

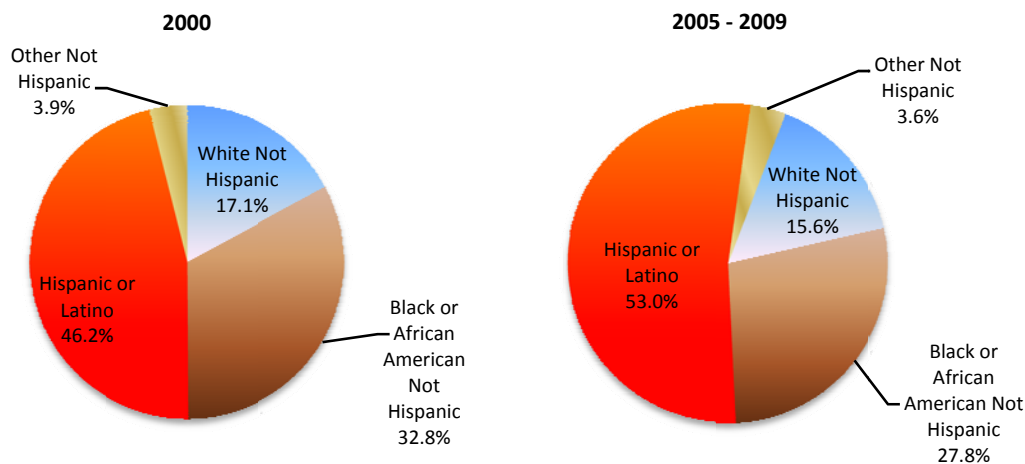
## Profile of Commission District 9

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

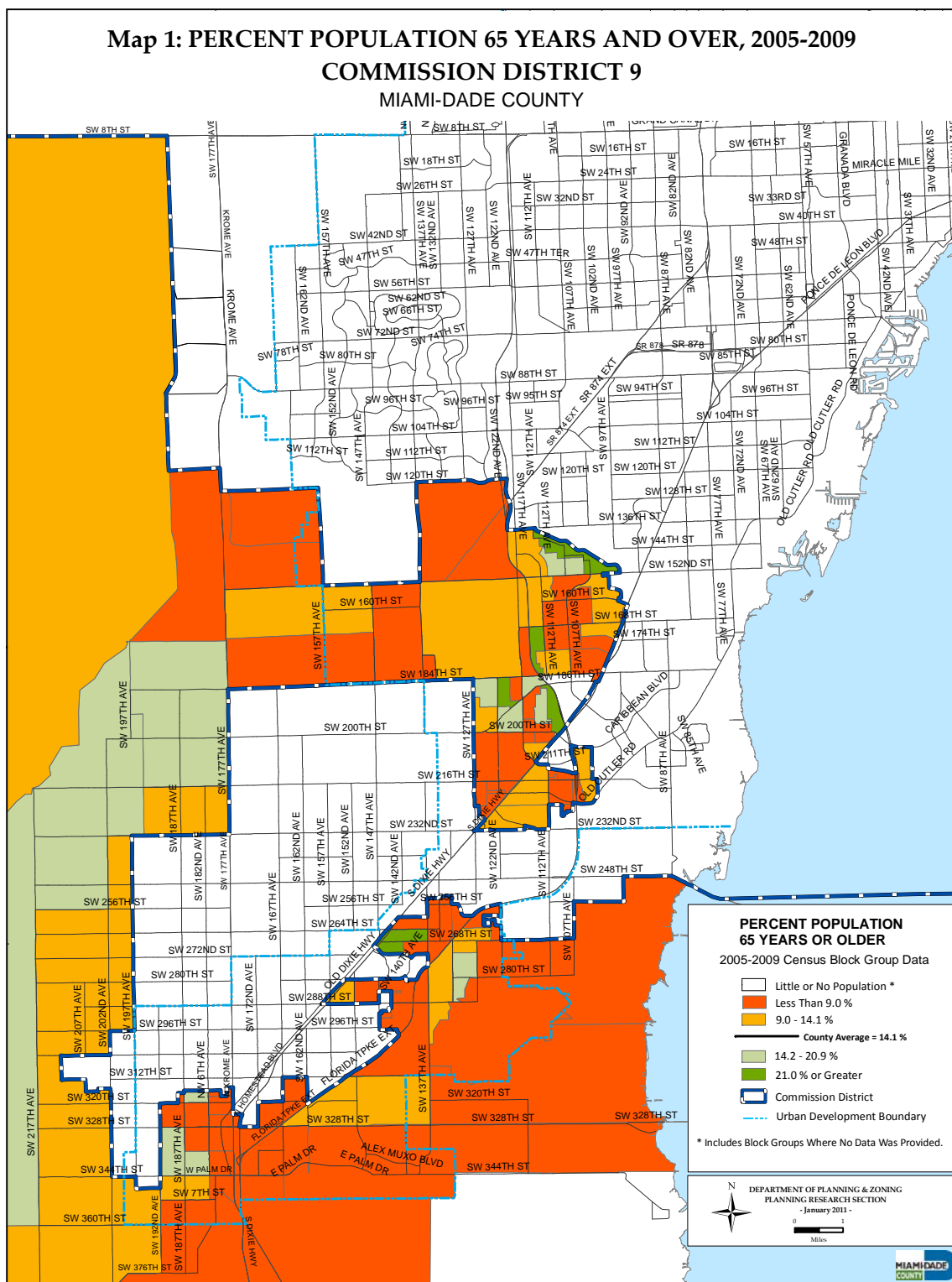
- Commission District 9 is the largest district, with a population of 236,386. Since 2000, its population grew very rapidly at 37 percent, four times faster than the population growth countywide.
- At 53.0 percent, the Hispanic population is up by 5 percent since 2000. However, it remains below the 61.4 percent average for the County.
- The District has more children and less elderly than any other commission district. At 27.4 percent, the percent of children under 18 is the second highest among all districts and above the County average of 23.1 percent. On the other hand, 8.7 percent of persons 65 and above. This is the lowest level of all districts.
- As seen in Map 1, there are very few areas in the District where the elderly are above the County average of 14.1 percent.

Figure 1. Race and Ethnicity, Commission District 9



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.

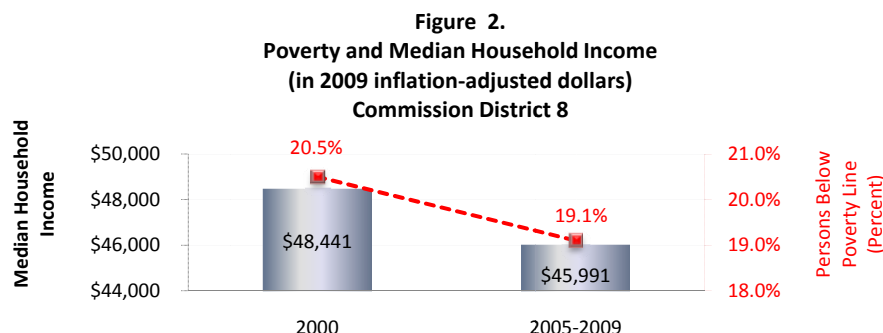
# Miami-Dade Commission District 9 Profile



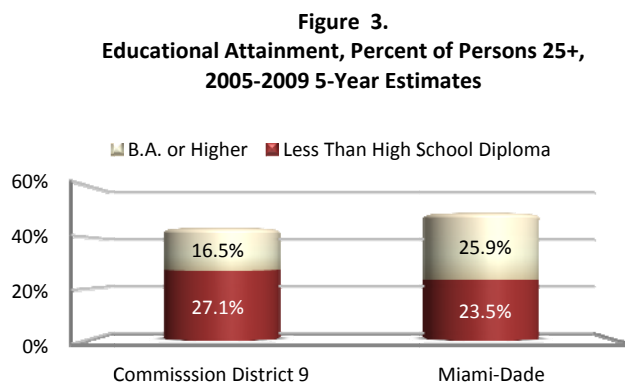
# Miami-Dade Commission District 9 Profile

## Socio-Economic

- At \$45,991, median household income was above the County average of \$42,969. However, this represented a five percent decrease from \$48,441 (in 2009 inflation-adjusted dollars) in 2000.
- Persons below poverty the poverty level represent 19.1 percent of the population, down from 20.5 percent in 2000.



- Persons with less than a high school diploma are 27.1 percent of persons 25 years and above, while the corresponding rate for those with Bachelor's degree or higher are 16.5 percent. Despite some improvement since 2000, these levels show a lower level of educational attainment than in the County as a whole.



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.

- Map 2 shows that the District has areas along the South Dixie Corridor with low median household income, while the north central portion of the District has much higher median household income.
- Map 3 shows that in the District, persons below the poverty level closely reflect the pattern for median household income.
- As seen in Map 4, the area with the fewest persons with a Bachelor's degree and above is found in the South Dixie corridor.

### Map 2: MEDIAN HOUSEHOLD INCOME, 2005-2009

#### COMMISSION DISTRICT 9

#### MIAMI-DADE COUNTY

**MEDIAN HOUSEHOLD INCOME**  
2005-2009 Census Block Group Data

- Little or No Population \*
- Under \$25,000
- \$25,000 to \$42,969
- \$42,970 to \$59,999
- \$60,000 to \$99,999
- \$100,000 and Above

County Median: \$42,969

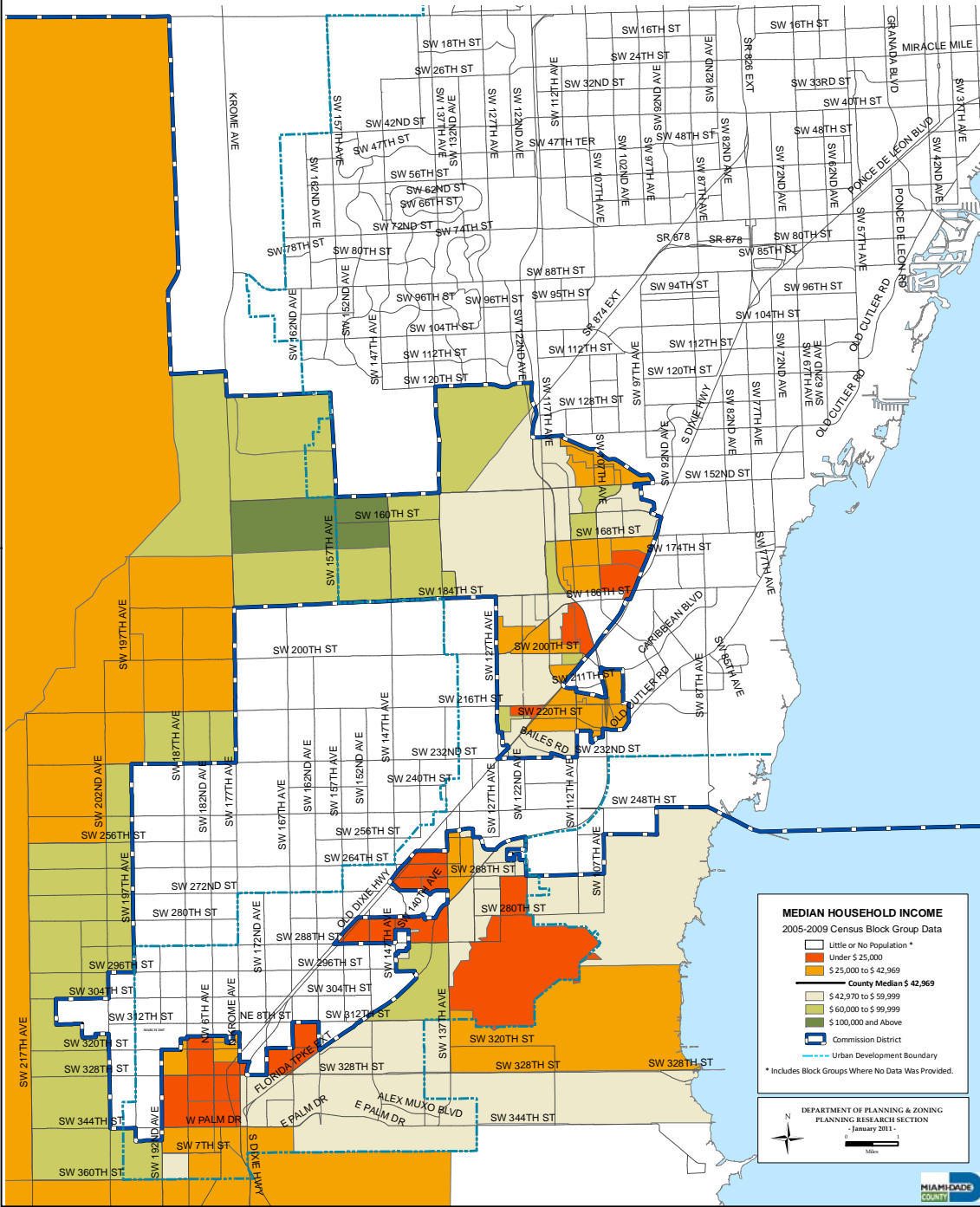
Commission District

\* Includes Block Groups Where No Data Was Provided.

DEPARTMENT OF PLANNING & ZONING  
PLANNING RESEARCH SECTION  
January 2011

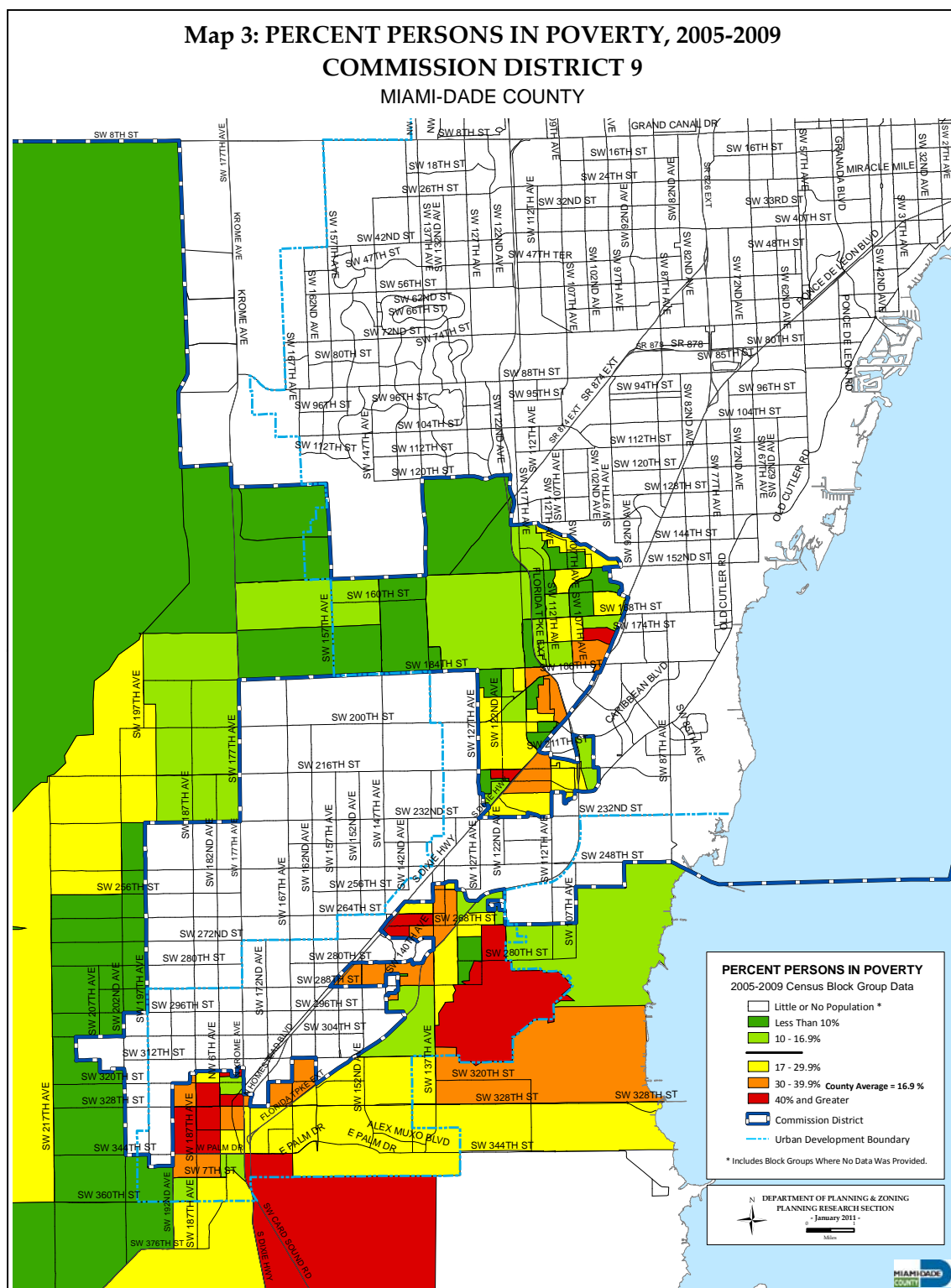
Scale

MIAMI-DADE COUNTY

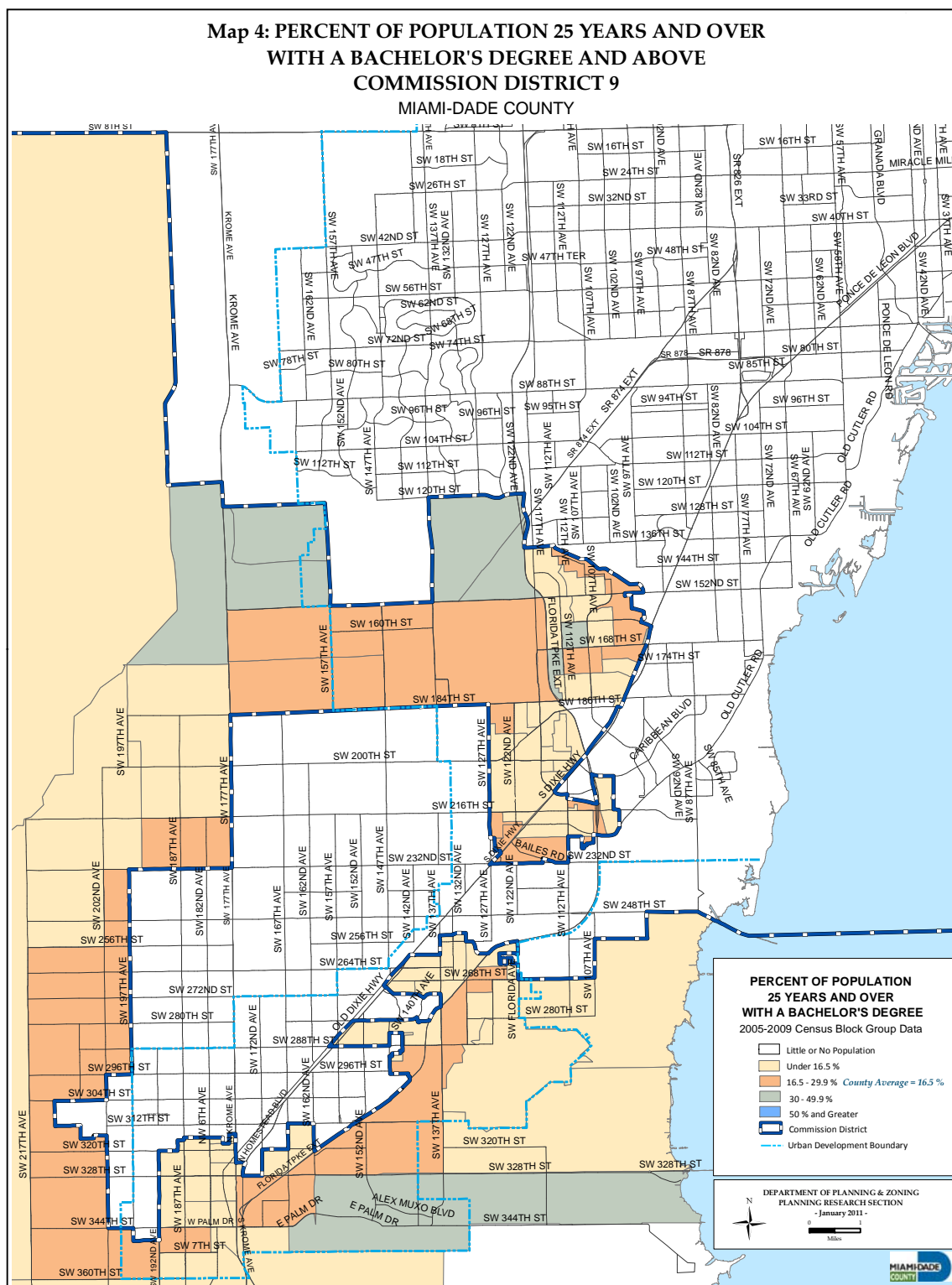


# Miami-Dade Commission District 9 Profile

**Map 3: PERCENT PERSONS IN POVERTY, 2005-2009**  
**COMMISSION DISTRICT 9**  
**MIAMI-DADE COUNTY**



# Miami-Dade Commission District 9 Profile



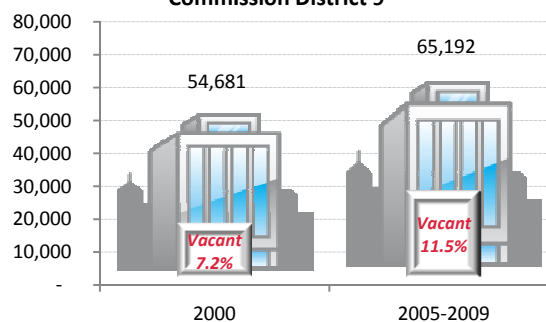


# Miami-Dade Commission District 9 Profile

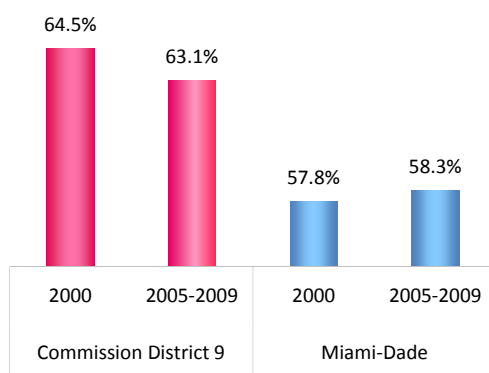
## Housing

- The housing stock in the District at 73,648, up by 34.7 percent since 2000, has grown faster than in any other commission district.
- Overcrowded housing units represent 6 percent of all housing units, above the 5 percent average for Miami-Dade.
- The vacancy rate in the District is 11.5 percent, lower than the 14.0 percent vacancy rate for County.

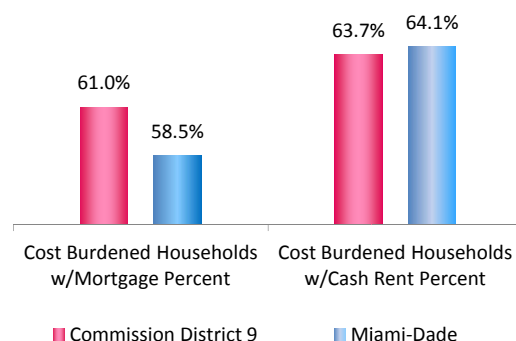
**Chart 4. Total Housing Units and Vacancy, Commission District 9**



**Figure 5. Owner-Occupied Units, As a Percentage of Occupied Housing Units**



**Figure 6. Housing Cost Burden 2005-2009 5-Year Estimates**

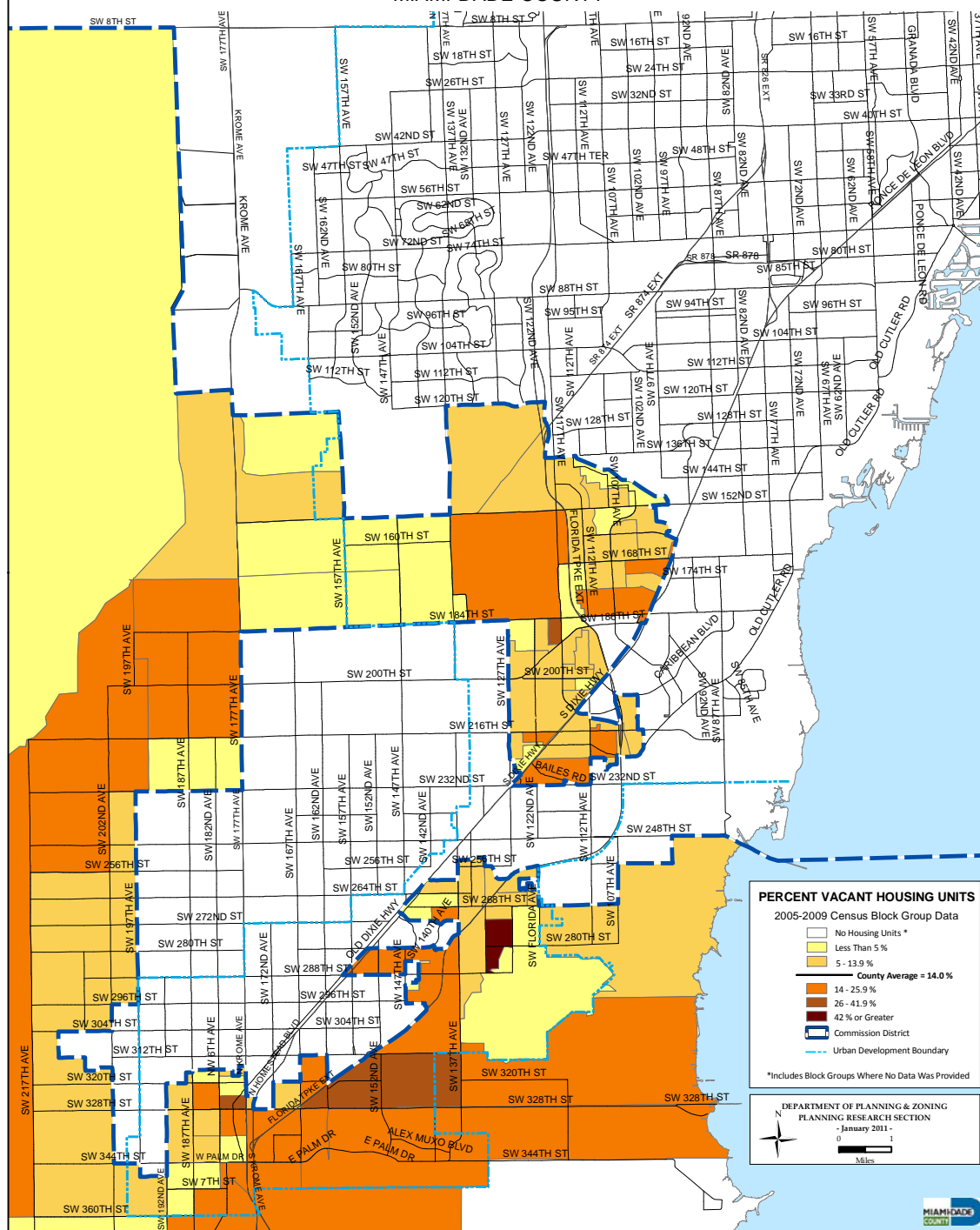


Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- The homeownership rate is 63.1 percent, higher than the 58.3 percent rate countywide.
- Cost burdened households with mortgages are 61.0 percent of households with mortgages in the District, noticeably above the County figure of 58.3 percent.
- There are 3.31 persons per household in the District, second highest and above the average rate of 2.89 for the County.
- *Map 5 shows the wide variation in the vacancy rate throughout the District.*

# Miami-Dade Commission District 9 Profile

**Map 5: PERCENT VACANT HOUSING UNITS, 2005-2009**  
**COMMISSION DISTRICT 9**  
**MIAMI-DADE COUNTY**





# Miami-Dade Commission District 9 Profile

**Table 1**  
**Population Characteristics**  
**Commission District 9 and Miami-Dade County, Florida**  
**2000 and 2005-2009 5-Year Estimates**

	<u>Commission District 9</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Persons	172,895	236,386	36.72%	2,253,362	2,457,044	9.00%
Males	84,686	122,670	44.85%	1,088,895	1,196,859	9.90%
Females	88,209	113,716	28.92%	1,164,467	1,260,185	8.20%
White	90,093	144,394	60.27%	1,570,558	1,785,122	13.70%
Black	61,375	68,678	11.90%	457,214	482,431	5.50%
Amer. Indian & Alaska Native	458	411	-10.26%	4,365	3,854	11.70%
Asian	2,747	3,622	31.85%	31,753	38,939	22.60%
Hawaiian & Other Pac. Islander	84	56	-33.33%	799	425	46.80%
Other Race	10,829	14,794	36.61%	103,251	110,991	7.50%
Two or More Races	7,309	4,431	-39.38%	85,422	35,282	58.70%
Hispanic Origin	79,124	125,346	58.42%	1,291,737	1,507,621	16.70%
Not Hispanic Origin	93,771	111,040	18.42%	961,625	949,423	-1.30%
Persons 25+	99,295	148,181	49.23%	1,491,789	1,651,587	10.71%
--Not High School Graduate	31,566	40,157	27.22%	479,353	388,167	-19.02%
--High School Graduate	26,362	46,865	77.77%	332,997	454,553	36.50%
--Some College	27,132	36,771	35.53%	356,040	381,201	7.07%
--B.A. or More	14,235	24,388	71.32%	323,399	427,666	32.24%
High School Graduation Rate	68	72.9	6.89%	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 9 Profile

**Table 2**  
**Socio-Economic Characteristics**  
**Commission District 9 and Miami-Dade County, Florida**  
**2000 and 2005-2009 5-Year Estimates**

	<u>Commission District 9</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Median Household Income*	\$48,441	\$45,991	-5.06%	\$46,315	\$42,969	-7.22%
Total Households	50,251	65,192	29.73%	777,378	827,931	6.50%
----Percent Poor	19.1	18.6	-2.52%	18.1	17.8	-1.88%
Total Families	40,029	50,021	24.96%	552,484	567,310	2.68%
----Percent Poor	16.9	15.7	-6.94%	14.5	13.5	-6.77%
Families With Children	26,367	29,826	13.12%	303,989	271,868	-10.57%
----Percent Poor	21.5	20.8	-3.21%	19.3	13.2	-31.62%
Female Hhldrs With Children	8,237	10,686	29.73%	84,683	88,805	4.87%
----Percent Poor	42.7	39.8	-6.75%	37.3	35.3	-5.26%
Total Persons	164,493	236,386	43.71%	2,209,089	2,457,044	11.22%
----Percent Poor	20.5	19.1	-6.83%	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 9 Profile

**Table 3**  
**Households and Housing Units**  
**Commission District 9 and Miami-Dade County, Florida**  
**2000 and 2005-2009 5-Year Estimates**

	<u>Commission District 9</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Households	50,760	65,192	28.43%	776,774	827,931	6.60%
1-Person Household	7,742	12,530	61.84%	180,980	215,038	18.80%
--Family Households	40,672	50,021	22.99%	548,493	567,310	3.40%
----Married-Couple Family	25,937	31,060	19.75%	370,898	376,061	1.40%
----Other Family	14,735	18,961	28.68%	177,595	191,249	7.70%
-----Male Hhldr, No Wife	3,151	4,541	44.11%	43,924	50,107	14.10%
-----Female Hhldr, No Husb.	11,584	14,420	24.48%	133,671	141,142	5.60%
--Nonfamily Households	10,088	15,171	50.39%	228,281	260,621	14.20%
Total Housing Units	54,681	73,648	34.69%	852,278	962,935	13.00%
Occupied Housing Units	50,760	65,192	28.43%	776,774	827,931	6.60%
--Owner Occupied	32,732	41,148	25.71%	449,325	482,841	7.50%
--Renter Occupied	18,028	24,044	33.37%	327,449	345,090	5.40%
Vacant Units	3,921	8,456	115.66%	75,504	135,004	78.80%
Persons Per Household	2.18	3.31	51.83%	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.

