

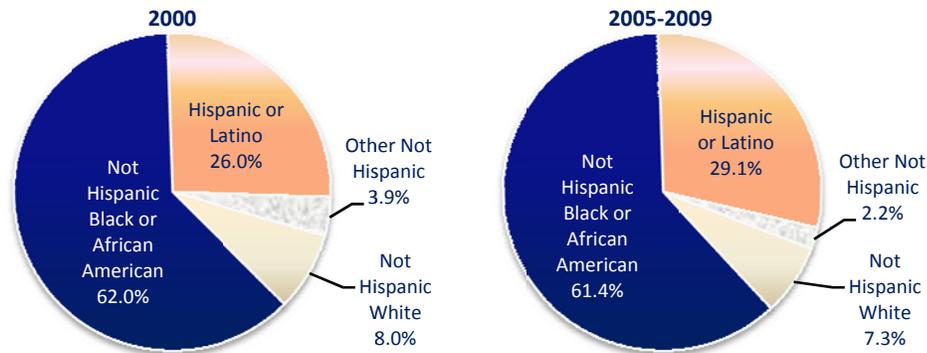
Profile of Commission District 1

The following highlights present noteworthy demographic, socio-economic and housing related characteristics of the Commission District. They are best understood within the broader context of the recently published overall Miami-Dade Commission District Profile. This document compares the current conditions in the District over time as well as to the County as a whole. The data from the 2005-2009 American County Survey 5 Year Estimates is compared to that from Census 2000. Charts that visually depict some of key points related to each section are followed by maps that represent the relevant data at the block group level, the smallest level of geographical detail available. Finally, a more complete set of data is presented in tabular form.

Demographic

- In 2000, the District had the smallest population, but grew by 8 percent, just below the County average.
- While the County population was 61.4 percent Hispanic, Commission District 1 had 61.4 percent African-Americans, the highest concentration among all districts, and one-fourth of Miami-Dade’s Black population.

Figure 1. Race and Ethnicity, Commission District 1



Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- At 54.0 percent, the female population in District 1 increased both in absolute and relative terms exceeding all commission districts. This was well above the 51.3 percent for the County.
- At 25.9 percent, the proportion of children under 18 in the District is above the countywide average of 23.5 percent, while that for persons 65 and over was 10.8 percent, below the County average of 14.1 percent.
- While decreasing since 2000, female householders with no husband remained significant at 25.8 percent of total households, far above the County average of 17.0 percent.
- As seen in Map 1, the elderly are found throughout Commission District 1.

Miami-Dade Commission District 1 Profile



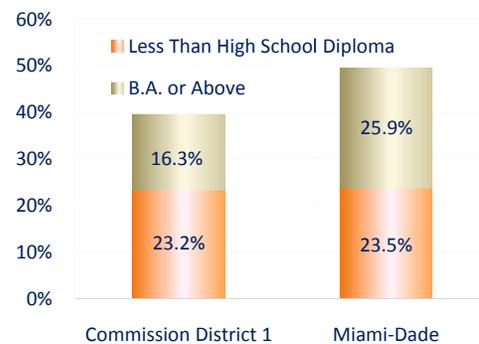
Socio-Economic

- Median household income in 1999, expressed in 2009 dollar terms, was \$46,312, a level almost equal to the County average in that year. It dropped markedly to \$40,107, below the median of \$42,969 for Miami-Dade for the 2005-2009.
- Since 2000, the share of persons in poverty in District 1 decreased from 18.3 to 17.8 percent.
- Persons 25 years and above with less than high school diploma represented 23.2 percent of the population, slightly below the average for Miami-Dade. This is a notable improvement from 33.0 percent in 2000 when Commission District 1 exceeded the countywide average of 32.1 percent.
- At the same time, the percent of graduates with bachelor's degree or higher in District 1 was 16.3 percent, markedly below the County average of 25.9 percent.

Figure 2.
Poverty and Median Household Income
(in 2009 inflation-adjusted dollars)
Commission District 1



Figure 3.
Educational Attainment
Percent of Persons 25+,
2005-2009 5-Year Estimates



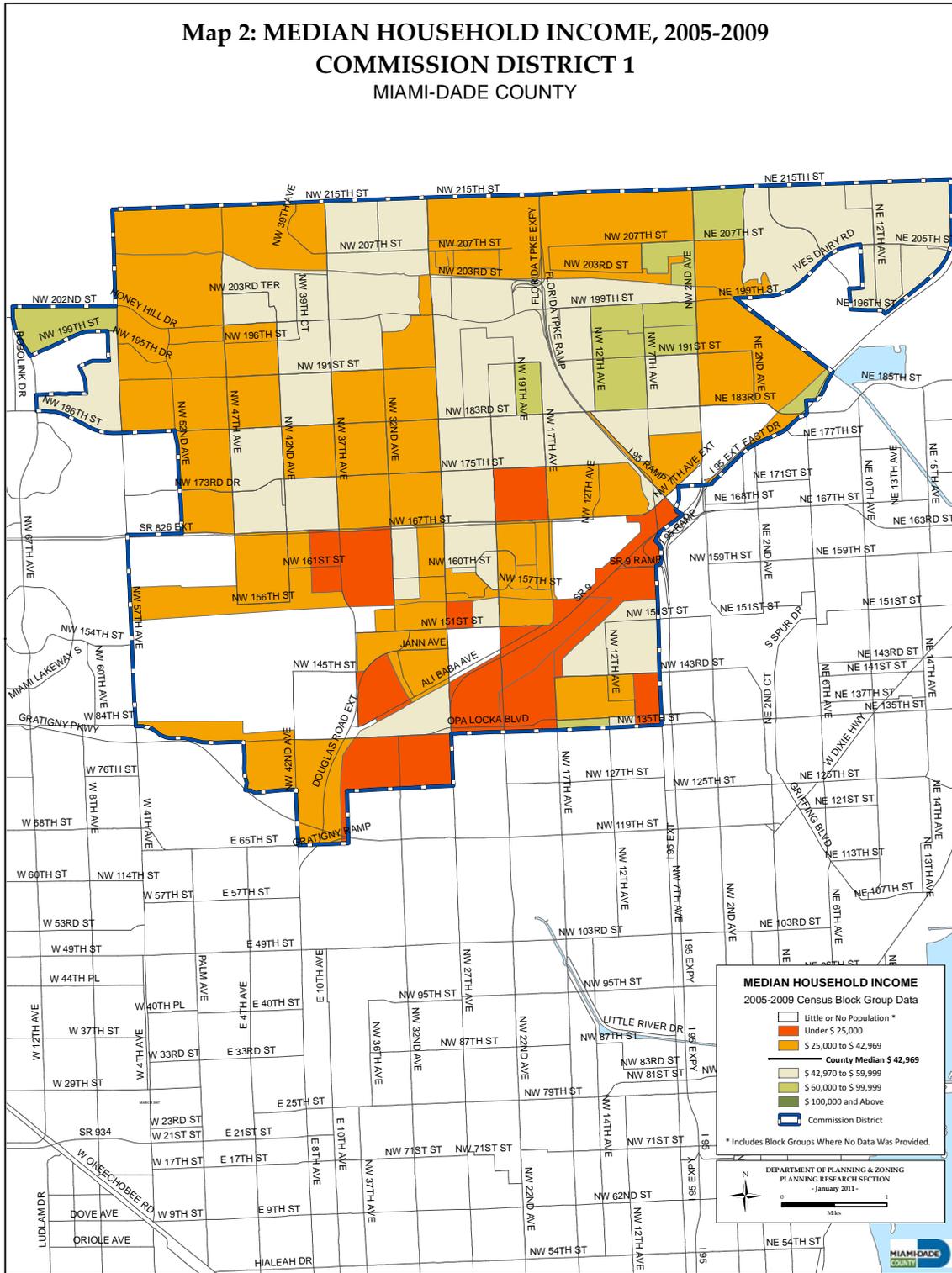
Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- In terms of the type of occupation, the District is underweighted in the *Management and professional* and over weighted in *Services* and *Production and transportation* categories in comparison to the County.
- Map 2 shows that the area with the lowest median household income is in the southern portion of the district.
- Map 3 shows that persons below the poverty level are concentrated in the southern portion of the District.
- As seen in Map 3, the elderly are primarily found in the southern portion of Commission District 1.
- Map 4 shows that persons with a Bachelor's degree and above are primarily northeastern portion of the District.

Miami-Dade Commission District 1 Profile



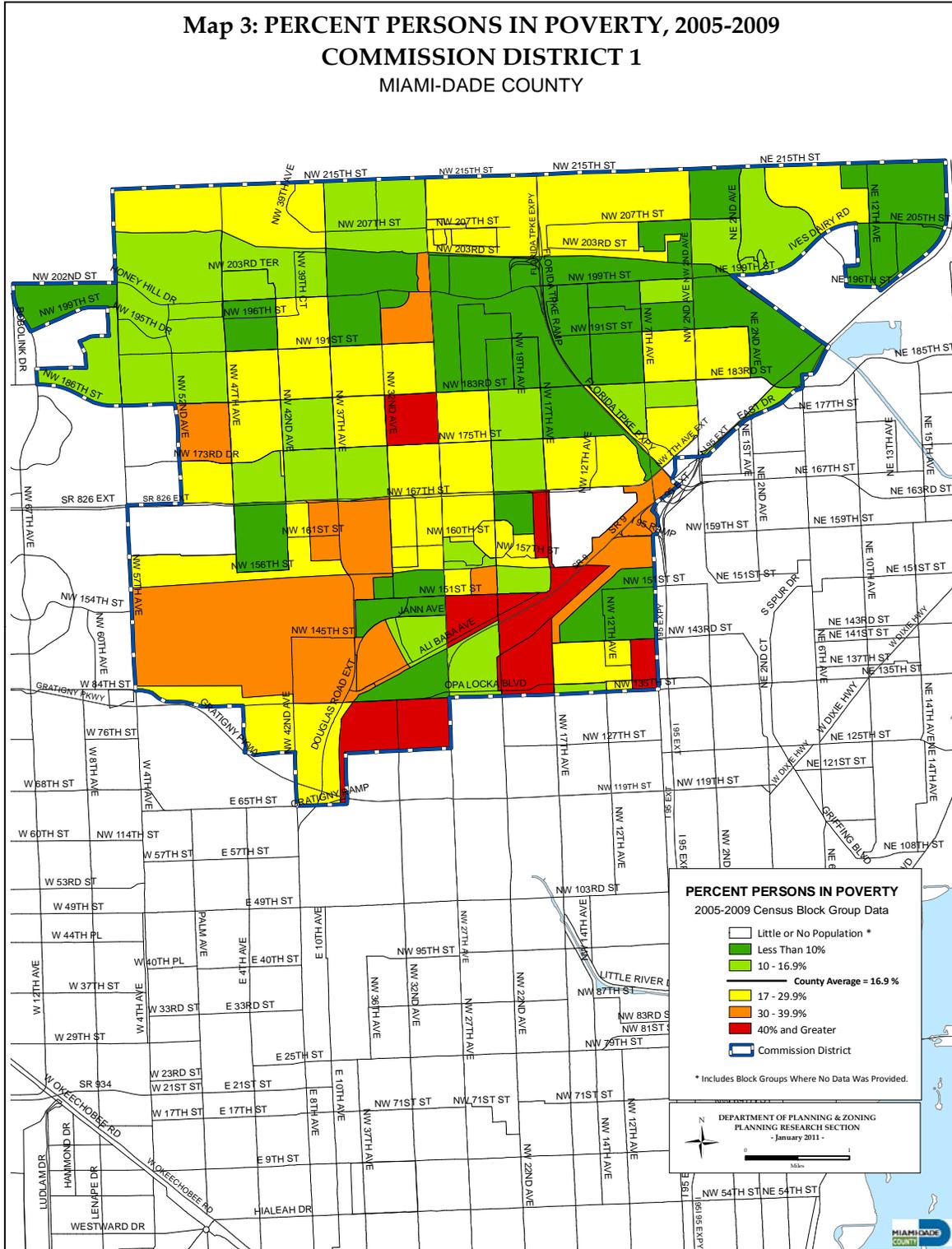
Map 2: MEDIAN HOUSEHOLD INCOME, 2005-2009 COMMISSION DISTRICT 1 MIAMI-DADE COUNTY



Miami-Dade Commission District 1 Profile



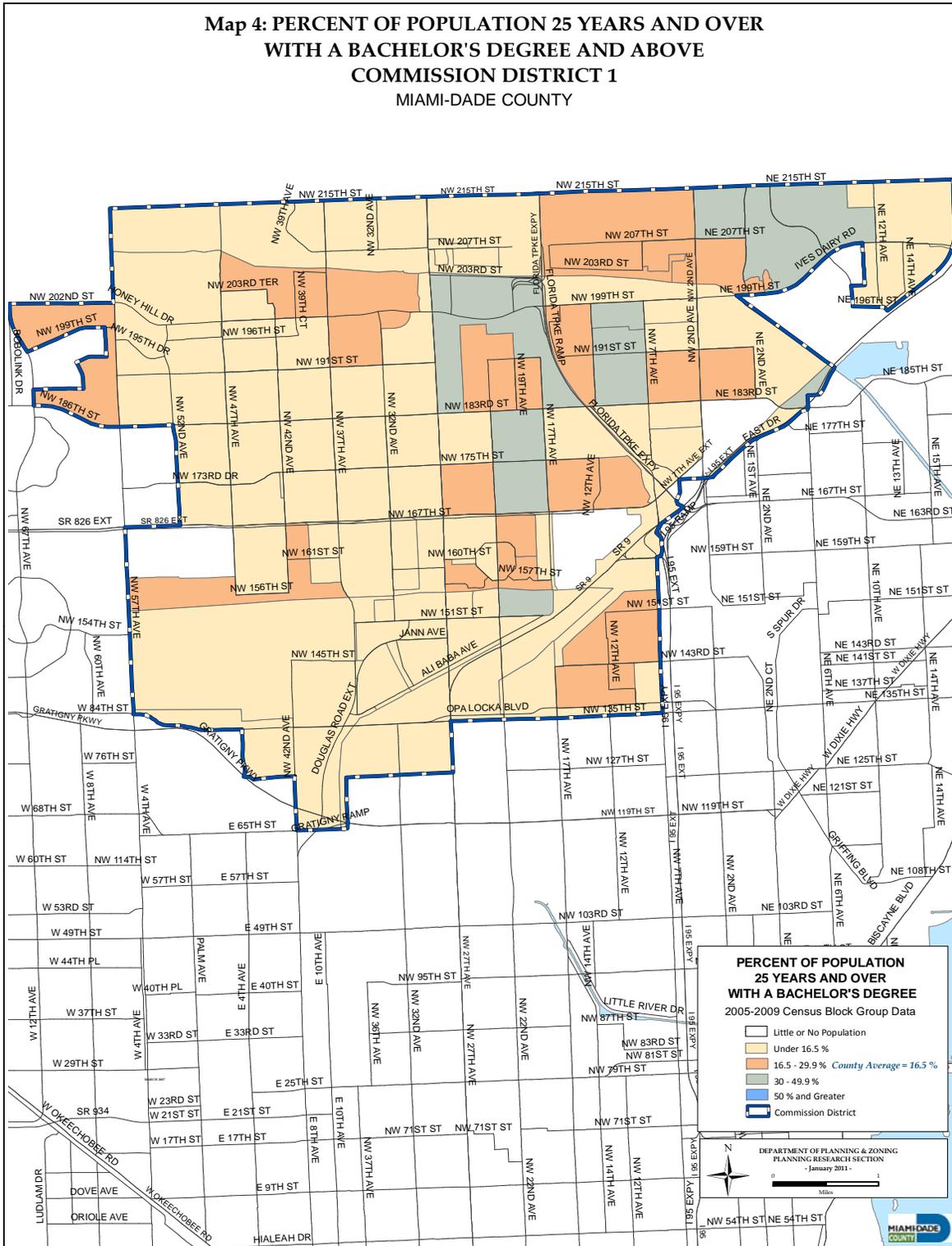
Map 3: PERCENT PERSONS IN POVERTY, 2005-2009 COMMISSION DISTRICT 1 MIAMI-DADE COUNTY



Miami-Dade Commission District 1 Profile



**Map 4: PERCENT OF POPULATION 25 YEARS AND OVER
WITH A BACHELOR'S DEGREE AND ABOVE
COMMISSION DISTRICT 1
MIAMI-DADE COUNTY**



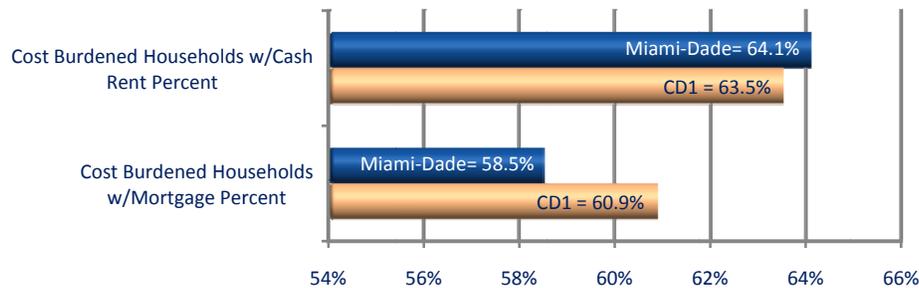
Miami-Dade Commission District 1 Profile



Housing

- Of the 58,535 housing units, 8.2 percent are vacant, noticeably below the 14.0 percent vacancy rate for the County.
- At 63.6%, the homeownership rate in District 1 was below its level of 68.5 percent in 2000, but remained higher than the 58.3 percent average across Miami-Dade.
- In the period 2005-2009, there were relatively more cost burdened households with mortgages in District 1 than countywide, with 60.9 percent in the District versus 58.5 percent for the County. On the rental side, 63.5 percent of the households with cash rent in District 1 were cost burdened, slightly below the 64.1 percent for Miami-Dade.

**Figure 4. Housing Cost Burden
2005-2009 5-Year Estimates**



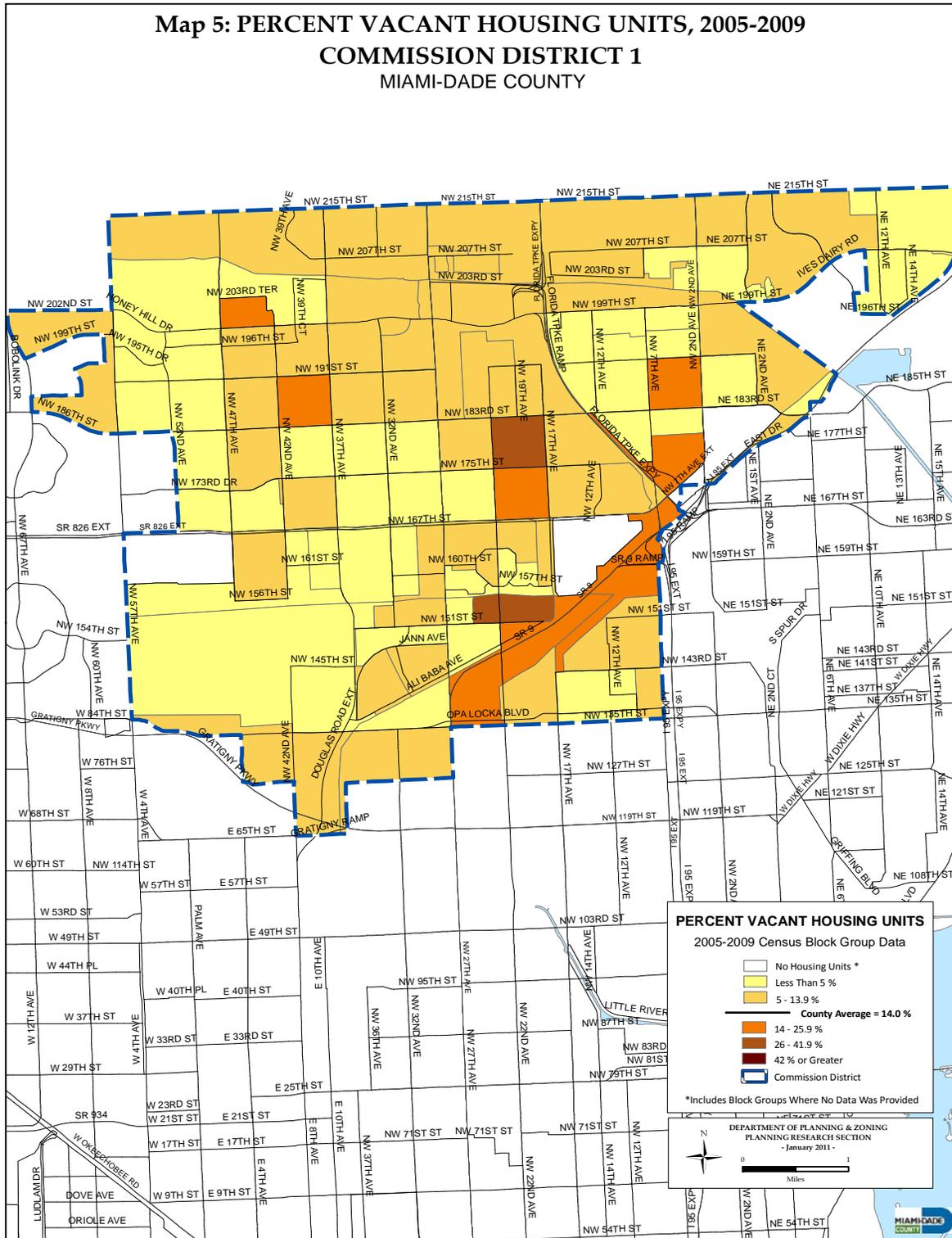
Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- Overcrowded housing units in the District accounted for 5.2 percent of the total, just above the five percent median for the county.
- District 1 has a much higher percentage of housing units that lacked complete plumbing and kitchen facilities units than countywide.
- *Map 5 shows that vacant housing units are relatively evenly spread throughout the District.*

Miami-Dade Commission District 1 Profile



Map 5: PERCENT VACANT HOUSING UNITS, 2005-2009
COMMISSION DISTRICT 1
MIAMI-DADE COUNTY



Miami-Dade Commission District 1 Profile



Table 1
Population Characteristics
Commission District 1 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 1</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Persons	168,488	182,467	8.30%	2,253,362	2,457,044	9.00%
Males	78,927	83,934	6.34%	1,088,895	1,196,859	9.90%
Females	89,561	98,533	10.02%	1,164,467	1,260,185	8.20%
White	43,364	52,147	20.25%	1,570,558	1,785,122	13.70%
Black	110,851	116,583	5.17%	457,214	482,431	5.50%
Amer. Indian & Alaska Native	340	857	152.06%	4,365	3,854	11.70%
Asian	1,687	1,832	8.60%	31,753	38,939	22.60%
Hawaiian & Other Pac. Islander	62	63	1.61%	799	425	46.80%
Other Race	6,190	9,075	46.61%	103,251	110,991	7.50%
Two or More Races	5,994	1,910	-68.13%	85,422	35,282	58.70%
Hispanic Origin	43,136	53,131	23.17%	1,291,737	1,507,621	16.70%
Not Hispanic Origin	125,352	129,336	3.18%	961,625	949,423	-1.30%
Persons 25+	96,454	114,916	19.14%	1,491,789	1,651,587	10.71%
--Not High School Graduate	31,873	26,639	-16.42%	479,353	388,167	-19.02%
--High School Graduate	27,948	40,994	46.68%	332,997	454,553	36.50%
--Some College	24,360	28,568	17.27%	356,040	381,201	7.07%
--B.A. or More	12,273	18,715	52.49%	323,399	427,666	32.24%
High School Graduation Rate	67	76.8	14.65%	68	76.5	12.66%

Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.



Miami-Dade Commission District 1 Profile



Table 2
Socio-Economic Characteristics
Commission District 1 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 1</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Median Household Income	\$46,312	\$40,107	-13.40%	\$46,315	\$42,969	-7.22%
Total Households	50,035	58,535	16.99%	777,378	827,931	6.50%
----Percent Poor	17.9	19.4	8.20%	18.1	17.8	-1.88%
Total Families	39,097	41,397	5.88%	552,484	567,310	2.68%
----Percent Poor	15.4	15.4	0.22%	14.5	13.5	-6.77%
Families With Children	25,377	21,675	-14.59%	303,989	271,868	-10.57%
----Percent Poor	19.2	19.9	3.81%	19.3	13.2	-31.62%
Female Hhldrs With Children	10,227	9,868	-3.51%	84,683	88,805	4.87%
----Percent Poor	31.4	31.7	0.82%	37.3	35.3	-5.26%
Total Persons	161,675	182,467	12.86%	2,209,089	2,457,044	11.22%
----Percent Poor	18.3	17.8	-2.73%	18.0	16.9	-6.11%

* Figures for 2000 are expressed in 2009 inflation-adjusted dollars.

Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.



Miami-Dade Commission District 1 Profile



Table 3
Households and Housing Units
Commission District 1 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 1</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Households	50,987	58,535	14.80%	776,774	827,931	6.60%
1-Person Household	8,991	14,618	62.58%	180,980	215,038	18.80%
--Family Households	39,815	41,397	3.97%	548,493	567,310	3.40%
----Married-Couple Family	21,992	21,746	-1.12%	370,898	376,061	1.40%
----Other Family	17,823	19,651	10.26%	177,595	191,249	7.70%
-----Male Hhldr, No Wife	3,537	4,573	29.29%	43,924	50,107	14.10%
-----Female Hhldr, No Husb.	14,286	15,078	5.54%	133,671	141,142	5.60%
--Nonfamily Households	11,172	17,138	53.40%	228,281	260,621	14.20%
Total Housing Units	54,052	63,743	17.93%	852,278	962,935	13.00%
Occupied Housing Units	50,987	58,535	14.80%	776,774	827,931	6.60%
--Owner Occupied	34,917	37,227	6.62%	449,325	482,841	7.50%
--Renter Occupied	16,070	21,308	32.59%	327,449	345,090	5.40%
Vacant Units	3,065	5,208	69.92%	75,504	135,004	78.80%
Persons Per Household	2.93	3.08	5.12%	2.84	2.89	1.76%

Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Note: In the above table, the definition of Nonfamily Households category for 2000 was revised to achieve compatibility with 2005-2009 American Community Survey.

