

Miami-Dade County

Commission District Profile

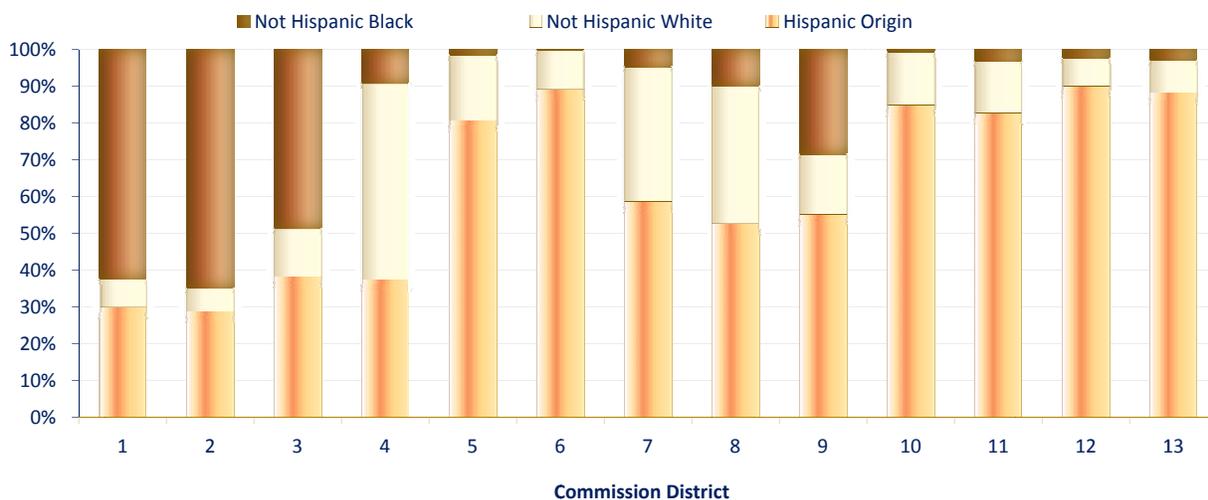
This report provides a picture of Miami-Dade County at the Commission District level using the recently released 2005-2009 American Community Survey data produced by the Census Bureau. This data series is markedly different from previous releases because it reflects a moving picture of these characteristics over the 2005-2009 period, rather than a snapshot in time as it was in the 2000 Census.

The report focuses on some key demographic, social, economic, and housing variables. It offers a comparison of each Commission District to the County as a whole, and compares this new data for each Commission District to the comparable Census 2000 data. This profile contains a brief narrative followed by tables containing the relevant data by Commission District and maps of selected variables. A series of profiles for individual Commission Districts will be forthcoming.

Before proceeding to the data, it is important to realize that it is necessary to use caution with some of the demographic and housing data. They will be updated in the upcoming months with the release of the definitive Census 2010 data.

Demographic Attributes: The data indicate that the population of Miami-Dade has grown somewhat slower than the County population projection show, however with significant differences among Commission Districts. The data indicate that population in both District 9 and 11 increased by over 25 percent versus 9 percent countywide. The Hispanic population in Miami-Dade reached 61.4 percent. This is 4.1 percent higher than in 2000. At the same time, the percent of non-Hispanic Whites and Blacks modestly decreased.

Figure 1.
Race and Ethnicity by Commission District, 2005-2009



Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile

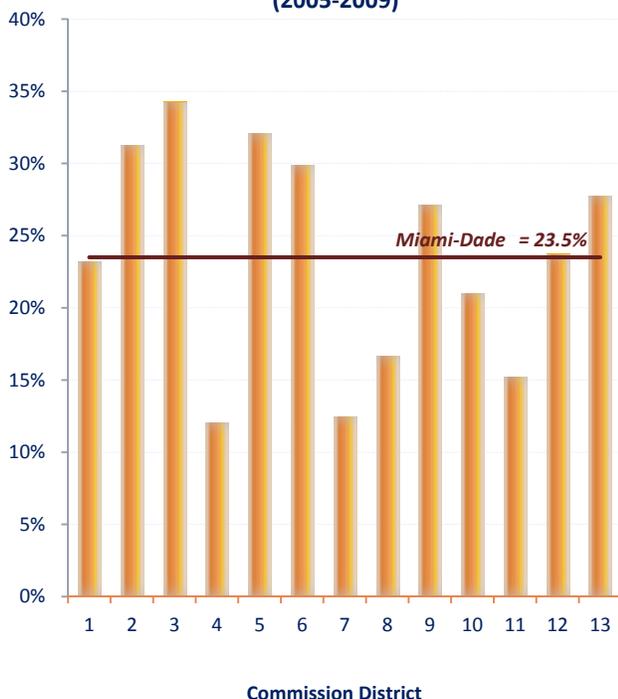


Non-Hispanic Black populations remain concentrated in Commission Districts 1, 2, and 3 although in District 3 they represent less than a majority. District 4 is the only one with a non-Hispanic White majority. All other districts range from 50.4 to 88.1 percent for persons of Hispanic origin. In terms of age, there is significant variation among Commission Districts regarding the percent of persons below 18 and those 65 years and above. While countywide 23.5 percent of residents are below 18 years, in Districts 2 and 8, the corresponding figure was 29 and 29.2 percent, respectively. On the other hand, in Districts 5, 6, and 10 this number drops below 20 percent. The elderly aged 65 and above, are concentrated in Commission Districts 4, 5, 6, and 10.

Social Attributes: Despite relatively low levels of educational attainment in some commission districts, there has been marked improvement since 2000. The most significant component of the improvement in educational attainment is seen in the large decrease in the percent of persons 25 years and greater that were not high school graduates. Commission Districts 2, 3, 5, 6, 12, and 13 exhibited a decrease of 10 percent or greater in the above characteristic.

At the higher end of educational attainment, it is noteworthy that the percent of persons with at least a Bachelor's degree went up in every Commission District. Although, at 47.7 percent, District 7 had the highest percent of persons in this category of educational attainment, the largest increase occurred in District 4 that exhibited an 8.8 percent gain.

Figure 2.
**Percent of Persons 25+
With Less Than High School Diploma
By Commission District
(2005-2009)**



Economic Attributes: Median household income varies considerably among the 13 commission districts, from a low of \$28,466 in District 3 to a high of \$62,438 in District 8. Three districts are more than 20 percent below the median for the County that is \$42,969. These are Commission Districts 2, 3, and 5.

At the other end of the income spectrum, three districts are more than 30 percent above the median household income figure for the County. They are Commission Districts 7, 8 and 11. Since the 2000 Census, median household income in the County has fallen by 7.2 percent in inflation adjusted terms. Despite this negative change, median household income in Commission Districts 4 and 5 registered gains.

On the other hand, Commission Districts 8 and 13 had decreases that were more than twice that for the County as whole for this factor.

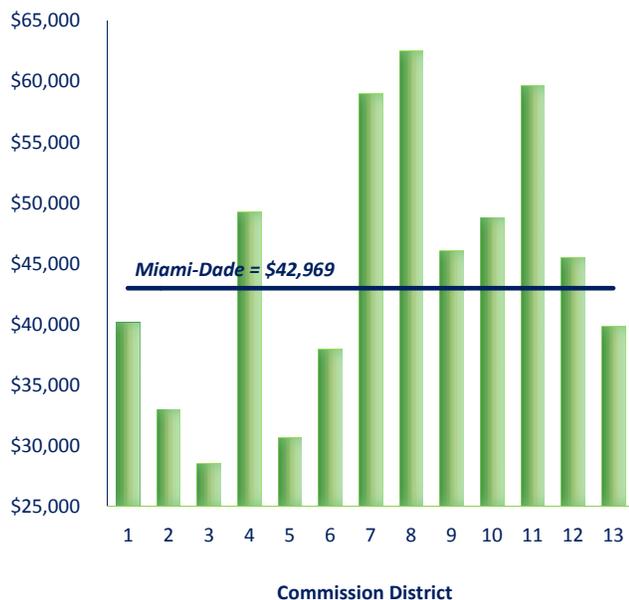
Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.



Miami-Dade Commission District Profile

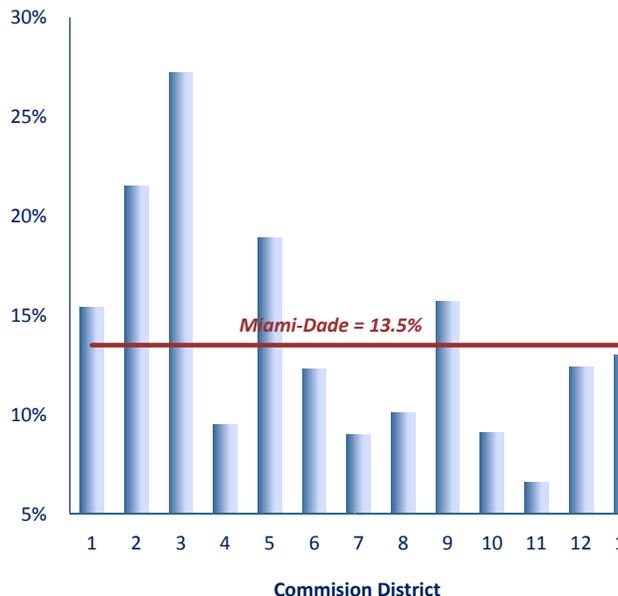


Figure 3.
Median Household Income
by Commission District, 2005-2009



Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Figure 4.
Families (Percent Poor)
by Commission District, 2005-2009

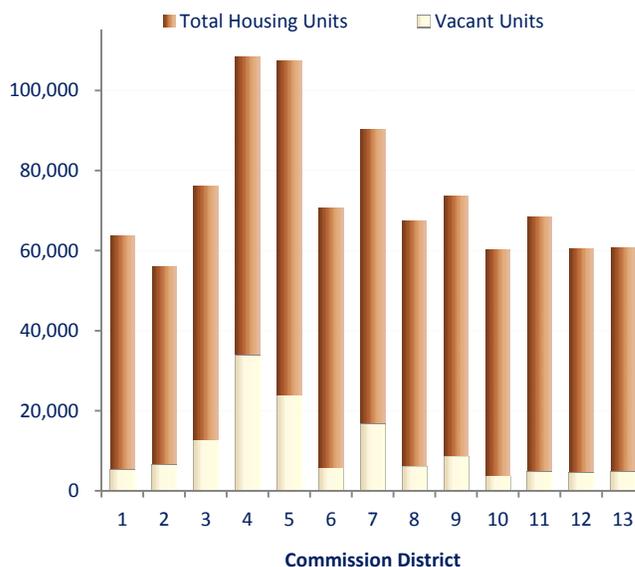


Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

In line with the 3.3 percent decrease in the poverty rate for families in the County, all commission districts also showed a decline in this characteristic. The low levels of median family income, in Commission Districts 2, 3, and 5 lead to a correspondingly high level of poverty in these districts. They all were at least 5.4 percent above the County figure of 13.5 percent.

Housing Attributes: Owner-occupied housing units for the County, in percentage terms, amount to 58.3 percent. However, Commission Districts 3 and 5, at 36.7 and 32.5 percent respectively, fall considerably below this figure. Commission Districts 8 and 11 exceed the average by over 14 percentage points for this factor. There was a notable upward change since 2000 in this characteristic in Commission Districts 4 and 5 where the figure increased by over three percentage points in each district.

Figure 5.
Housing Occupancy
by Commission District, 2005-2009



Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

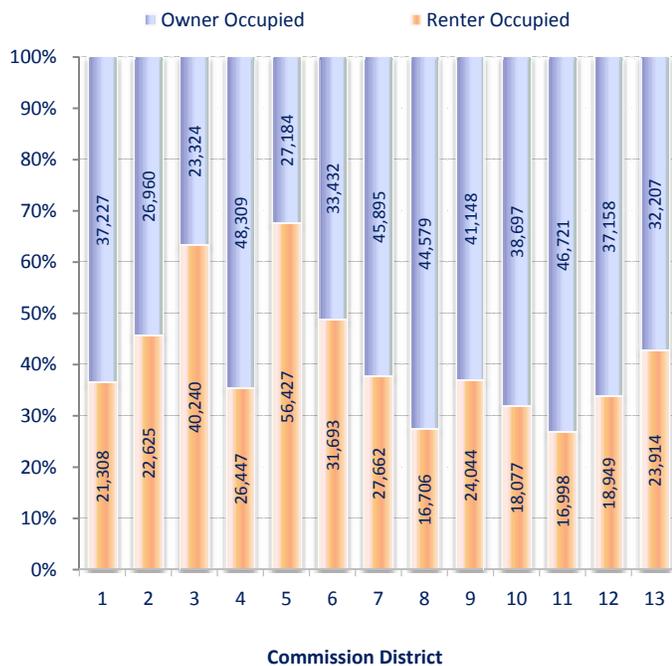
Miami-Dade Commission District Profile



The factor that has displayed the greatest change since 2000 is, not surprisingly, vacant housing units. The data indicate that there were 75,504 vacant units in 2000, while the current data show a figure that is almost 80 percent higher.

This upward trend, although not to the same degree, is seen in every Commission District throughout the County. Commission Districts 4 and 5 have the highest number of vacant units at 33,660 and 23,676, as well as the highest number of total housing units at 108,416 and 107,287 respectively.

**Figure 6.
Tenure (Housing Units)
by Commission District, 2005-2009**



Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.



Miami-Dade Commission District Profile



Table 1.
Population by Sex and Race
Miami-Dade County by Commission District,
2005-2009 5-Year Estimates

Commission District	Total Persons	Males	Females	White	Black	Amer. Indian & Alaska Native	Asian	Hawaiian & Other Pac. Islander	Other Race	Two Or More Races
1	182,467	83,934	98,533	52,147	116,583	857	1,832	63	9,075	1,910
2	170,727	81,258	89,469	46,814	111,964	378	2,464	81	7,133	1,893
3	187,019	93,647	93,372	77,501	95,252	280	2,287	36	8,561	3,102
4	173,432	83,142	90,290	140,711	17,890	168	4,028	74	8,201	2,360
5	192,141	98,376	93,765	167,266	9,159	330	1,081	38	10,947	3,320
6	183,824	87,915	95,909	170,261	3,646	153	1,758	10	5,415	2,581
7	188,129	89,992	98,137	165,275	10,288	45	4,479	0	5,371	2,671
8	198,050	95,815	102,235	158,158	21,105	123	4,853	24	10,460	3,327
9	236,386	122,670	113,716	144,394	68,678	411	3,622	56	14,794	4,431
10	172,063	80,846	91,217	157,947	3,140	316	3,256	0	5,529	1,875
11	216,504	104,824	111,680	189,903	8,542	555	4,754	0	9,473	3,277
12	187,553	92,681	94,872	166,485	7,991	103	3,097	43	7,324	2,510
13	168,749	81,759	86,990	148,260	8,193	135	1,428	0	8,708	2,025
Total	2,457,044	1,196,859	1,260,185	1,785,122	482,431	3,854	38,939	425	110,991	35,282

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile



Table 2.
Population by Hispanic Origin
Miami-Dade County, by Commission District,
2005-2009 5-Year Estimates

Commission District	Total Persons	Hispanic Origin	Not Hispanic Origin	White	Black	Other
1	182,467	53,131	129,336	13,257	112,043	4,036
2	170,727	47,730	122,997	10,204	108,683	4,110
3	187,019	69,660	117,359	23,534	89,563	4,262
4	173,432	62,294	111,138	88,783	16,007	6,348
5	192,141	152,652	39,489	33,191	3,665	2,633
6	183,824	161,758	22,066	18,947	1,042	2,077
7	188,129	106,791	81,338	66,579	9,151	5,608
8	198,050	99,874	98,176	70,987	19,357	7,832
9	236,386	125,346	111,040	36,968	65,646	8,426
10	172,063	142,328	29,735	23,954	1,726	4,055
11	216,504	173,564	42,940	29,211	7,380	6,349
12	187,553	165,318	22,235	13,706	4,897	3,632
13	168,749	147,175	21,574	14,294	5,507	1,773
Total	2,457,044	1,507,621	949,423	443,615	444,667	61,141

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile



Table 3.
Population by Age Group
Miami-Dade County by Commission District
2005-2009 5-Year Estimates

Commission District	Under 5	5 to 17	18 to 24	25 to 44	45 to 64	65 and Over
1	14,497	32,695	20,359	52,222	42,941	19,753
2	13,748	35,753	18,668	44,502	39,883	18,173
3	14,483	32,482	21,192	53,206	42,606	23,050
4	10,501	26,379	10,974	50,338	42,990	32,250
5	11,540	20,482	14,663	64,355	46,363	34,738
6	9,938	23,535	14,571	50,036	47,395	38,349
7	10,225	26,308	20,019	53,758	46,943	30,876
8	14,458	43,425	16,870	53,880	47,541	21,876
9	18,827	45,988	23,390	74,030	53,698	20,453
10	9,507	23,794	16,142	44,996	43,666	33,958
11	15,981	38,738	22,221	64,321	52,447	22,796
12	13,949	32,140	16,664	58,054	44,246	22,500
13	11,257	25,766	13,328	51,142	39,080	28,176
Total	168,911	407,485	229,061	714,840	589,799	346,948

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile



Table 4
Educational Attainment
Miami-Dade County by Commission District
2005-2009 5-Year Estimates

Commission District	Persons 25+	Not High School Graduate	High School Graduate	Some College	B.A. or More	High School Graduation Rate
1	114,916	26,639	40,994	28,568	18,715	76.8
2	102,558	32,071	35,737	23,275	11,475	68.7
3	118,862	40,701	33,865	23,729	20,567	65.8
4	125,578	15,083	29,395	29,583	51,517	88.0
5	145,456	46,623	38,500	23,290	37,043	67.9
6	135,780	40,564	33,901	29,488	31,827	70.1
7	131,577	16,398	25,381	27,003	62,795	87.5
8	123,297	20,506	27,416	33,246	42,129	83.4
9	148,181	40,157	46,865	36,771	24,388	72.9
10	122,620	25,749	33,636	30,366	32,869	79.0
11	139,564	21,233	36,429	40,074	41,828	84.8
12	124,800	29,593	36,666	27,966	30,575	76.3
13	118,398	32,850	35,768	27,842	21,938	72.3
Total	1,651,587	388,167	454,553	381,201	427,666	76.5

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile



Table 5
Economic Indicators
Miami-Dade County by Commission District
2005-2009 5 Year Estimates

Commission District	Median Household Income	Total Households	Hhlds - Percent Poor	Total Families	Families - Percent Poor	Families With Children	Families With Children - Percent Poor	Female Hhlds With Children	Female Hhlds With Children - Percent Poor
1	\$40,107	58,535	19.4	41,397	15.4	21,675	19.9	9,868	31.7
2	\$32,955	49,585	24	36,149	21.5	22,214	28.8	9,277	44
3	\$28,466	63,564	30.2	36,821	27.2	20,773	35.3	10,192	47.4
4	\$49,198	74,756	12.7	41,247	9.5	18,094	12.2	5,152	23.9
5	\$30,618	83,611	25.7	41,301	18.9	17,517	27.2	5,454	51.1
6	\$37,897	65,125	18.8	44,806	12.3	19,003	16	5,325	27.3
7	\$58,920	73,557	13.4	44,735	9	18,628	12.4	4,263	31.5
8	\$62,438	61,285	12.8	46,233	10.1	25,552	13.5	6,266	37.3
9	\$45,991	65,192	18.6	50,021	15.7	29,826	20.8	10,686	39.8
10	\$48,752	56,774	12.6	42,862	9.1	18,353	12.2	4,256	19.9
11	\$59,611	63,719	9	52,596	6.6	29,370	8.4	6,967	21.4
12	\$45,448	56,107	15.3	46,160	12.4	25,650	14.4	5,882	33.1
13	\$39,806	56,121	17.7	42,982	13	21,150	16	5,217	31.8
Total	\$42,969	827,931	17.8	567,310	13.5	271,868	13.2	88,805	35.3

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.

Miami-Dade Commission District Profile



Table 6
Housing Characteristics
Miami-Dade County by Commission District,
2005-2009 5-Year Estimates

Commission District	Occupied Housing Units	Overcrowded* Units	Percent Overcrowded	Owner Occupied	Median Homeowners Cost for Units w/Mortgage	Cost Burdened** Households w/Mortgage	Cost Burdened Households w/Mortgage Percent	Renter Occupied	Median Gross Rent Units w/Cash Rent	Cost Burdened Households w/Cash Rent	Cost Burdened Households w/Cash Rent Percent	Persons Per Household
1	58,535	3,073	5.2%	37,227	\$1,499	17,297	60.9%	21,308	\$899	12,278	63.5%	3.08
2	49,585	5,540	11.2%	26,960	\$1,479	13,025	65.1%	22,625	\$821	14,040	65.0%	3.39
3	63,564	4,807	7.6%	23,324	\$1,653	10,332	63.8%	40,240	\$786	24,012	63.1%	2.77
4	74,756	2,786	3.7%	48,309	\$2,109	17,342	58.6%	26,447	\$1,103	14,517	59.2%	2.31
5	83,611	5,713	6.8%	27,184	\$1,955	10,415	62.3%	56,427	\$866	34,421	63.7%	2.26
6	65,125	2,941	4.5%	33,432	\$1,812	11,583	54.7%	31,693	\$912	19,295	64.0%	2.76
7	73,557	1,438	2.0%	45,895	\$2,504	15,689	53.6%	27,662	\$1,126	15,740	61.9%	2.49
8	61,285	2,396	3.9%	44,579	\$2,209	17,366	51.0%	16,706	\$1,010	10,158	64.9%	3.17
9	65,192	3,892	6.0%	41,148	\$1,805	19,678	61.0%	24,044	\$936	14,342	63.7%	3.31
10	56,774	2,150	3.8%	38,697	\$1,704	15,682	58.9%	18,077	\$1,187	11,014	64.9%	2.99
11	63,719	2,148	3.4%	46,721	\$1,987	22,049	57.3%	16,998	\$1,243	10,436	63.8%	3.34
12	56,107	2,716	4.8%	37,158	\$1,664	17,160	58.4%	18,949	\$1,156	12,856	71.3%	3.22
13	56,121	1,990	3.5%	32,207	\$1,710	14,043	61.7%	23,914	\$980	15,718	68.0%	3.00
Total	827,931	41,590	5.0%	482,841	\$1,826	201,661	58.5%	345,090	\$965	208,827	64.1%	2.89

*Overcrowded units have more than one person per room.

**Cost Burdened Households pay more than 30 percent of their income on housing costs.

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.



Miami-Dade Commission District Profile



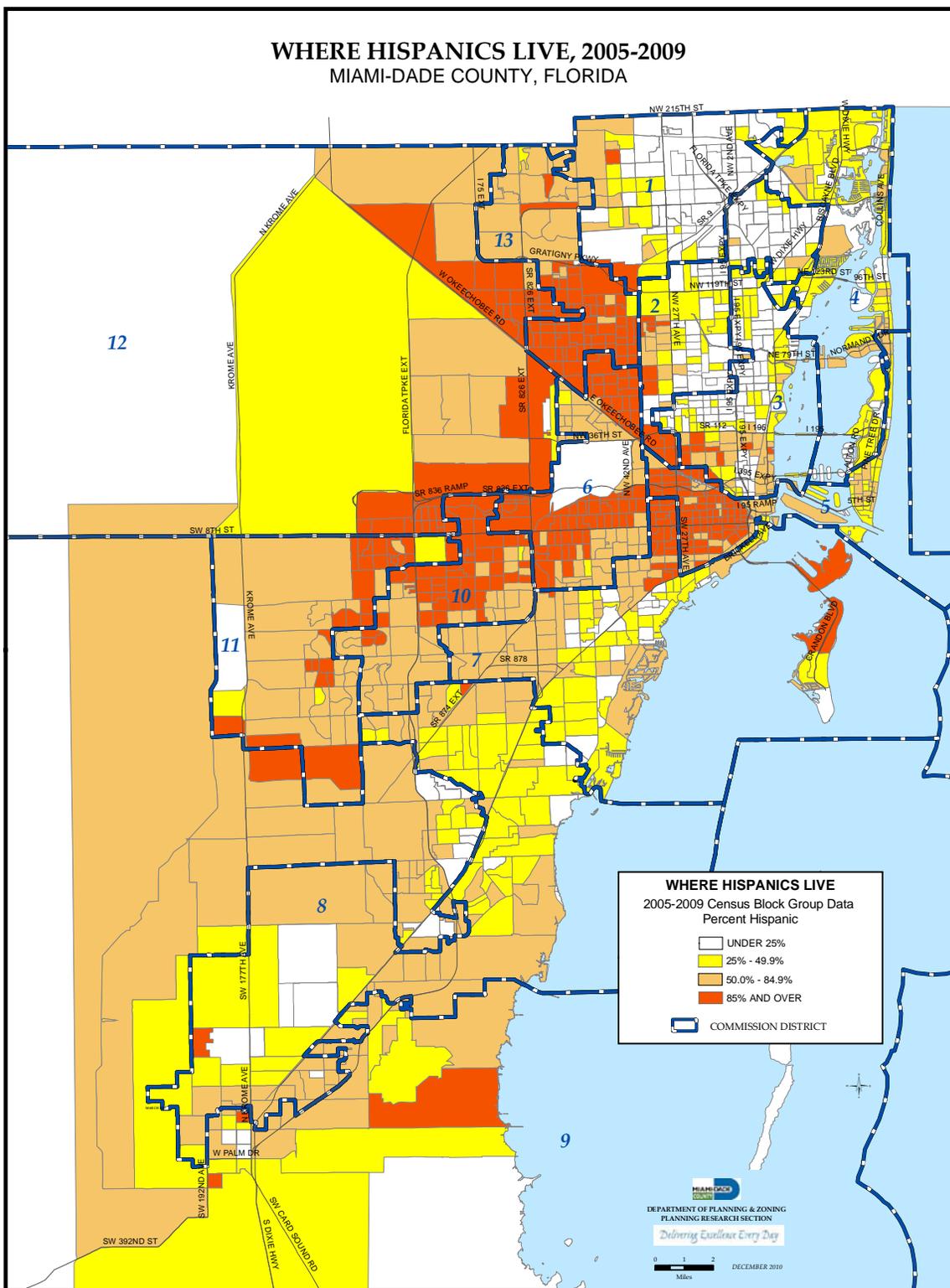
Table 7
Vacancy Status
Miami-Dade County by Commission District,
2005-2009 5-Year Estimates

Commission District	Total Housing Units	Vacant Units	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For migrant workers	Other vacant
1	63,743	5,208	1,612	301	1,158	333	623	0	1,181
2	55,924	6,339	2,347	249	959	99	816	0	1,869
3	76,013	12,449	3,956	829	1,189	594	1,914	24	3,943
4	108,416	33,660	3,417	650	2,730	1,419	21,760	15	3,669
5	107,287	23,676	5,518	1,210	1,878	536	11,265	50	3,219
6	70,689	5,564	1,438	500	953	613	961	0	1,099
7	90,109	16,552	3,363	1,265	2,163	566	6,894	0	2,301
8	67,251	5,966	1,673	484	1,310	603	487	18	1,391
9	73,648	8,456	2,209	507	2,295	493	560	121	2,271
10	60,275	3,501	700	238	755	271	704	0	833
11	68,388	4,669	1,327	279	1,258	366	696	0	743
12	60,461	4,354	1,104	164	902	285	1,098	0	801
13	60,731	4,610	1,778	287	1,306	205	319	0	715
Total	962,935	135,004	30,442	6,963	18,856	6,383	48,097	228	24,035

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2010.



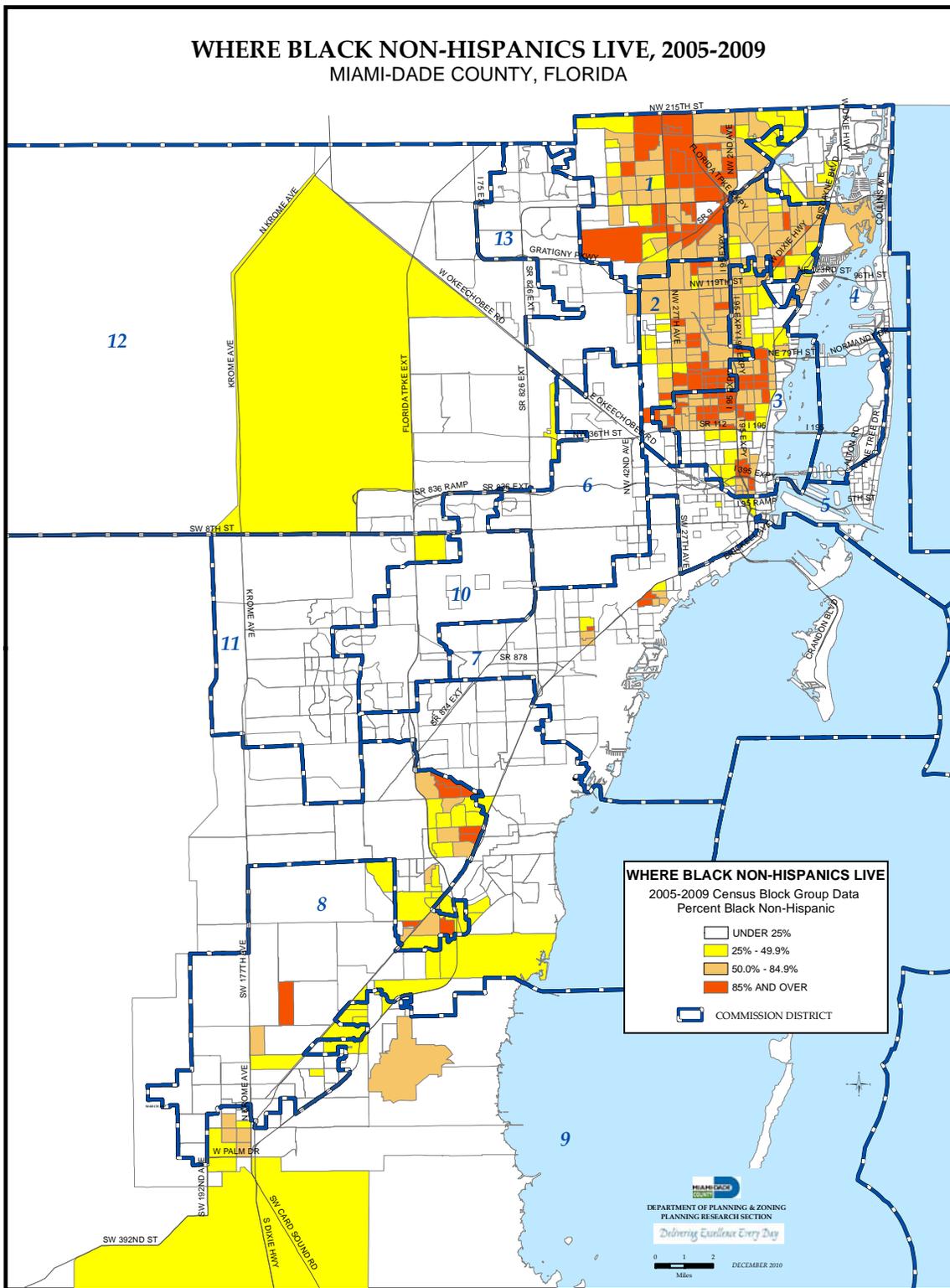
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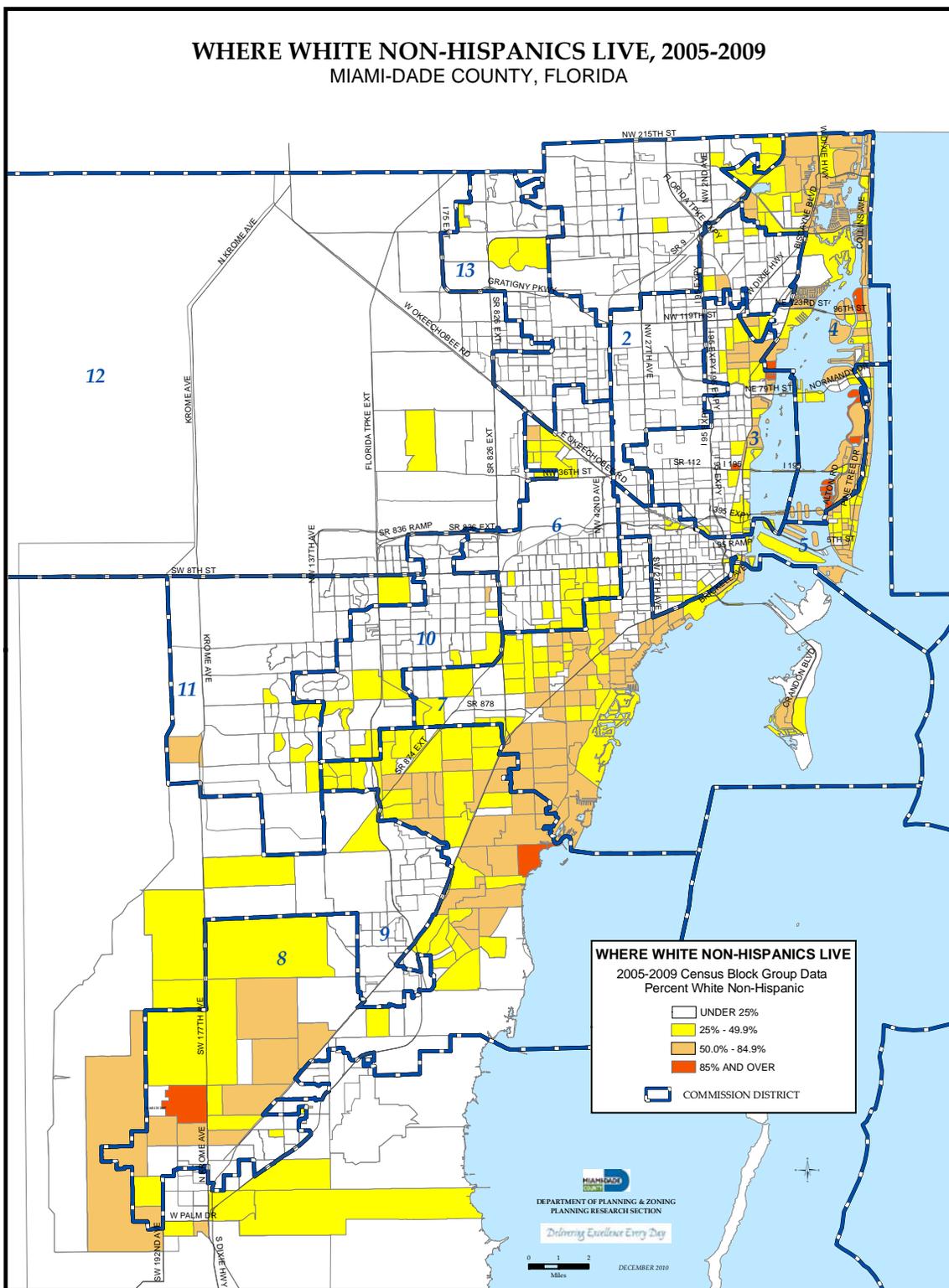
WHERE BLACK NON-HISPANICS LIVE, 2005-2009 MIAMI-DADE COUNTY, FLORIDA



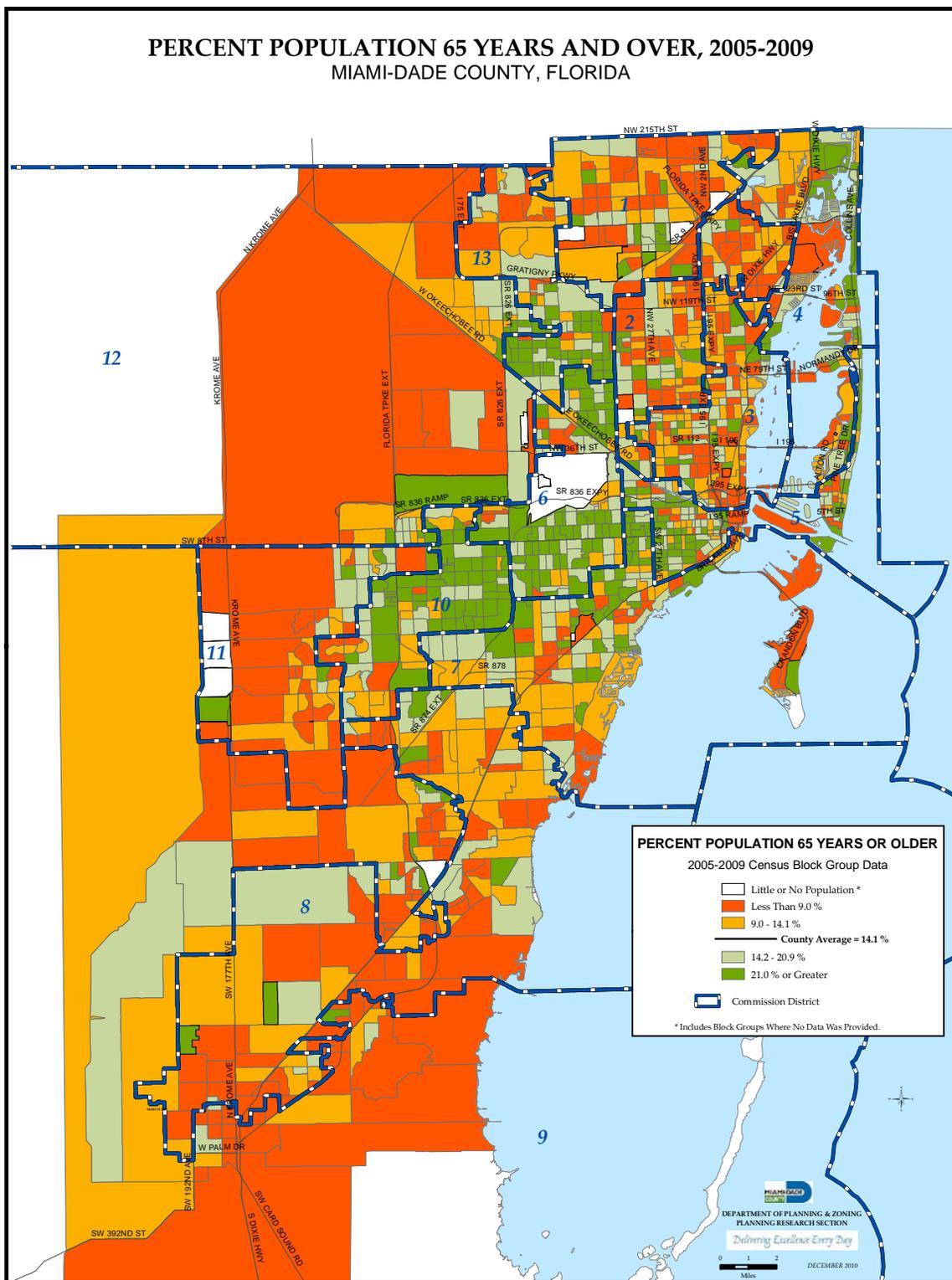
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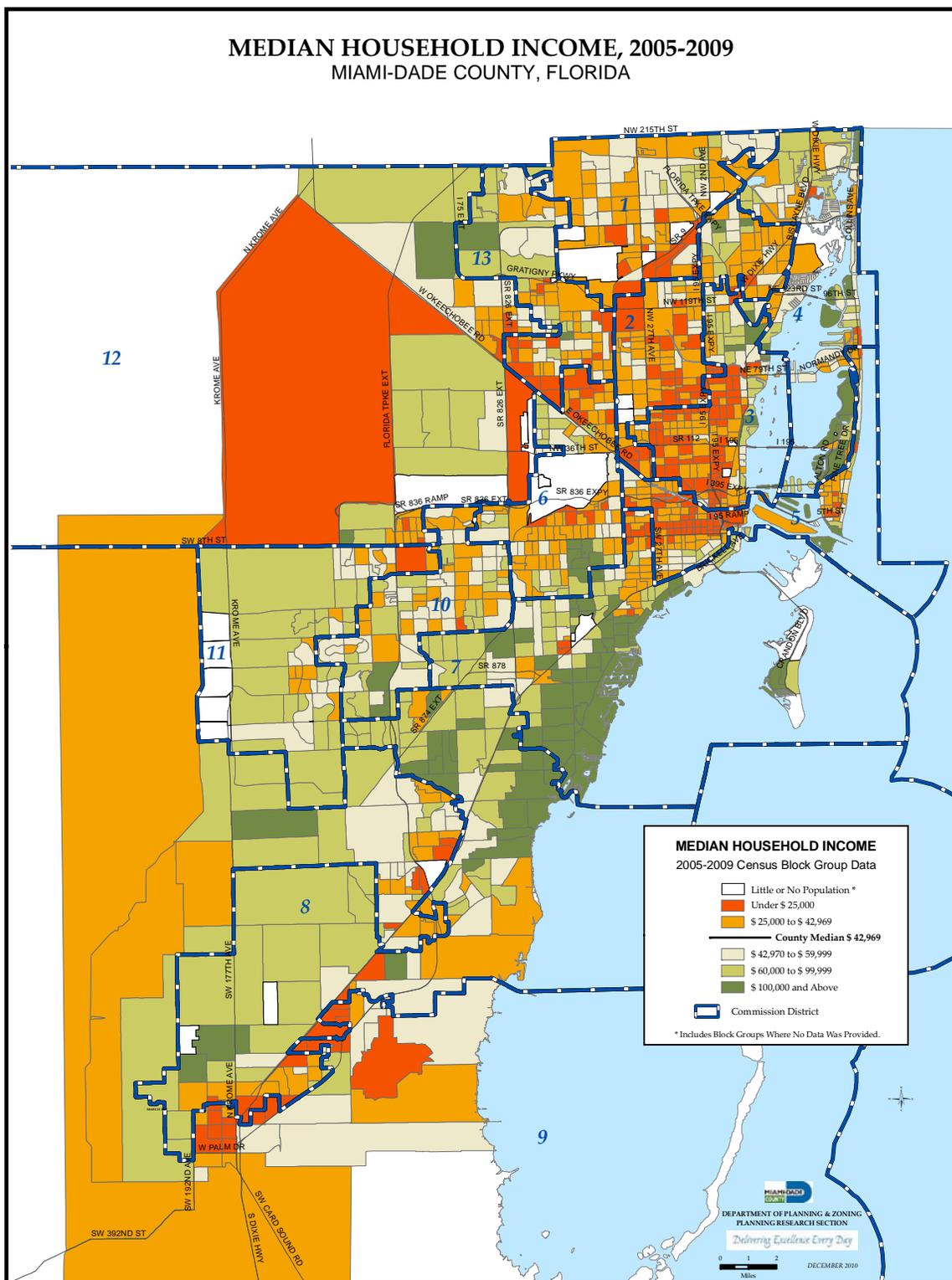
WHERE WHITE NON-HISPANICS LIVE, 2005-2009 MIAMI-DADE COUNTY, FLORIDA



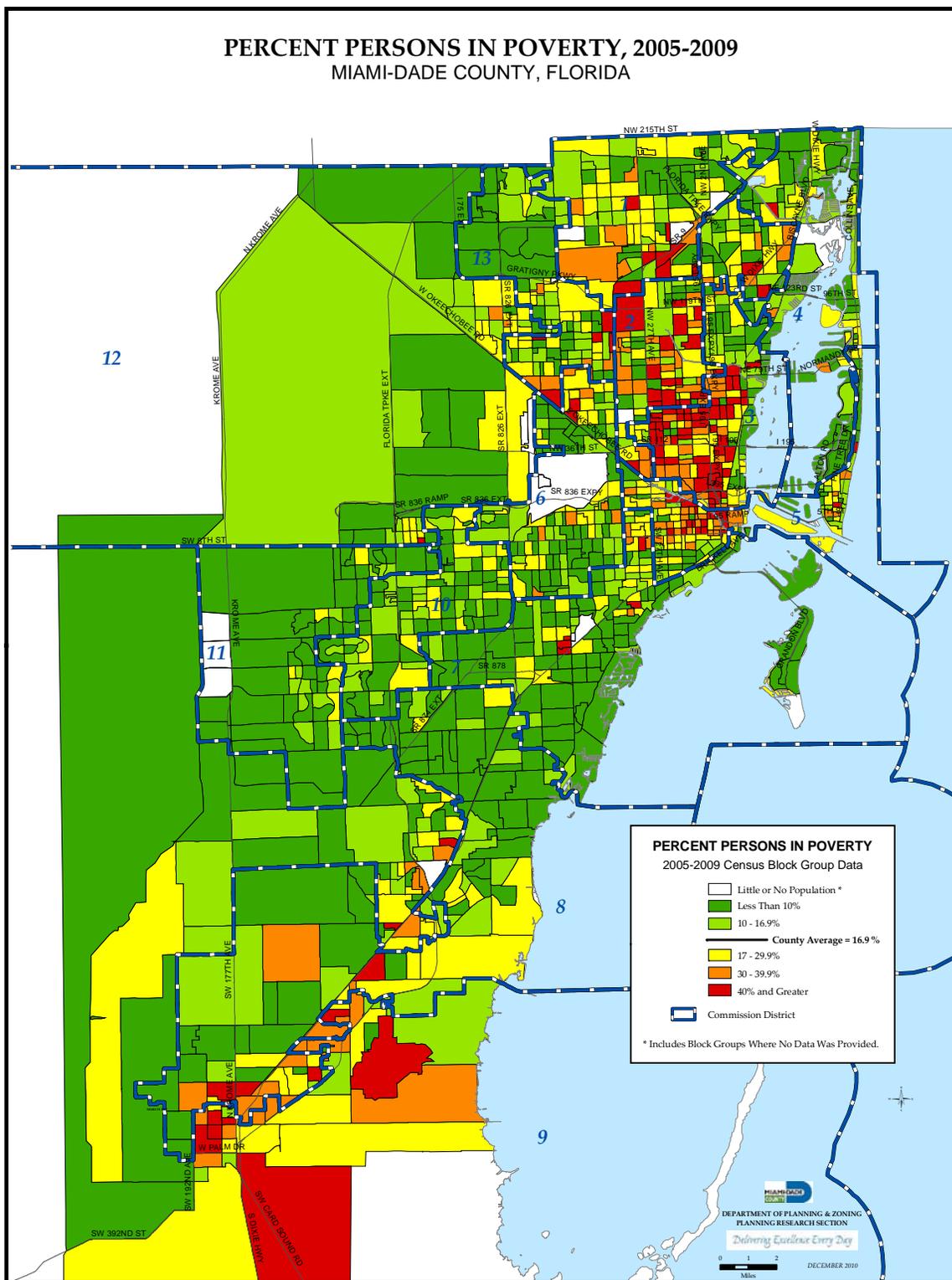
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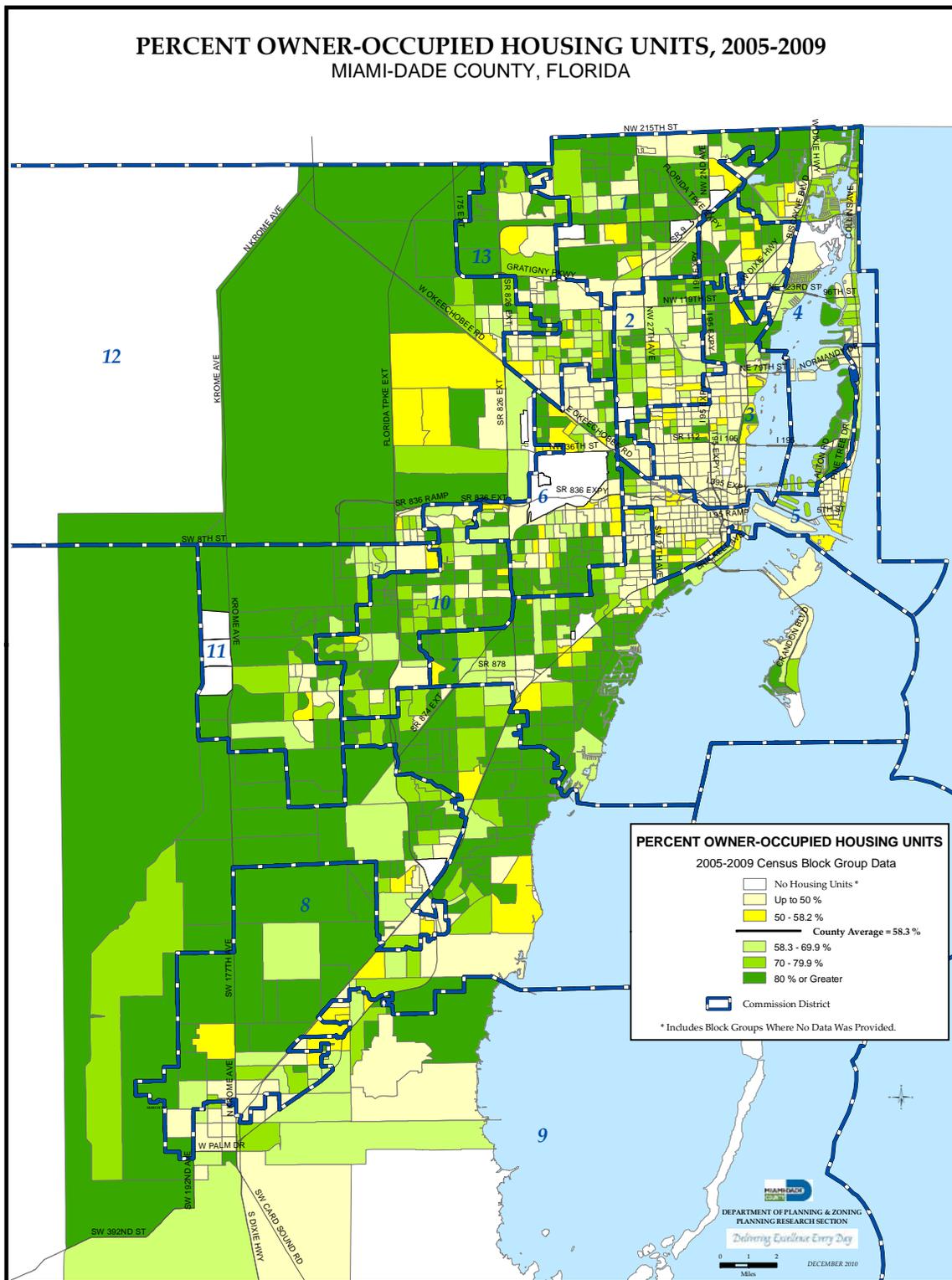
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