

# **Richmond Heights Study Area Profile – Year 2000**



**Miami-Dade County Department of Planning and Zoning  
Planning Research Section**

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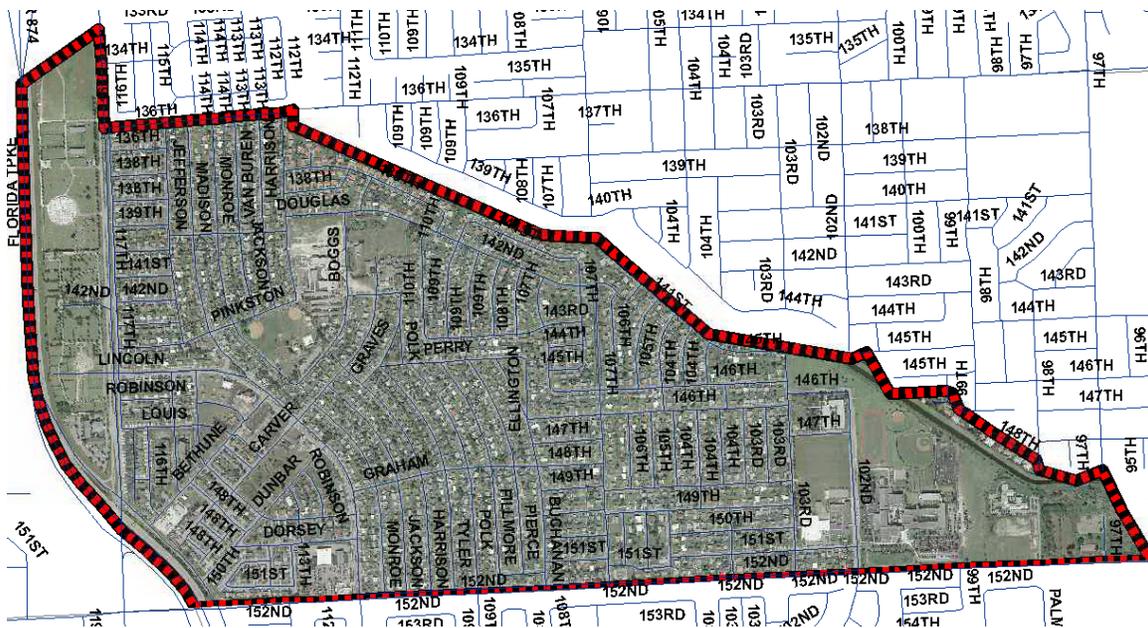
## History

Richmond Heights was founded as a Black community. A white pilot for Pan American Airlines, Capt. Frank C. Martin spotted the area from the air in the late 1940's. When he retired he began to develop the area as a new residential area for Blacks. Construction began shortly after he received approval for building in the area in 1949. By the 1960 Decennial Census the area was already considered a Census Designated Place and achieved a count of 4,311 inhabitants, by the next decennial census of 1970 the population had grown to 6,663, and ten years later the population peaked at 8,577, declining slightly thereafter.

## Location

The Richmond Heights study area is located in Miami-Dade County, approximately 15 miles southwest of Downtown Miami. The area is somewhat triangular and is bounded by Coral Reef Drive on the south, SW 117<sup>th</sup> Avenue on the west, and the SW 136<sup>th</sup> Street and the C-100 Canal on the north and east.

Figure 1  
Richmond Heights Study Area



## **Richmond Heights Highlights – How does it compare to the County?**

The population for Richmond Heights in the year 2000 was 7,397. In some aspects Richmond Heights resembles the broader Miami-Dade County in which it is located. This is seen in median age that is 35 years in both places; and median household income that was \$35,000 in 1999, just \$966 below that of Miami Dade County. Further, the percent of households with an income below the poverty level at 17.1% was only 1.3 percentage points above the figure for the County. Finally, this similarity is seen in that the unemployment rate was right in line with the County's figure of 8.8%

However, in most aspects it is a very different place than the County as a whole. In Richmond Heights 92% of residents are non-Hispanic black as opposed to 19% in the County. Further, only 8% of the population of Richmond Heights is foreign born compared to 51% for the County. Despite having a similar median household income, the area is a poorer area than the County as a whole with respect to per-capita income. In Richmond Heights per capita income is \$15,423. This represents 83% of the County's figure of \$18,497. The vacancy rate in Richmond Heights at 4.5% was half of the corresponding rate for the County. The occupied housing units were more likely to be inhabited by its owner, with a homeownership rate of 82.6% as opposed to 57.8% for the County.

Residents 25 years and older were less likely to hold a Bachelor's degree or above, at 14.5% as opposed to 21.7%. Workers in Richmond Heights were almost three times as likely to be employed by government than workers in the County as a whole, with a rate of 33.4% as opposed to 12.7% for the County. In terms of industry in which residents were employed, the most common industry for workers from Richmond Heights was "Educational, Health and Social Services." This industry employed more than 32% of workers in Richmond Heights compared to 18% for the County.

In the following pages we present data coupled with brief commentary on salient socio-economic features of the Richmond Heights area.

**Table 1**  
**Profile Summary**  
**Selected Characteristics**  
**Richmond Heights and Miami-Dade County 2000**

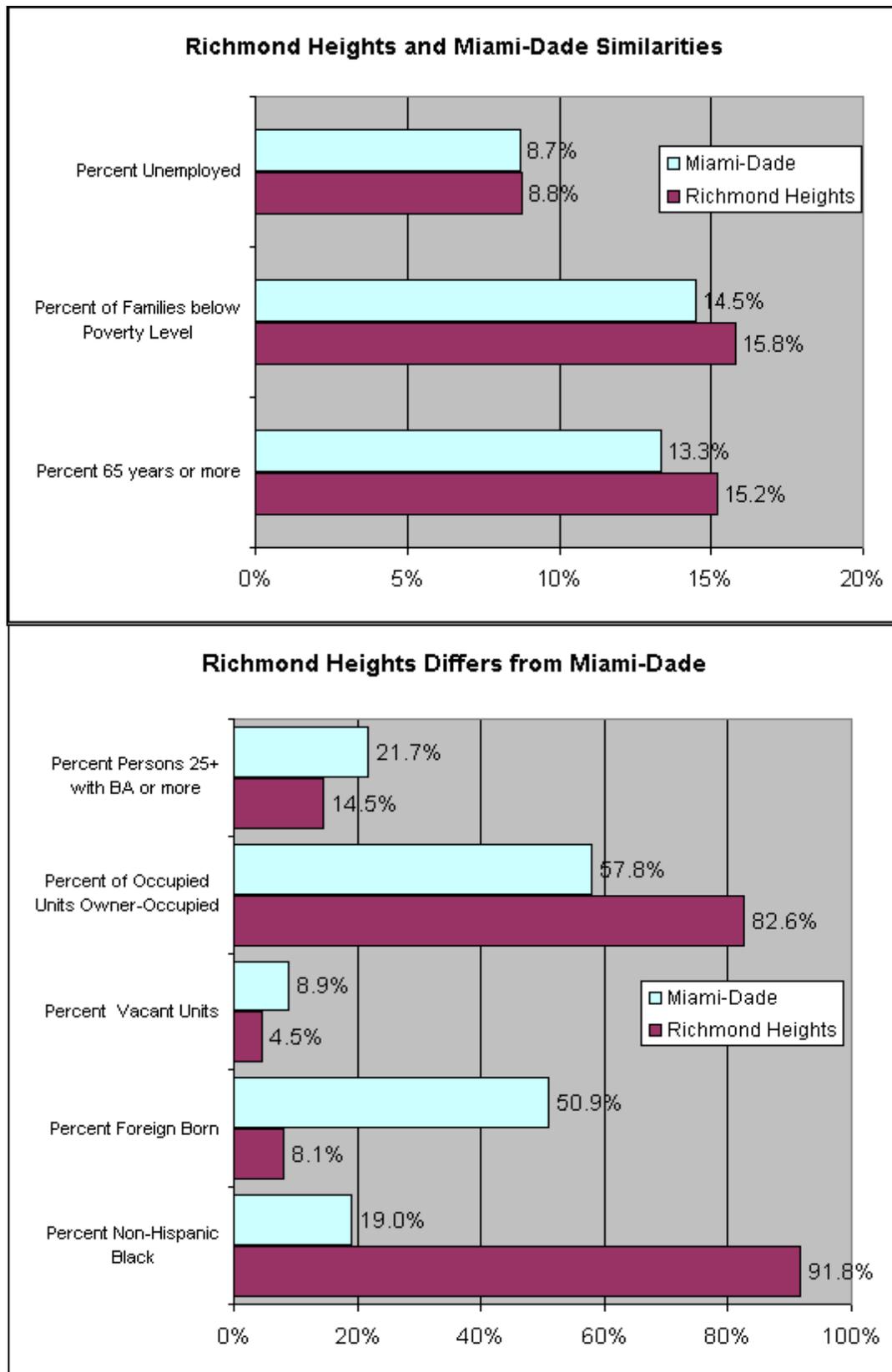
	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Population Characteristics</b>		
Total Persons	7,397	2,253,362
Percent Hispanic	5.2%	57.3%
Percent Non-Hispanic Black	91.8%	19.0%
Percent Non-Hispanic White	1.5%	20.7%
Percent Female	54.9%	51.7%
Percent Male	45.1%	48.3%
Median Age	35.2	35.6
Percent Less than 18 years	28.8%	24.8%
Percent 65 years or more	15.2%	13.3%
Percent Foreign Born	8.1%	50.9%
<b>Household Status and Living Arrangements</b>		
Total Households	2,347	776,774
Percent Family Households	78.2%	70.6%
Percent Single-Person Household	19.1%	23.3%
Percent Married-Couple Households	39.4%	47.7%
Percent Female Householder	31.9%	17.2%
Persons per Household	3.11	2.84
<b>Housing</b>		
Total Housing Units	2,458	852,278
Percent Vacant Units	4.5%	8.9%
Percent of Occupied Units Owner-Occupied	82.6%	57.8%
Median Value Owner-Occupied (dollars)	79,700	124,000
Median Contract Rent (dollars)	529	572
<b>Income and Poverty</b>		
Per-Capita Income (dollars)	15,423	18,497
Median Household Income (dollars)	35,000	35,966
Percent of Families below Poverty Level	15.8%	14.5%
Percent of Female Headed Households with Children below Poverty Level	39.5%	37.3%
<b>Employment</b>		
Total Civilian Labor Force	1,009,456	3,183
Percent Unemployed	8.8%	8.7%
<b>Education</b>		
Percent 25+ Years Not High School Graduate	28.9%	32.1%
Percent Persons 25+ with BA or more	14.5%	21.7%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

Figure 2



Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

# Race

Richmond Heights is a predominantly black area within a predominantly Hispanic County.

**Table 2**  
**Race and Hispanic Origin**  
**Richmond Heights and Miami-Dade County 2000**

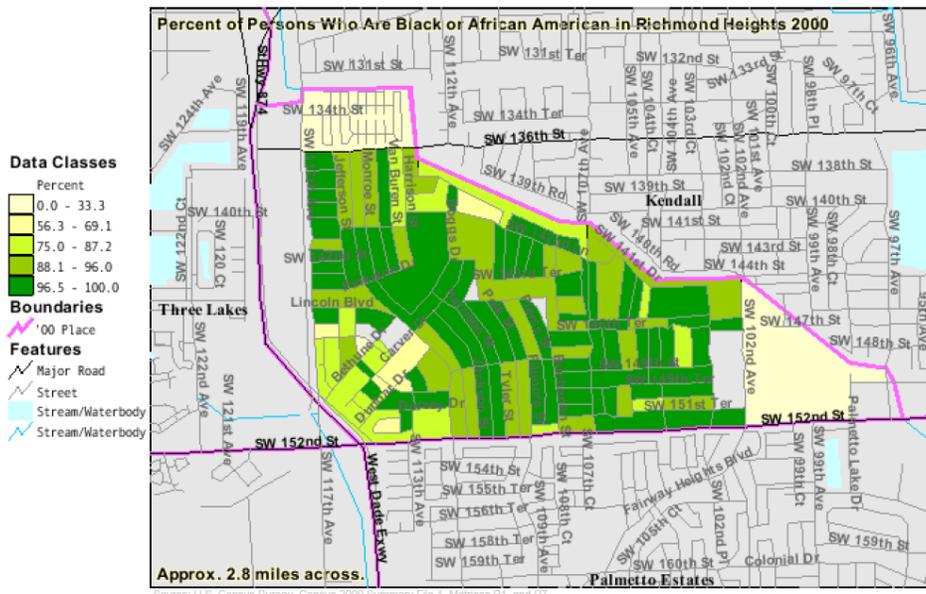
	Richmond Heights	Miami-Dade County
<b>Total Persons</b>	<b>7,397</b>	<b>2,253,362</b>
Hispanic or Latino (of any race)	387	1,291,737
Non-Hispanic White	108	465,772
Non-Hispanic Black or African American	6792	427,140
Non-Hispanic American Indian and Alaska Native	9	1,990
Non-Hispanic Asian	20	30,537
Non-Hispanic Other	81	36,186
<b>As Percent of Total</b>		
Hispanic or Latino (of any race)	5.2%	57.3%
Non-Hispanic White	1.5%	20.7%
Non-Hispanic Black or African American	91.8%	19.0%
Non-Hispanic American Indian and Alaska Native	0.1%	0.1%
Non-Hispanic Asian	0.3%	1.4%
Non-Hispanic Other	1.1%	1.6%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

**Figure 3**



## Age

In terms of age range, Richmond Heights shows a more even distribution pattern than Miami-Dade County. There is a higher proportion of children and persons 60 years and above than in the County as a whole. This situation translates into a smaller proportion of working age adults.

**Table 3**  
**Age Distribution**  
**Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Total Persons</b>	<b>7,397</b>	<b>2,253,362</b>
Under 5 years	495	145,752
5 to 9 years	603	157,871
10 to 14 years	660	160,754
15 to 19 years	604	154,989
20 to 24 years	444	144,721
25 to 34 years	871	337,433
35 to 44 years	986	361,966
45 to 54 years	924	282,766
55 to 59 years	332	109,141
60 to 64 years	355	97,417
65 to 74 years	680	162,257
75 to 84 years	348	99,827
<b>As Percent of Total</b>		
Under 5 years	6.7%	6.5%
5 to 9 years	8.2%	7.0%
10 to 14 years	8.9%	7.1%
15 to 19 years	8.2%	6.9%
20 to 24 years	6.0%	6.4%
25 to 34 years	11.8%	15.0%
35 to 44 years	13.3%	16.1%
45 to 54 years	12.5%	12.5%
55 to 59 years	4.5%	4.8%
60 to 64 years	4.8%	4.3%
65 to 74 years	9.2%	7.2%
75 to 84 years	4.7%	4.4%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Place of Birth

In Miami-Dade a majority of the population (51%) were foreign born, this sharply contrast with Richmond Heights where 90% of people were born in the United States.

**Table 4**  
**Nativity and Place of Birth**  
**Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Total Persons</b>	<b>7,397</b>	<b>2,253,362</b>
Native	6,798	1,105,597
Born in United States	6,678	1,036,463
State of residence	5,027	666,190
Different state	1,651	370,273
Born outside United States	120	69,134
Foreign born	599	1,147,765
Entered 1990 to March 2000	242	416,059
Naturalized citizen	248	535,080
Not a citizen	351	612,685
<b>As Percent of Total</b>		
Native	91.9%	49.1%
Born in United States	90.3%	46.0%
State of residence	68.0%	29.6%
Different state	22.3%	16.4%
Born outside United States	1.6%	3.1%
Foreign born	8.1%	50.9%
Entered 1990 to March 2000	3.3%	18.5%
Naturalized citizen	3.4%	23.7%
Not a citizen	4.7%	27.2%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Educational Attainment

Richmond Heights has a higher proportion of people over 25 that have completed high school than that for the County, but when it comes to higher education (Bachelor's degree and above) the area lags behind by more than 7 percentage points.

**Table 5**  
**Educational Attainment**  
**Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Population 25 years and over</b>	<b>4,595</b>	<b>1,491,789</b>
Less than 9th grade	485	219,066
9th to 12th grade, no diploma	843	260,287
High school graduate (includes equivalency)	1,329	332,997
Some college, no degree	1,007	262,157
Associate degree	266	93,883
Bachelor's degree	440	183,978
Graduate or professional degree	225	139,421
 Percent high school graduate or higher	 71.1%	 67.9%
Percent bachelor's degree or higher	14.5%	21.7%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Income

Median household income in both Richmond Heights and Miami-Dade County is very similar, but due to Richmond Heights having more persons per household and a more even income distribution pattern, the area's per-capita income at \$15,423 is much lower than the County's figure of \$18,497. Due to its higher proportion of elderly population, the proportion of retirement and social security recipients is much higher in Richmond Heights than in the County.

**Table 6**  
**Household Income, Range and Source**  
**Richmond Heights and Miami-Dade County 1999**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Households</b>	<b>2,348</b>	<b>777,378</b>
<b>Income Range</b>		
Less than \$10,000	338	107,901
\$10,000 to \$24,999	488	170,058
\$25,000 to \$49,999	731	222,613
\$50,000 to \$99,999	606	192,665
\$100,000 to \$199,999	154	63,475
\$200,000 or more	31	20,666
Median household income (dollars)	35,000	35,966
Per Capita Income (dollars)	15,423	18,497
<b>Source of Income</b>		
With earnings	1,800	628,333
With Social Security income	852	195,771
With Supplemental Security Income	174	53,874
With public assistance income	148	46,698
With retirement income	523	85,976
<b>As Percent of Total</b>		
<b>Income Range</b>		
Less than \$10,000	14.4%	13.9%
\$10,000 to \$24,999	20.8%	21.9%
\$25,000 to \$49,999	31.1%	28.6%
\$50,000 to \$99,999	25.8%	24.8%
\$100,000 to \$199,999	6.6%	8.2%
\$200,000 or more	1.3%	2.7%
<b>Source of Income</b>		
With earnings	76.7%	80.8%
With Social Security income	36.3%	25.2%
With Supplemental Security Income	7.4%	6.9%
With public assistance income	6.3%	6.0%
With retirement income	22.3%	11.1%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Poverty

Although Richmond Heights is sometimes perceived as a high poverty area, poverty in Richmond Heights is in line with that for County as a whole in virtually all poverty measures.

**Table 7**  
**Families and Individuals in Poverty**  
**Richmond Heights and Miami-Dade County 1999**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Families</b>	<b>293</b>	<b>80,108</b>
<i>Percent below poverty level</i>	<i>15.8%</i>	<i>14.5%</i>
With related children under 18 years	225	58,648
<i>Percent below poverty level</i>	<i>21.0%</i>	<i>19.3%</i>
With related children under 5 years	103	25,778
<i>Percent below poverty level</i>	<i>25.9%</i>	<i>21.7%</i>
<b>Families with female householder, no husband present</b>	<b>213</b>	<b>37,619</b>
<i>Percent below poverty level</i>	<i>28.7%</i>	<i>28.9%</i>
With related children under 18 years	182	31,621
<i>Percent below poverty level</i>	<i>39.5%</i>	<i>37.3%</i>
With related children under 5 years	74	13,503
<i>Percent below poverty level</i>	<i>43.5%</i>	<i>46.7%</i>
<b>Individuals</b>	<b>1,190</b>	<b>396,995</b>
<i>Percent below poverty level</i>	<i>16.6%</i>	<i>18.0%</i>
18 years and over	693	269,560
<i>Percent below poverty level</i>	<i>13.4%</i>	<i>16.2%</i>
65 years and over	164	55,020
<i>Percent below poverty level</i>	<i>15.7%</i>	<i>18.9%</i>
Related children under 18 years	488	124,710
<i>Percent below poverty level</i>	<i>24.7%</i>	<i>22.9%</i>
Related children 5 to 17 years	342	91,715
<i>Percent below poverty level</i>	<i>22.7%</i>	<i>22.7%</i>
Unrelated individuals 15 years and over	217	113,735
<i>Percent below poverty level</i>	<i>31.4%</i>	<i>32.2%</i>

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Employment

In the County 78% of the population were 16 years and over, while in Richmond Heights that figure is lower at 74%. In terms of the unemployment rate for the civilian labor force, both areas have a similar rate of 8.8%.

**Table 8**  
**Employment Status**  
**Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Population 16 years and over</b>	5,509	1,758,374
In labor force	3,183	1,010,965
Civilian labor force	3,183	1,009,456
Employed	2,904	921,208
Unemployed	279	88,248
Not in labor force	2,326	747,409
<b>Own children under 6 years</b>	485	162,439
All parents in family in labor force	277	92,725
<b>As Percent of Total</b>		
In labor force		
Civilian labor force		
Employed	91.2%	91.1%
Unemployed	8.8%	8.7%
Not in labor force	42.2%	42.5%
<b>Own children under 6 years</b>	100.0%	100.0%
All parents in family in labor force	57.1%	57.1%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Industry

There is a considerably higher concentration of government workers in Richmond Heights than in the county as a whole. The most common employment sector in Richmond Heights was “Educational, health and social services” that had almost three times the number of workers as any other sector.

**Table 9**

**Employment by Industry and Class of Worker  
Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Employed civilian population 16 years and over</b>	<b>2,904</b>	<b>921,208</b>
<b>Industry</b>		
Agriculture, forestry, fishing and hunting, and mining	7	6,635
Construction	134	63,135
Manufacturing	52	65,041
Wholesale trade	51	55,398
Retail trade	399	113,333
Transportation and warehousing, and utilities	276	69,072
Information	115	28,890
Finance, insurance, real estate, and rental and leasing	82	73,893
Professional, scientific, management, administrative, and waste management services	300	106,641
Educational, health and social services	941	165,357
Arts, entertainment, recreation, accommodation and food services	215	84,129
Other services (except public administration)	188	51,737
Public administration	144	37,947
<b>Class of Worker</b>		
Private wage and salary workers	1,810	747,334
Government workers	969	117,126
Self-employed workers in own not incorporated business	125	53,971
Unpaid family workers	0	2,777
<b>As Percent of Total</b>		
<b>Industry</b>		
Agriculture, forestry, fishing and hunting, and mining	0.2%	0.7%
Construction	4.6%	6.9%
Manufacturing	1.8%	7.1%
Wholesale trade	1.8%	6.0%
Retail trade	13.7%	12.3%
Transportation and warehousing, and utilities	9.5%	7.5%
Information	4.0%	3.1%
Finance, insurance, real estate, and rental and leasing	2.8%	8.0%
Professional, scientific, management, administrative, and waste management services	10.3%	11.6%
Educational, health and social services	32.4%	18.0%
Arts, entertainment, recreation, accommodation and food services	7.4%	9.1%
Other services (except public administration)	6.5%	5.6%
Public administration	5.0%	4.1%
<b>Class of Worker</b>		
Private wage and salary workers	62.3%	81.1%
Government workers	33.4%	12.7%
Self-employed workers in own not incorporated business	4.3%	5.9%
Unpaid family workers	0.0%	0.3%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Commute

The time it takes for residents of Richmond Heights to commute to work is no different than for the workers in the County at large.

**Table 10**  
**Commuting to Work**  
**Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Workers 16 years and over</b>	<b>2,832</b>	<b>899,323</b>
Car, truck, or van -- drove alone	2,052	663,902
Car, truck, or van -- carpooled	467	131,302
Public transportation (including taxicab)	214	47,087
Walked	67	19,367
Other means	17	13,516
Worked at home	15	24,149
Mean travel time to work (minutes)	30.3	30
 <b>As Percent of Total</b>		
Car, truck, or van -- drove alone	72.5%	73.8%
Car, truck, or van -- carpooled	16.5%	14.6%
Public transportation (including taxicab)	7.6%	5.2%
Walked	2.4%	2.2%
Other means	0.6%	1.5%
Worked at home	0.5%	2.7%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Household Type

In Richmond Heights the average household was composed of more persons than in the County as a whole. This is especially true when considering renter occupied housing units. Family households in Richmond Heights were more prevalent than in the County, especially for female headed families with no husband present.

**Table 11**

**Households and Household Population by Tenure  
Richmond Heights and Miami-Dade County 2000**

	<b>Richmond Heights</b>	<b>Miami-Dade County</b>
<b>Population in occupied housing units</b>	<b>7,291</b>	<b>2,207,391</b>
Owner-occupied housing units	5,909	1,346,631
Renter-occupied housing units	1,382	860,760
Per occupied housing unit	3.11	2.84
Per owner-occupied housing unit	3.05	3.00
Per renter-occupied housing unit	3.39	2.63
<b>HOUSEHOLD TYPE</b>		
<b>Occupied housing units</b>	<b>2,347</b>	<b>776,774</b>
Family households	1,835	548,493
Householder 15 to 64 years	1,363	453,560
Householder 65 years and over	472	94,933
Married-couple family	925	370,898
Male householder, no wife present	161	43,924
Female householder, no husband present	749	133,671
Nonfamily households	512	228,281
Male householder	192	110,757
Living alone	158	82,474
65 years and over	59	18,715
Not living alone	34	28,283
Female householder	320	117,524
Living alone	290	98,506
65 years and over	156	47,942
Not living alone	30	19,018
<b>As Percent of Total</b>		
Family households	78.2%	70.6%
Householder 15 to 64 years	58.1%	58.4%
Householder 65 years and over	20.1%	12.2%
Married-couple family	39.4%	47.7%
Male householder, no wife present	6.9%	5.7%
Female householder, no husband present	31.9%	17.2%
Nonfamily households	21.8%	29.4%
Male householder	8.2%	14.3%
Living alone	6.7%	10.6%
65 years and over	2.5%	2.4%
Not living alone	1.4%	3.6%
Female householder	13.6%	15.1%
Living alone	12.4%	12.7%
65 years and over	6.6%	6.2%
Not living alone	1.3%	2.4%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2009.

## Housing Units

In the Richmond Heights area the housing stock is composed mainly of single family detached units that were built between 1949 and 1980.

**Table 12**  
**Housing Units by Units in Structure and Year Built**  
**Richmond Heights and Miami-Dade County 2000**

	Richmond Heights	Miami-Dade County
<b>Total housing units</b>	<b>2,458</b>	<b>852,278</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	2,177	363,849
1-unit, attached	137	84,720
2 units	0	21,913
3 to 19 units	38	131,459
20 or more units	106	234,178
Mobile home, Boat, RV, van, etc.	0	16,159
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	8	14,019
1995 to 1998	119	50,523
1990 to 1994	91	64,968
1980 to 1989	89	155,186
1970 to 1979	577	191,906
1960 to 1969	556	142,827
1940 to 1959	1,018	197,418
1939 or earlier	0	35,431
<b>As Percent of Total</b>		
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	88.6%	42.7%
1-unit, attached	5.6%	9.9%
2 units	0.0%	2.6%
3 to 19 units	1.5%	15.4%
20 or more units	4.3%	27.5%
Mobile home, Boat, RV, van, etc.	0.0%	1.9%
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	0.3%	1.6%
1995 to 1998	4.8%	5.9%
1990 to 1994	3.7%	7.6%
1980 to 1989	3.6%	18.2%
1970 to 1979	23.5%	22.5%
1960 to 1969	22.6%	16.8%
1940 to 1959	41.4%	23.2%
1939 or earlier	0.0%	4.2%

Note: Richmond Heights is defined here as Census Tract 83.04

Source: U.S Census Bureau Decennial Census 2000.

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## **Richmond Heights in 2008**

Since Richmond Heights's population is less than 20,000, there is no way to update the 2000 Census of Population and Housing. Thus the data contained in this report is based on 2000 data. Nonetheless, in this section we report a couple of figures for 2008 based on County files.

For 2008 the number of housing units stood at 2,559. This combined with Census 2000 the persons per unit figure for the area yields a population estimate of 7,535. The number of home sales that took place in 2008 for Richmond Heights was 22 with an associated median sales price of \$188,000.