

Miami-Dade Economic Advocacy Trust Annual Report Card and Scorecard

**The Metropolitan Center
Florida International University**

November 2016



The 2015 Report Card and Scorecard for Miami-Dade County's Targeted Urban Areas (TUAs) was prepared by the Florida International University Metropolitan Center, Florida's leading urban policy think tank and solutions center. Established in 1997, the Center provides economic development, strategic planning, community revitalization, and performance improvement services to public, private and non-profit organizations in South Florida.

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The Miami-Dade Economic Advocacy Trust

The Miami-Dade Economic Advocacy Trust is committed to ensuring the equitable participation of Blacks in Miami-Dade County's economic growth through advocacy and monitoring of economic conditions and economic development initiatives in Miami-Dade County.

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The Miami-Dade, Florida, County Code of Ordinances Article XLVIII, Section 2-505. (e) states “The Trust, in addition to providing quarterly financial reports, shall submit to the Board an Annual Report Card on the on the State of the Black Community in Miami-Dade County. The report card shall include information on factors such as, but not limited to, the unemployment rate, the rates of business ownership, graduation rates, and homeownership rates within Miami-Dade County Black Community. The report card shall be presented to the Board and to the community.”

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I. Background

The *Miami-Dade Economic Advocacy Trust Annual Report Card and Scorecard* was prepared by the Florida International University (FIU) Metropolitan Center on behalf of the Miami-Dade Economic Advocacy Trust (MDEAT). Miami-Dade, Florida, County Code of Ordinances Article XLVIII, Section 2-505. (e) states “The Trust, in addition to providing quarterly financial reports, shall submit to the Board an Annual Report Card on the on the State of the Black Community in Miami-Dade County. The report card shall include information on factors such as, but not limited to, the unemployment rate, the rates of business ownership, graduation rates, and homeownership rates within Miami-Dade County Black Community. The report card shall be presented to the Board and to the community.”

The *Annual Report Card and Scorecard* builds on the analysis conducted and presented by the FIU Metropolitan Center in the *2014 Report Card and Scorecard and Targeted Urban Area (TUA) Analysis* on behalf of the Miami-Dade Economic Advocacy Trust (MDEAT). The report card presented to the MDEAT Board and to the community provided valuable information on 17 TUAs with predominantly Black or African-American populations. The Annual Report Card complemented existing TUA profiles prepared by the Miami-Dade County Regulatory and Economic Resources Department.

The following TUAs with predominantly Black populations were the focus of the analysis:

- | | | |
|-----------------|---------------------------------------|---|
| ▪ Carol City | ▪ Overtown | ▪ North Miami Downtown TUA Corridor |
| ▪ Coconut Grove | ▪ Perrine | |
| ▪ Goulds | ▪ Richmond Heights | ▪ North Miami West Dixie Highway Corridor |
| ▪ Liberty City | ▪ South Miami | |
| ▪ Little Haiti | ▪ West Little River | ▪ NW 27th Avenue Corridor |
| ▪ Model City | ▪ North Miami 7th Avenue TUA Corridor | ▪ NW 183rd Street TUA Corridor |
| ▪ Opa-locka | | |

The report card included information on factors such as, but not limited to, the unemployment rate, the rates of business ownership, graduation rates, and homeownership rates within the targeted communities. The analysis found significant needs in many of the TUAs in all of MDEAT’s four policy areas: Jobs/Economic Development, Housing, Education and Criminal Justice. The report also showed that the needs vary widely among the TUAs but found clear correlations between unemployment, median household and per capita incomes, poverty, affordable housing and crime.

The *Report Card and Scorecard* analyzed the same indicators across the four areas of focus for the MDEAT: *Jobs and Economic Development, Housing, Education and Criminal Justice*. In addition to the most current statistics, the report includes analysis of trends and individual community scorecards which show advancement or decline in some indicators. This annual assessment allows for the consistent and continuous tracking of progress over time.

The research team used information from publicly available data sources such as the U.S. Census/American Community Survey, as well as proprietary databases including RealtyTrac (real estate data), InfoUSA (business data) and Neighborhood Scout (overall crime statistics). The Miami-Dade Juvenile Services Department provided data on juvenile offenses. In addition, the Metropolitan Center conducted a comprehensive community resource scan to determine the availability of resources in each respective area. The following sections present the analysis of the observed community characteristics and trends over time. Importantly, the report offers insight into the potential opportunities for targeting resources towards a more efficient and effective delivery of services.

II. Key Findings

The *MDEAT Report Card and Scorecard* for the 17 Targeted Urban Areas (TUAs) and the resources available to individuals and families in these areas found significant improvements in the areas of educational attainment and juvenile crime rates, but persistent economic and housing affordability needs and growing violent and property crime rates in many of the TUAs. The vast majority of resources available to the populations of the TUAs continue to consist primarily of agencies and organizations providing basic services under three major categories 1) child, family and school social services, 2) medical and public health social services, and 3) mental health and substance abuse social services. The analysis found significant needs in many of the TUAs in all of MDEAT's four policy areas: Jobs/Economic development, Housing, Education and Criminal Justice. The analysis found the needs vary widely among the TUAs but, once again, found clear correlations between unemployment, median household and per capita incomes, poverty, affordable housing and crime.

J o b s / E c o n o m i c D e v e l o p m e n t

The most striking economic development issue in the TUAs continues to be the high level of unemployment. Unemployment rates range from a low of 13.1 percent in Northwest 183rd Street to 29.8 percent in Overtown. Most of the TUAs have unemployment rates over 16 percent and four have unemployment rates over 20 percent (Overtown, Model City, Little Haiti, Liberty City). By comparison, the unemployment rate for Miami-Dade County is 5.6 percent (September, 2016). ***Significantly, the unemployment rate increased in 12 of the TUAs since the last report card.***

High unemployment rates in the TUAs have a direct correlation to low median household and per capita incomes as well as the high numbers of families and individuals living in poverty. In Model City, Little Haiti and Liberty City median household incomes are as low as \$9,601 (Model City) with per capita incomes as low as \$3,469 in Liberty City and \$5,029 in Model City. By comparison, the per capita and median household incomes in Miami-Dade County are \$24,660 and \$43,786, respectively.

Family households living in poverty is proportionately the highest in Opa-locka (27.6 percent), Liberty City (27.0 percent) North Miami West Dixie Highway (26.4 percent) and Model City (23.9 percent). The family poverty rate in Miami-Dade County, as a whole, is 16.3 percent. Poverty rates have increased in 12 of the 17 TUAs with the largest increases occurring in Model City, West Little River, North Miami 7th Avenue and North Miami Downtown.

Family poverty rates in Miami-Dade County are disproportionately higher among Black or African American families (23.5 percent) compared to White (14.8 percent) and Hispanic or Latino families (16.9 percent).

New business activity occurred in six of the 17 TUAs with the largest increases occurring in Little Haiti (434 new businesses), Perrine (285 new businesses), Model City (186 new businesses) and South Miami (146 new businesses.)

H o u s i n g

Housing tenure varies significantly across the TUAs. Homeownership rates continue to be the highest in North Miami 7th Avenue (90.3 percent), Richmond Heights (81.6 percent) and NW 183rd Street (72.2 percent). Homeownership rates among Black or African American households are highest in Perrine (89.4 percent), Liberty City (81.4 percent), Model City (76.7 percent) and Carol City (72.5 percent). The largest

increases in homeownership rates among Black or African American households occurred in Perrine, South Miami, Model City and Richmond Heights. However, homeownership rates among Black or African American households decreased in 9 of the 17 TUAs with the largest decreases occurring in NW 27th Avenue (16.1 percent), NW 183rd Street (15 percent) and North Miami 7th Avenue (8.5 percent).

Owner values differ significantly among the TUAs. The highest owner values are found in Richmond Heights (\$114,400 - \$504,800) Coconut Grove (\$176,000 - \$316,700), and South Miami (\$121,700 - \$291,300). The highest median rents are found in South Miami (\$1,163 – 1,375), Richmond Heights (\$494 - \$2,001) and Northwest 183rd Street (\$600 - \$2,001).

The values of owner and renter properties in the TUAs in relation to median household incomes has resulted in significantly high levels of both owner and renter cost-burdened households (households paying in excess of 30 percent of income on housing costs). Cost-burdened owner households are high among all TUAs, but particularly high in North Miami West Dixie Highway (70.9 percent), Richmond Heights (67.9 percent), Opa-locka (62.7 percent) and Little Haiti (58.1 percent). High levels of cost-burdened renter households are also high among all the TUAs, but particularly high in North Miami West Dixie Highway (73.7 percent), Coconut Grove (71.6 percent), North Miami 7th Avenue (68.3 percent) and Model City (66.8 percent).

An increase in cost-burdened owner households occurred in only three of the 17 TUAs with the highest increases occurring in Opa-locka (4.3 percent) and Overtown (3.0 percent). ***However, cost-burdened renter households increased in 12 of the TUAs with the highest increases occurring in Goulds (8.8 percent), North Miami NW 7th Avenue (7.4 percent) and Little Haiti (5.5 percent).***

The analysis found an increase in new foreclosure filings in all 17 TUAs. The highest increases in new foreclosure filings occurred in NW 27th Avenue, NW 183rd Street, Carol City, Liberty City and Model City.

E d u c a t i o n

Education levels continue to vary significantly among the TUAs. The highest levels of educational attainment are found in North Miami 183rd Street (57.4 percent of population 25+ with high school diploma or college degree/82.9 percent graduation rate), Richmond Heights (56.6 percent of population 25+ with high school diploma or college degree/89.2 percent graduation rate), Perrine (56.2 percent of population 25+ with high school diploma or college degree/89.8 percent graduation rate), Coconut Grove (54.9 percent of population 25+ with high school diploma or college degree/84.7 percent graduation rate), and Carol City (54.7 percent of population 25+ with high school diploma or college degree/82.5 percent graduation rate). The lowest levels of educational attainment are found in North Miami 7th Avenue (45.0 percent of population 25+ with high school diploma or college degree/73.7 percent graduation rate) and Little Haiti (40.6 percent of population 25+ with high school diploma or college degree/77.0 percent graduation rate).

Overall education levels have improved in most of the 17 TUAs with increases in the high school graduation rate in 13 of the TUAs. The largest increases in the high school graduation rate occurred in West Little River (12.4 percent), Little Haiti (8.0 percent), Richmond Heights (7.7 percent) and Model City (6.2 percent). High school dropout rates have lowered in 10 of the 17 TUAs with the largest decreases occurring in North Miami NW 7th Avenue (3.6 percent decrease) and Goulds (3.3 percent decrease).

Criminal Justice

Crime rates in many of the TUAs continue to be significantly higher than Miami-Dade County, as a whole. Violent crime rates are the highest in Opa-locka, (34.46 per 1,000 population), Overtown (30.15 per 1,000 population), Liberty City (25.58 per 1,000 population) and Model City (22.73 per 1,000 population). By comparison, the violent crime rate for Miami-Dade County is 10.45 per 1,000 population. Violent offenses include forcible rape, murder and non-negligent manslaughter, armed robbery, and aggravated assault, including assault with a deadly weapon.

Juvenile crime rates also continue to be significantly higher in the TUAs. The highest juvenile crime rates are found in Overtown (49.3 per 1,000 population), Richmond Heights (39.3 per 1,000 population), Liberty City (37.0 per 1,000 population), West Little River (34.4 per 1,000 population) and Model City (27.2 per 1,000 population).

Property crime rates in many of the TUAs also continue to be substantially higher than Miami-Dade County, as a whole. Property crime rates are the highest in Overtown (76.72 per 1,000 population), Opa-locka (78.72 per 1,000 population) and Liberty City (75.38 per 1,000 population). By comparison, the property crime rate for Miami-Dade County is 47.90 per 1,000 population. Property crimes include burglary, larceny over fifty dollars, motor vehicle theft and arson.

The violent crime rate has increased in eight of the 17 TUAs. The largest increases occurred in South Miami (8.91 percent increase), Little Haiti (8.71 percent increase) and Opa-locka (6.6 percent increase). Violent crime rate decreases occurred in Goulds (3.42 percent decrease), Richmond Heights (3.13 percent decrease), Perrine (3.07 percent decrease) and Model City (0.08 percent decrease).

Significantly, the juvenile crime rate has decreased in 15 of the 17 TUAs. The only significant increase occurred in West Little River (5.4 percent increase). The largest decreases in the juvenile crime rate occurred in Richmond Heights (62.7 percent decrease), Little Haiti (12.8 percent decrease), North Miami Downtown (12.7 percent decrease), Coconut Grove (9.0 percent decrease) and Liberty City (9.0 percent decrease).

Property crime rates decreased in nine of the 17 TUAs. South Miami had the largest spike in their property crime rate (103.98 percent increase) followed by Little Haiti (13.9 percent increase) and Carol City (10.18 percent increase). The largest decreases in the property crime rate occurred in Liberty City (28.97 percent decrease), Coconut Grove (27.97 percent decrease) and Richmond Heights (24.9 percent decrease).

Community Services

As previously reported, the vast majority of services and resources available to the populations of the TUAs consist of agencies and organizations providing basic services including child, family and school social services; medical and public health social services; and mental health and substance abuse social services. The total services and resources available to the TUAs are proportionately higher in several TUAs including Model City (58 service agencies), Overtown (54 service agencies) and Liberty City (44 service agencies). Several TUAs have significantly less community service agencies/organizations including Goulds (7 service agencies), NW 7th Avenue (9 service agencies) and Richmond Heights (10 service agencies).

It should be noted that some agencies administer programs and provide services across different areas or in different categories. The calculations used in the resource count for each area are based on the types of services, not on numbers of agencies. For example, an agency that provides both substance abuse treatment and counseling, as well as general medical services, will be counted twice as a resource.

III. Annual Report Card and Scorecard Recommendations

The *Miami-Dade Economic Advocacy Trust Annual Report and Scorecard* found clear evidence of persistent concentrations of poverty in Miami-Dade County. The needs are particularly acute with respect to persistent high unemployment, low median household and per capita incomes, poverty, affordable housing and crime. The analysis found significant economic needs in approximately one-third of the County's Targeted Urban Areas (TUAs) with critically high unemployment rates (over 20 percent) in several neighborhoods including Overtown (29.8 percent), Liberty City (25 percent), Model City (24.9 percent) and Little Haiti (20.2 percent). Coincidentally, several of these TUAs also have the lowest median household and per capita incomes as well as high numbers of families and individuals living in poverty. Significantly, the lowest levels of educational attainment are found in these same TUAs. ***The crossover effects of economic disparity, high poverty levels and low educational attainment correlates to the high violent and property crime rates in the aforementioned TUAs. As previously noted, Overtown (30.15 per 1,000 population), Liberty City (25.58 per 1,000 population) and Model City (22.73 per 1,000 population) have violent and property crime rates that far exceed most other TUAs and Miami-Dade County, as a whole.***

The needs and challenges of the TUAs, and particularly those TUAs with the highest unemployment, poverty and crime rates, far exceed the focus and levels of service provided by the multitude of child, family, school, medical, public health and substance abuse social services currently operating in the TUAs. The study determined that the scope and depth of the need and challenges in the majority of TUAs will require the creation of a coordinated and integrated economic and community development delivery system.

In May, 2016, the FIU Metropolitan Center released the *Miami-Dade County Prosperity Initiatives Feasibility Study*. The study developed a broader Prosperity Initiatives Neighborhood Distress Index (PINDI) to analyze the communities within the County where the prosperity gap is widest. Neighborhood distress is generally defined as conditions indicating lower living standards that can be measured using a wide variety of methods. Distress factors or indicators have been used for several decades to assess the overall health and well-being of local economies. What they generally share in common is a focus on basic economic indicators such as poverty, unemployment and income. More recently, levels of distress at the local level have also included social and "human capital" indicators such as comparatively high shares of high school dropouts and low shares of residents with college degrees, family structure and housing.

Distress factors or indicators have been used by government agencies and regulators for several decades to assess the overall health and well-being of local economies. What they generally share in common is a focus on basic economic indicators such as poverty, unemployment and income. The Community Reinvestment Act defines "distressed" or underserved nonmetropolitan middle-income geographies designated by federal bank and thrift regulators based on two sets of criteria. The first criterion focuses on rates of poverty, unemployment, and population loss (measuring "distressed" areas), and the second on population size, density, and dispersion (measuring "underserved" areas). These criteria indicate a community may have difficulty meeting essential community needs.

More recently, levels of distress at the local level have also included social and "human capital" indicators such as comparatively high shares of high school dropouts and low shares of residents with college degrees, family structure and housing. In fact, "neighborhood distress" has been defined as a situation reflecting concentrated social and economic conditions which point toward lower living

standards for residents. Community and neighborhood distress indicators can help to assess the needs of the most vulnerable populations and the places in which they live. This is one of the reasons communities around the U.S. are significantly increasing their use of community indicators to assess their well-being and to measure their progress toward shared visions and goals. In 2007, the Office of Policy Development and Research at HUD commissioned a research report to review various approaches utilized in designing a community needs index. The indicators included distress variables associated with poverty, family structure, housing, schooling, and unemployment.

There is a growing sense of urgency to improve policy and programmatic outcomes in urban neighborhoods with persistently high concentrations of poverty. In fact, studies have found that poor individuals and families are not evenly distributed across communities or throughout the country. A 2014 report by City Observatory provided data that confirms the strong persistence of high poverty over time. The report found that two-thirds of the high-poverty census tracts in 1970 were still high-poverty neighborhoods forty years later. On a population-weighted basis, three-quarters of the poor living in high-poverty neighborhoods in 1970 would have found that their neighborhood was still a high-poverty neighborhood in 2010 [CityObservatory, 2014]. Why are these numbers important? ***The concentration of poverty results in higher crime rates, underperforming public schools, poor housing and health conditions, as well as limited access to private services and job opportunities. Further, the urgency and complexity of concentrated poverty places a burden on community development organizations with limited financial resources and management capacity.***

Building on previous research, the FIU Metropolitan Center's Prosperity Initiative Neighborhood Distress Index is composed three sub-indices: Economic, Education and Housing, which are then composed of 12 separate indicators.

The **Economic Distress Sub-Index** is composed of the following indicators:

- Overall poverty level
- Children in poverty
- Female headed households;
- Unemployment; and
- Household income

The **Education Distress Sub-Index** measures educational attainment of the population 25 years and older, and includes:

- Population without a high school diploma
- Population with only a high school diploma
- Population with a bachelor's degree or higher

The **Housing Distress Sub-Index** focuses on separate ownership and rental housing characteristics. Since the housing needs of owners and renters vary from both policy and programmatic perspectives, a separate housing index is provided for each, and includes:

- Percentage of cost-burdened owner households with a mortgage
- Percentage of cost-burdened owner households without a mortgage
- Percentage of cost-burdened renter households

Each indicator is assigned a score from 1-14 (with 1 being most distressed and 14 least distressed) and then aggregated. The scoring system was developed with the understanding that no one indicator

should carry extra weight but rather be combined with related indicators to form a composite index, providing a more holistic neighborhood analysis. Further, a composite index allows for broader neighborhood comparisons. In fact, the analysis found the level of separation between neighborhoods, particularly at the top and bottom, was much more complicated and nuanced than a simple 1-14 ranking could provide.

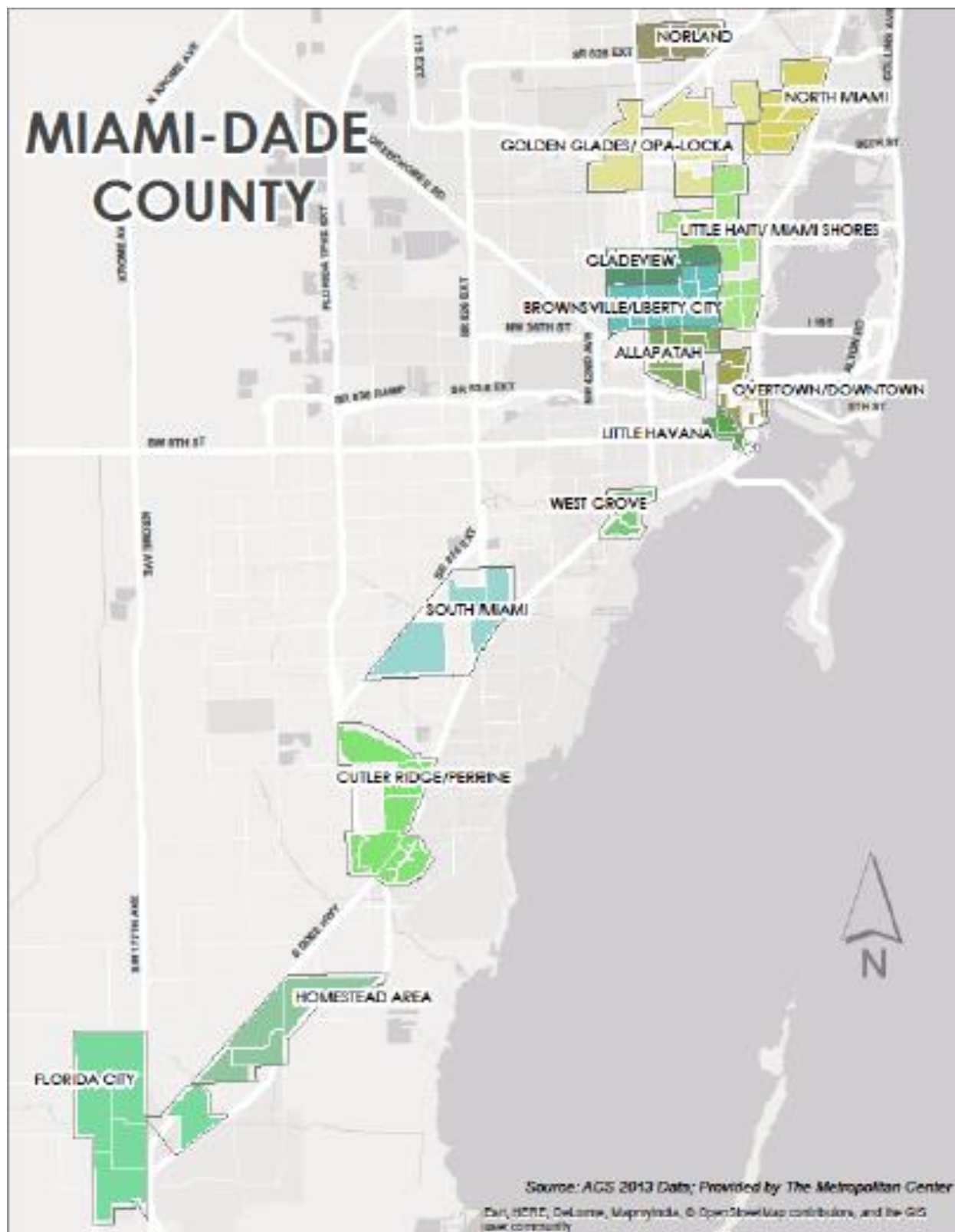
The PINDI indicators were tabulated for each of the County's 519 census tracts, and then ranked. The census tracts with the highest distress levels in each index category were aggregated to the neighborhood level. The PINDI analysis identified the County's 14 most distressed neighborhoods. A GIS-database was created to display the data by census tract and neighborhood area.

Composite Prosperity Initiative Neighborhood Distress Index							
	Economic Index	Education Distress	Owner Housing Distress Index	Renter Housing Distress Index	Total Distress Index	Total Population	Population Below Poverty
Gladeview	7	7	15	10	39	11,510	5,180
Brownsville/Liberty City	12	10	15	5	42	36,974	15,899
Allapatah	40	12	7	7	66	36,260	13,054
Florida City	32	13	17	4	66	38,794	15,130
Little Haiti	26	24	15	8	73	48,548	17,963
Homestead	42	18	8	6	74	30,827	10,173
NMB/Norland	48	21	8	13	90	14,653	3,077
West Grove	42	41	9	2	94	12,128	3,275
Little Havana	45	36	11	3	95	-	-
North Miami	37	48	11	1	97	36,398	11,283
Golden Glades	41	27	20	9	97	39,638	12,684
Overtown/Downtown	35	34	24	14	107	14,071	5,910
Cutler Ridge/Perrine	48	24	23	12	107	36,494	8,394
South Miami	70	45	20	11	146	21,279	1,915

As the MDEAT Annual Report Card and Scorecard analysis clearly shows, the conditions of persistent poverty, as well as other indicators of economic distress, are prevalent in Miami-Dade County's TUAs.

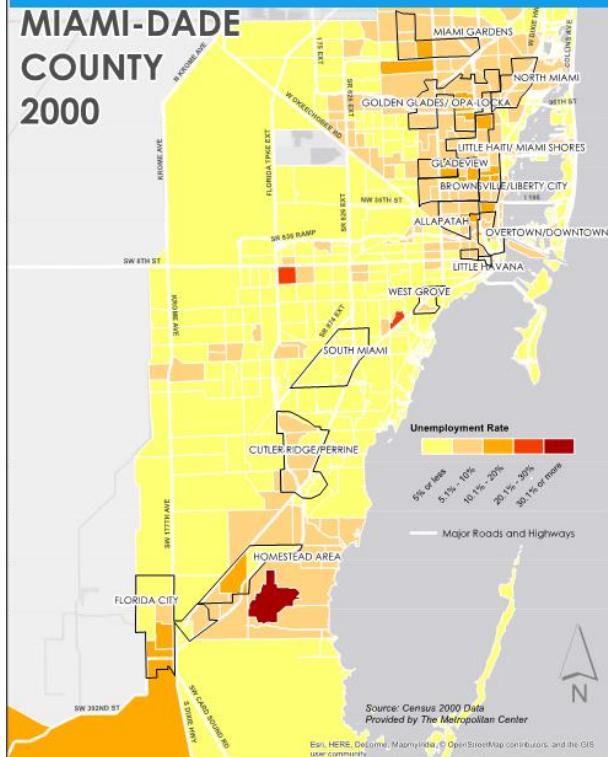
The following maps track the geography of income, employment, and educational attainment across every census tract in the County from 2000 to 2014. ***The analysis shows two clear patterns: first, a fixed concentration of the highest poverty, unemployment, and lowest incomes, in the same communities over time, and second, rather than shrinking, the number of census tracts with high levels of distress — high unemployment, low income and low educational attainment — are increasing.***

The previous 2014 MDEAT Report Card and Scorecard found the 17 TUAs vary significantly in terms of population, geographic scale and needs. The 2016 analysis found similar variations of need and distress, particularly in the areas of unemployment, poverty and crime rates. As such, the FIU Metropolitan Center recommends continued support and funding for the policy recommendations set forth in the 2014 Report (see Appendix E) and, based on the above analysis, consider modifying the existing TUA boundaries to better reflect the spatial and contextual representation of Miami-Dade County's most distressed communities.

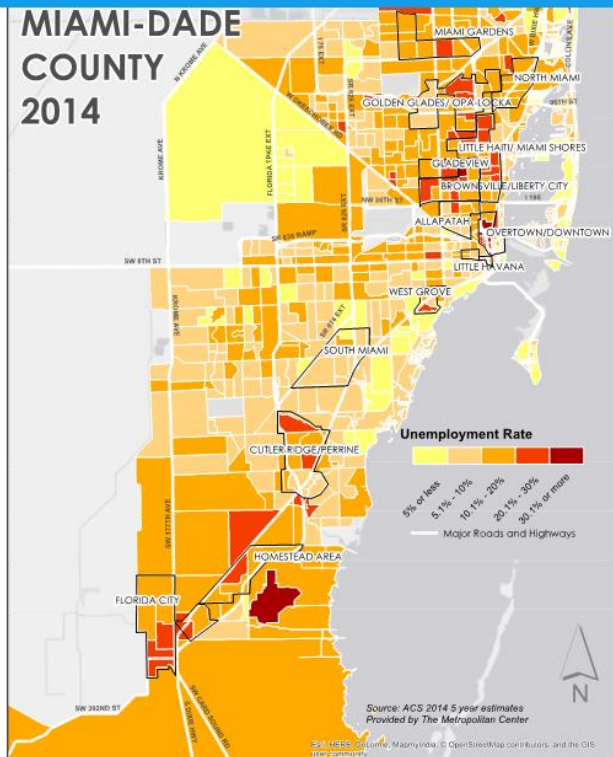


Unemployment Rate

MIAMI-DADE COUNTY 2000

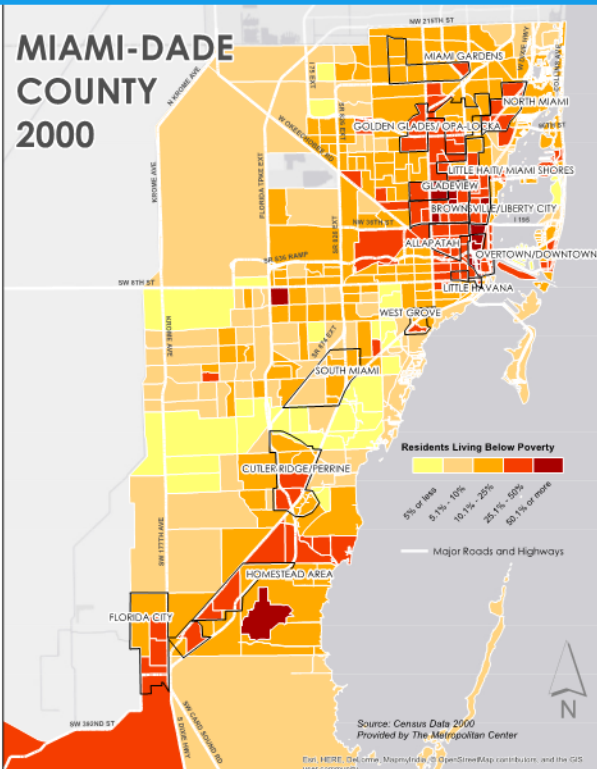


MIAMI-DADE COUNTY 2014

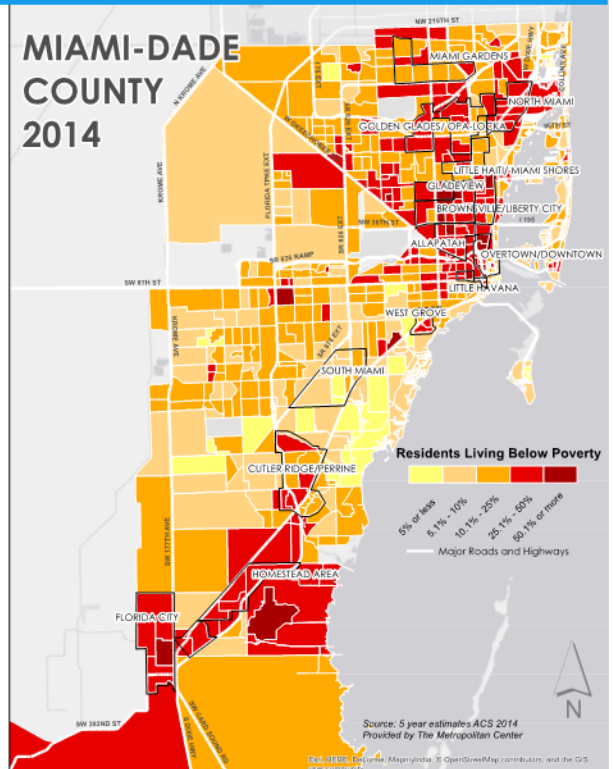


Poverty Rate

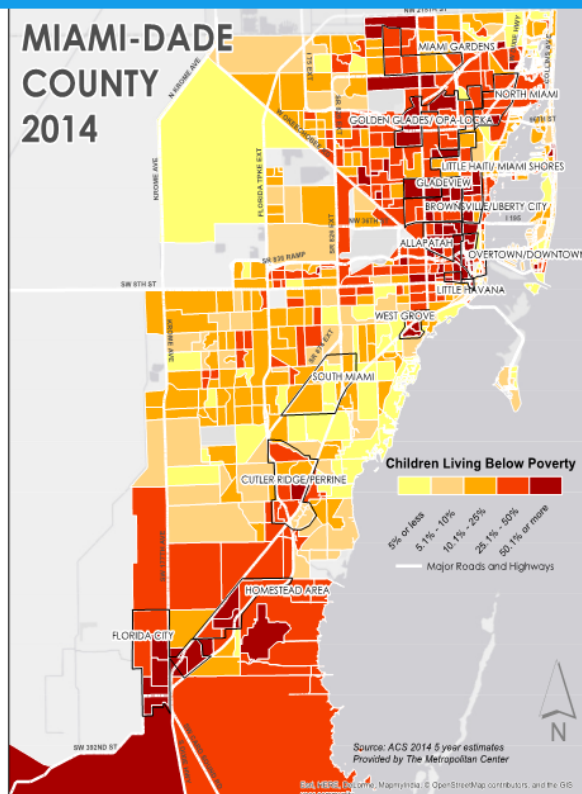
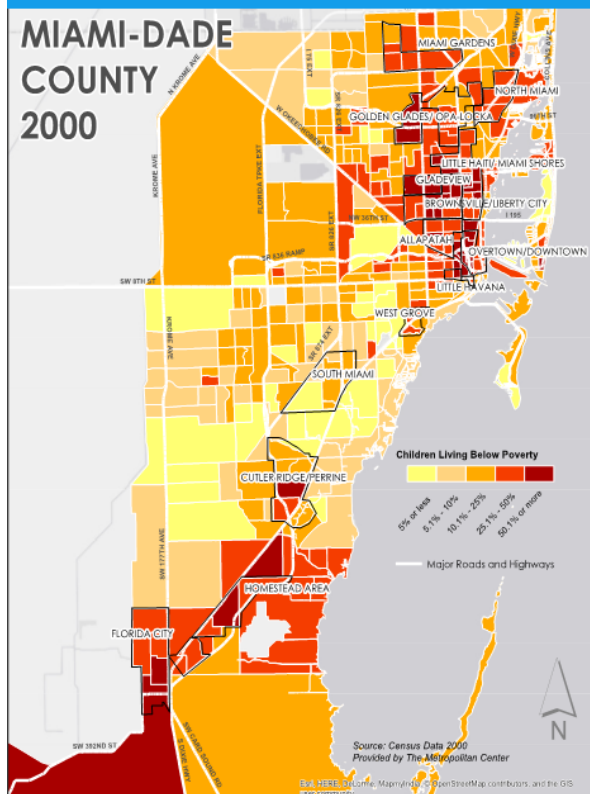
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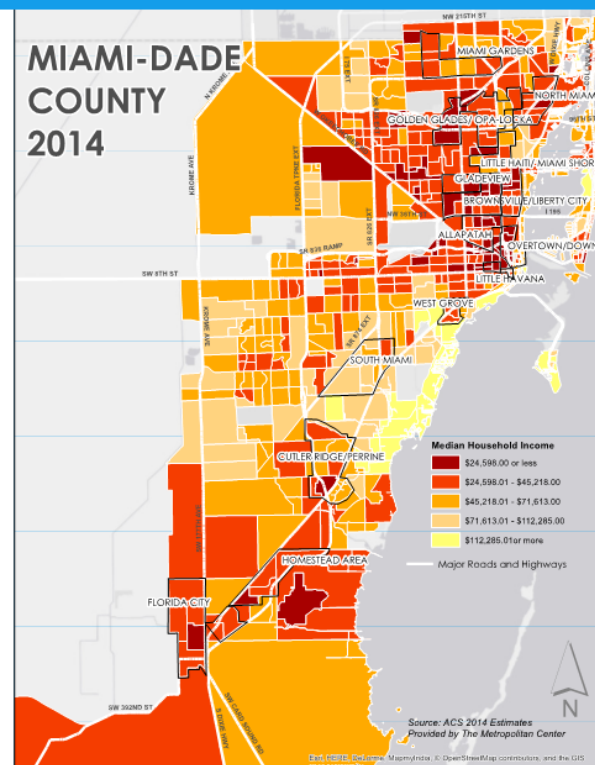
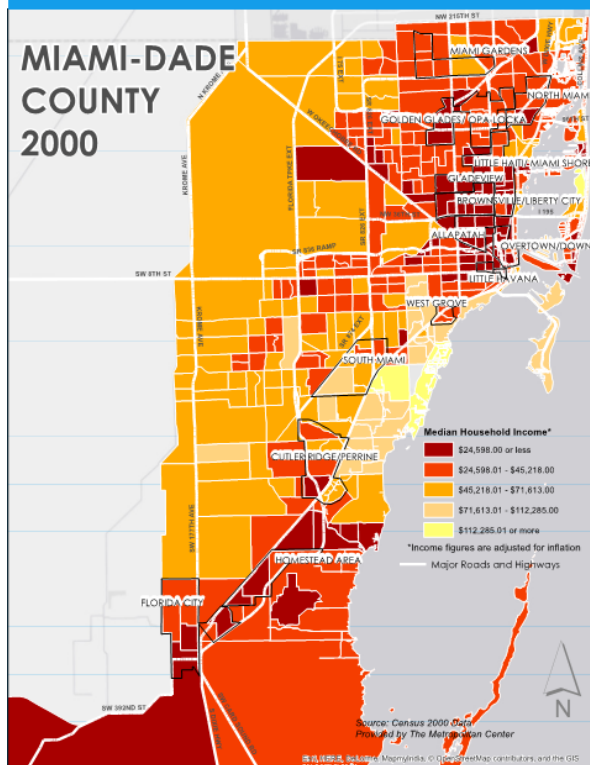
MIAMI-DADE COUNTY 2014



Children in Poverty



Household Income



IV. Annual Report Card and Scorecard

The MDEAT Annual Report Card and Scorecard was devised to provide a systematic and performance-based approach to public and private investment in Miami-Dade County's Targeted Urban Areas (TUAs). The Annual Report Card includes a comprehensive set of measures or indicators to evaluate performance (outcomes). The indicators quantify on an annual basis the impacts government programs and private sector investments are having on improving the socio-economic conditions of the TUAs. The Annual Report Card and Scorecard addresses the four major areas identified by MDEAT that provide the underpinnings of a "healthy community": 1) Jobs/Economic Development Education, 2) Housing, 3) Education, and 4) Criminal Justice.

Jobs/Economic Development

A strong local economy is characterized by prosperity that is reflected in improving standards of living for all residents. The quality of the local economy directly affects businesses, citizens and institutions. Many communities have applied economic indicators to help assess the progress they are making in better understanding the key elements that influence performance and to clarify the role of community organizations in improving the economic quality of life. Sustainable local economic development is a process that emphasizes the full use of existing human and natural resources to build employment and create wealth within a defined locality. This emerging concept considers the notion of workforce quality and economic growth. Thus, workforce quality is closely tied to labor productivity, making it a key determinant of economic growth and rising wages. Creating a place where people want to spend time creates a community where people want to work. Growth in the local economy will foster a more desirable community in which residents enjoy living and working and feel there are ample opportunities for career advancement and economic well-being.

Jobs/Economic Development Assessment

The Economy is measured by a variety of individual indicators to measure improvement in economic conditions, economic growth and the overall well-being of the community. The indicators include: availability of job opportunities, company hiring momentum, and jobs providing the income needed. The following "Jobs/Economic Development Indicators" have been identified for the Annual Report Card and Scorecard:

- Median Household Income
- Per Capita Income
- Poverty
- Labor Force
- Employment
- New Business Activity

Housing

A basic premise of all housing markets is the need for a spectrum of housing choices and opportunities for local residents. This axiom establishes that housing choices and needs differ in most communities due to a variety of factors, including: household income, age of population, proximity of employment and mere preference. A spectrum of rental housing choices and opportunities is particularly important as rental housing can accommodate an assortment of individual and household needs. An adequate supply of affordable rental housing provides choice and opportunity to working individuals and families with more modest incomes. In addition, rental housing provides a place to live during such life transitions as a job change or a divorce. Moreover, as has been the traditional American way, affordable rental housing enables households to save and eventually purchase a home.

Housing Assessment

Housing affordability depends on many economic factors within a community. Housing supply factors combined with the median sales price of existing homes and condominiums, the median gross rent and the median household income all contribute to overall affordability of housing in a community. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The following “Housing Indicators” have been identified for the Annual Report Card and Scorecard:

- Owner-occupied Units
- Home Ownership by Race
- Home Values
- Housing Vacancies
- Owner Affordability
- Renter Affordability
- Foreclosure Filings

Education

Quality education should be accessible to all children and all children should have the same opportunities to achieve high academic standing. The topic of education has been in the minds of policymakers and educators alike in this country for a long time, as they continuously try to find ways to improve education and heighten academic achievement for all children. Assessments of the educational system usually focus on public schools as they are the most accessible. When addressing the issue of “closing the education or achievement gap” policy makers and researchers usually focus on public schools because of the high concentration of children from disadvantaged backgrounds who may not have the same opportunities and achievements. Access to quality education creates opportunities for economic and career growth, and helps a community retain their younger, working age population.

Education Assessment

While statistics on education are abundant at multiple levels, there are several measures of education which allow for a meaningful comparison of the quality of education. Measures should rely on statistical data collected and used across the country, thus allowing for meaningful comparisons to be made with other geographic areas. The following “Education Indicators” have been identified for the Annual Report Card and Scorecard:

- Educated Adults
- Educated Young Adults
- High School Graduates
- Student Retention

Criminal Justice

Criminal Justice is an important factor in every community and it can manifest itself in many different ways. For example, community policing, county and municipal police and fire rescues, and even natural policing mechanisms all contribute to the safety of a community.

Most experts agree that public safety is vitally important for the health and well-being of a community and its residents. All aspects of daily life are affected by public safety including neighborhood activities, shopping, recreation and trips to school and work. Essentially, safety denotes a general feeling of being at minimal risk of danger or injury while in public. When the crime rate is high, the health of the community is negatively affected. Residents may be more inclined to stay inside their homes and isolate themselves. When a community feels safe, it is usually more vibrant and economically stable. Residents of a safe and healthy community are less likely to feel isolated and to give it the requisite attention needed to keep it that way.

Criminal Justice Assessment

The level of community crime is typically measured by analyzing both crime rates and crime types. To determine the effectiveness of local police activity crime rates are analyzed and compared to national statistics and the response times for local police. The following “Criminal Justice Indicators” have been identified for the Annual Report Card and Scorecard:

- Overall Crime
- Juvenile Crime
- Drug Crime
- Property Crime

V. TUA Scorecards

CAROL CITY

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Change	Trend	
1. Median Household Income	Increase in median household income (Black)	\$27,564-\$60,388	\$26,354-\$64,342	6.5%	increase	
2. Per Capita Income	Increase in per capita income	\$11,883-\$16,313	\$13,976-\$17,804	9.1%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	834	912	78	increase	
4. Labor Force	Increase in the labor force	65.4%	84.8%	19.4%	increase	
5. Employment	Decrease in the unemployment rate	17.4%	17.6%	0.2%	increase	
6. New Business Activity	Increase in number of new businesses	112	137	25	increase	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	59.6%	53%	6.6%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race (blacks only)	69.1%	72.5%	3.4%	increase	
3. Home Values	Increase in median home values	\$138,400 - \$203,000	\$116,300-\$146,000	28.1%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	12.0%	8.4%	3.6%	decrease	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	48.6%	44.6%	4.0%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	57.1%	55.3%	1.8%	decrease	
7. Foreclosure Filings	Decrease in foreclosure filings	12	223	211	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	56.5%	54.7%	1.8%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	46.4%	45.0%	1.4%	decrease	
3. High School Graduates	Increase in the high school graduation rate	83.2%	82.5%	0.7%	decrease	
4. Student Retention	Decrease in the student dropout rate	2.4%	2.6%	0.2%	increase	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	8.02	8.24	0.22	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	13.0	15.3	2.3	increase	
3. Police Arrests	Decrease in drug crime rate	1	2	1	increase	
4. Pedestrian Safety	Decrease in property crime rate	29.16	39.34	10.18	increase	

*The difference for the metrics represented by ranges (median household income, per capita income and median home values) is presented as the difference between the lower bounds of the ranges in 2014 and 2013, and the difference between the upper bounds in the same period

COCONUT GROVE

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Change	Trend	
1. Median Household Income	Increase in median household income (Black)	\$11,818 - \$37,083	\$13,650-\$32,500	12.4%	decrease	
2. Per Capita Income	Increase in per capita income	\$14,226 - \$41,371	\$9,948-\$64,629	56.2%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	542	667	125	increase	
4. Labor Force	Increase in the labor force	70.7%	68.2%	2.5%	decrease	
5. Employment	Decrease in the unemployment rate	17.8%	17.8%	0	no change	
6. New Business Activity	Increase in number of new businesses	28	105	77	increase	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	40.2%	39.6%	0.6%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race (blacks or African American only)	48.1%	49.6%	1.5%	increase	
3. Home Values	Increase in median home values	\$213,600 - \$356,100	\$176,000-\$316,700	11.1%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	18.0%	27.7%	9.7%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	60.5%	54.6%	5.9%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	68.3%	71.6%	3.3%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	6	32	26	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	53.5%	54.9%	1.4%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	67.1%	60.3%	6.8%	decrease	
3. High School Graduates	Increase in the high school graduation rate	85.1%	84.7%	0.4%	decrease	
4. Student Retention	Decrease in the student dropout rate	0.2%	0.5%	0.3%	increase	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	13.40	19.19	5.79	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	15.0	6.0	9.0	decrease	
3. Police Arrests	Decrease in drug crime rate	2	3	1	increase	
4. Pedestrian Safety	Decrease in property crime rate	92.85	64.88	27.97	decrease	

GOULDS

Full Scorecard:

Criteria/Indicators	Scoring Guideposts	Score			
I. Jobs/Economic Development		2013	2014	Difference	Change
1. Median Household Income	Increase in median household income (black)	\$18,438 - \$77,616	\$17,347-\$58,261	24.9%	decrease
2. Per Capita Income	Increase in per capita income	\$8,515 - \$20,041	\$7,672-\$19,527	2.6%	decrease
3. Poverty	Decrease in the poverty rate (households below poverty level)	1226	1271	45	increase
4. Labor Force	Increase in the labor force	62.0%	58.3%	3.7%	decrease
5. Employment	Decrease in the unemployment rate	17.3%	17.5%	0.2%	increase
6. New Business Activity	Increase in number of new businesses	492	206	286	decrease
II. Housing					
1. Owner-occupied Units	Increase of owner-occupied housing units	50.5%	47.8%	2.7%	decrease
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	42.8%	41.0%	1.8%	decrease
3. Home Values	Increase in median home values	\$98,800 - \$358,600	\$99,800-\$169,600	52.7%	decrease
4. Housing Vacancies	Decrease in the housing vacancy rate	12.4%	13.0%	0.6%	increase
5. Owner Affordability	Decrease in the number of cost-burdened owner households	47.9%	42.9%	5.0%	decrease
6. Renter Affordability	Decrease in the number of cost-burdened renter households	52.6%	61.4%	8.8%	increase
7. Foreclosure Filings	Decrease in foreclosure filings	2	36	34	increase
III. Education					
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	56.8%	58.9%	2.1%	increase
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	45.1%	42.7%	2.4%	decrease
3. High School Graduates	Increase in the high school graduation rate	76.3%	77.6%	1.3%	increase
4. Student Retention	Decrease in the student dropout rate	1.0%	4.3%	3.3%	increase
IV. Criminal Justice					
1. Overall Crime	Decrease in the violent crime rate	12.11	8.69	3.42	decrease
2. Juvenile Crime	Decrease in the juvenile crime rate	14.0	7.9	6.1	decrease
3. Police Arrests	Decrease in drug crime rate	5	3	2	decrease
4. Pedestrian Safety	Decrease in property crime rate	46.02	41.58	4.44	decrease

LIBERTY CITY

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$9,764 - \$43,571	\$7,743-\$49,155	12.8%	increase	
2. Per Capita Income	Increase in per capita income	\$4,469 - \$18,129	\$3,001-\$21,448	18.3%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	3395	3358	37	decrease	
4. Labor Force	Increase in the labor force	54%	53.9%	0.1%	no change	
5. Employment	Decrease in the unemployment rate	24.3%	25%	0.7%	increase	
6. New Business Activity	Increase in number of new businesses	571	460	111	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	39.3%	32.5%	6.8%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	85.7%	81.4%	4.3%	decrease	
3. Home Values	Increase in median home values	\$48,300 - \$266,000	\$45,800- \$148,000	44.4%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	20.5%	27.7%	7.2%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	51.3%	46.0%	5.3%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	65.4%	66.9%	1.5%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	13	279	266	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	54.8%	54.4%	0.4%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	52.1%	50.7%	1.4%	decrease	
3. High School Graduates	Increase in the high school graduation rate	81.4%	82.5%	1.1%	increase	
4. Student Retention	Decrease in the student dropout rate	3.5%	1.9%	1.6%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	19.93	25.58	5.65	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	46.0	37.0	9.0	decrease	
3. Police Arrests	Decrease in drug crime rate	20	11	9	decrease	
4. Pedestrian Safety	Decrease in property crime rate	104.35	75.38	28.97	decrease	

LITTLE HAITI

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (black)	\$8,582 - \$45,799	\$9,431-\$70,357	53.6%	increase	
2. Per Capita Income	Increase in per capita income	\$6,739 - \$31,643	\$7,254-\$36,784	16.2%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	4986	4579	407	decrease	
4. Labor Force	Increase in the labor force	56.0%	48.5%	7.5%	decrease	
5. Employment	Decrease in the unemployment rate	23.0%	20.2%	2.8%	decrease	
6. New Business Activity	Increase in number of new businesses	1118	1552	434	increase	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	27.4%	24.9%	2.5%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	69.5%	69.1%	0.4%	decrease	
3. Home Values	Increase in median home values	\$47,800 - \$414,300	\$72,400-\$300,000	27.6%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	19.4%	20.4%	1.0%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	63.7%	58.1%	5.6%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	56.9%	62.3%	5.4%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	15	134	119	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	44.2%	46.0%	1.8%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	40.8%	38.3%	2.5%	decrease	
3. High School Graduates	Increase in the high school graduation rate	69.7%	77.7%	8.0%	increase	
4. Student Retention	Decrease in the student dropout rate	3.2%	3.0%	0.2%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	13.41	22.12	8.71	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	28.0	15.2	12.8	decrease	
3. Police Arrests	Decrease in drug crime rate	30	8	22	decrease	
4. Pedestrian Safety	Decrease in property crime rate	52.06	65.96	13.9	increase	

MODEL CITY

Full Scorecard:

Criteria/Indicators	Scoring Guideposts	Score			
I. Jobs/Economic Development		2013	2014	Difference	Change
1. Median Household Income	Increase in median household income (black)	\$9,338 - \$42,143	\$10,154-\$41,458	1.6%	decrease
2. Per Capita Income	Increase in per capita income	\$5,131 - \$17,856	\$5,029-\$17,594	1.5%	decrease
3. Poverty	Decrease in the poverty rate (households below poverty level)	3475	3669	194	increase
4. Labor Force	Increase in the labor force	55.6%	54.8%	0.8%	decrease
5. Employment	Decrease in the unemployment rate	25.3%	24.9%	0.4%	decrease
6. New Business Activity	Increase in number of new businesses	874	1060	186	increase
II. Housing					
1. Owner-occupied Units	Increase of owner-occupied housing units	44.1%	36.5%	7.6%	decrease
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	70.0%	76.7%	6.7%	increase
3. Home Values	Increase in median home values	\$9,999 - \$165,800	\$17,700-\$139,100	16.1%	decrease
4. Housing Vacancies	Decrease in the housing vacancy rate	16.1%	18.4%	2.3%	increase
5. Owner Affordability	Decrease in the number of cost-burdened owner households	62.1%	57.9%	4.2%	decrease
6. Renter Affordability	Decrease in the number of cost-burdened renter households	67.3%	66.8%	0.5%	increase
7. Foreclosure Filings	Decrease in foreclosure filings	21	279	258	increase
III. Education					
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	53%	53.3%	0.3%	increase
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	55.6%	49.7%	5.9%	decrease
3. High School Graduates	Increase in the high school graduation rate	78.1%	84.3%	6.2%	increase
4. Student Retention	Decrease in the student dropout rate	1.5%	2.1%	0.6%	increase
IV. Criminal Justice					
1. Overall Crime	Decrease in the violent crime rate	22.81	22.73	0.08	decrease
2. Juvenile Crime	Decrease in the juvenile crime rate	30.0	27.2	2.8	decrease
3. Police Arrests	Decrease in drug crime rate	19	11	8	decrease
4. Pedestrian Safety	Decrease in property crime rate	71.36	69.25	2.11	decrease

NORTH MIAMI 7TH AVENUE

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score			
I. Jobs/Economic Development		2013	2014	Difference	Change		
1. Median Household Income	Increase in median household income (Black)	\$32,467-\$83,043	\$22,266 - \$88,676	6.8%	increase		
2. Per Capita Income	Increase in per capita income	\$11,815-\$20,999	\$11,557 - \$22,760	8.4%	increase		
3. Poverty	Decrease in the poverty rate (households below poverty level)	2,557	2,874	317	increase		
4. Labor Force	Increase in the labor force	64.6%	63.7%	0.9%	decrease		
5. Employment	Decrease in the unemployment rate	14.9%	16.3%	1.4%	increase		
6. New Business Activity	Increase in number of new businesses	933	172	761	decrease		
II. Housing							
1. Owner-occupied Units	Increase of owner-occupied housing units	82.8%	90.3%	7.5%	increase		
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	61.8%	53.3%	8.5%	decrease		
3. Home Values	Increase in median home values	\$120,000-\$162,500	\$98,700 - \$154,200	5.1%	decrease		
4. Housing Vacancies	Decrease in the housing vacancy rate	1.8%	10.7%	8.9%	increase		
5. Owner Affordability	Decrease in the number of cost-burdened owner households	62.2%	58.9%	3.3%	decrease		
6. Renter Affordability	Decrease in the number of cost-burdened renter households	60.9%	68.3%	7.4%	increase		
7. Foreclosure Filings	Decrease in foreclosure filings	0	65	65	increase		
III. Education							
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	46.0%	45.0%	1.0%	decrease		
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	N/A	N/A	N/A			
3. High School Graduates	Increase in the high school graduation rate	72.4%	73.7%	1.3%	increase		
4. Student Retention	Decrease in the student dropout rate	27.6%	26.3%	1.3%	decrease		
IV. Criminal Justice							
1. Overall Crime	Decrease in the violent crime rate	N/A	8.5	N/A			
2. Juvenile Crime	Decrease in the juvenile crime rate	4.0	5.1	1.1	increase		
3. Police Arrests	Decrease in drug crime rate	1	2	1	increase		
4. Pedestrian Safety	Decrease in property crime rate	N/A	38.6	N/A			

NORTH MIAMI DOWNTOWN

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score			
I. Jobs/Economic Development			2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)		\$16,750-\$85,132	\$14,965 - \$46,111	45.8%	decrease	
2. Per Capita Income	Increase in per capita income		\$11,456-\$20,390	\$14,353 - \$24,032	17.9%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)		3,769	3,951	182	increase	
4. Labor Force	Increase in the labor force		66.6%	66.1%	0.5%	decrease	
5. Employment	Decrease in the unemployment rate		13.7%	13.8%	0.1%	no change	
6. New Business Activity	Increase in number of new businesses		369	307	62	decrease	
II. Housing							
1. Owner-occupied Units	Increase of owner-occupied housing units		42.4%	83.1%	40.7%	increase	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)		33.8%	33.1%	0.7%	decrease	
3. Home Values	Increase in median home values		\$56,200-\$217,300	\$82,300 - \$205,300	5.5%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate		11.6%	16.9%	5.3%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households		58.5%	54.6%	3.9%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households		67.4%	66.4%	1.0%	decrease	
7. Foreclosure Filings	Decrease in foreclosure filings		1	154	153	increase	
III. Education							
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree		48.1%	46.2%	1.9%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree		N/A	N/A	N/A		
3. High School Graduates	Increase in the high school graduation rate		72.4%	73.7%	1.3%	increase	
4. Student Retention	Decrease in the student dropout rate		27.6%	26.3%	1.3%	decrease	
IV. Criminal Justice							
1. Overall Crime	Decrease in the violent crime rate		N/A	9.8	N/A		
2. Juvenile Crime	Decrease in the juvenile crime rate		20.0	7.3	12.7	decrease	
3. Police Arrests	Decrease in drug crime rate		0	2	2	increase	
4. Pedestrian Safety	Decrease in property crime rate		N/A	49.6	N/A		

NORTH MIAMI WEST DIXIE HIGHWAY

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$21,411-\$52,985	\$14,016 - \$36,250	31.6%	decrease	
2. Per Capita Income	Increase in per capita income	\$10,609-\$14,831	\$9,765 - \$12,270	17.3%	decrease	
3. Poverty	Decrease in the poverty rate (households below poverty level)	3,314	2,977	337	decrease	
4. Labor Force	Increase in the labor force	62.7%	61.7%	1.0%	decrease	
5. Employment	Decrease in the unemployment rate	15.0%	17.2%	2.2%	increase	
6. New Business Activity	Increase in number of new businesses	883	140	743	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	50.0%	87.1%	37.1%	increase	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	58.1%	47.6%	10.5%	decrease	
3. Home Values	Increase in median home values	\$172,400-\$200,000	\$121,000 - \$166,100	17.0%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	8.3%	12.9%	4.6%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	76.2%	70.9%	5.3%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	70.9%	73.7%	2.8%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	0	89	89	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	39.2%	39.6%	0.4%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	N/A	N/A	N/A		
3. High School Graduates	Increase in the high school graduation rate	72.4%	73.7%	1.3%	increase	
4. Student Retention	Decrease in the student dropout rate	27.6%	26.3%	1.3%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	N/A	13.5	N/A		
2. Juvenile Crime	Decrease in the juvenile crime rate	12.0	3.5	8.5	decrease	
3. Police Arrests	Decrease in drug crime rate	3	1	2	decrease	
4. Pedestrian Safety	Decrease in property crime rate	N/A	59.4	N/A		

NORTHWEST 27TH AVENUE

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$9,338-\$70,926	\$10,758 -\$70,363	0.8%	decrease	
2. Per Capita Income	Increase in per capita income	\$5,131-\$21,375	\$5,029 - \$21,610	1.1%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	18,360	18,459	99	increase	
4. Labor Force	Increase in the labor force	60.0%	59.9%	0.1%	no change	
5. Employment	Decrease in the unemployment rate	16.0%	16.5%	0.5%	increase	
6. New Business Activity	Increase in number of new businesses	2,857	644	2,213	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	54.2%	51.8%	2.4%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	69.3%	53.2%	16.1%	decrease	
3. Home Values	Increase in median home values	\$11,400-\$258,100	\$56,900 - \$206,800	19.9%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	8.4%	16.9%	8.5%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	46.8%	42.8%	4.0%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	62.6%	65.9%	3.3%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	0	465	465	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	51.2%	52.4%	1.2%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	N/A	N/A	N/A		
3. High School Graduates	Increase in the high school graduation rate	75.9%	79.5%	3.6%	increase	
4. Student Retention	Decrease in the student dropout rate	24.1%	20.5%	3.6%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	N/A	18.6	N/A		
2. Juvenile Crime	Decrease in the juvenile crime rate	17.0	16.1	0.9	decrease	
3. Police Arrests	Decrease in drug crime rate	31	9	22	decrease	
4. Pedestrian Safety	Decrease in property crime rate	N/A	68	N/A		

NORTHWEST 183RD STREET

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$11,961-\$90,313	\$14,327 - \$84,531	6.4%	decrease	
2. Per Capita Income	Increase in per capita income	\$11,501-\$37,880	\$11,162 - \$29,852	21.2%	decrease	
3. Poverty	Decrease in the poverty rate (households below poverty level)	6,933	7,699	766	increase	
4. Labor Force	Increase in the labor force	66.9%	63.1%	3.8%	decrease	
5. Employment	Decrease in the unemployment rate	13.9%	13.1%	0.8%	decrease	
6. New Business Activity	Increase in number of new businesses	3,881	492	3,389	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	71.3%	72.2%	0.9%	increase	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	61.2%	46.2%	15.0%	decrease	
3. Home Values	Increase in median home values	\$74,500-\$254,900	\$81,100 - \$205,200	19.5%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	2.95%	9.42%	6.5%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	44.6%	44.4%	0.2%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	57.4%	60.5%	3.1%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	0	223	223	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	57.7%	57.4%	0.3%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	N/A	N/A	N/A		
3. High School Graduates	Increase in the high school graduation rate	83.5%	82.9%	0.6%	decrease	
4. Student Retention	Decrease in the student dropout rate	16.5%	17.1%	0.6%	increase	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	N/A	6.9	N/A		
2. Juvenile Crime	Decrease in the juvenile crime rate	16.0	8.1	7.9	decrease	
3. Police Arrests	Decrease in drug crime rate	5	7	2	increase	
4. Pedestrian Safety	Decrease in property crime rate	N/A	39.7	N/A		

OPA - LOCKA

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (black)	\$ 17,410.00	\$ 15,883.00	8.8%	decrease	
2. Per Capita Income	Increase in per capita income	\$ 11,375.00	\$ 11,010.00	3.2%	decrease	
3. Poverty	Decrease in the poverty rate (households below poverty level)	3305	3346	41	increase	
4. Labor Force	Increase in the labor force	51.5%	52.1%	0.6%	increase	
5. Employment	Decrease in the unemployment rate	12.3%	13.6%	1.3%	increase	
6. New Business Activity	Increase in number of new businesses	1558	968	590	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	32.8%	36.8%	4.0%	increase	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	55.3%	49.1%	6.2%	decrease	
3. Home Values	Increase in median home values	\$118,600	\$100,800	15.0%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	18.2%	18.5%	0.3%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	58.4%	62.7%	4.3%	increase	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	61.0%	62.6%	1.6%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	14	74	60	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	48.9%	51.1%	2.2%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	60.6%	57.2%	3.4%	decrease	
3. High School Graduates	Increase in the high school graduation rate	74.4%	79.9%	5.5%	increase	
4. Student Retention	Decrease in the student dropout rate	1.5%	2.5%	1.0%	increase	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	27.80	34.46	6.66	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	30.0	24.3	5.7	decrease	
3. Police Arrests	Decrease in drug crime rate	16	7	9	decrease	
4. Pedestrian Safety	Decrease in property crime rate	80.23	78.72	1.51	decrease	

OVERTOWN

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$9,737 - \$36,625	\$8,558-\$38,984	6.4%	increase	
2. Per Capita Income	Increase in per capita income	\$7,028 - \$36,750	\$6,279-\$38,557	5.0%	increase	
3. Poverty	Decrease in the poverty rate (households below poverty level)	1850	1900	50	increase	
4. Labor Force	Increase in the labor force	51.2%	52.4%	1.2%	increase	
5. Employment	Decrease in the unemployment rate	24.2%	29.8%	5.6%	increase	
6. New Business Activity	Increase in number of new businesses	299	286	13	decrease	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	20.8%	20.7%	0.1%	no change	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	51.9%	54.1%	2.2%	increase	
3. Home Values	Increase in median home values	\$86,200 - \$268,400	\$55,400-\$220,800	17.7%	decrease	
4. Housing Vacancies	Decrease in the housing vacancy rate	26.8%	22.1%	4.7%	decrease	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	47.3%	50.3%	3.0%	increase	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	59.1%	59.3%	0.2%	increase	
7. Foreclosure Filings	Decrease in foreclosure filings	3	9	6	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	50.0%	49.2%	0.8%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	36.4%	39.4%	3.0%	increase	
3. High School Graduates	Increase in the high school graduation rate	82.7%	82.7%	0%	no change	
4. Student Retention	Decrease in the student dropout rate	4.8%	3.5%	1.3%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	23.77	30.15	6.38	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	47.0	49.3	2.3	increase	
3. Police Arrests	Decrease in drug crime rate	11	22	11	increase	
4. Pedestrian Safety	Decrease in property crime rate	92.12	76.72	15.4	decrease	

P E R R I N E

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$17,328 - \$30,833	\$22,898-\$34,539	12.0%	increase	
2. Per Capita Income	Increase in per capita income	\$8,135 - \$20,078	\$8,918-\$19,161	4.6%	decrease	
3. Poverty	Decrease in the poverty rate (households below poverty level)	678	600	78	decrease	
4. Labor Force	Increase in the labor force	61.5%	55.2%	6.3%	decrease	
5. Employment	Decrease in the unemployment rate	15.9%	17.5%	1.6%	increase	
6. New Business Activity	Increase in number of new businesses	228	513	285	increase	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	22.4%	24.9%	2.5%	increase	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	79.1%	89.4%	10.3%	increase	
3. Home Values	Increase in median home values	\$112,800 - \$115,300	\$106,000-\$117,200	1.6%	increase	
4. Housing Vacancies	Decrease in the housing vacancy rate	14.3%	16.9%	2.6%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	50.7%	47.4%	3.3%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	60.9%	54.3%	6.6%	decrease	
7. Foreclosure Filings	Decrease in foreclosure filings	8	138	130	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	54.6%	56.2%	1.6%	increase	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	48.6%	55.6%	7.0%	increase	
3. High School Graduates	Increase in the high school graduation rate	84.5%	89.8%	5.3%	increase	
4. Student Retention	Decrease in the student dropout rate	3.0%	2.1%	0.9%	decrease	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	20.88	17.81	3.07	decrease	
2. Juvenile Crime	Decrease in the juvenile crime rate	0	0	0	no change	
3. Police Arrests	Decrease in drug crime rate	0	0	0	no change	
4. Pedestrian Safety	Decrease in property crime rate	67.98	55.43	12.55	decrease	

RICHMOND HEIGHTS

Full Scorecard:

Criteria/Indicators	Scoring Guideposts	Score			
I. Jobs/Economic Development		2013	2014	Difference	Change
1. Median Household Income	Increase in median household income (Black)	\$22,458 - \$50,333	\$22,740-\$48,157	4.3%	decrease
2. Per Capita Income	Increase in per capita income	\$10,650 - \$40,822	\$12,513-\$41,933	2.7%	increase
3. Poverty	Decrease in the poverty rate (households below poverty level)	379	519	140	increase
4. Labor Force	Increase in the labor force	56.9%	28.2%	28.4%	decrease
5. Employment	Decrease in the unemployment rate	25.2%	17.5%	7.7%	decrease
6. New Business Activity	Increase in number of new businesses	94	95	1	decrease
II. Housing					
1. Owner-occupied Units	Increase of owner-occupied housing units	81.6%	81.6%	0.0%	no change
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	64.7%	69.7%	5.0%	increase
3. Home Values	Increase in median home values	\$156,500 - \$304,700	\$114,400-504,800	65.7%	increase
4. Housing Vacancies	Decrease in the housing vacancy rate	7.4%	10.8%	3.4%	increase
5. Owner Affordability	Decrease in the number of cost-burdened owner households	67.6%	67.9%	0.3%	increase
6. Renter Affordability	Decrease in the number of cost-burdened renter households	49.8%	52.6%	2.8%	increase
7. Foreclosure Filings	Decrease in foreclosure filings	14	87	73	increase
III. Education					
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	59.8%	56.6%	3.2%	decrease
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	71.5%	72.2%	0.7%	increase
3. High School Graduates	Increase in the high school graduation rate	81.5%	89.2%	7.7%	increase
4. Student Retention	Decrease in the student dropout rate	2.0%	1.1%	0.9%	decrease
IV. Criminal Justice					
1. Overall Crime	Decrease in the violent crime rate	16.69	13.56	3.13	decrease
2. Juvenile Crime	Decrease in the juvenile crime rate	102	39.3	62.7	decrease
3. Police Arrests	Decrease in drug crime rate	12	1	11	decrease
4. Pedestrian Safety	Decrease in property crime rate	74.64	49.74	24.9	decrease

SOUTH MIAMI

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score		
I. Jobs/Economic Development		2013	2014	Difference	Change	
1. Median Household Income	Increase in median household income (Black)	\$15,550 - \$46,813	\$29,375-\$43,092	7.9%	decrease	
2. Per Capita Income	Increase in per capita income	\$10,860 - \$25,438	\$16,882-\$21,829	14.2%	decrease	
3. Poverty	Decrease in the poverty rate (households below poverty level)	530	494	36	decrease	
4. Labor Force	Increase in the labor force	57.9%	53.6%	4.3%	decrease	
5. Employment	Decrease in the unemployment rate	12.9%	16.2%	3.3%	increase	
6. New Business Activity	Increase in number of new businesses	196	342	146	increase	
II. Housing						
1. Owner-occupied Units	Increase of owner-occupied housing units	42.5%	39.3%	3.2%	decrease	
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)	44.3%	53.4%	9.1%	increase	
3. Home Values	Increase in median home values	\$121,700 - \$291,300	\$124,400-\$328,300	12.7%	increase	
4. Housing Vacancies	Decrease in the housing vacancy rate	23.3%	25.0%	1.7%	increase	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	36.4%	29.0%	7.4%	decrease	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	49.9%	42.3%	7.6%	decrease	
7. Foreclosure Filings	Decrease in foreclosure filings	1	112	111	increase	
III. Education						
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	47.1%	44.8%	2.3%	decrease	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	54.6%	47.2%	7.4%	decrease	
3. High School Graduates	Increase in the high school graduation rate	85.2%	88.9%	3.7%	increase	
4. Student Retention	Decrease in the student dropout rate	0.4%	1.5%	1.1%	increase	
IV. Criminal Justice						
1. Overall Crime	Decrease in the violent crime rate	2.11	11.02	8.91	increase	
2. Juvenile Crime	Decrease in the juvenile crime rate	9.0	3.3	5.7	decrease	
3. Police Arrests	Decrease in drug crime rate	0	0	0	no change	
4. Pedestrian Safety	Decrease in property crime rate	35.31	139.29	103.98	increase	

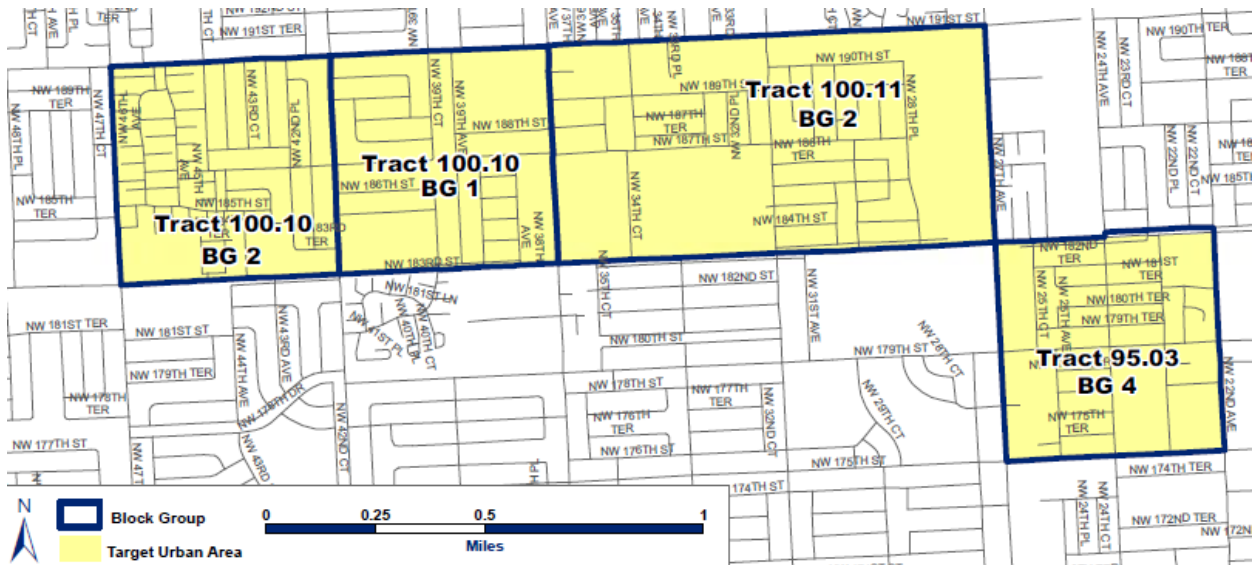
WEST LITTLE RIVER

Full Scorecard:

Criteria/Indicators		Scoring Guideposts		Score			
I. Jobs/Economic Development				2013	2014	Difference	Change
1. Median Household Income	Increase in median household income (Black)			\$11,875 - \$101,563	\$12,214-115,216	13.4%	increase
2. Per Capita Income	Increase in per capita income			\$6,466 - \$22,001	\$7,761-\$25,140	14.3%	increase
3. Poverty	Decrease in the poverty rate (households below poverty level)			3716	4121	405	increase
4. Labor Force	Increase in the labor force			60.5%	60.3%	0.2%	decrease
5. Employment	Decrease in the unemployment rate			17.0%	19.1%	2.1%	increase
6. New Business Activity	Increase in number of new businesses			714	690	24	decrease
II. Housing							
1. Owner-occupied Units	Increase of owner-occupied housing units			55.4%	55.1%	0.3%	decrease
2. Owner-occupancy by Race	Increase in owner occupancy by race(blacks or African American only)			57.3%	56.6%	0.7%	decrease
3. Home Values	Increase in median home values			\$48,800 - \$194,900	\$13,500-\$174,400	10.5%	decrease
4. Housing Vacancies	Decrease in the housing vacancy rate			12.8%	13.7%	0.9%	increase
5. Owner Affordability	Decrease in the number of cost-burdened owner households			59.3%	54.3%	5.0%	decrease
6. Renter Affordability	Decrease in the number of cost-burdened renter households			61.8%	57.8%	4.0%	decrease
7. Foreclosure Filings	Decrease in foreclosure filings			41	133	92	increase
III. Education							
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree			48.7%	49.7%	1.0%	increase
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree			56.0%	51.7%	4.3%	decrease
3. High School Graduates	Increase in the high school graduation rate			70.0%	82.4%	12.4%	increase
4. Student Retention	Decrease in the student dropout rate			3.6%	2.7%	0.9%	decrease
IV. Criminal Justice							
1. Overall Crime	Decrease in the violent crime rate			13.39	18.69	5.3	increase
2. Juvenile Crime	Decrease in the juvenile crime rate			29.0	34.4	5.4	increase
3. Police Arrests	Decrease in drug crime rate			53	13	40	decrease
4. Pedestrian Safety	Decrease in property crime rate			69.54	55.77	13.77	decrease

VI. TUA Profiles

CAROL CITY



Demographics

Population: 10,657
 Female 43.1%
 Male 40.8%
 Under 5 Years 8%
 5 to 17 Years 21%
 18 to 34 Years 26%
 35 to 54 Years 25%
 55 and Over 20%
 65 and Over 10%
 18 and Over 70%
 Black or African American Alone: 64%
 White- Non-Hispanic: 1%
 Hispanic or Latino: 32%

Economic Development

Median Household Income: \$41,786
 Black \$26,354-\$64,342
 White, non-Hispanic *
 Hispanic or Latino \$17,000-\$50,398
 Per Capita Income: \$13,976-\$17,804
 Number Living Below Poverty: 912
 Family Households 14.0%
 Non-Family Households 15.4%
 Percent in Labor Force: 84.8%
 Percent Employed 82.4%
 Percent Unemployed 17.6%

Education

Percent of Population 25 + with:
 Less than High School Diploma 19%
 High School Diploma/GED 39.6%
 Some College/Associate's Degree 26%
 Bachelor's Degree 8.5%
 Graduate/Professional Degree 0.2%
 Graduation Rate (2014-15) %: 82.5%
 White *%
 Black 84.6%
 Hispanic 63.6%
 Dropout Rate (2014-15) %: 2.6%

Housing

Median Home Value: \$116,300-\$146,000
 Owner-Occupied Units: 1,624
 Black 72.5%
 White – Non-Hispanic 0.5%
 Hispanic 37.2%
 Median Gross Rent: \$823 - \$1,422
 Renter-Occupied Units: 1,458
 Black 68%
 White – Non-Hispanic 0.0%
 Hispanic 47%
 Housing Vacancy Rate: 8.4%

Housing Units and Types

Number of Housing Units: 3,503
Single-Family Housing Units: 51%
Multi-Family Housing Units: 37%

Foreclosures

Number of Foreclosures: 223

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,659
Cost-Burdened Housing Units 44.6%
Renter-Occupied Housing Units: 1,450
Cost-Burdened Housing Units 55.3%

Juvenile Crime

Population Under 18: 2,614
Crime Types:
Violent Crimes 10
Property Crimes 17
Drug Crimes 2
Other Crimes 11
Crime Severity:
Misdemeanors 23
Felonies 7
N/A 10
Crime Rate (per 1,000 population): 15.3

Overall Crime

Violent Crimes (per 1,000 population): 8.24
Property Crimes (per 1,000 population): 39.34

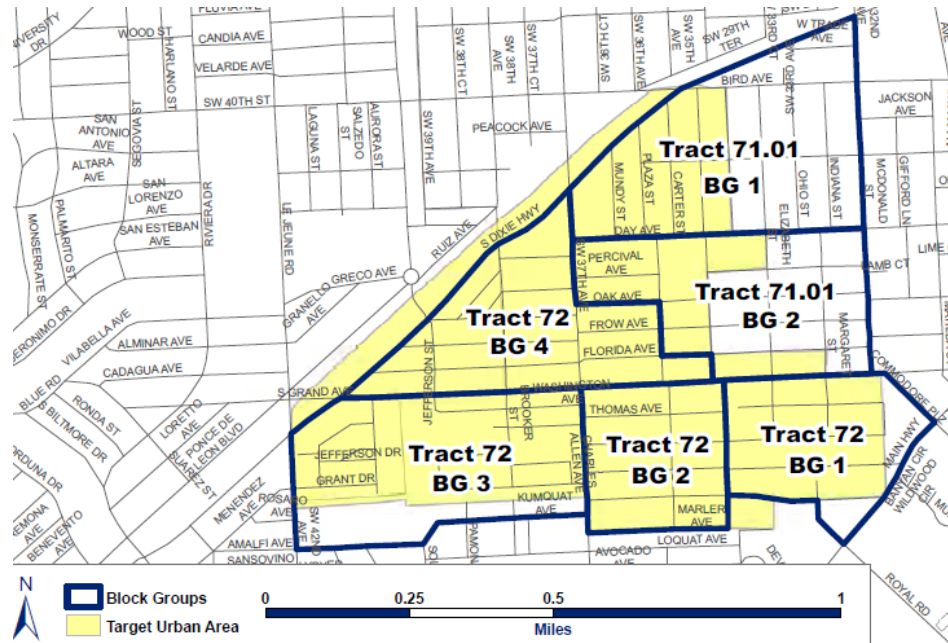
Business Activity

Total Number of Businesses (2014): 137

Community Resources

Child, Family and School Social Services: 20
Medical and Public Health Social Services: 5
Health and Substance Abuse Social Services: 3
Total Resources: 26

COCONUT GROVE



Demographics

Population: 4,910

Female 56.2%

Male 47.5%

Under 5 Years 7%

5 to 17 Years 14%

18 to 34 Years 26%

35 to 54 Years 27%

55 and Over 26%

65 and Over 18%

18 and Over 78%

Black or African American Alone: 54%

White, non-Hispanic: 21%

Hispanic or Latino: 25%

Economic Development

Median Household Income: \$26,584

Black \$13,650 - \$32,500

White, non-Hispanic \$50,000 - \$91,250

Hispanic or Latino \$11,620 - \$202,917

Per Capita Income: \$9,948 - \$64,629

Number Living Below Poverty: 667

Family Households 14.2%

Non-Family Households 20.2%

Percent in Labor Force: 68.2%

Percent Employed 56.1%

Percent Unemployed 17.8%

Education

Percent of Population 25 + with:

Less than High School Diploma 12%

High School Diploma/GED 28%

Some College/Associate's Degree 25%

Bachelor's Degree 20%

Graduate/Professional Degree 5.5%

Graduation Rate (2014-15): 84.7%

White 94.0%

Black 84.5%

Hispanic 83.4%

Dropout Rate (2014-15): 0.5%

Housing

Median Home Value: \$176,000 - \$316,700

Owner-Occupied Units: 803

Black 49.6%

White - Non-Hispanic 22.5%

Hispanic 56.3%

Median Gross Rent: \$789 - \$1,610

Renter-Occupied Units: 1,229

Black 51%

White - Non-Hispanic 24.2%

Hispanic 49.9%

Housing Vacancy Rate: 27.7%

Housing Units and Types

Number of Housing Units: 1,940
Single-Family Housing Units: 64.0%
Multi-Family Housing Units: 36.0%

Foreclosures

Number of Foreclosures: 32

Juvenile Crime

Population Under 18: 1,166

Crime Types:

Violent Crimes 1
Property Crimes 1
Drug Crimes 3
Other Crimes 2

Crime Severity:

Misdemeanors 4
Felonies 2
N/A 1

Crime Rate (per 1,000 population): 6.0

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 441
Cost-Burdened Housing Units: 54.6%
Renter-Occupied Housing Units: 1,171
Cost-Burdened Housing Units: 71.6%

Overall Crime

Violent Crimes (per 1,000 population): 19.19
Property Crimes (per 1,000 population): 64.88

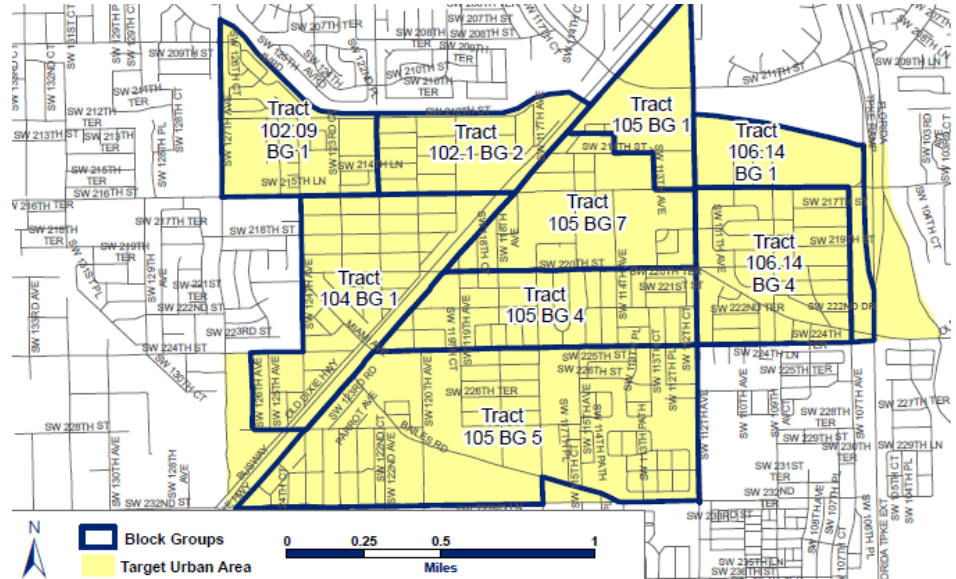
Business Activity

Total Number of Businesses (2014): 105

Community Resources

Child, Family and School Social Services: 25
Medical and Public Health Social Services: 7
Health and Substance Abuse Social Services: 9
Total Resources: 34

GOULDS



Demographics

Population: 16,000

Female 58.3%

Male 54.9%

Under 5 Years 8.9%

5 to 17 Years 22.9%

18 to 34 Years 25.1%

35 to 54 Years 27.0%

55 and Over 16.0%

65 and Over 12.5%

18 and Over 98.5%

Black or African American Alone: 51.0%

White, Non-Hispanic: 9.0%

Hispanic or Latino: 51.0%

Economic Development

Median Household Income: \$35,043

Black \$17,347 - \$58,261

White, non-Hispanic \$12,073 - \$70,990

Hispanic or Latino \$13,625 - \$67,279

Per Capita Income: \$7,672 - \$19,527

Number Living Below Poverty: 1,271

Family Households 23.6%

Non-Family Households 6.0%

Percent in Labor Force: 58.3%

Percent Employed 48.0%

Percent Unemployed 17.5%

Education

Percent of Population 25 + with:

Less than High School Diploma 19.7%

High School Diploma/GED 40.2%

Some College/Associate's Degree 21.7%

Bachelor's Degree 11.0%

Graduate/Professional Degree 3.1%

Graduation Rate (2014-15): 77.6%

White 90.3%

Black 71.3%

Hispanic 83.4%

Dropout Rate (2014-15): 4.3%

Housing

Median Home Value: \$99,800- \$169,600

Owner-Occupied Units: 1,778

Black 41.0%

White – Non-Hispanic 5.5%

Hispanic 53.7%

Median Gross Rent: \$666 - \$1,615

Renter-Occupied Units: 2,157

Black 59.0%

White – Non-Hispanic 3.0%

Hispanic 63.8%

Housing Vacancy Rate: 13.0%

Housing Units and Types

Number of Housing Units: 4,301
Single-Family Housing Units: 85.0%
Multi-Family Housing Units: 14.0%
Other Housing Units: 1.0%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 2,005
Cost-Burdened Housing Units: 42.9%
Renter-Occupied Housing Units: 2,246
Cost-Burdened Housing Units: 61.4%

Foreclosures

Number of Foreclosures: 36

Juvenile Crime

Population Under 18: 5,915

Crime Types:

Violent Crimes 16
Property Crimes 8
Drug Crimes 3
Other Crimes 20

Crime Severity:

Misdemeanors 21
Felonies 21
N/A 5

Crime Rate (per 1,000 population): 7.9

Overall Crime

Violent Crimes (per 1,000 population): 8.69
Property Crimes (per 1,000 population): 41.58

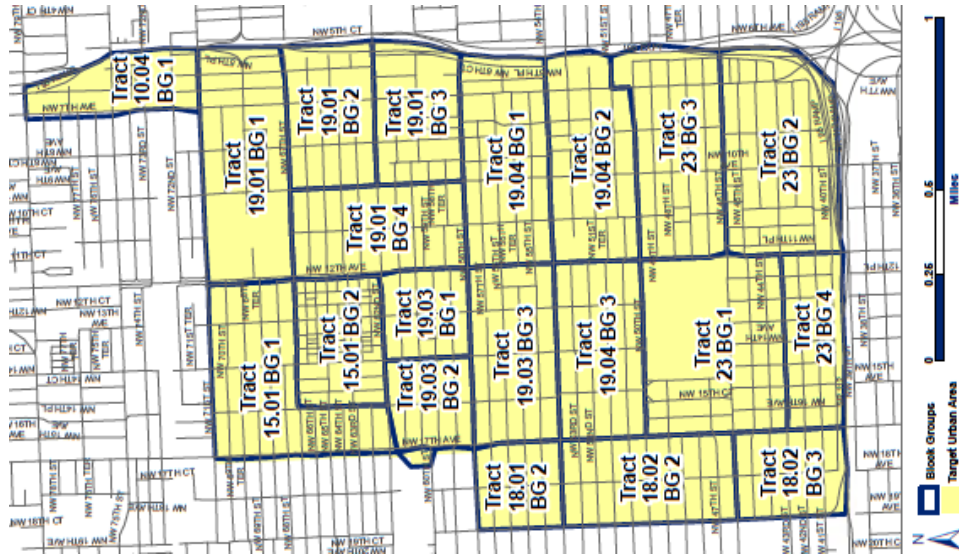
Business Activity

Total Number of Businesses (2014): 206

Community Resources

Child, Family and School Social Services: 7
Public Health Social Services: 0
Health and Substance Abuse Social Services: 0
Total Resources: 7

LIBERTY CITY



Demographics

Population: 23,212

Female 59.7%

Male 46.2%

Under 5 Years 8.3%

5 to 17 Years 19.5%

18 to 34 Years 24.6%

35 to 54 Years 26.1%

55 and Over 21.4%

65 and Over 11.4%

18 and Over 71.7%

Black or African American Alone: 88.0%

White – Non-Hispanic: 2.0%

Hispanic or Latino: 15.0%

Economic Development

Median Household Income: \$21,507

Black \$7,743 - \$49,155

White, non-Hispanic 0

Hispanic or Latino \$8,636 - \$117,786

Per Capita Income: \$3,001 - \$21,448

Number Living Below Poverty: 3,358

Family Households 27.0%

Non-Family Households 16.0%

Percent in Labor Force: 53.9%

Percent Employed 40.5%

Percent Unemployed 25.0%

Education

Percent of Population 25 + with:

Less than High School Diploma 22.3%

High School Diploma/GED 43.1%

Some College/Associate's Degree 21.4%

Bachelor's Degree 6.6%

Graduate/Professional Degree 1.3%

Graduation Rate (2014-15): 82.5%

White *

Black 83.1%

Hispanic 75.0%

Dropout Rate (2014-15): 1.9%

Housing

Median Home Value: \$45,800- \$148,000

Owner-Occupied Units: 2,504

Black 80.4%

White – Non-Hispanic: 1.8%

Hispanic 22.1%

Median Gross Rent: \$552 - \$2,000

Renter-Occupied Units: 5,305

Black 89.0%

White – Non-Hispanic 1.9%

Hispanic 10.3%

Housing Vacancy Rate: 27.7%

Housing Units and Types

Number of Housing Units: 7,797
Single-Family Housing Units: 59.5%
Multi-Family Housing Units 39.7%
Other Housing Units: 1.0%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 2,545
Cost-Burdened Housing Units: 46.0%
Renter-Occupied Housing Units: 5,252
Cost-Burdened Housing Units: 66.9%

Foreclosures

Number of Foreclosures: 279

Juvenile Crime

Population Under 18: 6,820

Crime Types:

Violent Crimes 77
Property Crimes 52
Drug Crimes 11
Other Crimes 112

Crime Severity:

Misdemeanors 88
Felonies 121
N/A 43

Crime Rate (per 1,000 population): 37

Overall Crime

Violent Crimes (per 1,000 population): 25.58
Property Crimes (per 1,000 population): 75.38

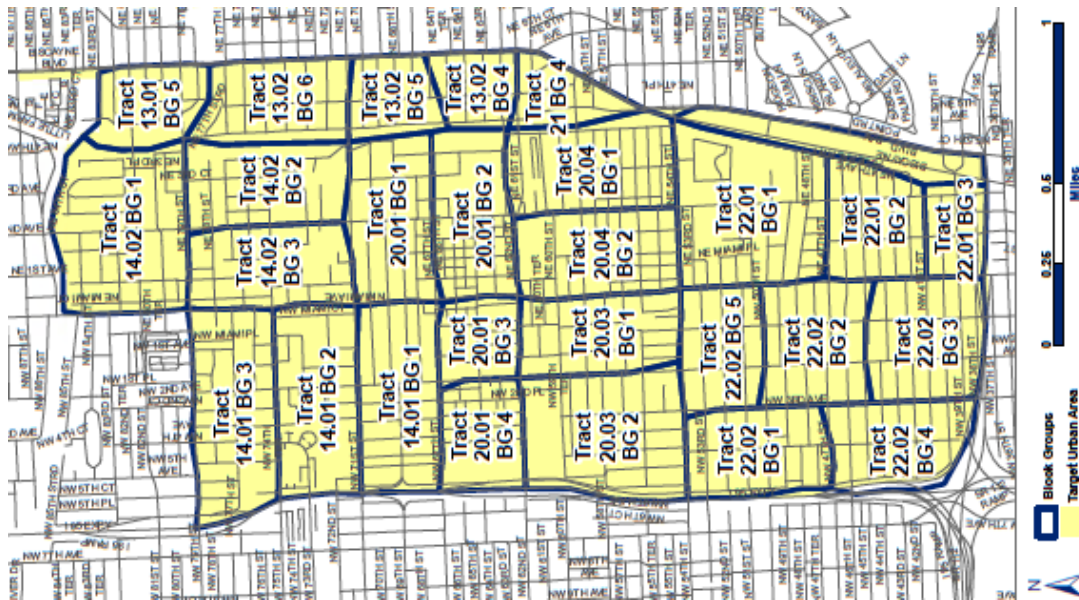
Business Activity

Total Number of Businesses (2014): 460

Community Resources

Child, Family and School Social Services: 39
Public Health Social Services: 5
Health and Substance Abuse Social Services: 6
Total Resources: 44

LITTLE HAITI



Demographics

Population: 32,126

Female 57.1%

Male 54.8%

Under 5 Years 7.3%

5 to 17 Years 16.7%

18 to 34 Years 25.6%

35 to 54 Years 24.9%

55 and Over 25.5%

65 and Over 13.6%

18 and Over 76.0% Black or African American

Alone: 80.0%

White – Non-Hispanic: 7.0%

Hispanic or Latino: 24.0%

Economic Development

Median Household Income: \$9,792 - \$50,083

Black \$9,431 - \$70,357

White, non-Hispanic \$21,827 - \$56,591

Hispanic or Latino \$8,807 - \$78,750

Per Capita Income: \$7,254 - \$36,784

Number Living Below Poverty: 4,579

Family Households 22.6%

Non-Family Households 18.6%

Percent in Labor Force: 48.5%

Percent Employed 38.7%

Percent Unemployed 20.2%

Education

Percent of Population 25 + with:

Less than High School Diploma 29.3%

High School Diploma/GED 32.4%

Some College/Associate's Degree 20.9%

Bachelor's Degree 7.9%

Graduate/Professional Degree 0.9%

Graduation Rate (2014-15): 77.7%

White *%

Black 77.9%

Hispanic 78.3%

Dropout Rate (2014-15): 3.0%

Housing

Median Home Value: \$72,400- \$300,000

Owner-Occupied Units 2,757

Black 69.1%

White – Non-Hispanic 9.8%

Hispanic 30.5%

Median Gross Rent: \$326 - \$1,661

Renter-Occupied Units: 8,264

Black 71.0%

White – Non-Hispanic 6.3%

Hispanic 32.2%

Housing Vacancy Rate: 20.4%

Housing Units and Types

Number of Housing Units: 11,121
Single-Family Housing Units: 42.0%
Multi-Family Housing Units: 58.0%
Other Housing Units: 0%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,591
Cost-Burdened Housing Units: 58.1%
Renter-Occupied Housing Units: 8,356
Cost-Burdened Housing Units: 62.3%

Foreclosures

Number of Foreclosures: 134

Juvenile Crime

Population Under 18: 8,597
Crime Types:
Violent Crimes 24
Property Crimes 46
Drug Crimes 8
Other Crimes 53
Crime Severity:
Misdemeanors 70
Felonies 34
N/A 27
Crime Rate (per 1,000 population): 15.2

Overall Crime

Violent Crimes (per 1,000 population): 22.12
Property Crimes (per 1,000 population): 65.96

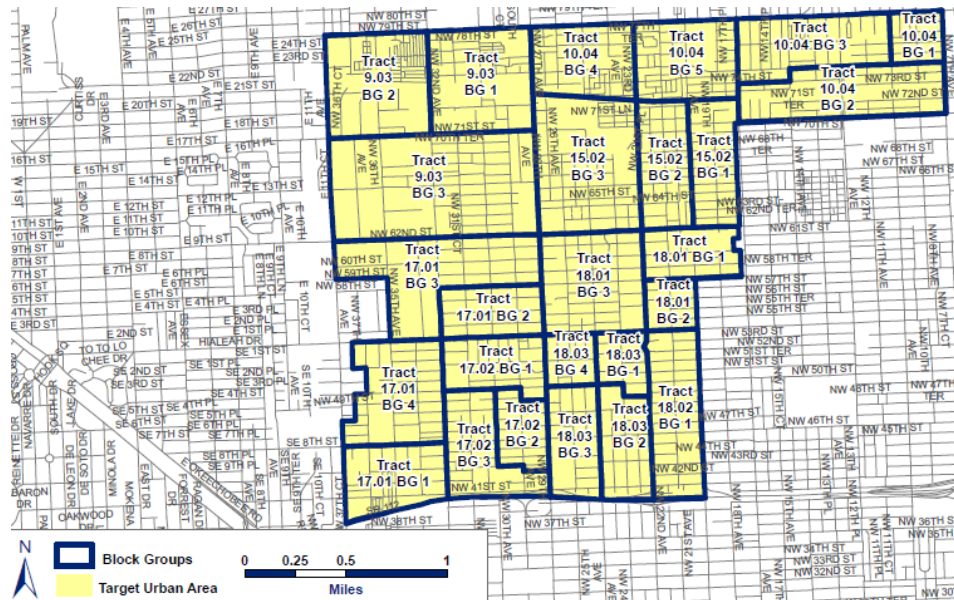
Business Activity

Total Number of Businesses (2014): 1,552

Community Resources

Child, Family and School Social Services: 21
Medical and Public Health Social Services: 5
Health and Substance Abuse Social Services: 7
Total Resources: 30

MODEL CITY



Demographics

Population: 27,863
 Female 55.7%
 Male 44.3%
 Under 5 Years 8.6%
 5 to 17 Years 20.8%
 18 to 34 Years 25.1%
 35 to 54 Years 26.1%
 55 and Over 19.5%
 65 and Over 10.3%
 18 and Over 70.6% Black or African American
 Alone: 74.0%
 White – Non-Hispanic: 2.0%
 Hispanic or Latino: 24.0%

Economic Development

Median Household Income: \$9,601 - \$40,219
 Black \$10,154 - \$41,458
 White, non-Hispanic \$29,063
 Hispanic or Latino \$9,143 - \$100,104
 Per Capita Income: \$5,029 - \$17,594
 Number Living Below Poverty: 3,669
 Family Households 23.9%
 Non-Family Households 18.8%
 Percent in Labor Force: 54.8%
 Percent Employed 41.1%
 Percent Unemployed 24.9%

Education

Percent of Population 25 + with:
 Less than High School Diploma 26.3%
 High School Diploma/GED 42.6%
 Some College/Associate's Degree 21.5%
 Bachelor's Degree 5.5%
 Graduate/Professional Degree 0.6%
 Graduation Rate (2014-15): 84.3%
 White *%
 Black 84.8%
 Hispanic 84.4%
 Dropout Rate (2014-15): 2.1%

Housing

Median Home Value: \$17,700- \$139,100
 Owner-Occupied Units: 44.1%
 Black 76.7%
 White – Non-Hispanic 2.4%
 Hispanic 27.3%
 Median Gross Rent: \$266 - \$1,098
 Renter-Occupied Units: 55.9%
 Black 75.9%
 White – Non-Hispanic 1.2%
 Hispanic 30.2%
 Housing Vacancy Rate: 18.4%

Housing Units and Types

Number of Housing Units: 8,594
Single-Family Housing Units: 59.6%
Multi-Family Housing Units: 33.6%
Other Housing Units: 6.9%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,802
Cost-Burdened Housing Units 57.9%
Renter-Occupied Housing Units: 5,455
Cost-Burdened Housing Units 66.8%

Foreclosures

Number of Foreclosures: 279

Juvenile Crime

Population Under 18: 8,043

Crime Types:

Violent Crimes 69
Property Crimes 57
Drug Crimes 11
Other Crimes 82

Crime Severity:

Misdemeanors 81
Felonies 113
N/A 25

Crime Rate (per 1,000 population): 27.2

Overall Crime

Violent Crimes (per 1,000 population): 22.73
Property Crimes (per 1,000 population): 69.25

Business Activity

Total Number of Businesses (2014): 1,060

Community Resources

Child, Family and School Social Services: 53
Medical and Public Health Social Services: 6
Health and Substance Abuse Social Services: 7
Total Resources: 58

Housing Units and Types

Number of Housing Units: 3,182
Single-Family Housing Units: 93.6%
Multi-Family Housing Units: 6.4%
Other Housing Units: 0%

Foreclosures

Number of Foreclosures: 65

Juvenile Crime

Population Under 18: 2,732

Crime Types:

Violent Crimes 0
Property Crimes 3
Drug Crimes 2
Other Crimes 9

Crime Severity:

Misdemeanors 3
Felonies 4
N/A 7

Crime Rate (per 1,000 population): 5.1

Business Activity

Total Number of Businesses (2014): 172

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,633
Cost-Burdened Housing Units: 58.9%
Renter-Occupied Housing Units: 568
Cost-Burdened Housing Units: 68.3%

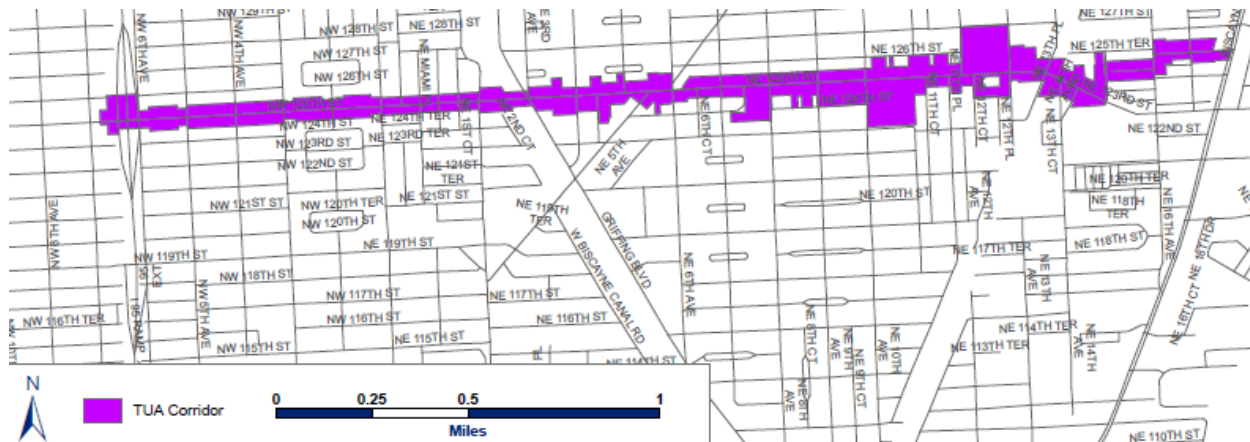
Overall Crime

Violent Crimes (per 1,000 population): 8.5
Property Crimes (per 1,000 population): 38.6

Community Resources

Child, Family and School Social Services: 9
Medical and Public Health Social Services: 0
Health and Substance Abuse Social Services: 1
Total Resources: 9

NORTH MIAMI DOWNTOWN



2

Demographics

Population: 12,937
 Female 52.9%
 Male 47.1%
 Under 5 Years 5.2%
 5 to 17 Years 16.9%
 18 to 34 Years 26.5%
 35 to 54 Years 29.0%
 55 and Over 22.3%
 65 and Over 11.0%
 18 and Over 77.9% Black or African American
 Alone: 81.5%
 White – Non-Hispanic: 11.8%
 Hispanic or Latino: 26.1%

Economic Development

Median Household Income: \$21,404 - \$45,764
 Black \$14,965 - \$46,111
 White, non-Hispanic \$27,857 - \$63,563
 Hispanic or Latino \$16,000 - \$106,250
 Per Capita Income: \$14,353 - \$24,032
 Number Living Below Poverty 3,951
 Family Households 19.1%
 Non-Family Households: 11.1%
 Percent in Labor Force: 66.1%
 Percent Employed 85.7%
 Percent Unemployed 13.8%

Education

Percent of Population 25 + with:
 Less than High School Diploma 26.5%
 High School Diploma/GED 28.6%
 Some College/Associate's Degree 29.2%
 Bachelor's Degree 11.8%
 Graduate/Professional Degree 3.9%
 Graduation Rate (2013-14): 73.7%
 White *%
 Black 74.7%
 Hispanic 63.2%
 Dropout Rate (2013-14): 26.3%

Housing

Median Home Value: \$82,300 - \$205,300
 Owner-Occupied Units: 1,606
 Black 33.1%
 White – Non-Hispanic 40.3%
 Hispanic 26.6%
 Median Gross Rent: \$809 - \$1,773
 Renter-Occupied Units: 2,345
 Black 50.5%
 White – Non-Hispanic 28.2%
 Hispanic 21.3%
 Housing Vacancy Rate: 16.9%

Housing Units and Types

Number of Housing Units: 4,757
Single-Family Housing Units: 34.2%
Multi-Family Housing Units: 65.6%

Foreclosures

Number of Foreclosures: 154

Juvenile Crime

Population Under 18: 2,861

Crime Types:

Violent Crimes 5

Property Crimes 3

Drug Crimes 2

Other Crimes 9

Crime Severity:

Misdemeanors 10

Felonies 8

N/A 3

Crime Rate (per 1,000 population): 7.3

Business Activity

Total Number of Businesses (2014): 307

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,182

Cost-Burdened Housing Units: 54.6%

Renter-Occupied Housing Units: 2,345

Cost-Burdened Housing Units: 66.4%

Overall Crime

Violent Crimes (per 1,000 population): 9.8

Property Crimes (per 1,000 population): 49.6

Community Resources

Child, Family and School Social Services: 24

Medical and Public Health Social Services: 6

Health and Substance Abuse Social Services: 6

Total Resources: 29

NORTH MIAMI WEST DIXIE HIGHWAY



Demographics

Population: 11,671
 Female 50.4%
 Male 49.6%
 Under 5 Years 7.6%
 5 to 17 Years 16.9%
 18 to 34 Years 29.3%
 35 to 54 Years 25.7%
 55 and Over 20.5%
 65 and Over 8.7%
 18 and Over 75.5% Black 69.6%
 White – Non-Hispanic 5.5%
 Hispanic or Latino 22.4%

Economic Development

Median Household Income: \$20,901 - \$38,333
 Black \$14,016 - \$36,250
 White, non-Hispanic \$40,956 - \$42,371
 Hispanic \$30,962 - \$39,145
 Per Capita Income: \$9,765 - \$12,270
 Number Living Below Poverty: 2,977
 Family Households 26.4%
 Non-Family Households 7.7%
 Percent in Labor Force: 61.7%
 Percent Employed 82.8%
 Percent Unemployed 17.2%

Education

Percent of Population 25 + with:
 Less than High School Diploma 33.7%
 High School Diploma/GED 28.3%
 Some College/Associate's Degree 28.3%
 Bachelor's Degree 7.2%
 Graduate/Professional Degree 2.5%
 Graduation Rate (2014-15): 73.7%
 White *%
 Black 74.7%
 Hispanic or Latino 63.2%
 Dropout Rate (2014-15): 26.3%

Housing

Median Home Value: \$121,000 - \$166,100
 Owner-Occupied Units: 1,360
 Black 47.6%
 White – Non-Hispanic 28.5%
 Hispanic 23.9%
 Median Gross Rent: \$888 - \$1,065
 Renter-Occupied Units: 1,617
 Black 62.8%
 White – Non-Hispanic 19.5%
 Hispanic 17.6%
 Housing Vacancy Rate: 12.9%

Housing Units and Types

Number of Housing Units: 3,417
Single-Family Housing Units 53.8%
Multi-Family Housing Units 46.2%

Foreclosures

Number of Foreclosures: 89

Juvenile Crime

Population Under 18: 2,857

Crime Types :

Violent Crimes 3

Property Crimes 3

Drug Crimes 1

Other Crimes 3

Crime Severity:

Misdemeanors 8

Felonies 1

N/A 1

Crime Rate (per 1,000 population): 3.5

Business Activity

Number of businesses (2014): 140

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 681

Cost-Burdened Housing Units: 70.9%

Renter-Occupied Housing Units: 1,617

Cost-Burdened Housing Units: 73.7%

Overall Crime

Violent Crimes (per 1,000 population): 13.5

Property Crimes (per 1,000 population): 59.4

Community Resources

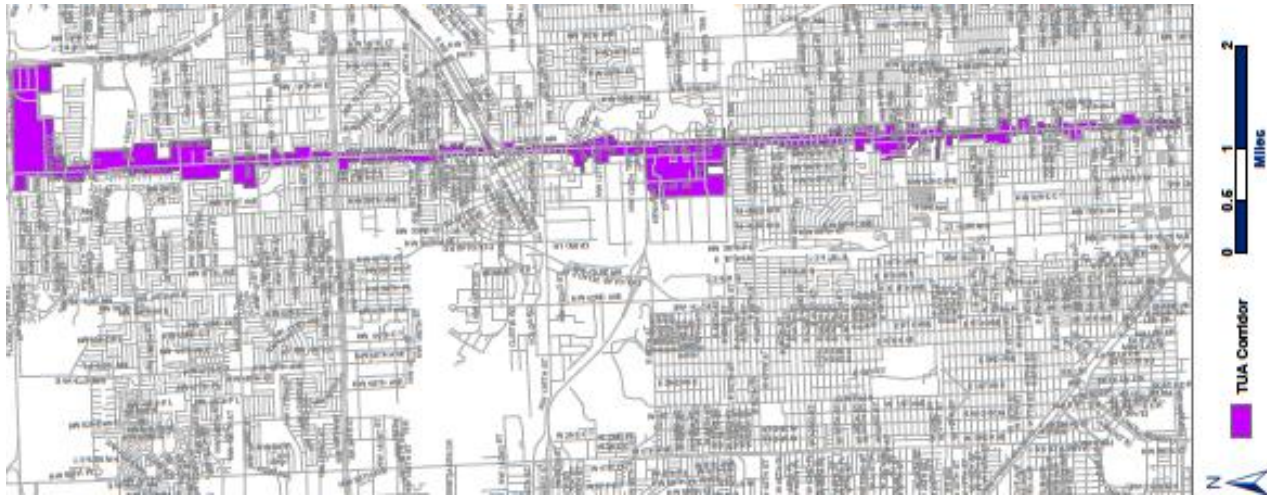
Child, Family and School Social Services: 17

Medical and Public Health Social Services: 4

Health and Substance Abuse Social Services: 3

Total Resources: 18

NORTHWEST 27TH AVENUE



Demographics

Population: 67,455
 Female 53.5%
 Male 46.5%
 Under 5 Years 6.7%
 5 to 17 Years 18.0%
 18 to 34 Years 23.7%
 35 to 54 Years 25.3%
 55 and Over 22.2%
 65 and Over 11.1%
 18 and Over 71.2%
 Black 69.1%
 White – Non-Hispanic: 1.6%
 Hispanic: 32.3%

Economic Development

Median Household Income: \$12,121 - \$70,081
 Black \$10,758 - \$70,363
 White, non-Hispanic
 Hispanic \$9,340 - \$100,104
 Per Capita Income: \$5,029 - \$21,610
 Number Living Below Poverty: 18,459
 Family Households 22.4%
 Non-Family Households 5.6%
 Percent in Labor Force: 59.9%
 Percent Employed 83.3%
 Percent Unemployed 16.5%

Education

Percent of Population 25 + with:
 Less than High School Diploma 39.4%
 High School Diploma/GED 37.5%
 Some College/Associate's Degree 26.8%
 Bachelor's Degree 7.3%
 Graduate/Professional Degree: 3.3%
 Graduation Rate (2014-15): 79.5%
 White 1.2%
 Black 71.7%
 Hispanic 26.4%
 Dropout Rate (2014-15): 20.5%

Housing

Median Home Value: \$56,900 - \$206,800
 Owner-Occupied Units: 11,479
 Black 53.2%
 White – Non-Hispanic 21.9%
 Hispanic 24.9%
 Median Gross Rent: \$310 - \$1,872
 Renter-Occupied Units: 12,118
 Black 53.7%
 White – Non-Hispanic 19.9%
 Hispanic 26.4%
 Housing Vacancy Rate: 16.9%

Housing Units and Types

Number of Housing Units: 19,906
Single-Family Housing Units: 70.3%
Multi-Family Housing Units: 27.0%
Other Housing Units: 2.7%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 10,006
Cost-Burdened Housing Units: 42.8%
Renter-Occupied Housing Units: 9,592
Cost-Burdened Housing Units: 65.9%

Foreclosures

Number of Foreclosures: 465

Juvenile Crime

Population Under 18: 16,707
Crime Types:
Violent Crimes 91
Property Crimes 45
Drug Crimes 9
Other Crimes 124
Crime Severity:
Misdemeanors 98
Felonies 123
N/A 48
Crime Rate (per 1,000 population): 16.1

Overall Crime

Violent Crimes (per 1,000 population): 18.6
Property Crimes (per 1,000 population): 68.0

Business Activity

Total Number of Businesses (2014): 644

Community Resources

Child, Family and School Social Services: 39
Medical and Public Health Social Services: 6
Health and Substance Abuse Social Services: 4
Total Resources: 45

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Economic Development

Percent Unemployed 13.1%

Housing

Housing Vacancy Rate: 9.42%

Housing Units and Types

Number of Housing Units: 10,455
Single-Family Housing Units: 81.7%
Multi-Family Housing Units: 17.6%
Other Housing Units: 0.7%

Foreclosures

Number of Foreclosures: 223

Juvenile Crime

Population Under 18: 8,618

Crime Types:

Violent Crimes 20
Property Crimes 13
Drug Crimes 7
Other Crimes 124

Crime Severity:

Misdemeanors 28
Felonies 28
N/A 14

Crime Rate (per 1,000 population): 8.1

Business Activity

Total Number of Businesses (2014): 492

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 7,544
Cost-Burdened Housing Units: 44.4%
Renter-Occupied Housing Units: 2,911
Cost-Burdened Housing Units: 60.5%

Overall Crime

Violent Crimes (per 1,000 population): 6.9
Property Crimes (per 1,000 population): 39.7

Community Resources

Child, Family and School Social Services: 25
Medical and Public Health Social Services: 6
Health and Substance Abuse Social Services: 4
Total Resources: 31

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Population: 15,867

Female	54.5%
Male	45.5%
Under 5 Years	9.8%
5 to 17 Years	23.6%
18 to 34 Years	25.1%
35 to 54 Years	20.3%
55 and Over	21.2%
65 and Over	9.2%
18 and Over	66.6%

Black or African American Alone: 59.7%

White – Non-Hispanic: 2.4%

Hispanic or Latino: 37.6%

Median Household Income: \$19,243

Black	\$15,883
White, non-Hispanic	\$41,641
Hispanic or Latino	\$23,882

Per Capita Income: \$11,010

Number Living Below Poverty: 2,188

Family Households	27.6%
Non-Family Households	17.0%

Percent in Labor Force: 52.1%

Percent Employed	45.0%
Percent Unemployed	13.6%

Percent of Population 25 + with:

Less than High School Diploma	31.5%
High School Diploma/GED	35.1%
Some College/Associate's Degree	24.0%
Bachelor's Degree	8.3%
Graduate/Professional Degree	1.1%

Graduation Rate (2014-15): 79.9%

White *%

Black 78.5%

Hispanic 80.4%

Dropout Rate (2013-14): 2.5%

Median Home Value: \$118,600
Owner-Occupied Units: 1,824
Black 49.1%
White – Non-Hispanic 1.7%
Hispanic 45.6%
Median Gross Rent: \$776
Renter-Occupied Units: 3,197
Black 72.3%
White – Non-Hispanic 1.7%
Hispanic 26.0%
Housing Vacancy Rate: 18.5%

Housing Units and Types

Number of Housing Units: 6,016
Single-Family Housing Units: 49.0%
Multi-Family Housing Units: 50.1%
Other Housing Units: 0.9%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,244
Cost-Burdened Housing Units: 62.7%
Renter-Occupied Housing Units: 3,099
Cost-Burdened Housing Units: 62.4%

Foreclosures

Number of Foreclosures: 74

Juvenile Crime

Population Under 18: 5,301
Crime Types:
Violent Crimes 34
Property Crimes 21
Drug Crimes 7
Other Crimes 3
Crime Severity:
Misdemeanors 58
Felonies 50
N/A 21
Crime Rate (per 1,000 population): 24.3

Overall Crime

Violent Crimes (per 1,000 population): 34.46
Property Crimes (per 1,000 population): 78.72

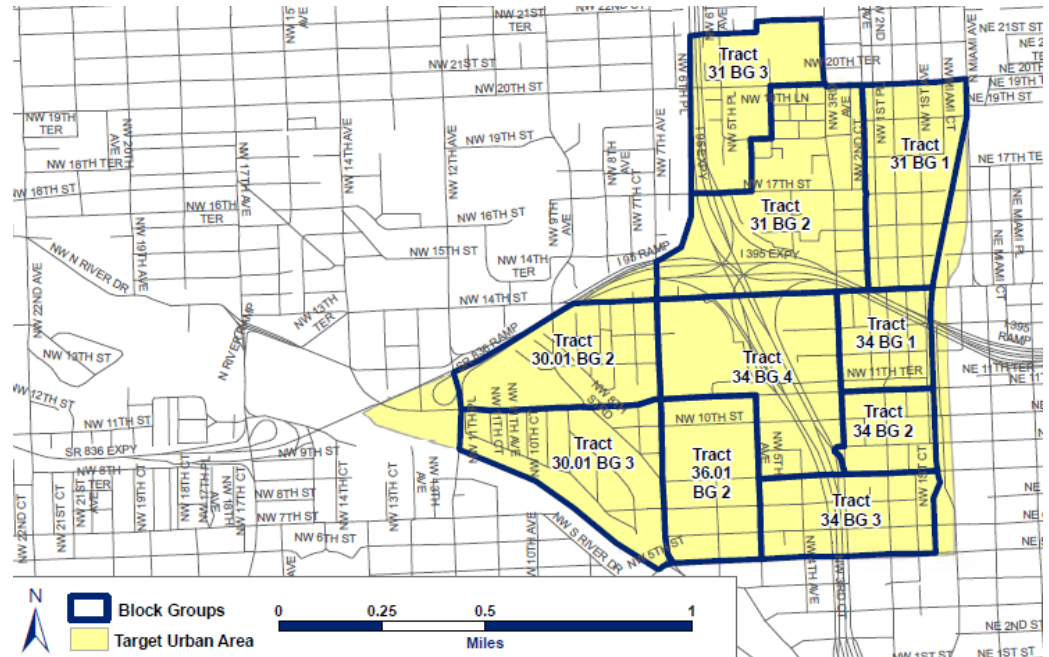
Business Activity

Total Number of Businesses (2014): 968

Community Resources

Child, Family and School Social Services: 30
Medical and Public Health Social Services: 4
Health and Substance Abuse Social Services: 7
Total Resources: 32

OVERTOWN



Demographics

Population: 10,157

Female 53.4%

Male 46.6%

Under 5 Years 8.4%

5 to 17 Years 16.5%

18 to 34 Years 26.3%

35 to 54 Years 26.5%

55 and Over 22.2%

65 and Over 11.3%

18 and Over 75.0%

Black or African American Alone: 62.1%

White – Non-Hispanic: 7.6%

Hispanic or Latino: 34.0%

Economic Development

Median Household Income: \$9,638 - \$37,083

Black \$8,558 - \$38,984

White, non-Hispanic \$41,429 - \$57,500

Hispanic \$8,971 - \$47,417

Per Capita Income: \$6,279 - \$38,557

Number Living Below Poverty: 1,900

Family Household 22.3%

Non-Family Households 28.0%

Percent in Labor Force: 52.4%

Percent Employed 36.5%

Percent Unemployed 29.8%

Education

Percent of Population 25 + with:

Less than High School Diploma 32.2%

High School Diploma/GED 32.0%

Some College/Associate's Degree 22.3%

Bachelor's Degree 9.7%

Graduate/Professional Degree 3.8%

Graduation Rate (2014-15): 82.7%

White *

Black 79.1%

Hispanic 82.0%

Dropout Rate (2013-14): 3.5%

Housing

Median Home Value: \$55,400 - \$220,800

Owner-Occupied Units 924

Black 54.1%

White – Non-Hispanic 7.0%

Hispanic 38.9%

Median Gross Rent: \$289 - \$868

Renter-Occupied Units: 3,289

Black 65.4%

White – Non-Hispanic 4.9%

Hispanic 29.8%

Housing Vacancy Rate: 22.1%

Housing Units and Types

Number of Housing Units: 5,117
Single-Family Housing Units: 23.5%
Multi-Family Housing Units: 76.5%
Other Housing Units: 0%

Foreclosures

Number of Foreclosures: 9

Juvenile Crime

Population Under 18: 2,535

Crime Types:

Violent Crimes 23
Property Crimes 29
Drug Crimes 22
Other Crimes 51

Crime Severity:

Misdemeanors 49
Felonies 59
N/A 17

Crime Rate (per 1,000 population): 49.3

Business Activity

Total Number of Businesses (2014): 286

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 640
Cost-Burdened Housing Units: 50.3%
Renter-Occupied Housing Units: 3,162
Cost-Burdened Housing Units: 59.3%

Overall Crime

Violent Crimes (per 1,000 population): 30.15
Property Crimes (per 1,000 population): 76.72

Community Resources

Child, Family and School Social Services: 46
Medical and Public Health Social Services: 36
Health and Substance Abuse Social Services: 7
Total Resources: 54

Housing Units and Types

Number of Housing Units: 2,464
Single-Family Housing Units: 55.0%
Multi-Family Housing Units: 45.0%

Foreclosures

Number of Foreclosures: 138

Juvenile Crime

Population Under 18: 1,779
No juvenile crimes reported.

Business Activity

Total Number of Businesses (2014): 513

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 285
Cost-Burdened Housing Units: 47.4%
Renter-Occupied Housing Units: 1,538
Cost-Burdened Housing Units: 54.3%

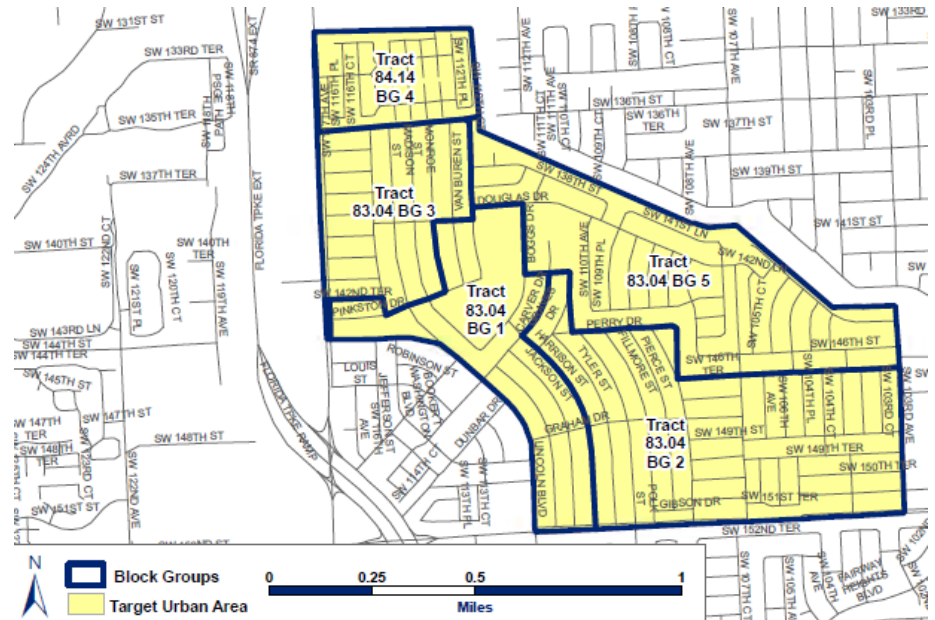
Overall Crime

Violent Crimes (per 1,000 population): 17.81
Property Crimes (per 1,000 population): 55.43

Community Resources

Child, Family and School Social Services: 42
Medical and Public Health Social Services: 11
Health and Substance Abuse Social Services: 7
Total Resources: 49

RICHMOND HEIGHTS



Demographics

Population: 10,106
 Female 52.9%
 Male 47.1%
 Under 5 Years 3.0%
 5 to 17 Years 12.3%
 18 to 34 Years 24.5%
 35 to 54 Years 31.4%
 55 and Over 28.9%
 65 and Over 17.1%
 18 and Over 84.8%
 Black or African American Alone: 57.7%
 White – Non-Hispanic: 4.1%
 Hispanic or Latino: 35.6%

Economic Development

Median Household Income: \$23,942 - \$79,444
 Black \$22,740 - \$48,157
 White, non-Hispanic \$143,631
 Hispanic or Latino \$20,909 - \$109,453
 Per Capita Income: \$10,650 - \$40,822
 Number Living Below Poverty: 519
 Family Households 14.0%
 Non-Family Households 4.0%
 Percent in Labor Force: 28.2%
 Percent Employed 23.3%
 Percent Unemployed 17.5%

Education

Percent of Population 25 + with:
 Less than High School Diploma 14.4%
 High School Diploma/GED 34.9%
 Some College/Associate's Degree 27.2%
 Bachelor's Degree 13.4%
 Graduate/Professional Degree 10.1%
 Graduation Rate (2013-14): 89.2%
 White 95.3%
 Black 84.3%
 Hispanic 88.2%
 Dropout Rate (2013-14): 1.1%

Housing

Median Home Value: \$23,942- \$79,444
 Owner-Occupied Units: 2,368
 Black 69.7%
 White – Non-Hispanic 10.3%
 Hispanic 20.0%
 Median Gross Rent: \$542- \$1114
 Renter-Occupied Units: 520
 Black 59.8%
 White – Non-Hispanic 6.5%
 Hispanic 33.7%
 Housing Vacancy Rate: 10.8%

Housing Units and Types

Number of Housing Units: 3,227
Single-Family Housing Units: 95.0%
Multi-Family Housing Units: 3.9%
Other Housing Units: 0.8%

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 1,353
Cost-Burdened Housing Units: 67.9%
Renter-Occupied Housing Units: 530
Cost-Burdened Housing Units: 52.6%

Foreclosures

Number of Foreclosures: 87

Juvenile Crime

Population Under 18: 1,042
Crime Types:
Violent Crimes 16
Property Crimes 9
Drug Crimes 1
Other Crimes 15
Crime Severity:
Misdemeanors 18
Felonies 19
N/A 4
Crime Rate (per 1,000 population): 39.3

Overall Crime

Violent Crimes (per 1,000 population): 13.56
Property Crimes (per 1,000 population): 49.74

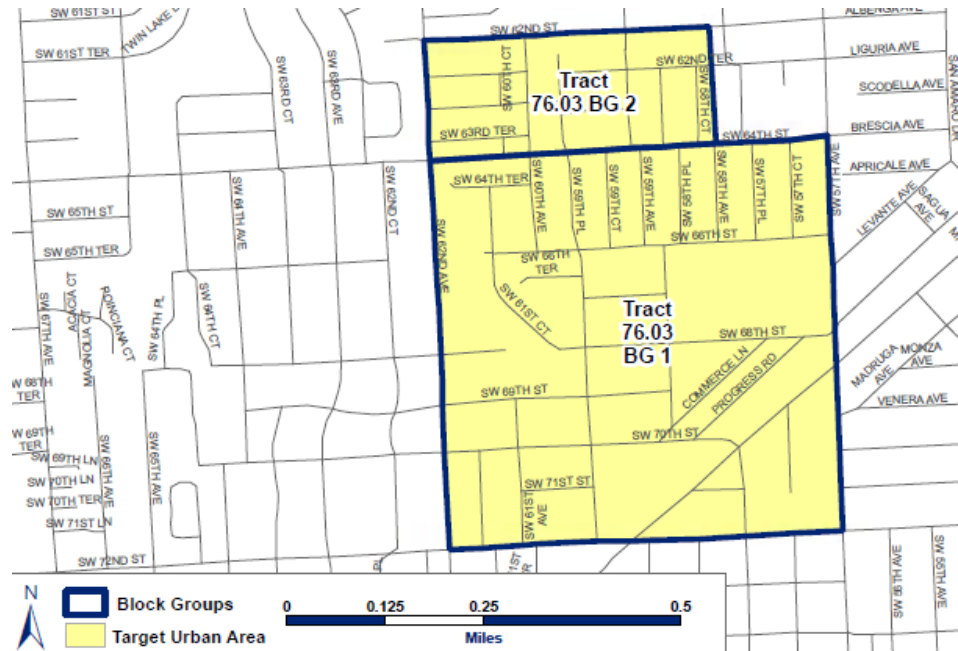
Business Activity

Total Number of Businesses (2014): 95

Community Resources

Child, Family and School Social Services: 8
Medical and Public Health Social Services: 2
Health and Substance Abuse Social Services: 1
Total Resources: 8

SOUTH MIAMI



Demographics

Population: 2,247
 Female 51.7%
 Male 48.3%
 Under 5 Years 4.4%
 5 to 17 Years 11.8%
 18 to 34 Years 38.8%
 35 to 54 Years 24.2%
 55 and Over 20.8%
 65 and Over 12.4%
 18 and Over 68.5%
 Black or African American Alone: 41.4%
 White – Non-Hispanic: 22.1%
 Hispanic: 32.9%

Economic Development

Median Household Income: \$13,750 - \$51,250
 Black \$29,375- \$43,092
 White, non-Hispanic \$6,847-\$71,458
 Hispanic \$14,571-\$99,375
 Per Capita Income: \$16,882-\$21,829
 Number Living Below Poverty: 1,336
 Family Households 7.3%
 Non-Family Households 29.7%
 Percent in Labor Force: 53.6%
 Percent Employed 44.9%
 Percent Unemployed 16.2%

Education

Percent of Population 25 + with:
 Less than High School Diploma 23.8%
 High School Diploma/GED 25.7%
 Some College/Associate's Degree 24.1%
 Bachelor's Degree 12.2%
 Graduate/Professional Degree 14.2%
 Graduation Rate (2014-15): 88.9%
 White 93.5%
 Black 77.3%
 Hispanic 89.0%
 Dropout Rate (2013-14): 1.5%

Housing

Median Home Value: \$124,400 - \$328,300
 Owner-Occupied Units: 517
 Black 53.4%
 White – Non-Hispanic 15.1%
 Hispanic 31.5%
 Median Gross Rent: \$1,176-\$1,602
 Renter-Occupied Units: 740
 Black 16.4%
 White – Non-Hispanic 46.5%
 Hispanic 37.2%
 Housing Vacancy Rate: 25.0%

Housing Units and Types

Number of Housing Units: 1,782
Single-Family Housing Units: 38.2%
Multi-Family Housing Units: 60.7%
Other Housing Units: 3.2%

Foreclosures

Number of Foreclosures: 112

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 811
Cost-Burdened Housing Units: 29.0%
Renter-Occupied Housing Units: 310
Cost-Burdened Housing Units: 42.3%

Juvenile Crime

Population Under 18: 599

Crime Types:

Violent Crimes 0
Property Crimes 1
Drug Crimes 0
Other Crimes 1

Crime Severity:

Misdemeanors 2
Felonies 0
N/A 0

Crime Rate (per 1,000 population): 3.3

Overall Crime

Violent Crimes (per 1,000 population): 11.02
Property Crimes (per 1,000 population): 139.29

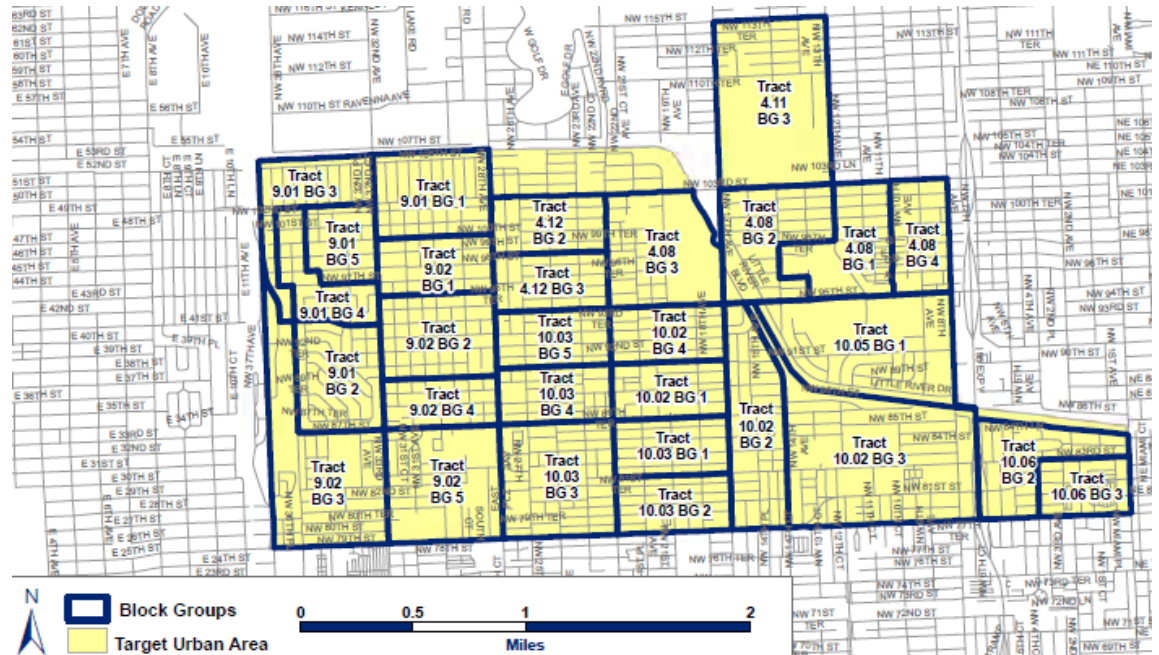
Business Activity

Total Number of Businesses (2014): 342

Community Resources

Child, Family and School Social Services: 18
Public Health Social Services: 4
Health and Substance Abuse Social Services: 8
Total Resources: 20

WEST LITTLE RIVER



Demographics

Population: 38,567

Female 52.3%

Male 47.7%

Under 5 Years 5.6%

5 to 17 Years 15.2%

18 to 34 Years 21.7%

35 to 54 Years 29.6%

55 and Over 27.9%

65 and Over 15.4%

18 and Over 79.2%

Black or African American Alone: 53.1%

White – Non-Hispanic: 2.3%

Hispanic or Latino: 43.2%

Economic Development

Median Household Income: \$13,375 - \$59,702

Black \$12,214-\$115,216

White, non-Hispanic \$18,846

Hispanic or Latino \$9,471 - \$60,852

Per Capita Income: \$7,761-\$25,140

Number Living Below Poverty: 4,121

Family Households 16.3%

Non-Family Households 14.6%

Percent in Labor Force: 60.3%

Percent Employed 48.7%

Percent Unemployed 19.1%

Education

Percent of Population 25 + with:

Less than High School Diploma 27.1%

High School Diploma/GED 35.3%

Some College/Associate's Degree 27.7%

Bachelor's Degree 6.6%

Graduate/Professional Degree 3.3%

Graduation Rate (2013-14): 82.4%

White *

Black 85.2%

Hispanic 71.0%

Dropout Rate (2013-14): 2.7%

Housing

Median Home Value: \$13,500 - \$174,400

Owner-Occupied Units: 6523

Black 56.6%

White – Non-Hispanic 2.5%

Hispanic 40.9%

Median Gross Rent: \$310 - \$1,185

Renter-Occupied Units: 5336

Black 62.0%

White – Non-Hispanic 1.3%

Hispanic 36.7%

Housing Vacancy Rate: 13.7%

Housing Units and Types

Number of Housing Units: 13,395
Single-Family Housing Units: 71.3%
Multi-Family Housing Units: 25.5%
Other Housing Units: 3.2%

Foreclosures

Number of Foreclosures: 133

Juvenile Crime

Population Under 18: 8,016

Crime Types:

Violent Crimes 87

Property Crimes 47

Drug Crimes 13

Other Crimes 129

Crime Severity:

Misdemeanors 142

Felonies 96

N/A 38

Crime Rate (per 1,000 population): 34.4

Business Activity

Total Number of Businesses (2014): 690

Cost-Burdened Housing Units

Owner-Occupied Housing Units: 4,303

Cost-Burdened Housing Units: 54.3%

Renter-Occupied Housing Units: 5,189

Cost-Burdened Housing Units: 57.8%

Overall Crime

Violent Crimes (per 1,000 population): 18.69

Property Crimes (per 1,000 population): 55.77

Community Resources

Child, Family and School Social Services: 24

Public Health Social Services: 8

Health and Substance Abuse Social Services: 6

Total Resources: 25

Appendix A: Available Programs and Services

TUA	Population	Child, Family and School Social Services	Medical and Public Health Social Services	Mental Health and Substance Abuse Social Services	Total Services
Carol City	10,521	10	3	3	16
Coconut Grove	4,963	15	3	2	20
Goulds	16,088	9	2	0	11
Liberty City	24,858	25	2	4	31
Little Haiti	33,328	18	1	5	24
Model City	25,560	43	7	10	60
North Miami 7th Ave Corridor	11,824	9	1	1	11
North Miami Downtown Corridor	11,621	17	6	6	29
North Miami W. Dixie Hwy	11,183	9	4	3	16
N.W. 27th Ave Corridor	66,074	24	3	4	31
N.W. 183rd St. Corridor	38,416	15	5	5	25
Opa-Locka	15,329	21	2	7	30
Overtown	10,179	27	21	6	54
Perrine	6,627	23	6	9	38
Richmond Heights	8,922	7	3	1	11
South Miami	3,710	21	3	9	33
West Little River	8,922	25	7	6	38

Source: Switchboard of Miami, Inc. <http://switchboardmiami.org/>

Appendix B: Miami-Dade Public Housing Developments

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Abe Arronovitz	2701 NW 18th Ave	Miami	FL	33142	1962	55	No
Allapatah Homes	1233 NW 35th St	Miami	FL	33142	1983	50	No
Annie Coleman Site 14	2140 NW 53rd St	Miami	FL	33142	1967	245	Model City/Brownsville
Annie Coleman Site 15	2200 NW 57th St	Miami	FL	33142	1966	144	Model City/Brownsville
Annie Coleman Site 16	1901 NW 60th St	Miami	FL	33142	1967	210	Model City/Brownsville
Arthur Mays Village	11341 SW 216th St	Miami	FL	33170	1976	184	Goulds
Biscayne Plaza	15201 SW 288th St	Homestead	FL	33033	1983	52	No
Buena Vista Homes	295 NW 50th St	Miami	FL	33127	1983	24	Little Haiti
Claude Pepper Tower	750 NW 18th Terr	Miami	FL	33136	1970	166	Overtown
Culmer Gardens	580 NW 5th Ave	Miami	FL	33136	1984	75	Overtown
Culmer Place	610 NW 10th St	Miami	FL	33136	1977	151	Overtown
Dante Fascell	2929 NW 18th Ave	Miami	FL	33142	1973	151	No
Donn Gardens	1861 NW 28th St	Miami	FL	33142	1961	64	No
Edison Courts	325 NW 62nd St	Miami	FL	33150	1939	345	Little Haiti
Edison Park	279 NW 56th St	Miami	FL	33127	1979	32	Little Haiti
Edison Plaza	200 NW 55th St	Miami	FL	33127	1977	80	Little Haiti
Emmer Turnkey	7820 N Miami Ave	Miami	FL	33150	1971	42	Little Haiti
Elizabeth Virrick I	1615 NW 25th Ave	Miami	FL	33125	1967	28	No
Falk Turnkey	445-465 SW 16th Ave	Miami	FL	33135	1968	48	No
Florida City Family	NW 6th Ave & NW 6th Terr	Homestead	FL	33034	1983	26	Florida City
Florida City Gardens	900 NW 6th Ave	Homestead	FL	33030	1983	50	Florida City
Goulds Plaza	S Dixie Hwy & SW 213th St	Miami	FL	33189	1985	50	Goulds
Green Turnkey	1500 NW 7th Ct	Miami	FL	33136	1968	21	Overtown
Grove Homes	3631 Oak Ave	Coral Gables	FL	33133	1984	24	No
Gwen Cherry 06	NW 1st Court & 71st Street	Miami	FL	33150	1973	8	Little Haiti
Gwen Cherry 08	NW 11 Avenue & 23 Street	Miami	FL	33127	1973	21	Overtown

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Gwen Cherry 12	NW 10 Avenue & 29 Street	Miami	FL	33127	1973	6	No
Gwen Cherry 13	NW 12 Avenue & 24 Street	Miami	FL	33142	1973	35	No
Gwen Cherry 14	2099 NW 23rd St	Miami	FL	33142			No
Gwen Cherry 15	NW 23 Avenue & 23 Street	Miami	FL	33142			No
Gwen Cherry 16	NW 20 Avenue & 18 Terrace	Miami	FL	33125	1973	70	No
Gwen Cherry 20	76 NW 77 Street	Miami	FL	33150	1973	23	No
Gwen Cherry 22	7101 NE Miami Ct	Miami	FL	33138	1973	20	Little Haiti
Gwen Cherry 23	2001 NW 4th Ct	Miami	FL	33127	1973	30	Overtown
Haley Sofge Towers	750 & 800 NW 13th Ave	Miami	FL	33125	1973	475	No
Harry Cain Tower	490 NE 2nd Ave	Miami	FL	33121	1984	154	Overtown
Helen M. Sawyer Plaza	1150 NW 11th Street Rd	Miami	FL	33136	1976	104	Overtown
Heritage Village I	SW 268 St & SW 142nd Ave	Miami	FL	33032	1982	56	Naranja
Heritage Village II	SW 270 St & SW 142nd Ave	Miami	FL	33032	1982	26	Naranja
Homestead East	1350 NE 13th St	Homestead	FL	33033	1985	30	Homestead
Homestead Gardens	1542 SW 4th St	Homestead	FL	33030	1977	150	Homestead
Homestead Village	SW 5 St & SW 5th Ave	Homestead	FL	33034	1983	6	Homestead
In Cities - Wynwood	579 NW 34th St	Miami	FL	33127	1975	45	No
Jack Orr Plaza	550 NW 5th St	Miami	FL	33127			Overtown
Joe Moretti Apartments	538 SW 8th St	Miami	FL	33130	1961	288	No
Jollivette	2400 NW 63rd St	Miami	FL	33147	1962	66	Liberty City
Jose Marti Plaza	154 SW 17th Ave	Miami	FL	33135	1984	55	No
Kline Nunn	8300 N Miami Ave	Miami	FL	33150	1973	38	Little Haiti
Lemon City	150 NE 69 Street	Miami	FL	33138	1975	100	Little Haiti
Liberty Square	1415 NW 63rd St	Miami	FL	33147	1937	753	Liberty City
Lincoln Gardens	4751 NW 24th Ct	Miami	FL	33142	1965	47	Model City/Brownsville
Little Havana Homes	1255 SW 1st St	Miami	FL	33135	1985	28	No
Little River Plaza	8255 NW Miami Ct	Miami	FL	33150	1970	86	Little Haiti
Little River Terrace	8351 NW 5th Pl	Miami	FL	33150	1959	108	Little Haiti

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Manor Park	1524 NW 51st Ter	Miami	FL	33142	1985	32	Model City/Brownsville
Martin Fine Villas	1301 NW 7th St	Miami	FL	33125	1979	50	No
Medvin Apartments	945 SW 3rd Ave	Miami	FL	33130	1965	18	No
Model Cities	7641 NW 17th Ave	Miami	FL	33147	1977	38	Liberty City
Modello	15314 SW 284th St	Homestead	FL	33033	1972	120	Naranja
Moody Gardens	SW 135 Ave & SW 268th St	Miami	FL	33032	1984	34	Naranja
Moody Village	13500 SW 268th St	Homestead	FL	33032	1981	64	Naranja
Naranja	26201 SW 139th Ct	Homestead	FL	33032	1972	116	Naranja
New Haven Gardens Site 05	7200 NE 2 Avenue	Miami	FL	33138	1973	82	Little Haiti
Newberg	7200 NE Miami Court	Miami	FL	33138	1973	60	Little Haiti
Opa Locka Elderly	2329 NW 136th St	Opa Locka	FL	33054	1985	50	Opa Locka
Orchard Villa Homes	815 NW 55th Ter	Miami	FL	33127	1983	12	Little Haiti
Palm Court	930 NW 95th St	Miami	FL	33150	1976	88	Little Haiti
Palm Tower	950 NW 95th St	Miami	FL	33150	1978	103	Little Haiti
Palmetto Gardens	16850 NW 55th Ave	Miami Gardens	FL	33055	1983	40	No
Parkside I & II	333/357 NW 3rd St	Miami	FL	33128	1972	56	Overtown
Perrine Gardens	10161 Circle Plz W	Miami	FL	33157		158	Perrine
Perrine Villas	10000 W Jessamine St	Miami	FL	33157	1984	20	Perrine
Peters Plaza	191 NE 75th St	Miami	FL	33138	1972	102	Little Haiti
Phyllis Wheatley	1701 NW 2nd Ct	Miami	FL	33136	1984	40	Overtown
Pine Island I & II	12700 SW 272nd St	Homestead	FL	33032	1980	130	Naranja
Rainbow Village	2140 NW 3rd Ave	Miami	FL	33127	1970	100	Overtown
Richmond Homes	SW 168 St & SW 104th Ave	Miami	FL	33157	1980	32	Perrine
Robert King High Towers	1405 NW 7th St	Miami	FL	33125	1964	315	No
Santa Clara Homes	1001 NW 27th St	Miami	FL	33127	1985	13	No
Scattered Site 9 - D	NW 21 Avenue & 32nd Street	Miami	FL	33142	1973	16	Model City/Brownsville

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Scattered Sites - A	2645 NW 61st St	Miami	FL	33142	1977	12	Model City/Brownsville
Scattered Site 11 - D	1919 NW 29th St	Miami	FL	33142	1973	40	No
Smathers Plaza	935 SW 30th Ave	Miami	FL	33135	1967	182	No
South Miami	6700 SW 59th PL	Miami	FL	33143			South Miami
South Miami Plaza	6701 SW 62nd Ave	South Miami	FL	33143	1976	97	South Miami
Southridge I & II	11200 SW 192 Street	Miami	FL	33157	1980	106	Perrine
Stirrup Plaza	3150 Mundy St	Miami	FL	33133	1977	124	Coconut Grove
Three Round Towers	2920 NW 18th Ave	Miami	FL	33142	1974	391	Model City/Brownsville
Town Park	500 NW 19 St	Miami	FL	33125	1984	38	Overtown
Twin Lakes	1205 NW 95th St	Miami	FL	33147	1971	76	No
Ward Tower I	2200 NW 54 Street	Miami	FL	33142	1976	199	Model City/Brownsville
Venetian Gardens	3801 NW 161 Street	Opa Locka	FL	33054	1979	52	No
Victory Homes	520 NW 75th St	Miami	FL	33150	1949	148	Little Haiti
Ward Tower II	5301 NW 23rd Ave	Miami	FL	33142	2005	100	Model City/Brownsville
Wayside	15953 SW 290th St	Homestead	FL	33033	1980	30	No
West Homestead Gardens	SW 4 Ct & SW 4th Ave	Homestead	FL	33030	1977	74	Homestead
Wynwood Elderly	3000 NW 3rd Ave	Miami	FL	33127	1985	72	No
Wynwood Homes - C	104 NW 27th St	Miami	FL	33127	1983	50	No

Source: Miami-Dade County, Public Housing & Community Development website, accessed 2/17/14




Appendix C: Miami-Dade Affordable Housing Properties

Name	Address	City	State	Zip	TUA Location
Ingram Terrace	3130 NW 131 St	Opa Locka	FL	33054	Opa Locka
Lakeside Towers	7555 SW 152 Ave	Miami	FL	33193	
Park Lake Apartments	8201 SW 152 Ave Circle	Miami	FL	33193	
Milton Manor III	145 SW 7 St	Homestead	FL	33030	Homestead
Gateway Apartments	155 NW 14 St	Florida City	FL	33034	Florid City

Source: Miami-Dade County, Public Housing & Community Development website, accessed 2/17/14

Appendix D: Annual Report Card and Scorecard

Report Card Grading Summary:

Symbol	Grading System	Criteria	Score
	"Improvement"	Jobs/Economic Development	
	"No Change"	Housing	
	"Decline"	Education	
		Criminal Justice	

Full Scorecard:

Criteria/Indicators	Scoring Guideposts	Score
I. Jobs/Economic Development		
1. Median Household Income	Increase in median household income	
2. Per Capita Income	Increase in per capita income	
3. Poverty	Decrease in the poverty rate	
4. Labor Force	Increase in the labor force	
5. Employment	Decrease in the unemployment rate	
6. New Business Activity	Increase in number of new businesses	
II. Housing		
1. Owner-occupied Units	Increase of owner-occupied housing units	
2. Owner-occupancy by Race	Increase in owner occupancy by race	
3. Home Values	Increase in median home values	
4. Housing Vacancies	Decrease in the housing vacancy rate	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	
7. Foreclosure Filings	Decrease in foreclosure filings	

III. Education		
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	
3. High School Graduates	Increase in the high school graduation rate	
4. Student Retention	Decrease in the student dropout rate	
IV. Criminal Justice		
1. Overall Crime	Decrease in the overall crime rate	
2. Juvenile Crime	Decrease in the juvenile crime rate	
3. Drug Crime	Decrease in drug crime rate	
4. Property Crime	Decrease in property crime rate	

Appendix E: 2014 Policy Recommendations

There are significant unmet needs in the majority of Miami-Dade County's Targeted Urban Areas (TUAs). The needs and challenges cut across MDEAT's four policy areas: Jobs/Economic Development, Housing, Education and Criminal Justice. The needs are particularly acute with respect to persistent high unemployment, low median household and per capita incomes, poverty, affordable housing and crime.

As previously noted, the vast majority of services and resources available to the populations of the TUAs consist of agencies and organizations providing basic services including child, family and school social services; medical and public health social services; and mental health and substance abuse social services.

The crossover effects of economic disparity, high poverty levels and low educational attainment correlates to the high violent and property crime rates in the aforementioned TUAs. Overtown, Model City and Liberty City have violent and property crime rates that far exceed most other TUAs and Miami-Dade County as a whole.

The needs and challenges of the TUAs, and particularly those TUAs with the highest unemployment, poverty and crime rates, far exceed the focus and levels of service provided by the multitude of child, family, school, medical, public health and substance abuse social services currently operating in the TUAs. The scope and depth of the need and challenges in the majority of TUAs will require the creation of coordinated and integrated delivery systems for each of the four MDEAT policy areas: Jobs/Economic development, Housing, Education and Criminal Justice. The creation and implementation of these delivery systems will require the following initial policy analysis:

1. *Jobs/Economic Development*

Given the economic development challenges of the TUAs with respect to poverty, unemployment and economic disparity, there needs to be a readjustment of strategies to reflect these persistent realities. An adjusted economic development effort must focus on "prosperity development" strategies targeting residents, place and opportunity. The goal is the convergence of vibrant places, effective systems and quality jobs. It will seek to insure that a person's quality of life is not predetermined by ZIP code. Vibrant places will be healthy, safe, and affordable and have access to education, jobs, and mainstream products and services. A "prosperity development" agenda will include the following action steps and strategies:

- Assess existing job creation and workforce development programs and services to determine target locations, population groups and program outcomes;
- Identify opportunities to connect both existing and start-up TUA businesses to established businesses clusters in Miami-Dade County;
- Identify knowledge and skill set demands of Miami-Dade County business clusters and design vocational education and workforce development programs in partnership with established cluster-based businesses;
- Develop a tailored "microenterprise program" for targeted business in the TUAs. A microenterprise program should be part of the County's community economic development toolkit providing some combination of training, technical assistance, and credit to microenterprises or individuals seeking to start a targeted business in a TUA.

2. Housing

The analysis found that most working families and households in TUAs earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority of these workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the County's median household income. The study also found that the vast majority of owners and renters in these income categories are cost-burdened. A basic premise of all housing markets is the need to create and maintain a "spectrum" of housing choice and opportunity for local residents. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors including: household income, population age, proximity of employment and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income groups that reside in the TUAs. Specific action steps and strategies to address the affordable housing needs of the TUAs include:

- Assess existing housing programs and services to determine target locations, household income populations and funding;
- Inventory vacant parcels of land within the TUAs suitable for mixed-income, infill housing development;
- Assess the Future Land Use Elements of the County and respective TUA municipalities to determine whether land use classifications and density standards align with potential infill housing development opportunities;
- Identify the County/city financing options for infill housing development and potential gap financing needs;
- Explore all potential land acquisition options including CRA and community land trusts (CLTs) to accommodate infill housing development.

3. Education

The analysis found that both educational attainment and graduation rates vary significantly among the TUAs. Studies have found that higher educational attainment and graduation rates are critical lead indicators for improving the prosperity development of the individual and the creation of vibrant, healthy and safe communities. Research shows a direct correlation between thriving cities and education beyond high school. Increased attainment delivers stronger local economies, greater individual earning power and better quality of life. Recommended action steps and strategies for improving educational attainment and graduation rates in the TUAs include:

- Assess existing pre-school, elementary, high school and post-secondary programs and services to determine target locations, population groups and program outcomes;
- Develop an "Academic Success Course" with a local college or university in Miami-Dade County. Academic Success Courses are typically a 2 credit course that meets in a classroom setting for an hour twice a week. Classroom meetings are discussion and activity-based and are aimed at helping students gain theoretical and pragmatic knowledge about the psychology underlying success and failure. Unlike a typical college course, students in the Academic Success Course are challenged to address and explore these issues in the moment. If a student performs poorly on

an assignment, the student is encouraged to explore the specific processes that contributed to this outcome (e.g., strategy, ambivalence, effort, motivation) and options for improved performance in the future;

- Develop a program with Miami-Dade Public Schools that focuses attention on the middle grades to ninth-grade transition. Good middle grades schools provide students with the necessary skills and experiences to be ready for rigorous high school studies. It is important for curricula to be aligned to high school readiness standards and for students to develop a strong foundation in literacy and mathematics. The ninth grade is pivotal for many students, especially for minority and male students. The 14- and 15-year-olds who move through the early and middle grades without developing the necessary academic, study and social skills for success in high school often feel overwhelmed in ninth-grade courses. Students who fail the ninth grade have less than one chance out of two of graduating from high school.

4. Criminal Justice

The evidence is strong that community development practitioners must increase the attention paid to safety and crime. The more difficult question is how and what tools do community development practitioners and policymakers have to fight crime? The research finds that, first and foremost, practitioners must work with local law enforcement to ensure that police are responsive to local calls and maintain a presence in problem areas. Effective strategies which community development practitioners and policymakers can adopt include:

- Assess existing crime prevention, youth counseling and community policing programs and services to determine target locations and populations groups;
- Address physical blight within the TUAs. The “broken windows” theory argues that signs of physical disorder such as uncollected garbage, broken windows, unkempt vacant lots, signal to potential offenders that local residents may not be invested in the community and would be unlikely to intervene in or report a crime;
- Develop the “collective efficacy” of TUA communities. Such strategies build on the willingness of residents to monitor public spaces, intervene when spaces are threatened and help neighbors in need. A community policing partnership with local law enforcement is helpful in implementing a such a strategy, but the residents of the community must drive this effort;
- Consider developing a “community courts” program for the TUAs. Community courts bring the justice system closer to the residents and aim to make it more responsive to everyday concerns. Community residents are involved in identifying public safety concerns and priorities and help to determine community serviced assignments for convicted offenders that both reconnect these individuals to the community and help address neighborhood problems. Many community courts also house a variety of social service programs such as job training and placement, drug treatment and tutoring to address the root causes of criminal behavior.

