

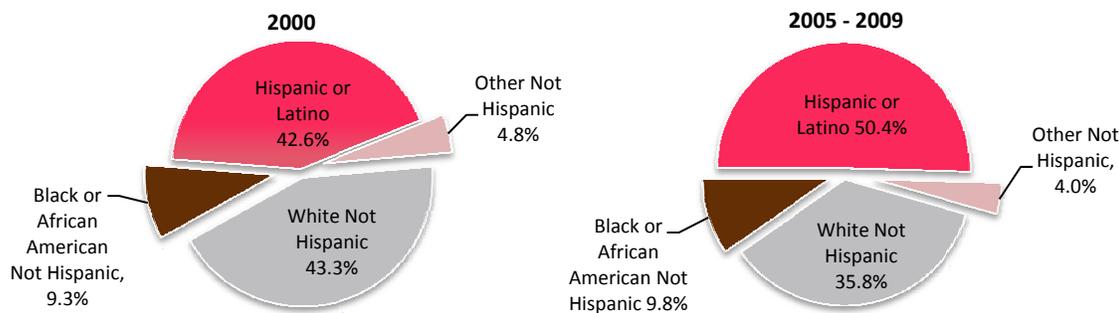
Profile of Commission District 8

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

- Since 2000, the population of the District has increased by 13 percent, faster than the 9 percent rate for the Miami-Dade as a whole.
- Hispanics and non-Hispanics are evenly represented in the District. At 50.4 percent, the proportion of Hispanics increased by 7 percent since 2000 but is still lower than the 61.4 percent rate for the County.

Figure 1. Race and Ethnicity, Commission District 8

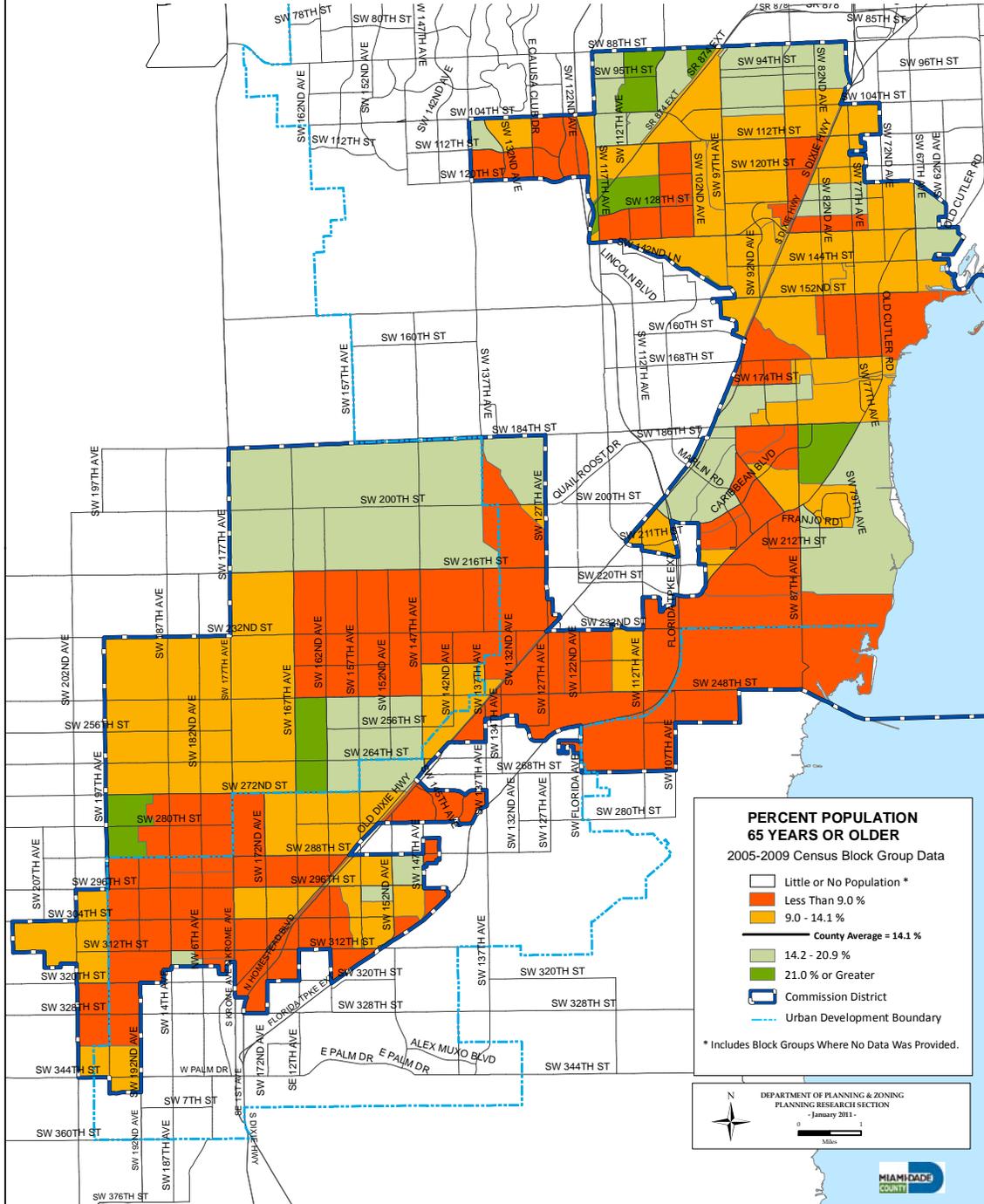


- At 29.2 percent, the percent of children under 18 is the highest of all commission districts and significantly above the 23.1 percent average for the County.
- The percent of persons 65 and over is 11.0 percent, below the County average.
- *As seen in Map 1, high percentages of the elderly are found in areas throughout Commission District 8.*

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 8 Profile

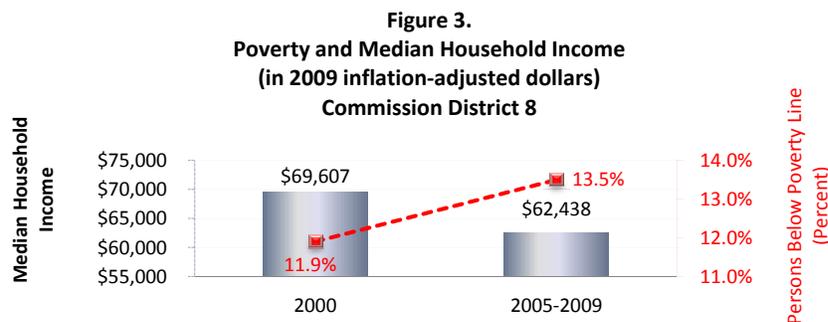
Map 1: PERCENT POPULATION 65 YEARS AND OVER, 2005-2009 COMMISSION DISTRICT 8 MIAMI-DADE COUNTY



Miami-Dade Commission District 8 Profile

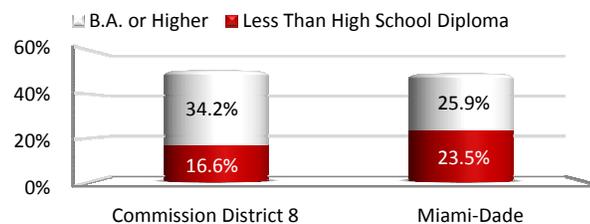
Socio-Economic

- At \$62,438, median household income was the highest among all districts and appreciably above the County average of \$42,969. However, it was 10 percent below the 2000 level of \$69,607 (in 2009 dollar terms).
- The District has 13.5 percent of persons below the poverty level, up from 11.9 percent in 2000, but below the County average of 16.9 percent.



- In the District, 16.6 percent of persons 25 years and over have less than high school diploma compared to 23.5 percent for the County. At the higher end of educational attainment, 34.2 percent of persons have a Bachelor's degree or above, significantly exceeding the County average of 25.9 percent.

Figure 4.
Educational Attainment, Percent of Persons 25+,
2005-2009 5-Year Estimates

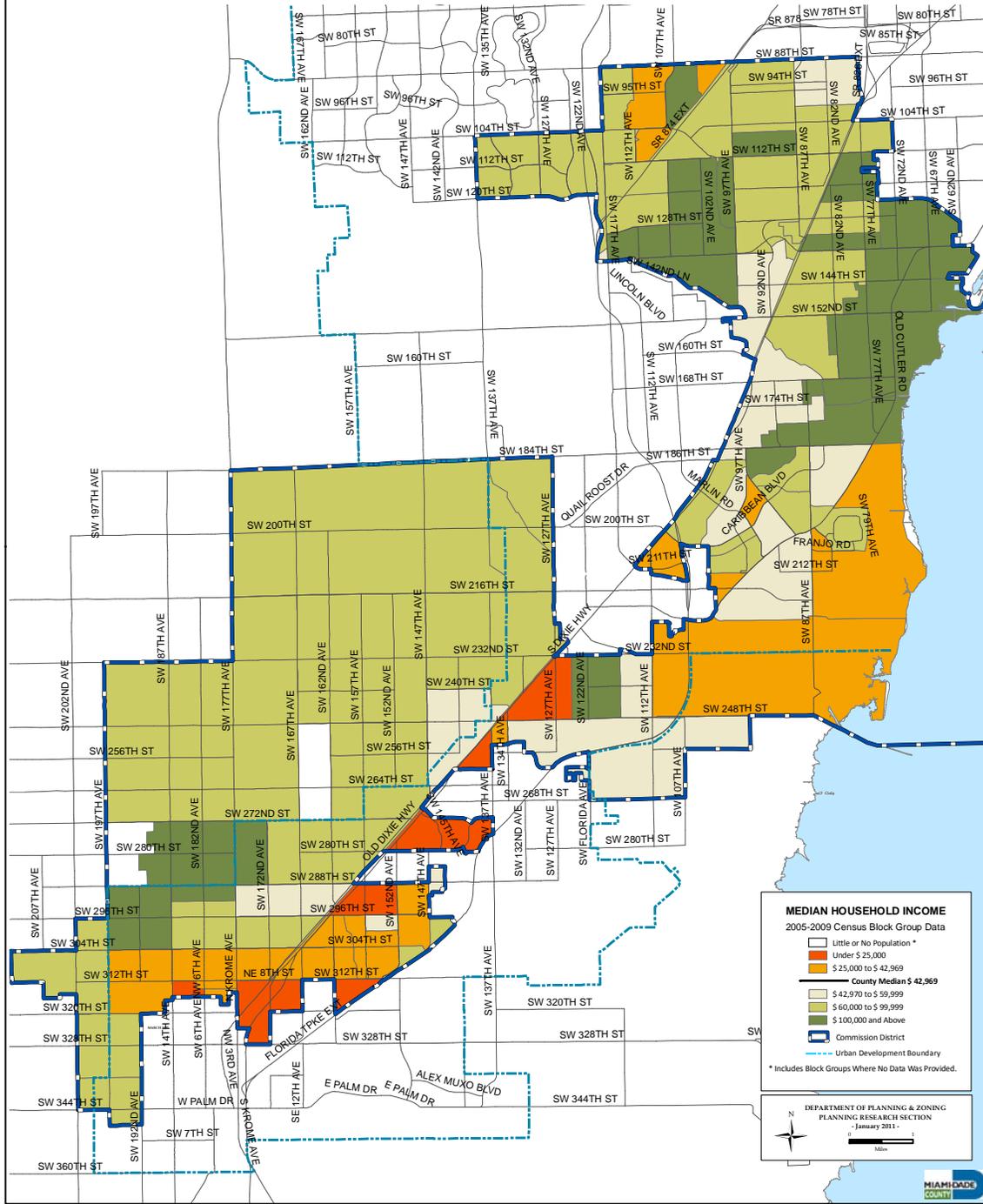


Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- The District has the largest number of *Farming, fishing, and forestry workers*, at 1,879, of any commission district. This represents over one-third of all workers in this occupation in the County.
- Map 2 shows that in most areas of the District median household income is considerably above the County average.
- As seen in Map 3, the northern section of the District has very low poverty rates.
- Map 4 shows that in Commission District 8 there tends to be a lower percent of persons 25 years and over with a Bachelors degree and above.

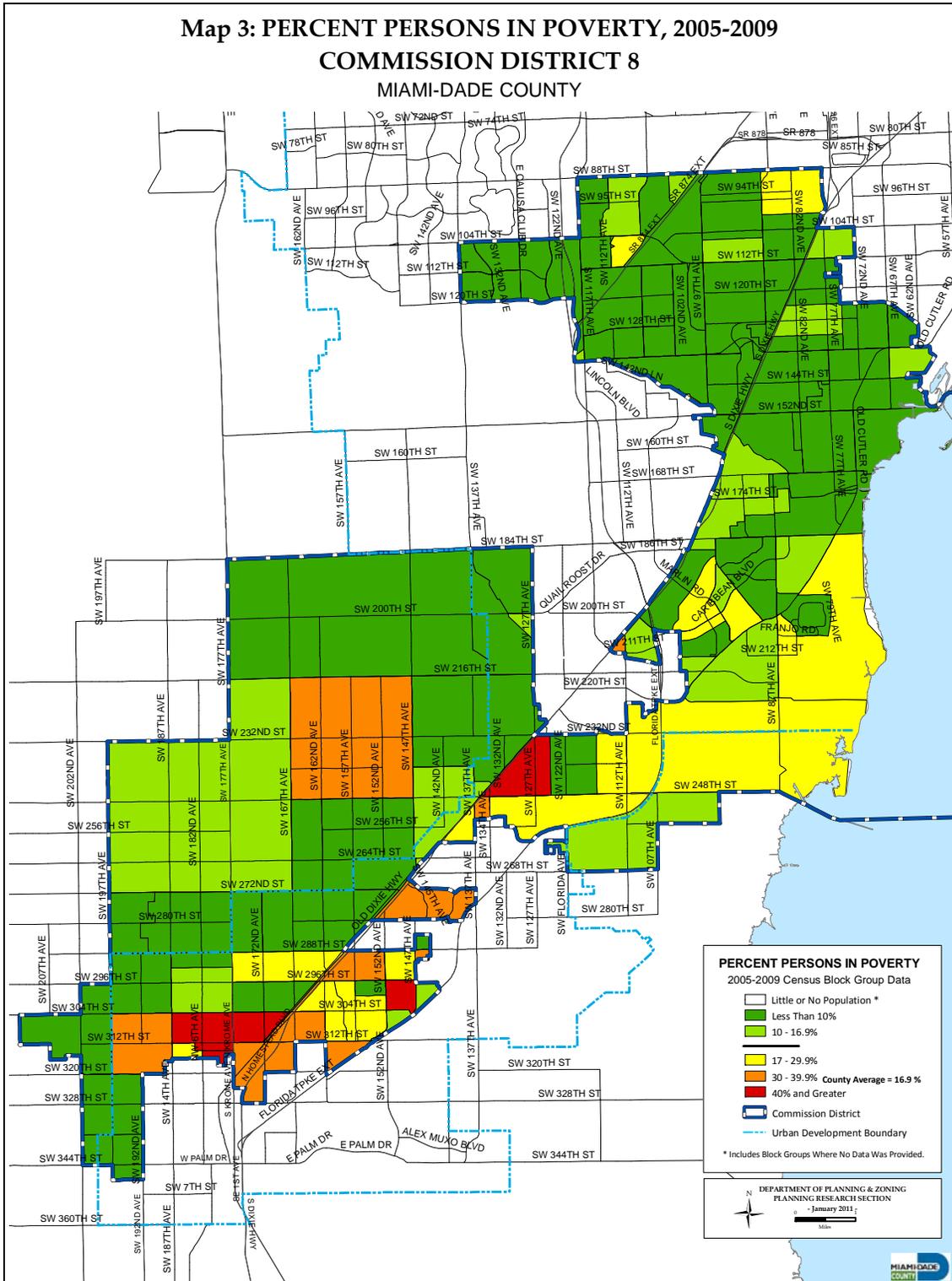
Miami-Dade Commission District 8 Profile

Map 2: MEDIAN HOUSEHOLD INCOME, 2005-2009
COMMISSION DISTRICT 8
MIAMI-DADE COUNTY



Miami-Dade Commission District 8 Profile

Map 3: PERCENT PERSONS IN POVERTY, 2005-2009 COMMISSION DISTRICT 8 MIAMI-DADE COUNTY

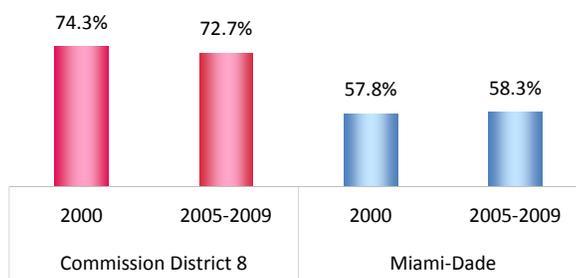


Miami-Dade Commission District 8 Profile

Housing

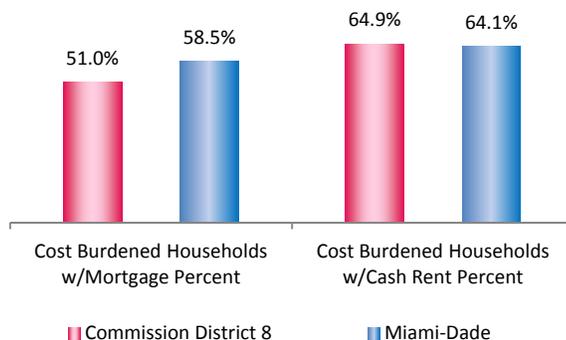
- In total, there are 67,251 housing units in District 8, up by 11 percent since 2000.
- Overcrowded units represent 4.5 percent of all housing units in the District, slightly below the 5 percent average for Miami-Dade.
- The vacancy rate is 8.9 percent, considerably lower than the 14.0 percent vacancy rate for County.
- There are relatively more owner occupied units and fewer renter occupied units in the District compared to the County. The District has the second highest rate of homeownership in the County at 72.7 percent.

Figure 5. Homeownership Rate



- The District has the lowest level of cost burdened households with mortgages at 51.0 percent of any commission district, this is noticeably below the County figure of 58.3 percent.

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

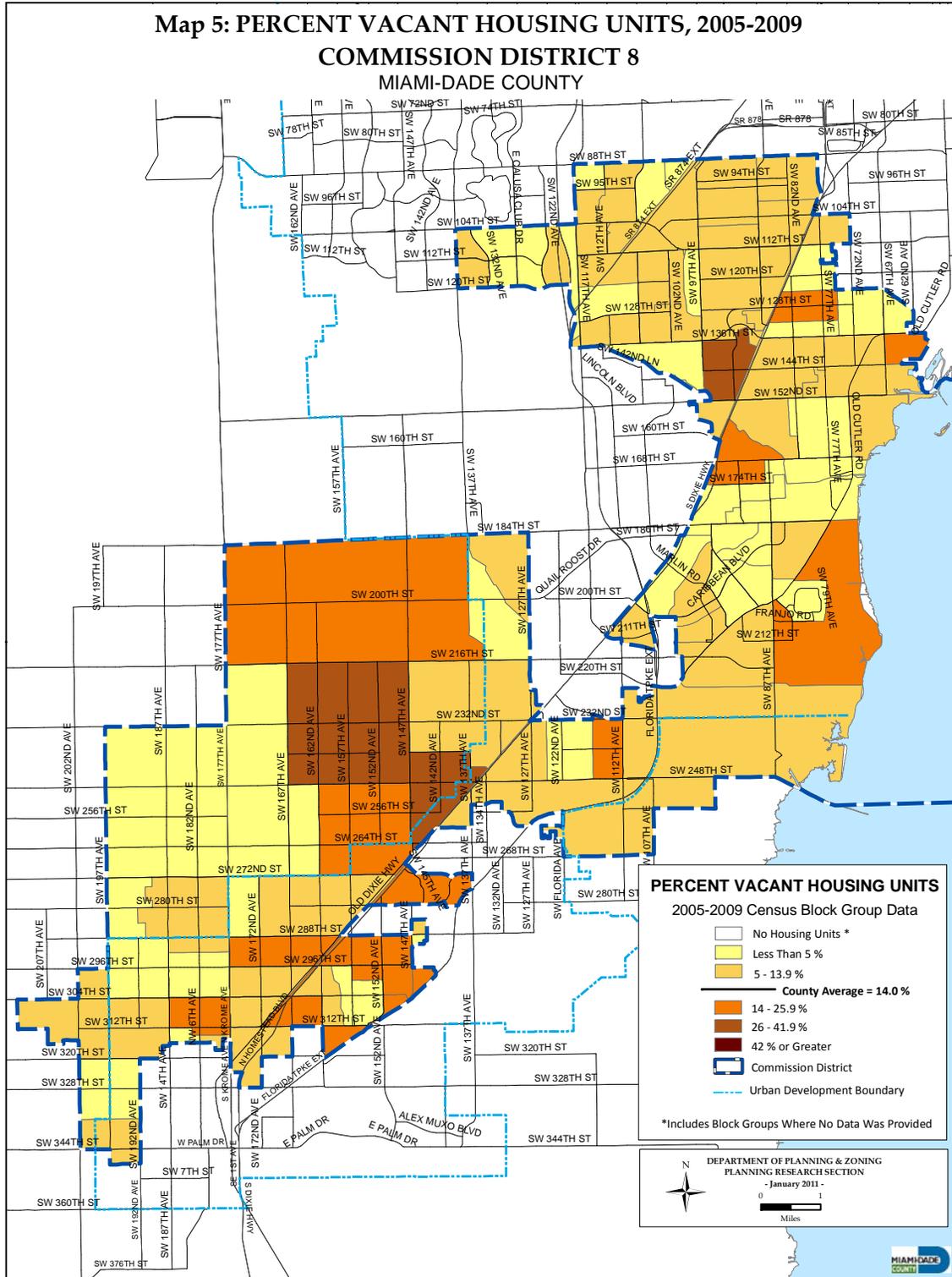


Source: U.S. Census Bureau, Census 2000, Summary File 1 and 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

- Median homeowner costs for units with mortgages are \$1,010, somewhat above the County average of \$965.
- *Map 5 shows that higher vacancy rates are generally found in the southern end of the District.*

Miami-Dade Commission District 8 Profile

Map 5: PERCENT VACANT HOUSING UNITS, 2005-2009
COMMISSION DISTRICT 8
MIAMI-DADE COUNTY



Miami-Dade Commission District 8 Profile

Table 1
Population Characteristics
Commission District 8 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 8</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Persons	175,127	198,050	13.09%	2,253,362	2,457,044	9.00%
Males	86,069	95,815	11.32%	1,088,895	1,196,859	9.90%
Females	89,058	102,235	14.80%	1,164,467	1,260,185	8.20%
White	141,478	158,158	11.79%	1,570,558	1,785,122	13.70%
Black	15,333	21,105	37.64%	457,214	482,431	5.50%
Amer. Indian & Alaska Native	412	123	-70.15%	4,365	3,854	11.70%
Asian	4,175	4,853	16.24%	31,753	38,939	22.60%
Hawaiian & Other Pac. Islander	95	24	-74.74%	799	425	46.80%
Other Race	7,567	10,460	38.23%	103,251	110,991	7.50%
Two or More Races	6,067	3,327	-45.16%	85,422	35,282	58.70%
Hispanic Origin	75,290	99,874	32.65%	1,291,737	1,507,621	16.70%
Not Hispanic Origin	99,837	98,176	-1.66%	961,625	949,423	-1.30%
Persons 25+	113,197	123,297	8.92%	1,491,789	1,651,587	10.71%
--Not High School Graduate	22,290	20,506	-8.00%	479,353	388,167	-19.02%
--High School Graduate	22,414	27,416	22.32%	332,997	454,553	36.50%
--Some College	32,345	33,246	2.79%	356,040	381,201	7.07%
--B.A. or More	36,148	42,129	16.55%	323,399	427,666	32.24%
High School Graduation Rate	80	83.4	3.82%	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 8 Profile

Table 2
Socio-Economic Characteristics
Commission District 8 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 8</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Median Household Income*	\$69,607	\$62,438	-10.30%	\$46,315	\$42,969	-7.22%
Total Households	59,394	61,285	3.18%	777,378	827,931	6.50%
----Percent Poor	11.1	12.8	15.66%	18.1	17.8	-1.88%
Total Families	46,638	46,233	-0.87%	552,484	567,310	2.68%
----Percent Poor	9.4	10.1	7.60%	14.5	13.5	-6.77%
Families With Children	27,306	25,552	-6.42%	303,989	271,868	-10.57%
----Percent Poor	13.1	13.5	2.68%	19.3	13.2	-31.62%
Female Hhldrs With Children	5,565	6,266	12.60%	84,683	88,805	4.87%
----Percent Poor	35.7	37.3	4.43%	37.3	35.3	-5.26%
Total Persons	178,344	198,050	11.05%	2,209,089	2,457,044	11.22%
----Percent Poor	11.9	13.5	13.45%	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 8 Profile

Table 3
Households and Housing Units
Commission District 8 and Miami-Dade County, Florida
2000 and 2005-2009 5-Year Estimates

	<u>Commission District 8</u>			<u>Miami-Dade County</u>		
	2000	2005-2009	% Chg	2000	2005-2009	% Chg
Total Households	58,164	61,285	5.37%	776,774	827,931	6.60%
1-Person Household	10,065	12,144	20.66%	180,980	215,038	18.80%
--Family Households	45,110	46,233	2.49%	548,493	567,310	3.40%
----Married-Couple Family	34,750	34,146	-1.74%	370,898	376,061	1.40%
----Other Family	10,360	12,087	16.67%	177,595	191,249	7.70%
-----Male Hhldr, No Wife	2,726	3,069	12.58%	43,924	50,107	14.10%
-----Female Hhldr, No Husb.	7,634	9,018	18.13%	133,671	141,142	5.60%
--Nonfamily Households	13,054	15,052	15.31%	228,281	260,621	14.20%
Total Housing Units	60,789	67,251	10.63%	852,278	962,935	13.00%
Occupied Housing Units	58,164	61,285	5.37%	776,774	827,931	6.60%
--Owner Occupied	43,224	44,579	3.13%	449,325	482,841	7.50%
--Renter Occupied	14,940	16,706	11.82%	327,449	345,090	5.40%
Vacant Units	2,625	5,966	127.28%	75,504	135,004	78.80%
Persons Per Household	2.57	3.17	23.35%	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.

