,151	36,557	29,392	14,588	10,905	3,341	1,108	725
61	Educational Services	2,893,346	80,286,352	78,760	36,673	12,583	10,655	10,610	4,381	2,391	688	400	379
62	Health Care and Social Assistance	15,814,812	559,838,280	731,917	336,542	172,847	111,687	64,767	22,103	16,601	3,768	1,716	1,886
71	Arts, Entertainment, and Recreation	1,889,044	50,709,572	118,827	70,270	16,864	12,639	11,296	4,697	2,256	530	156	119
72	Accommodation and Food Services	10,749,811	147,178,490	591,022	213,617	100,413	111,900	119,877	34,838	8,801	1,005	388	183
81	Other Services (except Public Administration)	5,416,193	122,502,810	734,506	450,135	156,696	78,549	36,647	8,467	3,259	571	131	51
99	Unclassified	54,978	1,079,589	41,157	38,398	2,115	475	164	4	1	0	0	0

Source: U.S. Census Bureau, County Business Patterns 2004. Miami-Dade County Department of Planning and Zoning 2006.

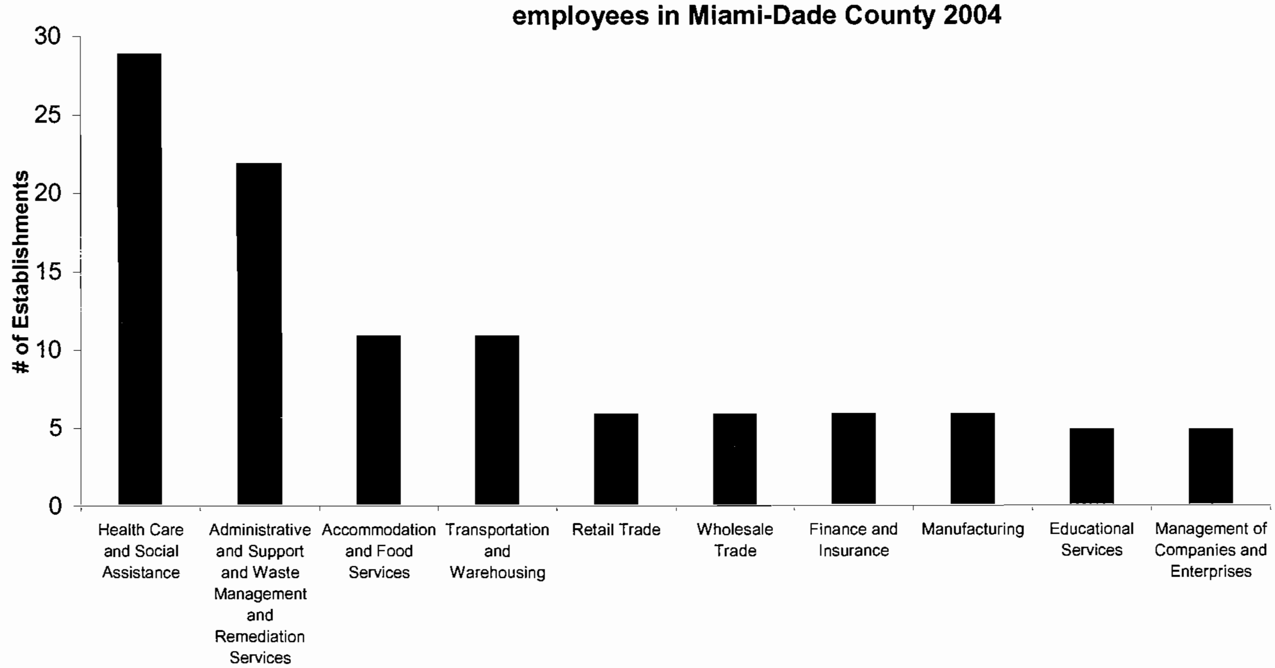
Notes: County Business Patterns covers most of the County's economic activity. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees.

* NAICS -- North American Industry Classification System

It is important to note that at the national level there is a direct relationship between employment class and average wages for establishments with five or more employees. For establishments with five to ten employees, average annual wages are $29,782, whereas for establishments with 1,000 or more employees the corresponding figure jumps to $48,572. For firms with one to four employees, where the salary paid to the owner has a more dominant influence, average annual wages are $38,055. Unfortunately, the corresponding data is unavailable at the County level. However, if it is assumed that a similar relationship holds, then the lower percentage of large business establishments in Miami-Dade has obvious implications regarding the provision of jobs at the higher end of the wage scale.

Business Characteristics by Sector. As can be seen in Table 37, the top five industrial sectors in the Miami-Dade economy, in order of employment level are: Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, Administrative and Support, and Wholesale Trade. Combined they supply 466,197 or 54.7 percent of private sector employment in 2004. In terms of industries with businesses that have 500 or more employees, Health Care and Social Assistance, and Administrative and Support stand out with 61 establishments in this category. (See Chart 34.) This represented just under half the businesses with 500 or more employees.

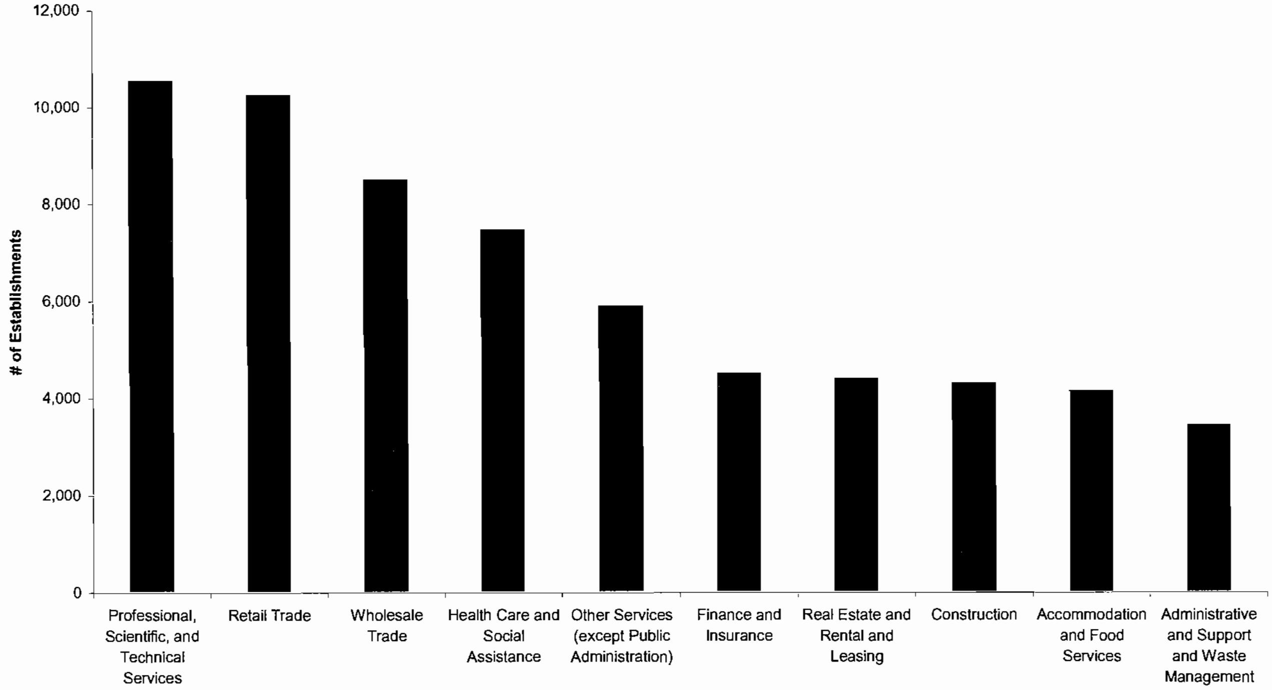
CHART 34 : Top 10 Industries by Number of Establishments with 500 or more employees in Miami-Dade County 2004



Source: U.S. Census Bureau, County Business Patterns 2004. Miami-Dade County Department of Planning and Zoning, Research Section 2007.

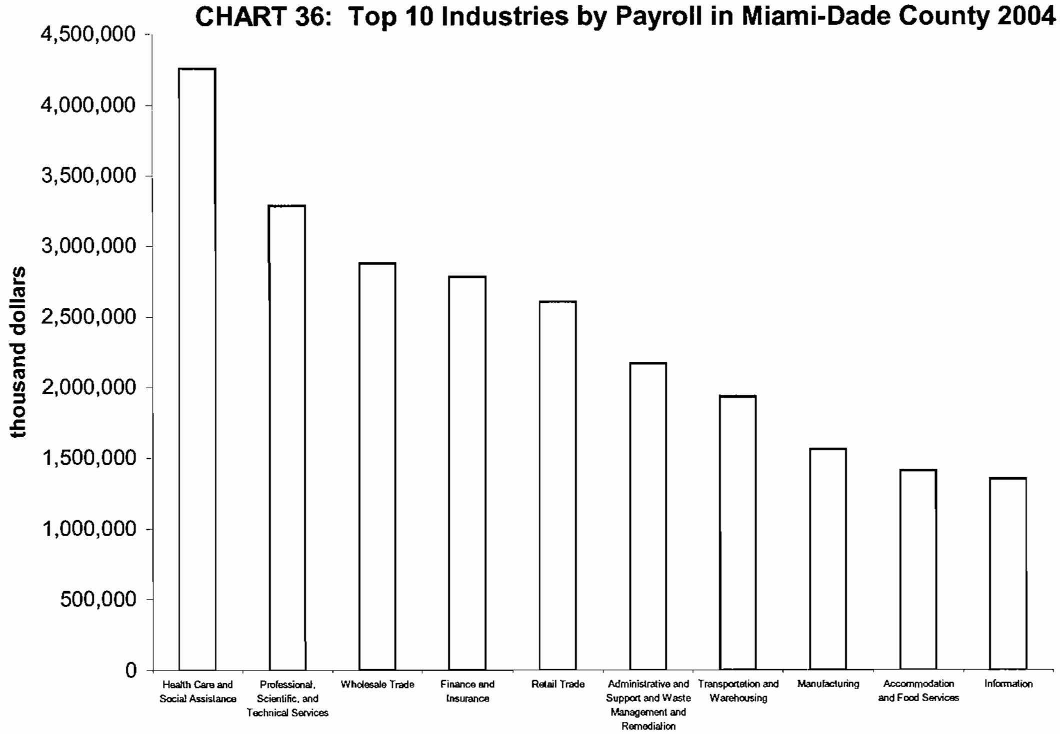
However, when looked at from the perspective of the number of establishments within each sector, a different picture emerges. This is readily seen in Chart 35 where Professional and Technical Services is the largest sector with 14.5 percent of all business establishments. Chart 36 depicts the top ten industries in terms of annual payroll. Not surprisingly, the Health Care and Social Assistance industry provided an average annual wage of $36,949 and was second in the number of employees. The Professional and Technical Services sector was second in payroll, in large measure due to the higher average yearly salary level of $53,967. Not surprisingly, the Accommodation and Food Services sector at $15,790 provided the lowest annual average wage, while the highest at $80,157 was in the Management sector. Interestingly, both of these sectors provided higher annual wages than at the national level. In fact, average annual wages were 13.3 percent higher in Miami-Dade than in the U.S. in the Accommodation and Food Services sector.

CHART 35 : Top 10 Industries by Number of Establishments in Miami-Dade County 2004



Source: U.S. Census Bureau, County Business Patterns 2004. Miami-Dade County Department of Planning and Zoning, Research Section 2007.

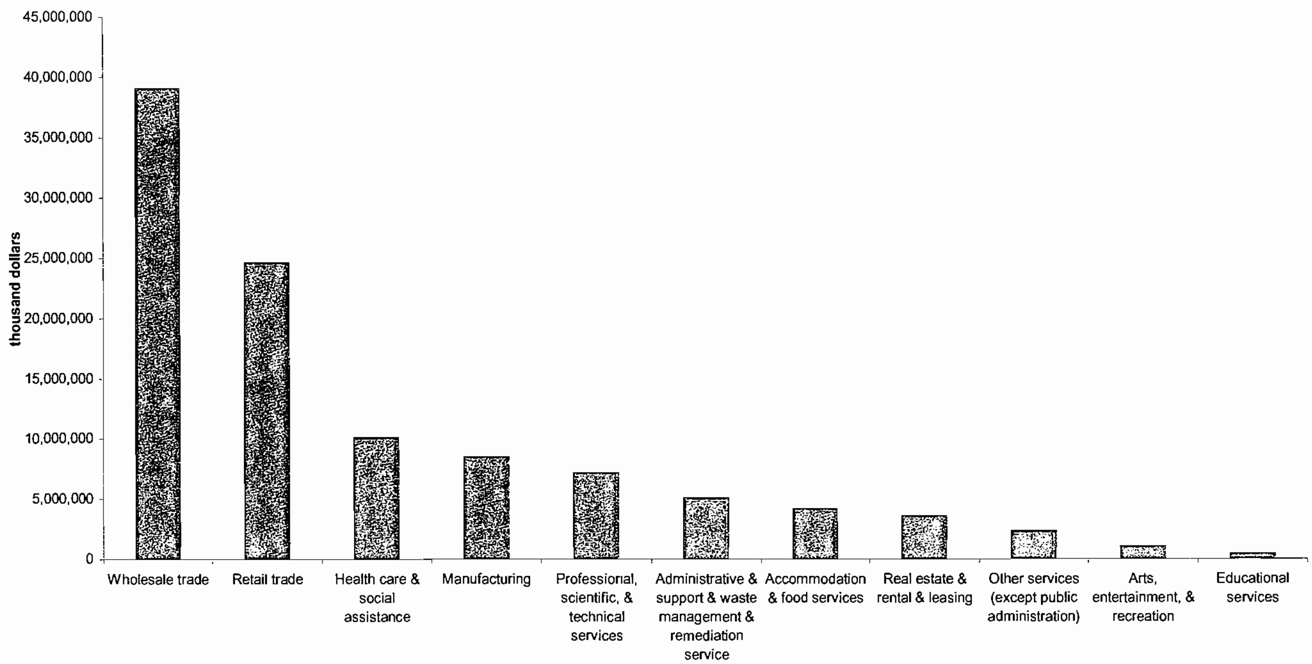
CHART 36: Top 10 Industries by Payroll in Miami-Dade County 2004



Source: U.S. Census Bureau, County Business Patterns 2004. Miami-Dade County Department of Planning and Zoning, Research Section 2007.

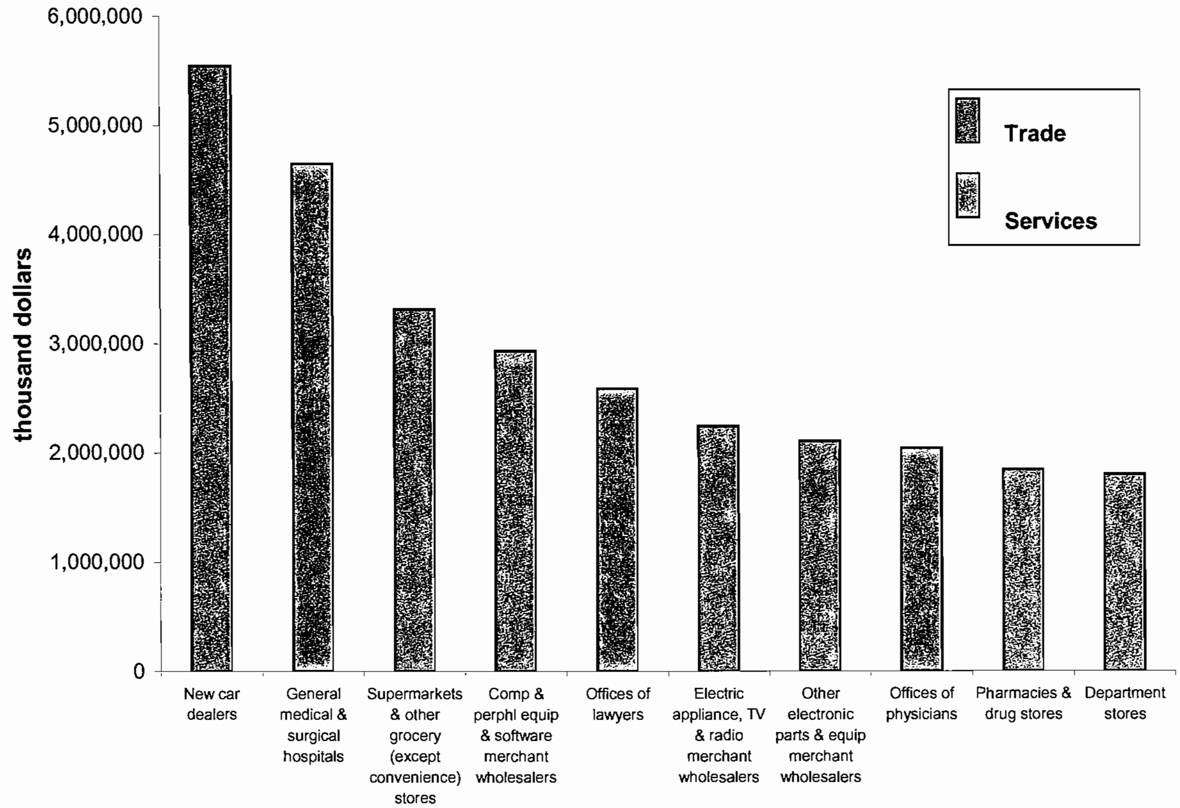
In order to gain some insight into revenues by industrial sector in Miami-Dade County, it is necessary to use data from the 2002 Economic Census. Chart 37 shows that the trade sectors, specifically Wholesale and Retail Trade together account for the majority of revenue generated by business establishments in 2002. Collectively they account for 53.7 percent of revenues produced. Chart 38 displays related data at the more detailed 5-digit level of disaggregation. New car dealers, and hospitals are the largest generators of revenue at this level of industrial classification. All ten of the industries listed are either trade or service related.

CHART 37: Industries by Revenue in Miami-Dade County 2002



Source: U.S. Bureau of the Census, 2002 Economic Census, Miami-Dade County Department of Planning and Zoning, Research Section 2007.

CHART 38: Top 10 Industries by Revenue Using 5 Digit NAIC Classification in Miami-Dade County 2002



Source: U.S. Census Bureau, Economic Census 2002. Miami-Dade County Department of Planning and Zoning, Research Section 2007.

Table 37 provides the business establishment data at the national level. When comparing the Miami-Dade to the U.S. economy, in terms of employment by sector, Wholesale Trade and Manufacturing are the two industrial sectors that are most divergent. The former accounts for 8.1 percent of employment in Miami-Dade, whereas the corresponding figure for the U.S. is considerably smaller at 5.1 percent. On the other hand, the Manufacturing industry provides 12.0 percent of employment nationally, and 5.6 percent in Miami-Dade. This figure is less than half the national percentage. Another industry that has a lesser weight in the Miami-Dade economy is Construction. While the divergence from the national figure is not so dramatic, still this sector provides 5.8 percent of employment for the nation. The corresponding figure drops to 4.3 percent in Miami-Dade. The Real Estate, Administrative and Support, and Accommodation and Food Services, sectors weigh more heavily in the Miami-Dade economy than is the case nationally.

Minority Business Characteristics. When compared to all firms in the County, minority business firms are characterized by their smaller size as measured by number of employees, receipts and payroll. Although the numbers of Black and Hispanic owned firms, appears high at first glance: 191,522 or 64.4 percent of all firms in Miami-Dade County, most of these are self-employed firms with no employees. These self-employed firms had on average annual receipts of only $29,262. Specifically, the latest data available from 2002 Survey of Business Owners (SBO) showed that only 13.3 percent of Black and Hispanic minority owned firms had at least one employee, the remainder were self-employed firms. Black owned firms had even more limited representation in these employer firms with paid employees, as the corresponding number was only 5.4 percent. All in all, Black and Hispanic minority firms provided 148,234 jobs or 17.5 percent of total private sector employment in 2002.

Table 39 shows the breakdown of minority owned employer firms compared to the universe of all firms both for Miami-Dade County and the United States. Chart 39 depicts the corresponding ownership pattern. Firm ownership by ethnicity in Miami-Dade County follows the same line as its population composition, with more then half of privately owned firms belonging to Hispanics. As a matter of fact, there is a higher proportion of Hispanic ownership in Miami-Dade than in the U.S. as a whole. Table 39 also shows that average receipts for Hispanic businesses in Miami-Dade were almost identical to Hispanic businesses at the national level, whereas average receipts for Black minority owned firms in Miami-Dade were actually 7.7 percent higher than for the nation.

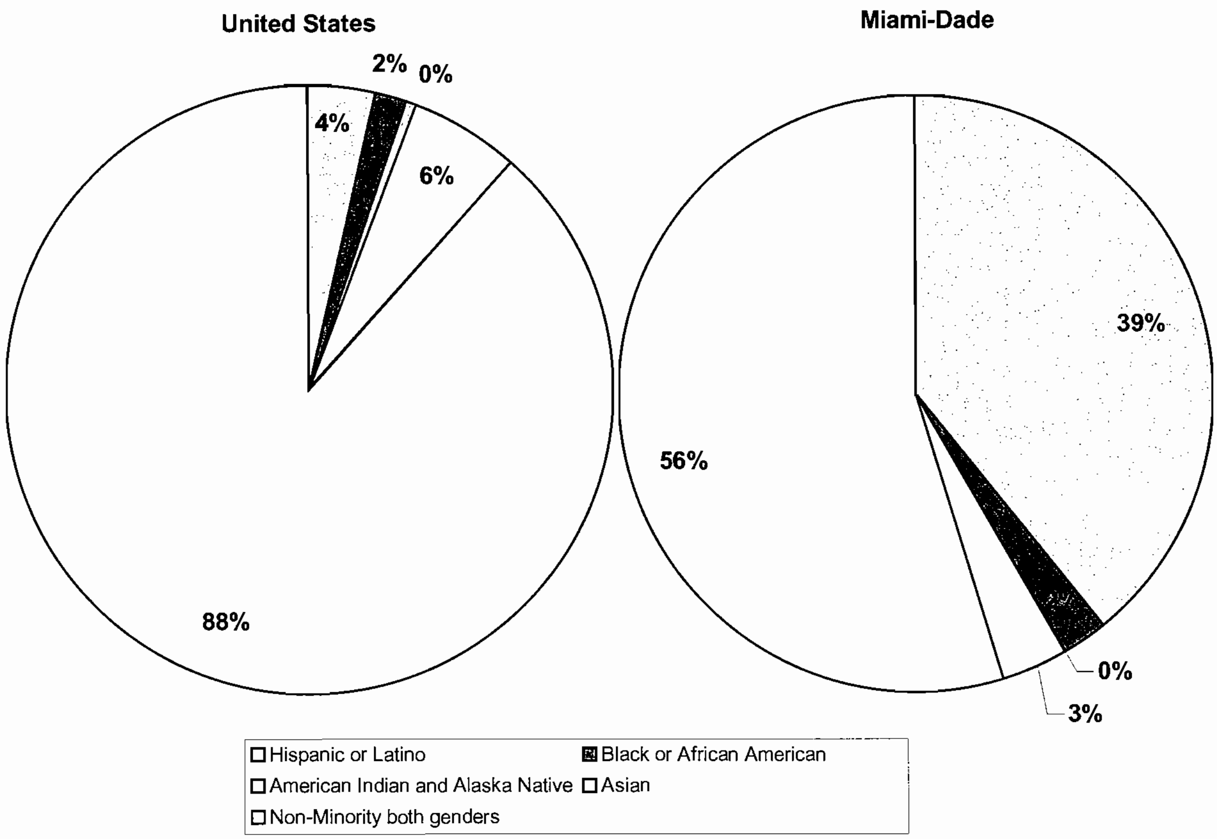
TABLE 39: Minority Owned Employer Firms
United States and Miami-Dade County
2002

	United States		Miami-Dade County	
	Number of Firms	Receipts ($1,000)	Number of Firms	Receipts ($1,000)
All firms	5,524,784	21,836,249,354	61,370	152,947,630
Hispanic or Latino	199,542	179,507,959	24,024	21,855,131
Black or African American	94,518	65,799,425	1,532	1,149,018
American Indian and Alaska Native	24,498	21,986,696		
Asian	319,468	291,162,771	2,146	2,432,984
Native Hawaiian and Other Pacific Islander	3,693	3,502,157		
Non-Minority both genders	4,883,065	21,274,290,346	33,668	127,510,497

Source: U.S. Census Bureau, Survey of Business Owners,
Miami-Dade County Department of Planning and Zoning, Research Section 2007.

Looking at other characteristics of Black and Hispanic owned businesses, the smaller size of these firms is equally apparent. Their average receipts or revenues were $900,147 compared with the overall County average of $2,492,221. Again, turning to size as measured by number of employees, these firms have on average 5.8 employees compared to 13.8 for the County as a whole. Payroll per employee offers a similar picture. For Black and Hispanic owned firms the figure is $24,933 compared to $32,040 for all businesses in the County. There is also a marked difference between Black and Hispanic owned firms in this respect. In the case of the former the number is quite low at $16,464 compared to $26,014 for the latter group.

CHART 39 : Ownership of "Employer Firms" by Race and Hispanic Origin (U.S. and Miami-Dade County 2002)



Source: U.S Census Bureau, Survey of Business Owners
Miami-Dade County Department of Planing and Zonning, Research Section 2007.

The above discussion provided an overview of the minority business firms in Miami-Dade County for Black-owned and Hispanic-owned firms as a combined entity. Together, they represent almost two thirds of all non-farm firms countywide. However, a closer examination of the Survey of Business Owners data for each of these two ethnic groups separately, reveals that there are some significant differences between them.

With respect to Black-owned firms in 2002, fully 94 percent of the County's Black-owned businesses (28,335) were owner-operated with no employees. While the portion of Black-Owned firms with employees is relatively small, certain statistical measures related to that segment can provide a clear picture of the their role in the Miami-Dade's business community. At the same time, some of these figures shed light on the extent of their participation in the Miami-Dade County economy. These measures and other data are shown in Table 40.

TABLE 40: Statistics for Black - Owned Firms by Sector and Comparison with All Non-farm Businesses United States, Florida, and Miami-Dade County, 2002

Geographic Area	All Firms: Firms (Number)	All Firms: Sales ($1,000)	Firms with Paid Employees: Firms (Number)	Firms with Paid Employees: Sales ($1,000)	Firms with Paid Employees: Employees (Number)	Firms with Paid Employees: Annual Payroll ($1,000)
U.S.						
All Nonfarm Firms	22,974,655	22,603,658,904	5,524,784	21,836,249,354	110,766,605	3,812,427,806
Black-Owned Firms (BOF)	1,197,567	88,641,608	94,518	65,799,425	753,978	17,550,064
Percent Share of All Firms	5.2	0.4	1.7	0.3	0.7	0.5
Employment/Firm					8	
Receipts/Firm ($1,000)		74.0		696.2		
Receipts/Employee ($1,000)				87.3		
Payroll/Employee ($1,000)						23.3
Florida						
All Nonfarm Firms	1,539,207	1,075,802,198	360,179	1,022,017,541	6,205,482	185,846,799
Black-Owned Firms (BOF)	102,053	5,721,314	7,025	3,719,790	54,742	906,163
Percent Share of All Firms	6.6	0.5	2.0	0.4	0.9	0.5
Employment/Firm					8	
Receipts/Firm ($1,000)		56.1		529.5		
Receipts/Employee ($1,000)				68.0		
Payroll/Employee ($1,000)						16.6
Miami-Dade						
All Nonfarm Firms	297,458	161,690,012	61,370	152,947,630	849,262	27,210,151
Percent Share (M-D / FL)	19.3	15.0	17.0	15.0	13.7	14.6
Percent Share (M-D / US)	1.3	0.7	1.1	0.7	0.8	0.7
Black-Owned Firms (BOF)	28,335	1,634,395	1,532	1,149,018	16,783	276,313
Percent Share of All Firms	9.5	1.0	2.5	0.8	2.0	1.0
Employment/Firm					11	
Receipts/Firm ($1,000)		57.7		750.0		
Receipts/Employee ($1,000)				68.5		
Payroll/Employee ($1,000)						16.5
Percent Share (M-D / FL)	27.8	28.6	21.8	30.9	30.7	30.5
Percent Share (M-D / U.S.)	2.4	1.8	1.6	1.7	2.2	1.6

Source: U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau,
2002 Survey of Business Owners: SB02-00CS-BLK (RV), Black. (Washington, D.C., August 2006).
SB02-00CS-COSUM, Company Summary. (Washington, D.C., September 2006).
Compiled by Miami-Dade County, Department of Planning and Zoning, Research Section.

In 2002, a total of 1,532 Black-owned firms with employees were operating in Miami-Dade County according to the Survey of Business Owners. The data is shown in Table 41. They were concentrated in four sectors: Health Care and Social Assistance (15.9 percent), Retail Trade (12.1 percent), Construction (8.2 percent), and Other Services (8.1 percent). These four sectors represent about 44 percent of all Black-owned firms in Miami-Dade County.

TABLE 41: Black - Owned Firms by Sector
Firms, Employees, and Payroll in Firms with Employees
Miami-Dade County, 2002

Sector	Firms (Number)	Percent Distribution	Employees (Number)	Percent Distribution	Payroll ($1,000)	Percent Distribution
Total for all sectors	1,532	100.0	16,783	100.0	276,313	100.0
Forestry, et al.	S	N	A	N	D	N
Mining	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Construction	125	8.2	720	4.3	16,993	6.1
Manufacturing	S	N	S	N	S	N
Wholesale trade	S	N	S	N	S	N
Retail trade	186	12.1	593	3.5	11,656	4.2
Transportation & warehousing	63	4.1	287	1.7	5,762	2.1
Information	4	0.3	F	N	D	N
Finance & insurance	S	N	C	N	D	N
Real estate & rental & leasing	S	N	S	N	S	N
Professional, scientific, & tech. serv.	102	6.7	487	2.9	16,983	6.1
Management of companies	-	-	-	-	-	-
Administrative & support/waste man.	S	N	S	N	S	N
Educational services	S	N	C	N	D	N
Health care & social assistance	244	15.9	2,605	15.5	40,869	14.8
Arts, entertainment, & recreation	32	2.1	C	N	D	N
Accommodation & food services	S	N	S	N	S	N
Other services	124	8.1	602	3.6	8,806	3.2
Industries not classified	-	-	-	-	-	-

D = Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
a = 0 to 19 employees; c = 100 to 249 employees; f = 500 to 999 employees.

N = Not available

S = Estimates are suppressed when publication standards are not met, such as, the firm count is less than 3, or the relative standard error of the sales and receipts is 50 percent or more.

Source: U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau,

2002 Survey of Business Owners: SB02-00CS-BLK (RV), Black. (Washington, D.C., August 2006).

Compiled by Miami-Dade County, Department of Planning and Zoning, Research Section.

In terms of employment, firms with payrolls employed 16,783 people in 2002. Health Care and Social Assistance is the activity which by far employs the largest number of workers (2,605 workers), almost one-sixth of the total. Other prominent sectors include Construction (720 workers), and Other Services (602 workers). These three sectors comprised about 23 percent of total employment by Black-owned firms.

In 2002, the average payroll per employee stood at $16,464. Health Care and Social Assistance, Construction, Professional, Scientific, and Technical Services, and Retail Trade are the top four sectors in terms of payroll. Together they account for 31 percent of the total. In 2002, the average payroll per firm was $180,361.

Approximately 27.8 percent of all firms in Florida had establishments in Miami-Dade County in 2002. This compares to 2.4 percent of all Black-owned firms in the United States. For firms with paid employees, the percent shares were slightly higher (30.7 percent) for firms based in Florida and slightly lower (2.2 percent) for firms based in the United States, respectively.

In terms of Hispanic-owned firms, as shown in Table 42, just over 85 percent of the County's Hispanic-owned businesses (139,163) are owner-operated with no employees. While the portion of Hispanic-owned firms with employees is still small, certain key measures with regard to that component can illustrate the significance of their position in Miami-Dade's business community.

TABLE 42: Statistics for Hispanic - Owned Firms and Comparison with All Non-farm Businesses United States, Florida, and Miami-Dade County, 2002

Geographic Area	All Firms: Firms (Number)	All Firms: Sales ($1,000)	Firms with Paid Employees: Firms (Number)	Sales ($1,000)	Employees (Number)	Annual Payroll ($1,000)
U.S.						
All Nonfarm Firms	22,974,655	22,603,658,904	5,524,784	21,836,249,354	110,766,605	3,812,427,806
Hispanic-Owned Firms (HOF)	1,573,464	221,927,425	199,542	179,507,959	1,536,795	36,711,718
Percent Share of All Firms	6.8	1.0	3.6	0.8	1.4	1.0
Employment/Firm					8	
Receipts/Firm ($1,000)		141.0		899.6		
Receipts/Employee ($1,000)				116.8		
Payroll/Employee ($1,000)						23.9
Florida						
All Nonfarm Firms	1,539,207	1,075,802,198	360,179	1,022,017,541	6,205,482	185,846,799
Hispanic-Owned Firms (HOF)	266,688	40,891,975	39,955	33,380,312	222,516	5,869,062
Percent Share of All Firms	17.3	3.8	11.1	3.3	3.6	3.2
Employment/Firm					6	
Receipts/Firm ($1,000)		153.3		835.4		
Receipts/Employee ($1,000)				150.0		
Payroll/Employee ($1,000)						26.4
Miami-Dade						
All Nonfarm Firms	297,458	161,690,012	61,370	152,947,630	849,262	27,210,151
Percent Share (M-D / FL)	19.3	15.0	17.0	15.0	13.7	14.6
Percent Share (M-D / U.S.)	1.3	0.7	1.1	0.7	0.8	0.7
Hispanic-Owned Firms (HOF)	163,187	26,226,221	24,024	21,855,131	131,451	3,419,624
Percent Share of All Firms	54.9	16.2	39.1	14.3	15.5	12.6
Employment/Firm					5	
Receipts/Firm ($1,000)		160.7		909.7		
Receipts/Employee ($1,000)				166.3		
Payroll/Employee ($1,000)						26.0
Percent Share (M-D / FL)	61.2	64.1	60.1	65.5	59.1	58.3
Percent Share (M-D / U.S.)	10.4	11.8	12.0	12.2	8.6	9.3

Source: U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau,
2002 Survey of Business Owners: SB02-00CS-HISP (RV), Hispanic. (Washington, D.C., August 2006).
SB02-00CS-COSUM, Company Summary. (Washington, D.C., September 2006).
Compiled by Miami-Dade County, Department of Planning and Zoning, Research Section.

In 2002, a total of 24,024 Hispanic-owned firms with employees were operating in Miami-Dade County. The data is shown in Table 43. They were concentrated in four sectors: Wholesale Trade (14.9 percent), Health Care and Social Assistance (13.4 percent), Professional, Scientific, and Technical Services (13.3 percent), and Retail Trade (12.9 percent). These four sectors represent about 45 percent of all Hispanic-owned firms in Miami-Dade.

TABLE 43: Hispanic - Owned Firms by Sector
Firms, Employees, and Payroll in Firms with Employees
Miami-Dade County, 2002

Sector	Firms (Number)	Percent Distribution	Employees (Number)	Percent Distribution	Payroll ($1,000)	Percent Distribution
Total for all sectors	24,024	100.0	131,451	100.0	3,419,624	100.0
Forestry, et al.	S	N	S	N	S	N
Mining	S	N	S	N	S	N
Utilities	-	-	-	-	-	-
Construction	1,665	6.9	12,534	9.5	293,897	8.6
Manufacturing	1,002	4.2	9,352	7.1	250,144	7.3
Wholesale trade	3,582	14.9	20,656	15.7	656,330	19.2
Retail trade	3,110	12.9	16,758	12.7	343,520	10.0
Transportation & warehousing	1,067	4.4	5,303	4.0	133,686	3.9
Information	359	1.5	1,908	1.5	70,134	2.1
Finance & insurance	1,137	4.7	4,384	3.3	161,648	4.7
Real estate & rental & leasing	1,434	6.0	3,902	3.0	89,992	2.6
Professional, scientific, & tech. serv.	3,189	13.3	10,848	8.3	405,849	11.9
Management of companies	16	0.1	325	0.2	11,439	0.3
Administrative & support/waste man.	1,244	5.2	9,533	7.3	200,534	5.9
Educational services	146	0.6	1,571	1.2	32,243	0.9
Health care & social assistance	3,217	13.4	17,172	13.1	500,435	14.6
Arts, entertainment, & recreation	226	0.9	835	0.6	18,368	0.5
Accommodation & food services	S	N	S	N	S	N
Other services	1,610	6.7	5,540	4.2	111,309	3.3
Industries not classified	S	N	S	N	S	N
Other	1,020					

N = Not available

S = Estimates are suppressed when publication standards are not met, such as, the firm count is less than 3, or the relative standard error of the sales and receipts is 50 percent or more.

Source: U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, 2002 Survey of Business Owners: SB02-00CS-HISP (RV), Hispanic. (Washington, D.C., August 2006).

Compiled by Miami-Dade County, Department of Planning and Zoning, Research Section.

In terms of employment, Hispanic-owned firms with payrolls employed 131,451 workers in 2002. Wholesale Trade is the industry which by far employs the largest number of workers (20,656), almost a sixth of the total. Other sectors with large number of employees include Health Care and Social Assistance (17,172 workers), Retail Trade (16,758 workers), and Construction (12,534 workers). These three sectors comprised about 38 percent of total employment.

The average payroll per employee in all stood at $26,014. Wholesale Trade, Health Care and Social Assistance, Professional, Scientific, and Technical Services, and Retail Trade are the top four sectors in terms of payroll and together they account for 56 percent of the total. In 2002, the average payroll per firm was $142,342.

About 61.2 percent of all Hispanic-owned firms in Florida had establishments in Miami-Dade County in 2002. This compares to 10.4 percent of all Hispanic-owned firms in the United States. For firms with paid employees, the percent shares were slightly lower; 59.1 percent and 8.6 percent for firms based in Florida and the United States, respectively.

In summary, among ethnic minority firms in Miami-Dade County, Hispanics owned the majority of businesses in 2002 (163,187 firms or 54.9 percent of all non-farm firms) followed by Blacks (28,335 firms or 9.5 percent of all non-farm firms), with revenue respectively of $26.2 billion (16.2 percent) and $1.6 billion (1.0 percent).

External Economic Generators

The two significant external generators of economic activity in Miami-Dade County are international trade and tourism. Both of these sectors, which are external to the local or endogenous economic forces, are very important inasmuch as they create additional income and jobs for the Miami-Dade economy. However, while in the preceding discussion of the major sectors of the Miami-Dade economy, data on number of establishments, level of employment and annual payroll was included for international trade and tourism, this information was subsumed under the data for the main sectors. Certainly, as was mentioned before, a significant portion of the Leisure and Hospitality sector is related to tourism, though a reliable estimate of the percentage of this sector that is derived from tourist expenditures is not available. Thus, while there is no rigorous way to determine the weight of international trade and tourism in the Miami-Dade economy, without doubt, both of these external sectors are vital components of a healthy and growing local economy.

International Trade: The role of Miami-Dade as a transshipment hub has greatly expanded in volume terms and has become somewhat more diversified in terms of origin and destination of goods. While Latin America and the Caribbean Basin still account for the bulk of export and import volumes, it is important to note that among the leading import partners, three of the top 10 are from outside the Latin American region. As can be seen in Table 44, in 2004 for Customs District 52, two of the three countries outside this region, specifically China and Italy, have been major partners for ten years or more. Brazil has been the leading trade partner on both the export and import side.

TABLE 44: Major Trading Partners
Miami Customs District

Rank	Rank in 2000	Rank in 1994	Country	Value ($)
			Leading Export Trade Partners, 2004	
1	1	1	Brazil	4,956,723,753
2	3	4	Venezuela	2,353,512,319
3	7	7	Costa Rica	2,080,672,407
4	2	5	Dominican Republic	2,070,667,272
5	5	2	Colombia	1,836,403,585
6	6	-	Honduras	1,570,080,673
7	8	6	Chile	1,084,615,237
8	10	9	Guatemala	1,022,956,954
9	4	3	Argentina	979,933,027
10	9	-	El Salvador	925,819,510
			Total Top 10	18,881,384,737
			Rest of the World	11,102,700,433
			Total Export Trade	29,984,085,170
			Leading Import Trade Partners, 2004	
1	1	10	Brazil	3,876,929,965
2	2	1	Dominican Republic	2,407,075,989
3	3	-	Costa Rica	1,976,263,540
4	4	5	Honduras	1,736,882,437
5	5	2	Colombia	1,719,146,109
6	6	7	Guatemala	1,358,015,983
7	7	-	El Salvador	1,194,981,523
8	8	8	China	1,020,627,545
9	9	9	Italy	961,665,883
10	10	-	United Kingdom	918,568,909
			Total Top 10	17,170,157,883
			Rest of the World	11,627,660,424
			Total Import Trade	28,797,818,307

Source: Enterprise Florida, 2006.

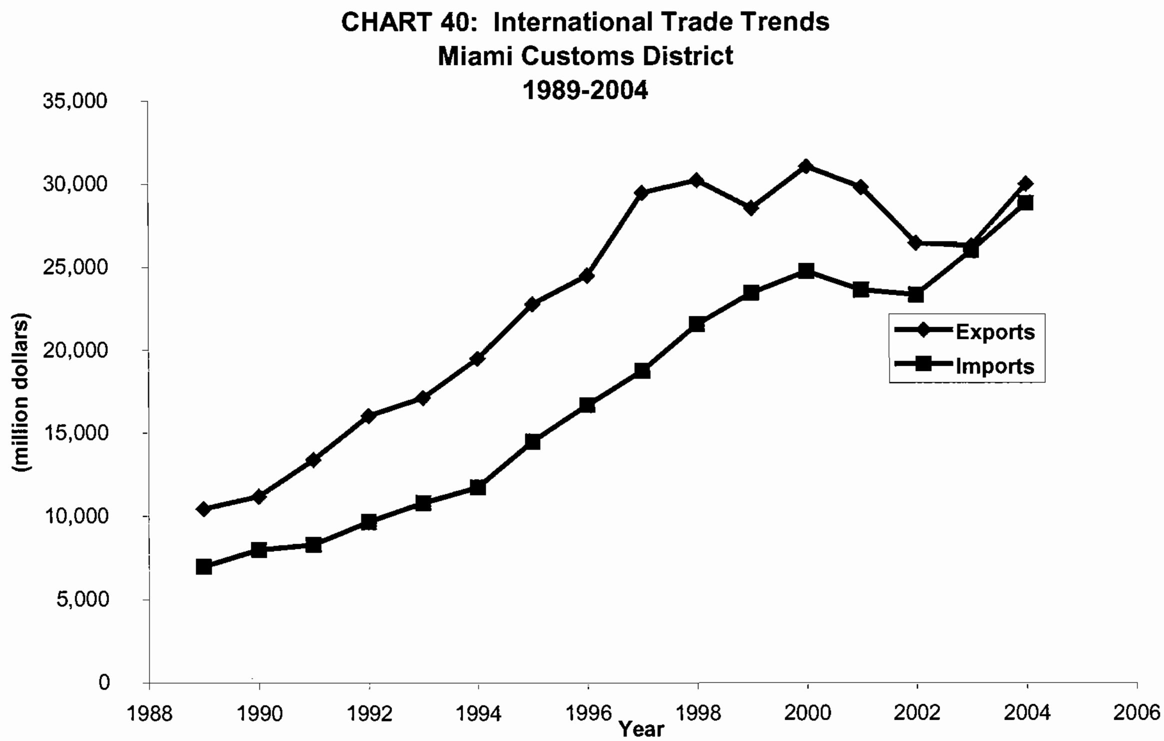
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Total trade value in 2004 was $58.8 billion, with a value for total exports of $30.0 billion, slightly higher than the corresponding figure for imports of $28.8 billion. Table 45 shows trade volume in dollar terms from 1989 to 2004. Back in 1989, exports at $10.4 billion greatly exceeded the value of imports that stood at almost $7.0 billion. Over the last fifteen years, while there was an almost continuous growth in the value of imports, export growth has been more uneven. This can be readily seen in Chart 40. The exception to this growth trend was the sharp drop in exports in the 2001 recession. This can be seen in Chart A8 in the Appendix.

TABLE 45: International Trade Trends
Miami Customs District
(in millions of dollars)

Year	Exports	Imports
1989	10,430	6,961
1990	11,187	7,957
1991	13,377	8,262
1992	16,031	9,635
1993	17,113	10,780
1994	19,468	11,710
1995	22,748	14,472
1996	24,479	16,652
1997	29,458	18,717
1998	30,205	21,512
1999	28,538	23,409
2000	31,035	24,711
2001	29,791	23,575
2002	26,419	23,288
2003	26,250	25,936
2004	29,984	28,797

Source: The Beacon Council & Enterprise Florida
Miami-Dade County, Department of Planning
and Zoning, Research Section 2007.



Source: The Beacon Council & Enterprise Florida.
Prepared by Department of Planning and Zoning, Research Section 2007.

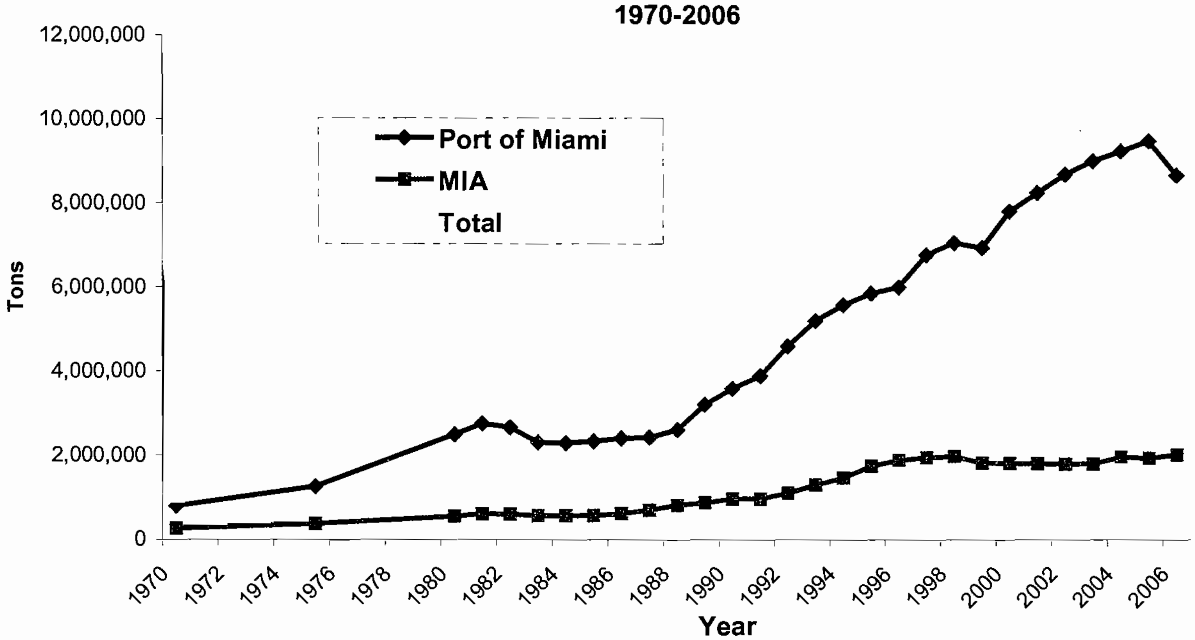
Since Customs District 52 incorporates a broader region than just Miami-Dade County, examination of cargo tonnage handled by the Port of Miami and Miami International Airport is necessary. The data presented in Table 46 provides cargo tonnage figures from 1970 to 2006. While cargo tonnage increased by more than ten fold at the Port of Miami and slightly more than six fold at Miami International Airport over the 37 year period, it was replete with significant fluctuations in activity. It is evident that from 1981 to 1984, cargo tonnage declined at both facilities and that volumes did not return to more vigorous growth at the Seaport until 1989. Total cargo tonnage at both the Seaport and Airport went from 3,368,290 tons in 1981 to a low of 2,852,373 tons in 1984, finally surpassing the 1981 number in 1988. Clearly, this was a result of economic contraction in much of Latin America. From 1988 through 1998 there was a significant and continual increase in cargo tonnage. During this time period, total cargo tonnage grew by 264.2 percent, with tonnage at the Port of Miami somewhat outpacing that at Miami International Airport. In the subsequent years through 2006, total cargo tonnage increased in a much less vigorous fashion. It rose by only 18.2 percent to 10,672,662 tons in 2006. Of concern is that cargo tonnage through Miami International Airport increased by only 2.1 percent over this nine year period. In 2006, the port experienced a downturn in cargo volume of 8.6 percent from the record high of 9,473,852 tons in 2005. These trends are graphically depicted in Chart 41. Except for the recession of 1982-83, during which time tonnage through the Port of Miami declined significantly, variations in cargo tonnage did move in tandem with fluctuations in the business cycle. This is readily seen in Chart A9 in the Appendix.

TABLE 46: Cargo Tonnage Handled in the Port of Miami and Miami International Airport
1970 - 2006

Year	Port of Miami	MIA	Total
1970	794,144	256,912	1,051,056
1975	1,257,608	372,727	1,630,335
1980	2,499,170	548,337	3,047,507
1981	2,757,374	610,916	3,368,290
1982	2,665,921	600,192	3,266,113
1983	2,305,645	565,789	2,871,434
1984	2,287,281	565,092	2,852,373
1985	2,333,026	574,330	2,907,356
1986	2,406,084	614,595	3,020,679
1987	2,425,937	702,104	3,128,041
1988	2,602,556	816,187	3,418,743
1989	3,206,417	878,379	4,084,796
1990	3,590,937	966,443	4,557,380
1991	3,882,284	967,239	4,849,523
1992	4,596,481	1,105,008	5,701,489
1993	5,198,292	1,299,553	6,497,845
1994	5,574,252	1,469,460	7,043,712
1995	5,850,990	1,747,170	7,598,160
1996	6,002,744	1,885,232	7,887,976
1997	6,765,388	1,946,841	8,712,229
1998	7,056,634	1,976,857	9,033,491
1999	6,930,372	1,820,384	8,750,756
2000	7,804,946	1,811,184	9,616,130
2001	8,247,004	1,807,894	10,054,898
2002	8,681,735	1,790,785	10,472,520
2003	9,002,359	1,805,158	10,807,517
2004	9,230,036	1,961,303	11,191,339
2005	9,473,852	1,934,546	11,408,398
2006	8,654,371	2,018,291	10,672,662

Source: Miami-Dade County Seaport Department, Port of Miami.
Aviation Department, Miami International Airport, 2007.
Prepared by Department of Planning and Zoning, Research Section 2007.

CHART 41: Total Cargo Tonnage Handled by the Port of Miami and Miami International Airport 1970-2006



Source: Miami-Dade County Seaport Department, Port of Miami. Aviation Department, Miami International Airport.
Prepared by Department of Planning and Zoning, Research Section 2007.

Tourism: Tourism in the Greater Miami area continues to be an important component of the overall Miami-Dade economy. The industry in 2006 has a capacity of 34,512 hotel rooms with the more inclusive number for total lodging increasing to 43,460. Since 1980 tourism, as measured by overnight visitors, has grown steadily from just over 6.7 million in 1980 to 11.3 million total visitors in 2005. Table 47 provides overnight visitor count for both domestic and international visitors for this period. Notably, the expansion over the past 26 years was interrupted by two downturns in visitor count. From 1980 through 1986, there was a continuous decline in total visitors. In fact, it was not until 1988 that the total visitor count reached the 1980 level. During this period, trends for both domestic and international visitors were similar. While numbers for domestic visitors continuously declined from 1989 until 1993, this was offset by steady rapid growth in the international visitor count that increased by 2,167,600 or almost 75 percent during this period. Overall visitor count increased modestly through 1999. In the year 2000, due to changes in calculating visitors, the numbers jumped to 11,159,300. From 2000 until 2003, total visitor count fell continuously, decreasing by 927,700. The decline was primarily due to the drop in international visitor count that amounted to 774,700. Since 2003, there has been a modest rebound in total visitors to Miami-Dade County. The fluctuations in visitor count are graphically depicted in Chart 42. As can be seen in Chart A10 in the Appendix, figures for domestic visitor count fell markedly during all the recessionary periods shown. The comparable figures for international visitors showed large declines during the recessions of 1981-82 and 2001.

TABLE 47: Overnight Visitors Count
Miami-Dade County
1980-2005

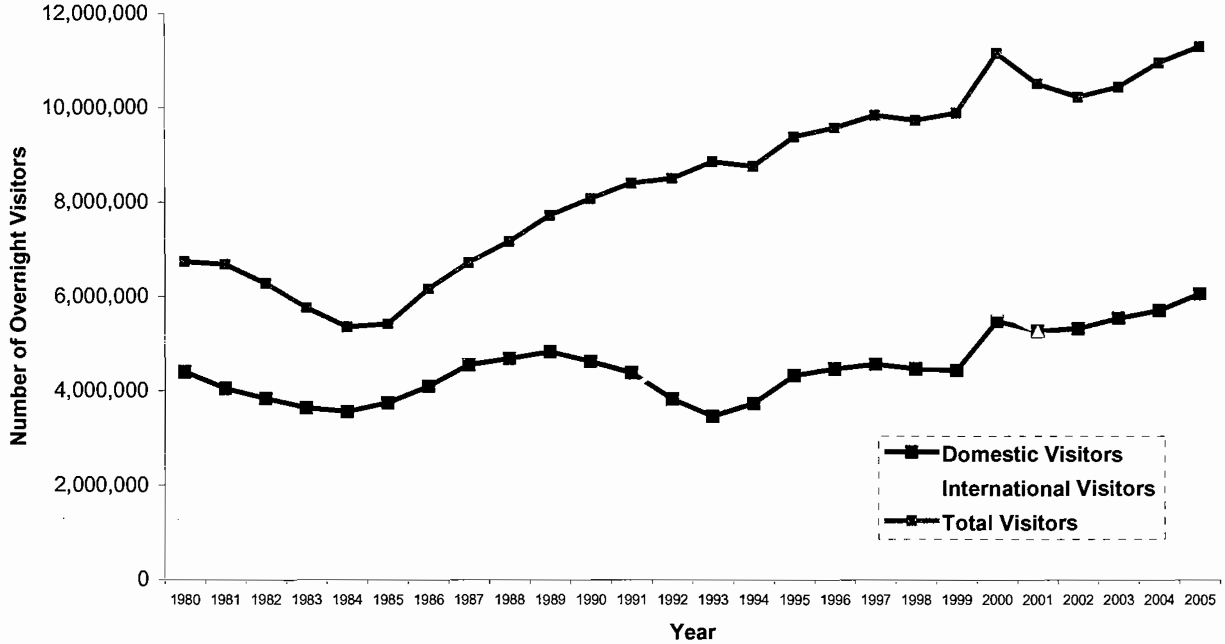
Year	Domestic Visitors	International Visitors	Total Visitors
1980	4,398,500	2,340,009	6,738,509
1981	4,044,236	2,632,392	6,676,628
1982	3,829,657	2,442,112	6,271,769
1983	3,637,882	2,122,656	5,760,538
1984	3,556,067	1,793,354	5,349,421
1985	3,740,000	1,671,972	5,411,972
1986	4,086,282	2,069,545	6,155,827
1987	4,546,670	2,173,125	6,719,795
1988	4,680,427	2,478,792	7,159,219
1989	4,823,400	2,894,000	7,717,400
1990	4,617,500	3,455,000	8,072,500
1991	4,377,442	4,024,558	8,402,000
1992	3,823,847	4,673,590	8,497,437
1993	3,453,300	5,401,367	8,854,667
1994	3,728,600	5,028,700	8,757,300
1995	4,317,600	5,061,600	9,379,200
1996	4,462,000	5,113,200	9,575,200
1997	4,564,600	5,278,700	9,843,300
1998	4,468,700	5,268,200	9,736,900
1999	4,425,800	5,469,900	9,895,700
2000*	5,475,200	5,683,900	11,159,100
2001*	5,263,600	5,245,700	10,509,300
2002*	5,316,200	4,915,200	10,231,400
2003*	5,535,900	4,909,200	10,445,100
2004*	5,700,100	5,261,600	10,961,700
2005*	6,053,220	5,248,380	11,301,600

* Ft. Lauderdale Arrivals are included

Source: Greater Miami Convention Visitors Bureau, 2006.

Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 42: Overnight Visitor Counts
Miami-Dade County 1980-2005



Source: Greater Miami Convention Visitors Bureau. National Bureau of Economic Research. Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

As was mentioned above, calculation of visitor counts was adjusted from 2000 forward to include passengers arriving through Ft. Lauderdale Airport. This occurred at a time when both domestic and international arrivals were declining at Miami International Airport. Data from 1995 to 2006 indicate that total passenger count peaked at over 34,500,000 in 1997. Since that year there was a continual decline in total, domestic, and international passengers until 2003. The subsequent years displayed moderate growth in total passenger count.

Despite modest increases in visitor count since 2001, occupancy rates for all lodging facilities have risen since the decline in total visitors in 2001 and 2002 associated with the aftermath of September 11th. This can be readily seen in Table 48 and Chart 43. In 2002, occupancy rates reached a low of 62.5 percent with daily room rates averaging $103.30. Since that time, the occupancy rate increased moderately to 72.3 percent. However, average daily room rates for this period increased rapidly rising to $141.80 per night or 37.3 percent.

TABLE 48: Lodging Facilities Information
Miami-Dade County
2001-2006

Year	Occupancy Rate (%)	Daily Rate per Room ($)
2001	68.2	108.20
2002	62.5	103.30
2003	63.9	105.50
2004	68.1	113.10
2005	73.3	129.00
2006	72.3	141.80

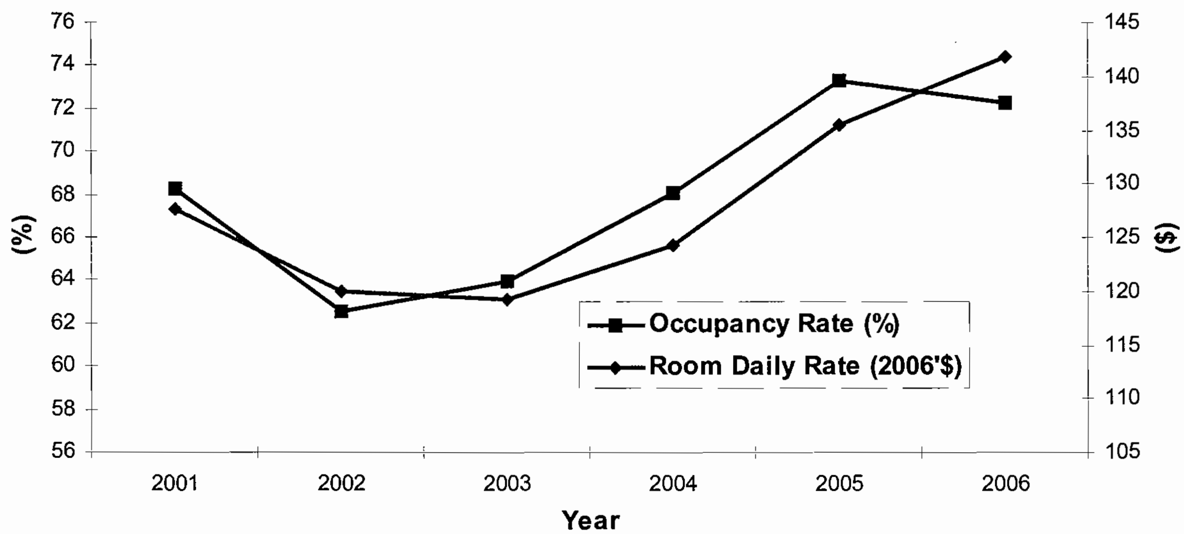
Source: Greater Miami Convention Visitors Bureau, 2006.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Lodging Facilities and Rooms in 2006

Category	Number
Hotel	276
Hotel Rooms	34,512
Motel	153
Motel Rooms	8,948
Total Lodging Facilities	429
Total Lodging Rooms	43,460

Source: Greater Miami Convention Visitors Bureau, 2006.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

CHART 43 : Occupancy Rate and Daily Rate per Room in Miami-Dade County 2001-2006



Source: Greater Miami Convention Visitors Bureau.
Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Structural Nature of Miami-Dade Economy

The Miami-Dade economy is characterized by a dual or bimodal nature. By this it is meant that there is a very marked divergence between the low end and the high end of the economy. Characteristic of this condition is a widening gap in wage income between those who work in positions requiring high levels of education and training and those who do not. As a result, while the economy as a whole has prospered, there are too many communities in the County that have been bypassed by the benefits of economic growth. Regionally, Miami-Dade is the center for banking and finance, international trade, and legal and medical services. Yet, despite its position as the national center for international financial and trade transactions with Latin America and the Caribbean, Miami-Dade contains areas of deep poverty. Moreover, over the past twenty five years this condition has not improved. Low income neighborhoods are often unable to develop their own internal dynamism as growth inducing resources are concentrated elsewhere. This has, in turn, led to the emergence of neighborhoods within the County that suffer from significant social and economic distress.

The primary structural factors that have led to this bimodal economy are low levels of job skills and education, insufficient productive investment and social overhead capital, as well as the somewhat more intractable issue of single parent family structure. In addition, the inability of the Miami-Dade formal economy, for a variety of reasons, to adequately absorb workers at low educational and skill levels has also contributed to this bimodality. Clearly, the continuous and sizable influx of immigrants into Miami-Dade has had significant impact on this latter issue.

Educational attainment has a very large impact on income and, in turn, on the poverty rate. This relationship is seen at the national level and is mirrored at the County level. Nationally, those persons 25 years and over with less than a high school diploma were found to be almost seven times more likely to be below the poverty level than those that were college graduates. While this relationship is not as dramatic in Miami-Dade, as poverty is more prevalent even at higher levels of education, the data make it clear that the high levels of poverty in Miami-Dade are directly linked to low levels of educational attainment. Currently, for those residents without a high school diploma, 27.1 percent were below the poverty level. Moreover, since 1980 there has only been a modest improvement in those residents graduating from high school for the County's Black and Hispanic populations.

Single parent family composition is closely correlated with the poverty level. Increasingly, it has become true that, particularly for those possessing low skill and educational levels and consequently holding low wage jobs, two wage earners may be needed to keep families above the poverty level. Thus, families that are headed by a single parent clearly have a much greater propensity to have incomes below the poverty level. In particular, very high poverty rates are associated with female-headed families with children. For a variety of reasons, including child care availability and affordability, nationally only 14 percent of females who head households work on a full-time basis. For the nation as a whole, the poverty rate for this family grouping is 37.7 percent. The corresponding rate for the County is quite similar. Further, in Miami-Dade, 42 percent of all families that are below the poverty level are female headed with children.

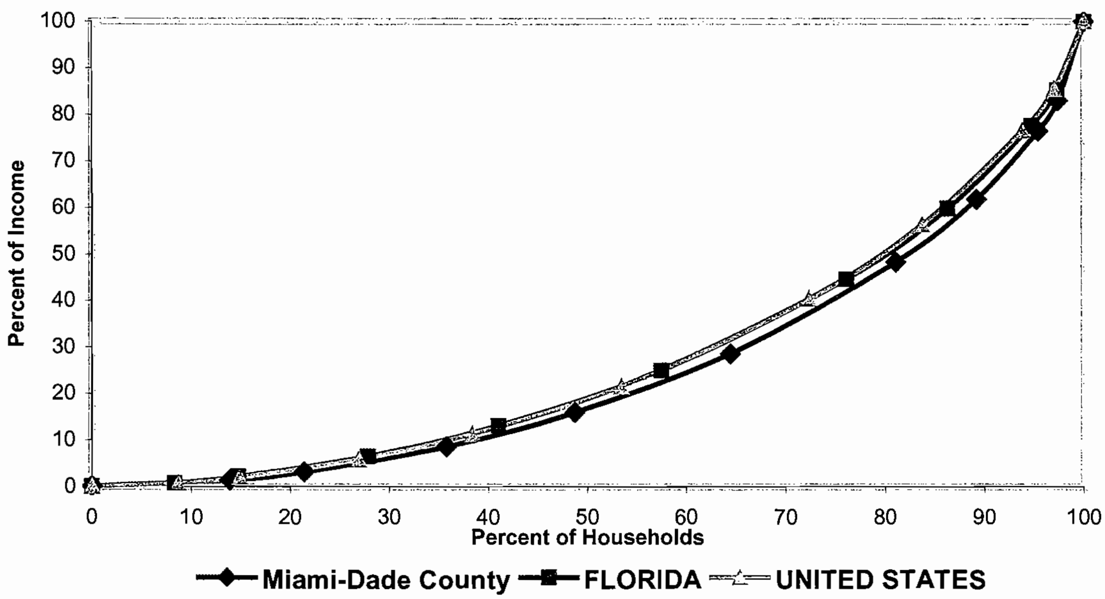
Structurally, continuous and sizable immigration flows have had a significant impact on the Miami-Dade economy. Over the years, these inflows have included aspects that have put strains on the local economy. The characteristics of the post 1979 refugees have, in general, been markedly different from those of their predecessors. Increasingly, refugees are from rural regions in their native countries, where often times educational attainment and skill level tend to be significantly lower than those of their urban counterparts. This causes their social and economic assimilation into society, once they reach Miami, to be more difficult. In large measure, the current lower level of educational attainment of Miami-Dade residents, particularly those completing less than 9th grade, and the limited gains in educational attainment since 1980 by Blacks and Hispanics, are undoubtedly related to patterns of immigration faced by Miami-Dade County during the past 25 years. As a result, it has been very difficult for the formal economy to absorb large increases in the labor force by workers with low educational and skill level. This has led in the past to a situation of occasional high rates of unemployment and concurrently exert significant downward pressure on wage income. Probably, this also indicates that low skills workers are being absorbed by informal economy.

These structural issues affecting Miami-Dade do not disappear when the economy is in an expansionary cycle characterized by low unemployment rates, as is currently the case. Unless actions taken by the County (hopefully in tandem with the private sector) lead to an increasing incorporation of those not benefiting from economic growth in the past, their income levels and living conditions will continue to experience relative deterioration over the long run, as has been the case in the past.

Appendix A1: Income Distribution- The Gini Coefficient in Miami-Dade County

Even though it is usually difficult to observe differences in income distribution based on comparison of a Lorenz curve for different areas that share similar characteristics or different points in time for a single region, we are able to perceive a higher level of inequality in the income distribution of households in the Miami-Dade area than in the United States as a whole. (See Chart A1.)

Chart A1: Income Distribution - Lorenz Curve
Miami-Dade, Florida and United States
2005



Source: U.S. Census Bureau, American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

Table A1 shows a comparison of the Gini coefficient between Miami-Dade County, the State of Florida and the country as a whole for 1999 and 2005; here we see reflected the differences between the regions that we observed in the Lorenz curve mentioned above. For the United States the Gini coefficient is 0.446 and 0.451 for 1999 and 2005 respectively, while the comparable values for Miami-Dade are roughly 10 percent higher at 0.494 and 0.490. The fact that Miami-Dade County, being a region within the United States, has a higher Gini Coefficient is yet more telling of the situation when we consider the fact that usually the Gini coefficient measured for a large economically diverse country will result in a much higher coefficient than each of its regions individually.

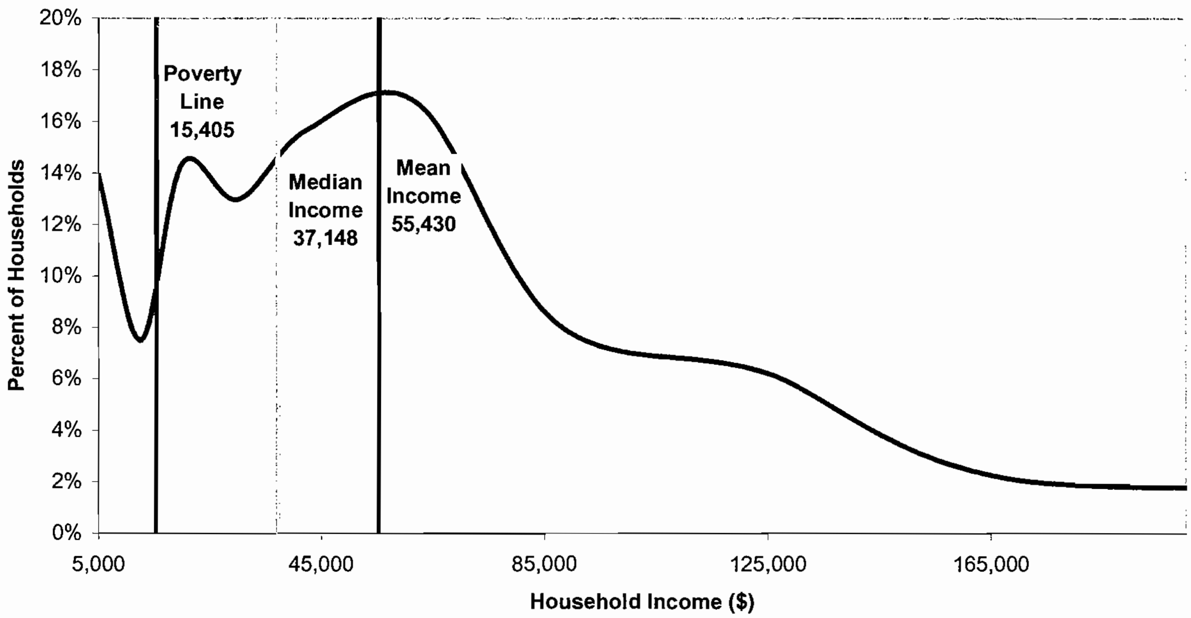
TABLE A1: Income Distribution - Gini Coefficient
United States, Florida and Miami-Dade
1999 and 2005

	Gini Coefficient based on Median Household Income	
	1999	**2005**
United States	0.4464	0.4506
Florida	0.4530	0.4534
Miami-Dade	0.4938	0.4897

Source: U.S. Census Bureau, 2000 Census and 2005 American Community Survey,
Miami-Dade County, Department of Planning and Zoning 2007.
Note: 2005 data are estimates based on a household sample and are subject to a sampling variability.

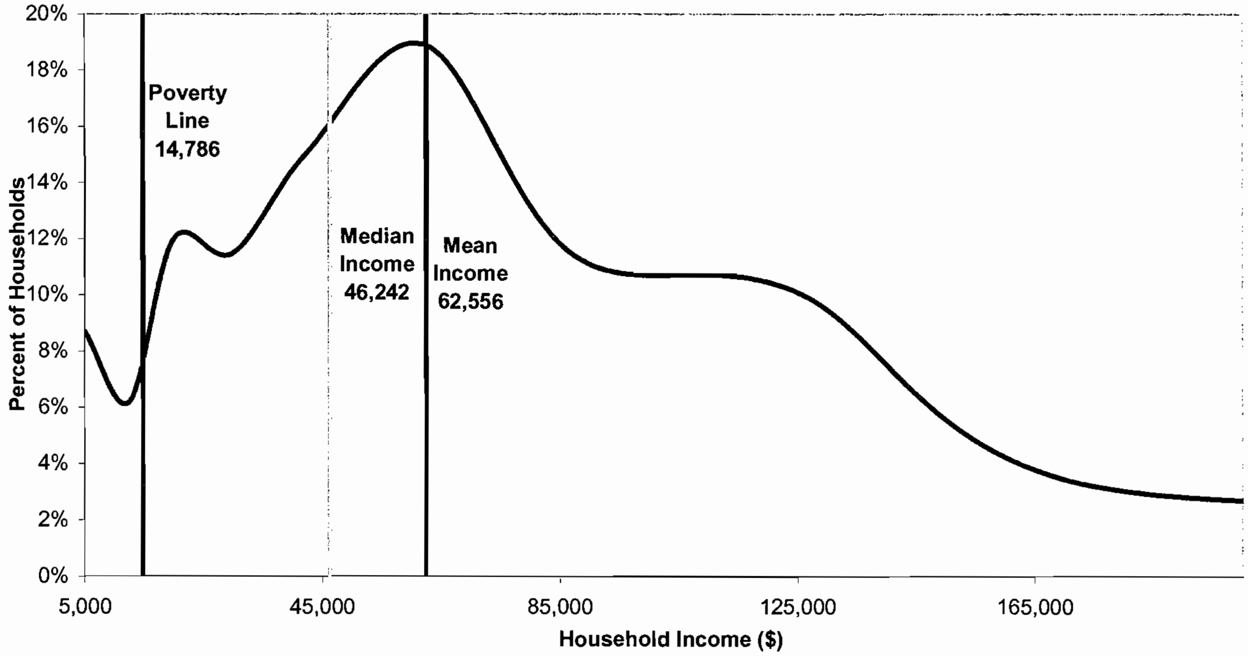
This disparity in income inequality can also be seen in a simple calculation of the difference between the mean and median income for both areas, while this simple exercise gives us a difference of 35% for the U.S., it gives us a much larger difference of 48% for the County. (See Chart A2A and Chart A2B above.)

Chart A2A: Frequency Distribution of Households by Income - Miami-Dade County 2005



Source: U.S. Census Bureau, American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

Chart A2B: Frequency Distribution of Households by Income - US 2005



Source: U.S. Census Bureau, American Community Survey 2005. Miami-Dade County, Department of Planning and Zoning 2007.
Note: Data are estimates based on a household sample and are subject to sampling variability.

The rest of the state of Florida is more in line with the levels of inequality of the nation, given that the numbers are only slightly higher than the U.S. numbers despite the fact that the higher values for Miami-Dade County weigh more heavily on Florida than on the U.S.

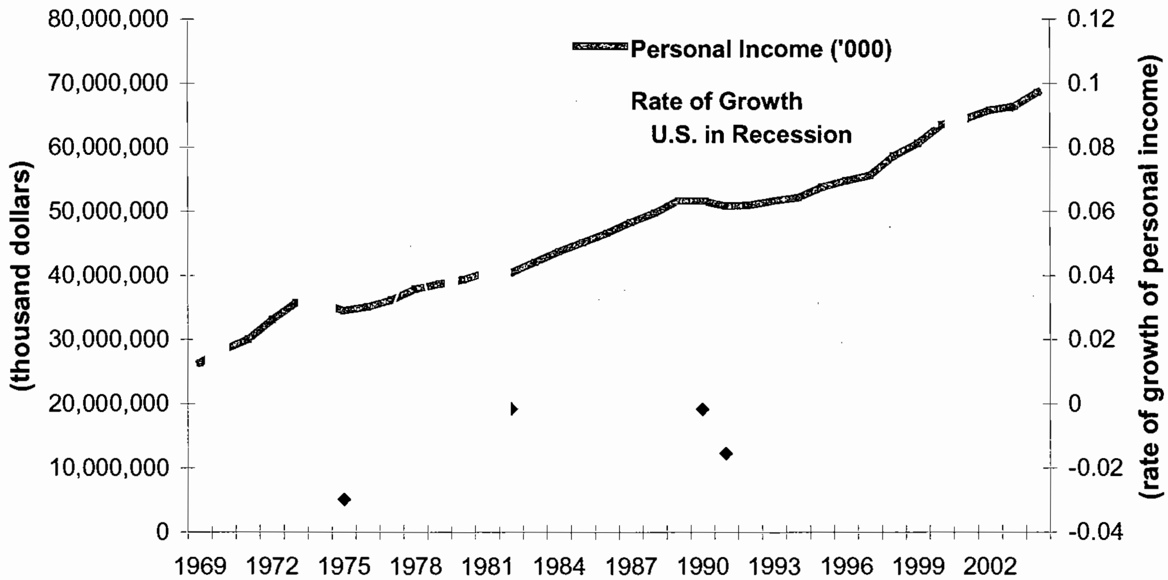
Although we are able to derive from the figures presented that Miami-Dade County has a higher level of income inequality than the country as a whole, we cannot be certain of the changes in income inequality between the two periods available. This is mainly due to the small differences between the results that might be eliminated by the sampling variability that is characteristic of data based on samples such as the 2005 American Community Survey (used in the 2005 calculations).

Nonetheless, the results for the United States of rising inequality seems consistent with the trend this measure has followed since 1968 when the Gini Coefficient based on Household Income calculated by the Census Bureau was 0.388[3].

[3] The Changing Shape of the Nation's Income Distribution 1947-1998, Current Population Reports. U.S. Census Bureau, June 2000.

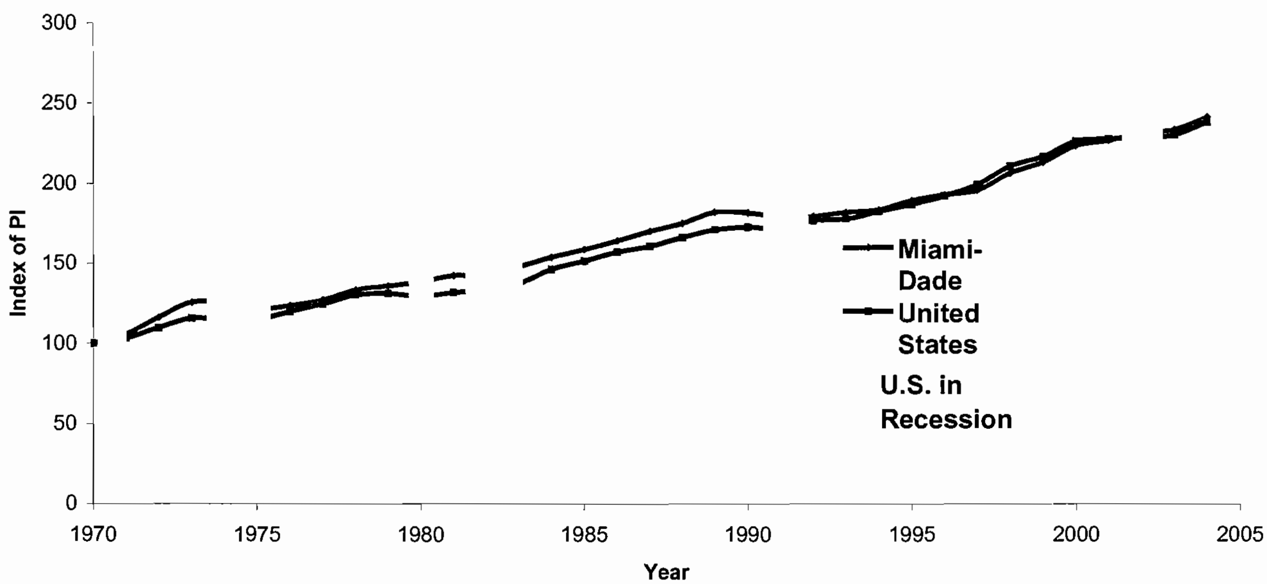
Appendix A2: Economic Characteristics and the Business Cycle

CHART A3 : Personal Income and Growth Rate for Miami-Dade 1969-2004 (Income in 2004 Constant dollars)



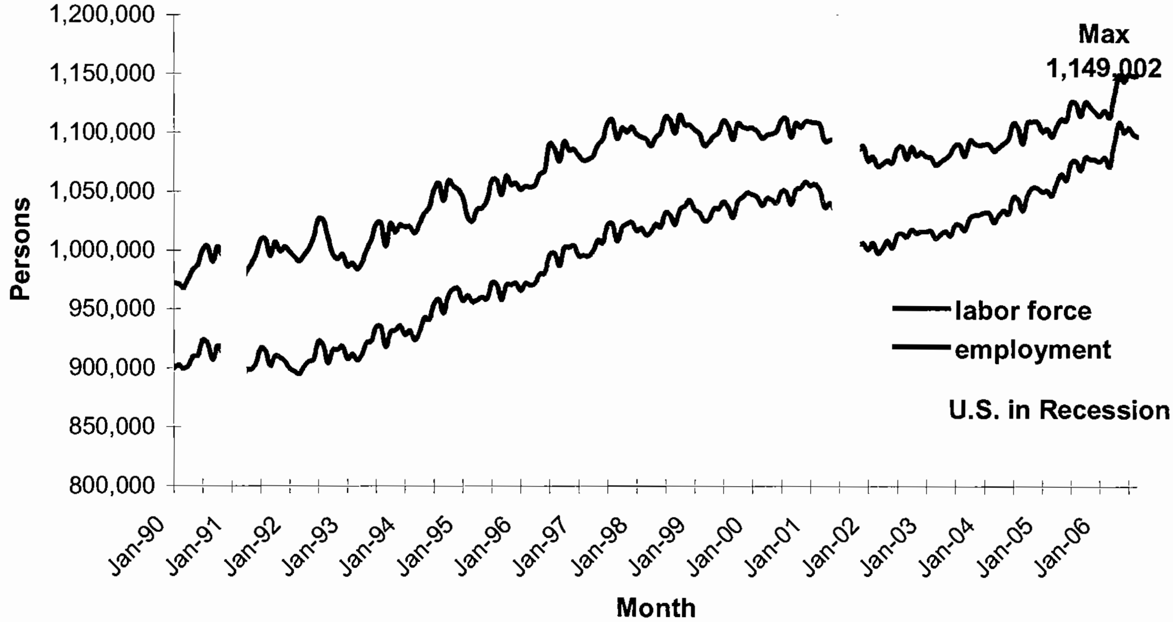
Source: U.S. Bureau of Economic Analysis, National Income Accounts, Regional Economic Information System. National Bureau of Economic Research. Miami-Dade County, Department of Planning and Zoning 2007.

CHART A4: Personal Income in Miami-Dade and the United States Over Time 1970 - 2004 (Index 1970=100)



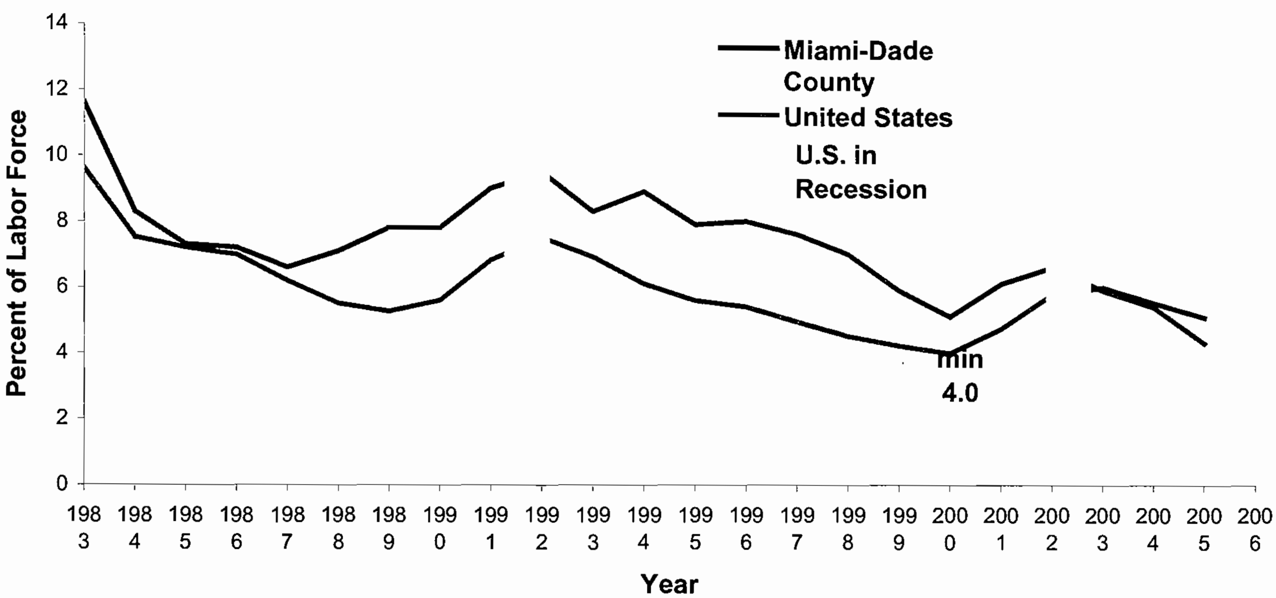
Source: U.S. Bureau of Economic Analysis, National Income Accounts, Regional Economic Information System. National Bureau of Economic Research. Miami-Dade County, Department of Planing and Zonning 2007.

CHART A5: Labor Force and Employment Miami-Dade County 1990-2006

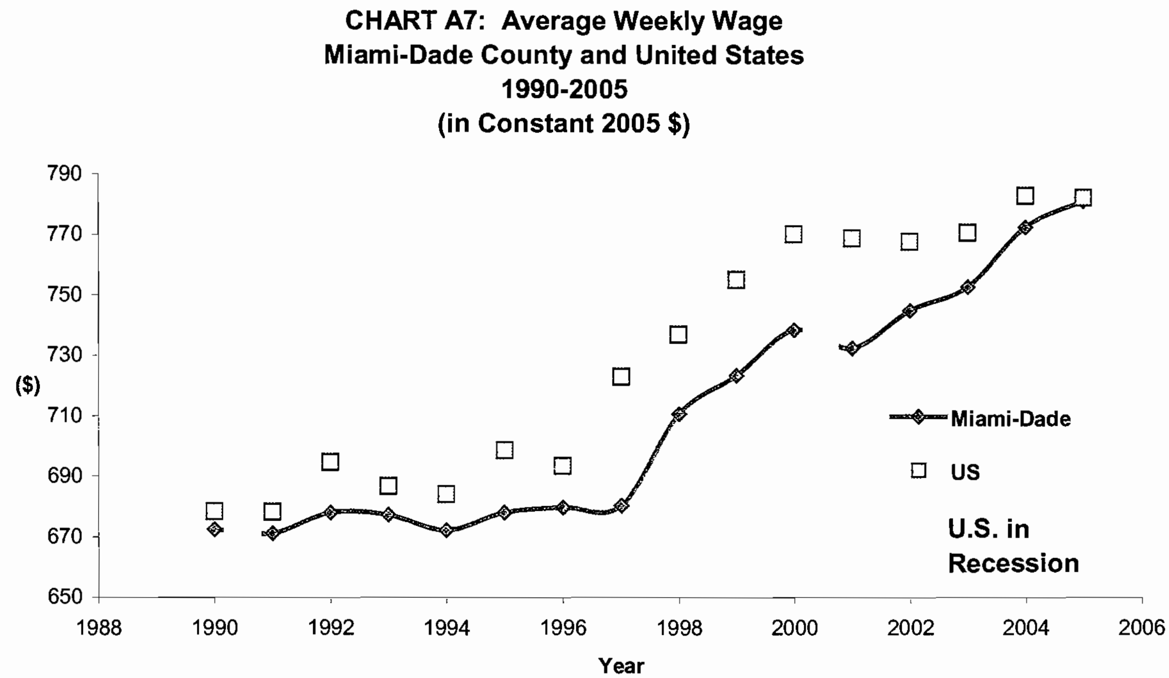


Source: Agency for Workforce Innovation, Bureau of Labor Statistics. National Bureau of Economic Research, Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

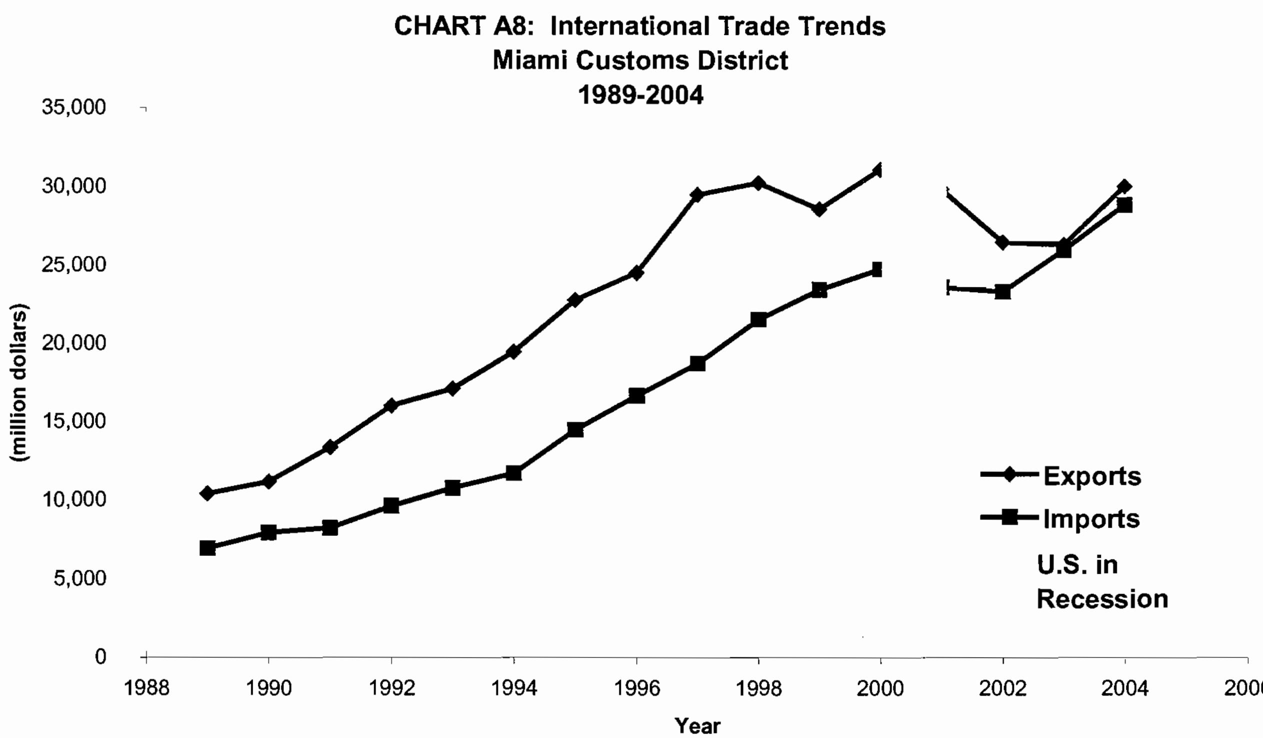
CHART A6: Unemployment Rate
Miami-Dade County and United States
1983-2005



Source: Agency for Workforce Innovation, Bureau of Labor Statistics. National Bureau of Economic Research. Miami-Dade County, Department of Planning and Zoning, Research Section, 2007.

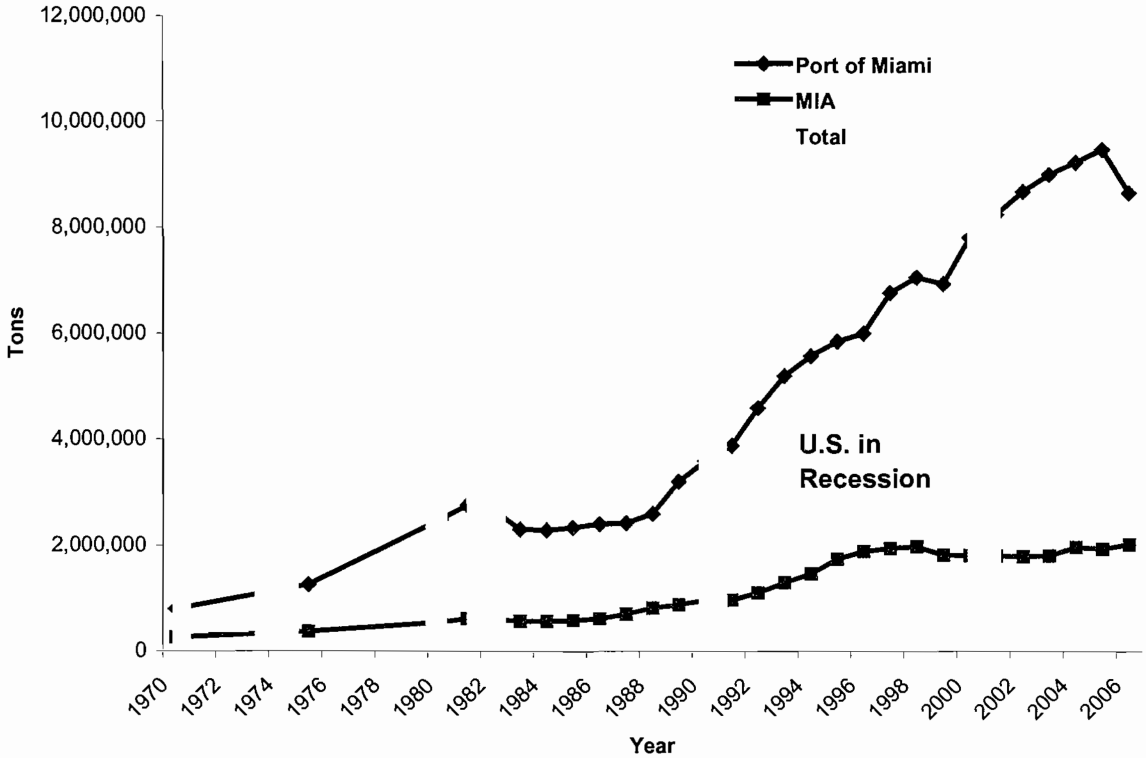


Source: Bureau of Labor Statistics, 1990 - 2006 Quarterly Census of Employment and Wages Program. National Bureau of Economic Research. Miami-Dade County Department of Planning and Zoning, Research Section 2007.



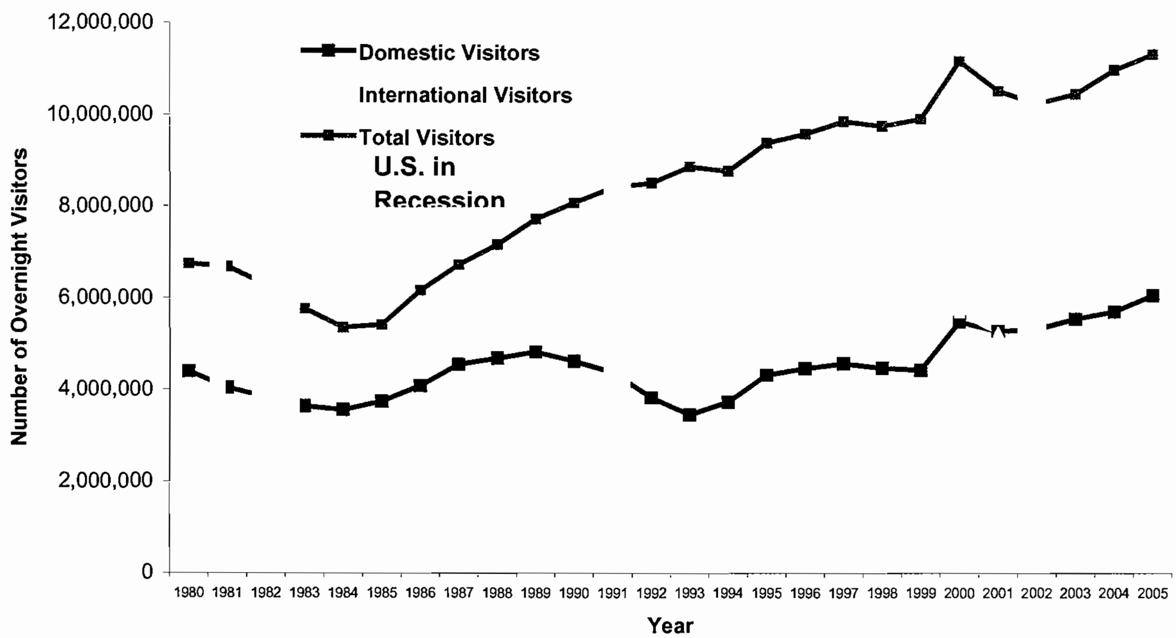
Source: The Beacon Council & Enterprise Florida. National Bureau of Economic Research. Prepared by Department of Planning and Zoning, Research Section 2007.

CHART A9: Total Cargo Tonnage Handled by the Port of Miami and Miami International Airport 1970-2006



Source: Miami-Dade County Seaport Department, Port of Miami. Aviation Department, Miami International Airport. National Bureau of Economic Research. Prepared by Department of Planning and Zoning, Research Section 2007.

CHART A10: Overnight Visitor Counts Miami-Dade County 1980-2005



Source: Greater Miami Convention Visitors Bureau, National Bureau of Economic Research. Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

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Antonio Jorge, Ph.D.
Chairman

William S. Atkins, Ph.D.

Robert D. Cruz, Ph.D.

Jessy G. Devieux, Ph.D.

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Kenneth Lipner, Ph.D.

Raul Moncarz, Ph.D.

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Leonardo Rodriguez, Ph.D.

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Bernadette West, Ph.D.

Vandon E. White, Ph.D.

Willie Williams, Ph.D.

Juan M. Clark, Ph.D.

Jennifer Glazer-Moon, Director, Office of Strategic Business Management
County Liaison

INFORMATION

1E3

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date 6/19/07 Agenda Item # 071330

Subject: Affordable Housing

Name: Amanda Lopez

Address: 8672 SW 40 St suite 203

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No: ✓

If yes, please list name: ________ / ________ / ________

Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

INFORMATION

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6-19-2007 BCC Mtg. Date 6-19-2007 Agenda Item # 1E3

Subject: Improper Use of fundings. and Bad management of Properties.

Name: Roger Salvo

Address: 935 Pennsylvania Ave Apt. 303 miami Beach, FL 33139

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: ✓ myself No:____

If yes, please list name: ____________ / ____________ / ____________

Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No: ✓

INFORMATION

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date ______ Agenda Item # 2B

Subject: Omission of extremely-low-income households

Name: Terry A. Coble

Address: 601 NE 56th St, Miami, FL 33137

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: ✓ No: ____

If yes, please list name: Miami Coalition for the Homeless / Same

Organization Firm Client

Have your registered with the Clerk of the Board? Yes : ✓ No: ____

FOR

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date ______ Agenda Item # 2H Add-on

Subject: Comm D Moss - SMHCDC

______

Name: Rev Larry D. Jones

Address: 12195 Quail Roost Dr

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: ✓ No:______

If yes, please list name: South Miami Heights C.D.C / ______ / ______

Organization Firm Client

Have your registered with the Clerk of the Board? Yes : ✓ No:______

#4

FOR

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date ______ Agenda Item # ~~#~~ 1B5

Subject: CDBG - Reallocation

Name: City of Opa-locka Mayor Kelly

Address: 780 Fisherman St. # 335, Opa-locka, FL 33054

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: ✓ No:______

If yes, please list name: ______ / ______ / ______
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :______ No:______

#2

AGAINST

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date ______ Agenda Item # 4E5

Subject: Reallocation - CDBG

______

Name: Walter Hardemon

Address: 6102 NW 7th Avenue

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:______ No:______

If yes, please list name: Youth of America / /

Organization Firm Client

Have your registered with the Clerk of the Board? Yes : ✓ No:______

#4

AGAINST

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date 6/19/07 Agenda Item # 1E4

Subject: Proposed FY 2008 Consolidated Planning Process Policies

Name: Evangelist Lee Varnety

Address: 710 NW 7th Street

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: CEDIA / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

AGAINST

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/07 BCC Mtg. Date 6/19/07 Agenda Item # 1E6

Subject: Reallocation of Funding To Villa Capri

Name: Charles McKinnon

Address: 12789 SW 280th Street Naranja, Fla 33032

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: __________ / __________ / __________

Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

AGAINST

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 6/19/2007 BCC Mtg. Date 6/19/2007 Agenda Item # 1E6

Subject: RECAPTURE & REALLOCATION

Name: KEN FORBES

Address: 25121 S.W. 120 PL

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No: ✓

If yes, please list name: ________ / ________ / ________

Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____