



# **Socio-Economic Conditions in Miami-Dade's Targeted Urban Areas *2007-2011***

**Robert D. Cruz, PhD, Chief Economist**  
[cruzer1@miamidade.gov](mailto:cruzer1@miamidade.gov)

**Robert Hesler, Sr. Economic Analyst**  
[hessler@miamidade.gov](mailto:hessler@miamidade.gov)

[www.miamidade.gov/economicdevelopment](http://www.miamidade.gov/economicdevelopment)

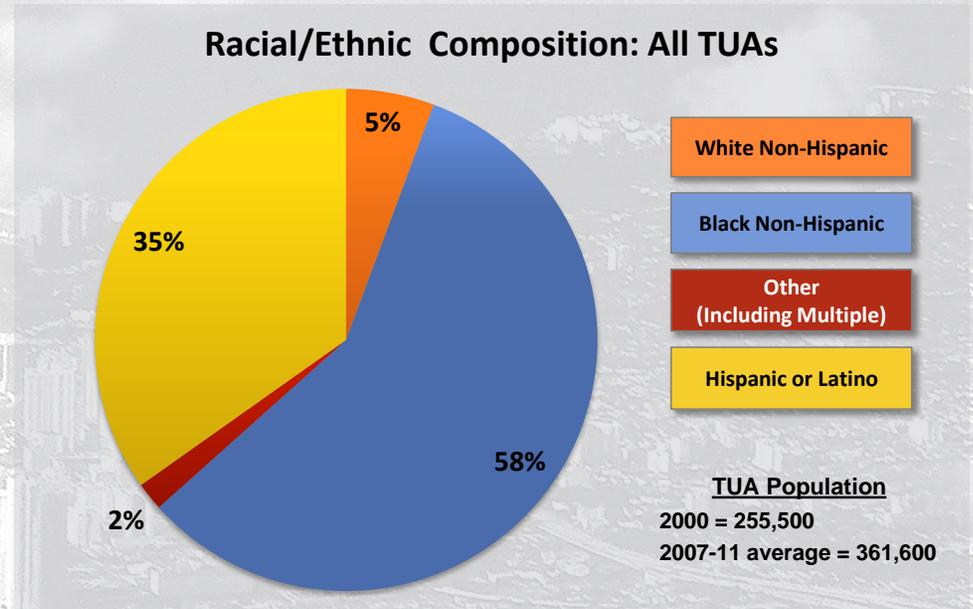
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# Introduction and Executive Summary

By the mid-1990s, Miami-Dade's elected officials were well aware of the sharp and increasing social and economic disparities between the county's various neighborhoods. The County identified 15 neighborhoods and two commercial corridors as *Targeted Urban Areas* (TUAs) in 1997. The TUAs would serve as economic development priority areas and the focus of public efforts largely directed by community input. Economic development policy would be guided and monitored by a community-based *Task Force on Urban Economic Revitalization*. The Task Force was charged with advising the Board of County Commissioners on economic development funding allocations and developing strategic plans to guide economic policy in the TUAs. Research on socio-economic conditions in the TUAs to support the strategic planning effort of a 2003 *Urban Summit* was commissioned by the Task Force.

The empirical research prepared for the Task Force revealed socio-economic conditions in the TUAs lagging far behind the rest-of-the-County at the beginning of the millennium. Although socio-economic indicators continue to show a resident population with less income and a higher incidence of poverty, information from the latest available Census Bureau surveys reveals measured progress in economic conditions.<sup>1</sup> The TUA population increased by approximately 42 percent since 2000 and the demographic profile also appears to have changed. Hispanics as a share of the TUA population increased since 2000 from nearly 25 percent to as much as 35 percent, while the share of Blacks or African Americans declined from nearly 70 percent of the TUA population to just below 60 percent.



<sup>1</sup> The number of designated TUAs increased over time, the data from 2007-2011 American Community Survey (ACS) are collected differently from the data in the 2000 Decennial Census, and some survey questions in the 2000 census are different from questions on the same topic in the ACS. Strict comparisons cannot be made between the decennial census data reported in the 2003 Urban Summit report and the more recent data from the latest ACS. The differences in socio-economic indicators between the TUA's and the rest-of-the-county should only be considered as illustrating likely changes over time.

# Introduction and Executive Summary

Per capita income of TUA residents in 2000 was approximately 44 percent below the per capita income in the county as a whole. U.S. Census Bureau surveys taken from 2007 through 2011 indicate the gap in per capita income nearly a decade later had fallen to approximately 39 percent lower than in the County. When adjusting per capita income for price inflation, per capita income in the TUAs increased while it declined in the County as a whole. Median household income in the County was 1.5 times higher than in the TUAs in 2000, and the more recent data suggests the gap in median income between the TUA's and the remainder of the County remains essentially unchanged. The official unemployment rate in the TUA neighborhoods and corridors stood at approximately 14.7 percent in 2000, nearly 3 times higher than the county average at that time. The latest unemployment data from the Census Bureau indicates that average unemployment rate in the TUA's is nearly twice as high as the county rate (15.2 vs. 7.9). The poverty rate in the TUAs was 31 percent in 2000, compared to 14.5 percent in the County. The recession that began at the end of 2007 raised the poverty rate to 16.4 in the rest-of-the County, while the poverty rate in the TUAs over the 2007-11 period remained essentially unchanged from 2000.

Educational attainment is an important determinant of labor income and the likelihood of finding employment. Approximately 46 percent of the TUA population 25 and older did not have a high school diploma or the GED equivalent in 2000, and in the County that indicator was 32 percent. The Census Bureau's surveys from 2007-2011 indicate that the share of adult population in the TUAs without high school completion had fallen to 31 percent, but in the rest-of-the-county adults without completing high school represented only 22%. The probability that an adult living in a TUA did not complete high school is about 40 percent higher than an adult who lives outside the TUA boundaries. While high school graduation rates among the TUA population improved since 2000, the gap with the rest-of-the-county remains near or only slightly lower than the level estimated in 2000. College graduation rates in the TUAs (2-year degrees or higher) appear to have risen by almost 70 percent since 2000, narrowing the gap in graduation rates in the rest-of-the county from 60 percent lower than in the county to 50 percent lower than the rest-of-the county.

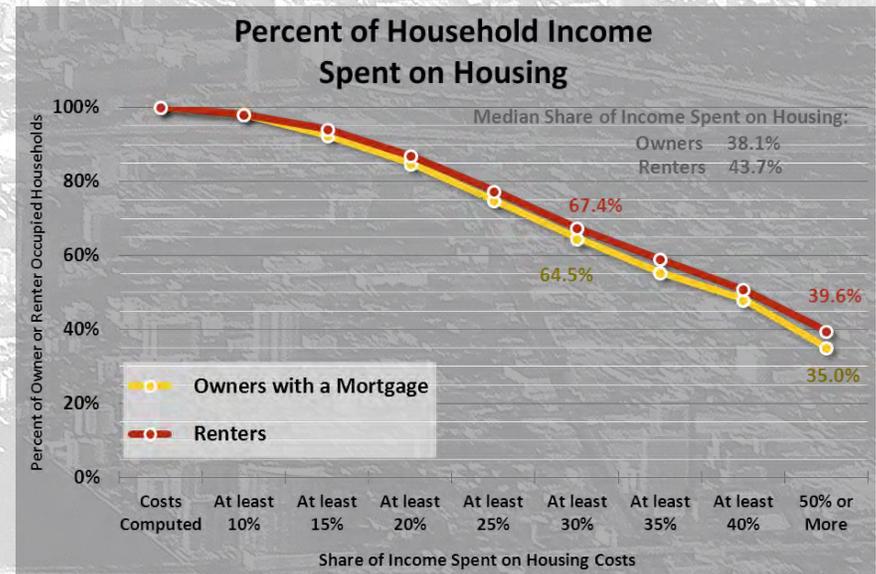
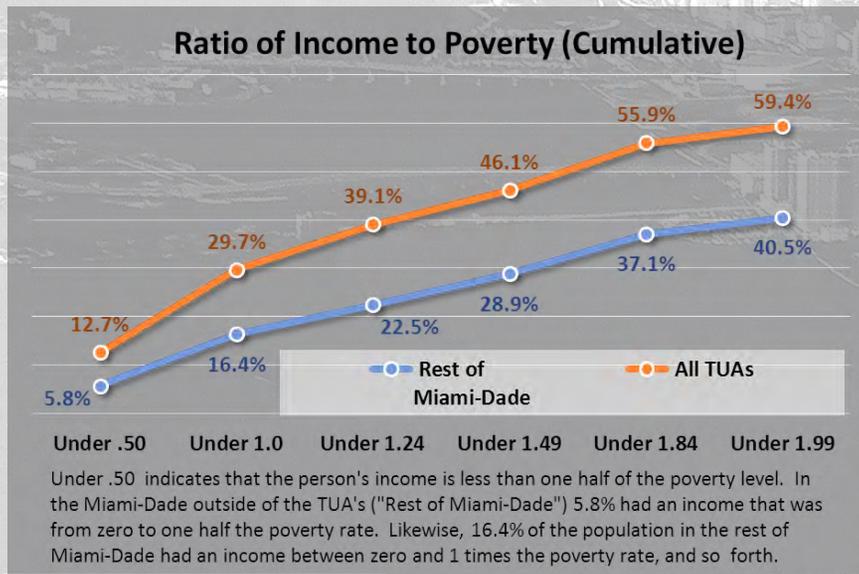
The lack of homeownership opportunities and the cost of housing were also important concerns expressed during the Urban Summit of 2003. Nearly 10 percent of the housing units in the TUAs were vacant in 2000 or approximately 10 percent higher than the County's vacancy rate. The collapse of the local housing bubble from 2004 to 2007 adversely affected vacancy rates throughout Miami-Dade. The residential vacancy rate in the TUAs more recently has risen to nearly 17%, only slightly higher than the vacancy rate in the County during the same period. The housing cost burden in the TUA's was not reported in the research from 2003, but the Census surveys taken between 2007 and 2011 show that over two-thirds of TUA households spend 30 percent or more of their income on housing.

# Poverty in the TUAs

The incidence of poverty among the **361,590** residents of Targeted Urban Areas (TUAs) is very high compared to the rest of Miami-Dade County. Twenty-nine percent (29%) of the population in the TUAs live in households with incomes below the federal poverty threshold versus 16.4% in the rest of the County.<sup>2</sup> In the targeted urban areas 12.7% of the population lived in households with incomes less than one-half the poverty level compared to 5.8% in the rest of the County. The likelihood a resident of a TUA lives in *deep poverty* is, therefore, nearly twice as high as that of a resident of the rest of Miami-Dade. Forty-six percent (46%) of the TUA population are considered *poor or near poor*<sup>3</sup> compared to 29 percent of the

residents in the rest of Miami-Dade.

The lack of income results in a heavy housing cost burden for the TUA population. Households spending more than 30 percent of their income on housing are considered *housing cost burdened*. Over 67 percent of renters in the TUAs spend at least 30 percent of their incomes on housing, and 65 percent of homeowners with a mortgage spend 30 percent or more of income on housing. Although the percent of *housing cost burdened households* is very high, it is not much higher than in the county as a whole.



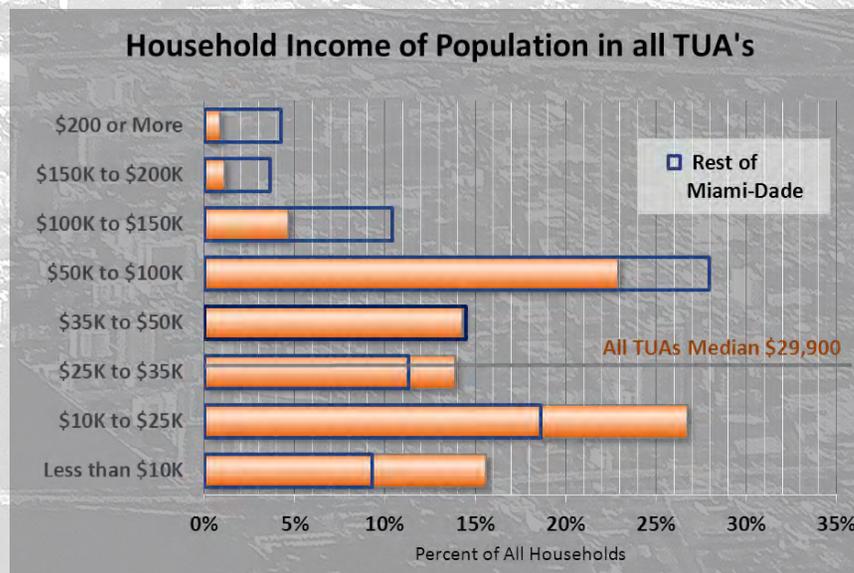
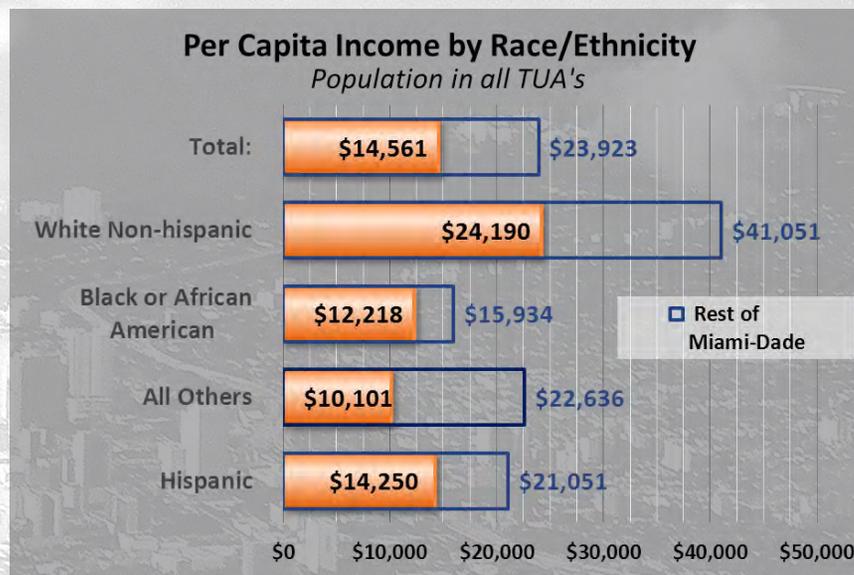
<sup>2</sup> The federal poverty threshold for a family of four was \$23,000 in 2011.

<sup>3</sup> "Deep poverty" refers to cash income less than one-half the poverty threshold. The "near poor" are identified 1.5 times the poverty threshold.

# Household and Per Capita Income

Income levels in the TUA's are far below those in the rest of the county. Per capita income per year within the TUAs during 2007-2011 was estimated by the Census Bureau at \$14,561. Per capita income in the TUAs was 39 percent lower than per capita income in the rest-of-Miami-Dade (\$23,923). Residents of the TUAs, regardless of race or ethnicity, tend to have significantly lower income than residents in the rest of the county. Per capita income for the white non-Hispanic population living in the TUAs was \$24,190, about 41 percent lower than the corresponding rest-of-the-county level for the same group. Per capita income for the black or African American TUA population was \$12,218, 22 percent lower than their counterparts living outside the TUAs, and approximately half as much as the income of white Non-Hispanics in the TUAs. The per capita income of Hispanic residents of the TUAs was estimated at \$14,250, 32 percent less than the per capita income of Hispanics in the rest of the county.

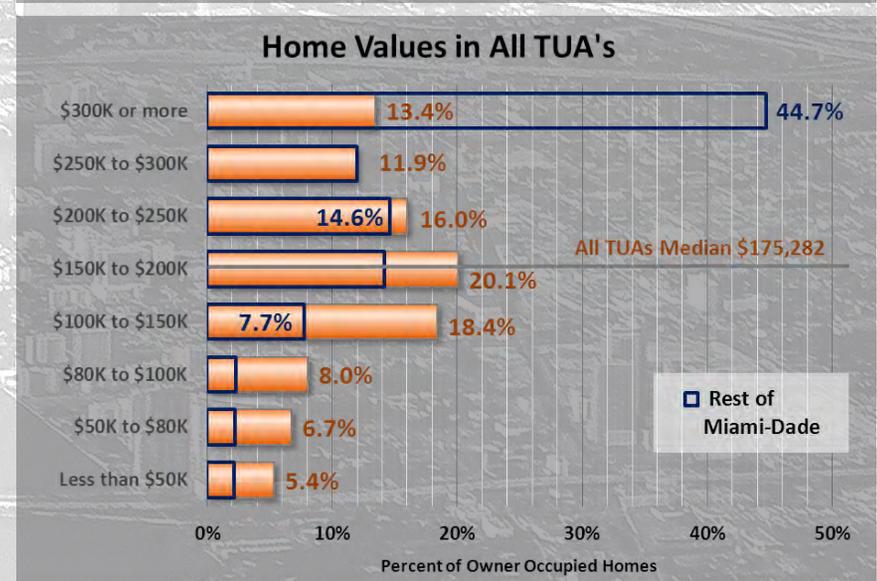
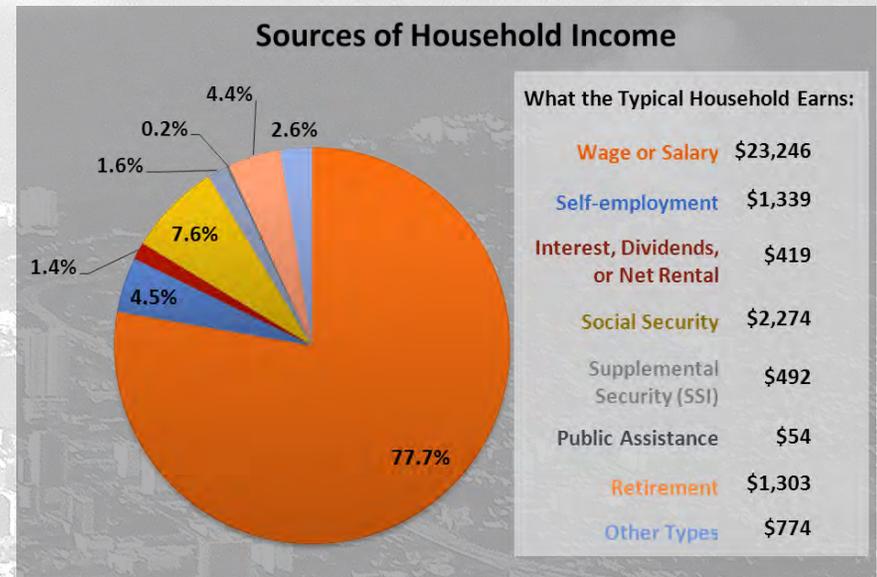
TUAs are characterized by high incidence of low-income households, although not officially considered poor. The median income of the **113,880** households living in the TUAs was **\$29,900** compared to the median of \$45,600 in the rest of Miami-Dade. Within the TUAs 43 percent of households earned less than \$25,000 per year versus 28 percent in the rest-of-Miami-Dade. Approximately 70 percent of households in the TUA earned less than the median household income in the rest-of-the-county. Less than 7 percent of TUA households earned income above \$100,000, compared to nearly 18 percent of households in the rest-of-the-County.



# Sources of Income and Home Values

The average household income in the TUAs estimated at \$29,900, and wages and salaries or self-employment income represents nearly 83 percent of household income, on average. Social security income and Supplemental Security Income (SSI) combined represents 9.2 percent of household income on average. Retirement income, excluding federal social security payments and SSI, represents 4.4 percent of income for the average household. Interest income, stock dividends, and net income from rental property represent just 1.4 percent of the typical TUA household's income, and few households receive cash public assistance. Public assistance as a percentage of total household income is 0.2 percent in the TUAs

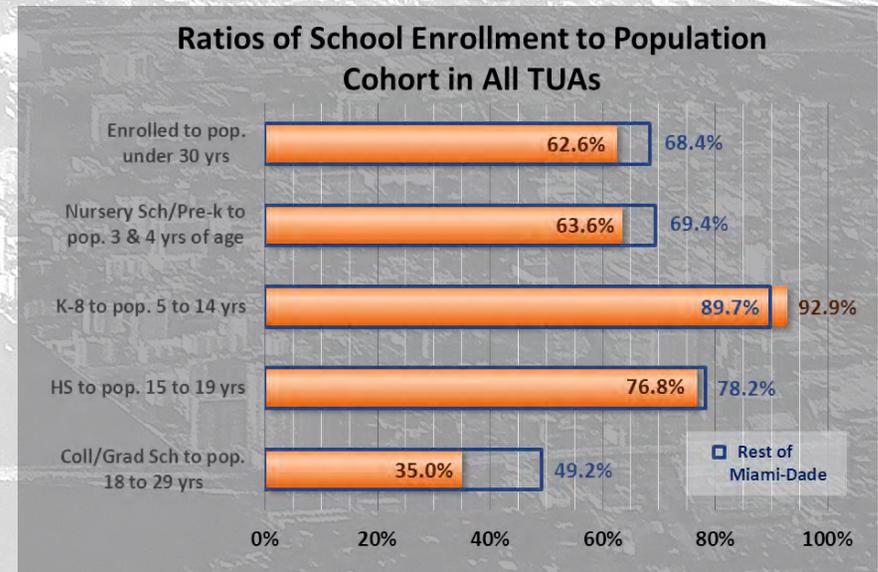
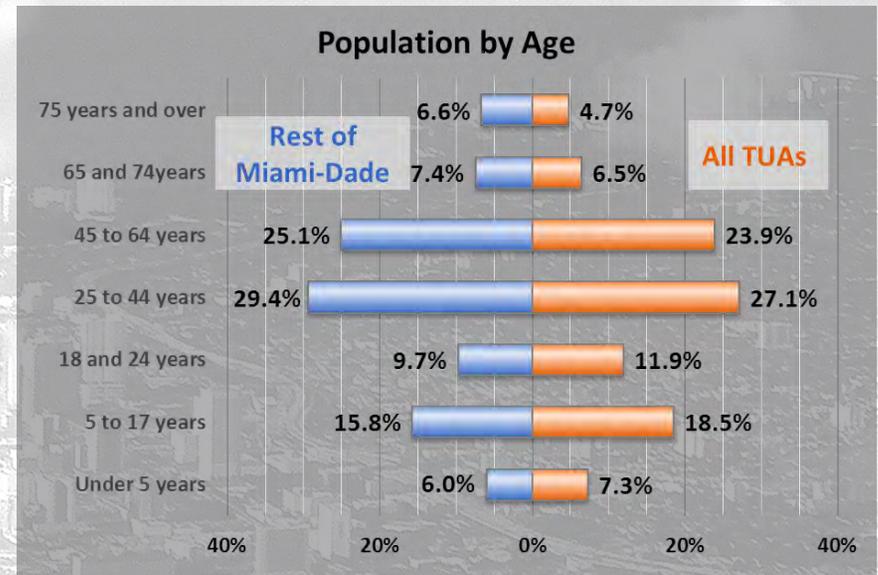
The median value of a home in the TUAs was \$175,300 compared to \$279,400 in the rest of the county. Nearly 39% of all owner occupied homes inside TUAs were valued at less than \$150,000 compared to less than 15% in the rest of Miami-Dade. At the high end, 25% of homes in TUAs were valued at \$250,000 or more. In the rest of the county 57% were valued at \$250,000 and above. Data from the Case-Shiller tiered housing price index for South Florida indicates that homes in the lowest price tier (currently houses priced less than \$162,000) were battered more than most during the collapse of recent housing bubble. After gaining over 240% in value between 2000 and 2007, prices dropped 67% to nearly the level from 2000. The median in this tier of homes remains 20% below the long-term trend in home prices. In comparison, homes in the high tier (above \$280,000) are 10% above the trend and in the middle tier, 3% above the long-term trend.



# Population & Enrollment in Education

The age distribution of residents in the TUAs shows a relatively young population compared to the rest-of-the county. The TUA population exceeds the rest of Miami-Dade in the share of the residents under 5-year old (7.3% vs. 6%), 5 to 17 years (18.5% vs. 15.8%), and 18 to 24 years (11.9% v 9.7%). There are relatively fewer seniors (65 and older) in the TUAs compared to the rest-of-the-County, as is also the case for the primary working age population (25 to 64). The retirement age population in the TUAs represents 11 percent of the total, compared to 14% in the remainder of the County. The TUA working age population accounted for 51% of the total compared to 55% in the rest of the County which may be a reflection of the lack of employment opportunities available within the TUAs or the lack of adequate transportation access to employment centers found elsewhere in the County.

The TUA population lags behind the rest-of-Miami-Dade when it comes to school enrollment. For the population under 30 years of age, 63% were enrolled in school during the survey period. This is a full five percentage points below the percent enrolled in the rest-of-the-county. In the TUAs 63.6% of 3 and 4 year olds are enrolled in nursery school or pre-kindergarten compared 69.4% in the rest-of-the-county. Empirical studies have shown the important role of early education in reducing poverty and other social benefits. Much fewer 18 to 29 year olds in the TUAs continue their education beyond high school. TUA residents in this age group are nearly 30% less likely to be enrolled in college, graduate or professional schools compared to the rest-of-the-county. This is a crucial shortfall when the life-time earnings and employment deficits for non-college residents are considered.

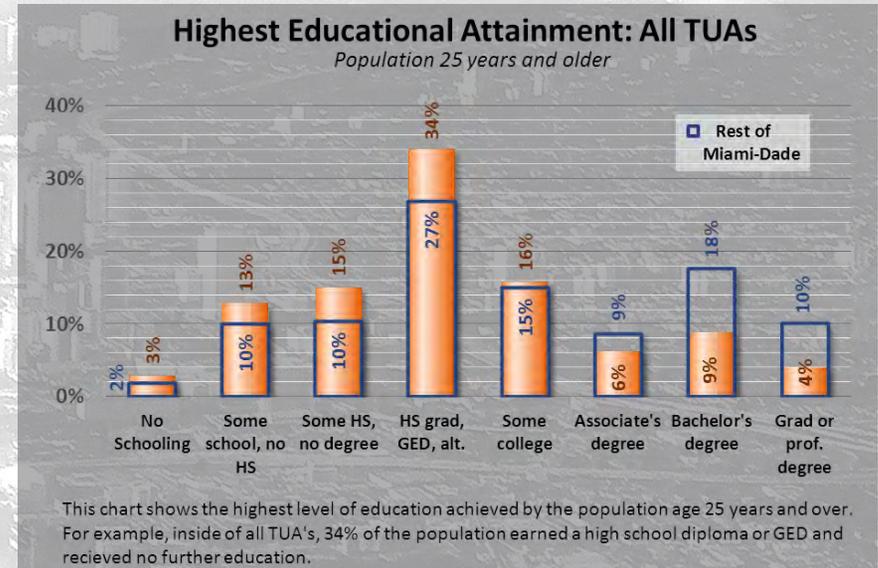


# Population & Educational Attainment

Educational attainment or the lack thereof is a key determinant of the likelihood of finding employment, the level of labor earnings for those employed and therefore important factors determining the poverty status of individuals and households. Labor market information from the Bureau of Labor Statistics in 2012 illustrates the importance of education in determining economic security. The unemployment rate for those with only a high school diploma stood at 8.3% at the national level, while the rate for those with a bachelor's degree was 4.5%. Median weekly earnings for the same high school grad in 2012 were \$652, while they were \$1,066 for someone with a bachelor's degree (a 63% wage premium for a 4-year college degree). While first and foremost this is a tremendous loss for the individuals to the tune of hundreds of thousands of dollars of lost income over their working careers, it is also a significant loss to a community left to deal with the social cost of higher unemployment and lost consumer spending in the local economy.

Collectively, the TUA population lags behind the rest of the county significantly in terms of maximum educational attainment. Thirty-one percent (31%) of TUA residents over 25 years of age have not completed high school or earned a GED, and nearly two-thirds (65%) of the TUA population 25 or older have no education beyond a high school diploma or GED. The percent of residents living outside the TUAs that have not completed high school or obtained a GED is just 22%, while approximately half the population outside the TUAs have some college education if not an associate's degree or higher. Only 19% of TUA residents 25 or older have attained an associate's degree

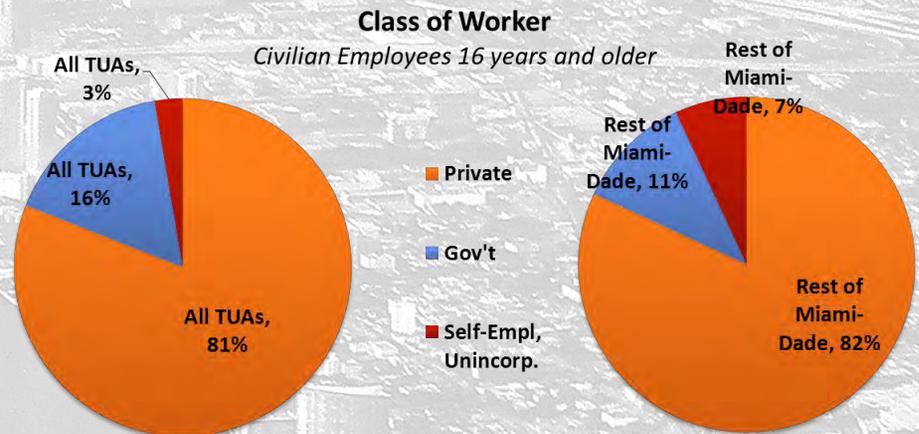
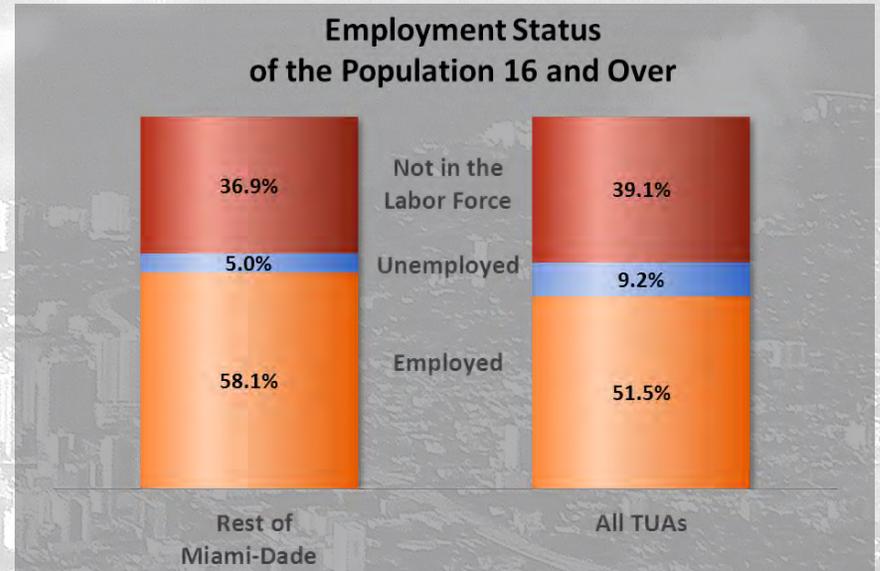
or higher compared to 37 percent within the same age group living outside the TUAs.



# Employment / Unemployment Status

The average unemployment rate in the TUAs from 2007-2011 was estimated by U.S. Census Bureau at 15.2% compared to 7.9% in the rest-of-Miami-Dade.<sup>4</sup> In addition to the higher unemployment rate in the TUAs, the labor force participation rate was comparatively lower in the TUAs. Thirty-nine percent of the TUA population 16 or older was not seeking employment. Several factors could potentially affect labor force participation rates, including enrollment in higher educational institutions, health issues and disabilities, and the share of population above retirement age. A more likely factor largely responsible for the lower participation rates, however, may be greater incidence of *discouraged workers* in the TUAs. Lower levels of educational attainment not only leads to higher unemployment rates but also a greater likelihood of long-term unemployment that discourages workers from actively seeking employment.

Among TUA residents that were employed, approximately 81% worked in the private sector. This is approximately the same share observed in rest-of-Miami-Dade. Comparatively large shares of residents in the TUAs are employed in the public sector – 16% vs. 11% in the rest-of-the-County – and the significant decline in public sector jobs during the recession led to disproportionately adverse impact within the TUA neighborhoods. Only 3% of TUA workers are self-employed compared to 7% outside the TUA's.

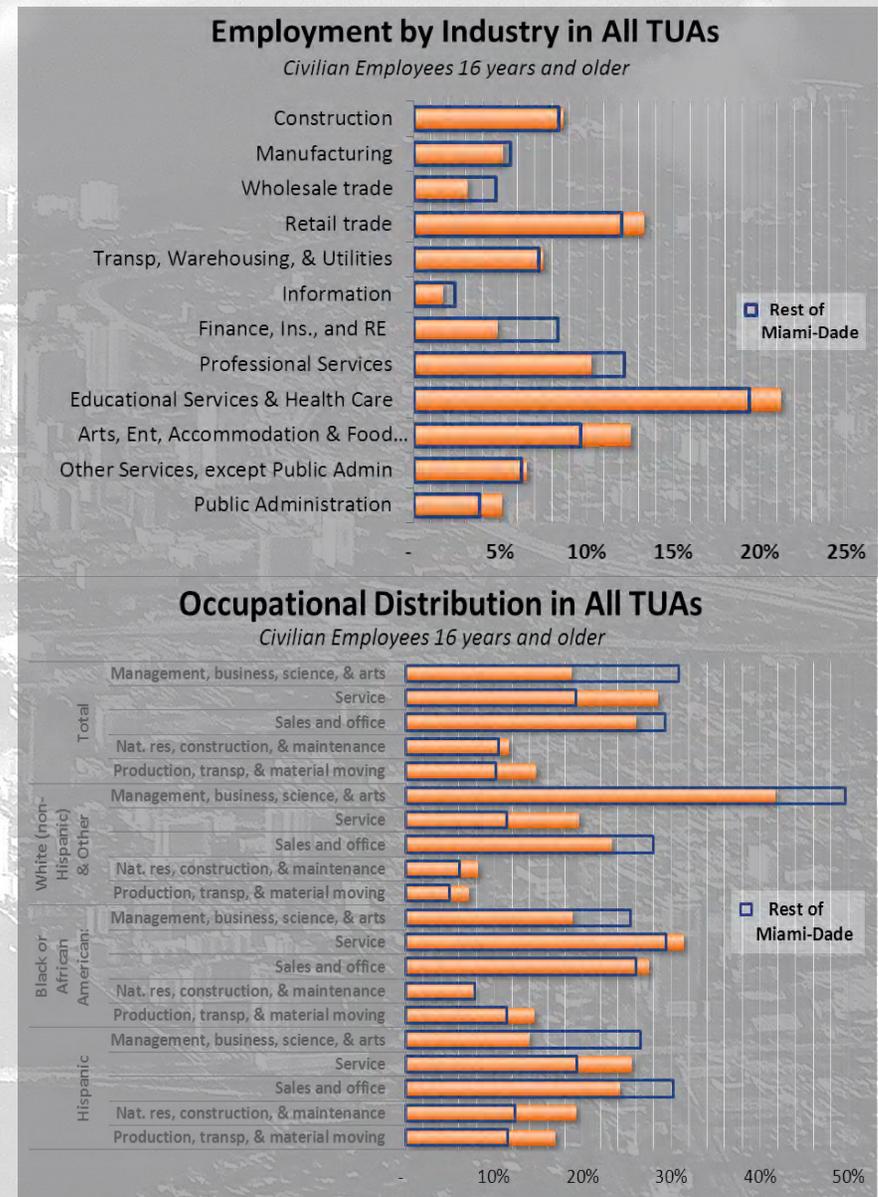


<sup>4</sup> The unemployment rates estimate by the Census Bureau are different from the unemployment rates estimated by the Bureau of Labor Statistics due to differences in methodology.

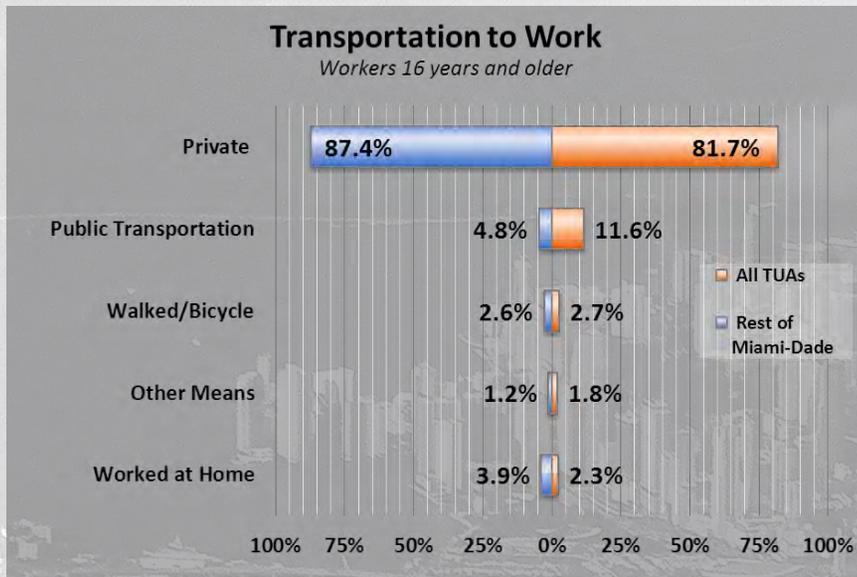
# Employment by Industry and Occupation

TUA residents tend to be employed in broad industry categories such as retail trade, private educational and healthcare services, accommodations and food services, and public administration. Approximately 52% of workers living within the TUAs are employed in those four broad industry categories, while 45% of workers living outside the TUAs are employed in the same industries. The average salary in those four industry sectors is approximately 16% below the average salary in the county as a whole. Average salaries in wholesale trade, information, financial, and professional business services are 33% higher than the countywide average salary. Workers living in a TUA tend to be underrepresented in these higher paying industries. Only 20% of TUA workers are employed in higher wage industries, while nearly 28% of workers residing outside the TUAs are employed in those industry sectors.

The occupational distribution of the working-age population in TUAs shows a similar pattern. The occupational distribution within TUAs is relatively skewed toward occupations requiring less training and education than higher paying occupations that generally require more technical skills and higher educational attainment. Nearly 29% of TUA residents 16 and older are working in service occupations compared to 19% in areas outside of TUAs. Approximately 15% of residents were represented in production, transportation and material moving occupations versus 10% in the rest-of-the-County. A comparatively small 19% share of TUA workers belonged to occupations in management, business, science and the arts, while 29% of residents outside of TUAs were working in those occupations.



# Transportation to Work



The working age TUA population is far more dependent on public transportation than the population elsewhere. TUA residents are over 2 times more likely to use public transit than residents of the rest-of-the-county, 11.6% compared to 4.8%. Private transportation, cars, trucks, vans or taxis, was the mode of choice for 82% of the working age TUA population compared to over 87% in the rest of Miami-Dade and approximately the same number 2.7% walked or rode a bicycle to work. Half as many TUA residents (2% versus 4%) worked at home.

While these *journey-to-work* patterns could be due to TUAs being primarily concentrated in older parts of the county with better public transit options, the lack of vehicle ownership is likely to be a more significant factor. Estimates of vehicle ownership within the TUAs are not available from the U.S. Census Bureau, but it is estimated that 92,500

households in the County do not possess a vehicle and 80% of those households have incomes below \$30,000. Just over half of TUA households have income below the \$30,000 threshold, suggesting that many TUA households do not own private vehicles. There are few transportation options for that group beyond public transit.

Many academic studies have identified the lack of access to a reliable personal vehicle as a significant barrier to improving their economic status and critical impediment to the transition from cash assistance to work. Researchers have found that access to a reliable car significantly increases the likelihood of being employed and greater earned income.<sup>5</sup> Limited transportation opportunities restrict access to the broader labor market leading often to lower wages and presenting a barrier to upward social mobility.<sup>6</sup>

The academic research also suggests that more can be done to meet the transportation needs of low-income population. For example, greater focus in evaluating proposed transportation projects on labor market accessibility rather than reducing average travel time will more directly benefit the poor.<sup>7</sup> Small scale vehicle donation-and-sales programs in early studies showed significant effects on increasing earned income.<sup>8</sup>

<sup>5</sup> "Transitioning to Work: The Role of Private Transportation for Low Income Households." Steven Garasky, Cynthia Needles Fletcher, and Helen H. Jensen, *The Journal of Consumer Affairs*, Summer 2006.

<sup>6</sup> "State Roles in Providing Affordable Mass Transport Services for Low Income Residents," Robert Cervero, *International Transport Forum Discussion Papers*, 2011-17, May 2011.

<sup>7</sup> Ibid.

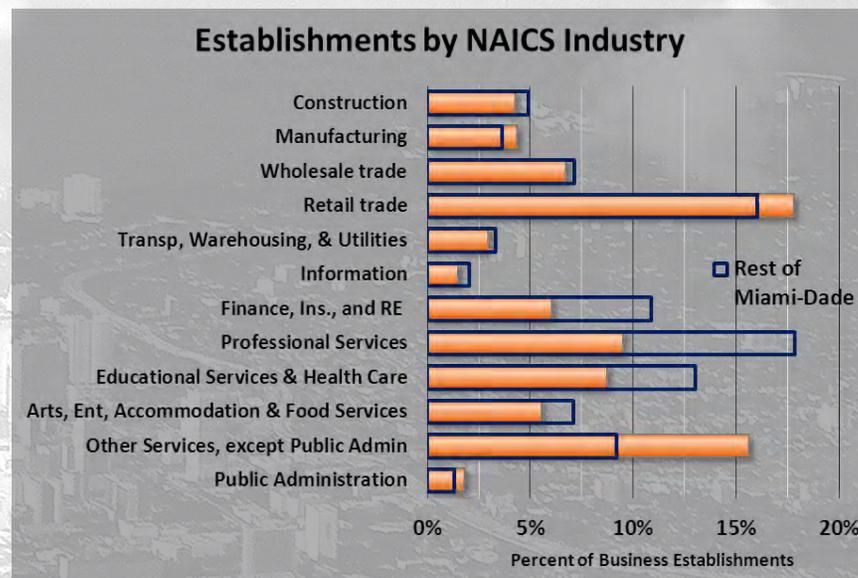
<sup>8</sup> "Subsidized Vehicle Acquisition and Earned Income in the Transition from Welfare to Work." Marilyn Lucas and Charles Nicholson, *Transportation Jnl.*, 2003.

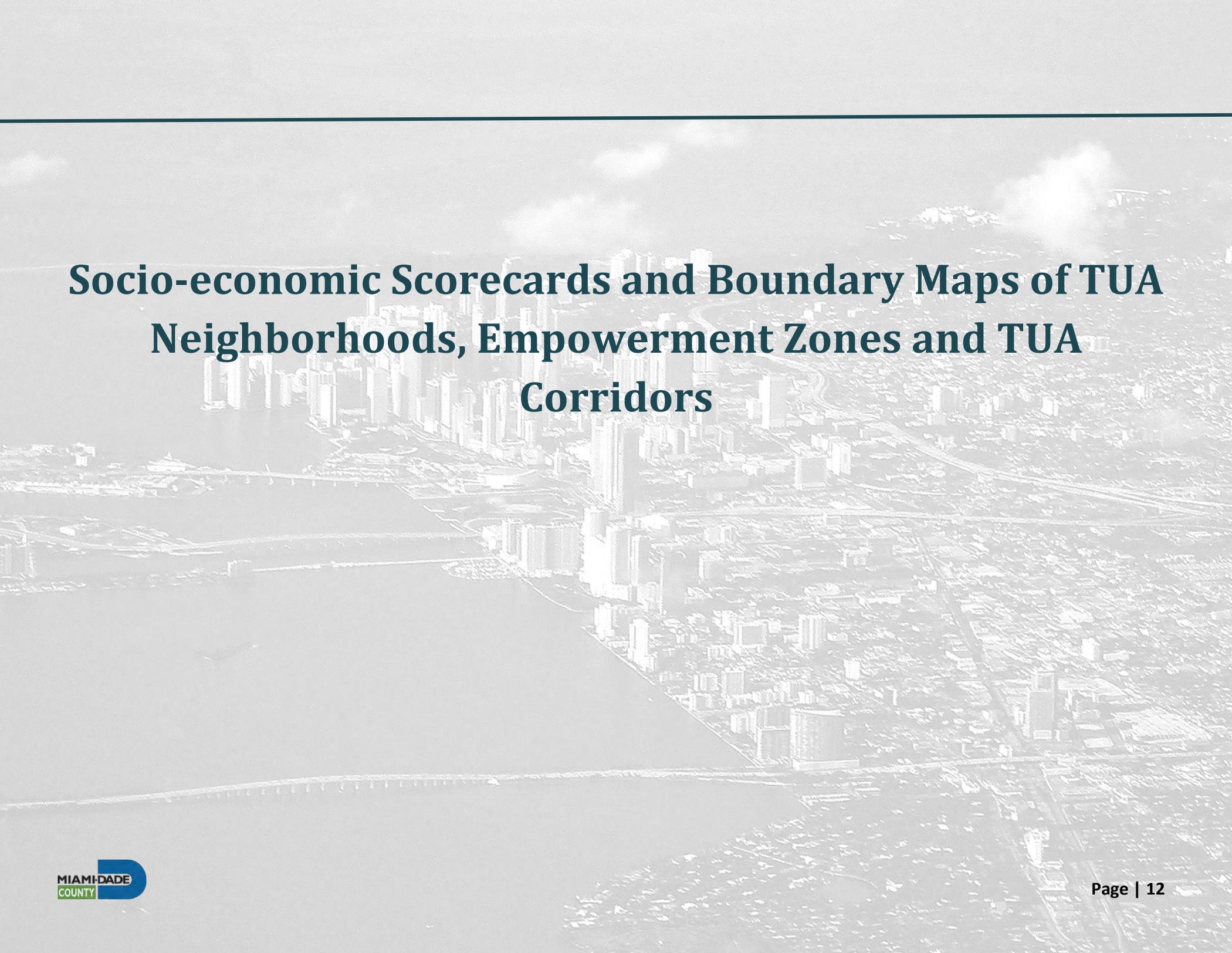
# Business Establishments

Detailed establishment data at the small geographic level underscores the importance of intra-urban transportation and access. Fourteen percent (14%) of the county population resides in Targeted Urban Areas, but approximately 7% of the county's business establishments are located in TUAs. Affordable and efficient transit options are, therefore, critical to TUA residents in finding employment opportunities, increasing household earnings and attaining economic security.

The vast majority of business establishments located within TUAs are small businesses. Nearly 97% have fewer than 50 employees and, 82% of all businesses inside TUAs have fewer than 10 employees. This pattern, however, is not dissimilar to the rest-of-the-county.

Business establishments in the TUAs, however, are more concentrated in retail trade (18%) and other services (16%). The latter primarily includes personal services such as auto repair, appliance repair, hair and nail shops and laundromats. These types of establishments tend to pay lower-than-average wages and benefits. Far fewer of the establishments relative to the rest-of-the-county belong to higher wage industries such as finance (6% versus 11%), professional services (10% versus 18%) and education and health care (9% versus 13%).

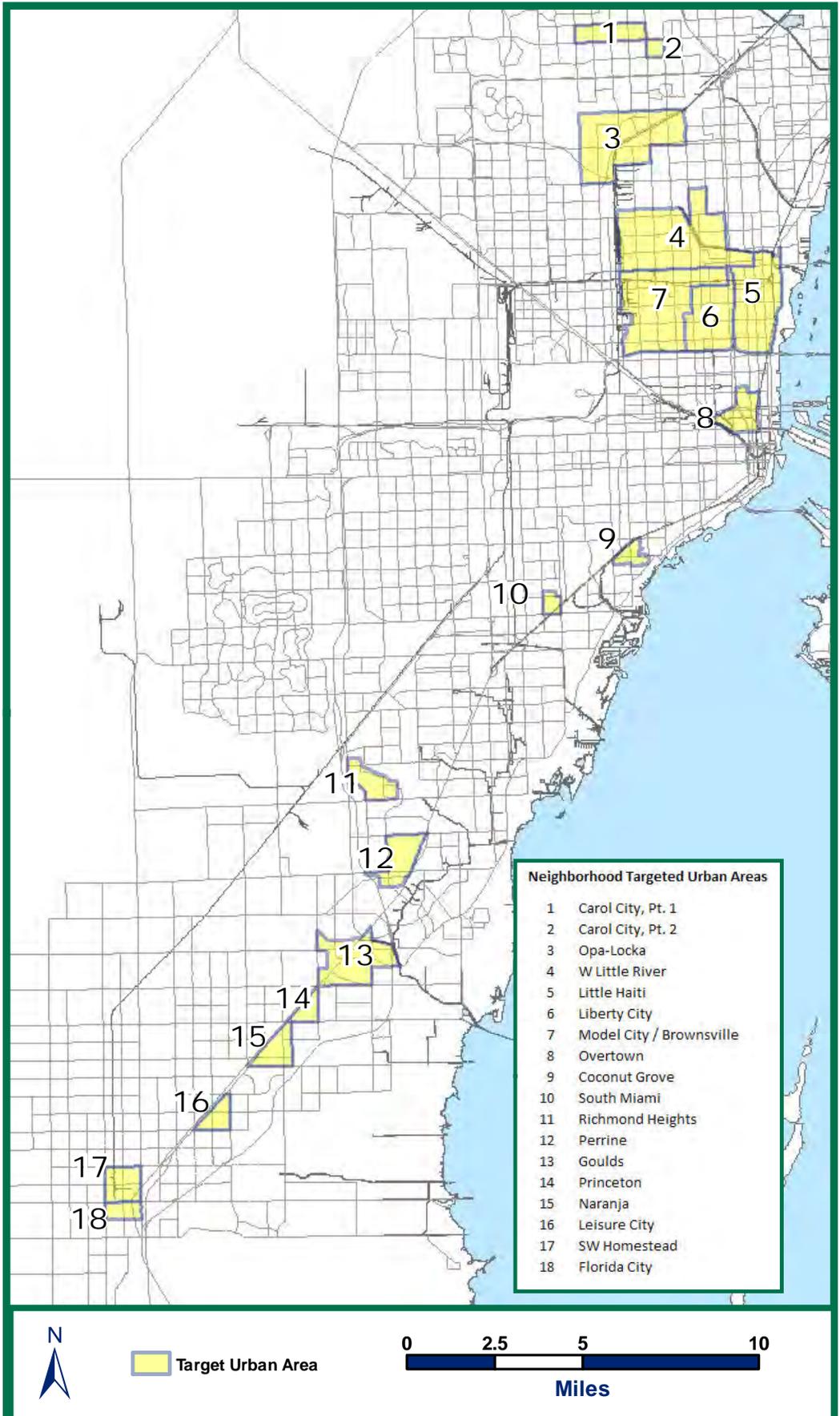


An aerial, grayscale photograph of Miami, Florida, showing the city skyline, waterfront, and surrounding urban areas. The image is used as a background for the title text.

# **Socio-economic Scorecards and Boundary Maps of TUA Neighborhoods, Empowerment Zones and TUA Corridors**

# All Neighborhood\* Targeted Urban Areas

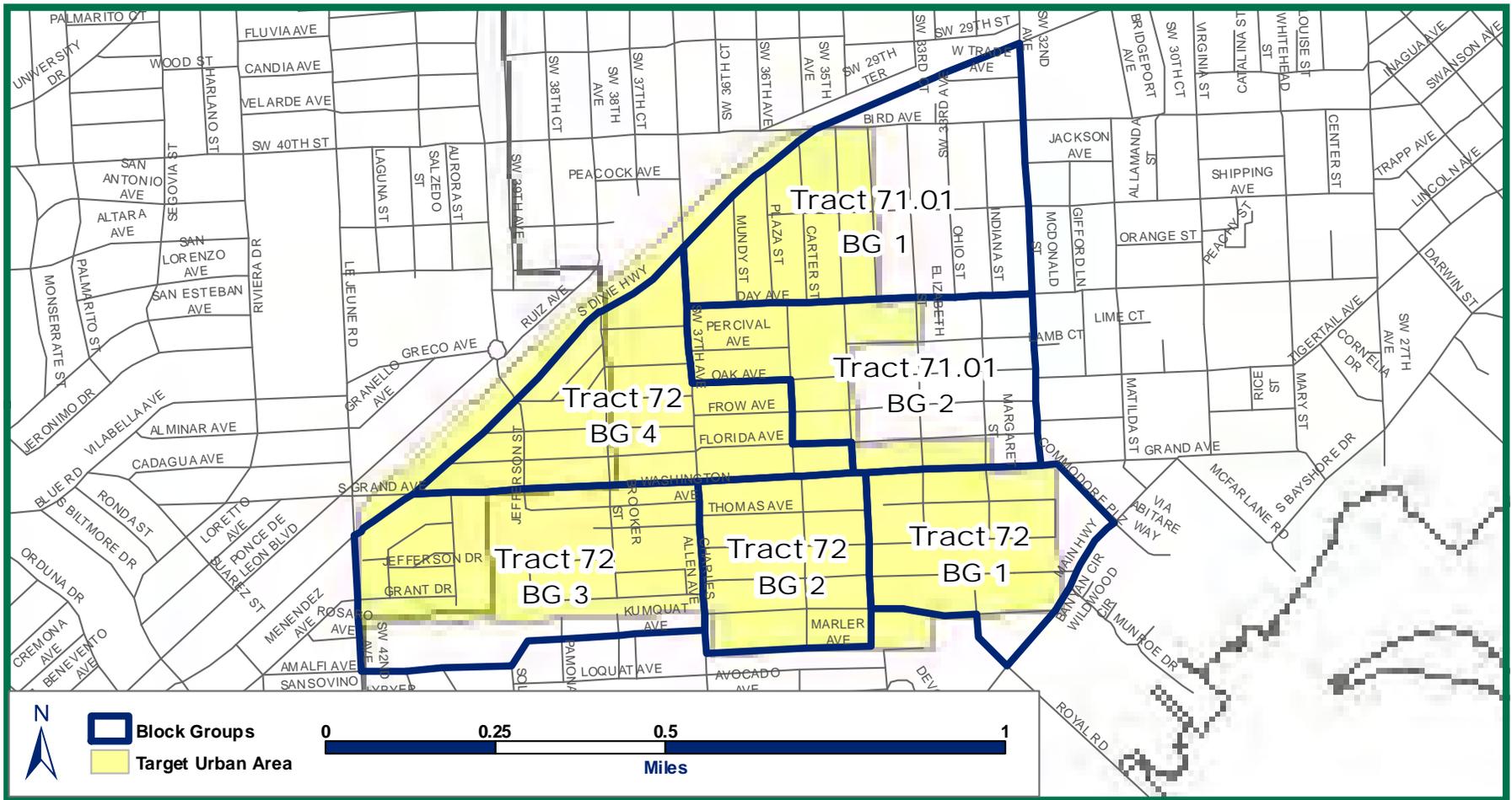
All TUAS Scorecard (Contiguous Block Groups)		Employment by Industry:	
<b>Population</b>	361,586	<b>Agriculture</b>	1,182
Female	187,593	<b>Goods Producing</b>	19,723
Under 5 Years	26,349	<b>Wholesale/Retail Trade</b>	23,462
5 to 24 Years	110,201	<b>Transp, Warehousing, Util.</b>	10,684
25 to 44 Years	98,012	<b>Finance, Ins., Real Estate</b>	6,898
45 to 64 Years	86,445	<b>Prof. &amp; Business Services</b>	14,690
65 of more years	40,579	<b>Ed. &amp; Health Services</b>	30,271
Hispanic	125,859	<b>Arts, Ent. &amp; Tourism</b>	17,857
White - Not Hispanic	20,547	<b>Other Services</b>	9,341
Black - Not Hispanic	208,609	<b>Public Administration</b>	7,334
<b>School enrollment percentages by age group:</b>		<b>Number Living in Poverty</b>	
Under 5 years - Nursery Sch. Pre-K	25.3%	Labor Force	105,401
5-14 yr olds in K to 8 grade	92.9%	Employment	143,856
15 to 19 yr olds in High School	76.8%	Unemployment Rate	15.2%
18 to 29 yr olds- College/Grad Sch.	35.0%		
Percent of population 25 yrs and above with:		<b>Median Household Income</b>	\$29,900
High Sch. Diploma/GED	34.1%	Per Capita Income	\$14,561
Associate's Degree	6.3%	Median Home Value	\$175,282
Bachelor's Degree	8.9%	Housing Vacancy Rate	16.8%
Graduate/Professional Degree	4.0%		



\* Due to overlapping regions, corridors and empowerment zones are not shown on the map but included in the data.  
 Data Source: 2011 American Community Survey 5-Year Estimates;  
 Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Coconut Grove Targeted Urban Area



## Coconut Grove Scorecard (Contiguous Block Groups)

Population	4,678
Female	2,380
Under 5 Years	437
5 to 24 Years	837
25 to 44 Years	1,385
45 to 64 Years	1,223
65 of more years	796
Hispanic	842
White - Not Hispanic	849
Black - Not Hispanic	2,848

School enrollment percentages by age group:	
Under 5 years - Nursery Sch. Pre-K	48.1%
5-14 yr olds in K to 8 grade	81.0%
15 to 19 yr olds in High School	82.3%
18 to 29 yr olds- College/Grad Sch.	52.2%
Percent of population 25 yrs and above with:	
High Sch. Diploma/GED	21.0%
Associate's Degree	5.4%
Bachelor's Degree	17.0%
Graduate/Professional Degree	16.9%

Number Living in Poverty	1,179
Labor Force	2,516
Employment	2,134
Unemployment Rate	15.2%
Median Household Income	\$38,662
Per Capita Income	\$23,273
Median Home Value	\$325,258
Housing Vacancy Rate	20.2%

## Employment by Industry:

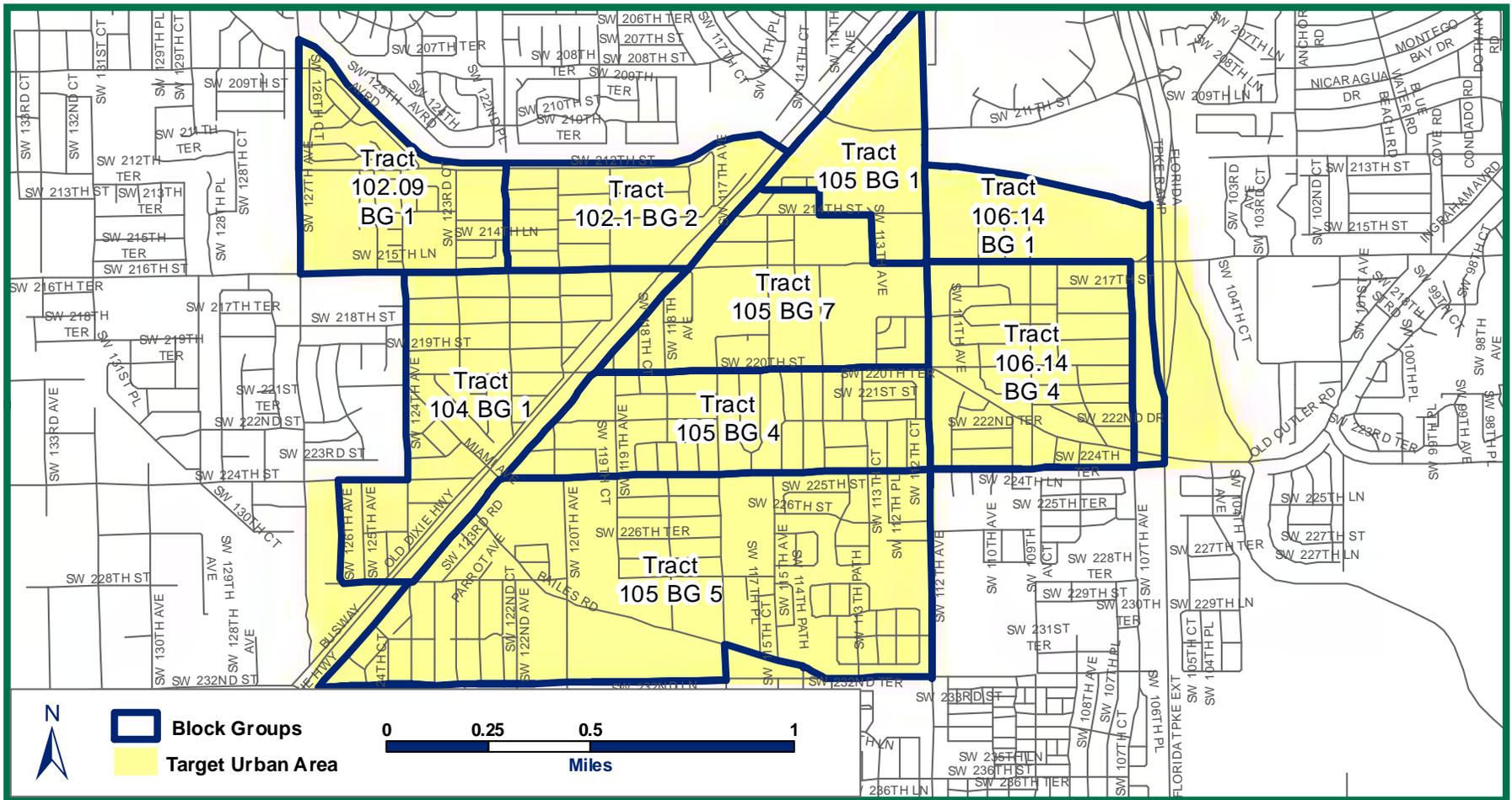
Agriculture	56
Goods Producing	155
Wholesale/Retail Trade	357
Transp, Warehousing, Util.	88
Finance, Ins., Real Estate	99
Prof. & Business Services	136
Ed. & Health Services	597
Arts, Ent. & Tourism	260
Other Services	245
Public Administration	83

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.





# Goolds Targeted Urban Area



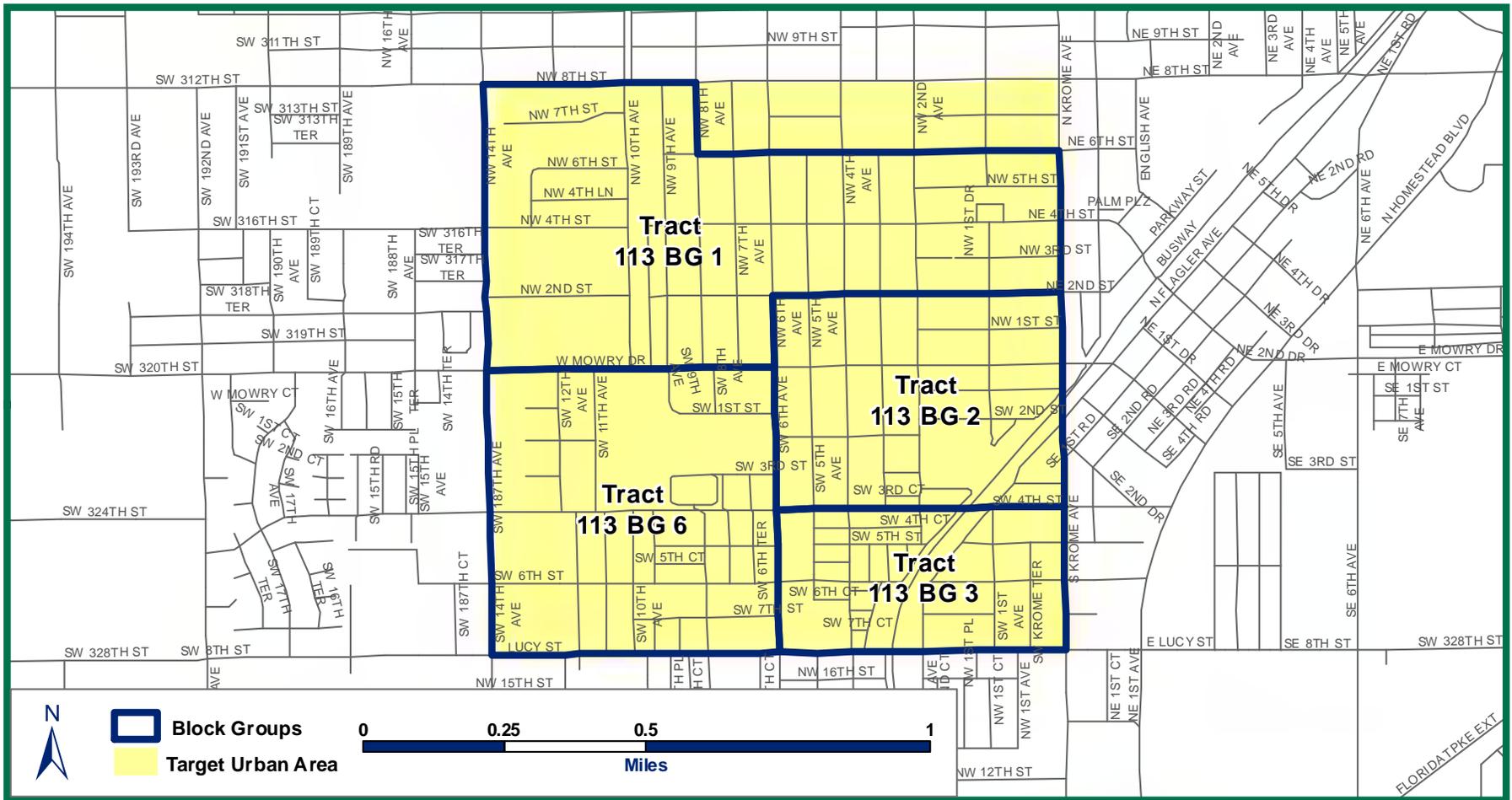
## Goolds Scorecard (Contiguous Block Groups)

Population	14,506	School enrollment percentages by age group:	Number Living in Poverty	4,087	Employment by Industry:	
Female	7,791	Under 5 years - Nursery Sch. Pre-K	Labor Force	6,694	Agriculture	17
Under 5 Years	994	5-14 yr olds in K to 8 grade	Employment	5,629	Goods Producing	708
5 to 24 Years	5,283	15 to 19 yr olds in High School	Unemployment Rate	15.9%	Wholesale/Retail Trade	1,088
25 to 44 Years	3,692	18 to 29 yr olds- College/Grad Sch.			Transp, Warehousing, Util.	366
45 to 64 Years	3,169	Percent of population 25 yrs and above with:	Median Household Income	\$34,998	Finance, Ins., Real Estate	170
65 of more years	1,368	High Sch. Diploma/GED	Per Capita Income	\$14,827	Prof. & Business Services	703
Hispanic	6,003	Associate's Degree	Median Home Value	\$174,450	Ed. & Health Services	1,373
White - Not Hispanic	764	Bachelor's Degree	Housing Vacancy Rate	11.0%	Arts, Ent. & Tourism	417
Black - Not Hispanic	7,664	Graduate/Professional Degree			Other Services	312
					Public Administration	370

Data Source: 2011 Amercian Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Homestead Targeted Urban Area



## Homestead Scorecard (Contiguous Block Groups)

Population	4,141
Female	1,751
Under 5 Years	388
5 to 24 Years	1,262
25 to 44 Years	1,395
45 to 64 Years	728
65 of more years	368
Hispanic	2,461
White - Not Hispanic	389
Black - Not Hispanic	1,212

School enrollment percentages by age group:	
Under 5 years - Nursery Sch. Pre-K	14.9%
5-14 yr olds in K to 8 grade	98.6%
15 to 19 yr olds in High School	58.2%
18 to 29 yr olds- College/Grad Sch.	5.4%
Percent of population 25 yrs and above with:	
High Sch. Diploma/GED	21.4%
Associate's Degree	3.1%
Bachelor's Degree	1.9%
Graduate/Professional Degree	0.7%

Number Living in Poverty	1,418
Labor Force	2,083
Employment	1,678
Unemployment Rate	19.4%
Median Household Income	\$22,180
Per Capita Income	\$11,407
Median Home Value	\$159,116
Housing Vacancy Rate	11.0%

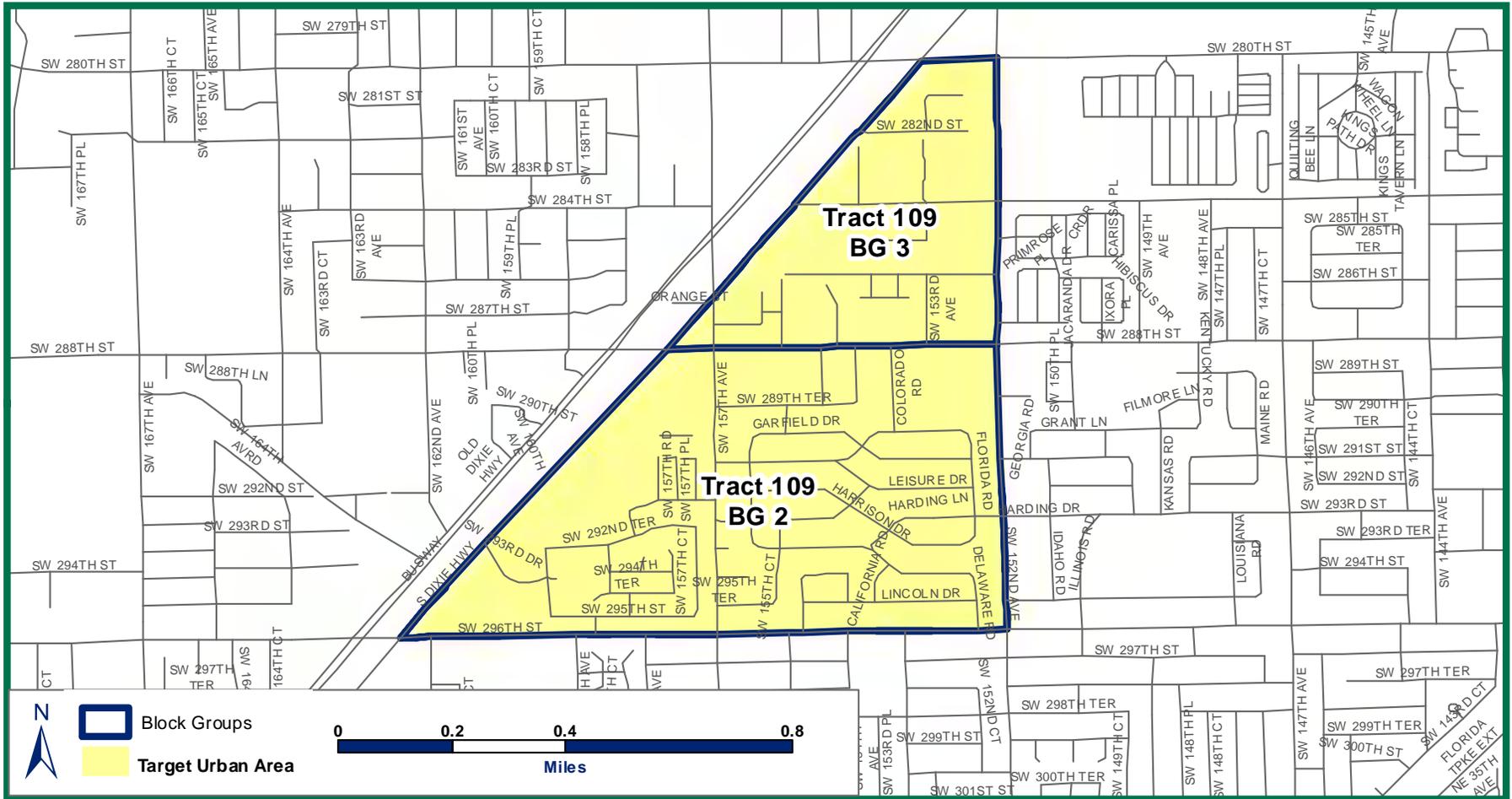
## Employment by Industry:

Agriculture	296
Goods Producing	329
Wholesale/Retail Trade	267
Transp, Warehousing, Util.	46
Finance, Ins., Real Estate	11
Prof. & Business Services	224
Ed. & Health Services	192
Arts, Ent. & Tourism	196
Other Services	90
Public Administration	27

Data Source: 2011 Amercian Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Leisure City Targeted Urban Area



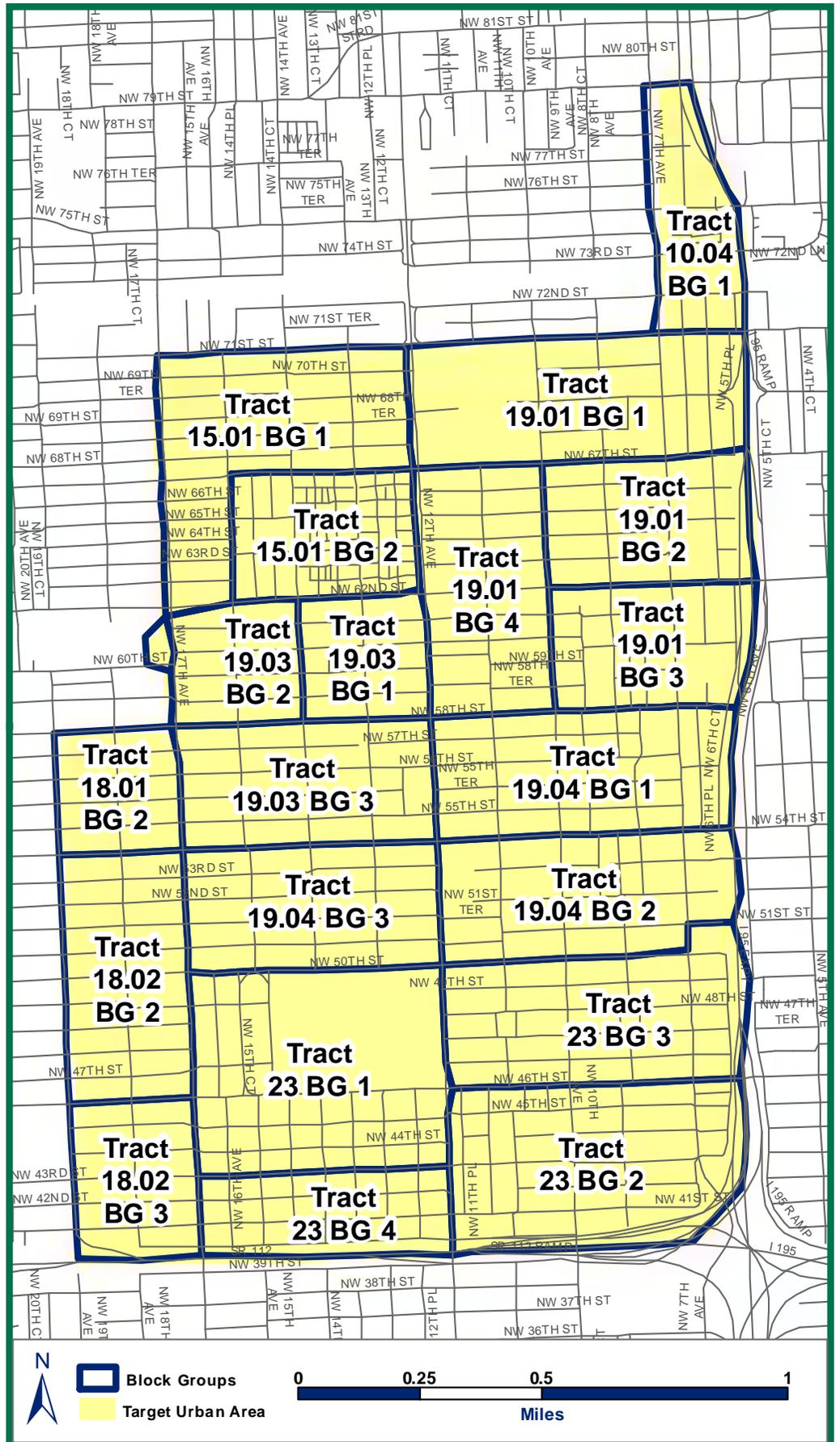
Leisure City Scorecard (Contiguous Block Groups)				Employment by Industry:		
Population	4,782	School enrollment percentages by age group:	Number Living in Poverty	1,705	Agriculture	79
Female	2,207	Under 5 years - Nursery Sch. Pre-K	Labor Force	2,026	Goods Producing	277
Under 5 Years	434	5-14 yr olds in K to 8 grade	Employment	1,697	Wholesale/Retail Trade	410
5 to 24 Years	1,679	15 to 19 yr olds in High School	Unemployment Rate	16.2%	Transp, Warehousing, Util.	157
25 to 44 Years	1,187	18 to 29 yr olds- College/Grad Sch.	Median Household Income	\$30,503	Finance, Ins., Real Estate	35
45 to 64 Years	1,137	Percent of population 25 yrs and above with:	Per Capita Income	\$12,165	Prof. & Business Services	186
65 of more years	345	High Sch. Diploma/GED	Median Home Value	\$158,775	Ed. & Health Services	251
Hispanic	3,163	Associate's Degree	Housing Vacancy Rate	21.0%	Arts, Ent. & Tourism	176
White - Not Hispanic	399	Bachelor's Degree			Other Services	50
Black - Not Hispanic	889	Graduate/Professional Degree			Public Administration	41

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Liberty City Targeted Urban Area

Liberty City Scorecard (Contiguous Block Groups)		Employment by Industry:	
<b>Population</b>	25,019	<b>Number Living in Poverty</b>	9,773
<b>Female</b>	13,827	<b>Labor Force</b>	9,899
<b>Under 5 Years</b>	2,203	<b>Employment</b>	7,833
<b>5 to 24 Years</b>	8,649	<b>Unemployment Rate</b>	20.9%
<b>25 to 44 Years</b>	5,558	<b>Median Household Income</b>	\$23,332
<b>45 to 64 Years</b>	5,829	<b>Per Capita Income</b>	\$10,974
<b>65 of more years</b>	2,780	<b>Median Home Value</b>	\$152,101
<b>Hispanic</b>	2,544	<b>Housing Vacancy Rate</b>	19.9%
<b>White - Not Hispanic</b>	283		
<b>Black - Not Hispanic</b>	21,693		
<b>School enrollment percentages by age group:</b>		<b>Agriculture</b>	16
<b>Under 5 years - Nursery Sch. Pre-K</b>	22.6%	<b>Goods Producing</b>	894
<b>5-14 yr olds in K to 8 grade</b>	93.7%	<b>Wholesale/Retail Trade</b>	1,047
<b>15 to 19 yr olds in High School</b>	78.7%	<b>Transp, Warehousing, Util.</b>	565
<b>18 to 29 yr olds- College/Grad Sch.</b>	28.7%	<b>Finance, Ins., Real Estate</b>	303
<b>Percent of population 25 yrs and above with:</b>		<b>Ed. &amp; Health Services</b>	696
<b>High Sch. Diploma/GED</b>	38.1%	<b>Prof. &amp; Business Services</b>	666
<b>Associate's Degree</b>	4.4%	<b>Arts, Ent. &amp; Tourism</b>	2,076
<b>Bachelor's Degree</b>	9.2%	<b>Other Services</b>	465
<b>Graduate/Professional Degree</b>	2.2%	<b>Public Administration</b>	557

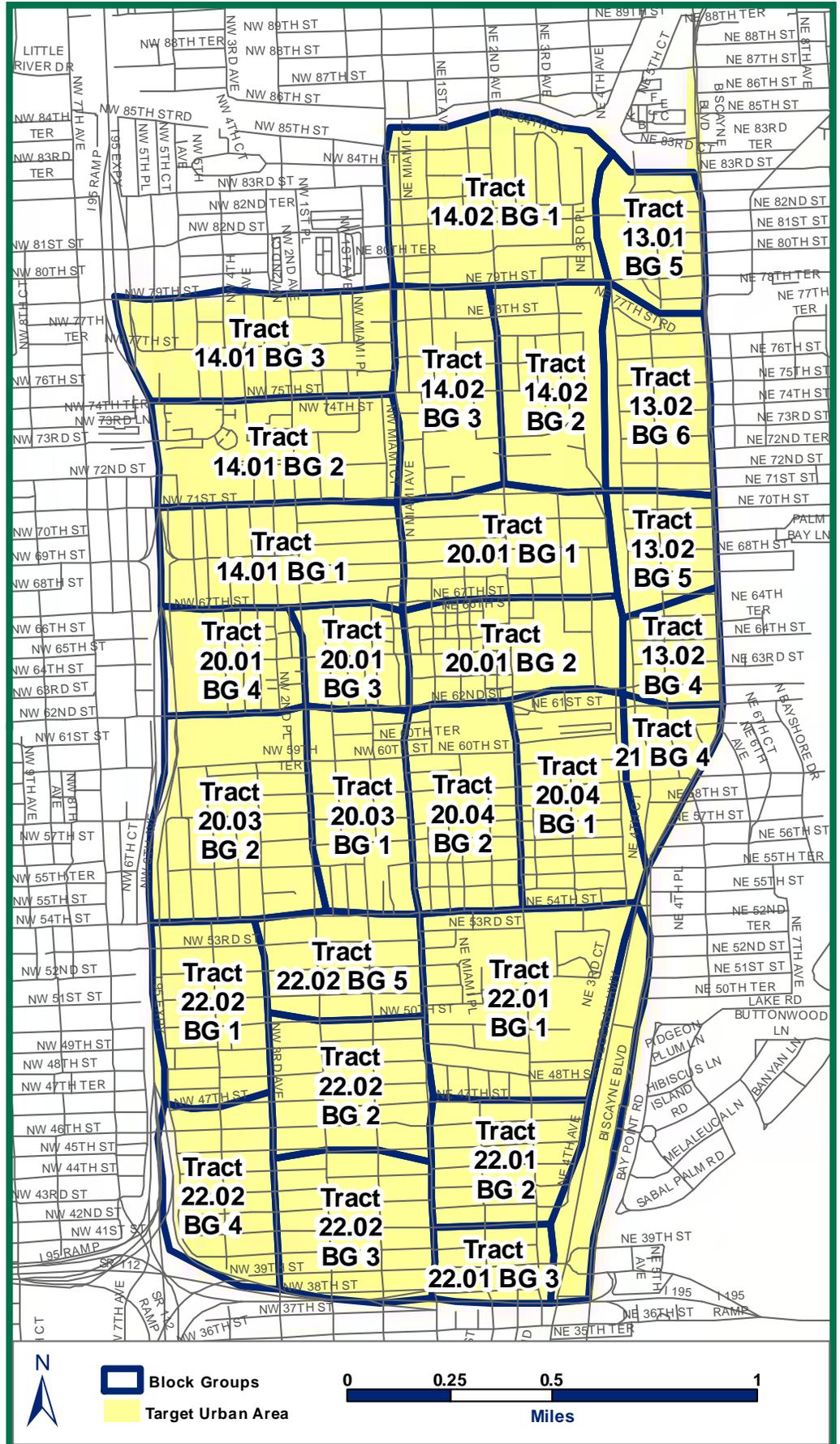


Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Little Haiti Targeted Urban Area

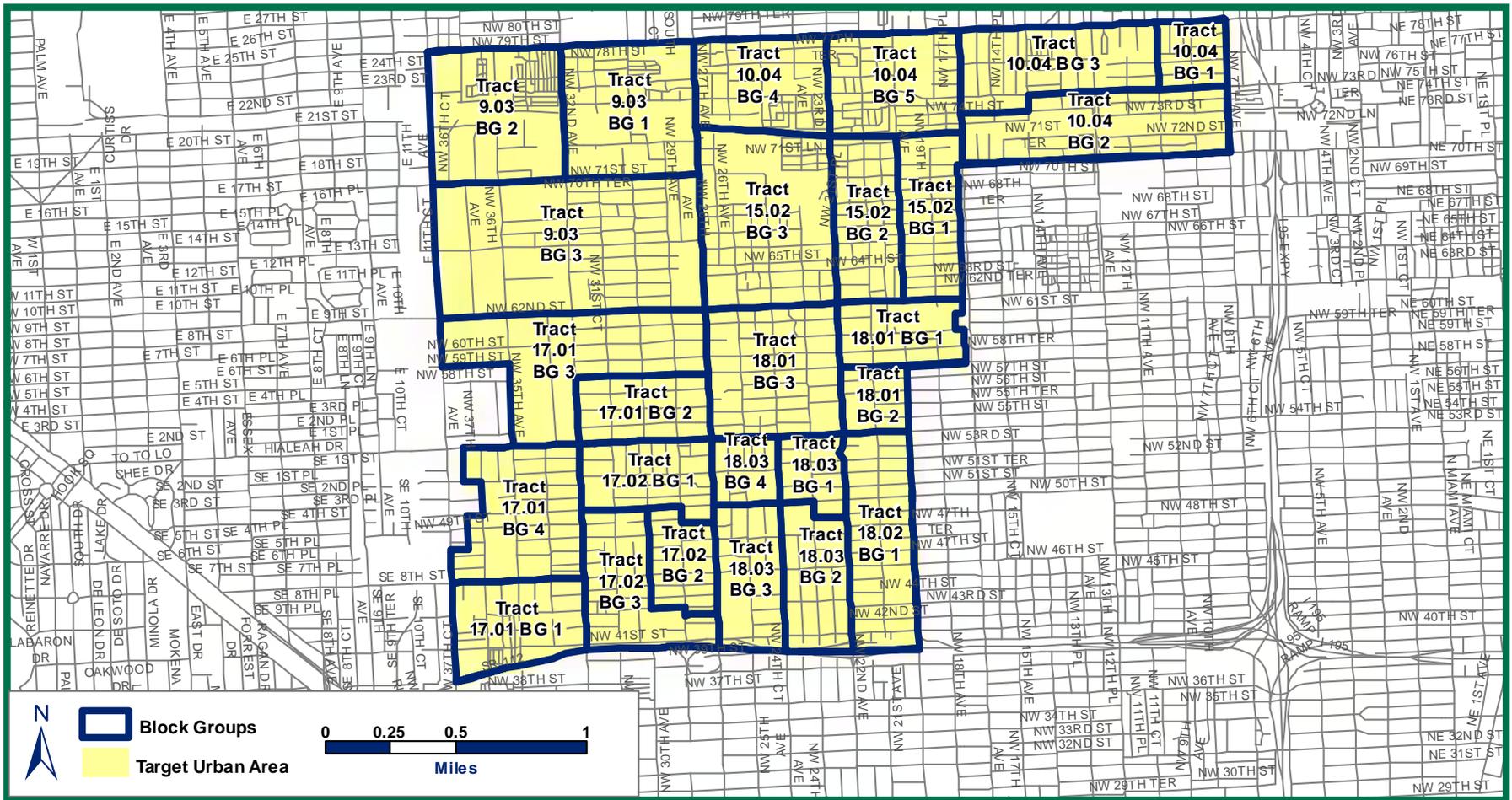
Little Haiti Scorecard (Contiguous Block Groups)		Employment by Industry:	
<b>Population</b>	32,334	<b>School enrollment percentages by age group:</b>	
Female	16,315	Under 5 years - Nursery Sch. Pre-K	31.9%
Under 5 Years	2,799	5-14 yr olds in K to 8 grade	93.5%
5 to 24 Years	9,597	15 to 19 yr olds in High School	80.4%
25 to 44 Years	8,085	18 to 29 yr olds- College/Grad Sch.	36.8%
45 to 64 Years	7,599	Percent of population 25 yrs and above with:	
65 of more years	4,254	High Sch. Diploma/GED	29.8%
Hispanic	6,929	Associate's Degree	5.5%
White - Not Hispanic	1,664	Bachelor's Degree	5.8%
Black - Not Hispanic	23,368	Graduate/Professional Degree	2.4%
		<b>Number Living in Poverty</b>	
		Labor Force	13,315
		Employment	10,851
		Unemployment Rate	21.6%
		<b>Median Household Income</b>	\$22,232
		Per Capita Income	\$11,588
		Median Home Value	\$185,484
		Housing Vacancy Rate	19.5%
		<b>Agriculture</b>	77
		Goods Producing	1,004
		Wholesale/Retail Trade	1,459
		Transp, Warehousing, Util.	774
		Finance, Ins., Real Estate	439
		Ed. & Health Services	1,377
		Arts, Ent. & Tourism	1,677
		Other Services	2,464
		Public Administration	788
			509



Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Model City - Brownsville Targeted Urban Area



## Model City - Brownsville Scorecard (Contiguous Block Groups)

Population	25,538
Female	14,227
Under 5 Years	1,890
5 to 24 Years	8,542
25 to 44 Years	6,302
45 to 64 Years	5,806
65 of more years	2,998
Hispanic	6,634
White - Not Hispanic	328
Black - Not Hispanic	18,403

School enrollment percentages by age group:	
Under 5 years - Nursery Sch. Pre-K	24.6%
5-14 yr olds in K to 8 grade	97.4%
15 to 19 yr olds in High School	77.3%
18 to 29 yr olds- College/Grad Sch.	23.0%
Percent of population 25 yrs and above with:	
High Sch. Diploma/GED	40.7%
Associate's Degree	5.1%
Bachelor's Degree	4.8%
Graduate/Professional Degree	1.5%

Number Living in Poverty	9,482
Labor Force	10,875
Employment	8,692
Unemployment Rate	20.1%
Median Household Income	\$25,706
Per Capita Income	\$12,103
Median Home Value	\$134,794
Housing Vacancy Rate	19.3%

## Employment by Industry:

Agriculture	16
Goods Producing	1,053
Wholesale/Retail Trade	1,129
Transp, Warehousing, Util.	794
Finance, Ins., Real Estate	184
Prof. & Business Services	928
Ed. & Health Services	2,199
Arts, Ent. & Tourism	798
Other Services	884
Public Administration	499

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.

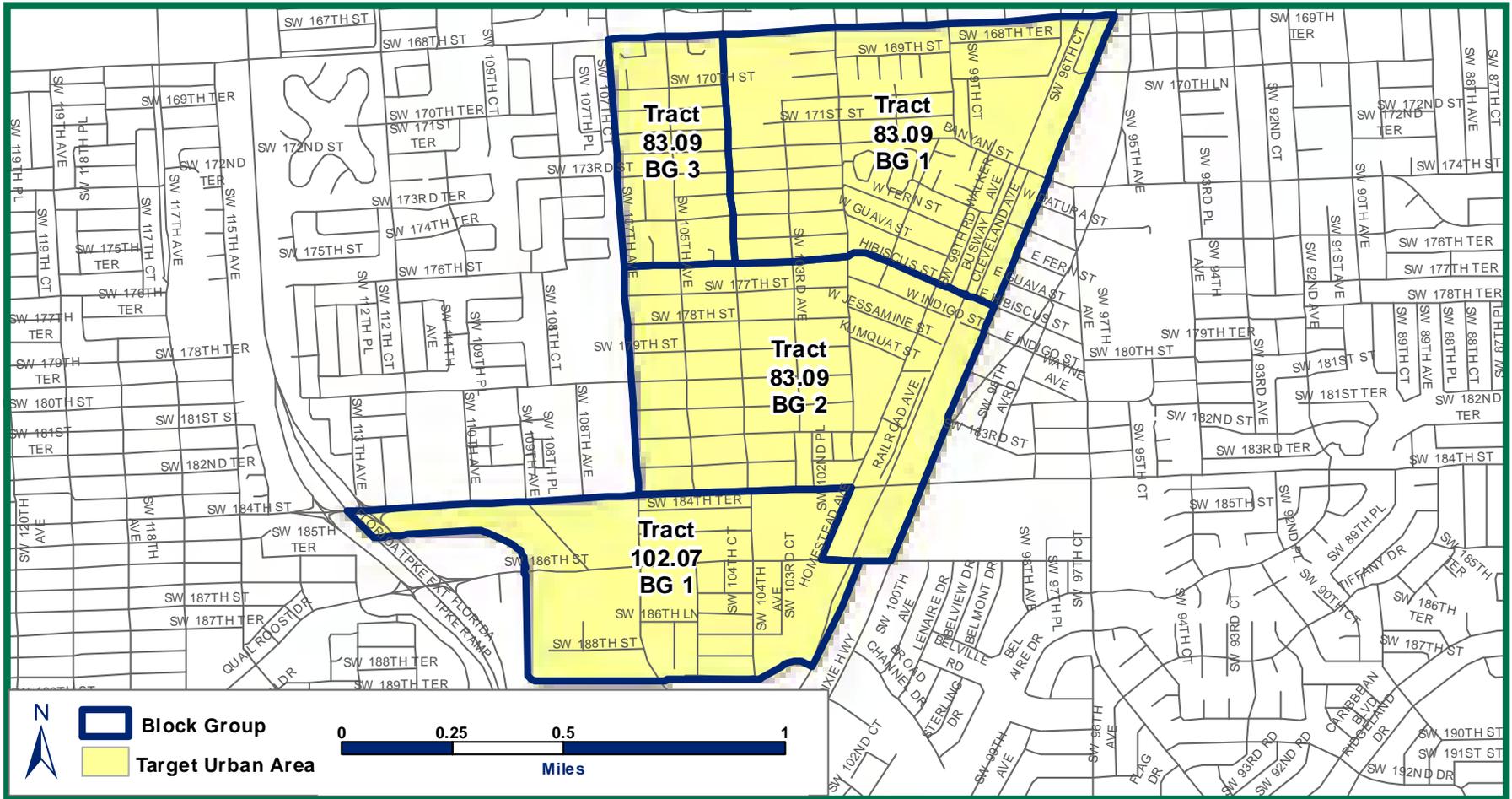








# Perrine Targeted Urban Area



## Perrine Scorecard (Contiguous Block Groups)

Population	6,334
Female	3,166
Under 5 Years	719
5 to 24 Years	2,235
25 to 44 Years	1,176
45 to 64 Years	1,514
65 of more years	690
Hispanic	942
White - Not Hispanic	119
Black - Not Hispanic	5,093

School enrollment percentages by age group:	
Under 5 years - Nursery Sch. Pre-K	16.1%
5-14 yr olds in K to 8 grade	98.7%
15 to 19 yr olds in High School	82.7%
18 to 29 yr olds- College/Grad Sch.	31.1%
Percent of population 25 yrs and above with:	
High Sch. Diploma/GED	37.1%
Associate's Degree	6.9%
Bachelor's Degree	7.8%
Graduate/Professional Degree	1.0%

Number Living in Poverty	2,371
Labor Force	2,638
Employment	2,195
Unemployment Rate	16.8%
Median Household Income	\$22,577
Per Capita Income	\$10,995
Median Home Value	\$155,382
Housing Vacancy Rate	12.9%

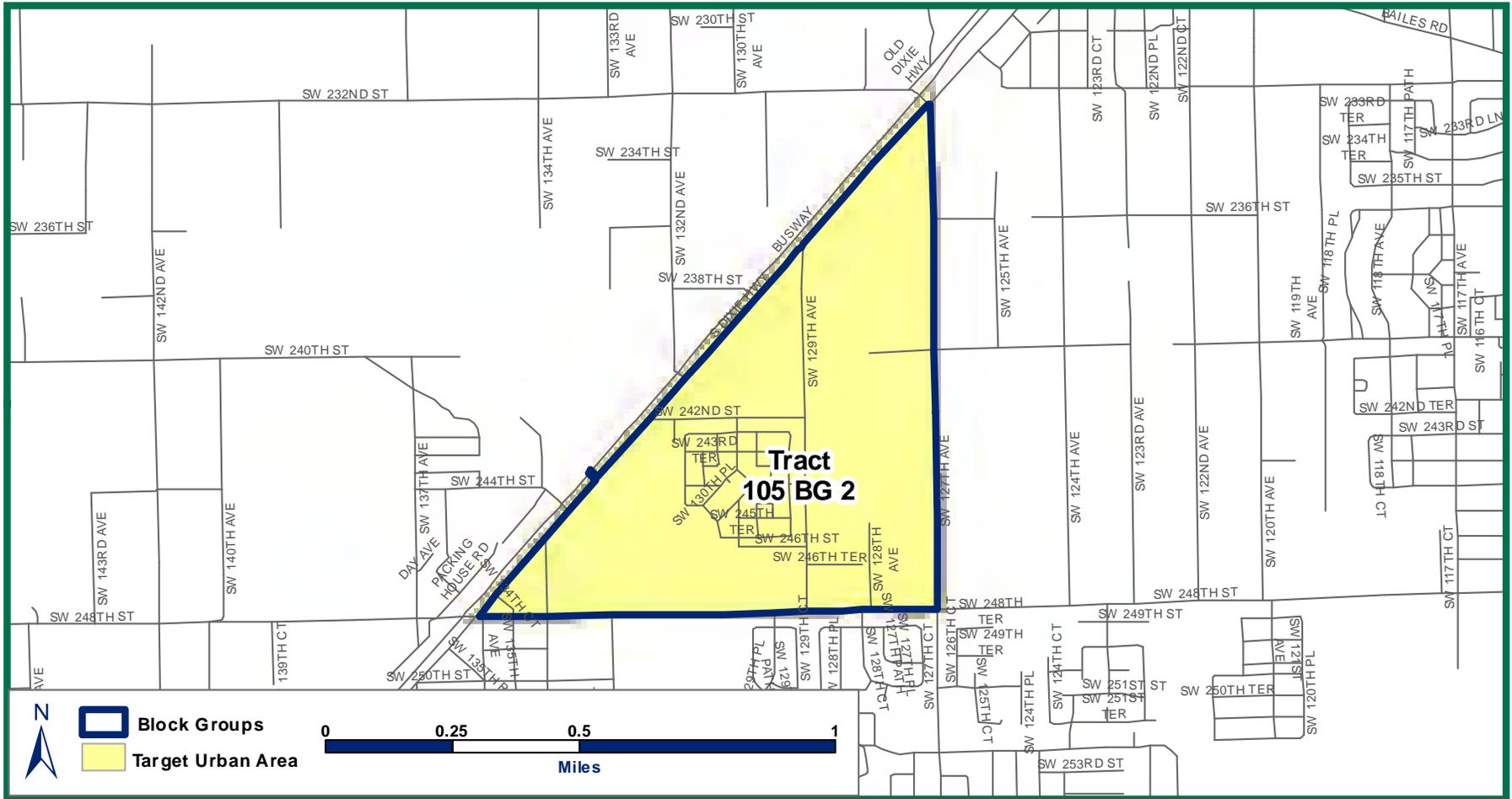
## Employment by Industry:

Agriculture	-
Goods Producing	155
Wholesale/Retail Trade	438
Transp, Warehousing, Util.	120
Finance, Ins., Real Estate	71
Prof. & Business Services	262
Ed. & Health Services	645
Arts, Ent. & Tourism	202
Other Services	191
Public Administration	111

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Princeton Targeted Urban Area



## Princeton Scorecard (Contiguous Block Groups)

Population	539	School enrollment percentages by age group:	
Female	396	Under 5 years - Nursery Sch. Pre-K	0.0%
Under 5 Years	40	5-14 yr olds in K to 8 grade	67.4%
5 to 24 Years	258	15 to 19 yr olds in High School	75.6%
25 to 44 Years	166	18 to 29 yr olds- College/Grad Sch.	17.2%
45 to 64 Years	75	Percent of population 25 yrs and above with:	
65 of more years	-	High Sch. Diploma/GED	52.3%
Hispanic	305	Associate's Degree	13.3%
White - Not Hispanic	7	Bachelor's Degree	0.0%
Black - Not Hispanic	227	Graduate/Professional Degree	0.0%

Number Living in Poverty	277
Labor Force	214
Employment	155
Unemployment Rate	27.6%
Median Household Income	\$17,295
Per Capita Income	\$6,437
Median Home Value	\$115,907
Housing Vacancy Rate	7.7%

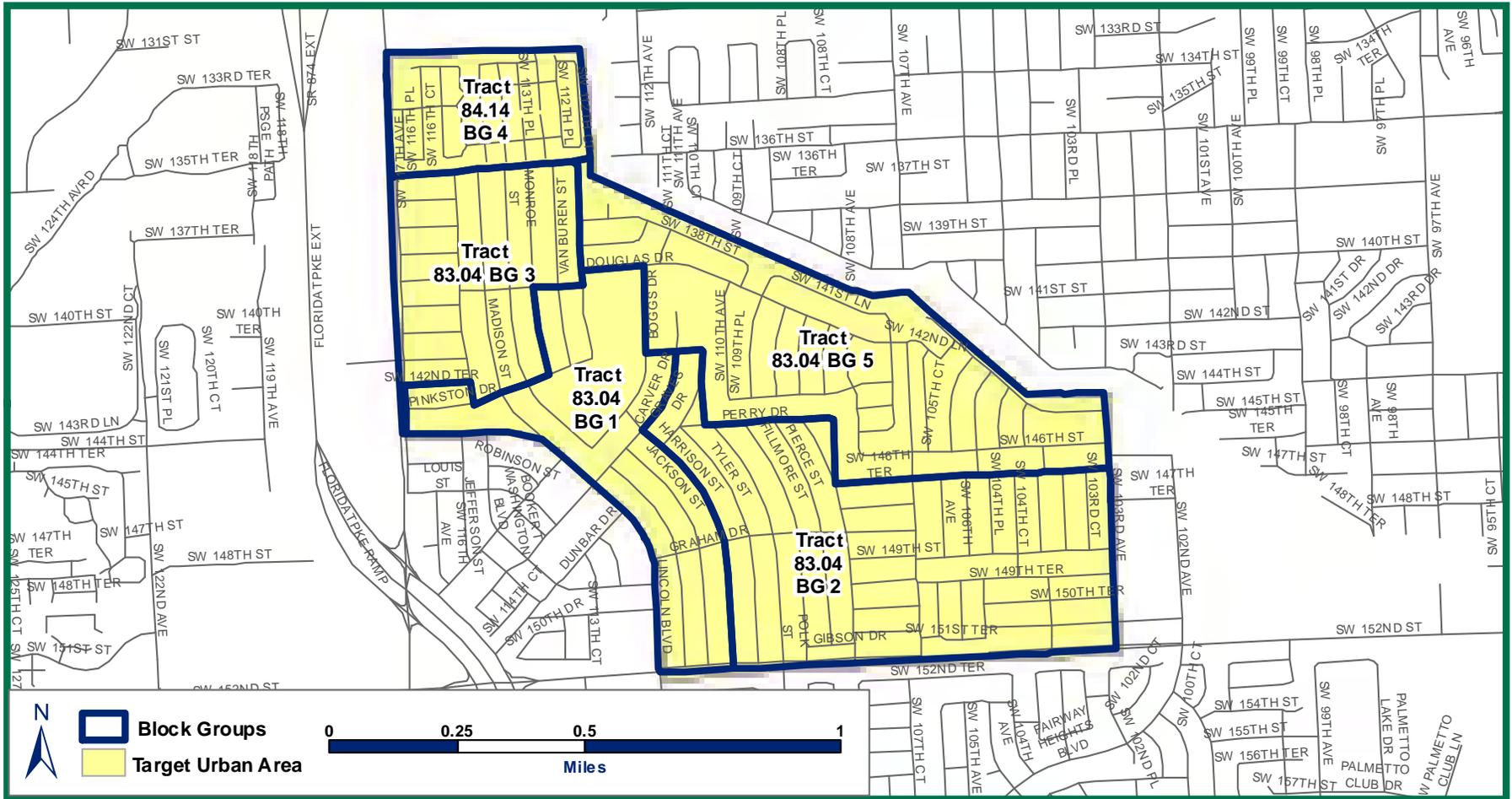
## Employment by Industry:

Agriculture	-
Goods Producing	25
Wholesale/Retail Trade	65
Transp, Warehousing, Util.	-
Finance, Ins., Real Estate	-
Prof. & Business Services	36
Ed. & Health Services	29
Arts, Ent. & Tourism	-
Other Services	-
Public Administration	-

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Richmond Heights Targeted Urban Area



## Richmond Heights Scorecard (Contiguous Block Groups)

Population	10,083	School enrollment percentages by age group:	
Female	5,435	Under 5 years - Nursery Sch. Pre-K	30.2%
Under 5 Years	656	5-14 yr olds in K to 8 grade	96.6%
5 to 24 Years	2,656	15 to 19 yr olds in High School	64.4%
25 to 44 Years	2,321	18 to 29 yr olds- College/Grad Sch.	27.9%
45 to 64 Years	2,905	Percent of population 25 yrs and above with:	
65 of more years	1,545	High Sch. Diploma/GED	29.7%
Hispanic	2,495	Associate's Degree	9.1%
White - Not Hispanic	650	Bachelor's Degree	13.6%
Black - Not Hispanic	6,806	Graduate/Professional Degree	11.8%

Number Living in Poverty	951
Labor Force	4,886
Employment	3,954
Unemployment Rate	19.1%
Median Household Income	\$53,359
Per Capita Income	\$21,752
Median Home Value	\$244,249
Housing Vacancy Rate	4.1%

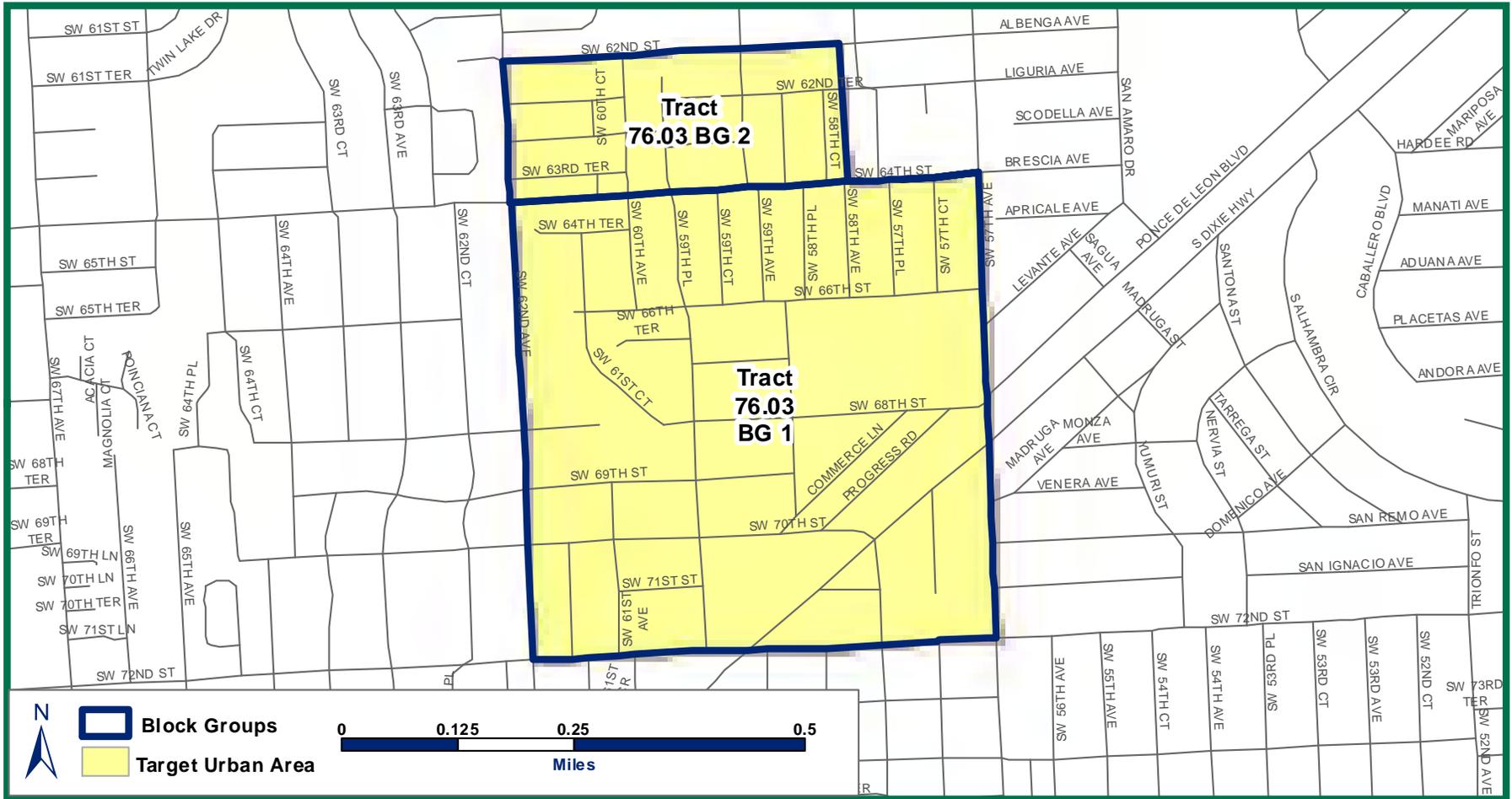
## Employment by Industry:

Agriculture	-
Goods Producing	392
Wholesale/Retail Trade	848
Transp, Warehousing, Util.	313
Finance, Ins., Real Estate	192
Prof. & Business Services	286
Ed. & Health Services	1,341
Arts, Ent. & Tourism	238
Other Services	136
Public Administration	187

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# South Miami Targeted Urban Area

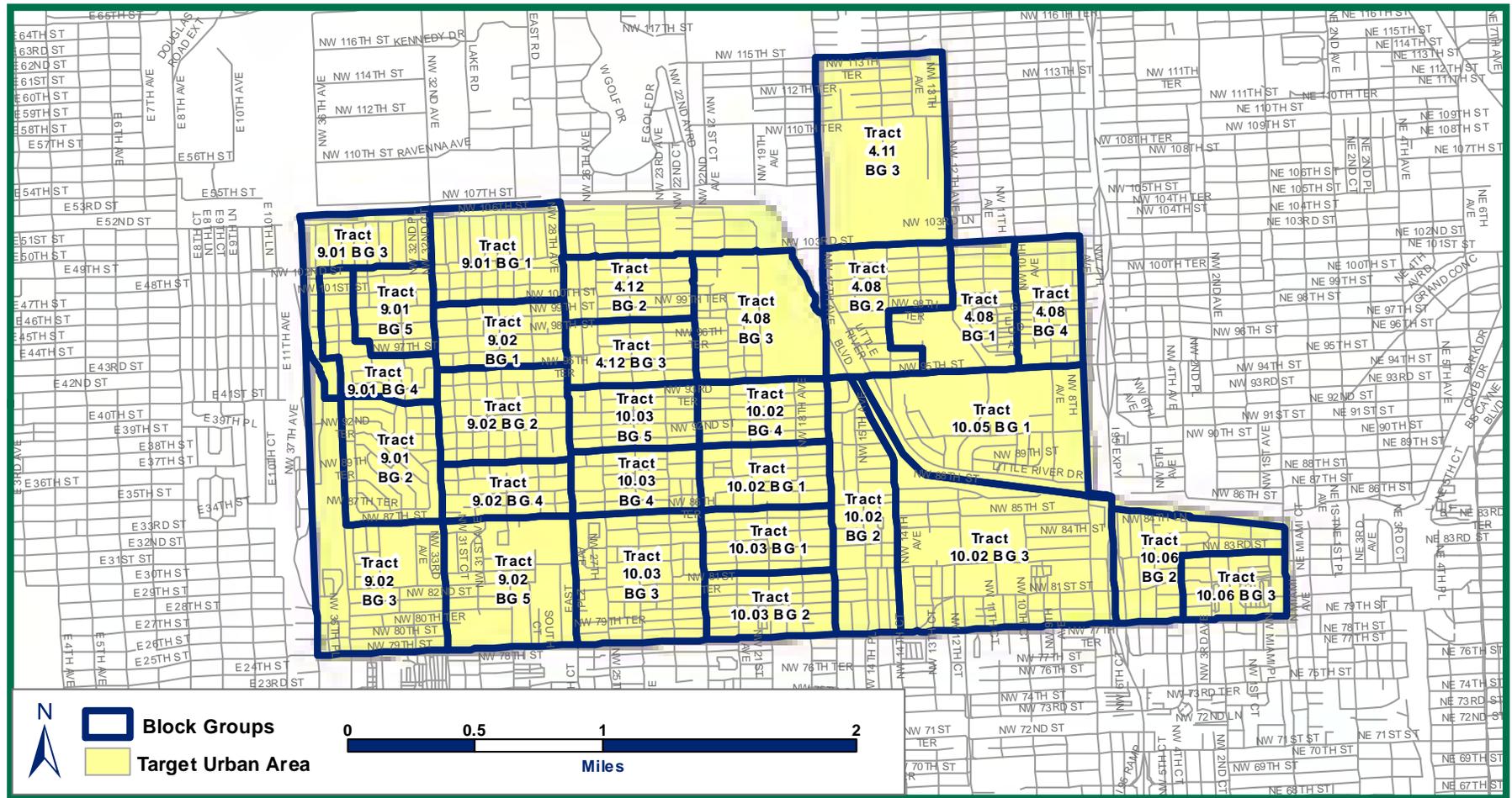


South Miami Scorecard (Contiguous Block Groups)				Employment by Industry:	
Population	3,710	School enrollment percentages by age group:		Number Living in Poverty	1,306
Female	2,012	Under 5 years - Nursery Sch. Pre-K	5.4%	Labor Force	1,732
Under 5 Years	335	5-14 yr olds in K to 8 grade	98.4%	Employment	1,420
5 to 24 Years	1,515	15 to 19 yr olds in High School	53.0%	Unemployment Rate	18.0%
25 to 44 Years	911	18 to 29 yr olds- College/Grad Sch.	58.1%	Median Household Income	\$17,246
45 to 64 Years	557	Percent of population 25 yrs and above with:		Per Capita Income	\$19,279
65 of more years	392	High Sch. Diploma/GED	22.6%	Median Home Value	\$270,832
Hispanic	947	Associate's Degree	9.9%	Housing Vacancy Rate	19.6%
White - Not Hispanic	685	Bachelor's Degree	14.0%		
Black - Not Hispanic	1,940	Graduate/Professional Degree	6.5%		
				Agriculture	-
				Goods Producing	159
				Wholesale/Retail Trade	81
				Transp, Warehousing, Util.	53
				Finance, Ins., Real Estate	132
				Prof. & Business Services	161
				Ed. & Health Services	336
				Arts, Ent. & Tourism	193
				Other Services	92
				Public Administration	135

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# West Little River Targeted Urban Area



## West Little River Scorecard (Contiguous Block Groups)

Population	44,610
Female	23,151
Under 5 Years	2,752
5 to 24 Years	12,426
25 to 44 Years	11,463
45 to 64 Years	11,933
65 of more years	6,036
Hispanic	19,392
White - Not Hispanic	847
Black - Not Hispanic	23,757

School enrollment percentages by age group:	
Under 5 years - Nursery Sch. Pre-K	28.9%
5-14 yr olds in K to 8 grade	91.4%
15 to 19 yr olds in High School	83.2%
18 to 29 yr olds- College/Grad Sch.	36.2%
Percent of population 25 yrs and above with:	
High Sch. Diploma/GED	36.8%
Associate's Degree	6.4%
Bachelor's Degree	5.8%
Graduate/Professional Degree	2.1%

Number Living in Poverty	12,140
Labor Force	20,365
Employment	17,122
Unemployment Rate	15.9%
Median Household Income	\$29,989
Per Capita Income	\$13,264
Median Home Value	\$159,580
Housing Vacancy Rate	9.5%

<b>Employment by Industry:</b>	
Agriculture	146
Goods Producing	3,166
Wholesale/Retail Trade	2,820
Transp, Warehousing, Util.	1,708
Finance, Ins., Real Estate	676
Prof. & Business Services	1,313
Ed. & Health Services	3,452
Arts, Ent. & Tourism	1,714
Other Services	1,228
Public Administration	685

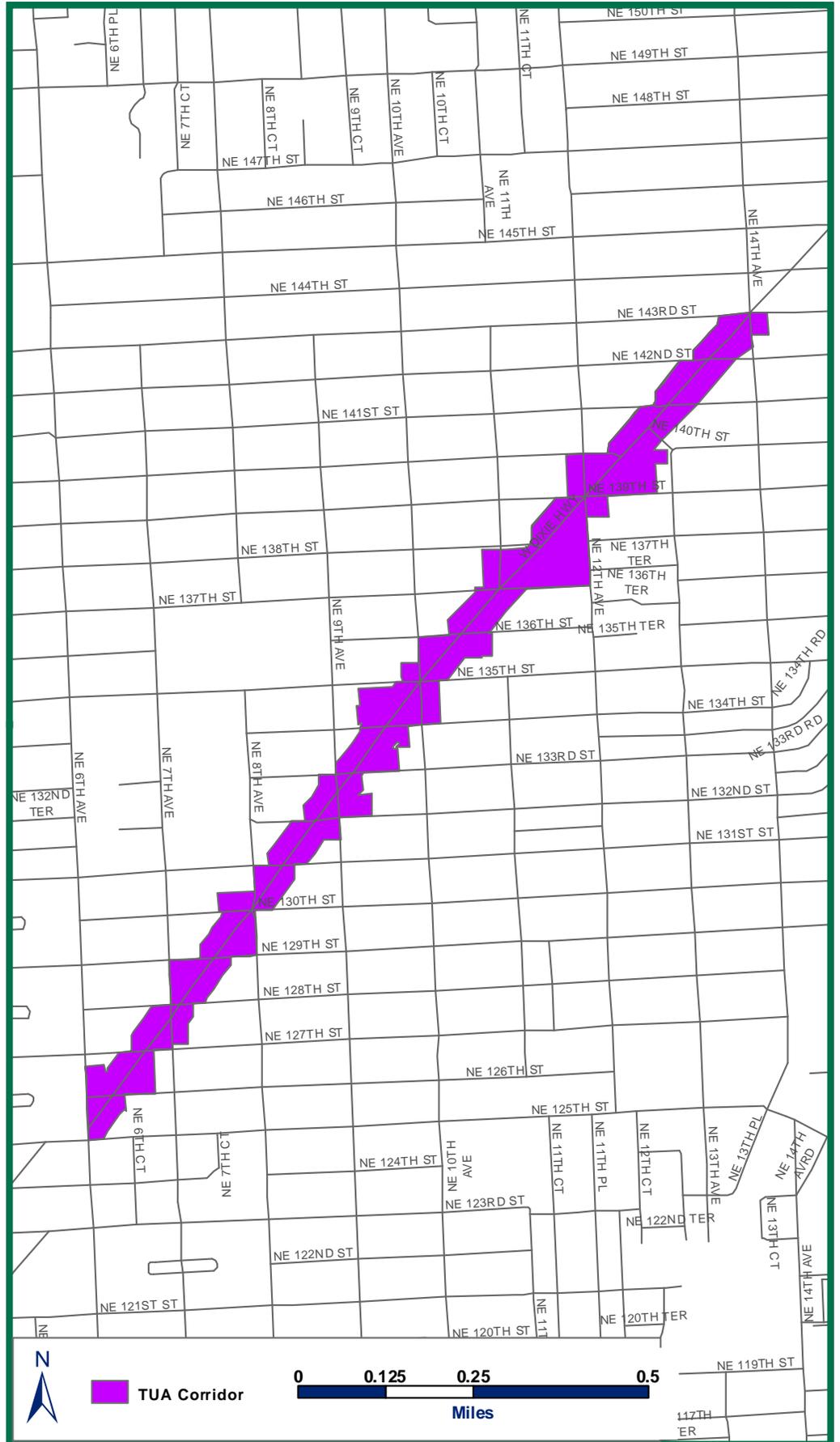
Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.





# N. Miami West Dixie Hwy Corridor TUA

N Miami W Dixie Hwy Corridor Scorecard (Contiguous Block Groups)		Employment by Industry:	
<b>Population</b>	11,354	<b>Number Living in Poverty</b>	3,432
Female	5,865	Labor Force	5,462
Under 5 Years	870	Employment	4,787
5 to 24 Years	3,789	Unemployment Rate	12.4%
25 to 44 Years	2,831	Median Household Income	\$32,442
45 to 64 Years	2,916	Per Capita Income	\$12,150
65 of more years	948	Median Home Value	\$207,938
Hispanic	2,476	Housing Vacancy Rate	15.8%
White - Not Hispanic	606		
Black - Not Hispanic	7,967		
<b>School enrollment percentages by age group:</b>			
Under 5 years - Nursery Sch. Pre-K	23.8%		
5-14 yr olds in K to 8 grade	95.9%		
15 to 19 yr olds in High School	90.0%		
18 to 29 yr olds- College/Grad Sch.	43.3%		
<b>Percent of population 25 yrs and above with:</b>			
High Sch. Diploma/GED	34.0%		
Associate's Degree	4.3%		
Bachelor's Degree	8.1%		
Graduate/Professional Degree	3.1%		
		<b>Agriculture</b>	96
		<b>Goods Producing</b>	534
		<b>Wholesale/Retail Trade</b>	807
		<b>Transp, Warehousing, Util.</b>	342
		<b>Finance, Ins., Real Estate</b>	169
		<b>Prof. &amp; Business Services</b>	627
		<b>Ed. &amp; Health Services</b>	954
		<b>Arts, Ent. &amp; Tourism</b>	764
		<b>Other Services</b>	268
		<b>Public Administration</b>	112



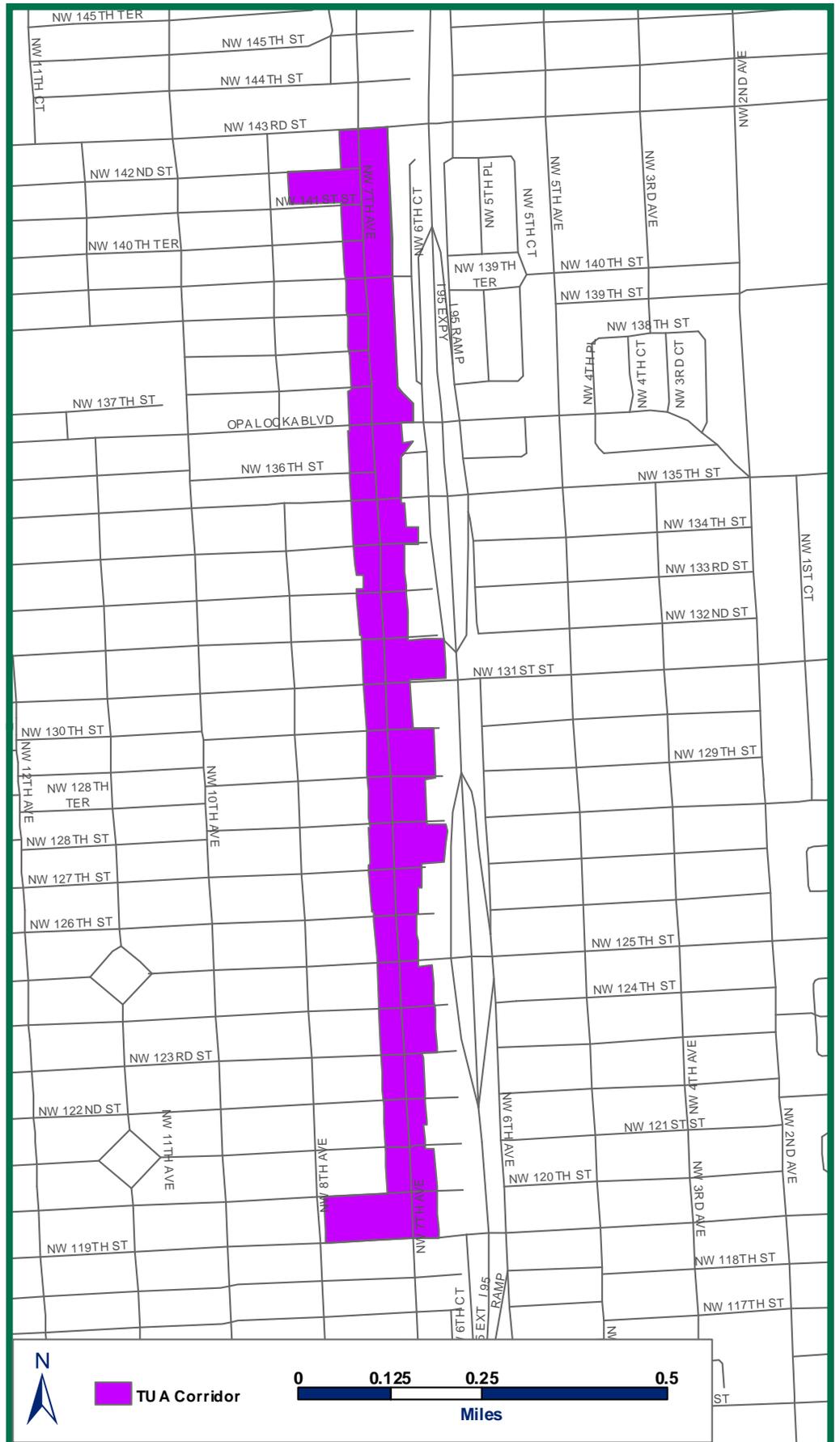
Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.





# N. Miami 7th Avenue TUA Corridor

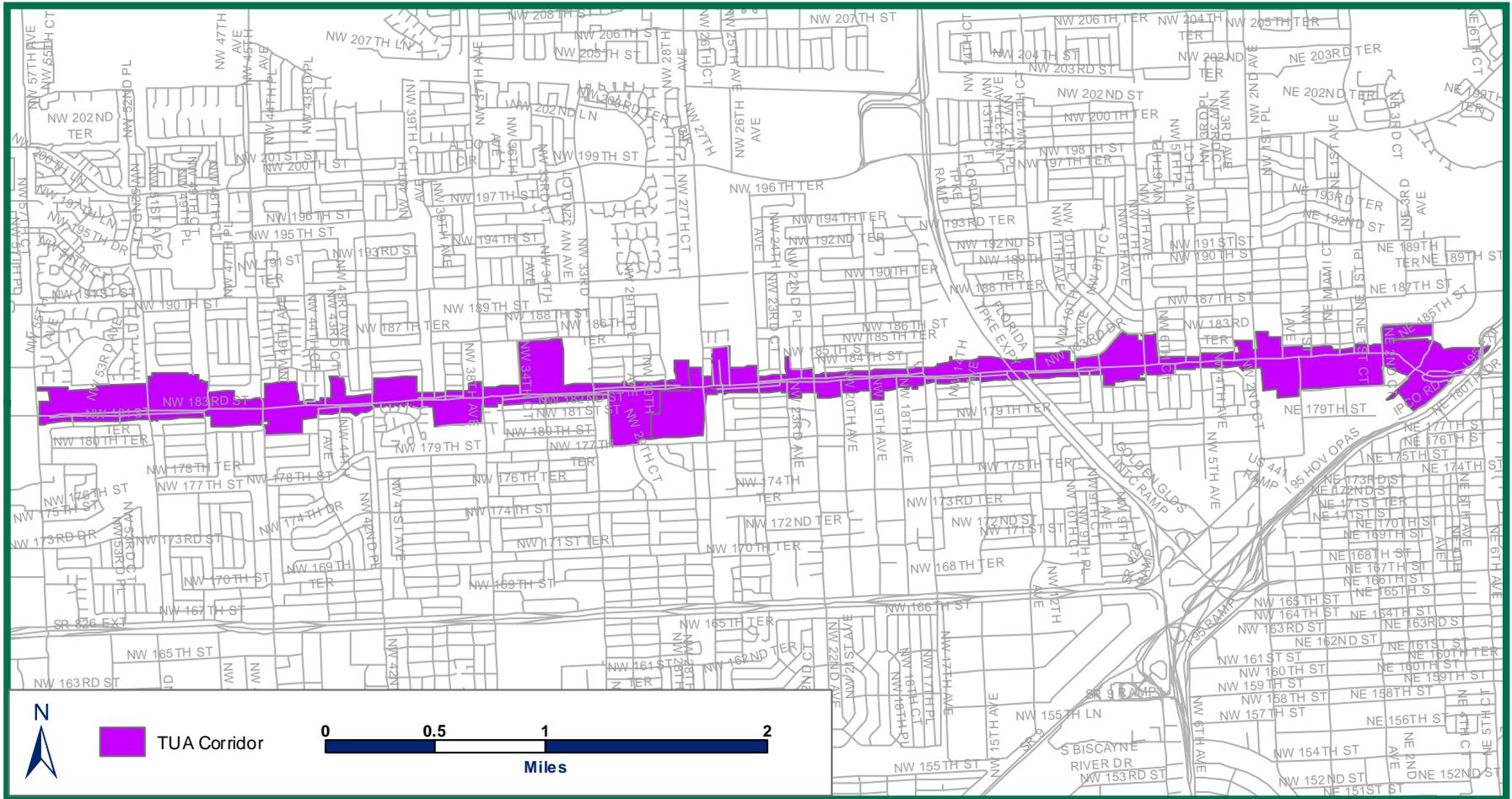
N Miami 7th Ave Corridor Scorecard (Contiguous Block Groups)		
<b>Population</b>	12,388	
Female	6,113	
Under 5 Years	747	
5 to 24 Years	3,875	
25 to 44 Years	3,391	
45 to 64 Years	3,316	
65 of more years	1,059	
Hispanic	3,302	
White - Not Hispanic	802	
Black - Not Hispanic	8,003	
<b>School enrollment percentages by age group:</b>		
Under 5 years - Nursery Sch. Pre-K	37.6%	
5-14 yr olds in K to 8 grade	91.5%	
15 to 19 yr olds in High School	88.0%	
18 to 29 yr olds- College/Grad Sch.	53.5%	
Percent of population 25 yrs and above with:		
High Sch. Diploma/GED	31.4%	
Associate's Degree	7.1%	
Bachelor's Degree	7.4%	
Graduate/Professional Degree	4.8%	
<b>Number Living in Poverty</b>	2,188	
Labor Force	7,024	
Employment	6,117	
Unemployment Rate	12.9%	
Median Household Income	\$48,530	
Per Capita Income	\$14,711	
Median Home Value	\$164,483	
Housing Vacancy Rate	8.4%	
<b>Employment by Industry:</b>		
Agriculture	28	
Goods Producing	945	
Wholesale/Retail Trade	734	
Transp, Warehousing, Util.	879	
Finance, Ins., Real Estate	263	
Prof. & Business Services	444	
Ed. & Health Services	1,360	
Arts, Ent. & Tourism	772	
Other Services	290	
Public Administration	322	



Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# NW 183rd St TUA Corridor



## NW 183RD St Corridor Scorecard (Contiguous Block Groups)

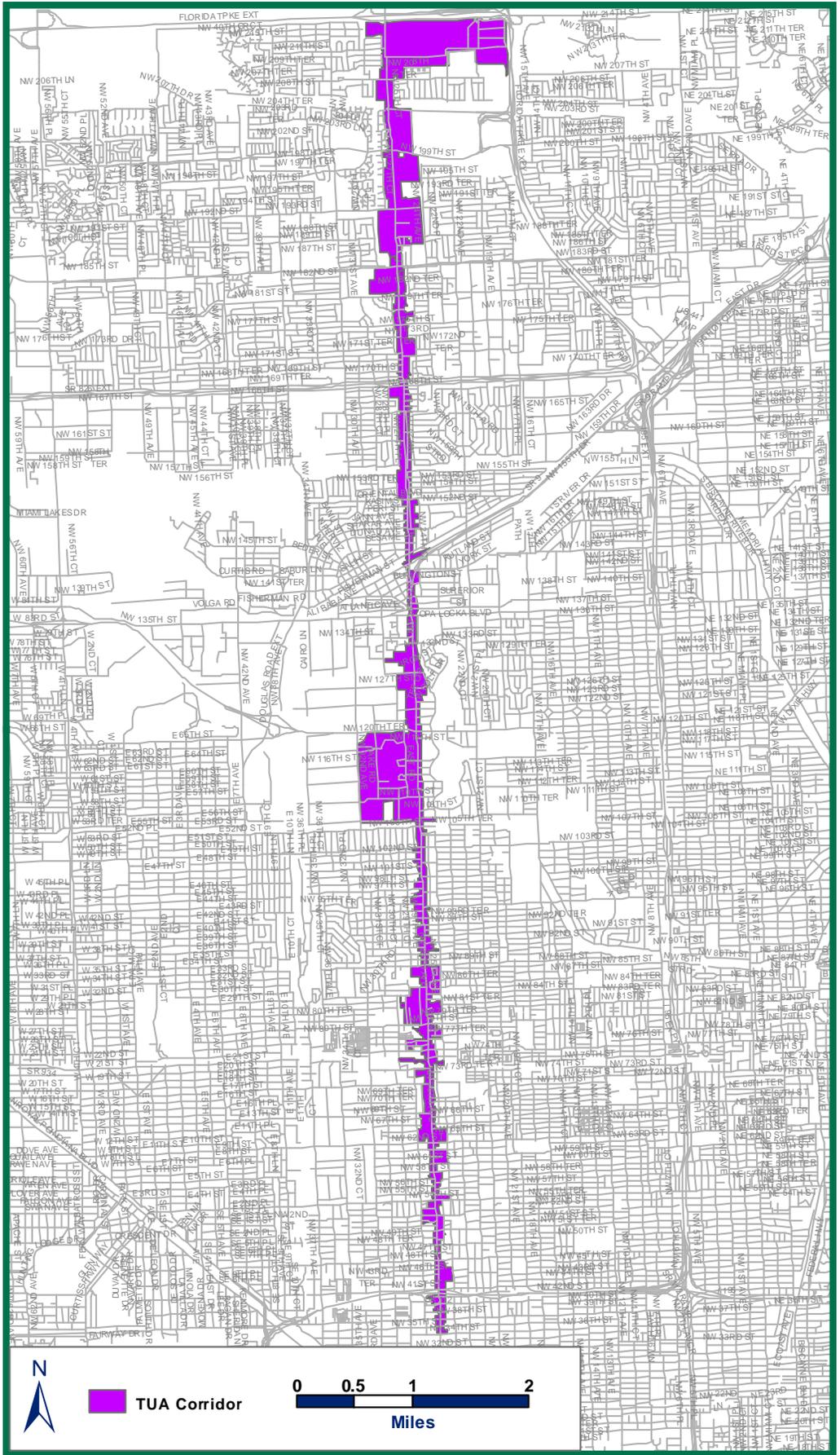
Population	38,950	School enrollment percentages by age group:	Number Living in Poverty	6,914	Employment by Industry:	
Female	20,660	Under 5 years - Nursery Sch. Pre-K	Labor Force	20,895	Agriculture	19
Under 5 Years	2,245	5-14 yr olds in K to 8 grade	Employment	18,241	Goods Producing	1,788
5 to 24 Years	10,943	15 to 19 yr olds in High School	Unemployment Rate	12.7%	Wholesale/Retail Trade	3,226
25 to 44 Years	11,468	18 to 29 yr olds- College/Grad Sch.			Transp, Warehousing, Util.	1,017
45 to 64 Years	10,065	Percent of population 25 yrs and above with:	Median Household Income	\$48,726	Finance, Ins., Real Estate	1,091
65 of more years	4,229	High Sch. Diploma/GED	Per Capita Income	\$17,445	Prof. & Business Services	2,233
Hispanic	13,462	Associate's Degree	Median Home Value	\$209,937	Ed. & Health Services	4,302
White - Not Hispanic	1,409	Bachelor's Degree	Housing Vacancy Rate	8.3%	Arts, Ent. & Tourism	1,580
Black - Not Hispanic	23,252	Graduate/Professional Degree			Other Services	1,186
					Public Administration	1,418

Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# NW 27th Avenue Corridor TUA

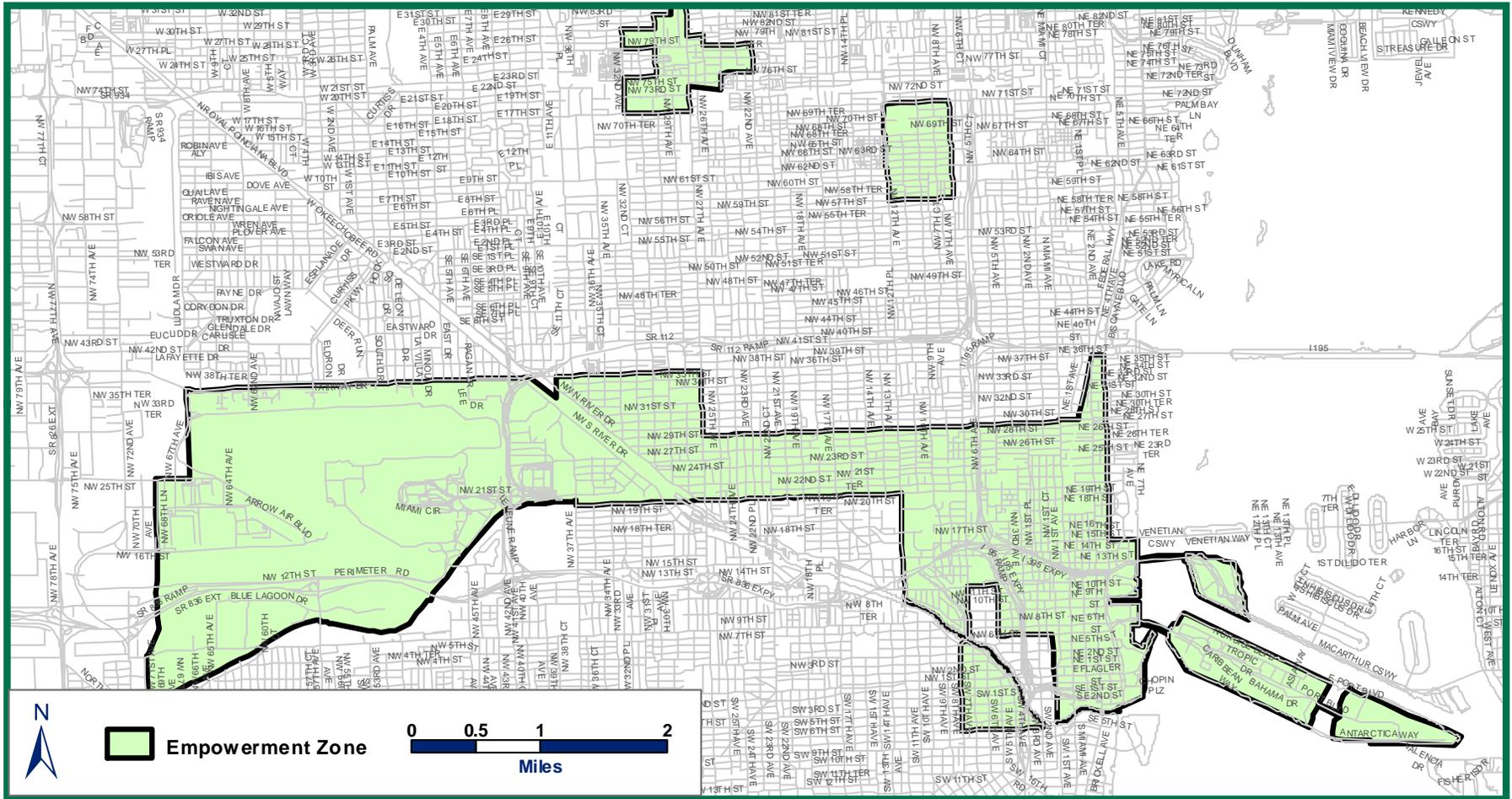
NW 27th Avenue Corridor Scorecard (Contiguous Block Groups)		Employment by Industry:	
<b>Population</b>	66,014	<b>Number Living in Poverty</b>	17,118
<b>Female</b>	35,742	<b>Labor Force</b>	30,690
<b>Under 5 Years</b>	4,404	<b>Employment</b>	26,463
<b>5 to 24 Years</b>	21,388	<b>Unemployment Rate</b>	13.8%
<b>25 to 44 Years</b>	16,542		
<b>45 to 64 Years</b>	15,929	<b>Median Household Income</b>	\$32,019
<b>65 of more years</b>	7,751	<b>Per Capita Income</b>	\$14,423
<b>Hispanic</b>	21,134	<b>Median Home Value</b>	\$164,969
<b>White - Not Hispanic</b>	1,245	<b>Housing Vacancy Rate</b>	14.6%
<b>Black - Not Hispanic</b>	42,992		
<b>School enrollment percentages by age group:</b>			
<b>Under 5 years - Nursery Sch. Pre-K</b>	25.5%		
<b>5-14 yr olds in K to 8 grade</b>	92.4%		
<b>15 to 19 yr olds in High School</b>	76.6%		
<b>18 to 29 yr olds- College/Grad Sch.</b>	29.8%		
<b>Percent of population 25 yrs and above with:</b>			
<b>High Sch. Diploma/GED</b>	38.6%		
<b>Associate's Degree</b>	5.8%		
<b>Bachelor's Degree</b>	6.6%		
<b>Graduate/Professional Degree</b>	2.7%		
<b>Agriculture</b>	217	<b>Goods Producing</b>	3,962
<b>Wholesale/Retail Trade</b>	4,584	<b>Transp, Warehousing, Util.</b>	2,529
<b>Finance, Ins., Real Estate</b>	1,286	<b>Prof. &amp; Health Services</b>	2,379
<b>Ed. &amp; Health Services</b>	5,855	<b>Arts, Ent. &amp; Tourism</b>	2,074
<b>Other Services</b>	1,731	<b>Public Administration</b>	1,410



Data Source: 2011 American Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.



# Central Empowerment Zone



## Central Empowerment Zone Scorecard (Contiguous Block Groups)

Population	49,622	School enrollment percentages by age group:	
Female	23,317	Under 5 years - Nursery Sch. Pre-K	26.7%
Under 5 Years	3,385	5-14 yr olds in K to 8 grade	89.9%
5 to 24 Years	11,845	15 to 19 yr olds in High School	73.5%
25 to 44 Years	16,591	18 to 29 yr olds- College/Grad Sch.	31.3%
45 to 64 Years	12,369	Percent of population 25 yrs and above with:	
65 of more years	5,432	High Sch. Diploma/GED	29.3%
Hispanic	31,119	Associate's Degree	7.1%
White - Not Hispanic	3,936	Bachelor's Degree	11.1%
Black - Not Hispanic	13,711	Graduate/Professional Degree	5.9%

Number Living in Poverty	15,420
Labor Force	23,488
Employment	20,666
Unemployment Rate	12.0%
Median Household Income	\$17,581
Per Capita Income	\$15,635
Median Home Value	\$166,384
Housing Vacancy Rate	23.4%

## Employment by Industry:

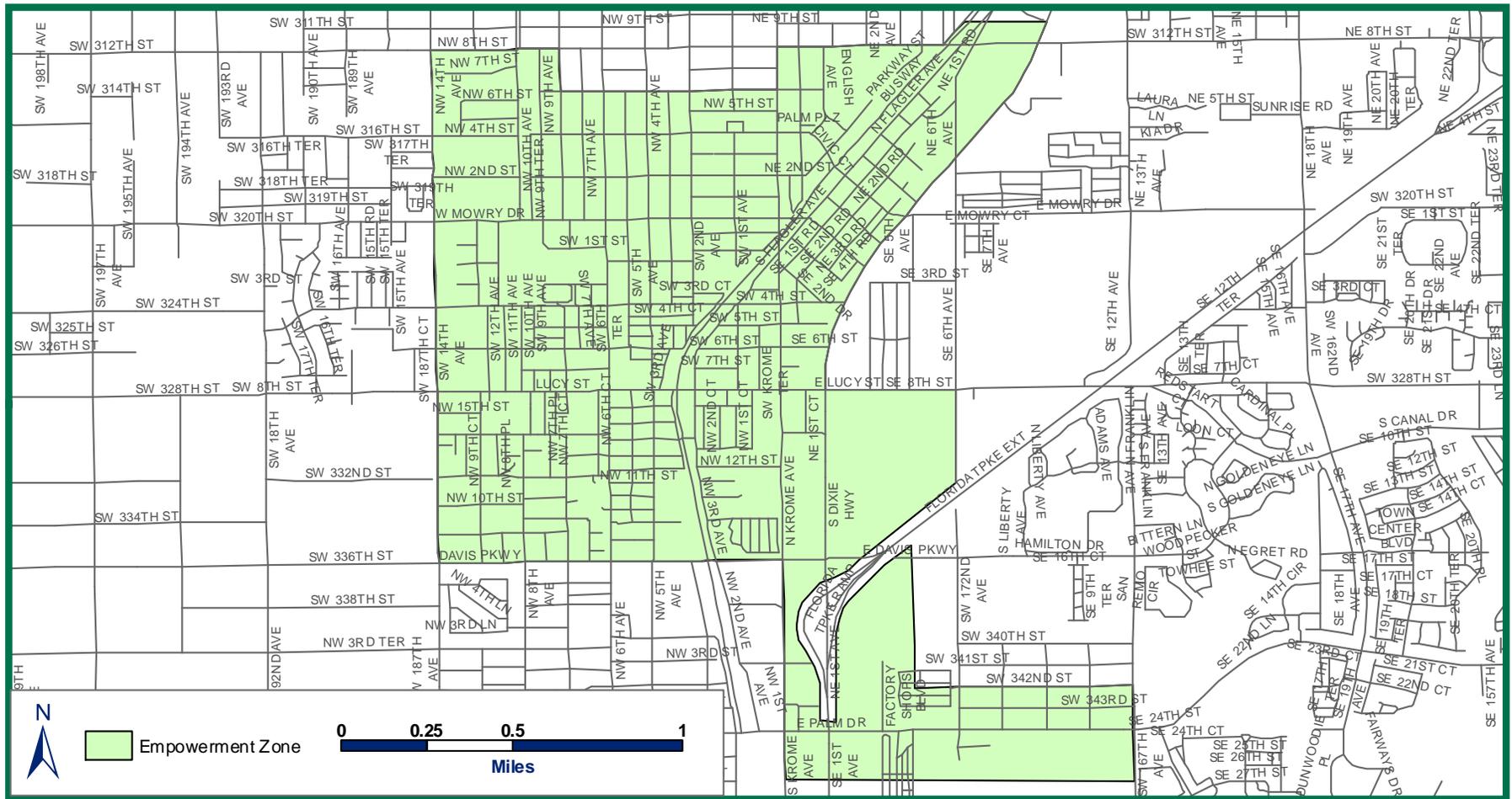
Agriculture	35
Goods Producing	4,387
Wholesale/Retail Trade	3,020
Transp, Warehousing, Util.	1,305
Finance, Ins., Real Estate	1,204
Prof. & Business Services	2,150
Ed. & Health Services	3,428
Arts, Ent. & Tourism	2,603
Other Services	1,424
Public Administration	739

Data Source: 2011 Amercian Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.





# South Dade Empowerment Zone



## South Empowerment Zone Scorecard (Contiguous Block Groups)

Population	9,137	School enrollment percentages by age group:	
Female	4,342	Under 5 years - Nursery Sch. Pre-K	9.9%
Under 5 Years	769	5-14 yr olds in K to 8 grade	89.1%
5 to 24 Years	3,103	15 to 19 yr olds in High School	60.8%
25 to 44 Years	2,744	18 to 29 yr olds- College/Grad Sch.	12.5%
45 to 64 Years	1,712	Percent of population 25 yrs and above with:	
65 of more years	809	High Sch. Diploma/GED	24.9%
Hispanic	4,347	Associate's Degree	2.2%
White - Not Hispanic	1,020	Bachelor's Degree	3.2%
Black - Not Hispanic	3,515	Graduate/Professional Degree	1.1%

Number Living in Poverty	3,412
Labor Force	4,160
Employment	3,238
Unemployment Rate	22.2%
Median Household Income	\$23,170
Per Capita Income	\$11,006
Median Home Value	\$153,195
Housing Vacancy Rate	19.8%

## Employment by Industry:

Agriculture	388
Goods Producing	597
Wholesale/Retail Trade	427
Transp, Warehousing, Util.	185
Finance, Ins., Real Estate	110
Prof. & Business Services	333
Ed. & Health Services	405
Arts, Ent. & Tourism	406
Other Services	152
Public Administration	220

Data Source: 2011 Amercian Community Survey 5-Year Estimates; Department of Regulatory & Economic Resources Economic Policy and Analysis Unit.

