2024

Miami-Dade Economic Advocacy Trust Annual Report Card and Scorecard

Regulatory and Economic Resources Department
Planning Research and Economic Analysis Section

MIAMI-DADE COUNTY

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EXECUTIVE SUMMARY

The following scorecard paints a mixed picture of the Black Community of Miami-Dade County as defined by the majority-Black Targeted Urban Areas (TUAs). Across the board and within specific areas, much progress has been made since the previous scorecard. However, there are also many areas where improvement has been lacking. Also, there are areas that have shown improvement but trail the rate of improvement seen in the rest of the county leading to greater inequality. The "rest of the county" as used below refers to the entire county minus all the seventeen TUA areas. The following provides a summary of the findings which can be found in the pages that follow.

Jobs/Economic Development

Income and Poverty: Typical household incomes in eight of the nine TUAs were well below the rest of the county. The average TUA median was just 60.5% of the area outside, $40,860 compared to $67,516 in 2022. The exception was Richmond Heights with a median slightly above the rest of the county. Six of the nine TUAs saw typical household incomes grow faster than incomes in the rest of the county. The three exceptions were Florida City, Little Haiti, and Richmond Heights. Richmond Heights, however, was the only TUA with a median household income higher than the rest of the county in both periods.

Seven of nine of the TUAs experienced a drop in the poverty rate between 2017 and 2022. Florida City saw the poverty rate increase 2.1% to exceed 50%. Richmond Heights also saw an increase in the poverty rate, by 0.8 %, to 11.2%, but remained below the average poverty rate in the rest of the county of 14% in 2022. The average poverty rate across all the TUAs was 27.2% in 2022.

Employment, Unemployment and Labor Force Participation: The average unemployment rate in the TUAs declined far more than in the rest of the county, 7.2% compared to 2.5%, yet remained nearly double the rate in the rest of the county, 7.9% compared to 4,2%. Every TUA saw a fall in the unemployment rate between 2017 and 2022, ranging from 0.2% in Richmond Heights to 10.9% in Model City/Brownsville. The 2022 unemployment rate itself was higher in every TUA than the rest of the county, ranging from a low of 5.2% in Opa-Locka to a high of 24.9% in Florida City.

Transportation and Commuting: Countywide, 81.5% of workers commuted by car, truck, or van in 2022. Six of the nine TUAs were more dependent on personal vehicles than the countywide average, with the average across the TUAs at 83 percent commuting by car, truck, or van. Use of public transportation by commuters in the TUAs fell 33% between 2017 and 2022 compared to 32% in the rest of the county, averaging 6.9% across the TUAs. The average commute time in the TUAs was 24.9 minutes, less than the countywide average of 26 minutes. All the TUAs saw commute times fall, with the time savings across the different TUAs ranging from 3 to 14 minutes per trip.

Business Activity: The TUAs saw the addition of 3,603 businesses between 2017 and 2022. This represents an increase of 73.1% over the period. Retail and personal services accounted for nearly one-third of all business establishments in 2022. The fastest-growing sector was the "unclassified" businesses which may represent the on-demand businesses such as Uber, Lyft, Door Dash, and similar activities.

Healthcare: The average share of the population with health insurance in the TUAs increased between 2017 and 2022 from 75.9% to 79.5%. This TUA average still trailed the rest of the county with 85.6% of the population covered. Worse, this gap in the coverage rate between the rest of the county and the

TUAs widened over the period from 3.8% in 2017 to 6.1% in 2022. For children under 19-years of age, the picture was a little better, with an average of 93.2% covered by health insurance in 2022. This rate was higher than the 2022 coverage rate in the rest of the county of 92.9%. And the TUA rate represented an increase from 91.5% of children covered in 2017.

Crime Reports: Crime reports and arrests were significantly higher in the TUAs than in the rest of the county. The combined 2022 crime rate in the TUAs was 75 crimes reported per 1,000 persons compared to 27.8 reported crimes per 1,000 in the rest of the county. Arrests per 1,000 in the TUAs was 12.2 in 2022 compared to 7.4 per 1,000 in the rest of the county. For those with data available, the number of crimes reported and the rate per 1,000 residents fell in every TUA between 2017 and 2022. There was no 2017 data available for Carol City. However, in the combined TUAs, the reported crimes fell 16.4%, will in the rest of the county, reported crimes fell 33.1%.

Housing

Home Ownership: The combined home-ownership rate in the TUAs in 2017 among all households regardless of the race or ethnicity of the household was 36.6%. By 2022, this all-household ownership rate had increased slightly to 36.8%. For the rest of the county, the ownership rate among all households fell between 2017 and 2022 from 53.8% to 53.5%.

The home-ownership pattern specifically for Black households in the TUAs in 2022 was 35.6%, up from 33.9% in 2017. However, the 2022 Black-household ownership rate in the TUAs was well below the rest of the county, where it stood at 48.7%.

Home and Rent Values: The weighted average of the owner-occupied home value in the TUAs increased 66.6% between 2017 and 2022 from $170,536 to $284,030 in 2022 inflation-adjusted dollars. Owner-occupied home values in the rest of the county increased 23.4% over the same period from $319,082 to $393,840 in 2022 dollars.

The median gross rent, weighted and averaged across all the TUAs rose 8.1% between 2017 and 2022, after adjusting for inflation. The 2017 median gross rent was $1,100 in the TUAs, increasing to $1,189 in 2022. In the rest of the county, median gross rents grew 9.5% between 2017 and 2022 from an inflation adjusted $1,540 to $1,686.

Housing Affordability: Among homeowner-households, the average share of TUA households that were cost-burdened rose 0.5% between 2017 and 2022 from 34% to 34.5%. The share in the rest of the county, however, fell 2.2% over that period, from 37.5% to 35.2%. The average share of severely-cost-burdened homeowner households in TUAs rose 1% from 2017 to 2022 from 16.9% to 17.9%. This compares to a decline of 2.4% in the rest of the county, from 36.2% to 33.8% of households severely cost burdened.

Housing Vacancy: Between 2017 and 2022, the combined total vacancy rate in the TUAs dropped from 13% to 9.5% of all units. In comparison, in the rest of the county, the rate dropped from 15.1% to 11.6% over the same period. In the TUAs, the share of vacant units for rent fell from 40.4% of the total to 27.7%, while in the rest of the county, the vacant-for-rent share increased from 21.5% to 24.4%. The share of vacant for-sale units in the TUAs dropped from 11.5% in 2017 to 10.7% in 2022, versus 10.1% and 9.6%, respectively, in the rest of the county. In the TUAs, the share of “other” units grew from

48.1% of the total vacant units in 2017, to 61.6% in 2022. Many of these "other" units may very well be short term rentals and thus not available to residents of the TUAs or the rest of the county.

Education

Educational Attainment: Educational attainment by adults, aged 25 years or older, achieving at least a high school diploma increased in the combined TUAs between 2017and 2022, from 71.8% to 73.9%. In comparison, the rate in the rest of the county increased from 81.8% in 2017 to 83.5% in 2022.

College Enrollment (Young Adults): Overall, the college enrollment rate of young adults aged 18 to 24 in the combined TUAs in 2022 of 49.5% was much lower than the non-TUA areas in Miami-Dade County which was 70.1%. Between 2017 and 2022, enrollment of young adults in the combined TUAs decreased 1.4% from 50.9%. Over the same period, for the non-TUA areas in Miami-Dade County, college enrollment among those 18-to-24 years old decreased by more, 3.8%, from 73.9% to 70.1%.

High School Graduation/Retention Rates: On average, the TUAs saw an improvement of 15.4% over the five years to an average graduation rate of 93.9%. Countywide, graduation rates improved 9.7% over the same period to 90.3%. Conversely, the average high school dropout rate for all TUAs improved from 7.1% in 2017 to 2.3% in 2022. Countywide, the dropout rate also decreased over that period from 5.7% in 2017 to 2.7% in 2022.

I. INTRODUCTION

The *2024 Scorecard for Miami-Dade County's Targeted Urban Areas* has been prepared at the request of the Miami-Dade Economic Advocacy Trust (MDEAT) by the Planning Research and Economic Analysis Section of the county's Regulatory and Economic Resources Department. This scorecard is produced pursuant to Miami-Dade County ordinance requiring the submission of a report card to the Board of County Commissioners on "the State of the Black Community in Miami-Dade County."

The following factors are included in this scorecard as requested by the Board: economic conditions including employment and unemployment, income and poverty, business activity and crime; educational characteristics including public school outcomes, college enrollment and educational attainment; and housing characteristics including home ownership, home values and housing affordability. The following is not intended as an analysis of the dynamics of these factors, but rather, as a point-in-time measurement and snapshot of recent trends of the most salient factors.

In the 1990s, as a response to conditions prevailing at the time, the Targeted Urban Areas (TUAs) were created to focus resources in the most vulnerable areas of the county with predominantly Black populations. Seventeen neighborhood areas were identified. These were:

- **Carol City**
- **Coconut Grove**
- **Florida City**
- **Goulds**
- **Leisure City**
- **Liberty City**
- **Little Haiti**
- **Model City/Brownsville**
- **Naranja**
- **Opa-Locka**
- **Overtown**
- **Perrine**
- **Princeton**
- **Richmond Heights**
- **South Miami**
- **SW Homestead**
- **West Little River**

Over the three decades since their creation, the TUAs have seen dramatic shifts in their populations. Despite the original intention, that was to target areas of vulnerable Black populations, many of the defined areas above are no longer predominantly Black. In fact, many are no longer even majority Black. Therefore, to comply with the ordinance requirement to provide a scorecard on the state of the Black community, the scorecards presented below will cover only those TUAs with a majority Black population. These nine TUAs and the share of the population that is Black are:

- **Carol City (57.8%)**
- **Florida City (63.9%)**
- **Liberty City (56.8%)**
- **Little Haiti (62.3%)**
- **Model City/Brownsville (56.5%)**
- **Opa-Locka (51.7%)**
- **Perrine (57.3%)**
- **Richmond Heights (51.1%)**
- **West Little River (52.6%)**

The eight TUAs that were not majority Black according to the most recent American Community Survey are included in the appendix with the scorecard and socioeconomic profiles.

The data for the scorecards and profiles came from a variety of public and private sources. First among these was the U.S. Census Bureau American Community Survey 5-year estimates for the years 2022 and 2017, providing 10 years of data from two non-overlapping 5-year periods to evaluate trends.

Data was also drawn from the Census Bureau Longitudinal Employer-Household Dynamics program which matches residents in the TUAs with their place of work. This dataset has also been known as the Journey-to-Work data or Origin-Destination data. School performance data for public schools serving the students living in TUAs came from the Miami-Dade Public School's Assessment, Research, and Data Analysis (ARDA) Division. Business establishment data came from private vendor, DataAxle (formerly InfoUSA). Crime data was obtained for 2017 and 2022 from the various Law Enforcement agencies with jurisdiction over each of the TUAs. They include Miami-Dade County, Miami Gardens, City of Miami, Coral Gables, Florida City, Opa-Locka, South Miami, and Homestead.

Finally, this report presents various options and opportunities that are intended to assist MDEAT staff along with county policymakers in general with focusing on the needs of the population addressed in the following scorecards.

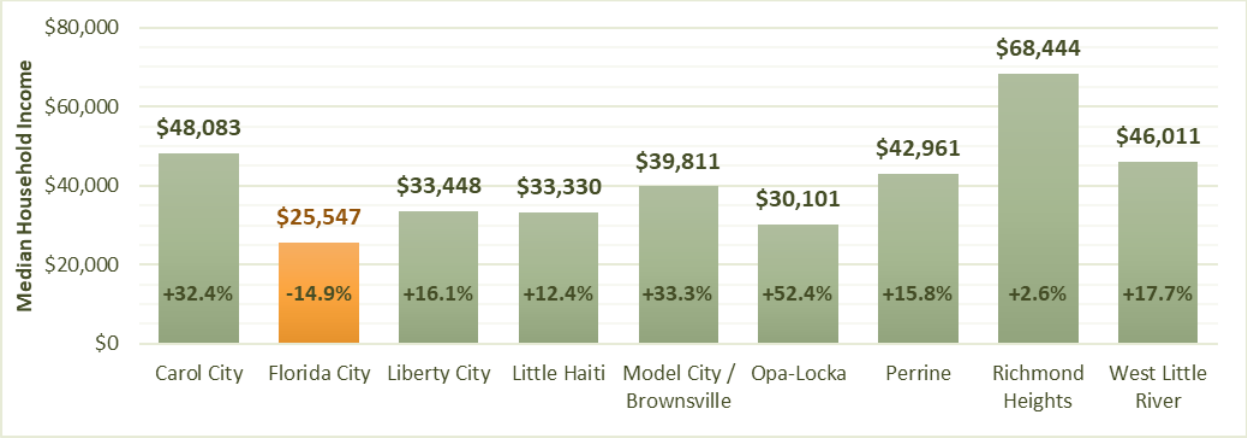
The remainder of this report is divided into the following sections: Section II through IV provide a summary of observations, broken down into Jobs/Economic Development, Housing and Education, respectively. Section V presents general opportunities and specific strategies for each of the focus areas, economics, housing and education. There are also two strategies for the general scorecard process. Section VI provides the actual scorecards in infographic form for a quick one-page summary of performance for each of the TUAs. In the Appendix, can be found maps, scorecards, scorecard comparative ratios, and socioeconomic infographics and tables for all 17 of the TUAs.

II. OBSERVATION SUMMARY – JOBS/ECONOMIC DEVELOPMENT

Income and Poverty

Figure 1 shows median household incomes and the change between 2017 and 2022. The median household income grew in eight of the nine TUAs, from an overall average of $35,257 in 2017 (2022 Dollars) to $40,860 in 2022. The greatest growth occurred in Opa-Locka, up 52.4% to $30,101 from the level in 2017. Despite this growth, Opa-Locka remained the second lowest median household income among the TUAs in 2022. The only TUA to see a decrease was Florida City at 14.9%. Florida City ranked as the lowest among the TUAs with a 2022 median household income of $25,547. The median household income was $75,149 in the United States, $67,917 in Florida, and $64,215 in Miami-Dade County.

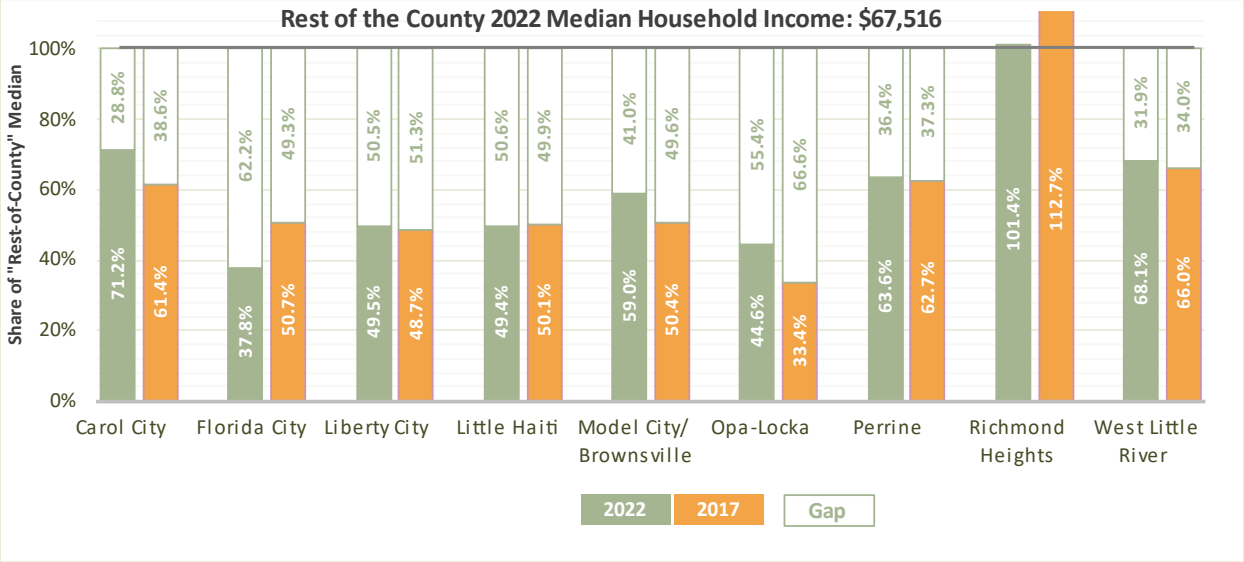
Figure 1: 2022 Median Household Incomes and how they changed between 2017 and 2022 in TUAs



The average of median household incomes in four TUAs had a gap with respect to the countywide median in 2022 greater than 50%. This means the median household income there was less than half the median in the rest of the county. These included Florida City with a gap of 62.2%, Opa-Locka with a gap of 55.4%, Little Haiti with a gap of 50.6%, and Liberty City with a gap of 50.5%. For all the TUAs in 2022, the median household income was just 60.5% of the median in the rest of the county. This ratio rose from an average of 59.6% in 2017. This ratio rose in six of the nine TUAs between 2017 and 2022. Therefore, a majority of TUAs experienced household income growth, and most also saw incomes grow faster than in the rest of the county. The exceptions were Florida City where the ratio of TUA income to income in the rest of the county fell from 50.7% to 37.8% and Little Haiti with a decrease from 50.1% to 49.4%. Also, Richmond Heights, with a median household income greater than the rest of the county, saw a decrease in the ratio from 112.7% to 101.4% of the rest of the county's median household income. Figure 2 on the next page shows the gaps between the TUA incomes and the rest of the county. The three TUAs that experienced the greatest decrease in the gap included Opa-Locka, with a decrease of 11.2%, Carol City with a decrease of 9.9%, and Model City/Brownsville, with a decrease of 8.5%.

> ***Four TUAs had a gap of greater than 50%, meaning that the median household income there was less than half the median in the rest of the county.***

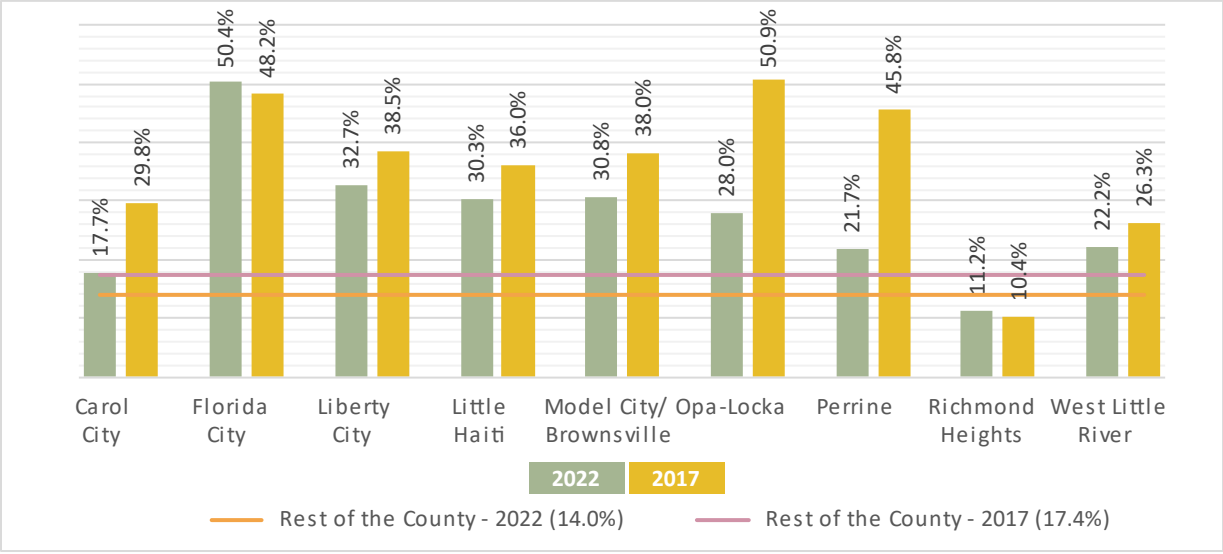
Figure 2: How did the median income in the TUAs compare to the rest of the County?



While the median household income provides a general impression of the financial health of an area's households, it does not consider the size of households across places. Per capita income is calculated by dividing the aggregate annual income of all households for which income is computed by the number of persons. For the TUAs in 2022, the average per capita income was $20,328. This was just 59.7% of the per capita income in the rest of the county of $34,030. The per capita income ranged from a low of $10,410 in Florida City (just 31% of the per capita in the rest of the county) to a high of $34,412 in Richmond Heights. If Richmond Height was dropped from the per capita average, it falls to just $18,567 which is 54.6% of the rest of the county per capita.

Another key indicator to measure the economic wellbeing of a community is poverty rate and its change over time. Between 2017 and 2022, the poverty rate decreased from 14.6% to 12.6% in the US, from 15.5% to 12.7% in Florida, and 19.0% to 14.4% in Miami-Dade County. Poverty rates fell in seven of the

Figure 3: What were the Poverty Rates in the TUAs in 2017 and 2022



nine TUAs between 2017 and 2022 as shown in Figure 3. Yet only one, Richmond Heights (11.2%), remained below the rate in the rest of the county (14%). The two that saw the poverty rate increase included Richmond Heights, up 0.8%, and Florida City, up 2.1%. And Florida City had a poverty rate above 50%. Six of the remaining eight had poverty rates above 20%, defined as areas of concentrated poverty. The largest decrease in the poverty rate came in Perrine, down 24.1% over the five-year period. The average poverty rate across all the TUAs was 27.2% in 2022, almost double the rate in the rest of the county of 14.0%. However, the average rate in the TUAs fell slightly faster than the rest of the county, 8.8% versus 3.4%, slightly closing the poverty gap. Table 1 summarizes the income and poverty data.

Table 1: Summary of Income Statistics

	Median Household Income (2022 $)			Per Capita Income (2022 $)			
	2022	2017	Percent Change	2022	2017	Percent Change	Poverty Rate
Florida City	$25,547	$30,016	-14.9%	$10,410	$9,919	5.0%	50.4%
Opa-Locka	$30,101	$19,749	52.4%	$18,108	$13,157	37.6%	28.0%
Little Haiti	$33,330	$29,651	12.4%	$20,681	$18,261	13.3%	30.3%
Liberty City	$33,448	$28,819	16.1%	$17,887	$16,468	8.6%	32.7%
Model City / Brownsville	$39,811	$29,856	33.3%	$18,046	$14,785	22.1%	30.8%
Perrine	$42,961	$37,105	15.8%	$18,897	$12,532	50.8%	21.7%
West Little River	$46,011	$39,082	17.7%	$20,337	$18,270	11.3%	22.2%
Carol City	$48,083	$36,324	32.4%	$24,173	$16,961	42.5%	17.7%
Richmond Heights	$68,444	$66,715	2.6%	$34,412	$27,088	27.0%	11.2%
TUA Average	*$40,860*	*$35,257*	*15.9%*	*$20,328*	*$16,382*	*24.1%*	27.2%
Remainder	$67,516	*$59,205*	*14.0%*	$34,030	*$32,253*	*5.5%*	14.0%
Miami-Dade	$64,387	$56,367	14.2%	$33,331	$30,928	7.8%	15.3%

Employment/Unemployment/Labor Force Participation

Between 2017 and 2022, the unemployment rate fell 1.1% (from 6.6% to 5.3%) in the US, and 2.2% (from 7.2% to 5.0%) in Florida. The unemployment rate also declined in all nine of the TUAs, and in most, by a sizable amount between the 2017 and 2022 shown in Figure 4. However, the unemployment rate in the TUAs, as shown in Figure 5, remains much higher than in the rest of the county. The 2022 rate for the combined TUAs was 7.9%, almost double the rate in the rest of the county, where the rate was 4.2%. The average unemployment rate in the TUAs declined by 7.2%, far more than the decline in the rest of the county of 2.5%. The greatest decline was 10.9% in Model City/Brownsville, followed by 7.8% in Opa-Locka, 7.3% in Little Haiti, 7.2% in Carol City.

> ***The average unemployment rate in the TUAs declined by 7.2%, far more than the decline in the rest of the county of 2.5%.***

The rates in the individual TUAs ranged from a low of 5.2% in Opa-Locka to the high of 24.9% in Florida City. Eight of the nine TUAs, the exception being Opa-Locka, had an unemployment rate that was at least 1.5 times higher than the rate in the rest of the county.

Figure 4: What Happened to the Unemployment Rate between 2017 and 2022?

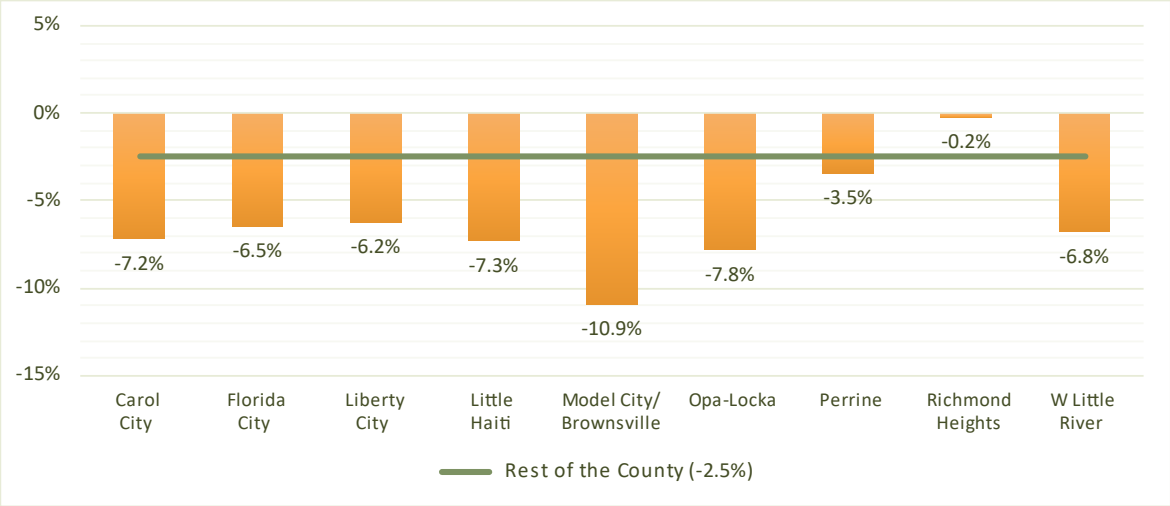
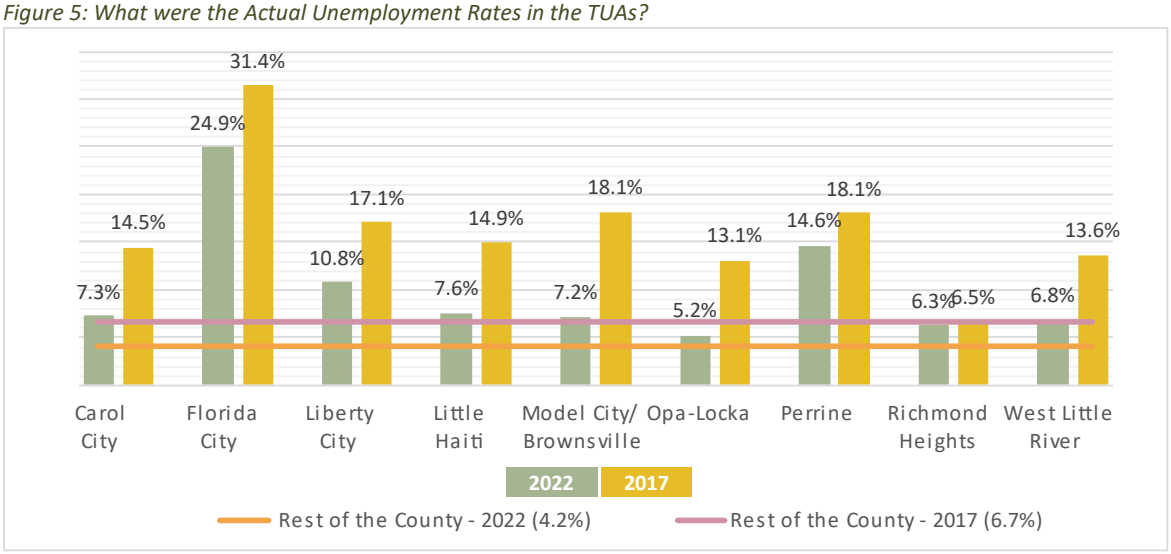
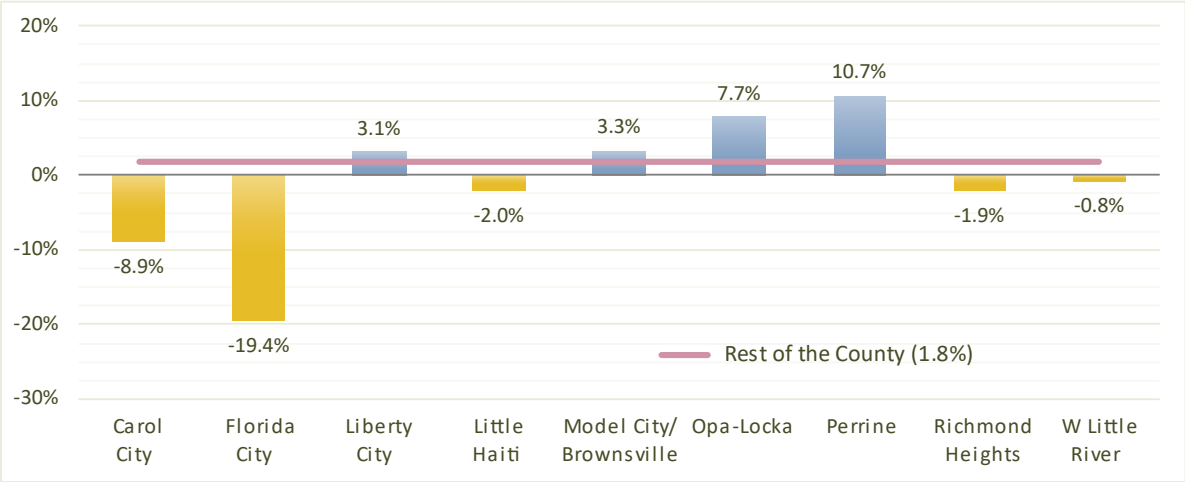


Figure 5: What were the Actual Unemployment Rates in the TUAs?



As seen in Figure 6, the labor force participation rate in the combined TUAs, 57.2% in 2022, increased 0.1% from 2017, versus an increase of 1.8% in the rest of the County where it stood at 64.3%. The participation rate increased in four of the nine TUAs, with the greatest increase being in Perrine, at 10.7% and then Opa-Locka at 7.7%. The largest decrease in labor force participation was in Florida City at 19.4%, followed by Carol City at 8.9%.

Figure 6: How did the Labor Force Participation change in the TUAs between 2017 and 2022?

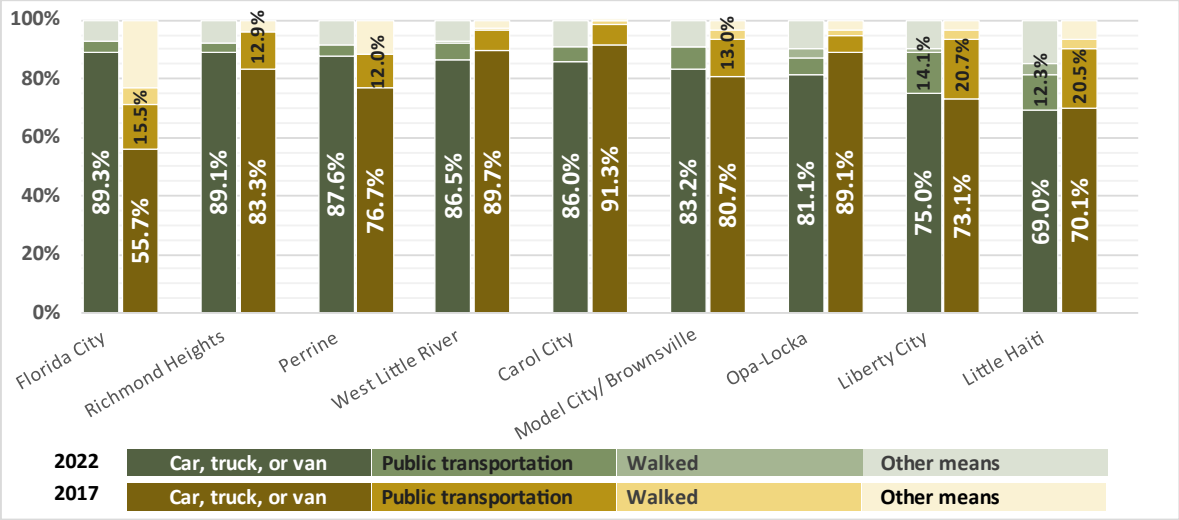


Transportation and Commuting Patterns

Transportation Mode

There were 1,319,578 workers in Miami-Dade County in 2022 and 81.5% commuted by car, truck, or van, 3.4% of them commuted by public transportation, 1.9% of them walked, 10.4% worked at home, and 2.8% used other means, such as a bicycle or a motorcycle. Six of the nine TUAs had a larger share of workers than the county's average that commuted by car, truck, or van in 2022. The three exceptions were Liberty City at 75.0%; Little Haiti at 69.0%; and Opa-Locka at 81.1%. Figure 7 summarizes the means-of-transportation data for commuters in all the TUAs.

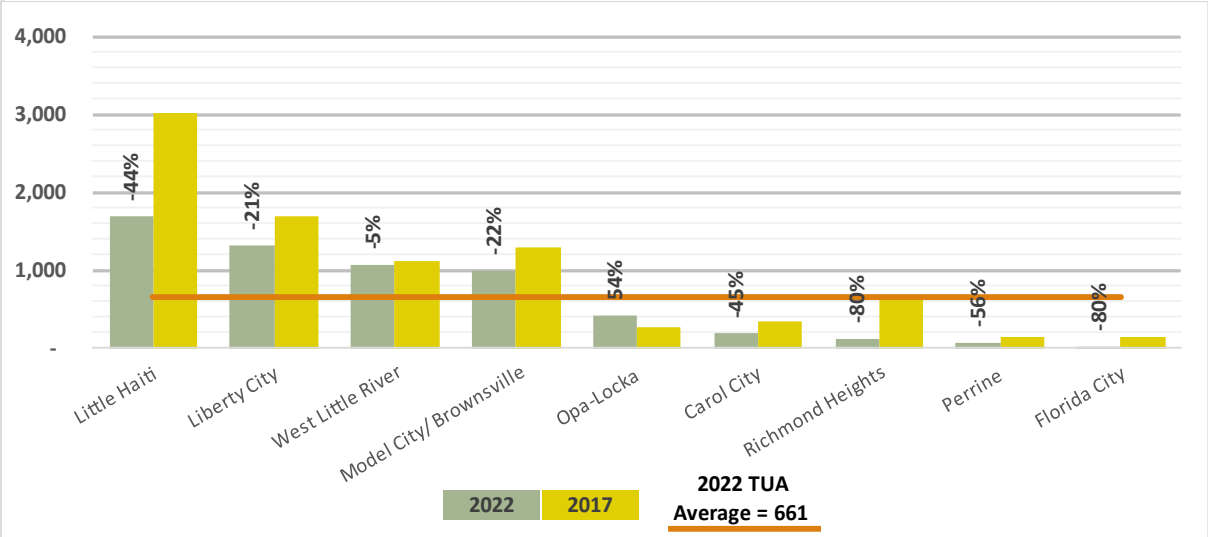
Figure 7: How Did TUA Workers Get to Work in 2017 and 2022?



In 2022, there were 44,468 workers who commuted by public transportation in Miami-Dade County, a decrease of 32% from 65,521 in 2017. Most of the TUAs also had a decrease in the number of public-transportation commuters as shown in Figure 8. The one exception was the Opa-Locka TUA, which saw public transportation use increase by 54%. However, almost every TUA saw a larger share of transit riders in 2022 than the County average of 3.4%, the exception being Richmond Heights. Liberty City had the largest share at 14.1%, followed by Little Haiti (12.3%) and Model City/Brownsville (7.7%). Four TUAs had

more than 1,000 transit riders in 2022, led by Little Haiti (1,703) followed by Liberty City (1,335), West Little River (1,060), and Model City/Brownsville (1,008).

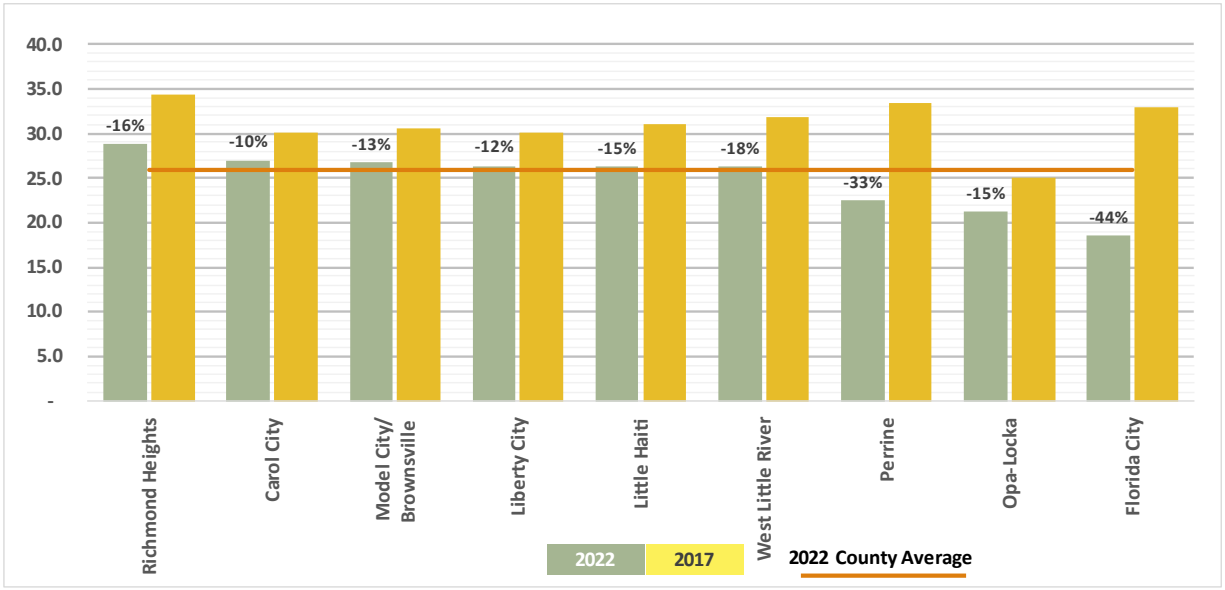
Figure 8: Public Transit Commuters and the 2017 to 2022 Percent Increase



Median Travel Time

Perhaps the greatest impediment to full participation in economic activity is efficient access to employment centers. The median commute time for Miami-Dade County residents was 26.0 minutes in 2022, a decrease of 15.8% from 30.8 minutes in 2017. These estimates, shown in Figure 9, represent the average commuting time over the five-year survey periods.

Figure 9: How long did Workers take to commute in 2017 and 2022?



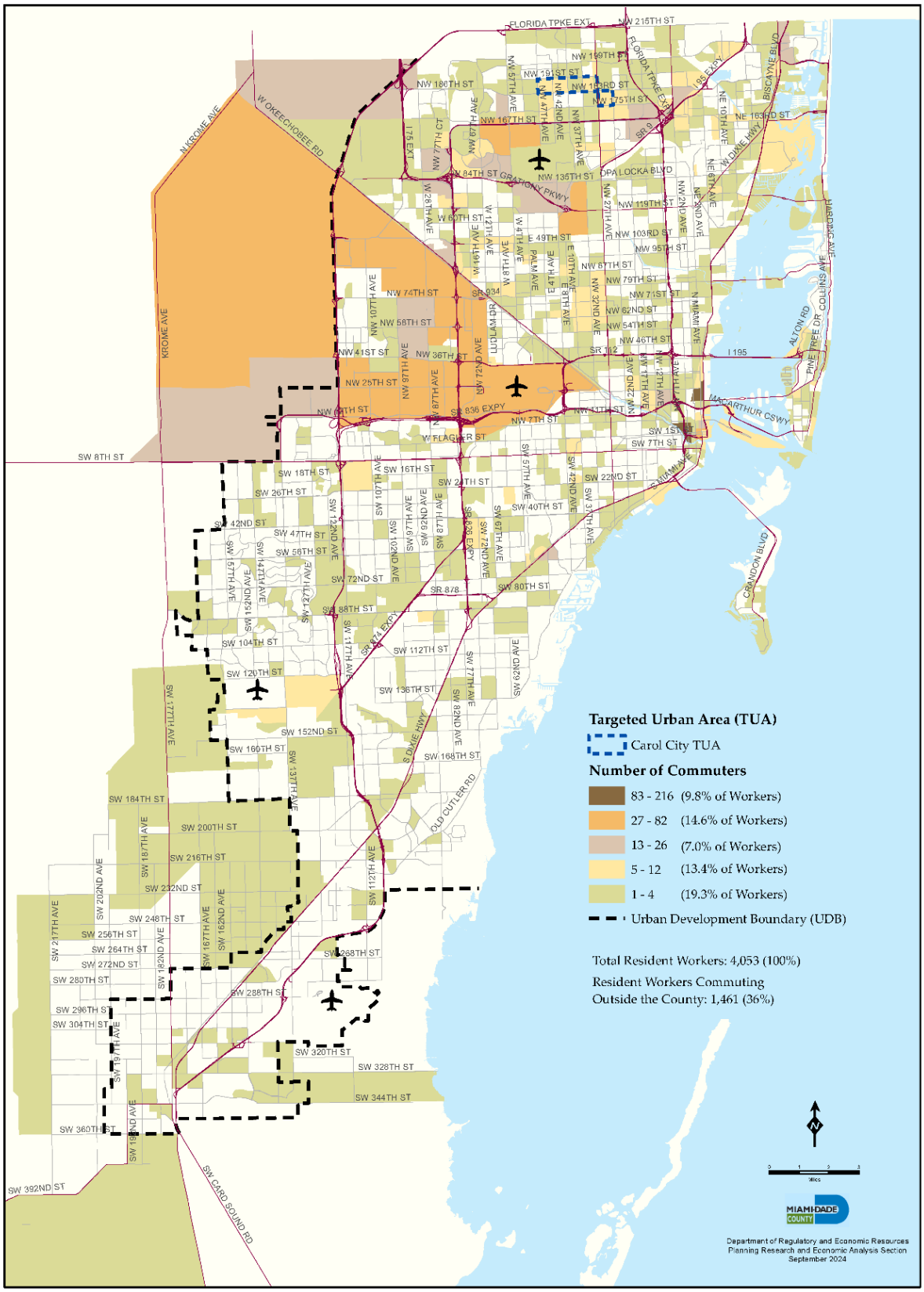
The 2022 median travel time in the TUAs ranged from a low of 18.6 minutes in Florida City to a high of 34.4 minutes in Richmond Heights. As seen in Figure 9, the average travel time in six of the nine TUAs was more than the Miami-Dade County average in 2022, however it improved between 2017 and 2022 in all TUAs. The greatest decrease, 14 minutes per trip, was seen in Florida City, followed by 11 minutes per trip in West Little River. The average drop in commute time was 6 minutes per trip in TUAs between 2017 and 2022.

In 2022, median travel time in most of the TUAs was more than the Miami-Dade County average but the situation was improved between 2017 and 2022.

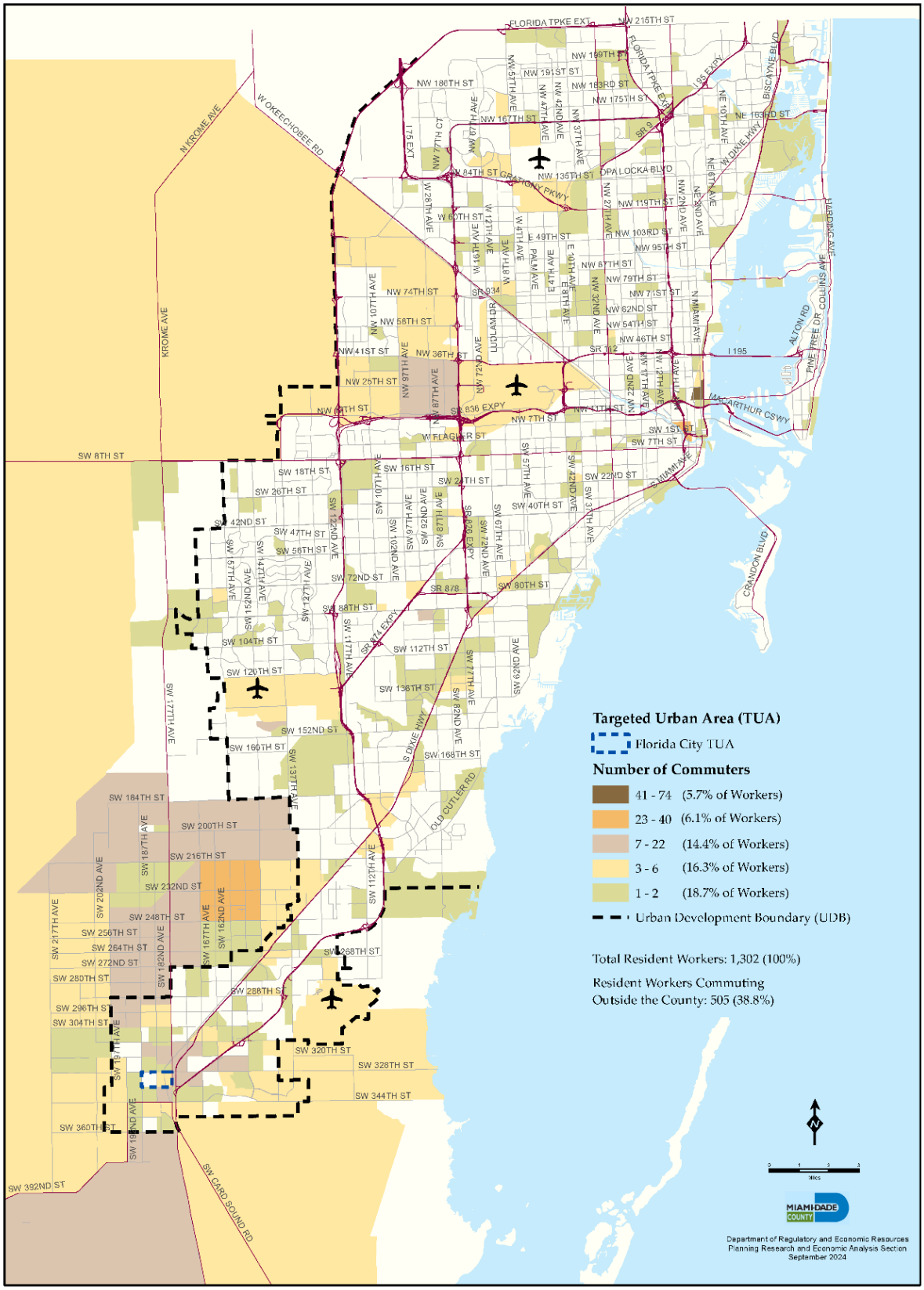
Commuting Patterns

The following pages present maps illustrating the geographic commuting patterns of residents in each of the nine Black-majority TUAs. It highlights the place of work of the TUA workers by Census Tract. Each map represents the place of employment of the resident workers from one TUA.

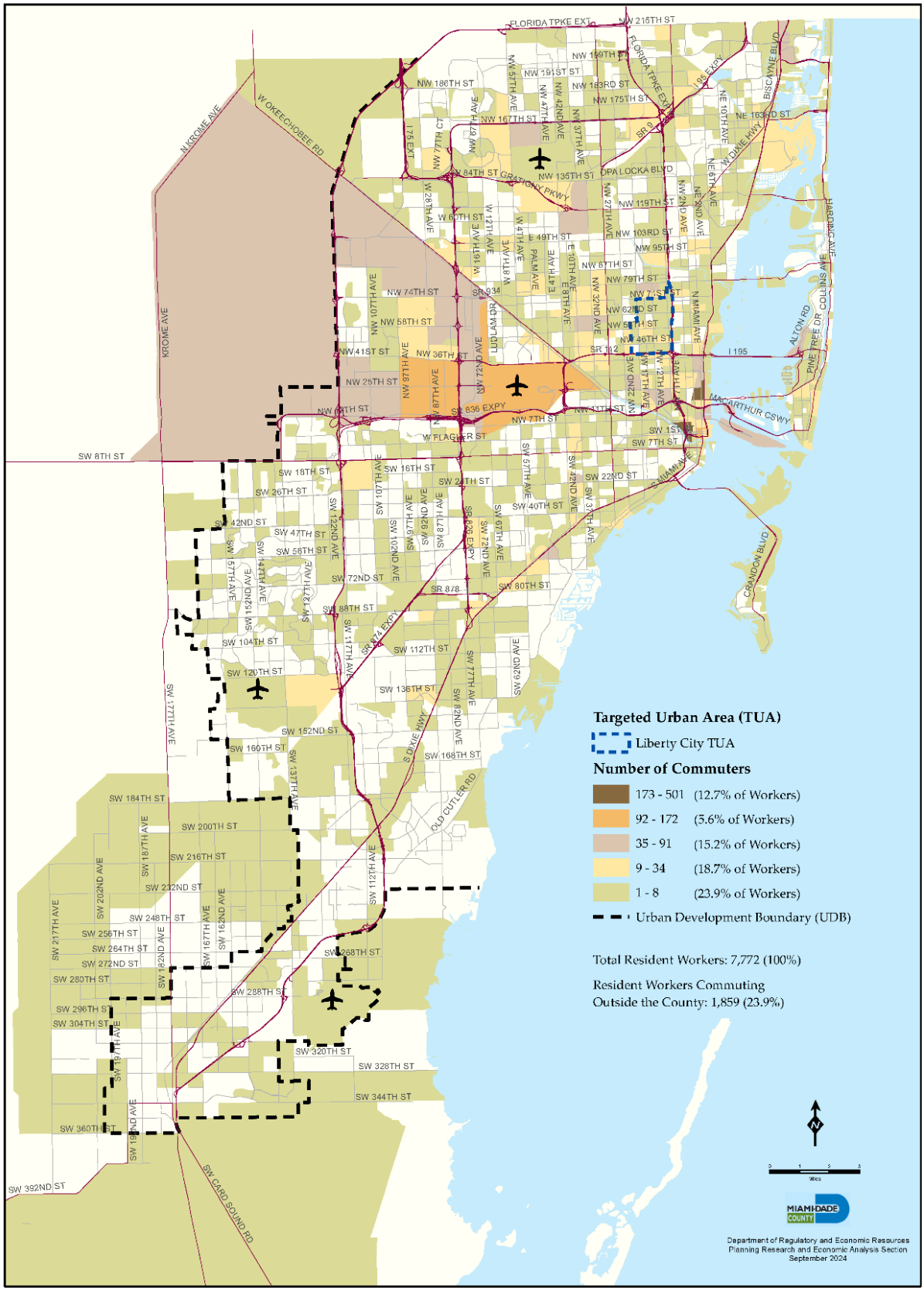
Map 1: Where did Carol City TUA Residents Work



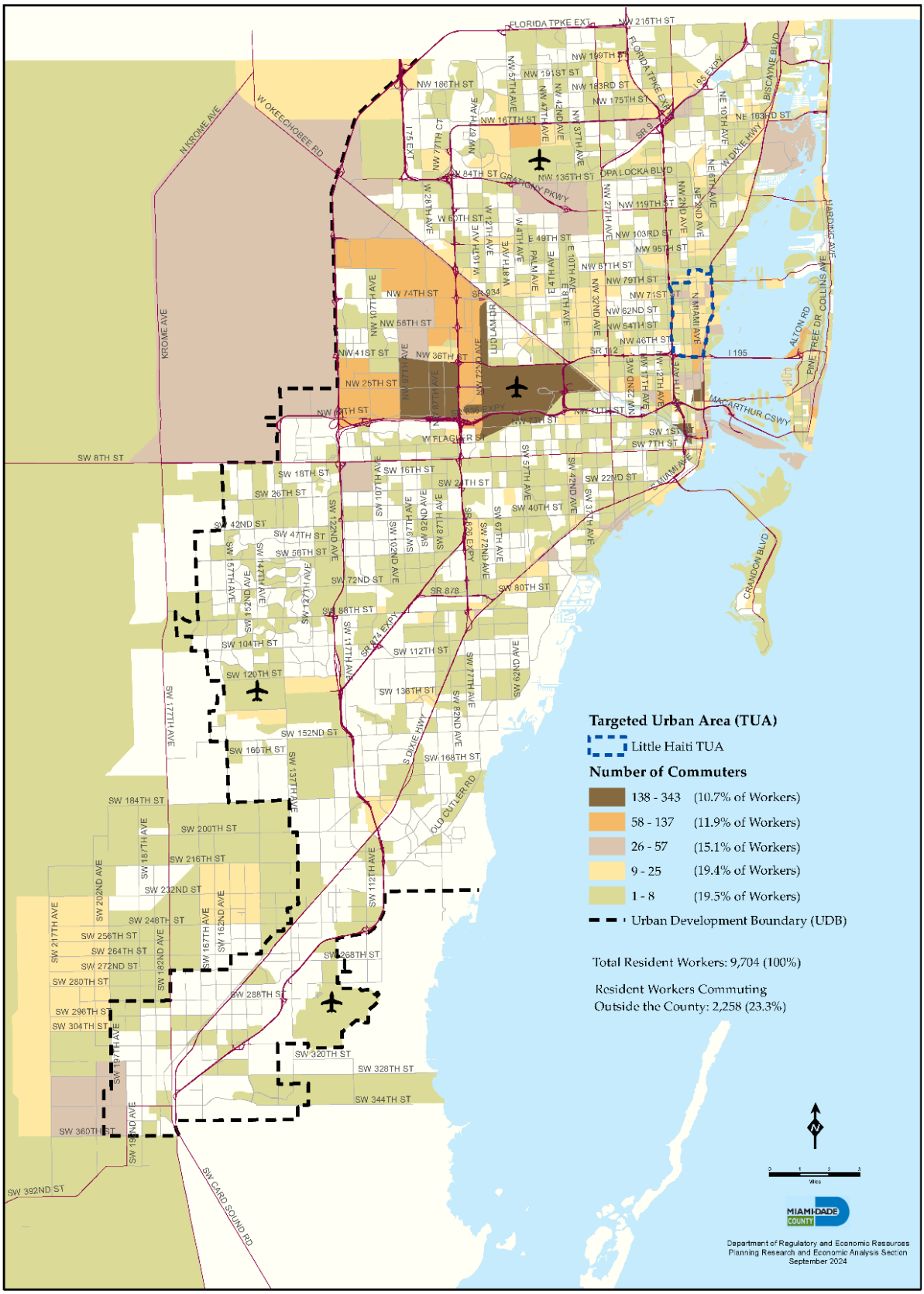
Map 2 Where did Florida City TUA Residents Work



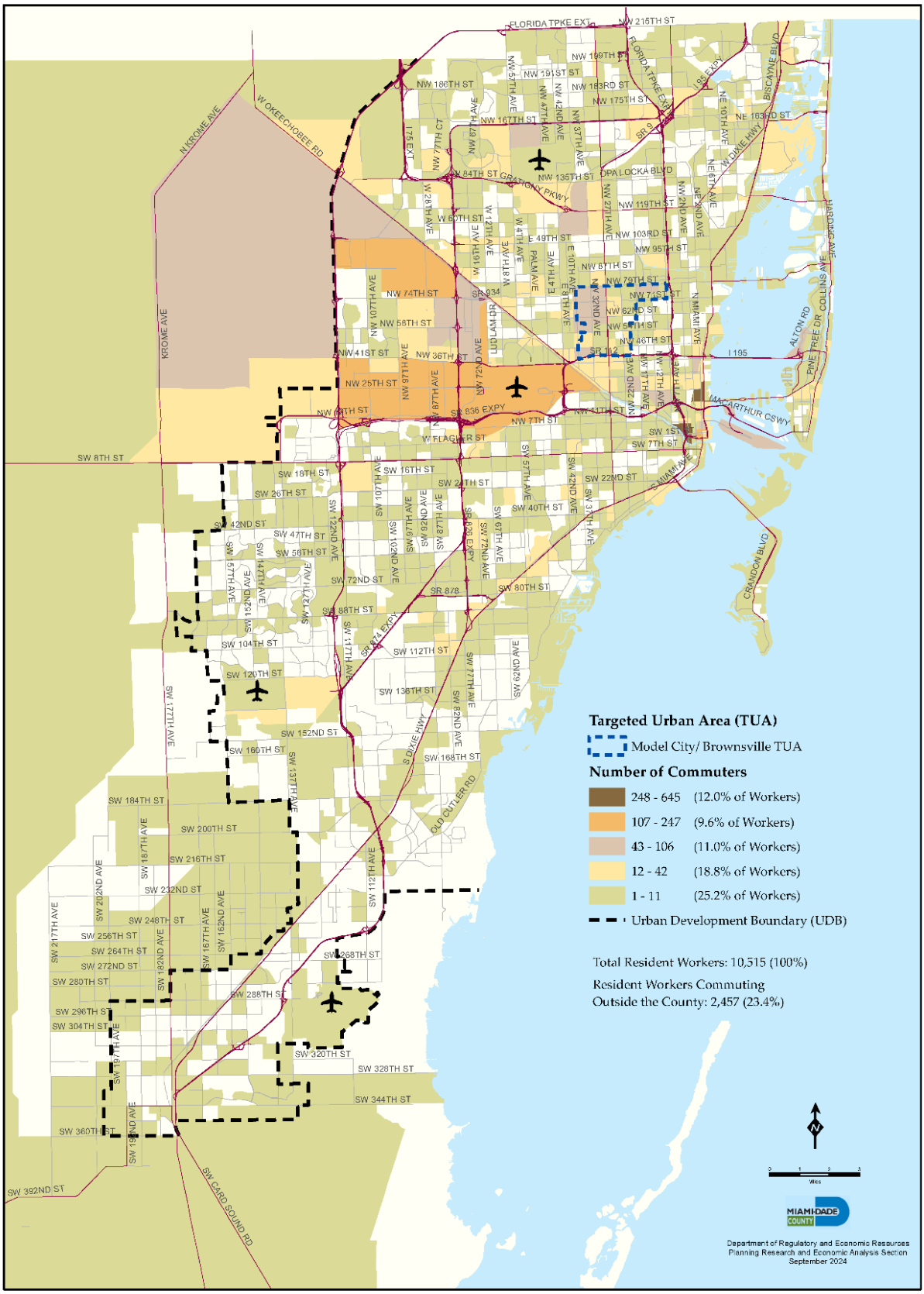
Map 3: Where did Liberty City TUA Residents Work



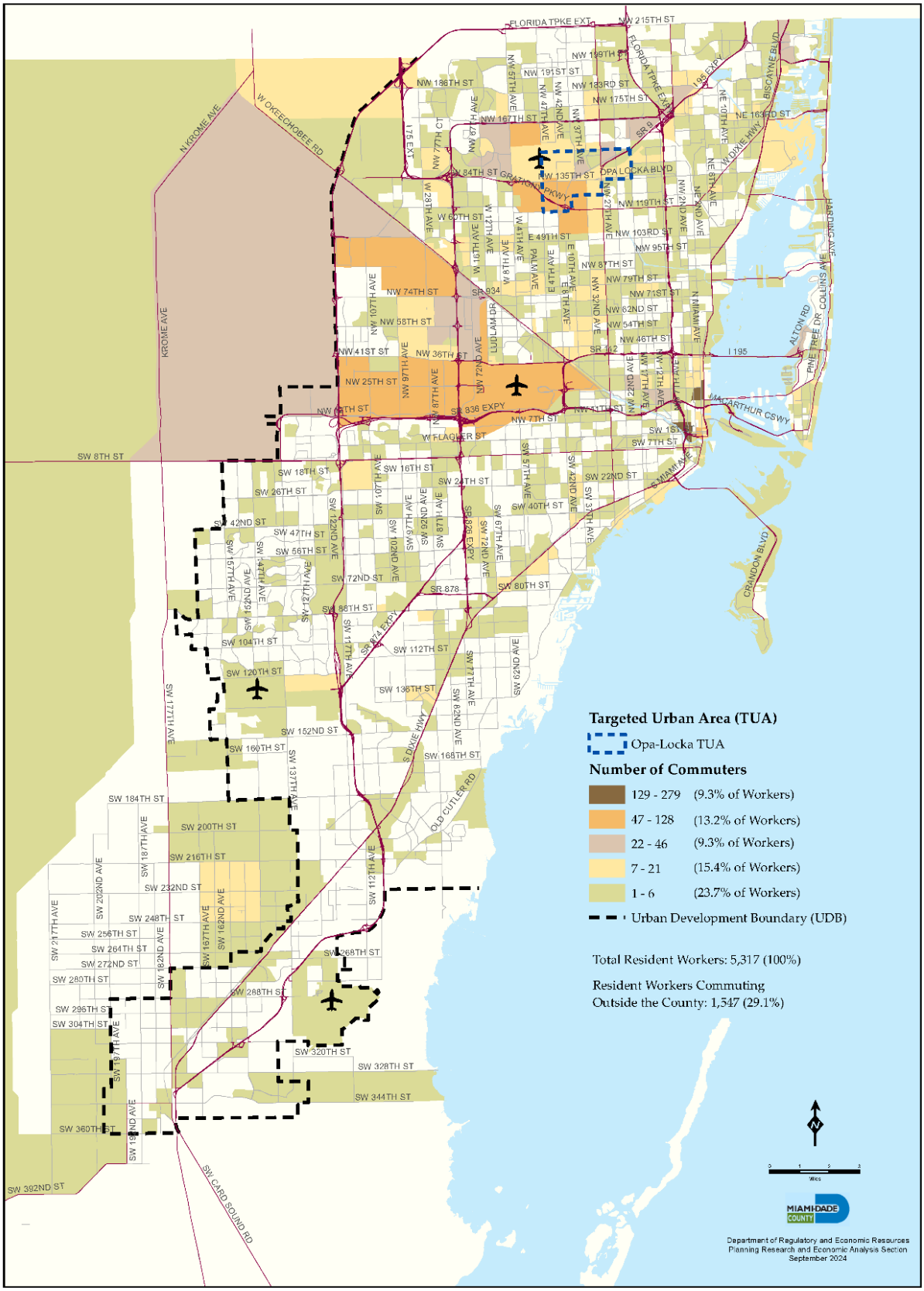
Map 4: Where did Little Haiti TUA Residents Work



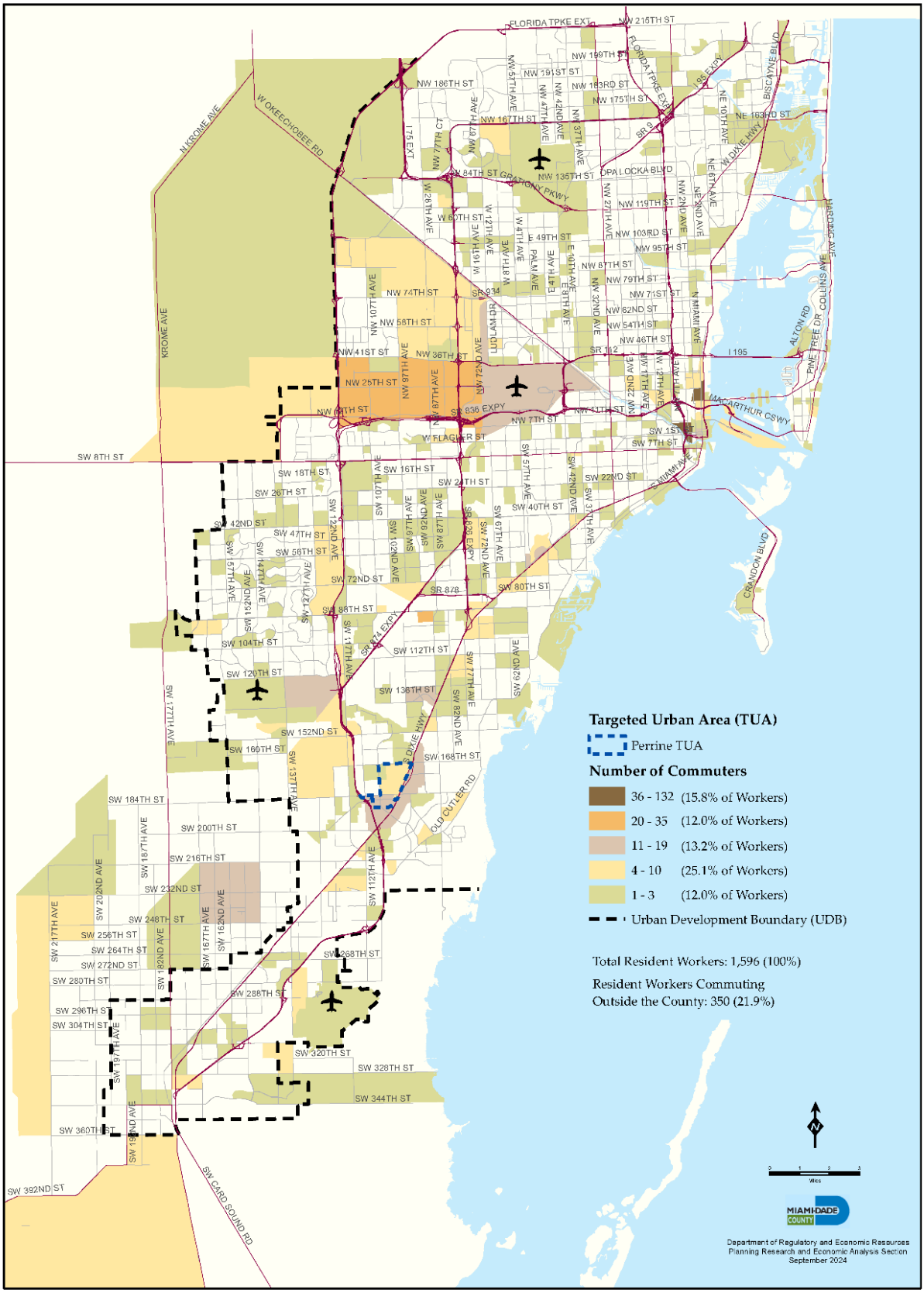
Map 5: Where did Model City/Brownsville TUA Residents Work



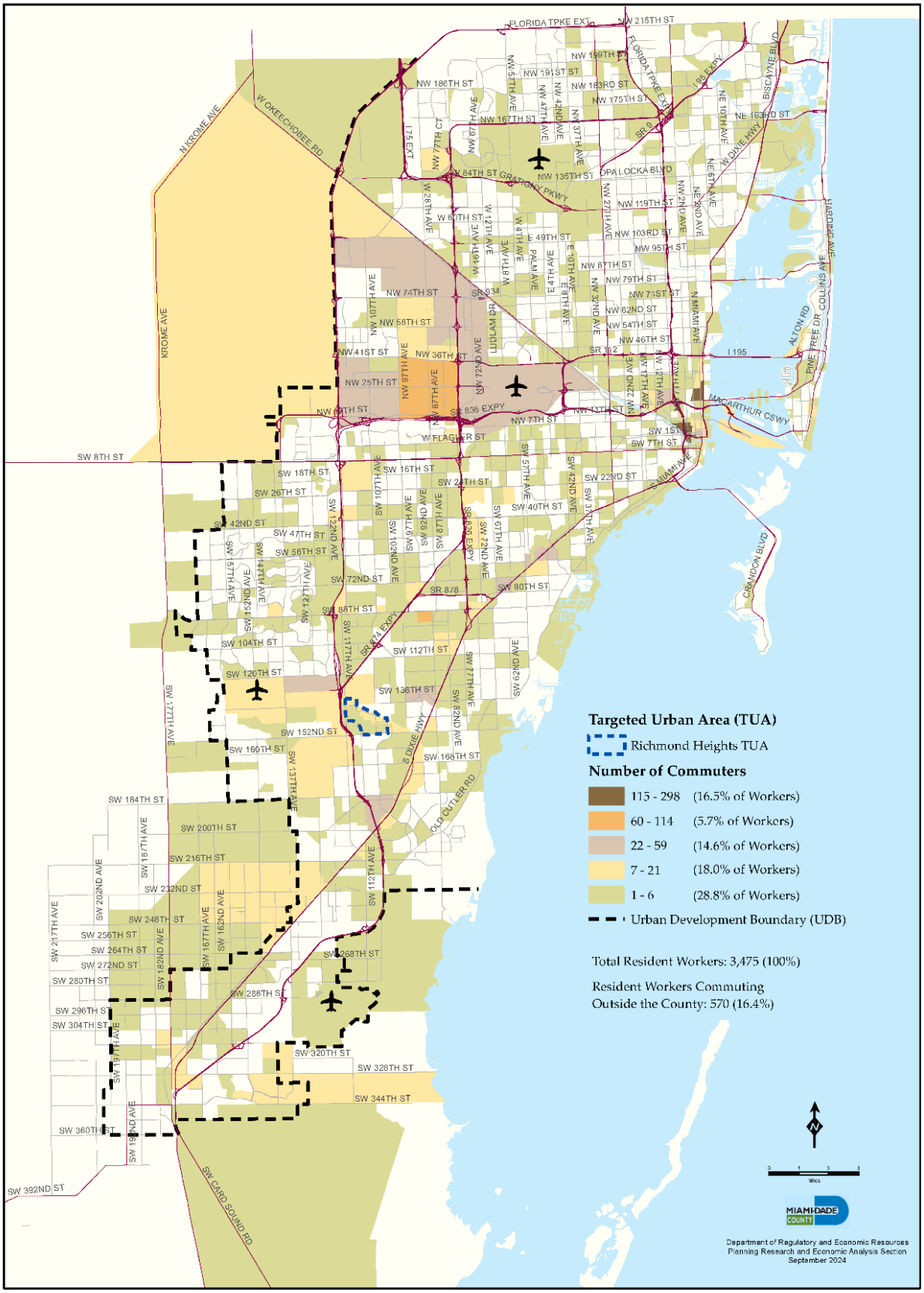
Map 6: Where did Opa-Locka TUA Residents Work



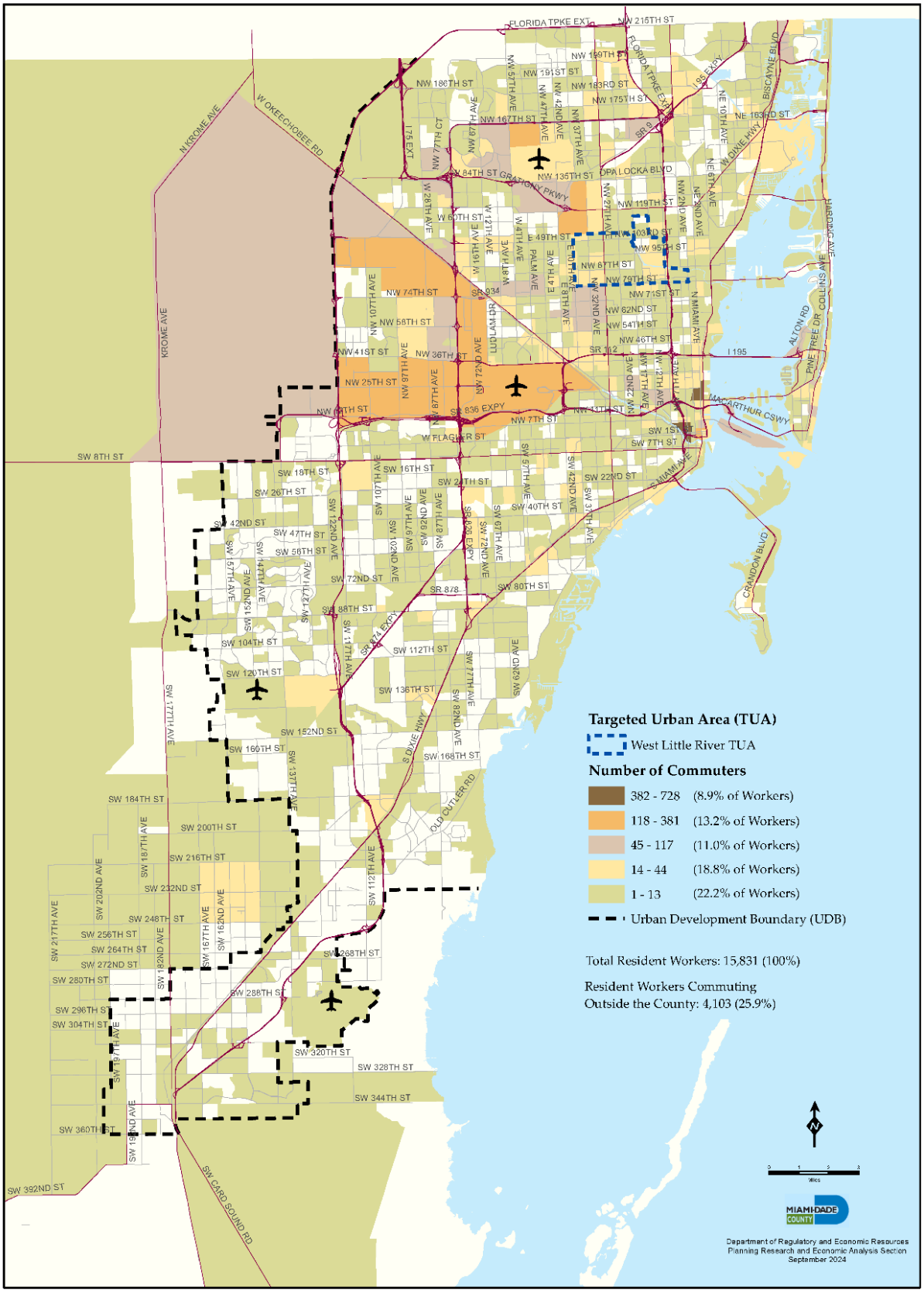
Map 7: Where did Perrine TUA Residents Work



Map 8: Where did Richmond Heights TUA Residents Work



Map 9: Where did West Little River TUA Residents Work



Business Activity

Business activity, as measured by the number of business establishments located inside the TUAs, increased over the 5-year period in every TUA. Collectively, the number of establishments increased 73.1% from 4,928 establishments in 2017 to 8,531 establishments in 2022. The largest percent increase was in Little Haiti where establishments more than doubled, up 101% from an initial 2017 count of 1,419 business establishments. Little Haiti also contributed the largest numerical increase by adding 1,433 business establishments from 2017 to 2022. In comparison, business establishments in the rest of the county grew 92.4% over the 5-year period, adding 81,907 establishments.

> ***Collectively, the number of establishments increased 73.1% from 4,928 establishments in 2017 to 8,531 establishments in 2022 in TUAs.***

Data on the business activity by industry shows that the highest concentrations of establishments in the TUAs were in retail trade and personal services in both 2017 and 2022. In 2017 the two accounted for 37.4% of all business establishments, and by 2022 this share had fallen to 28.4% of total establishments. Growth was seen in health care and social assistance, up 2.7% and unclassified establishments, up 14.8%. The growth in this latter category may very well represent "on-demand" businesses such as Uber, Lyft, Door Dash and similar types of businesses.

Table 2: How did Business Establishments Grow between 2017 and 2022?

	Carol City	Florida City	Liberty City	Little Haiti	Model City/ Brownsville	Opa-Locka	Perrine	Richmond Heights	W Little River	Total: Black TUAS	Rest of the County
2022	178	122	663	2,852	1,377	1,373	785	66	1,115	**8,531**	**170,588**
2017	106	84	388	1,419	919	838	473	38	663	**4,928**	**88,681**
Change	72	38	275	1,433	458	535	312	28	452	**3,603**	**81,907**
% Change	***67.9%***	***45.2%***	***70.9%***	***101.0%***	***49.8%***	***63.8%***	***66.0%***	***73.7%***	***68.2%***	***73.1%***	***92.4%***

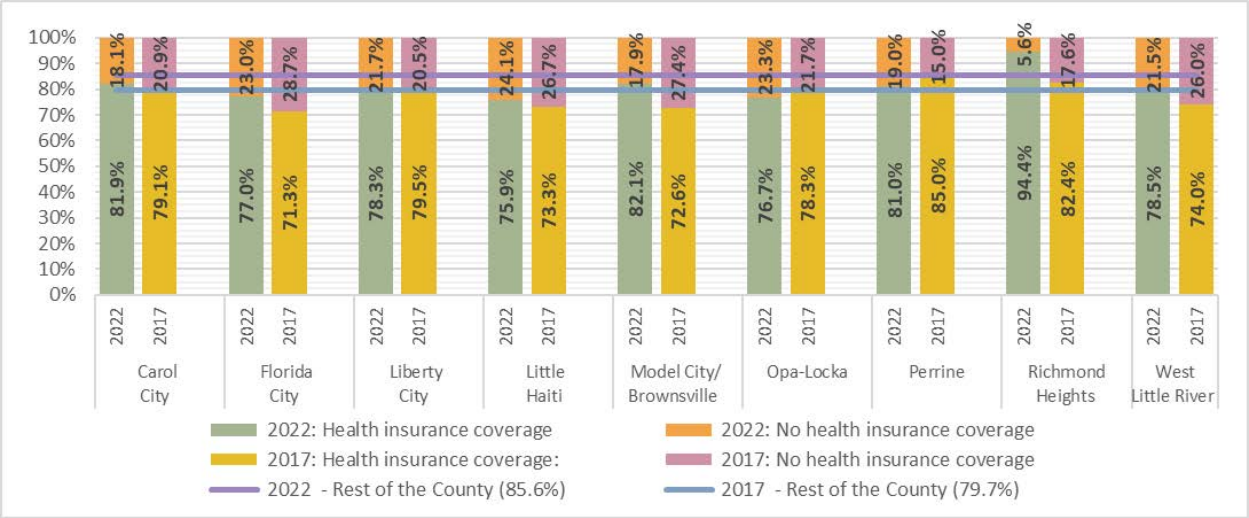
Healthcare

The share of the population covered by health insurance increased in six of the nine TUAs between 2017 and 2022 as shown in Figure 10. For all the TUAs combined, the 2022 share with health insurance was 79.5% compared to 75.9% in 2017. However, the share of persons covered by health insurance in TUAs still trailed the rest of the county by 6.1% in 2022. The share of persons covered by health insurance in the rest of the county in 2022 was 85.6%, up from 79.7% in 2017. The coverage gap between the TUAs and the rest of the county had widened from 3.8% to 6.1% between 2017 and 2022. The highest rate of coverage was in Richmond Heights, at 94.4%, The lowest 2022 rate was in Little Haiti, at 75.9%.

> ***The coverage gap between the TUAs and the rest of the county widened from 3.8% to 6.1% between 2017 and 2022. The highest rate of coverage was in Richmond Heights, at 94.4%, The lowest 2022 rate was in Little Haiti, at 75.9%.***

For children, under 19 years of age, seven of the nine TUAs had coverage rates over 90%. These were Richmond Heights, Opa-Locka, Perrine, Model City/Brownsville, Liberty City, Florida City, and Little Haiti. The highest rate was in Richmond Heights at 99.7% and the lowest child-rate was in Little Haiti at 90.2%. One other TUA that was slightly below the 90% rate of coverage was West Little River at 89.7%.

Figure 10: What Share of TUA Residents have Health Coverage

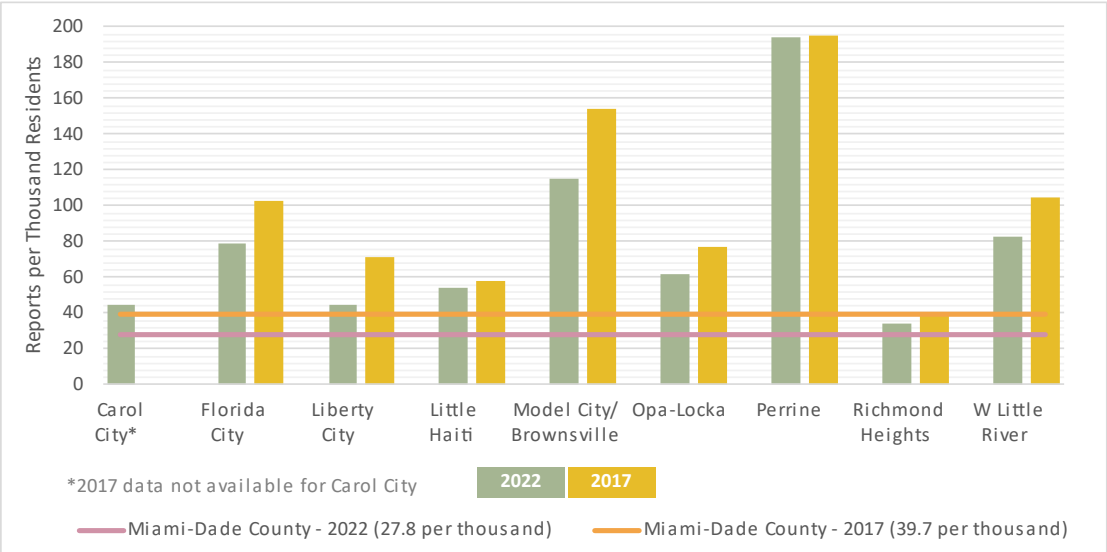


Crime Reports

While there can be significant issues with respect to interpreting crime data, crime and the perception of crime can have a very real impact on a local area economy. It can affect the ability of residents to obtain quality jobs locally or regionally, and it can have an impact on the locational decisions of startup and relocating businesses. The data used here are broken down into reports and arrests. The combined 2022 crime rate per 1,000 population in the TUAs was 75.0 crimes per 1,000. Arrests per thousand population for 2022 was 12.2. In comparison, countywide the respective rates were 27.8 reports and 7.4 arrests per thousand population.

> ***The combined 2022 crime rate per 1,000 population in the TUAs was 75.0 crimes per 1,000. Arrests per thousand population for 2022 was 12.2.***

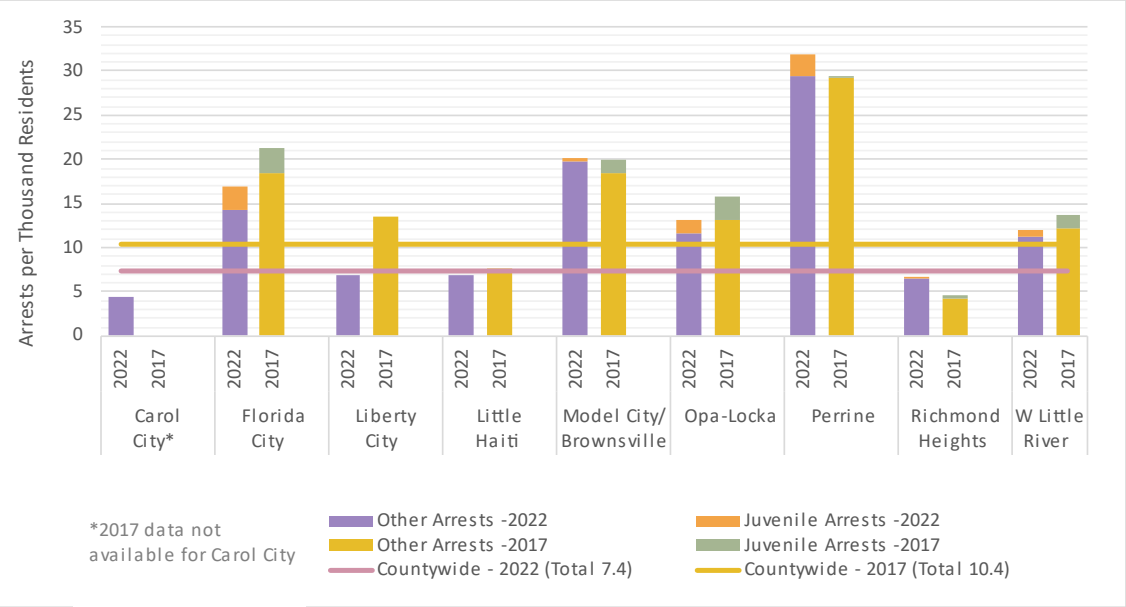
Figure 11: How Did Crime Rates Change between 2017 and 2022?



The crime reports and arrests varied noticeably by TUA, shown in Figure 11 and Figure 12. Under reported crimes, the highest crime rate was in Perrine with a rate of 193.8 per thousand residents, and

Richmond Heights had the lowest crime-report rate at 34.4 reports per thousand residents in 2022. For arrests, the highest total arrest rate was in Perrine at 31.9 arrests per thousand, and the lowest in Carol City at 4.5 per thousand. In 2022, Florida City had the highest juvenile arrest rate at 2.6 per thousand, followed by Perrine at 2.4 per thousand.

Figure 12: How Did Arrests Rate Change between 2017 and 2022?



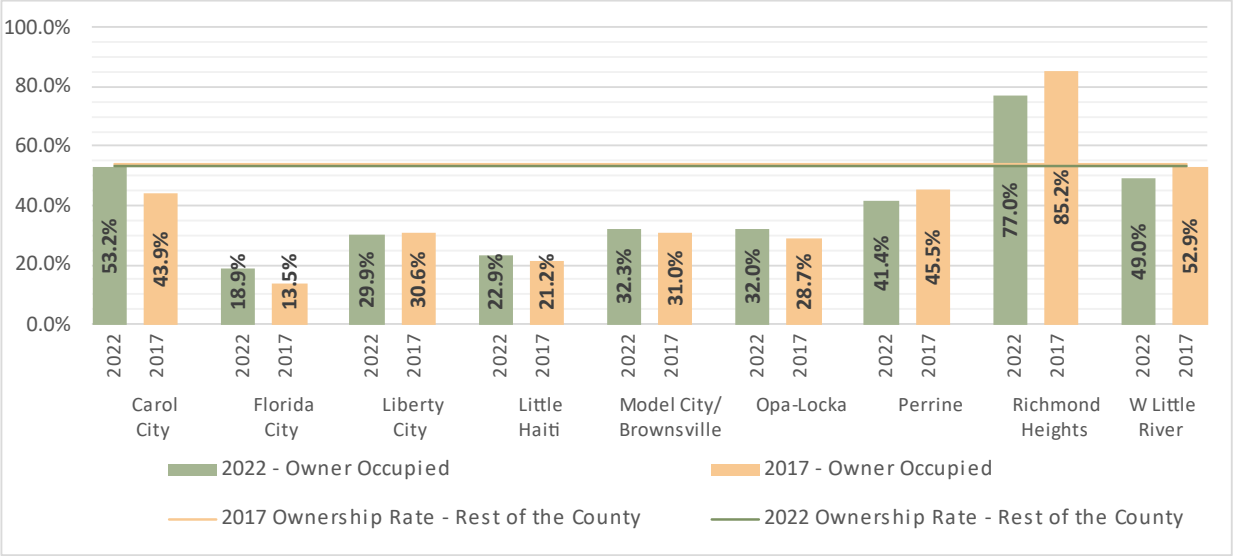
III. OBSERVATION SUMMARY –HOUSING

Home Ownership

Increasing home ownership in a community is often a priority because it brings stability to neighborhoods, and potentially wealth accumulation for the homeowners, thus giving redevelopment efforts in those areas time to work. Specifically for Black households in the TUAs, the homeownership rate in 2022 was 35.6%, up from 33.9% in 2017. However, the 2022 Black home-ownership rate in the TUAs was just 73.1% of the Black home-ownership rate in the rest of the county, where it stood at 48.7%. Furthermore, the 2022 Black home-ownership rate in the rest of the county was 91% of the overall ownership rate for all races and ethnicities in the rest of the county.

When measuring the combined ownership rate among all households in the TUAs regardless of the race or ethnicity of the household, the 2017 homeownership rate was 36.6%. By 2022, the all-household ownership rate had increased slightly to 36.8%. For the rest of the county in 2017, the ownership rate among all households was 53.8%, falling to 53.5% by 2022. Compared to the rest of the county, the ownership rate in the TUAs was 68.1% of the rest-of-the-county rate (36.6%/53.8%) in 2017 and to 68.8% (36.8%/53.5%) in 2022. Collectively, the TUAs fared slightly better with a minimal increase in TUA-ownership rate, while ownership rate in the rest of the county fell marginally between 2017 and 2022.

Figure 13: What is the Homeownership Rate in the TUAs?

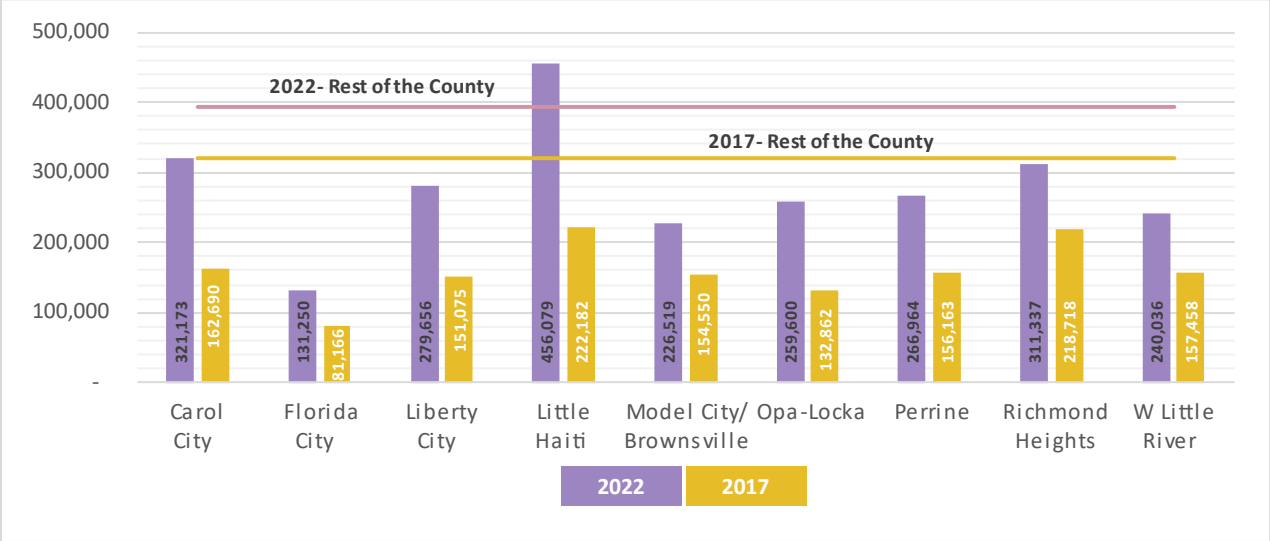


Some individual TUAs fared better as shown in Figure 13. Two of the TUAs had home-ownership rates greater than 50%. In Richmond Heights, the home-ownership rate in 2022 was 77.0%, though down from 2017's rate of 85.2%. In Carol City the rate grew to 53.2% in 2022 from 43.9% in 2017. Four other TUAs saw home-ownership rates increase. Model City had an ownership rate of 32.3%, up from the 2017 rate of 31%. The 2022 ownership rate in Opa-Locka grew to 32.0%, from 28.7% in 2017. In Little Haiti the rate grew to 22.9% from 21.2%. And, in Florida City the rate increased to 18.9% from 13.5%. The largest drop, other than Richmond Heights, was seen in Perrine, where the rate fell from 45.5% in 2017 to 41.4% in 2022.

Home and Rent Values

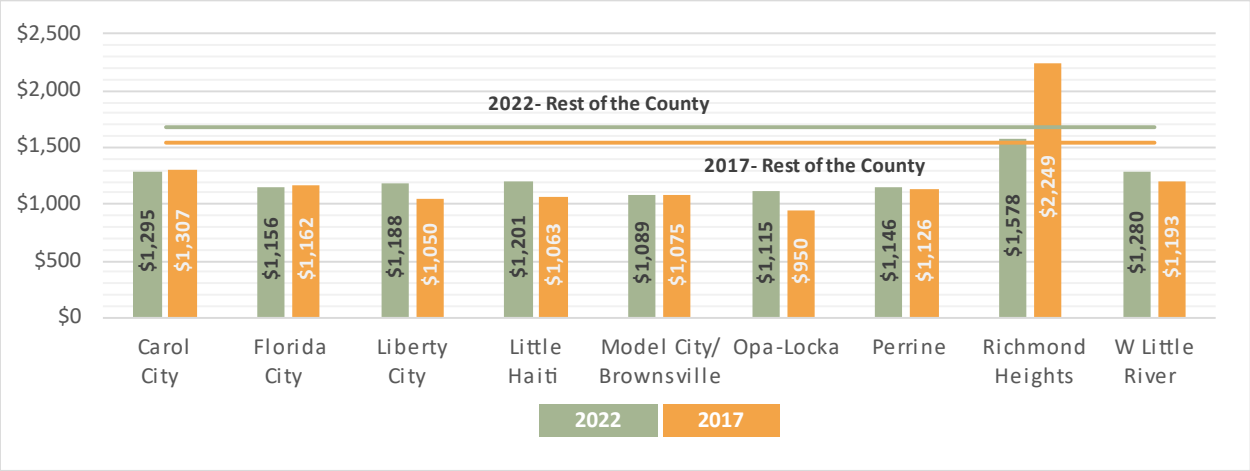
The data shows that home values continue to rise across the county. The weighted average of the owner-occupied home value in the TUAs increased 67.9% between 2017 and 2022 from $169,161 to $284,030 in 2022 inflation-adjusted dollars. Owner-occupied home values in the rest of the county increased 23.4% over the same period from $319,082 to $393,840 in 2022 dollars. Note, these are reported home values, not sales prices. The median home values in 2022 ranged from a low of $131,250 in Florida City to a high of $456,079 in Little Haiti as seen in Figure 14. Some of the biggest increases included: Little Haiti where the value grew 105.3% from $222,182 to $456,079; Carol City where the value grew 97.4% from $162,690 to $321,173; Opa-Locka where the value grew 95.4% from $132,862 to $259,600; Liberty City where the value grew 85.1% from $151,075 to $279,656; and Perrine where the value grew 71.0% from $156,163 to$266,964.

Figure 14: How Much do Resident Homeowners Report Their Homes are Worth?



The median gross rent, weighted and averaged across all the TUAs, rose 8.1% between 2017 and 2022, after adjusting for inflation. The 2017 median gross rent was $1,100 in the TUAs, increasing to $1,189 in 2022. The range among the TUAs, shown in Figure 15, was significant. The lowest 2022 median rents were in Model City/Brownsville, at $1,089. The highest were in Richmond Heights, with the 2022 median at $1,578. In the rest of the county, median gross rents grew 9.5% between 2017 and 2022 from $1,540 to $1,686.

Figure 15: How Much do Resident Renters Report They Pay for Rent?



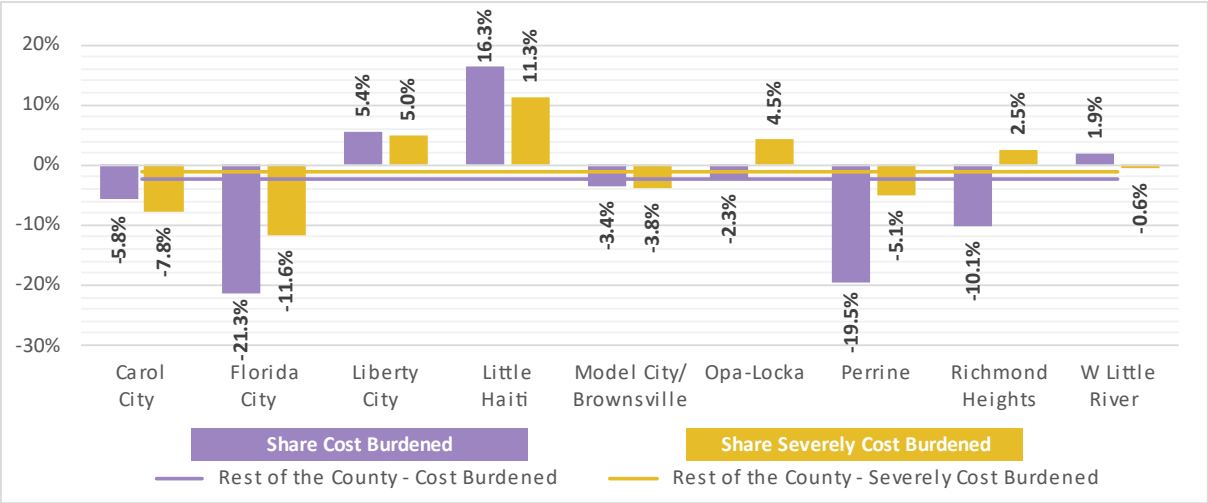
Housing Affordability

Relatively low incomes and surging home and rent values are precisely the formula for creating cost-burdened households, that is, households spending 30% or more of their income for housing costs. Among homeowner households, the average share of TUA households that were cost-burdened was 34.5% in 2022, which was significantly higher than the national average of 22.0% and Florida average of 25.8%. The share of cost-burdened homeowners rose 0.5% between 2017 and 2022 from 34.0% to 34.5%. The share in the rest of the county, however, fell 2.2% over that period, from 37.5% to 35.2%. As seen in Figure 16, three of the TUAs saw the shares increase over this period, with the range from an increase of 16.3% in Little Haiti, to an increase of 1.9% in West Little River.

Among homeowner households, the average share of TUAs that were cost-burdened rose 0.5% between 2017 and 2022. The average share of cost-burdened renter households in the TUAs declined by 4.0%.

Among the cost-burdened households are those that are severely cost burdened. Severe cost burden is defined as a household paying 50% or more of income toward housing-related costs. The average share of TUA households that were severely cost burdened was 17.9%, almost double its national counterpart (9.1%) and 6.4% higher than the Florida average (11.5%) in 2022. For these owner households, the rate of severe cost burden increased at a faster rate compared to cost-burdened households. The average share of severely-cost-burdened homeowner households in TUAs rose 1.0% between 2017 to 2022 from 16.9% to 17.9%. In comparison, the average share of severely-cost-burdened homeowner households in the rest of the county dropped 1.2% from 18.0% to 16.8%. A severely-cost-burdened household is forgoing basic necessities in order to pay for housing. Four of the TUAs saw the shares of owner-households with severe cost-burden increase over the period. The increase ranged from a low of 2.5% in Richmond Heights, to 11.3% in Little Haiti. The greatest decline in share of severe cost burden was seen in Florida City, down 11.6%.

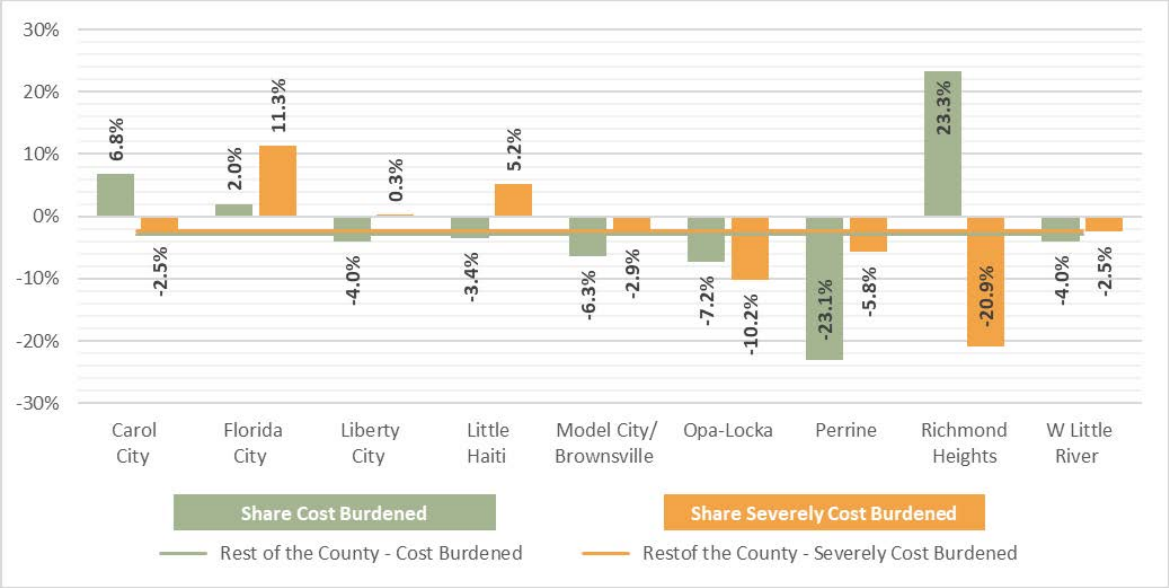
Figure 16: How did Cost Burden & Severe Cost Burden Change for Homeowner Households from 2017 to 2022?



The average share of renter households in the TUAs that were cost-burdened was 66.6%, 16.7% higher than the national average (49.9%) and 9.0% more than the statewide average (57.6%). Between 2017 and 2022, the share of cost-burdened renters declined by 4.0%, from 70.6% to 66.6%. The 5-year decline in the rest of the county was 2.8%, from 65.4% to 62.6%. Figure 17, below, shows the changes by the individual TUAs. Three of the TUAs saw the share of cost-burdened renter households increase over the period. These were: Richmond Heights (23.3%), Carol City (6.8%), and Florida City (2.0%). Among the remaining TUAs, the largest decrease in share was in Perrine, down 23.1%, followed by Opa-Locka, down 7.2%.

The share of severely-cost-burdened renter households in the TUAs (39.3%) was also higher than its US and Florida counterparts, which was 25.0% and 29.4% respectively. It declined 1.0% between 2017 and 2022, from 40.3% to 39.3%. This compares to a decline of 2.4% in the rest of the county, from 36.2% to 33.8% of households severely cost burdened. Three of the TUAs experienced an increase in the severely-cost-burdened share. These were: Florida City (11.3%), Little Haiti (5.2%), and Liberty City (0.3%). Among the remaining TUAs, the largest decreases were in Richmond Heights (20.9%), and Opa-Locka (10.2%).

Figure 17: How did Cost Burden & Severe Cost Burden Change for Renter Households from 2017 to 2022?



Housing Vacancy

Between 2017 and 2022, the combined vacancy rate of all types in the TUAs dropped from 13% to 9.5% of total units. In comparison, in the rest of the county, the rate dropped from 15.1% to 11.6% over the same period. There were other differences with respect to vacancies between the TUAs and the rest of the county. In the TUAs, the share of vacant units for rent fell from 40.4% of the total to 27.7%, while in the rest of the county, the vacant-for-rent share increased from 21.5% to 24.4%. The share of vacant for-sale units in the TUAs dropped from 11.5% in 2017 to 10.7% in 2022, versus 10.1% and 9.6%, respectively, in the rest of the county. The most significant change, however, came from vacant units that were defined as "other." These included units that were for seasonal, recreational or occasional use, for migrant workers, and "other vacant." In the TUAs, the share of these "other" units grew from 48.1% of the total vacant units in 2017, to 61.6% in 2022. Many of these "other" units may very well be short term rentals and thus not available to residents of the TUAs or the rest of the county. Within individual TUAs, the 2022 vacancy rate of for-sale and for-rent units ranged as a percentage of all units from a high of 6.3% in Perrine, to a low of 2.4% in Model City/Brownsville.

> ***Between 2017 and 2022, the combined vacancy rate in the TUAs for all types of vacancies dropped from 13% to 9.5% of all units.***

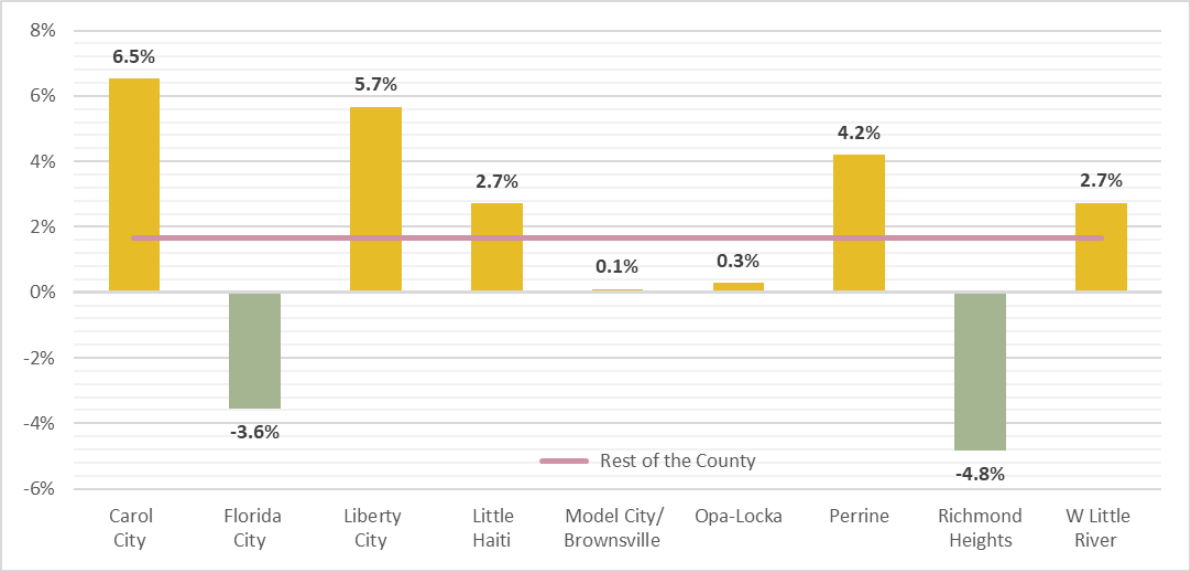
IV. OBSERVATION SUMMARY – EDUCATION

Educational Attainment (Adults)

Educational attainment by adults, aged 25 years or older achieving at least a high school diploma, increased in the combined TUAs between 2017 and 2022, from 71.8% to 73.9%. In comparison, the rate in the rest of the county increased from 81.8% in 2017 to 83.5% in 2022. The relative performance of the TUAs was better than the rest of the county, with share of adults with a high school diploma or above growing faster than in the rest of the county (2.1% vs. 1.7%). The change in the attainment rate by individual TUA is shown in Figure 18. The rate declined in two of the nine TUAs. The biggest decline was in Richmond Heights, 4.8%, followed by Florida City, 3.6%. The biggest increase was in Carol City, where the high-school-and-above educational attainment rate increased 6.5%.

> ***Educational attainment by adults, age 25 years or older achieving at least a high school diploma, increased in the combined TUAs between 2017 and 2022, from 71.8% to 73.9%.***

Figure 18: How Did Educational Attainment Change for Adults in the TUAs between 2017 to 2022



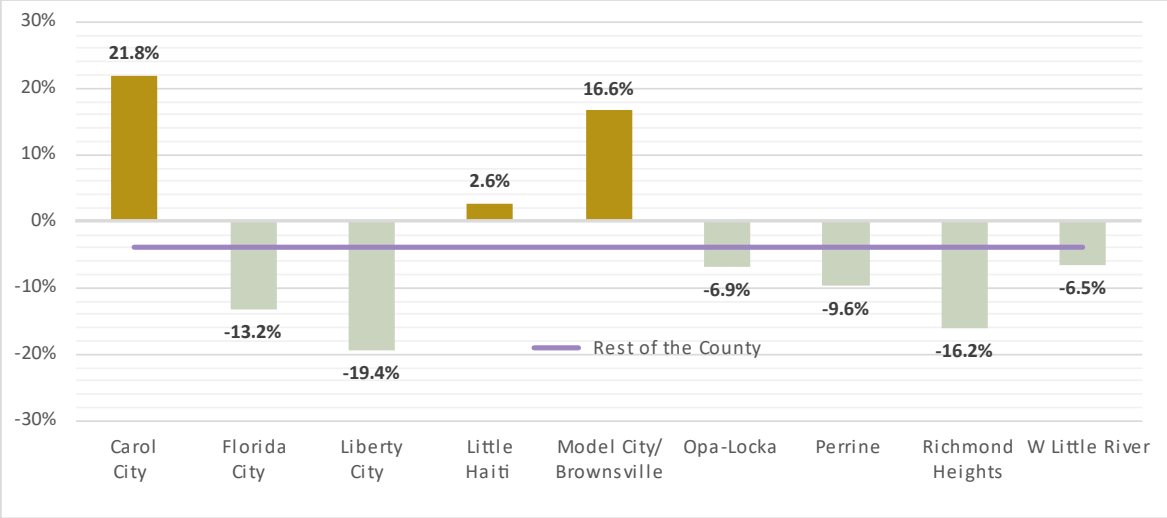
College Enrollment (Young Adults)

Educational enrollment is a measure of the college enrollment rate of young adults, aged 18 to 24 years. Overall, the college enrollment rate of the combined TUAs in 2022 of 49.5% was much lower than the non-TUA areas in Miami-Dade County which was 70.1%.
Between 2017 and 2022, enrollment of young adults in the combined TUAs decreased by 1.4% from 50.9% to 49.5%. Over the same period, for the non-TUA areas in Miami-Dade County, college enrollment among those 18-to-24 years old decreased by more, 3.8%, from 73.9% to 70.1%. Figure 19, on the following page, shows the enrollment rate change by individual TUAs from 2017 to

> ***Between 2017 and 2022, enrollment of young adults in the combined TUAs decreased from 50.9% to 49.5%.***

2022. Six of the nine TUAs experienced a drop in enrollment, with the largest in Liberty City, dropping by 19.4% from 53.6% to 34.2%, and Richmond Heights, dropping by 16.2% from 80.6% to 64.4%. The largest increase was in Carol City, up 21.8% to 57.0%, followed by Model City/Brownsville up 16.6% to 58.7%.

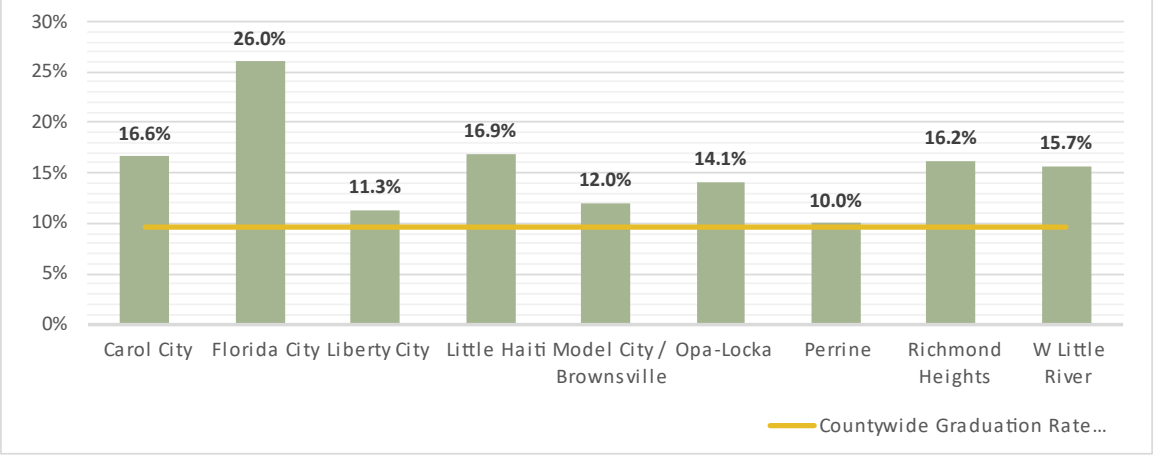
Figure 19: How Did the Share of Young Adults in the TUAs, Age 18-to-24 years Old, that were Enrolled in College Change Between 2017 and 2022?



High School Graduation Rates

Figure 20 shows the change in high school graduation rates between 2017 and 2022. Note that there is a loose connection between the high school and TUA boundaries. All the schools serving the TUAs improved significantly during this period. The high schools serving Florida City saw an increase of 26.0% in the graduation rate over the period, from 73.4% to 99.4%. On average, the remaining TUAs saw an improvement of 14.1% over the five years to an average graduation rate of 93.2%. Countywide, graduation rates improved 9.7% over the same period to 90.3%.

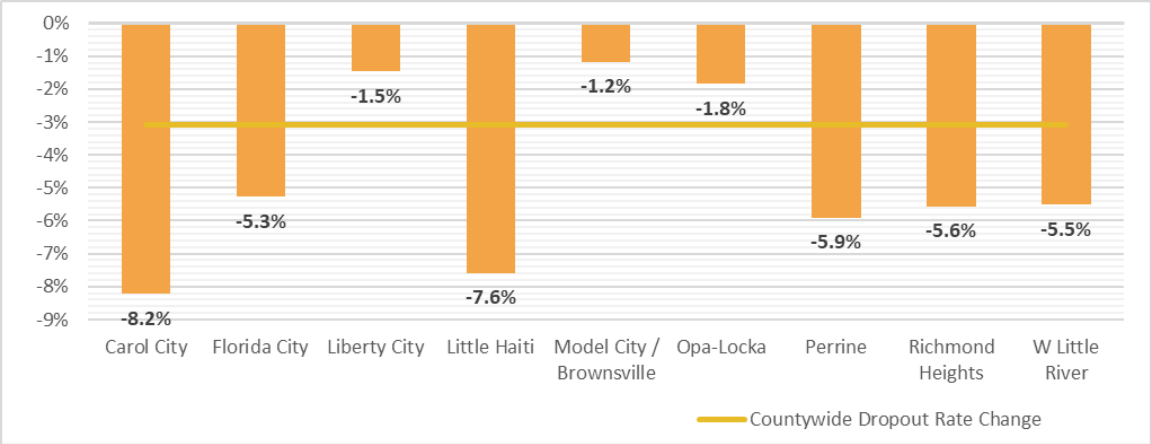
Figure 20: Change in High School Graduation Rates: 2017 to 2022



Student Retention

The average high school dropout rate for all schools serving the TUAs improved from 7.1% in 2017 to 2.3% in 2022. Countywide, the dropout rate also decreased over that period from 5.7% in 2017 to 2.7% in 2022. All the nine TUAs saw the dropout rate decline, led by Carol City, with a decrease of 8.2%, as shown in Figure 21, from 8.6% in 2017 to 0.4% in 2022.

Figure 21: Change in High School Dropout Rate - 2017 to 2022



V. POLICY RECOMMENDATIONS

The observations in this report paint a picture of the TUAs that remains very complex. While progress is being made in some areas, such as growing incomes and falling unemployment, in other areas the TUAs are making no progress or losing ground, such as homeownership and college enrollment. Even in some areas where progress is being made, the TUAs still fall farther behind the rest of the county when even greater progress is being made there, such as growth of business establishments and healthcare coverage. The scorecard measures salient socioeconomic conditions in the TUAs, and it is important that these conditions be ameliorated while more profound, deeper long-term solutions can be implemented that get at the causes of the current situation.

Therefore, among the solutions must be those that are more systemic, that address the basic relationships between the residents of the TUAs and the economy. It is not just enough to find jobs for everyone if those jobs do not provide a living wage. Finding homes for families in the TUAs is not enough if those families will be left cost-burdened or are locked out of the market by escalating prices or long wait lists from participating in the wealth from home value appreciation.

The recommendations that follow will not answer all the questions, or even very many of them. They will, however, provide an impetus to initiate further dialogue and analysis. Before addressing recommendations relating to the specific categories of the scorecard, first there will be two recommendations relating to process.

A. Process

1. Conduct a study and consider adjustments to the Targeted Urban Areas to enhance the focus the attention on the county's Black population as originally intended. Currently, the TUA Scorecard captures 27% of the county's total Black Population. Data from the American Community Survey and other sources now make it possible to select and aggregate the data for census tracts or census block groups that are majority Black. This would make it possible to broaden the scorecard to cover a much higher percentage of the Black population of the county. Periodically repeat this process as demographics change.
2. Replace the annual scorecard with a five-year updated scorecard. In the intervening years, subject-area reports drawn from needs identified by the previous scorecard can be produced. There is no question that periodic snapshots of conditions are essential in keeping resources focused where they are most needed. However, small-area data sources are produced on a rolling 5-year basis, making the year-to-year differences less significant and direction of change difficult to identify. In-depth reports on key topics and produced by subject-area specialists can provide far more focused insight for policymakers.

B. Jobs/Economic Development

Even as economic conditions have improved over the past five years in the TUAs according to many of the measures reported here, the residents remain behind the rest of the county according to nearly all measures, especially in this economic category. Solutions are required that address the needs of the workers in the TUAs, those businesses that are inside of and/or serve the TUAs, and the quality of the jobs available to the TUA residents created in the local economy. The solutions required must be more than incremental if the current dynamic is to be broken.

1. Identify the opportunity jobs in the local economy, those jobs that do not require more than a high school diploma and pay the regional median income or higher, the skill sets of those jobs, and target funding for workforce development programs to workers in the TUAs focused on these jobs, including internships or apprenticeships and the like.
2. Tailor small business and micro-business programs for businesses in and around TUAs, and along transit corridors directly connecting to the TUAs and prioritize those paying a living wage.
3. Identify initiatives which, in partnership with major employers, industry and trade associations, and chambers of commerce, will lead to improvements in the quality of the low-wage service jobs particularly in the tourist and retail-based segments of the economy in terms of pay, benefits, employment, schedule security, and personal growth opportunities.
4. Analyze the public transportation system serving the TUAs in the context of where the residents of those TUAs currently work and where quality jobs can be found. Recommend adjustments where appropriate to improve access to opportunities.
5. Identify child-care deserts or pockets of low or unaffordable supply in and around the TUAs, and target resources to providers to increase the supply of affordable childcare available to families in the TUAs.
6. Partner with the local medical schools and hospitals to ensure there is adequate capacity in fully funded clinics in every TUA so that no one lacks access to health care.
7. Continue to add capacity and broaden the scope of diversionary programs for drug crimes and juvenile crimes including expungement so that these crimes do not automatically translate into practical exclusion from the labor force.

C. Housing

The reality of the housing market in the TUAs, and in much of the county, is that a large segment of the population works in relatively low-wage service sector jobs such as retail, food service and accommodation. Prevailing wages in these industries result in persistent housing cost burden, especially for rental households and individuals, and effectively, their exclusion from the homeowner market. The extent of the problem, especially for the lowest income households, require solutions that go well beyond the provision of housing supply and necessitate more concrete steps.

1. Assess the extent and characteristics of the needs of households in each of the TUAs for affordable housing to develop customized housing strategies for each.
2. Identify vacant or underutilized publicly owned properties and other redevelopment opportunities in each of the TUAs suitable for mixed income housing development.
3. Continue to seek innovative land use and zoning code revisions that will promote the private for-profit and not-for-profit development of mixed income and affordable infill housing.
4. Continue to aggressively target resources to develop affordable and mixed income housing through public-private partnerships with special attention given to the specifically identified needs of the TUA residents.

D. Education

The school board has made progress in recent years targeting graduation rates and retention. It is beyond high school where the largest differences appear between the TUAs and the rest of the county. The prevalence of bachelor's degrees or higher in the TUAs trails the rest of the county by a significant margin. Given the lower rates of college enrollment among 18-to-24-year-old residents, it seems likely that high school graduates are not continuing to college in the first place, and second, it

is also possible that those who do attend college do not finish or leave the area after graduation. While college degrees are not required for economic success, every study will show, and a cursory look at the data confirm, that higher levels of education strongly correlate with greater employment stability and higher earning potential. Increasing the share of college-educated residents in the TUAs will improve the economic metrics of the area as well. There are specific strategies that can be taken to improve educational attainment in the TUAs.

1. Create new partnerships and enhance existing ones with Miami-Dade College, Florida International University, the University of Miami, and trade schools to expand efforts to reach down into high schools serving the TUAs, and even middle schools, to build relationships with the students and create pathways to college enrollment or technical certification programs.
2. Identify what are the major impediments to college enrollment among the children in the TUAs, be they financial, job-related, or other, to devise solutions and target resources to solutions.
3. Identify the impediments among adults in the TUAs preventing them from returning to school for retraining or to pursue college degrees to devise solutions and target resources to overcome these barriers.

VI. NEIGHBORHOOD TARGETED URBAN AREA SCORECARDS FOR BLACK-MAJORITY TUAS

This version of the scorecard, for 2024, includes the following variables, categorized according to the areas of focus identified in the ordinance.

Jobs and Economic Development

1. **Median Household Income**: The benchmark is to have an increasing level of household income at a rate equal to, or greater than, the rest of the county.
2. **Per Capita Income**: The benchmark is to have an increasing level of per capita income at a rate equal to, or greater than, the rest of the county.
3. **Poverty**: The benchmark is to have the poverty rate falling, and at rate at least as fast as the rest of the county.
4. **Labor Force Participation**: The benchmark is to have an increasing level of labor force participation at a rate equal to, or greater than the rest of the county.
5. **Unemployment Rate:** The benchmark is to have the unemployment rate falling, and at rate at least as fast as the rest of the county.
6. **Health Care Coverage:** The benchmark is to have an increasing level of coverage at a rate equal to, or greater than, the rest of the county.
7. **Business Activity:** The benchmark is to have an increasing number of businesses in the TUAs, and growing at a rate equal to, or greater than, the rest of the county.
8. **Crime Reports:** The benchmark is to have the reported crime rates per thousand residents falling, and at rate at least as fast as the rest of the county.
9. **Police Arrests:** The benchmark is to have the reported number of arrests per thousand residents falling, and at rate at least as fast as the rest of the county.

Housing

1. **Owner Occupied Units**: The benchmark is to have an increasing rate of owner occupancy and growth at a rate equal to, or greater than the rest of the county.
2. **Owner Occupied Black Households**: The benchmark is to have an increasing rate of owner occupancy specifically for Black households and growth at a rate equal to, or greater than the rest of the county.
3. **Median Home Values**: The benchmark is to have an increasing level of home values and growth at a rate equal to, or greater than, the rest of the county.
4. **Housing Vacancies**: The benchmark is to have a falling vacancy rate, and, at rate at least as fast as the rest of the county.
5. **Owner Affordability**: The benchmark is to have falling rates of cost burden among owner households, and, falling at rate at least as fast as the rest of the county.
6. **Renter Affordability**: The benchmark is to have falling rates of cost burden among renter households, and, falling at rate at least as fast as the rest of the county.

Education

1. **Educated Adults**: The benchmark is to have an increasing share of the population 25-years of age and over with at least a high school diploma, and growth at a rate equal to, or greater than the rest of the county.
2. **Educated Young Adults**: The benchmark is to have an increasing share of the population 18-to-24-years of age enrolled in college, and growing at a rate equal to, or greater than the rest of the county.
3. **High School Graduates**: The benchmark is to have an increasing share of high school students graduate, and growth at a rate equal to, or greater than the rest of the county.
4. **Student Retention:** The benchmark is to have falling rates of student drop-outs, and, falling at rate at least as fast as the rest of the county.

The following pages present the scorecard for each of the Black-majority TUAs.

Carol City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$36,324	$48,083	$59,205	$67,516	32.4%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$16,961	$24,173	$32,253	$34,030	42.5%	5.5%	▲	▲
3. Poverty	Falling poverty rate	29.8%	17.7%	17.4%	14.0%	-12.1%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	65.7%	57.0%	62.5%	64.2%	-8.7%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	14.5%	7.3%	6.7%	4.2%	-7.2%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	85.5%	88.8%	90.2%	92.4%	3.3%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	106	178	88,681	170,588	67.9%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	n/a	44.9	34.4	23.2	n/a	-32.7%		
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	n/a	4.5	10.0	6.9	n/a	-30.9%		
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	43.9%	53.2%	53.8%	53.5%	9.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	45.0%	55.2%	47.5%	48.7%	10.2%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$162,690	$321,173	$319,082	$393,840	97.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	8.4%	2.5%	15.1%	11.6%	-5.8%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	36.7%	30.9%	37.5%	35.2%	-5.8%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	63.5%	70.3%	65.4%	62.6%	6.8%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	75.9%	82.4%	81.8%	83.5%	6.5%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	35.2%	57.0%	73.9%	70.1%	21.8%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	78.2%	94.8%	80.4%	89.0%	16.6%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	8.6%	0.4%	5.9%	3.0%	-8.2%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Florida City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$30,016	$25,547	$59,205	$67,516	-14.9%	14.0%	▼	▼
2. Per Capita Income	Increase in per capita income	$9,919	$10,410	$32,253	$34,030	5.0%	5.5%	▲	▼
3. Poverty	Falling poverty rate	48.2%	50.4%	17.4%	14.0%	2.1%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	58.3%	38.9%	62.5%	64.2%	-19.4%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	31.4%	24.9%	6.7%	4.2%	-6.5%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	83.0%	82.4%	90.2%	92.4%	-0.6%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	84	122	88,681	170,588	45.2%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	102.6	79.0	34.4	23.2	-23.0%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	21.3	16.9	10.0	6.9	-20.7%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	13.5%	18.9%	53.8%	53.5%	5.4%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	15.5%	16.5%	47.5%	48.7%	1.0%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$81,166	$131,250	$319,082	$393,840	61.7%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	11.3%	7.9%	15.1%	11.6%	-3.4%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	25.0%	3.7%	37.5%	35.2%	-21.3%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	78.2%	80.2%	65.4%	62.6%	2.0%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	49.5%	47.0%	81.8%	83.5%	-2.5%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	25.9%	12.7%	73.9%	70.1%	-13.2%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	73.4%	99.4%	80.4%	89.0%	26.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	5.3%	0.0%	5.9%	3.0%	-5.3%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Liberty City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$28,819	$33,448	$59,205	$67,516	16.1%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$16,468	$17,887	$32,253	$34,030	8.6%	5.5%	▲	▲
3. Poverty	Falling poverty rate	38.5%	32.7%	17.4%	14.0%	-5.8%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	55.1%	58.1%	62.5%	64.2%	3.1%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	17.1%	10.8%	6.7%	4.2%	-6.2%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.3%	88.7%	90.2%	92.4%	-0.6%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	388	663	88,681	170,588	70.9%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	71.5	45.0	34.4	23.2	-37.1%	-32.7%	▲	▲
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	13.5	6.8	10.0	6.9	-49.5%	-30.9%	▲	▲
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	30.6%	29.9%	53.8%	53.5%	-0.7%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	30.4%	31.3%	47.5%	48.7%	0.9%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$151,075	$279,656	$319,082	$393,840	85.1%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	16.8%	14.9%	15.1%	11.6%	-1.9%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	33.4%	38.8%	37.5%	35.2%	5.4%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	71.7%	67.7%	65.4%	62.6%	-4.0%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	72.5%	78.1%	81.8%	83.5%	5.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	53.6%	34.2%	73.9%	70.1%	-19.4%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	79.7%	91.0%	80.4%	89.0%	11.3%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.8%	3.4%	5.9%	3.0%	-1.5%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Little Haiti

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$29,651	$33,330	$59,205	$67,516	12.4%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$18,261	$20,681	$32,253	$34,030	13.3%	5.5%	▲	▲
3. Poverty	Falling poverty rate	36.0%	30.3%	17.4%	14.0%	-5.8%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	60.4%	58.4%	62.5%	64.2%	-2.0%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	14.9%	7.6%	6.7%	4.2%	-7.3%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	86.7%	87.3%	90.2%	92.4%	0.6%	2.2%	▲	▼
7. Business Activity	Growth in number of businesses	1,419	2,852	88,681	170,588	101.0%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	58.2	54.1	34.4	23.2	-7.2%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	7.7	6.8	10.0	6.9	-11.5%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	21.2%	22.9%	53.8%	53.5%	1.7%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	20.4%	26.7%	47.5%	48.7%	6.2%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$222,182	$456,079	$319,082	$393,840	105.3%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	12.0%	11.5%	15.1%	11.6%	-0.4%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	36.8%	53.0%	37.5%	35.2%	16.3%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	69.5%	66.1%	65.4%	62.6%	-3.4%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	68.6%	71.3%	81.8%	83.5%	2.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	49.2%	51.9%	73.9%	70.1%	2.6%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	72.9%	89.9%	80.4%	89.0%	16.9%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	12.5%	4.9%	5.9%	3.0%	-7.6%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Model City / Brownsville

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$29,856	$39,811	$59,205	$67,516	33.3%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$14,785	$18,046	$32,253	$34,030	22.1%	5.5%	▲	▲
3. Poverty	Falling poverty rate	38.0%	30.8%	17.4%	14.0%	-7.2%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	55.0%	58.2%	62.5%	64.2%	3.1%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	18.1%	7.2%	6.7%	4.2%	-10.9%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	85.5%	91.0%	90.2%	92.4%	5.6%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	919	1,377	88,681	170,588	49.8%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	154.7	114.9	34.4	23.2	-25.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	19.9	20.2	10.0	6.9	1.8%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	31.0%	32.3%	53.8%	53.5%	1.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	32.5%	28.0%	47.5%	48.7%	-4.4%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$154,550	$226,519	$319,082	$393,840	46.6%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	13.8%	10.0%	15.1%	11.6%	-3.8%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	30.7%	27.3%	37.5%	35.2%	-3.4%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	71.1%	64.8%	65.4%	62.6%	-6.3%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	69.4%	69.5%	81.8%	83.5%	0.1%	1.7%	▲	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	42.1%	58.7%	73.9%	70.1%	16.6%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	79.7%	91.8%	80.4%	89.0%	12.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.0%	2.8%	5.9%	3.0%	-1.2%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

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5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Opa-Locka

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$20,168	$30,197	$59,205	$67,516	49.7%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$13,157	$18,108	$32,253	$34,030	37.6%	5.5%	▲	▲
3. Poverty	Falling poverty rate	50.9%	28.0%	17.4%	14.0%	-22.9%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	49.5%	57.3%	62.5%	64.2%	7.7%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	13.1%	5.2%	6.7%	4.2%	-7.8%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.6%	87.8%	90.2%	92.4%	-1.7%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	838	1,373	88,681	170,588	63.8%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	77.3	62.0	34.4	23.2	-19.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	15.7	13.1	10.0	6.9	-16.4%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	28.7%	32.0%	53.8%	53.5%	3.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	17.6%	26.2%	47.5%	48.7%	8.6%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$132,862	$259,600	$319,082	$393,840	95.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	15.3%	6.2%	15.1%	11.6%	-9.1%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	40.8%	38.5%	37.5%	35.2%	-2.3%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	75.0%	67.8%	65.4%	62.6%	-7.2%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	70.9%	71.2%	81.8%	83.5%	0.3%	1.7%	▲	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	51.6%	44.7%	73.9%	70.1%	-6.9%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	80.0%	94.1%	80.4%	89.0%	14.1%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.6%	2.8%	5.9%	3.0%	-1.8%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

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6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Perrine

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$37,105	$42,961	$59,205	$67,516	15.8%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$12,532	$18,897	$32,253	$34,030	50.8%	5.5%	▲	▲
3. Poverty	Falling poverty rate	45.8%	21.7%	17.4%	14.0%	-24.1%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	52.8%	63.5%	62.5%	64.2%	10.7%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	18.1%	14.6%	6.7%	4.2%	-3.5%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.4%	88.8%	90.2%	92.4%	-0.7%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	473	785	88,681	170,588	66.0%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	195.0	193.8	34.4	23.2	-0.6%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	29.4	31.9	10.0	6.9	8.3%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	45.5%	41.4%	53.8%	53.5%	-4.1%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	45.1%	34.7%	47.5%	48.7%	-10.5%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$156,163	$266,964	$319,082	$393,840	71.0%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	18.6%	12.0%	15.1%	11.6%	-6.6%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	36.5%	17.0%	37.5%	35.2%	-19.5%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	81.3%	58.2%	65.4%	62.6%	-23.1%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	79.3%	83.5%	81.8%	83.5%	4.2%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	49.0%	39.3%	73.9%	70.1%	-9.6%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	86.7%	96.7%	80.4%	89.0%	10.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	7.1%	1.2%	5.9%	3.0%	-5.9%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shown as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Richmond Heights

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$66,715	$68,444	$59,205	$67,516	2.6%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$27,088	$34,412	$32,253	$34,030	27.0%	5.5%	▲	▲
3. Poverty	Falling poverty rate	10.4%	11.2%	17.4%	14.0%	0.8%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	59.1%	57.2%	62.5%	64.2%	-1.9%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	6.5%	6.3%	6.7%	4.2%	-0.2%	-2.5%	▲	▼
6. Health Care Coverage	Growth in share of covered population	90.3%	95.1%	90.2%	92.4%	4.8%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	38	66	88,681	170,588	73.7%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	39.4	34.4	34.4	23.2	-12.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	4.7	6.8	10.0	6.9	43.9%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	85.2%	77.0%	53.8%	53.5%	-8.2%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	89.3%	72.9%	47.5%	48.7%	-16.4%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$218,718	$311,337	$319,082	$393,840	42.3%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	7.5%	7.1%	15.1%	11.6%	-0.3%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	32.6%	22.5%	37.5%	35.2%	-10.1%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	70.8%	94.1%	65.4%	62.6%	23.3%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	86.0%	81.2%	81.8%	83.5%	-4.8%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	80.6%	64.4%	73.9%	70.1%	-16.2%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	82.6%	98.7%	80.4%	89.0%	16.2%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	6.4%	0.8%	5.9%	3.0%	-5.6%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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4. UCR produced by each local jurisdiction

West Little River

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$39,082	$46,011	$59,205	$67,516	17.7%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$18,270	$20,337	$32,253	$34,030	11.3%	5.5%	▲	▲
3. Poverty	Falling poverty rate	26.3%	22.2%	17.4%	14.0%	-4.0%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	56.7%	56.0%	62.5%	64.2%	-0.7%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	13.6%	6.8%	6.7%	4.2%	-6.8%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	88.1%	88.6%	90.2%	92.4%	0.5%	2.2%	▲	▼
7. Business Activity	Growth in number of businesses	663	1,115	88,681	170,588	68.2%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	104.8	82.6	34.4	23.2	-21.2%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	13.8	11.9	10.0	6.9	-13.3%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	52.9%	49.0%	53.8%	53.5%	-3.9%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	47.8%	48.3%	47.5%	48.7%	0.5%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$157,458	$240,036	$319,082	$393,840	52.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	11.5%	6.9%	15.1%	11.6%	-4.5%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	32.8%	34.6%	37.5%	35.2%	1.9%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	67.5%	63.5%	65.4%	62.6%	-4.0%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	72.3%	75.0%	81.8%	83.5%	2.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	58.3%	51.7%	73.9%	70.1%	-6.5%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	72.8%	88.5%	80.4%	89.0%	15.7%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	10.3%	4.8%	5.9%	3.0%	-5.5%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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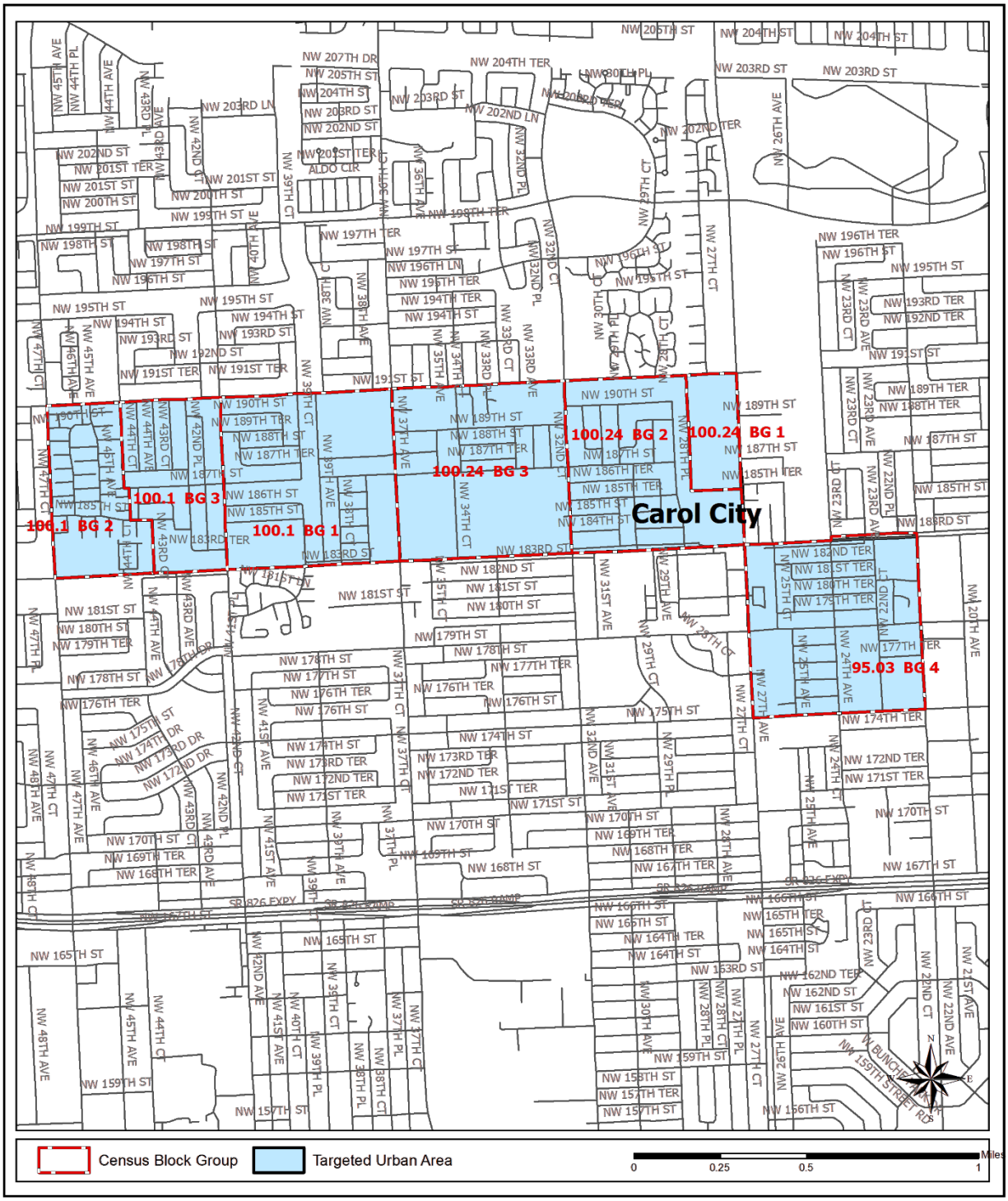
4. UCR produced by each local jurisdiction

APPENDIX

i. Neighborhood Targeted-Urban-Area-Maps, Scorecards and Profiles of all TUAs

Carol City


Carol City
100.24 BG 2
100.24 BG 1
100.24 BG 3
100.1 BG 3
100.1 BG 2
100.1 BG 1
95.03 BG 4
Census Block Group
Targeted Urban Area
0
0.25
0.5
1
Miles

Carol City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$36,324	$48,083	$59,205	$67,516	32.4%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$16,961	$24,173	$32,253	$34,030	42.5%	5.5%	▲	▲
3. Poverty	Falling poverty rate	29.8%	17.7%	17.4%	14.0%	-12.1%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	65.7%	57.0%	62.5%	64.2%	-8.7%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	14.5%	7.3%	6.7%	4.2%	-7.2%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	85.5%	88.8%	90.2%	92.4%	3.3%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	106	178	88,681	170,588	67.9%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	n/a	44.9	34.4	23.2	n/a	-32.7%		
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	n/a	4.5	10.0	6.9	n/a	-30.9%		
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	43.9%	53.2%	53.8%	53.5%	9.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	45.0%	55.2%	47.5%	48.7%	10.2%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$162,690	$321,173	$319,082	$393,840	97.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	8.4%	2.5%	15.1%	11.6%	-5.8%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	36.7%	30.9%	37.5%	35.2%	-5.8%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	63.5%	70.3%	65.4%	62.6%	6.8%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	75.9%	82.4%	81.8%	83.5%	6.5%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	35.2%	57.0%	73.9%	70.1%	21.8%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	78.2%	94.8%	80.4%	89.0%	16.6%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	8.6%	0.4%	5.9%	3.0%	-8.2%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Carol City

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	61.4%	71.2%	9.9%	▲
2. Per Capita Income	Increase in per capita income	52.6%	71.0%	18.4%	▲
3. Poverty	Falling poverty rate	171.5%	126.1%	-45.4%	▲
4. Labor Force Participation	Growth in labor force participation	105.2%	88.9%	-16.4%	▼
5. Unemployment Rate	Decrease in the unemployment rate	215.7%	172.2%	-43.5%	▲
6. Health Care Coverage	Growth in share of covered population	94.8%	96.1%	1.3%	▲
7. Business Activity	Growth in number of businesses	0.1%	0.1%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	n/a	193.9%	n/a	
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	n/a	65.2%	n/a	
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	81.6%	99.5%	17.8%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	94.9%	113.4%	18.5%	▲
12. Median Home Values[1]	Rising median home values	51.0%	81.5%	30.6%	▲
13. Housing Vacancies	Falling vacancy rate	55.3%	21.9%	-33.5%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	98.0%	87.7%	-10.3%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	97.0%	112.4%	15.3%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	92.8%	98.7%	6.0%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	47.6%	81.4%	33.8%	▲
19. High School Graduates	Increase in the high school graduation rate	97.3%	106.6%	9.3%	▲
20. Student Retention[7]	Decrease in the student dropout rate	145.5%	13.0%	-132.6%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

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4. UCR produced by each local jurisdiction

Carol City TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017		2022
11,450		9,774
33.8	Median Age	38.7
53.5%	Female	54.4%
46.5%	Male	45.6%

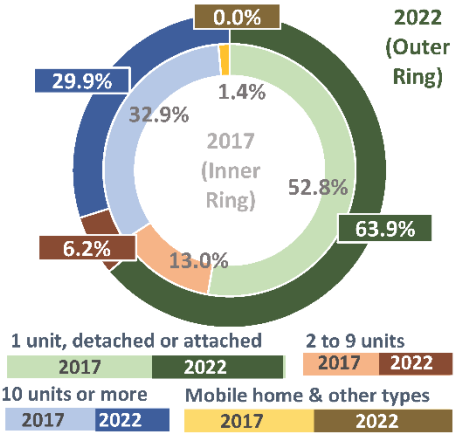
Households With Children

2017		2022
1,254		1,098

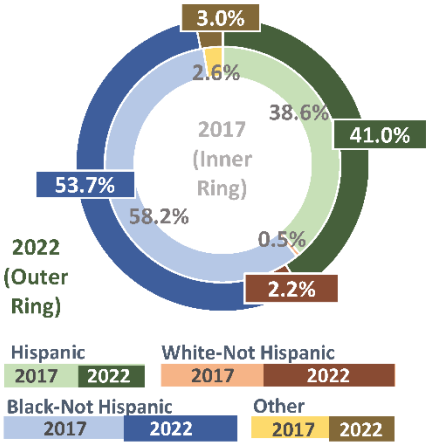
Housing Units

2017		2022
3,444		3,511

Housing Units in Structure



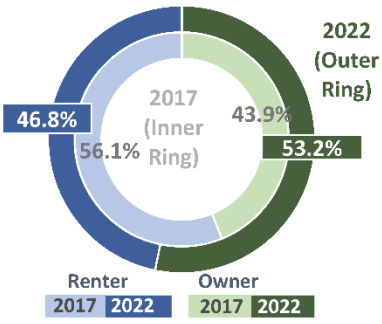
Race & Ethnicity



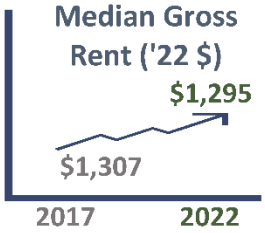
Income & Poverty

	2017	2022
Med. Household Income ('22 $)	$36,324	$48,083
Per Capita Income ('22 $)	$16,961	$24,173
Persons Living in Poverty	3,407	1,715
Poverty Rate	29.8%	17.7%

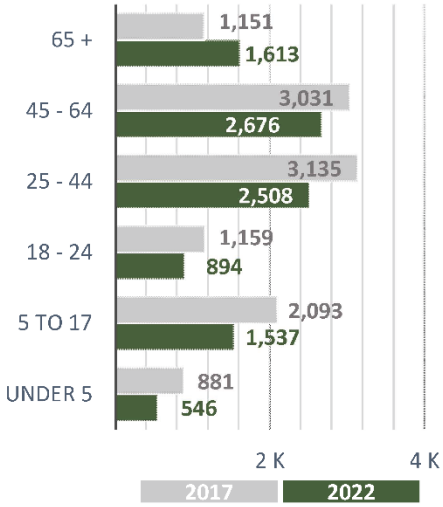
Owners vs. Renters



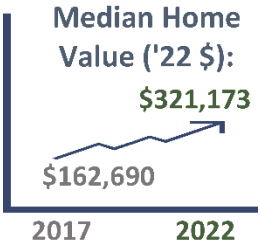
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

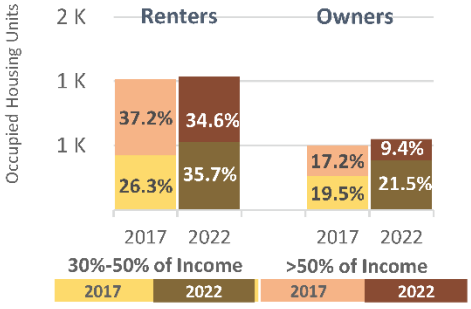


Housing Vacancy Rate

(Excl. seasonal use)

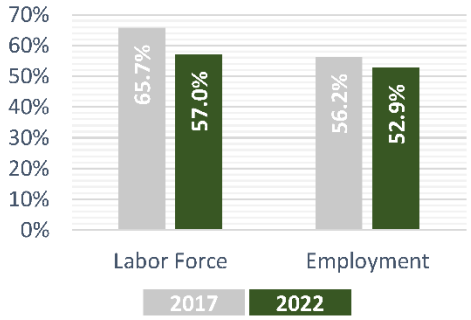
2017	2022
6.9%	2.5%

Housing Costs as % of Household Income



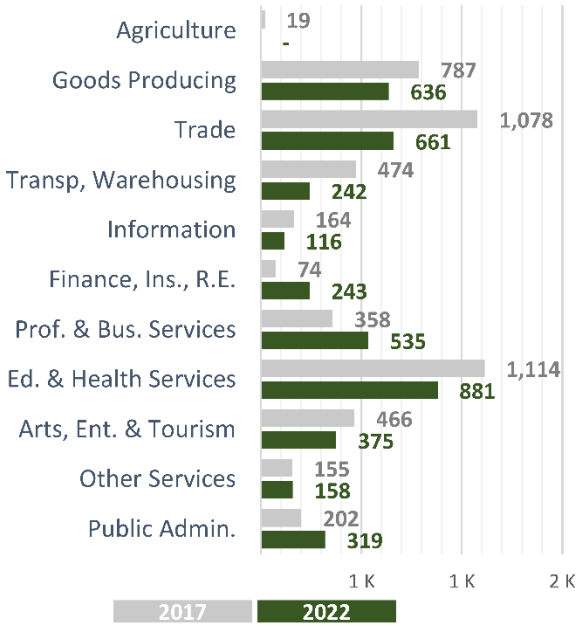
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	14.5%	7.3%

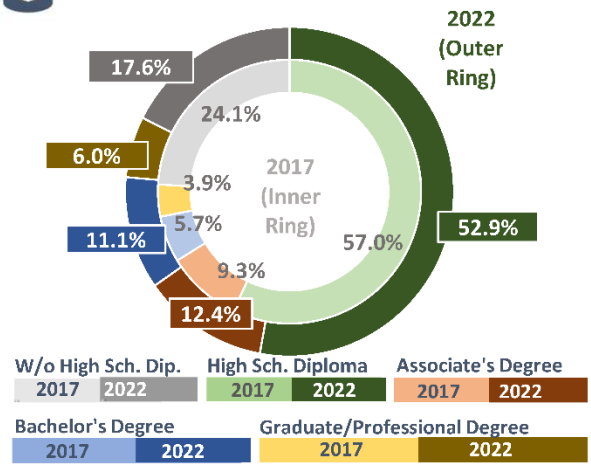
Resident Employment



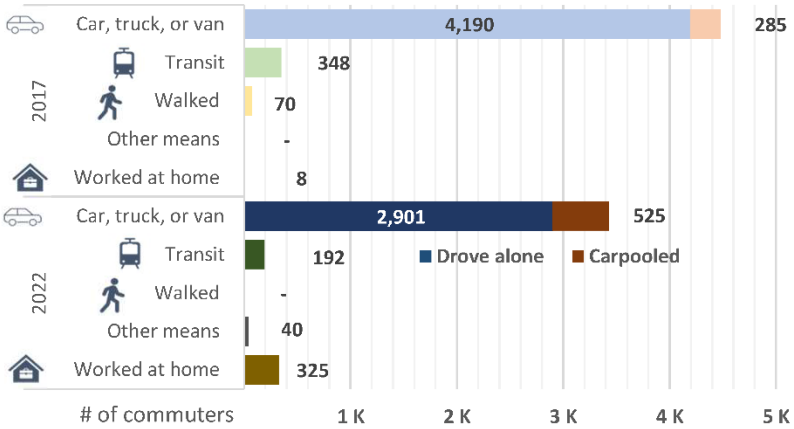
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	17.8%	36.4%
5-14 yr olds in K to 8 grade	98.1%	93.6%
15 to 19 yr olds in High School	84.2%	76.9%
18 to 29 yr olds in College/Grad Sch.	24.0%	35.2%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	425	(13.5%)
2022	572	(16.7%)

Median Travel Time (Minutes)

2017	2022
30.1	32.0

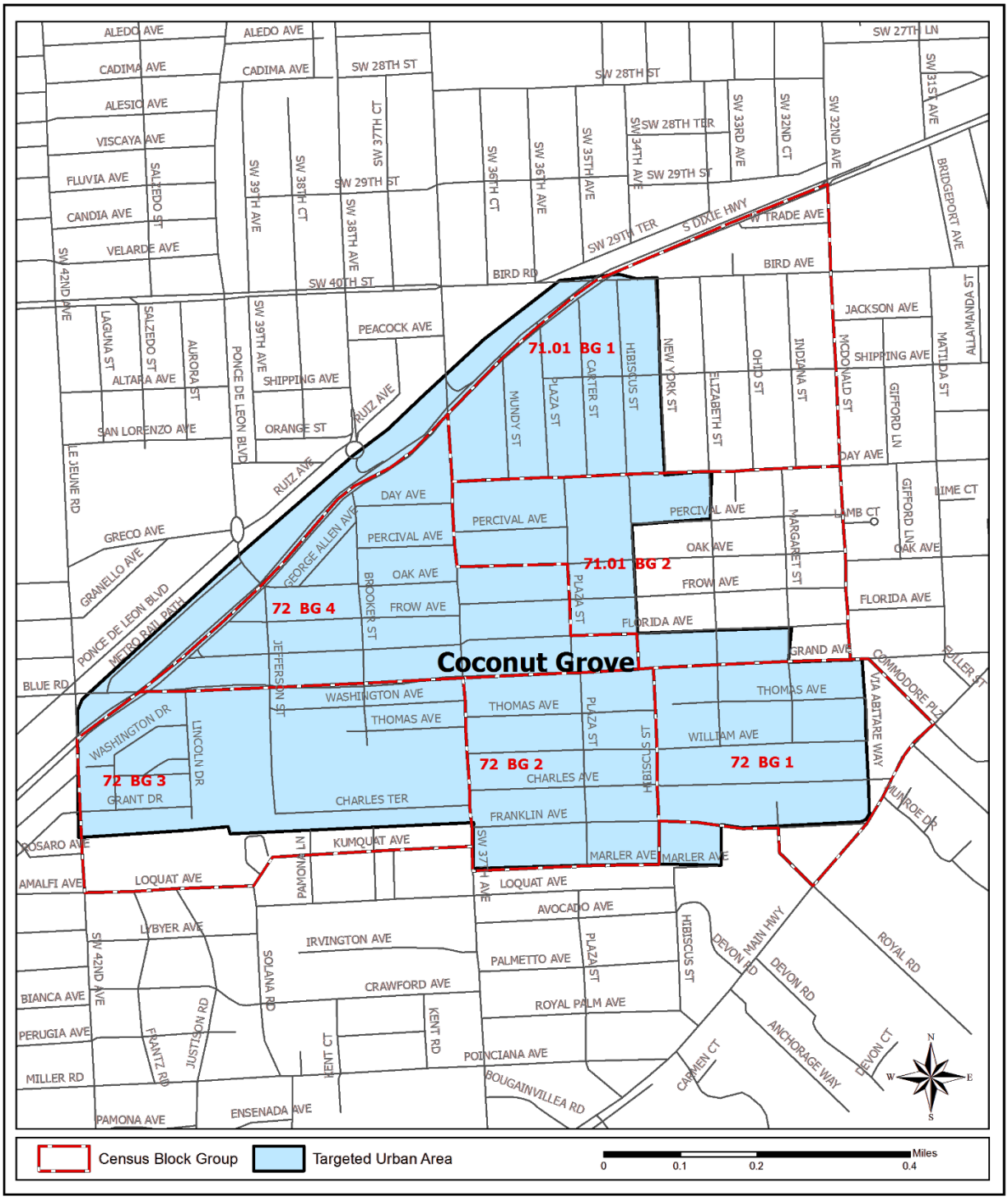
2012-2022 Profile for Carol City TUA						
	2022		2017		2012	
Population	9,774	(100%)	11,450	(100%)	10,521	(100%)
Female	5,314	(54.4%)	6,123	(53.5%)	5,644	(53.6%)
Male	4,460	(45.6%)	5,327	(46.5%)	4,877	(46.4%)
In Households	9,732	(99.6%)	11,435	(99.9%)	10,489	(99.7%)
In Group Quarters	42	(0.4%)	15	(0.1%)	32	(0.3%)
Population by Age						
Under 5 Years	546	(5.6%)	881	(7.7%)	827	(7.9%)
5 to 17	1,537	(15.7%)	2,093	(18.3%)	2,287	(21.7%)
18 to 24 Years	894	(9.1%)	1,159	(10.1%)	908	(8.6%)
25 to 44 Years	2,508	(25.7%)	3,135	(27.4%)	3,195	(30.4%)
45 to 64 Years	2,676	(27.4%)	3,031	(26.5%)	2,217	(21.1%)
65 or More Years	1,613	(16.5%)	1,151	(10.1%)	1,087	(10.3%)
Median Age	38.7		33.8		31.3	
Population by Ethinicity						
Hispanic	4,012	(41.0%)	4,422	(38.6%)	3,124	(29.7%)
White - Not Hispanic	218	(2.2%)	62	(.5%)	75	(.7%)
Black - Not Hispanic	5,250	(53.7%)	6,665	(58.2%)	7,039	(66.9%)
Other -Not Hispanic	294	(3.0%)	301	(2.6%)	283	(3.8%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	4,493	(57.0%)	5,753	(65.7%)	5,125	(65.4%)
Employed (% of Population 16 Years and Over)	4,166	(52.9%)	4,919	(56.2%)	4,233	(54.0%)
Unemployment Rate		7.3%		14.5%		17.4%
Poverty						
Persons Living in Poverty		1,715		3,407		2,975
Poverty Rate (% of Population for whom Poverty is Determined)		17.7%		29.8%		28.4%
Households receiving Food Stamps/SNAP		1,175		1,434		832
Households receiving Food Stamps/SNAP Rate		34.3%		45.4%		28.0%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		36.4%		17.8%		35.2%
5-14 Year Olds in K to 8 Grade		93.6%		98.1%		91.3%
15 to 19 Year Olds in High School		76.9%		84.2%		80.9%
18 to 29 Year Olds- College/Grad School		35.2%		24.0%		26.3%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		17.6%		24.1%		18.4%
High School Diploma/GED		52.9%		57.0%		60.1%
Associate's Degree		12.4%		9.3%		4.6%
Bachelor's Degree		11.1%		5.7%		9.9%
Graduate/Professional Degree		6.0%		3.9%		2.8%
Households	3,422	(100%)	3,156	(100%)	2,976	(100%)
with Children under 18 Years	1,098	(32.1%)	1,254	(39.7%)	1,359	(45.7%)
no Children under 18 Years	2,324	(67.9%)	1,902	(60.3%)	1,617	(54.3%)
1-Person Household	970	(28.3%)	714	(22.6%)	656	(22.0%)
2-Person Household	931	(27.2%)	954	(30.2%)	709	(23.8%)
3-Person Household	741	(21.7%)	609	(19.3%)	585	(19.7%)
4-or-More-Person Household	780	(22.8%)	879	(27.9%)	1,026	(34.5%)
Housing Units	3,511		3,444		3,408	
Vacant Units (% of Total)	89	(2.5%)	288	(8.4%)	432	(12.7%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	89	(2.5%)	238	(6.9%)	408	(12.0%)
Tenure of Households	3,422	(100%)	3,156	(100%)	2,976	(100%)
Owner-Occupied Units	1,821	(53.2%)	1,385	(43.9%)	1,775	(59.6%)
Renter Occupied Units	1,601	(46.8%)	1,771	(56.1%)	1,201	(40.4%)

2012-2022 Profile for Carol City TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	3,511	(100%)	3,444	(100%)	3,408	(100%)
1, Detached or Attached	2,243	(63.9%)	1,817	(52.8%)	1,968	(57.7%)
2 to 9 Units	219	(6.2%)	446	(13.0%)	423	(12.4%)
10 or More Units	1,049	(29.9%)	1,132	(32.9%)	1,017	(29.8%)
Mobile Home and All Other Types of Units	-	(0.0%)	49	(1.4%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	1,037	(70.3%)	1,018	(63.5%)	641	(62.1%)
Owner-Occupied Housing Units	549	(30.9%)	498	(36.7%)	1,018	(57.8%)
Owner-Occupied (with Mortgage)	474	(41.9%)	446	(49.1%)	951	(71.3%)
Owner-Occupied (without a Mortgage)	75	(11.6%)	52	(11.6%)	67	(15.6%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$24,173		$16,961		$17,558
Median Household Income ('22 $)		$48,083		$36,324		$41,840
Median Home Value ('22 $)		$321,173		$162,690		$235,973
Median Gross Rent ('22 $)		$1,295		$1,307		$1,289
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	572	(16.7%)	425	(13.5%)	286	(9.6%)
1 Vehicle Available	1,174	(34.3%)	1,131	(35.8%)	1,329	(44.7%)
2 Vehicles Available	910	(26.6%)	1,043	(33.0%)	977	(32.8%)
3 or more Vehicles Available	766	(22.4%)	557	(17.6%)	384	(12.9%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	317	(8.7%)	609	(12.4%)	730	(18.2%)
15 to 29	1,234	(33.7%)	1,810	(37.0%)	1,688	(42.0%)
30 to 44	1,005	(27.5%)	1,687	(34.5%)	976	(24.3%)
45 to 59	760	(20.8%)	375	(7.7%)	352	(8.8%)
60 or More	342	(9.3%)	412	(8.4%)	275	(6.8%)
Median Travel Time (Minutes)		32.0		30.1		25.0
Means of Transportation to Work (Workers)						
Car, Truck or Van	3,426	(86.0%)	4,475	(91.3%)	3,645	(88.0%)
Public Transit	192	(4.8%)	348	(7.1%)	320	(7.7%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	0	(0.0%)	70	(1.4%)	6	(.1%)
Other	40	(1.0%)	0	(.0%)	50	(1.2%)
Work at Home	325	(8.2%)	8	(.2%)	121	(2.9%)
Median Time Leaving Home:		7:19 AM		7:36 AM		7:45 AM
Earlier than 7 a.m.	1,205	(32.9%)	1,632	(33.4%)	1,053	(26.2%)
7 a.m. to 7:59 a.m.	1,182	(32.3%)	1,196	(24.4%)	1,090	(27.1%)
8 a.m. to 8:59 a.m.	532	(14.5%)	746	(15.2%)	787	(19.6%)
9 a.m. to 9:59 a.m.	203	(5.5%)	199	(4.1%)	232	(5.8%)
10 a.m. or Later	536	(14.7%)	1,120	(22.9%)	859	(21.4%)
Employment by Industry*						
Agriculture	0	(0.0%)	19	(0.4%)	26	(0.6%)
Goods Producing	636	(15.3%)	787	(16.0%)	393	(9.3%)
Wholesale and Retail Trade	661	(15.9%)	1,078	(21.9%)	911	(21.5%)
Transportation, Warehousing, and Utilities	242	(5.8%)	474	(9.6%)	207	(4.9%)
Information	116	(2.8%)	164	(3.3%)	106	(2.5%)
Finance, Insurance, and Real Estate	243	(5.8%)	74	(1.5%)	114	(2.7%)
Professional and Business Services	535	(12.8%)	358	(7.3%)	415	(9.8%)
Education and Health Services	881	(21.1%)	1,114	(22.6%)	1,210	(28.6%)
Arts, Entertainment and Tourism	375	(9.0%)	466	(9.5%)	285	(6.7%)
Other Services	158	(3.8%)	155	(3.2%)	413	(9.8%)
Public Administration	319	(7.7%)	202	(4.1%)	332	(7.8%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Coconut Grove



Coconut Grove

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$40,432	$57,037	$59,205	$67,516	41.1%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$33,130	$43,936	$32,253	$34,030	32.6%	5.5%	▲	▲
3. Poverty	Falling poverty rate	22.2%	19.0%	17.4%	14.0%	-3.3%	-3.4%	▲	▼
4. Labor Force Participation	Growth in labor force participation	63.8%	66.0%	62.5%	64.2%	2.2%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	8.9%	6.8%	6.7%	4.2%	-2.2%	-2.5%	▲	▼
6. Health Care Coverage	Growth in share of covered population	87.1%	94.1%	90.2%	92.4%	7.1%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	111	212	88,681	170,588	91.0%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	29.8	26.0	34.4	23.2	-12.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	5.8	5.0	10.0	6.9	-13.2%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	36.4%	32.4%	53.8%	53.5%	-4.0%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	38.4%	32.7%	47.5%	48.7%	-5.7%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$354,432	$660,880	$319,082	$393,840	86.5%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	17.8%	14.7%	15.1%	11.6%	-3.1%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	26.6%	13.1%	37.5%	35.2%	-13.4%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	63.9%	59.4%	65.4%	62.6%	-4.5%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	85.6%	89.6%	81.8%	83.5%	4.0%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	47.9%	53.2%	73.9%	70.1%	5.3%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	87.3%	96.7%	80.4%	89.0%	9.5%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	0.9%	0.6%	5.9%	3.0%	-0.3%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Coconut Grove

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	68.3%	84.5%	16.2%	▲
2. Per Capita Income	Increase in per capita income	102.7%	129.1%	26.4%	▲
3. Poverty	Falling poverty rate	128.0%	135.4%	7.4%	▼
4. Labor Force Participation	Growth in labor force participation	102.1%	102.8%	0.7%	▲
5. Unemployment Rate	Decrease in the unemployment rate	132.9%	160.0%	27.1%	▼
6. Health Care Coverage	Growth in share of covered population	96.5%	101.8%	5.4%	▲
7. Business Activity	Growth in number of businesses	0.1%	0.1%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	86.5%	112.3%	25.8%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	57.9%	72.7%	14.8%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	67.7%	60.6%	-7.1%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	80.8%	67.2%	-13.6%	▼
12. Median Home Values[1]	Rising median home values	111.1%	167.8%	56.7%	▲
13. Housing Vacancies	Falling vacancy rate	117.7%	126.7%	9.0%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	70.9%	37.3%	-33.6%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	97.7%	94.9%	-2.8%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	104.6%	107.3%	2.7%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	64.8%	75.9%	11.2%	▲
19. High School Graduates	Increase in the high school graduation rate	108.6%	108.7%	0.2%	▲
20. Student Retention[7]	Decrease in the student dropout rate	15.1%	20.1%	5.1%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
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Data Sources:

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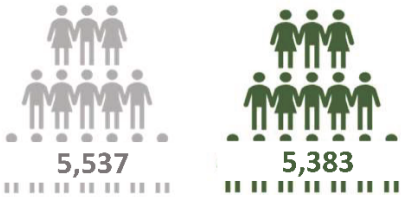
Coconut Grove TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
37.2	Median Age	39.0
47.7%	Female	58.5%
52.3%	Male	41.5%

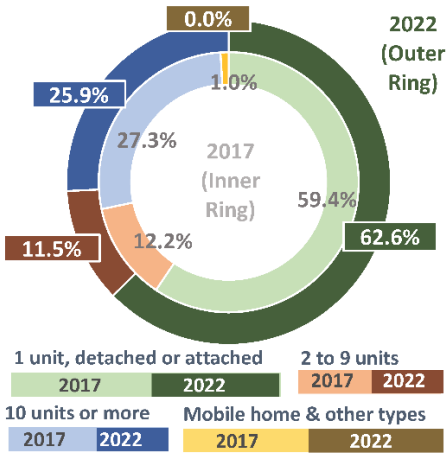
Households With Children

2017	2022
499	413

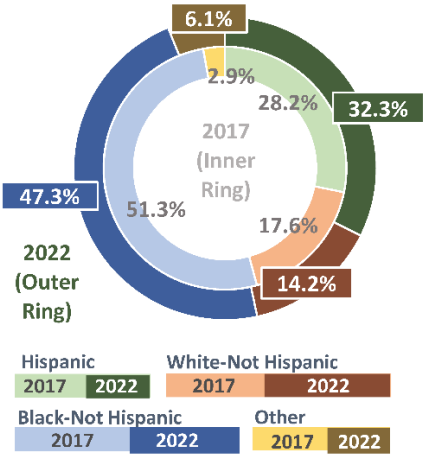
Housing Units

2017	2022
2,564	2,567

Housing Units in Structure



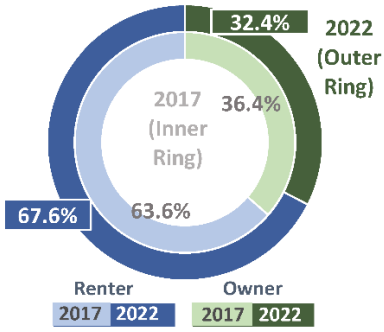
Race & Ethnicity



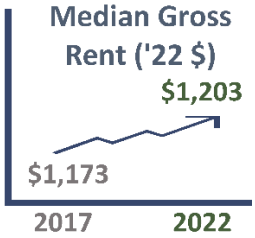
Income & Poverty

		2017	2022
Income	Med. Household Income ('22 $)	$40,432	$57,037
	Per Capita Income ('22 $)	$33,130	$43,936
Poverty	Persons Living in Poverty	1,229	1,021
	Poverty Rate	22.2%	19.0%

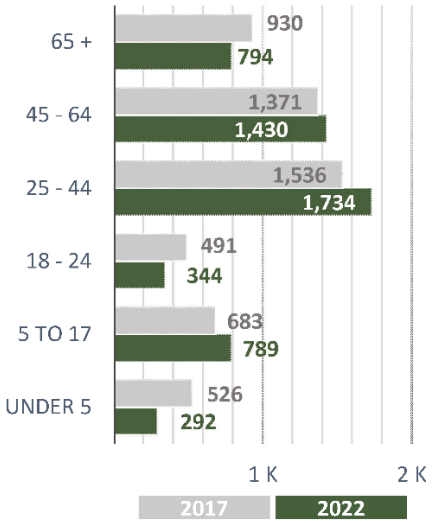
Owners vs. Renters



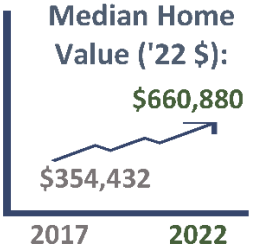
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

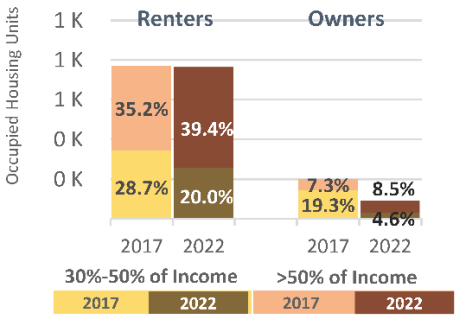


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
14.4%	10.4%

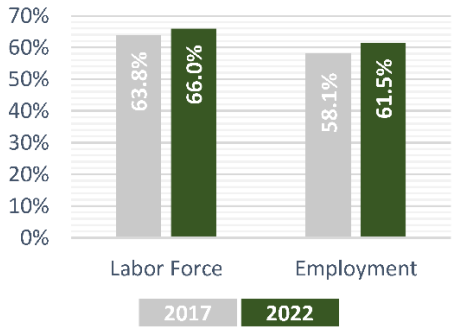
Housing Costs as % of Household Income



EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

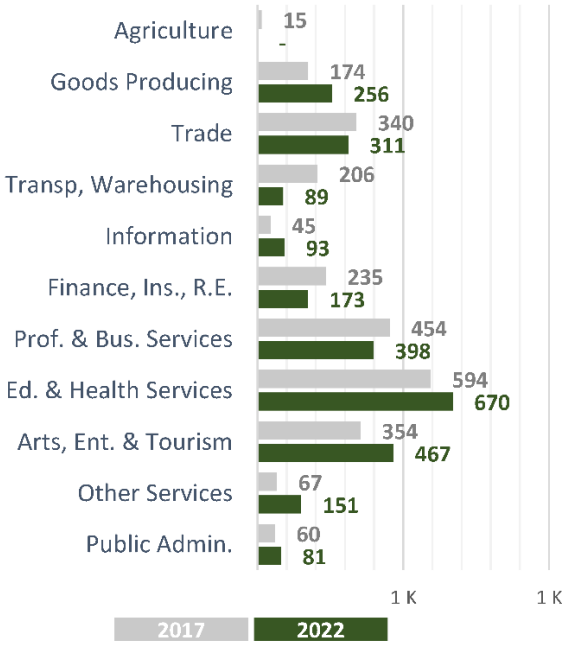
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	8.9%	6.8%

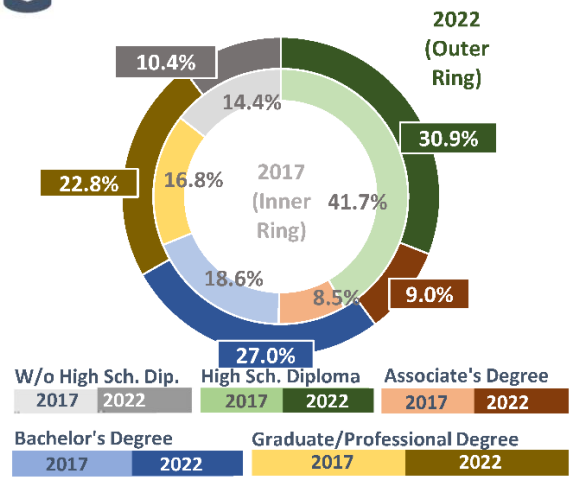
Resident Employment



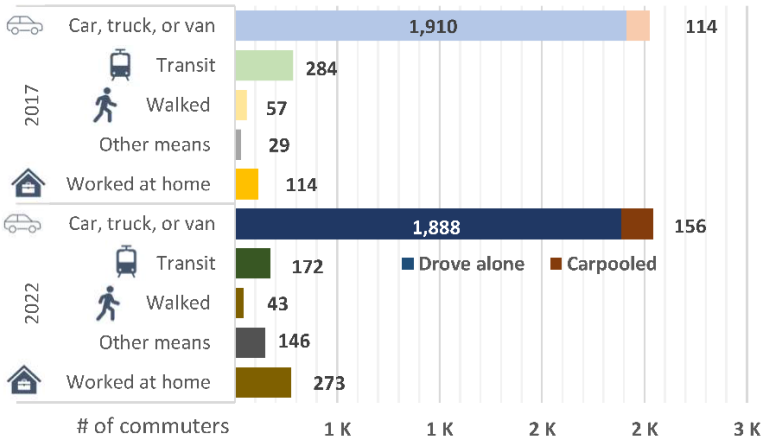
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	21.3%	54.1%
5-14 yr olds in K to 8 grade	88.9%	99.4%
15 to 19 yr olds in High School	99.4%	72.0%
18 to 29 yr olds in College/Grad Sch.	32.1%	41.6%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	568	(26.9%)
2022	419	(19.1%)

Median Travel Time (Minutes)

2017	2022
24.7	24.6

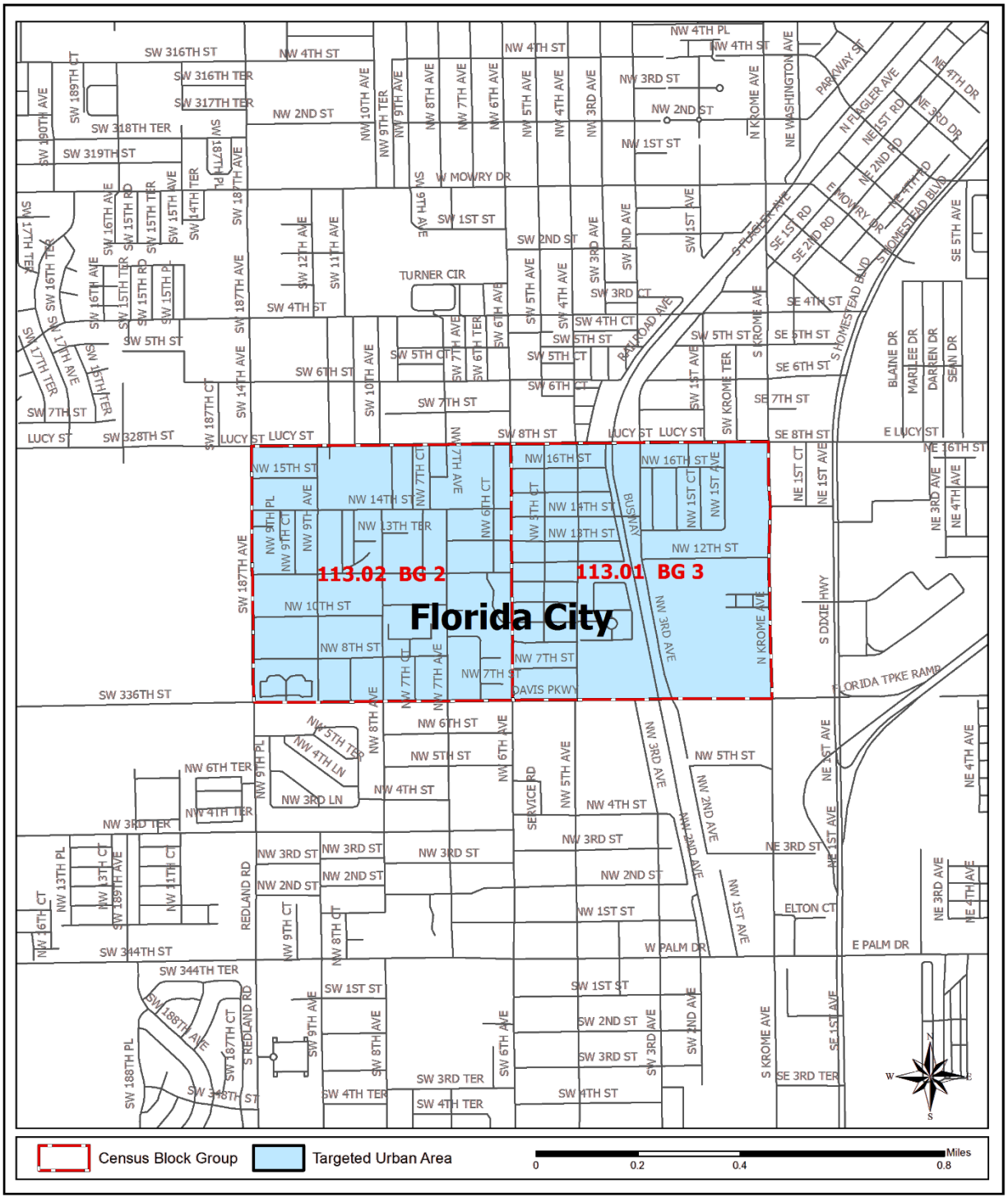
2012-2022 Profile for Coconut Grove TUA						
	2022		2017		2012	
Population	5,383	(100%)	5,537	(100%)	4,963	(100%)
Female	3,150	(58.5%)	2,640	(47.7%)	2,699	(54.4%)
Male	2,233	(41.5%)	2,897	(52.3%)	2,264	(45.6%)
In Households	5,378	(99.9%)	5,532	(99.9%)	4,958	(99.9%)
In Group Quarters	5	(0.1%)	5	(0.1%)	5	(0.1%)
Population by Age						
Under 5 Years	292	(5.4%)	526	(9.5%)	353	(7.1%)
5 to 17	789	(14.7%)	683	(12.3%)	1,077	(21.7%)
18 to 24 Years	344	(6.4%)	491	(8.9%)	315	(6.3%)
25 to 44 Years	1,734	(32.2%)	1,536	(27.7%)	1,203	(24.2%)
45 to 64 Years	1,430	(26.6%)	1,371	(24.8%)	1,359	(27.4%)
65 or More Years	794	(14.8%)	930	(16.8%)	656	(13.2%)
Median Age	39.0		37.2		35.9	
Population by Ethinicity						
Hispanic	1,740	(32.3%)	1,559	(28.2%)	1,039	(20.9%)
White - Not Hispanic	767	(14.2%)	975	(17.6%)	723	(14.6%)
Black - Not Hispanic	2,546	(47.3%)	2,843	(51.3%)	3,093	(62.3%)
Other -Not Hispanic	330	(6.1%)	160	(2.9%)	108	(2.8%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	2,884	(66.0%)	2,810	(63.8%)	2,600	(70.7%)
Employed (% of Population 16 Years and Over)	2,689	(61.5%)	2,559	(58.1%)	2,138	(58.2%)
Unemployment Rate		6.8%		8.9%		17.8%
Poverty						
Persons Living in Poverty		1,021		1,229		1,923
Poverty Rate (% of Population for whom Poverty is Determined)		19.0%		22.2%		38.7%
Households receiving Food Stamps/SNAP		590		614		662
Households receiving Food Stamps/SNAP Rate		26.9%		29.1%		32.4%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		54.1%		21.3%		32.9%
5-14 Year Olds in K to 8 Grade		99.4%		88.9%		98.1%
15 to 19 Year Olds in High School		72.0%		99.4%		80.3%
18 to 29 Year Olds- College/Grad School		41.6%		32.1%		44.8%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		10.4%		14.4%		12.2%
High School Diploma/GED		30.9%		41.7%		52.5%
Associate's Degree		9.0%		8.5%		6.7%
Bachelor's Degree		27.0%		18.6%		13.7%
Graduate/Professional Degree		22.8%		16.8%		9.9%
Households	2,190	(100%)	2,108	(100%)	2,046	(100%)
with Children under 18 Years	413	(18.9%)	499	(23.7%)	496	(24.2%)
no Children under 18 Years	1,777	(81.1%)	1,609	(76.3%)	1,550	(75.8%)
1-Person Household	896	(40.9%)	800	(38.0%)	904	(44.2%)
2-Person Household	625	(28.5%)	703	(33.3%)	549	(26.8%)
3-Person Household	270	(12.3%)	235	(11.1%)	282	(13.8%)
4-or-More-Person Household	399	(18.2%)	370	(17.6%)	311	(15.2%)
Housing Units	2,567		2,564		2,583	
Vacant Units (% of Total)	377	(14.7%)	456	(17.8%)	537	(20.8%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	266	(10.4%)	370	(14.4%)	465	(18.0%)
Tenure of Households	2,190	(100%)	2,108	(100%)	2,046	(100%)
Owner-Occupied Units	710	(32.4%)	767	(36.4%)	823	(40.2%)
Renter Occupied Units	1,480	(67.6%)	1,341	(63.6%)	1,223	(59.8%)

2012-2022 Profile for Coconut Grove TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	2,567	(100%)	2,564	(100%)	2,583	(100%)
1, Detached or Attached	1,608	(62.6%)	1,524	(59.4%)	1,523	(59.0%)
2 to 9 Units	295	(11.5%)	314	(12.2%)	269	(10.4%)
10 or More Units	664	(25.9%)	700	(27.3%)	791	(30.6%)
Mobile Home and All Other Types of Units	-	(0.0%)	26	(1.0%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	765	(59.4%)	770	(63.9%)	730	(61.6%)
Owner-Occupied Housing Units	91	(13.1%)	200	(26.6%)	537	(65.2%)
Owner-Occupied (with Mortgage)	82	(21.2%)	158	(39.4%)	450	(76.9%)
Owner-Occupied (without a Mortgage)	9	(2.9%)	42	(11.9%)	87	(36.6%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$43,936		$33,130		$23,415
Median Household Income ('22 $)		$57,037		$40,432		$41,677
Median Home Value ('22 $)		$660,880		$354,432		$435,208
Median Gross Rent ('22 $)		$1,203		$1,173		$1,318
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	419	(19.1%)	568	(26.9%)	413	(20.2%)
1 Vehicle Available	1,145	(52.3%)	996	(47.2%)	1,086	(53.1%)
2 Vehicles Available	418	(19.1%)	439	(20.8%)	500	(24.4%)
3 or more Vehicles Available	208	(9.5%)	105	(5.0%)	47	(2.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	500	(20.7%)	499	(20.7%)	447	(23.2%)
15 to 29	888	(36.8%)	864	(35.8%)	757	(39.3%)
30 to 44	806	(33.4%)	767	(31.8%)	452	(23.5%)
45 to 59	188	(7.8%)	163	(6.7%)	148	(7.7%)
60 or More	29	(1.2%)	122	(5.1%)	122	(6.3%)
Median Travel Time (Minutes)		24.6		24.7		23.5
Means of Transportation to Work (Workers)						
Car, Truck or Van	2,044	(76.2%)	2,024	(80.0%)	1,565	(74.7%)
Public Transit	172	(6.4%)	284	(11.2%)	254	(12.1%)
Bicycle	6	(.2%)	21	(.8%)	0	(.0%)
Walked	43	(1.6%)	57	(2.3%)	69	(3.3%)
Other	146	(5.4%)	29	(1.1%)	38	(1.8%)
Work at Home	273	(10.2%)	114	(4.5%)	169	(8.1%)
Median Time Leaving Home:		8:11 AM		8:18 AM		8:25 AM
Earlier than 7 a.m.	310	(12.9%)	343	(14.2%)	382	(19.8%)
7 a.m. to 7:59 a.m.	748	(31.0%)	576	(23.9%)	171	(8.9%)
8 a.m. to 8:59 a.m.	662	(27.5%)	777	(32.2%)	617	(32.0%)
9 a.m. to 9:59 a.m.	301	(12.5%)	271	(11.2%)	86	(4.5%)
10 a.m. or Later	390	(16.2%)	448	(18.6%)	670	(34.8%)
Employment by Industry*						
Agriculture	0	(0.0%)	15	(0.6%)	0	(0.0%)
Goods Producing	256	(9.5%)	174	(6.8%)	199	(9.3%)
Wholesale and Retail Trade	311	(11.6%)	340	(13.3%)	330	(15.4%)
Transportation, Warehousing, and Utilities	89	(3.3%)	206	(8.1%)	50	(2.3%)
Information	93	(3.5%)	45	(1.8%)	45	(2.1%)
Finance, Insurance, and Real Estate	173	(6.4%)	235	(9.2%)	94	(4.4%)
Professional and Business Services	398	(14.8%)	454	(17.7%)	172	(8.0%)
Education and Health Services	670	(24.9%)	594	(23.2%)	513	(24.0%)
Arts, Entertainment and Tourism	467	(17.4%)	354	(13.8%)	331	(15.5%)
Other Services	151	(5.6%)	67	(2.6%)	152	(7.1%)
Public Administration	81	(3.0%)	60	(2.3%)	82	(3.8%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Florida City



Florida City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$30,016	$25,547	$59,205	$67,516	-14.9%	14.0%	▼	▼
2. Per Capita Income	Increase in per capita income	$9,919	$10,410	$32,253	$34,030	5.0%	5.5%	▲	▼
3. Poverty	Falling poverty rate	48.2%	50.4%	17.4%	14.0%	2.1%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	58.3%	38.9%	62.5%	64.2%	-19.4%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	31.4%	24.9%	6.7%	4.2%	-6.5%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	83.0%	82.4%	90.2%	92.4%	-0.6%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	84	122	88,681	170,588	45.2%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	102.6	79.0	34.4	23.2	-23.0%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	21.3	16.9	10.0	6.9	-20.7%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	13.5%	18.9%	53.8%	53.5%	5.4%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	15.5%	16.5%	47.5%	48.7%	1.0%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$81,166	$131,250	$319,082	$393,840	61.7%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	11.3%	7.9%	15.1%	11.6%	-3.4%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	25.0%	3.7%	37.5%	35.2%	-21.3%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	78.2%	80.2%	65.4%	62.6%	2.0%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	49.5%	47.0%	81.8%	83.5%	-2.5%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	25.9%	12.7%	73.9%	70.1%	-13.2%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	73.4%	99.4%	80.4%	89.0%	26.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	5.3%	0.0%	5.9%	3.0%	-5.3%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Florida City

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	50.7%	37.8%	-12.9%	▼
2. Per Capita Income	Increase in per capita income	30.8%	30.6%	-0.2%	▼
3. Poverty	Falling poverty rate	277.5%	359.5%	82.0%	▼
4. Labor Force Participation	Growth in labor force participation	93.4%	60.6%	-32.8%	▼
5. Unemployment Rate	Decrease in the unemployment rate	467.3%	589.3%	122.0%	▲
6. Health Care Coverage	Growth in share of covered population	92.0%	89.2%	-2.9%	▼
7. Business Activity	Growth in number of businesses	0.1%	0.1%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	297.8%	341.0%	43.1%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	213.4%	244.8%	31.4%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	25.1%	35.4%	10.2%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	32.6%	33.9%	1.3%	▼
12. Median Home Values[1]	Rising median home values	25.4%	33.3%	7.9%	▲
13. Housing Vacancies	Falling vacancy rate	74.8%	68.6%	-6.2%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	66.8%	10.4%	-56.4%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	119.5%	128.1%	8.6%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	60.5%	56.3%	-4.2%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	35.0%	18.1%	-16.9%	▼
19. High School Graduates	Increase in the high school graduation rate	91.3%	111.8%	20.4%	▲
20. Student Retention[7]	Decrease in the student dropout rate	89.2%	0.0%	-89.2%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
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Data Sources:

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4. UCR produced by each local jurisdiction

POPULATION, INCOME & HOUSING DATA

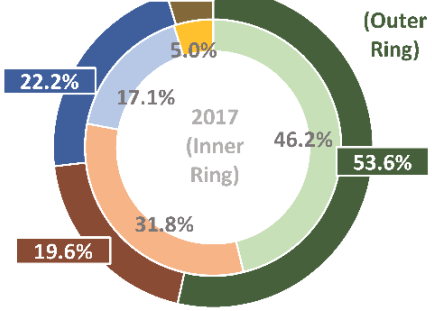
2017 2022

2017		2022
28.0	Median Age	26.7
51.4%	Female	61.5%
48.6%	Male	38.5%

519 504
2017 2022

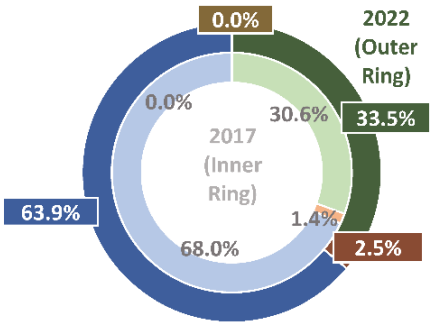
Housing Units

1,026 1,258
2017 2022



1 unit, detached or attached: 2017 2022
2 to 9 units: 2017 2022
10 units or more: 2017 2022
Mobile home & other types: 2017 2022

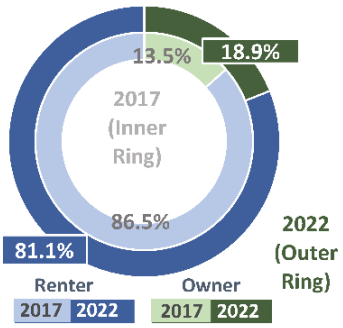
Race & Ethnicity



Hispanic: 2017 2022
White-Not Hispanic: 2017 2022
Black-Not Hispanic: 2017 2022
Other: 2017 2022

		2017	2022
Income	Med. Household Income ('22 $)	$30,016	$25,547
	Per Capita Income ('22 $)	$9,919	$10,410
Poverty	Persons Living in Poverty	1,856	2,132
	Poverty Rate	48.2%	50.4%

Owners vs. Renters

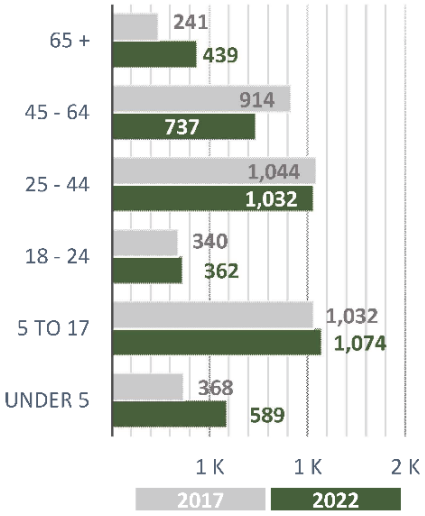


Renter: 2017 2022
Owner: 2017 2022

Median Gross Rent ('22 $)

2017 2022

Population by Age



Median Home Value ('22 $):

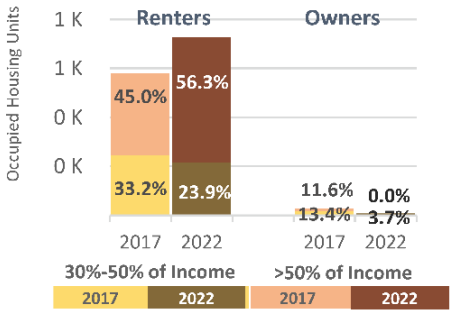
2017 2022

Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
11.3%	5.6%

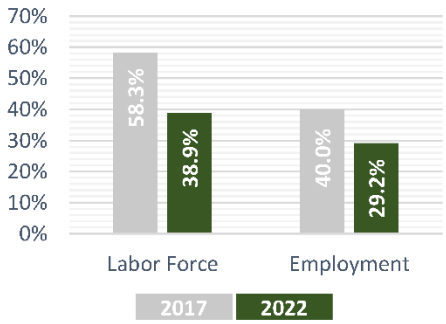
Housing Costs as % of Household Income



EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

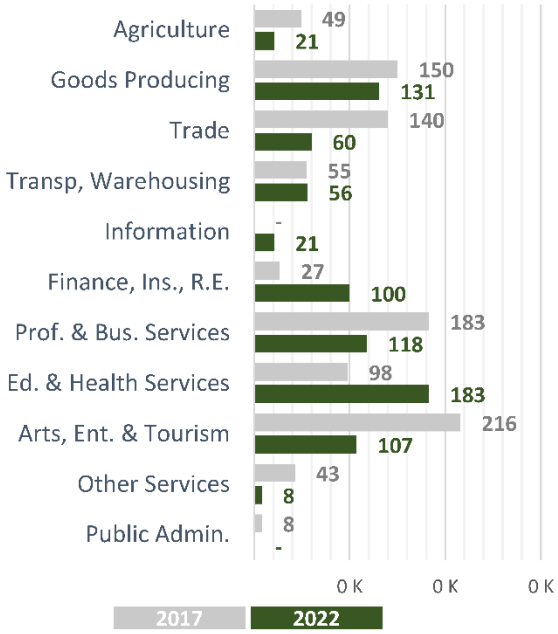
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	31.4%	24.9%

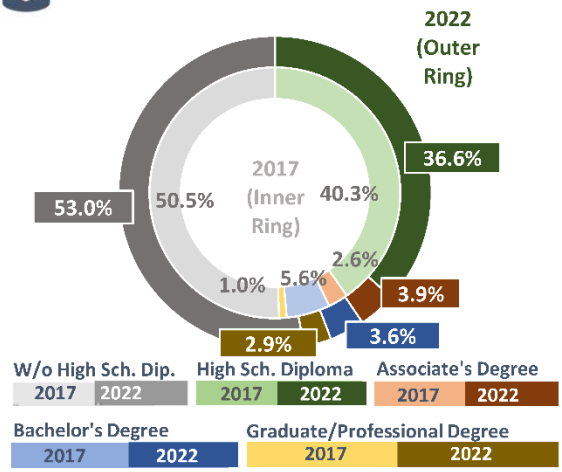
Resident Employment



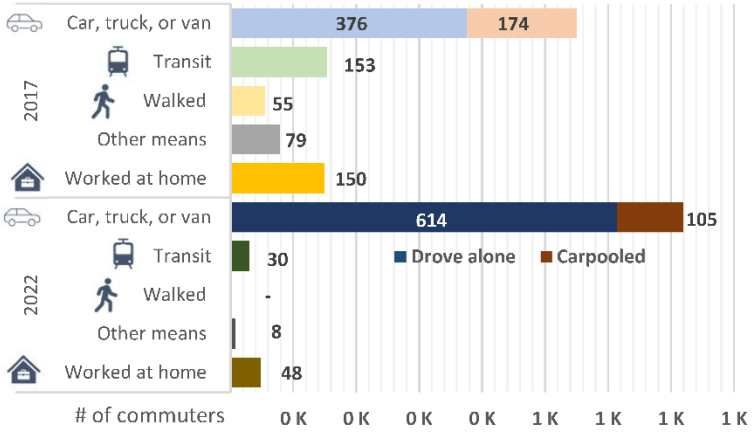
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	35.3%	15.3%
5-14 yr olds in K to 8 grade	93.8%	96.6%
15 to 19 yr olds in High School	50.8%	75.2%
18 to 29 yr olds in College/Grad Sch.	12.2%	11.1%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	300	(33.0%)
2022	249	(21.5%)

Median Travel Time (Minutes)

2017	2022
33.0	23.6

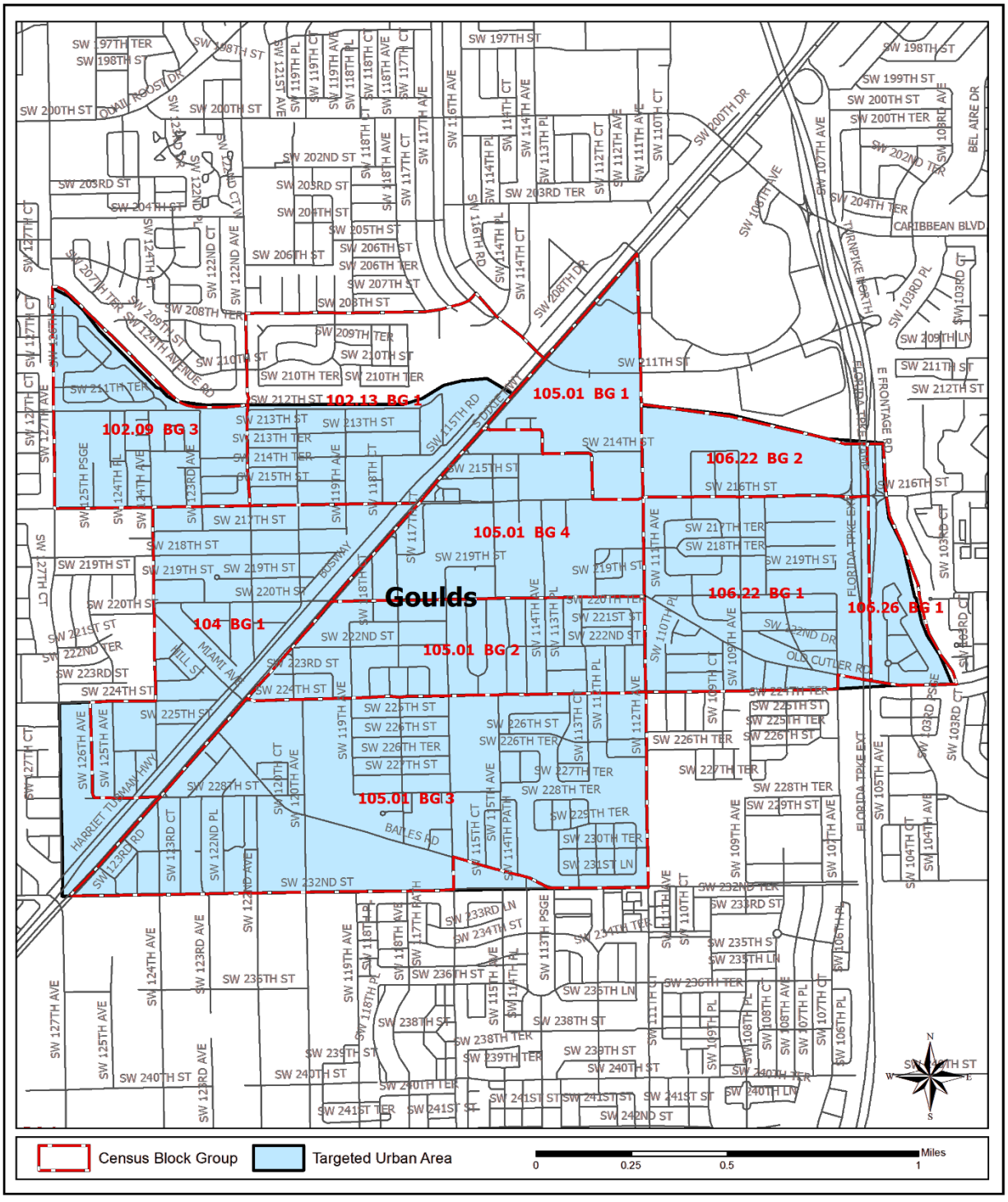
2012-2022 Profile for Florida City TUA						
	2022		2017		2012	
Population	4,233	(100%)	3,939	(100%)	3,325	(100%)
Female	2,605	(61.5%)	2,025	(51.4%)	1,796	(54.0%)
Male	1,628	(38.5%)	1,914	(48.6%)	1,529	(46.0%)
In Households	4,233	(100.0%)	3,939	(100.0%)	3,325	(100.0%)
In Group Quarters	0	(0.0%)	0	(0.0%)	0	(0.0%)
Population by Age						
Under 5 Years	589	(13.9%)	368	(9.3%)	319	(9.6%)
5 to 17	1,074	(25.4%)	1,032	(26.2%)	905	(27.2%)
18 to 24 Years	362	(8.6%)	340	(8.6%)	292	(8.8%)
25 to 44 Years	1,032	(24.4%)	1,044	(26.5%)	876	(26.3%)
45 to 64 Years	737	(17.4%)	914	(23.2%)	743	(22.3%)
65 or More Years	439	(10.4%)	241	(6.1%)	190	(5.7%)
Median Age	26.7		28.0		26.6	
Population by Ethinicity						
Hispanic	1,420	(33.5%)	1,204	(30.6%)	507	(15.2%)
White - Not Hispanic	107	(2.5%)	56	(1.4%)	350	(10.5%)
Black - Not Hispanic	2,706	(63.9%)	2,679	(68.0%)	2,418	(72.7%)
Other -Not Hispanic	0	(.0%)	0	(.0%)	50	(1.8%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	1,072	(38.9%)	1,541	(58.3%)	1,090	(49.5%)
Employed (% of Population 16 Years and Over)	805	(29.2%)	1,057	(40.0%)	774	(35.1%)
Unemployment Rate		24.9%		31.4%		29.0%
Poverty						
Persons Living in Poverty		2,132		1,856		1,657
Poverty Rate (% of Population for whom Poverty is Determined)		50.4%		48.2%		49.8%
Households receiving Food Stamps/SNAP		739		473		491
Households receiving Food Stamps/SNAP Rate		63.8%		52.0%		54.6%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		15.3%		35.3%		14.1%
5-14 Year Olds in K to 8 Grade		96.6%		93.8%		86.7%
15 to 19 Year Olds in High School		75.2%		50.8%		56.8%
18 to 29 Year Olds- College/Grad School		11.1%		12.2%		17.2%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		53.0%		50.5%		38.0%
High School Diploma/GED		36.6%		40.3%		48.5%
Associate's Degree		3.9%		2.6%		3.1%
Bachelor's Degree		3.6%		5.6%		1.5%
Graduate/Professional Degree		2.9%		1.0%		0.0%
Households	1,158	(100%)	910	(100%)	900	(100%)
with Children under 18 Years	504	(43.5%)	519	(57.0%)	372	(41.3%)
no Children under 18 Years	654	(56.5%)	391	(43.0%)	528	(58.7%)
1-Person Household	395	(34.1%)	90	(9.9%)	204	(22.7%)
2-Person Household	92	(7.9%)	290	(31.9%)	235	(26.1%)
3-Person Household	183	(15.8%)	205	(22.5%)	158	(17.6%)
4-or-More-Person Household	488	(42.1%)	325	(35.7%)	303	(33.7%)
Housing Units	1,258		1,026		1,189	
Vacant Units (% of Total)	100	(7.9%)	116	(11.3%)	289	(24.3%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	71	(5.6%)	116	(11.3%)	261	(22.0%)
Tenure of Households	1,158	(100%)	910	(100%)	900	(100%)
Owner-Occupied Units	219	(18.9%)	123	(13.5%)	246	(27.3%)
Renter Occupied Units	939	(81.1%)	787	(86.5%)	654	(72.7%)

2012-2022 Profile for Florida City TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	1,258	(100%)	1,026	(100%)	1,189	(100%)
1, Detached or Attached	674	(53.6%)	474	(46.2%)	719	(60.5%)
2 to 9 Units	246	(19.6%)	326	(31.8%)	311	(26.2%)
10 or More Units	279	(22.2%)	175	(17.1%)	159	(13.4%)
Mobile Home and All Other Types of Units	59	(4.7%)	51	(5.0%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	728	(80.2%)	580	(78.2%)	392	(63.7%)
Owner-Occupied Housing Units	8	(3.7%)	28	(25.0%)	154	(62.6%)
Owner-Occupied (with Mortgage)	8	(14.3%)	28	(59.6%)	98	(76.6%)
Owner-Occupied (without a Mortgage)	0	(.0%)	0	(.0%)	56	(47.5%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$10,410		$9,919		$9,908
Median Household Income ('22 $)		$25,547		$30,016		$29,859
Median Home Value ('22 $)		$131,250		$81,166		$236,374
Median Gross Rent ('22 $)		$1,156		$1,162		$1,126
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	249	(21.5%)	300	(33.0%)	292	(32.4%)
1 Vehicle Available	514	(44.4%)	419	(46.0%)	355	(39.4%)
2 Vehicles Available	277	(23.9%)	118	(13.0%)	241	(26.8%)
3 or more Vehicles Available	118	(10.2%)	73	(8.0%)	12	(1.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	126	(16.6%)	176	(21.0%)	106	(13.9%)
15 to 29	303	(40.0%)	147	(17.6%)	347	(45.5%)
30 to 44	105	(13.9%)	297	(35.5%)	130	(17.1%)
45 to 59	34	(4.5%)	33	(3.9%)	97	(12.7%)
60 or More	189	(25.0%)	184	(22.0%)	82	(10.8%)
Median Travel Time (Minutes)		23.6		33.0		24.9
Means of Transportation to Work (Workers)						
Car, Truck or Van	719	(89.3%)	550	(55.7%)	591	(77.6%)
Public Transit	30	(3.7%)	153	(15.5%)	89	(11.7%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	0	(0.0%)	55	(5.6%)	10	(1.3%)
Other	8	(1.0%)	79	(8.0%)	72	(9.4%)
Work at Home	48	(6.0%)	150	(15.2%)	0	(.0%)
Median Time Leaving Home:		7:46 AM		6:56 AM		7:50 AM
Earlier than 7 a.m.	198	(26.2%)	430	(51.4%)	282	(37.0%)
7 a.m. to 7:59 a.m.	191	(25.2%)	181	(21.6%)	113	(14.8%)
8 a.m. to 8:59 a.m.	105	(13.9%)	46	(5.5%)	37	(4.9%)
9 a.m. to 9:59 a.m.	69	(9.1%)	45	(5.4%)	74	(9.7%)
10 a.m. or Later	194	(25.6%)	135	(16.1%)	256	(33.6%)
Employment by Industry*						
Agriculture	21	(2.6%)	49	(4.6%)	0	(0.0%)
Goods Producing	131	(16.3%)	150	(14.2%)	97	(12.5%)
Wholesale and Retail Trade	60	(7.5%)	140	(13.2%)	159	(20.5%)
Transportation, Warehousing, and Utilities	56	(7.0%)	55	(5.2%)	12	(1.6%)
Information	21	(2.6%)	0	(0.0%)	0	(0.0%)
Finance, Insurance, and Real Estate	100	(12.4%)	27	(2.6%)	0	(0.0%)
Professional and Business Services	118	(14.7%)	183	(17.3%)	39	(5.0%)
Education and Health Services	183	(22.7%)	98	(9.3%)	255	(32.9%)
Arts, Entertainment and Tourism	107	(13.3%)	216	(20.4%)	92	(11.9%)
Other Services	8	(1.0%)	43	(4.1%)	40	(5.2%)
Public Administration	0	(0.0%)	8	(0.8%)	74	(9.6%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Goulds


Goulds
102.13 BG 1
102.09 BG 3
105.01 BG 1
106.22 BG 2
105.01 BG 4
106.22 BG 1
106.26 BG 1
104 BG 1
105.01 BG 2
105.01 BG 3
Census Block Group
Targeted Urban Area
Miles
0
0.25
0.5
1

Goulds

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$47,404	$48,603	$59,205	$67,516	2.5%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$17,218	$20,324	$32,253	$34,030	18.0%	5.5%	▲	▲
3. Poverty	Falling poverty rate	26.9%	27.2%	17.4%	14.0%	0.3%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	58.7%	60.8%	62.5%	64.2%	2.1%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	10.4%	12.1%	6.7%	4.2%	1.6%	-2.5%	▼	▼
6. Health Care Coverage	Growth in share of covered population	90.6%	90.3%	90.2%	92.4%	-0.2%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	207	411	88,681	170,588	98.6%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	92.3	114.4	34.4	23.2	23.9%	-32.7%	▼	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	11.3	15.4	10.0	6.9	36.1%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	53.2%	43.9%	53.8%	53.5%	-9.3%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	49.4%	39.7%	47.5%	48.7%	-9.6%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$230,940	$300,172	$319,082	$393,840	30.0%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	8.5%	8.9%	15.1%	11.6%	0.4%	-3.5%	▼	▼
14. Owner Affordability	Decrease in cost-burdened owner households	35.6%	41.4%	37.5%	35.2%	5.9%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	65.3%	69.6%	65.4%	62.6%	4.3%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	79.4%	73.8%	81.8%	83.5%	-5.6%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	31.4%	66.7%	73.9%	70.1%	35.2%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	82.8%	97.6%	80.4%	89.0%	14.8%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	8.5%	1.1%	5.9%	3.0%	-7.4%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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Goulds

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	80.1%	72.0%	-8.1%	▼
2. Per Capita Income	Increase in per capita income	53.4%	59.7%	6.3%	▲
3. Poverty	Falling poverty rate	154.9%	194.4%	39.5%	▼
4. Labor Force Participation	Growth in labor force participation	94.0%	94.7%	0.7%	▲
5. Unemployment Rate	Decrease in the unemployment rate	155.4%	286.2%	130.7%	▼
6. Health Care Coverage	Growth in share of covered population	100.4%	97.7%	-2.6%	▼
7. Business Activity	Growth in number of businesses	0.2%	0.2%	0.0%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	268.1%	493.8%	225.6%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	113.2%	222.9%	109.7%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	99.0%	82.1%	-16.9%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	104.0%	81.6%	-22.4%	▼
12. Median Home Values[1]	Rising median home values	72.4%	76.2%	3.8%	▲
13. Housing Vacancies	Falling vacancy rate	56.1%	76.6%	20.5%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	94.9%	117.6%	22.7%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	99.8%	111.2%	11.4%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	97.1%	88.5%	-8.6%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	42.5%	95.1%	52.6%	▲
19. High School Graduates	Increase in the high school graduation rate	103.0%	109.7%	6.7%	▲
20. Student Retention[7]	Decrease in the student dropout rate	144.1%	36.8%	-107.3%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

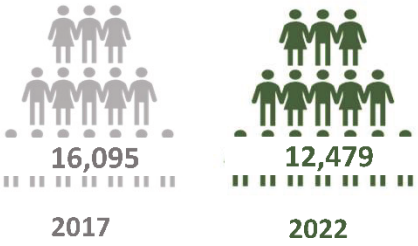
Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Goulds TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017 2022

2017		2022
33.8	Median Age	39.2
50.5%	Female	49.1%
49.5%	Male	50.9%

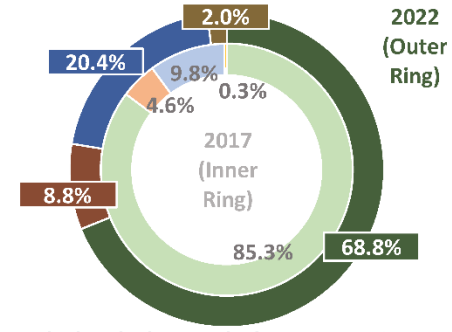
Households With Children

2,271 (2017) 1,619 (2022)

Housing Units

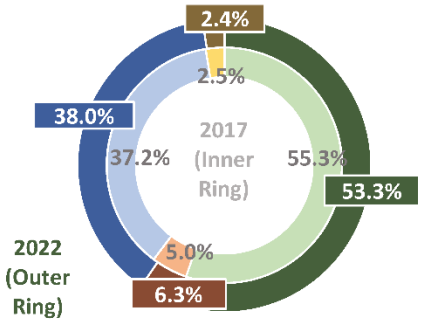
4,435 (2017) 4,619 (2022)

Housing Units in Structure



1 unit, detached or attached: 2017 2022
2 to 9 units: 2017 2022
10 units or more: 2017 2022
Mobile home & other types: 2017 2022

Race & Ethnicity



Hispanic: 2017 2022
White-Not Hispanic: 2017 2022
Black-Not Hispanic: 2017 2022
Other: 2017 2022

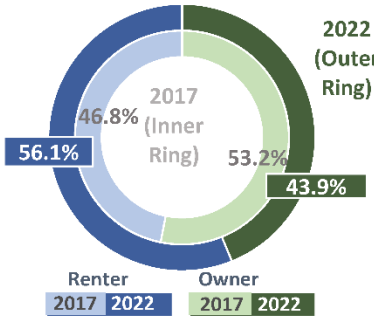
Income

	2017	2022
Med. Household Income ('22 $)	$47,404	$48,603
Per Capita Income ('22 $)	$17,218	$20,324

Poverty

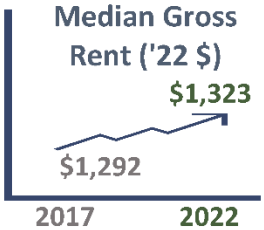
	2017	2022
Persons Living in Poverty	4,286	3,377
Poverty Rate	26.9%	27.2%

Owners vs. Renters

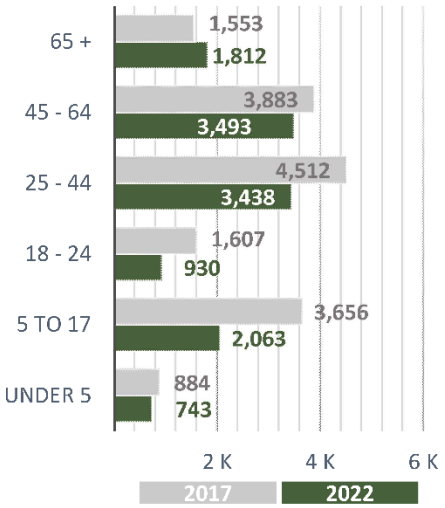


Renter: 2017 2022
Owner: 2017 2022

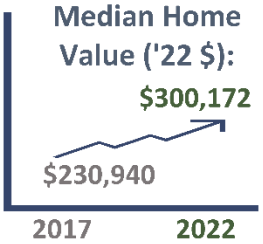
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

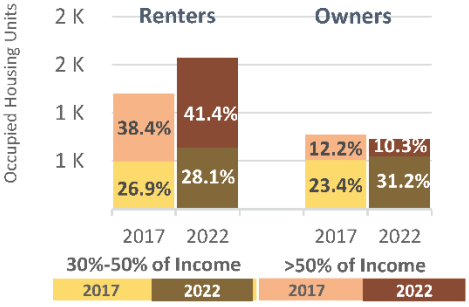


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
8.5%	7.3%

Housing Costs as % of Household Income

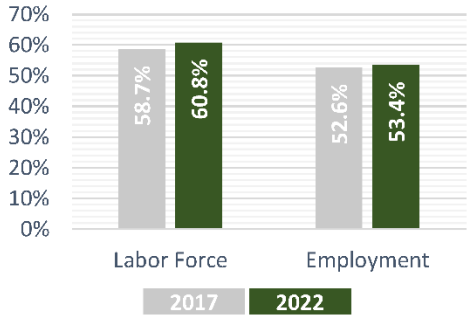


30%-50% of Income: 2017 2022
>50% of Income: 2017 2022

EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

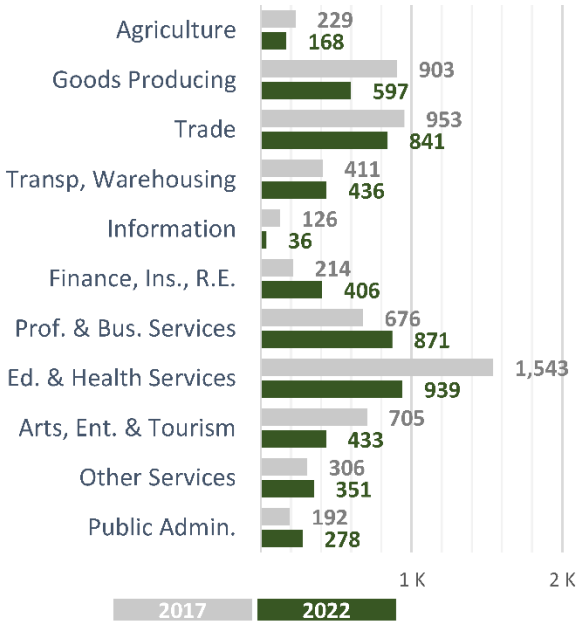
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	10.4%	12.1%

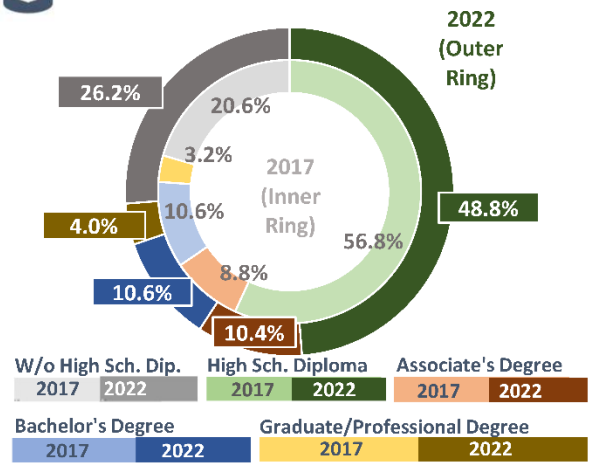
Resident Employment



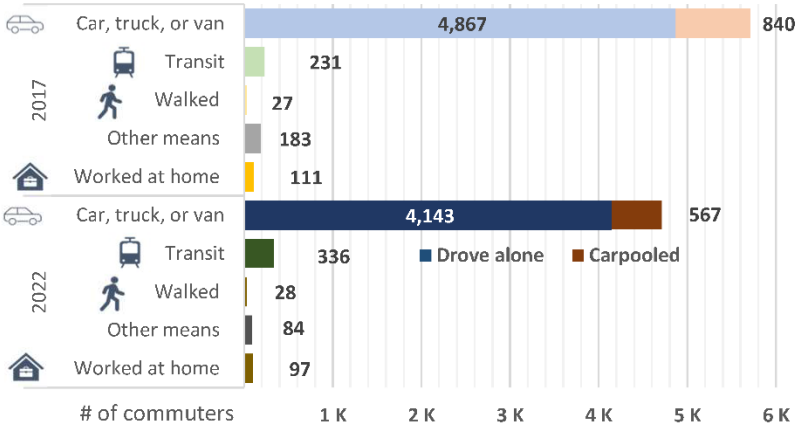
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	23.5%	46.6%
5-14 yr olds in K to 8 grade	95.0%	93.1%
15 to 19 yr olds in High School	96.2%	84.8%
18 to 29 yr olds in College/Grad Sch.	21.4%	42.8%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	199	(4.9%)
2022	636	(15.1%)

Median Travel Time (Minutes)

2017	2022
34.9	33.7

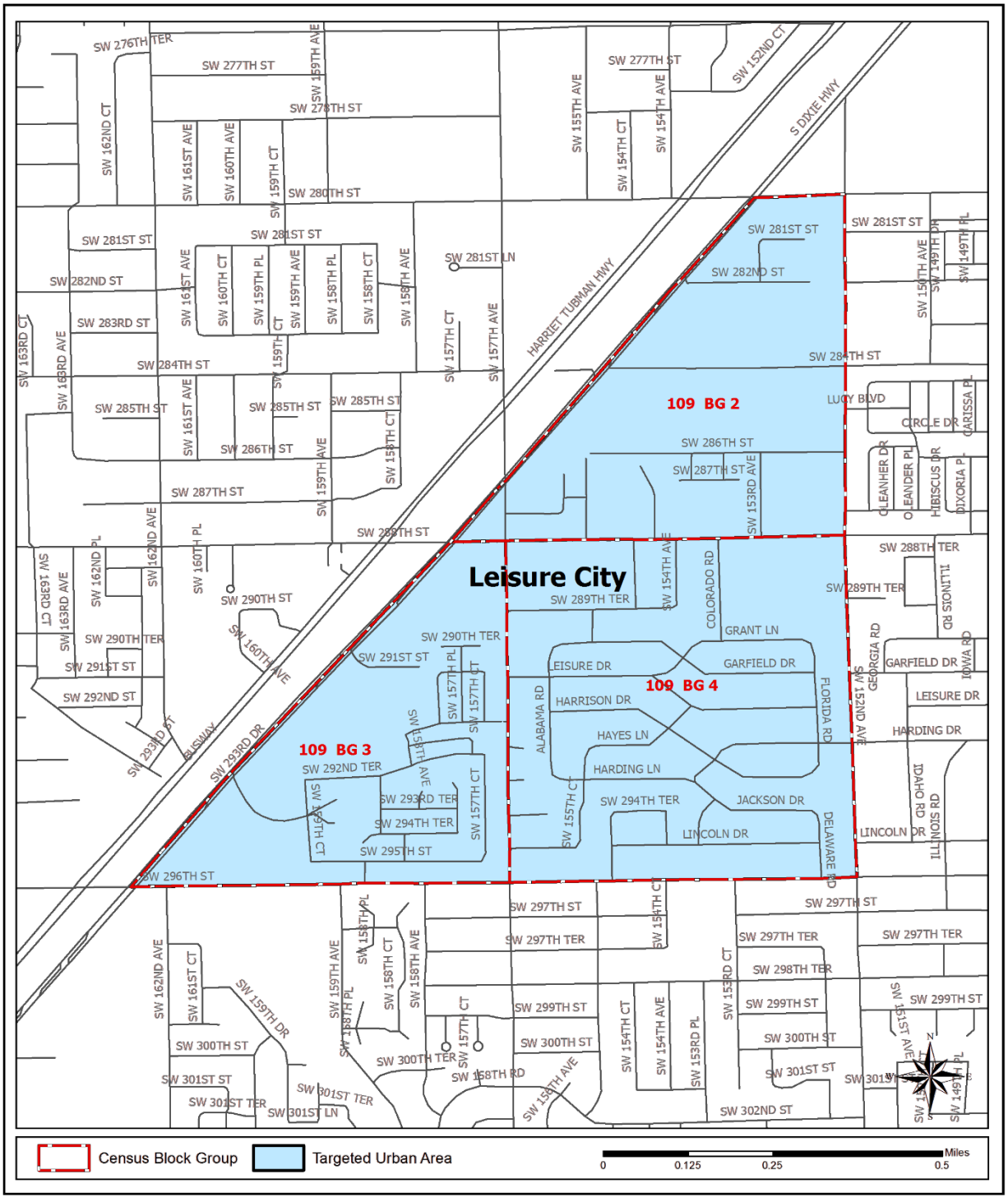
2012-2022 Profile for Goulds TUA						
	2022		2017		2012	
Population	12,479	(100%)	16,095	(100%)	13,564	(100%)
Female	6,131	(49.1%)	8,128	(50.5%)	7,094	(52.3%)
Male	6,348	(50.9%)	7,967	(49.5%)	6,470	(47.7%)
In Households	12,394	(99.3%)	15,991	(99.4%)	13,487	(99.4%)
In Group Quarters	85	(0.7%)	104	(0.6%)	77	(0.6%)
Population by Age						
Under 5 Years	743	(6.0%)	884	(5.5%)	684	(5.0%)
5 to 17	2,063	(16.5%)	3,656	(22.7%)	3,006	(22.2%)
18 to 24 Years	930	(7.5%)	1,607	(10.0%)	1,722	(12.7%)
25 to 44 Years	3,438	(27.6%)	4,512	(28.0%)	3,333	(24.6%)
45 to 64 Years	3,493	(28.0%)	3,883	(24.1%)	3,454	(25.5%)
65 or More Years	1,812	(14.5%)	1,553	(9.6%)	1,365	(10.1%)
Median Age	39.2		33.8		35.5	
Population by Ethinicity						
Hispanic	6,651	(53.3%)	8,898	(55.3%)	6,098	(45.0%)
White - Not Hispanic	786	(6.3%)	799	(5.0%)	633	(4.7%)
Black - Not Hispanic	4,745	(38.0%)	5,989	(37.2%)	6,761	(49.8%)
Other -Not Hispanic	297	(2.4%)	409	(2.5%)	72	(1.0%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	6,093	(60.8%)	7,140	(58.7%)	6,447	(61.7%)
Employed (% of Population 16 Years and Over)	5,356	(53.4%)	6,394	(52.6%)	5,278	(50.5%)
Unemployment Rate		12.1%		10.4%		18.1%
Poverty						
Persons Living in Poverty		3,377		4,286		3,854
Poverty Rate (% of Population for whom Poverty is Determined)		27.2%		26.9%		28.7%
Households receiving Food Stamps/SNAP		2,217		1,917		1,289
Households receiving Food Stamps/SNAP Rate		52.7%		47.2%		37.5%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		46.6%		23.5%		47.4%
5-14 Year Olds in K to 8 Grade		93.1%		95.0%		90.3%
15 to 19 Year Olds in High School		84.8%		96.2%		78.1%
18 to 29 Year Olds- College/Grad School		42.8%		21.4%		34.6%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		26.2%		20.6%		22.8%
High School Diploma/GED		48.8%		56.8%		54.3%
Associate's Degree		10.4%		8.8%		6.7%
Bachelor's Degree		10.6%		10.6%		7.9%
Graduate/Professional Degree		4.0%		3.2%		3.4%
Households	4,209	(100%)	4,059	(100%)	3,438	(100%)
with Children under 18 Years	1,619	(38.5%)	2,271	(55.9%)	1,605	(46.7%)
no Children under 18 Years	2,590	(61.5%)	1,788	(44.1%)	1,833	(53.3%)
1-Person Household	937	(22.3%)	427	(10.5%)	505	(14.7%)
2-Person Household	1,057	(25.1%)	1,007	(24.8%)	672	(19.5%)
3-Person Household	1,079	(25.6%)	841	(20.7%)	994	(28.9%)
4-or-More-Person Household	1,136	(27.0%)	1,784	(44.0%)	1,267	(36.9%)
Housing Units	4,619		4,435		4,053	
Vacant Units (% of Total)	410	(8.9%)	376	(8.5%)	615	(15.2%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	336	(7.3%)	376	(8.5%)	569	(14.0%)
Tenure of Households	4,209	(100%)	4,059	(100%)	3,438	(100%)
Owner-Occupied Units	1,848	(43.9%)	2,160	(53.2%)	1,954	(56.8%)
Renter Occupied Units	2,361	(56.1%)	1,899	(46.8%)	1,484	(43.2%)

2012-2022 Profile for Goulds TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	4,619	(100%)	4,435	(100%)	4,053	(100%)
1, Detached or Attached	3,180	(68.8%)	3,781	(85.3%)	3,640	(89.8%)
2 to 9 Units	406	(8.8%)	206	(4.6%)	143	(3.5%)
10 or More Units	941	(20.4%)	434	(9.8%)	245	(6.0%)
Mobile Home and All Other Types of Units	92	(2.0%)	14	(0.3%)	25	(0.6%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	1,575	(69.6%)	1,202	(65.3%)	707	(50.9%)
Owner-Occupied Housing Units	729	(41.4%)	768	(35.6%)	884	(45.9%)
Owner-Occupied (with Mortgage)	605	(56.2%)	648	(43.5%)	772	(61.1%)
Owner-Occupied (without a Mortgage)	124	(18.2%)	120	(17.9%)	112	(16.9%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)	$20,324		$17,218		$15,987	
Median Household Income ('22 $)	$48,603		$47,404		$52,228	
Median Home Value ('22 $)	$300,172		$230,940		$219,181	
Median Gross Rent ('22 $)	$1,323		$1,292		$1,475	
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	636	(15.1%)	199	(4.9%)	315	(9.2%)
1 Vehicle Available	1,382	(32.8%)	1,453	(35.8%)	1,450	(42.2%)
2 Vehicles Available	1,495	(35.5%)	1,751	(43.1%)	1,009	(29.3%)
3 or more Vehicles Available	696	(16.5%)	656	(16.2%)	664	(19.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	533	(10.3%)	524	(8.5%)	439	(8.6%)
15 to 29	1,340	(26.0%)	1,578	(25.7%)	1,566	(30.6%)
30 to 44	1,562	(30.3%)	1,816	(29.5%)	1,515	(29.6%)
45 to 59	289	(5.6%)	1,133	(18.4%)	955	(18.7%)
60 or More	1,434	(27.8%)	1,097	(17.8%)	643	(12.6%)
Median Travel Time (Minutes)	33.7		34.9		33.2	
Means of Transportation to Work (Workers)						
Car, Truck or Van	4,710	(89.6%)	5,707	(91.2%)	4,332	(82.7%)
Public Transit	336	(6.4%)	231	(3.7%)	343	(6.5%)
Bicycle	0	(.0%)	0	(.0%)	16	(.3%)
Walked	28	(0.5%)	27	(.4%)	2	(.0%)
Other	84	(1.6%)	183	(2.9%)	425	(8.1%)
Work at Home	97	(1.8%)	111	(1.8%)	119	(2.3%)
Median Time Leaving Home:	7:07 AM		7:29 AM		7:51 AM	
Earlier than 7 a.m.	2,340	(45.4%)	2,331	(37.9%)	1,679	(32.8%)
7 a.m. to 7:59 a.m.	1,247	(24.2%)	1,060	(17.2%)	978	(19.1%)
8 a.m. to 8:59 a.m.	599	(11.6%)	1,217	(19.8%)	1,029	(20.1%)
9 a.m. to 9:59 a.m.	483	(9.4%)	563	(9.2%)	411	(8.0%)
10 a.m. or Later	489	(9.5%)	977	(15.9%)	1,021	(19.9%)
Employment by Industry*						
Agriculture	168	(3.1%)	229	(3.6%)	18	(0.3%)
Goods Producing	597	(11.1%)	903	(14.1%)	520	(9.9%)
Wholesale and Retail Trade	841	(15.7%)	953	(14.9%)	835	(15.8%)
Transportation, Warehousing, and Utilities	436	(8.1%)	411	(6.4%)	300	(5.7%)
Information	36	(0.7%)	126	(2.0%)	42	(0.8%)
Finance, Insurance, and Real Estate	406	(7.6%)	214	(3.3%)	267	(5.1%)
Professional and Business Services	871	(16.3%)	676	(10.6%)	737	(14.0%)
Education and Health Services	939	(17.5%)	1,543	(24.1%)	1,303	(24.7%)
Arts, Entertainment and Tourism	433	(8.1%)	705	(11.0%)	524	(9.9%)
Other Services	351	(6.6%)	306	(4.8%)	334	(6.3%)
Public Administration	278	(5.2%)	192	(3.0%)	382	(7.2%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Leisure City



Leisure City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$29,236	$34,472	$59,205	$67,516	17.9%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$13,645	$16,798	$32,253	$34,030	23.1%	5.5%	▲	▲
3. Poverty	Falling poverty rate	45.6%	28.1%	17.4%	14.0%	-17.5%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	61.4%	62.5%	62.5%	64.2%	1.1%	1.7%	▲	▼
5. Unemployment Rate	Decrease in the unemployment rate	16.8%	9.1%	6.7%	4.2%	-7.7%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	78.8%	86.9%	90.2%	92.4%	8.1%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	73	142	88,681	170,588	94.5%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	67.0	47.7	34.4	23.2	-28.8%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	5.1	5.0	10.0	6.9	-2.7%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	23.3%	13.0%	53.8%	53.5%	-10.3%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	18.6%	8.9%	47.5%	48.7%	-9.8%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$129,552	$235,000	$319,082	$393,840	81.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	4.7%	2.8%	15.1%	11.6%	-1.9%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	35.2%	34.9%	37.5%	35.2%	-0.4%	-2.2%	▲	▼
15. Renter Affordability	Decrease in cost-burdened renter households	66.3%	66.1%	65.4%	62.6%	-0.3%	-2.8%	▲	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	55.8%	59.8%	81.8%	83.5%	4.0%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	37.1%	59.9%	73.9%	70.1%	22.7%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	79.6%	92.0%	80.4%	89.0%	12.4%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	2.7%	1.7%	5.9%	3.0%	-1.0%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

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6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Leisure City

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	49.4%	51.1%	1.7%	▲
2. Per Capita Income	Increase in per capita income	42.3%	49.4%	7.1%	▲
3. Poverty	Falling poverty rate	262.2%	200.7%	-61.5%	▲
4. Labor Force Participation	Growth in labor force participation	98.3%	97.4%	-0.9%	▼
5. Unemployment Rate	Decrease in the unemployment rate	249.7%	215.6%	-34.1%	▲
6. Health Care Coverage	Growth in share of covered population	87.3%	94.0%	6.7%	▲
7. Business Activity	Growth in number of businesses	0.1%	0.1%	0.0%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	194.6%	206.1%	11.4%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	51.3%	72.3%	20.9%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	43.4%	24.3%	-19.1%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	39.3%	18.2%	-21.0%	▼
12. Median Home Values[1]	Rising median home values	40.6%	59.7%	19.1%	▲
13. Housing Vacancies	Falling vacancy rate	31.3%	24.5%	-6.8%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	94.1%	98.9%	4.8%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	101.4%	105.6%	4.2%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	68.2%	71.6%	3.4%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	50.2%	85.4%	35.2%	▲
19. High School Graduates	Increase in the high school graduation rate	99.1%	103.4%	4.4%	▲
20. Student Retention[7]	Decrease in the student dropout rate	45.7%	57.4%	11.7%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
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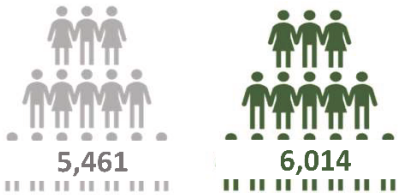
Leisure City TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
30.7	Median Age	35.1
47.5%	Female	51.0%
52.5%	Male	49.0%

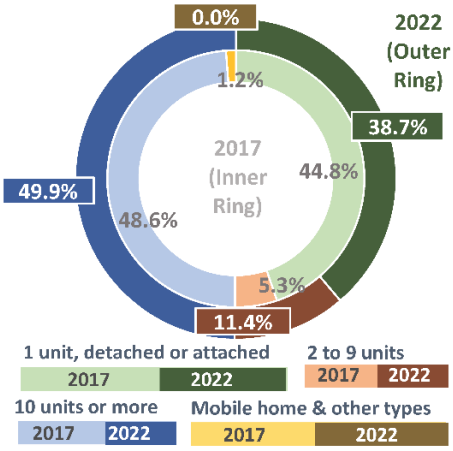
Households With Children

2017	2022
626	1,009

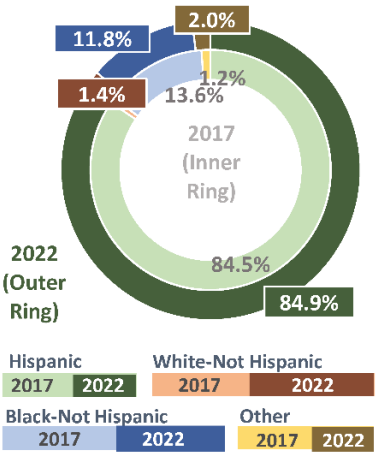
Housing Units

2017	2022
1,606	1,937

Housing Units in Structure



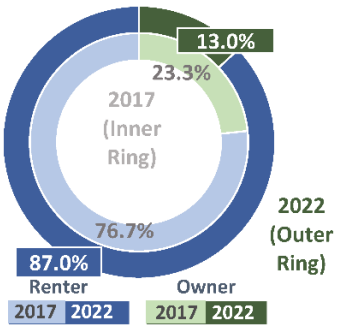
Race & Ethnicity



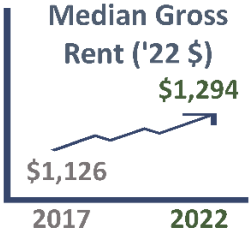
Income & Poverty

		2017	2022
Income	Med. Household Income ('22 $)	$29,236	$34,472
	Per Capita Income ('22 $)	$13,645	$16,798
Poverty	Persons Living in Poverty	2,489	1,691
	Poverty Rate	45.6%	28.1%

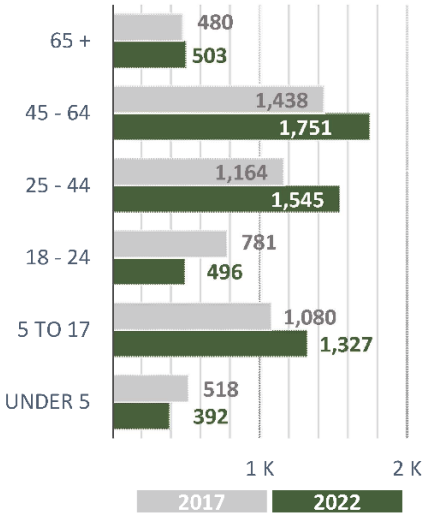
Owners vs. Renters



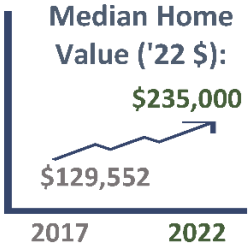
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

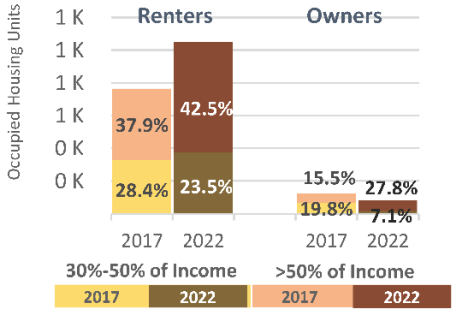


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
4.7%	2.8%

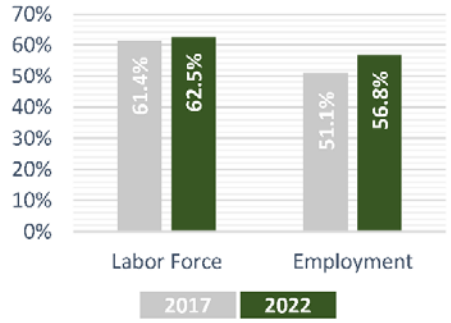
Housing Costs as % of Household Income



EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

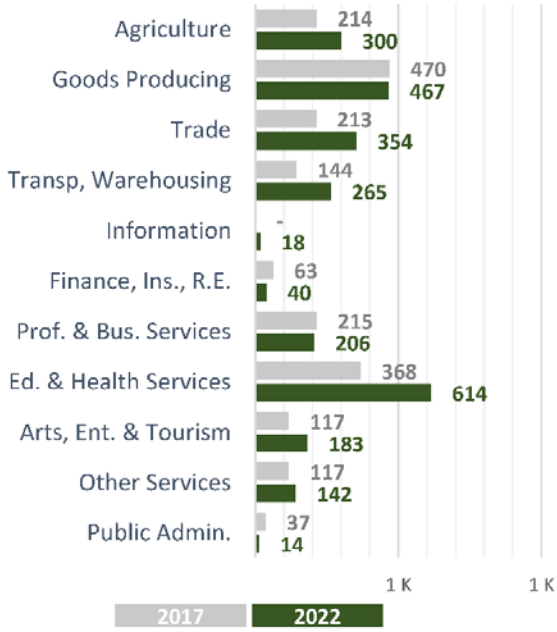
Employment Status

(% of Population 16 years and over)



Unempl. Rate	16.8%	**9.1%**
(As a percentage of the labor force)	2017	**2022**

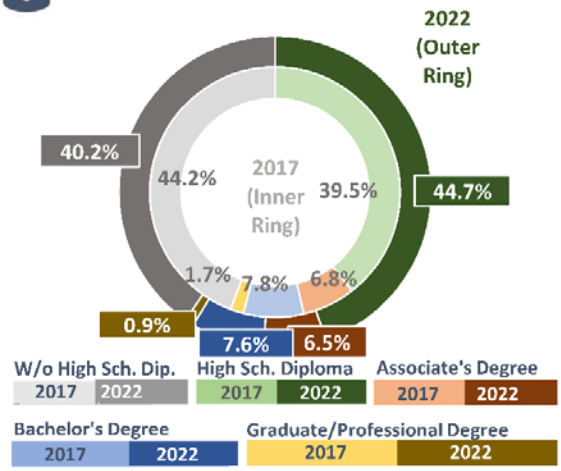
Resident Employment



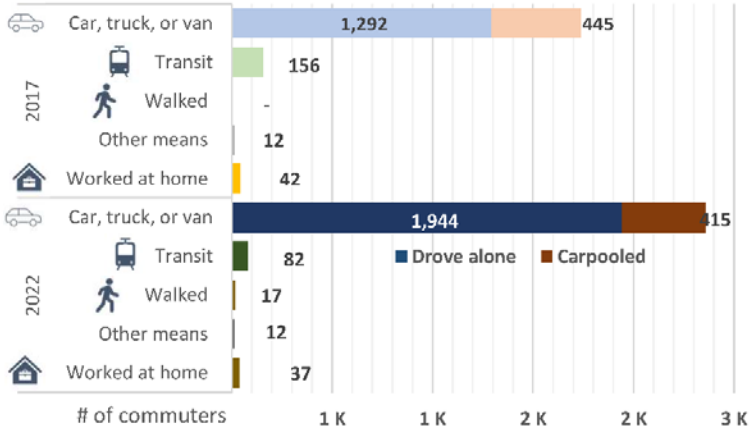
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	24.1%	**15.8%**
5-14 yr olds in K to 8 grade	92.6%	**99.4%**
15 to 19 yr olds in High School	69.0%	**87.5%**
18 to 29 yr olds in College/Grad Sch.	27.3%	**34.3%**

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	346	(22.6%)
2022	**70**	**(3.7%)**

Median Travel Time (Minutes)

2017	**2022**
32.0	**24.0**

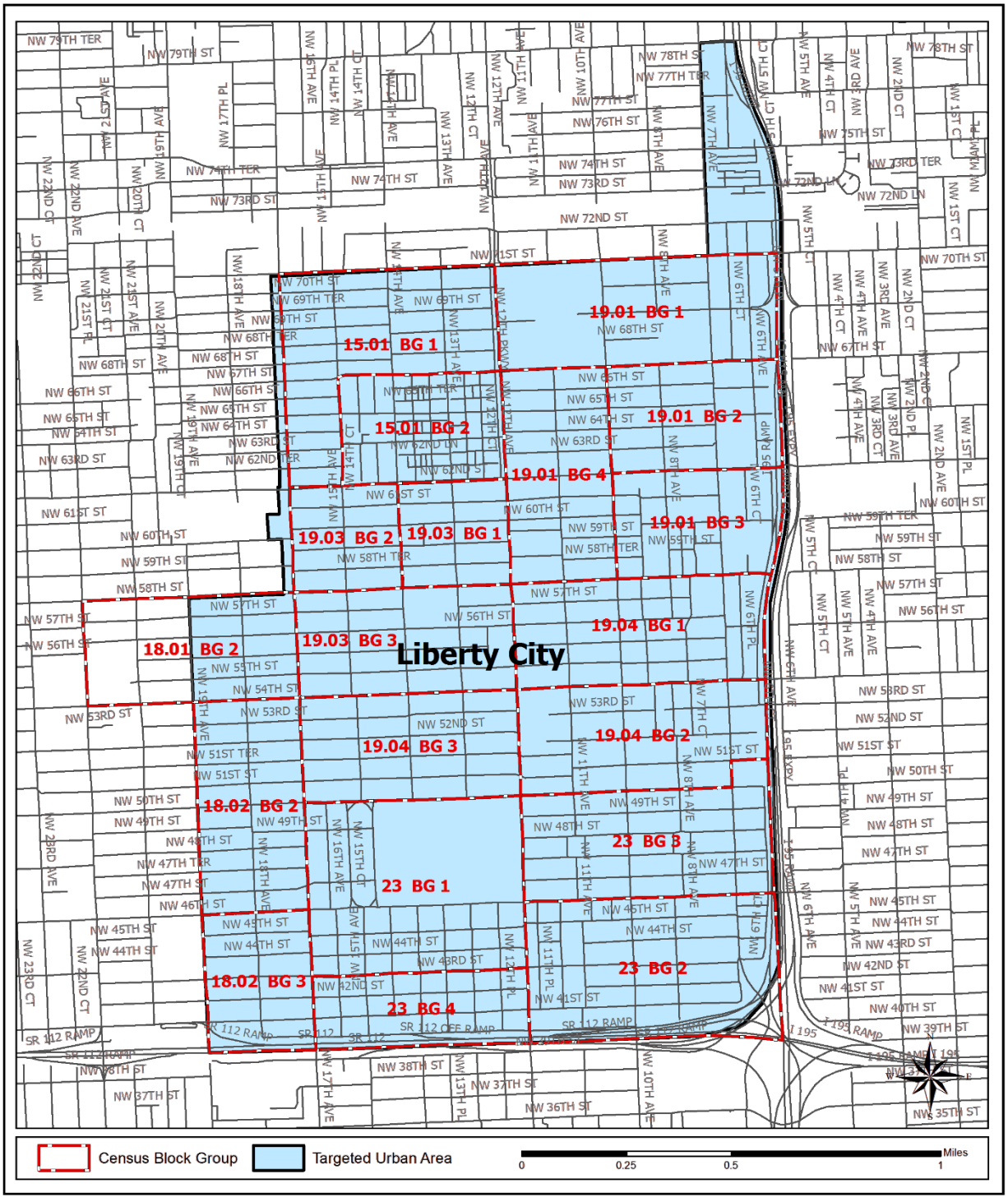
2012-2022 Profile for Leisure City TUA						
	2022		2017		2012	
Population	6,014	(100%)	5,461	(100%)	4,745	(100%)
Female	3,069	(51.0%)	2,592	(47.5%)	2,188	(46.1%)
Male	2,945	(49.0%)	2,869	(52.5%)	2,557	(53.9%)
In Households	6,002	(99.8%)	5,461	(100.0%)	4,742	(99.9%)
In Group Quarters	12	(0.2%)	0	(0.0%)	3	(0.1%)
Population by Age						
Under 5 Years	392	(6.5%)	518	(9.5%)	389	(8.2%)
5 to 17	1,327	(22.1%)	1,080	(19.8%)	988	(20.8%)
18 to 24 Years	496	(8.2%)	781	(14.3%)	697	(14.7%)
25 to 44 Years	1,545	(25.7%)	1,164	(21.3%)	1,171	(24.7%)
45 to 64 Years	1,751	(29.1%)	1,438	(26.3%)	1,221	(25.7%)
65 or More Years	503	(8.4%)	480	(8.8%)	279	(5.9%)
Median Age	35.1		30.7		30.6	
Population by Ethinicity						
Hispanic	5,105	(84.9%)	4,612	(84.5%)	3,205	(67.5%)
White - Not Hispanic	83	(1.4%)	38	(.7%)	510	(10.7%)
Black - Not Hispanic	708	(11.8%)	744	(13.6%)	912	(19.2%)
Other -Not Hispanic	118	(2.0%)	67	(1.2%)	118	(7.7%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	2,864	(62.5%)	2,431	(61.4%)	2,107	(59.6%)
Employed (% of Population 16 Years and Over)	2,603	(56.8%)	2,023	(51.1%)	1,764	(49.9%)
Unemployment Rate		9.1%		16.8%		16.3%
Poverty						
Persons Living in Poverty		1,691		2,489		1,725
Poverty Rate (% of Population for whom Poverty is Determined)		28.1%		45.6%		36.4%
Households receiving Food Stamps/SNAP		1,062		886		524
Households receiving Food Stamps/SNAP Rate		56.4%		57.9%		38.1%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		15.8%		24.1%		14.7%
5-14 Year Olds in K to 8 Grade		99.4%		92.6%		85.0%
15 to 19 Year Olds in High School		87.5%		69.0%		99.4%
18 to 29 Year Olds- College/Grad School		34.3%		27.3%		12.8%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		40.2%		44.2%		43.1%
High School Diploma/GED		44.7%		39.5%		39.5%
Associate's Degree		6.5%		6.8%		3.1%
Bachelor's Degree		7.6%		7.8%		5.3%
Graduate/Professional Degree		0.9%		1.7%		1.5%
Households	1,882	(100%)	1,530	(100%)	1,376	(100%)
with Children under 18 Years	1,009	(53.6%)	626	(40.9%)	659	(47.9%)
no Children under 18 Years	873	(46.4%)	904	(59.1%)	717	(52.1%)
1-Person Household	201	(10.7%)	314	(20.5%)	247	(18.0%)
2-Person Household	737	(39.2%)	396	(25.9%)	416	(30.2%)
3-Person Household	368	(19.6%)	268	(17.5%)	195	(14.2%)
4-or-More-Person Household	576	(30.6%)	552	(36.1%)	518	(37.6%)
Housing Units	1,937		1,606		1,651	
Vacant Units (% of Total)	55	(2.8%)	76	(4.7%)	275	(16.7%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	55	(2.8%)	76	(4.7%)	275	(16.7%)
Tenure of Households	1,882	(100%)	1,530	(100%)	1,376	(100%)
Owner-Occupied Units	245	(13.0%)	357	(23.3%)	374	(27.2%)
Renter Occupied Units	1,637	(87.0%)	1,173	(76.7%)	1,002	(72.8%)

2012-2022 Profile for Leisure City TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	1,937	(100%)	1,606	(100%)	1,651	(100%)
1, Detached or Attached	750	(38.7%)	720	(44.8%)	672	(40.7%)
2 to 9 Units	221	(11.4%)	85	(5.3%)	318	(19.3%)
10 or More Units	966	(49.9%)	781	(48.6%)	661	(40.0%)
Mobile Home and All Other Types of Units	-	(0.0%)	20	(1.2%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	1,050	(66.1%)	765	(66.3%)	546	(55.9%)
Owner-Occupied Housing Units	84	(34.9%)	123	(35.2%)	218	(58.3%)
Owner-Occupied (with Mortgage)	67	(51.9%)	81	(39.1%)	208	(80.3%)
Owner-Occupied (without a Mortgage)	17	(15.2%)	42	(29.6%)	10	(8.7%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$16,798		$13,645		$15,657
Median Household Income ('22 $)		$34,472		$29,236		$32,369
Median Home Value ('22 $)		$235,000		$129,552		$150,308
Median Gross Rent ('22 $)		$1,294		$1,126		$1,151
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	70	(3.7%)	346	(22.6%)	252	(18.3%)
1 Vehicle Available	866	(46.0%)	561	(36.7%)	657	(47.7%)
2 Vehicles Available	738	(39.2%)	468	(30.6%)	301	(21.9%)
3 or more Vehicles Available	208	(11.1%)	155	(10.1%)	166	(12.1%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	478	(19.4%)	229	(12.0%)	261	(16.0%)
15 to 29	1,019	(41.3%)	587	(30.8%)	520	(31.9%)
30 to 44	402	(16.3%)	491	(25.8%)	414	(25.4%)
45 to 59	150	(6.1%)	165	(8.7%)	133	(8.1%)
60 or More	421	(17.0%)	433	(22.7%)	304	(18.6%)
Median Travel Time (Minutes)		24.0		32.0		30.6
Means of Transportation to Work (Workers)						
Car, Truck or Van	2,359	(94.1%)	1,737	(89.2%)	1,486	(86.1%)
Public Transit	82	(3.3%)	156	(8.0%)	142	(8.2%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	17	(0.7%)	0	(.0%)	0	(.0%)
Other	12	(0.5%)	12	(.6%)	4	(.2%)
Work at Home	37	(1.5%)	42	(2.2%)	94	(5.4%)
Median Time Leaving Home:		7:17 AM		7:17 AM		7:02 AM
Earlier than 7 a.m.	921	(37.3%)	754	(39.6%)	787	(48.2%)
7 a.m. to 7:59 a.m.	795	(32.2%)	537	(28.2%)	410	(25.1%)
8 a.m. to 8:59 a.m.	283	(11.5%)	186	(9.8%)	171	(10.5%)
9 a.m. to 9:59 a.m.	196	(7.9%)	93	(4.9%)	55	(3.4%)
10 a.m. or Later	275	(11.1%)	335	(17.6%)	209	(12.8%)
Employment by Industry*						
Agriculture	300	(11.5%)	214	(10.6%)	96	(5.4%)
Goods Producing	467	(17.9%)	470	(23.2%)	270	(15.3%)
Wholesale and Retail Trade	354	(13.6%)	213	(10.5%)	206	(11.7%)
Transportation, Warehousing, and Utilities	265	(10.2%)	144	(7.1%)	240	(13.6%)
Information	18	(0.7%)	0	(0.0%)	40	(2.3%)
Finance, Insurance, and Real Estate	40	(1.5%)	63	(3.1%)	36	(2.0%)
Professional and Business Services	206	(7.9%)	215	(10.6%)	316	(17.9%)
Education and Health Services	614	(23.6%)	368	(18.2%)	256	(14.5%)
Arts, Entertainment and Tourism	183	(7.0%)	117	(5.8%)	178	(10.1%)
Other Services	142	(5.5%)	117	(5.8%)	36	(2.0%)
Public Administration	14	(0.5%)	37	(1.8%)	38	(2.2%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Liberty City



Liberty City

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$28,819	$33,448	$59,205	$67,516	16.1%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$16,468	$17,887	$32,253	$34,030	8.6%	5.5%	▲	▲
3. Poverty	Falling poverty rate	38.5%	32.7%	17.4%	14.0%	-5.8%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	55.1%	58.1%	62.5%	64.2%	3.1%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	17.1%	10.8%	6.7%	4.2%	-6.2%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.3%	88.7%	90.2%	92.4%	-0.6%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	388	663	88,681	170,588	70.9%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	71.5	45.0	34.4	23.2	-37.1%	-32.7%	▲	▲
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	13.5	6.8	10.0	6.9	-49.5%	-30.9%	▲	▲
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	30.6%	29.9%	53.8%	53.5%	-0.7%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	30.4%	31.3%	47.5%	48.7%	0.9%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$151,075	$279,656	$319,082	$393,840	85.1%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	16.8%	14.9%	15.1%	11.6%	-1.9%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	33.4%	38.8%	37.5%	35.2%	5.4%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	71.7%	67.7%	65.4%	62.6%	-4.0%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	72.5%	78.1%	81.8%	83.5%	5.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	53.6%	34.2%	73.9%	70.1%	-19.4%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	79.7%	91.0%	80.4%	89.0%	11.3%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.8%	3.4%	5.9%	3.0%	-1.5%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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Liberty City

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	48.7%	49.5%	0.9%	▲
2. Per Capita Income	Increase in per capita income	51.1%	52.6%	1.5%	▲
3. Poverty	Falling poverty rate	221.6%	233.8%	12.1%	▲
4. Labor Force Participation	Growth in labor force participation	88.2%	90.6%	2.5%	▲
5. Unemployment Rate	Decrease in the unemployment rate	253.8%	256.2%	2.5%	▲
6. Health Care Coverage	Growth in share of covered population	99.0%	96.0%	-3.0%	▼
7. Business Activity	Growth in number of businesses	0.4%	0.4%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	207.6%	194.2%	-13.4%	▲
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	135.0%	98.7%	-36.3%	▲
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	57.0%	55.9%	-1.1%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	64.0%	64.3%	0.3%	▼
12. Median Home Values[1]	Rising median home values	47.3%	71.0%	23.7%	▲
13. Housing Vacancies	Falling vacancy rate	111.5%	128.9%	17.4%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	89.3%	110.2%	20.9%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	109.6%	108.2%	-1.4%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	88.6%	93.6%	5.0%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	72.5%	48.8%	-23.7%	▼
19. High School Graduates	Increase in the high school graduation rate	99.2%	102.3%	3.1%	▲
20. Student Retention[7]	Decrease in the student dropout rate	81.5%	113.4%	31.9%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Liberty City TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017		2022
24,625		24,951
34.0	Median Age	33.9
55.1%	Female	51.2%
44.9%	Male	48.8%

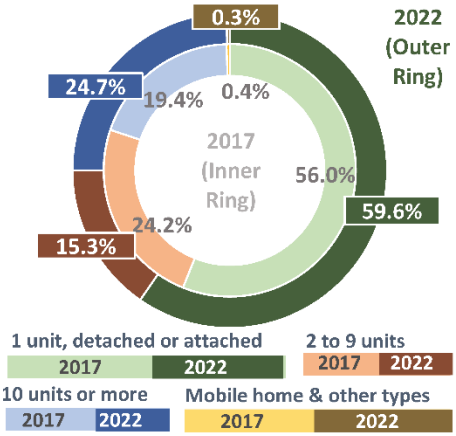
Households With Children

2017	2022
2,784	3,036

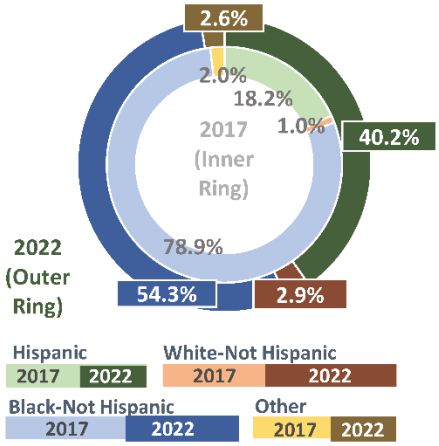
Housing Units

2017	2022
9,932	10,397

Housing Units in Structure



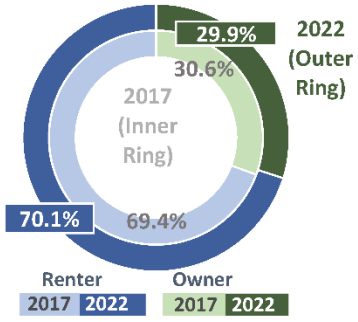
Race & Ethnicity



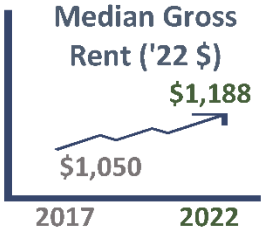
Income & Poverty

	2017	2022
Med. Household Income ('22 $)	$28,819	$33,448
Per Capita Income ('22 $)	$16,468	$17,887
Persons Living in Poverty	9,476	8,158
Poverty Rate	38.5%	32.7%

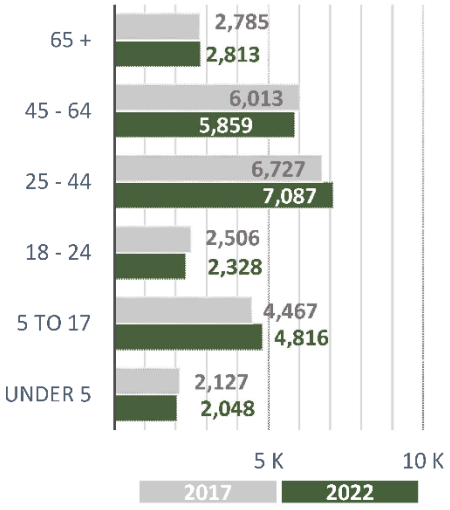
Owners vs. Renters



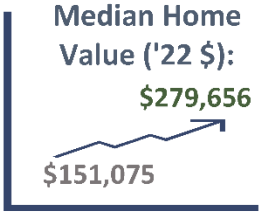
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

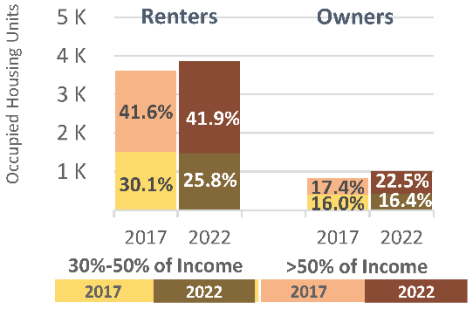


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
15.5%	14.2%

Housing Costs as % of Household Income

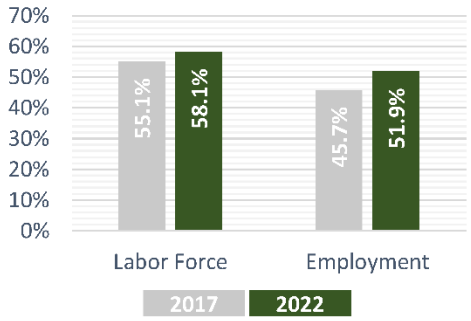


Liberty City TUA Profile

EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

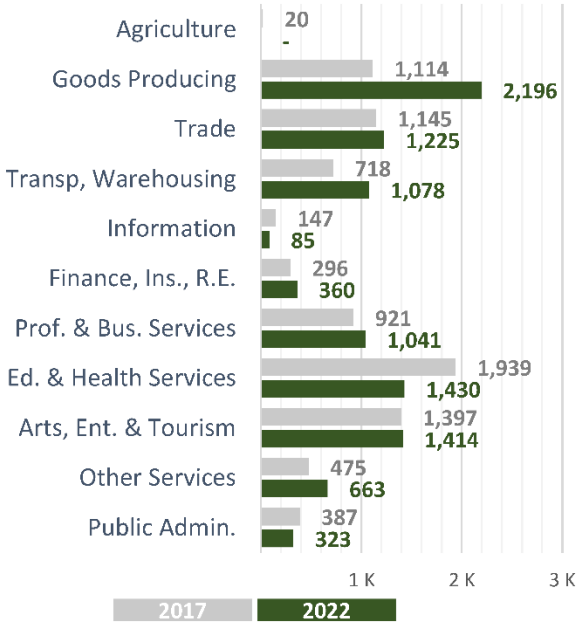
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	17.1%	10.8%

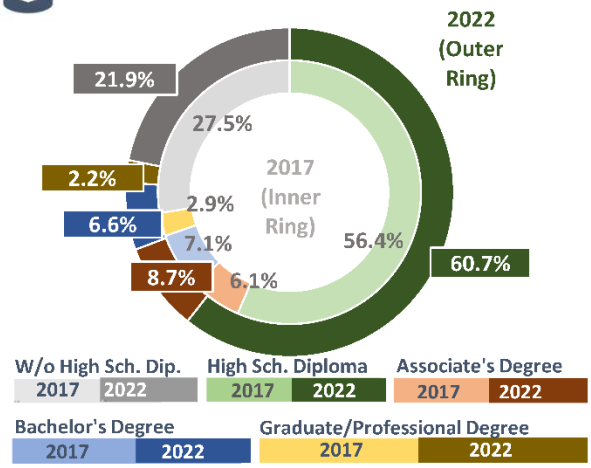
Resident Employment



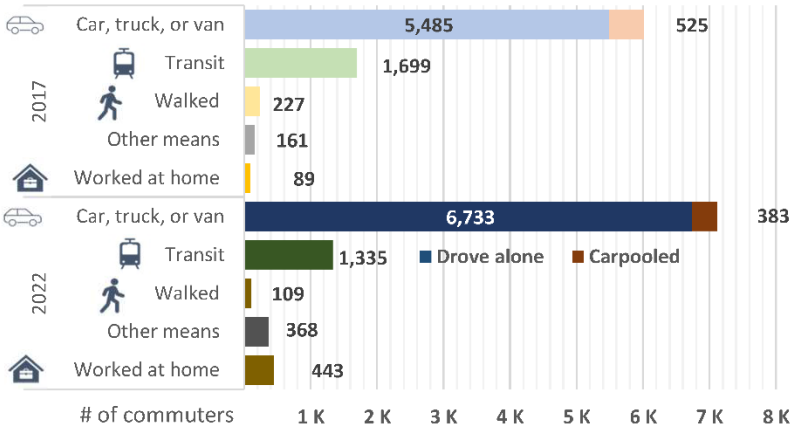
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	22.6%	32.4%
5-14 yr olds in K to 8 grade	94.5%	90.5%
15 to 19 yr olds in High School	94.4%	90.8%
18 to 29 yr olds in College/Grad Sch.	33.3%	19.9%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	2,659	(32.2%)
2022	2,269	(25.7%)

Median Travel Time (Minutes)

2017	2022
30.1	31.3

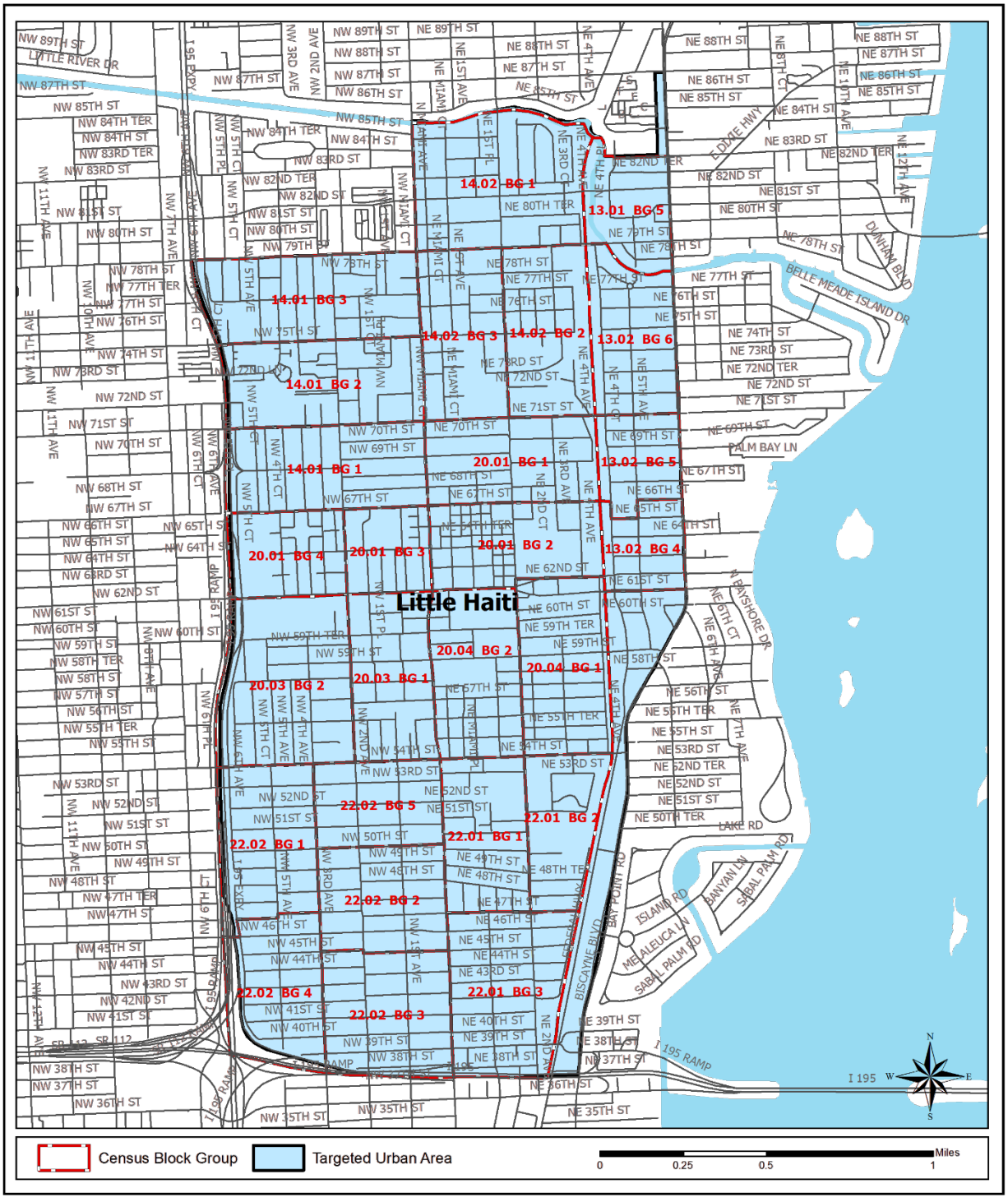
2012-2022 Profile for Liberty City TUA						
	2022		2017		2012	
Population	24,951	(100%)	24,625	(100%)	23,662	(100%)
Female	12,772	(51.2%)	13,573	(55.1%)	13,306	(56.2%)
Male	12,179	(48.8%)	11,052	(44.9%)	10,356	(43.8%)
In Households	24,894	(99.8%)	24,564	(99.8%)	23,616	(99.8%)
In Group Quarters	57	(0.2%)	61	(0.2%)	46	(0.2%)
Population by Age						
Under 5 Years	2,048	(8.2%)	2,127	(8.6%)	2,160	(9.1%)
5 to 17	4,816	(19.3%)	4,467	(18.1%)	4,402	(18.6%)
18 to 24 Years	2,328	(9.3%)	2,506	(10.2%)	3,261	(13.8%)
25 to 44 Years	7,087	(28.4%)	6,727	(27.3%)	4,949	(20.9%)
45 to 64 Years	5,859	(23.5%)	6,013	(24.4%)	5,962	(25.2%)
65 or More Years	2,813	(11.3%)	2,785	(11.3%)	2,928	(12.4%)
Median Age	33.9		34.0		32.1	
Population by Ethinicity						
Hispanic	10,028	(40.2%)	4,472	(18.2%)	2,637	(11.1%)
White - Not Hispanic	714	(2.9%)	247	(1.0%)	258	(1.1%)
Black - Not Hispanic	13,556	(54.3%)	19,425	(78.9%)	20,541	(86.8%)
Other -Not Hispanic	653	(2.6%)	481	(2.0%)	226	(1.1%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	11,007	(58.1%)	10,301	(55.1%)	9,680	(54.2%)
Employed (% of Population 16 Years and Over)	9,815	(51.9%)	8,544	(45.7%)	7,341	(41.1%)
Unemployment Rate		10.8%		17.1%		24.2%
Poverty						
Persons Living in Poverty		8,158		9,476		9,898
Poverty Rate (% of Population for whom Poverty is Determined)		32.7%		38.5%		42.0%
Households receiving Food Stamps/SNAP		3,919		4,037		2,869
Households receiving Food Stamps/SNAP Rate		44.3%		48.9%		36.9%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		32.4%		22.6%		31.7%
5-14 Year Olds in K to 8 Grade		90.5%		94.5%		91.1%
15 to 19 Year Olds in High School		90.8%		94.4%		76.7%
18 to 29 Year Olds- College/Grad School		19.9%		33.3%		28.1%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		21.9%		27.5%		20.8%
High School Diploma/GED		60.7%		56.4%		56.0%
Associate's Degree		8.7%		6.1%		4.7%
Bachelor's Degree		6.6%		7.1%		8.3%
Graduate/Professional Degree		2.2%		2.9%		2.2%
Households	8,844	(100%)	8,259	(100%)	7,778	(100%)
with Children under 18 Years	3,036	(34.3%)	2,784	(33.7%)	2,824	(36.3%)
no Children under 18 Years	5,808	(65.7%)	5,475	(66.3%)	4,954	(63.7%)
1-Person Household	2,795	(31.6%)	2,987	(36.2%)	2,591	(33.3%)
2-Person Household	2,568	(29.0%)	2,239	(27.1%)	1,885	(24.2%)
3-Person Household	1,371	(15.5%)	1,204	(14.6%)	1,349	(17.3%)
4-or-More-Person Household	2,110	(23.9%)	1,829	(22.1%)	1,953	(25.1%)
Housing Units	10,397		9,932		9,789	
Vacant Units (% of Total)	1,553	(14.9%)	1,673	(16.8%)	2,011	(20.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	1,472	(14.2%)	1,537	(15.5%)	1,867	(19.1%)
Tenure of Households	8,844	(100%)	8,259	(100%)	7,778	(100%)
Owner-Occupied Units	2,645	(29.9%)	2,531	(30.6%)	3,113	(40.0%)
Renter Occupied Units	6,199	(70.1%)	5,728	(69.4%)	4,665	(60.0%)

2012-2022 Profile for Liberty City TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	10,397	(100%)	9,932	(100%)	9,789	(100%)
1, Detached or Attached	6,201	(59.6%)	5,566	(56.0%)	5,856	(59.8%)
2 to 9 Units	1,594	(15.3%)	2,399	(24.2%)	2,225	(22.7%)
10 or More Units	2,567	(24.7%)	1,926	(19.4%)	1,649	(16.8%)
Mobile Home and All Other Types of Units	35	(0.3%)	41	(0.4%)	59	(0.6%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	3,864	(67.7%)	3,609	(71.7%)	2,996	(72.3%)
Owner-Occupied Housing Units	1,013	(38.8%)	826	(33.4%)	1,576	(51.4%)
Owner-Occupied (with Mortgage)	663	(48.0%)	639	(47.5%)	1,170	(72.0%)
Owner-Occupied (without a Mortgage)	350	(28.5%)	187	(16.6%)	406	(28.1%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)	$17,887		$16,468		$13,322	
Median Household Income ('22 $)	$33,448		$28,819		$30,334	
Median Home Value ('22 $)	$279,656		$151,075		$186,886	
Median Gross Rent ('22 $)	$1,188		$1,050		$1,118	
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	2,269	(25.7%)	2,659	(32.2%)	2,216	(28.5%)
1 Vehicle Available	3,718	(42.0%)	3,624	(43.9%)	3,700	(47.6%)
2 Vehicles Available	2,013	(22.8%)	1,365	(16.5%)	1,334	(17.2%)
3 or more Vehicles Available	844	(9.5%)	611	(7.4%)	528	(6.8%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	811	(9.0%)	1,214	(14.9%)	989	(14.0%)
15 to 29	3,025	(33.5%)	2,837	(34.9%)	2,716	(38.6%)
30 to 44	2,981	(33.0%)	2,168	(26.6%)	1,861	(26.4%)
45 to 59	963	(10.7%)	928	(11.4%)	575	(8.2%)
60 or More	1,259	(13.9%)	989	(12.2%)	902	(12.8%)
Median Travel Time (Minutes)	31.3		30.1		26.0	
Means of Transportation to Work (Workers)						
Car, Truck or Van	7,116	(75.0%)	6,010	(73.1%)	5,190	(72.9%)
Public Transit	1,335	(14.1%)	1,699	(20.7%)	1,704	(23.9%)
Bicycle	111	(1.2%)	39	(.5%)	29	(.4%)
Walked	109	(1.1%)	227	(2.8%)	63	(.9%)
Other	368	(3.9%)	161	(2.0%)	57	(.8%)
Work at Home	443	(4.7%)	89	(1.1%)	78	(1.1%)
Median Time Leaving Home:	7:28 AM		7:43 AM		7:24 AM	
Earlier than 7 a.m.	2,843	(31.5%)	2,361	(29.0%)	2,642	(37.5%)
7 a.m. to 7:59 a.m.	2,263	(25.0%)	2,098	(25.8%)	1,495	(21.2%)
8 a.m. to 8:59 a.m.	1,520	(16.8%)	1,053	(12.9%)	962	(13.7%)
9 a.m. to 9:59 a.m.	745	(8.2%)	495	(6.1%)	184	(2.6%)
10 a.m. or Later	1,668	(18.5%)	2,129	(26.2%)	1,760	(25.0%)
Employment by Industry*						
Agriculture	0	(0.0%)	20	(0.2%)	0	(0.0%)
Goods Producing	2,196	(22.4%)	1,114	(13.0%)	579	(7.9%)
Wholesale and Retail Trade	1,225	(12.5%)	1,145	(13.4%)	1,182	(16.1%)
Transportation, Warehousing, and Utilities	1,078	(11.0%)	718	(8.4%)	484	(6.6%)
Information	85	(0.9%)	147	(1.7%)	69	(0.9%)
Finance, Insurance, and Real Estate	360	(3.7%)	296	(3.5%)	306	(4.2%)
Professional and Business Services	1,041	(10.6%)	921	(10.8%)	814	(11.1%)
Education and Health Services	1,430	(14.6%)	1,939	(22.7%)	1,905	(26.0%)
Arts, Entertainment and Tourism	1,414	(14.4%)	1,397	(16.4%)	974	(13.3%)
Other Services	663	(6.8%)	475	(5.6%)	562	(7.7%)
Public Administration	323	(3.3%)	387	(4.5%)	579	(7.9%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Little Haiti



Little Haiti

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$29,651	$33,330	$59,205	$67,516	12.4%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$18,261	$20,681	$32,253	$34,030	13.3%	5.5%	▲	▲
3. Poverty	Falling poverty rate	36.0%	30.3%	17.4%	14.0%	-5.8%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	60.4%	58.4%	62.5%	64.2%	-2.0%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	14.9%	7.6%	6.7%	4.2%	-7.3%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	86.7%	87.3%	90.2%	92.4%	0.6%	2.2%	▲	▼
7. Business Activity	Growth in number of businesses	1,419	2,852	88,681	170,588	101.0%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	58.2	54.1	34.4	23.2	-7.2%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	7.7	6.8	10.0	6.9	-11.5%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	21.2%	22.9%	53.8%	53.5%	1.7%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	20.4%	26.7%	47.5%	48.7%	6.2%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$222,182	$456,079	$319,082	$393,840	105.3%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	12.0%	11.5%	15.1%	11.6%	-0.4%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	36.8%	53.0%	37.5%	35.2%	16.3%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	69.5%	66.1%	65.4%	62.6%	-3.4%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	68.6%	71.3%	81.8%	83.5%	2.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	49.2%	51.9%	73.9%	70.1%	2.6%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	72.9%	89.9%	80.4%	89.0%	16.9%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	12.5%	4.9%	5.9%	3.0%	-7.6%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Little Haiti

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	50.1%	49.4%	-0.7%	▼
2. Per Capita Income	Increase in per capita income	56.6%	60.8%	4.2%	▲
3. Poverty	Falling poverty rate	207.3%	216.1%	8.8%	▲
4. Labor Force Participation	Growth in labor force participation	96.8%	91.1%	-5.7%	▼
5. Unemployment Rate	Decrease in the unemployment rate	221.8%	180.0%	-41.8%	▲
6. Health Care Coverage	Growth in share of covered population	96.1%	94.5%	-1.6%	▼
7. Business Activity	Growth in number of businesses	1.6%	1.7%	0.1%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	169.1%	233.4%	64.3%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	77.2%	98.8%	21.6%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	39.4%	42.8%	3.4%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	43.1%	54.8%	11.8%	▲
12. Median Home Values[1]	Rising median home values	69.6%	115.8%	46.2%	▲
13. Housing Vacancies	Falling vacancy rate	79.1%	99.6%	20.5%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	98.2%	150.5%	52.4%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	106.3%	105.6%	-0.6%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	83.9%	85.4%	1.6%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	66.6%	74.0%	7.4%	▲
19. High School Graduates	Increase in the high school graduation rate	90.7%	101.1%	10.3%	▲
20. Student Retention[7]	Decrease in the student dropout rate	210.9%	164.8%	-46.1%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Little Haiti TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017		2022
37,092		32,542
36.0	Median Age	37.0
49.6%	Female	49.1%
50.4%	Male	50.9%

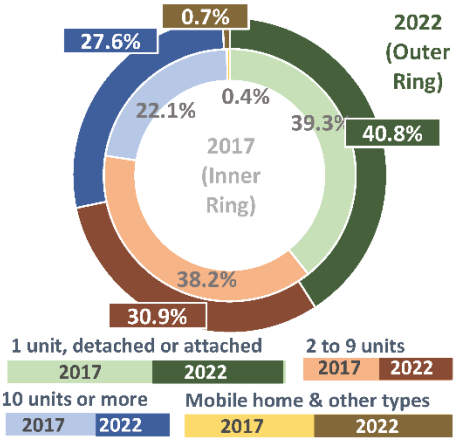
Households With Children

2017	2022
3,693	3,399

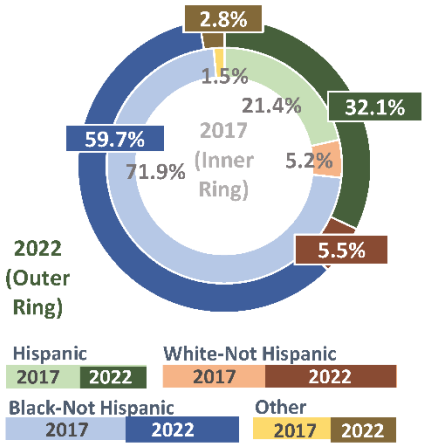
Housing Units

2017	2022
13,928	14,012

Housing Units in Structure



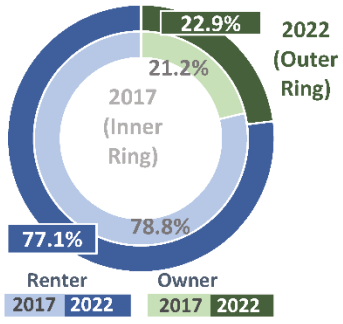
Race & Ethnicity



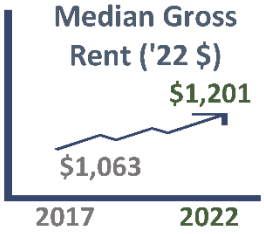
Income & Poverty

	2017	2022
Med. Household Income ('22 $)	$29,651	$33,330
Per Capita Income ('22 $)	$18,261	$20,681
Persons Living in Poverty	13,025	9,670
Poverty Rate	36.0%	30.3%

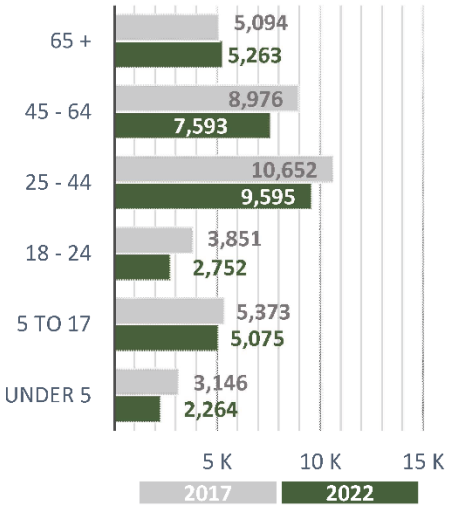
Owners vs. Renters



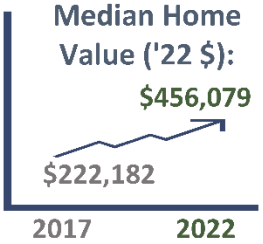
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

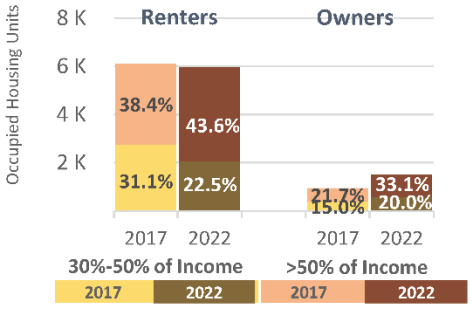


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
10.6%	10.7%

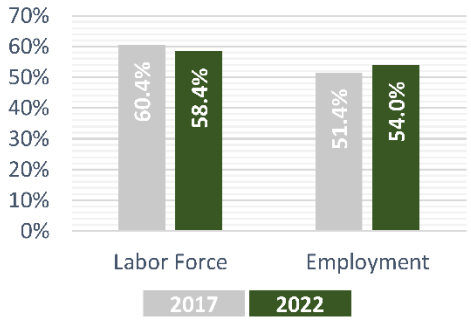
Housing Costs as % of Household Income



EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

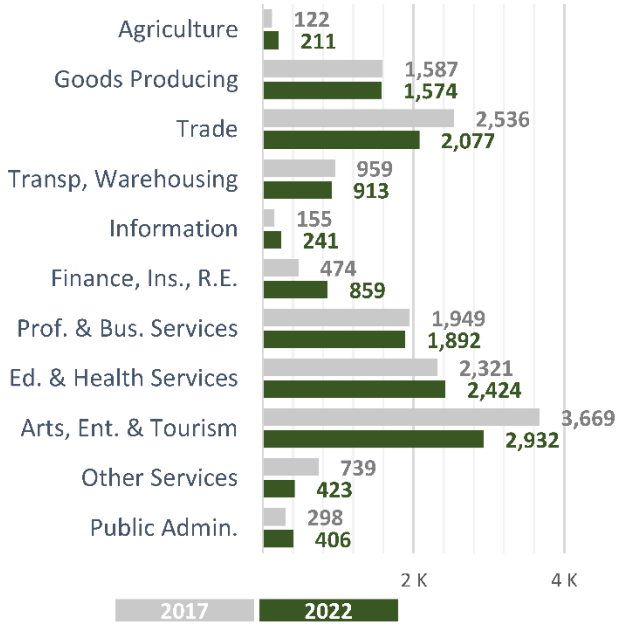
Employment Status

(% of Population 16 years and over)



		2017	2022
Unempl. Rate	(As a percentage of the labor force)	14.9%	7.6%

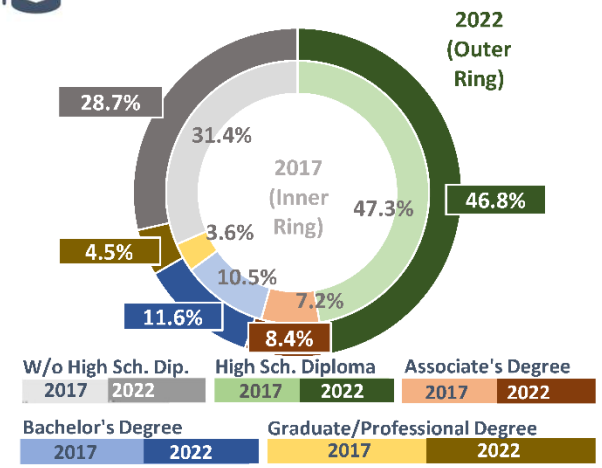
Resident Employment



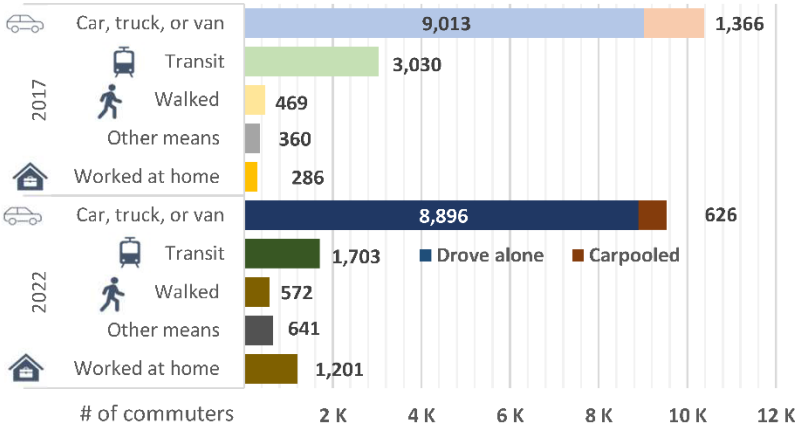
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	27.6%	22.0%
5-14 yr olds in K to 8 grade	87.3%	92.4%
15 to 19 yr olds in High School	99.4%	90.4%
18 to 29 yr olds in College/Grad Sch.	34.6%	29.0%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	4,039	(32.9%)
2022	3,206	(25.9%)

Median Travel Time (Minutes)

2017	2022
31.0	31.3

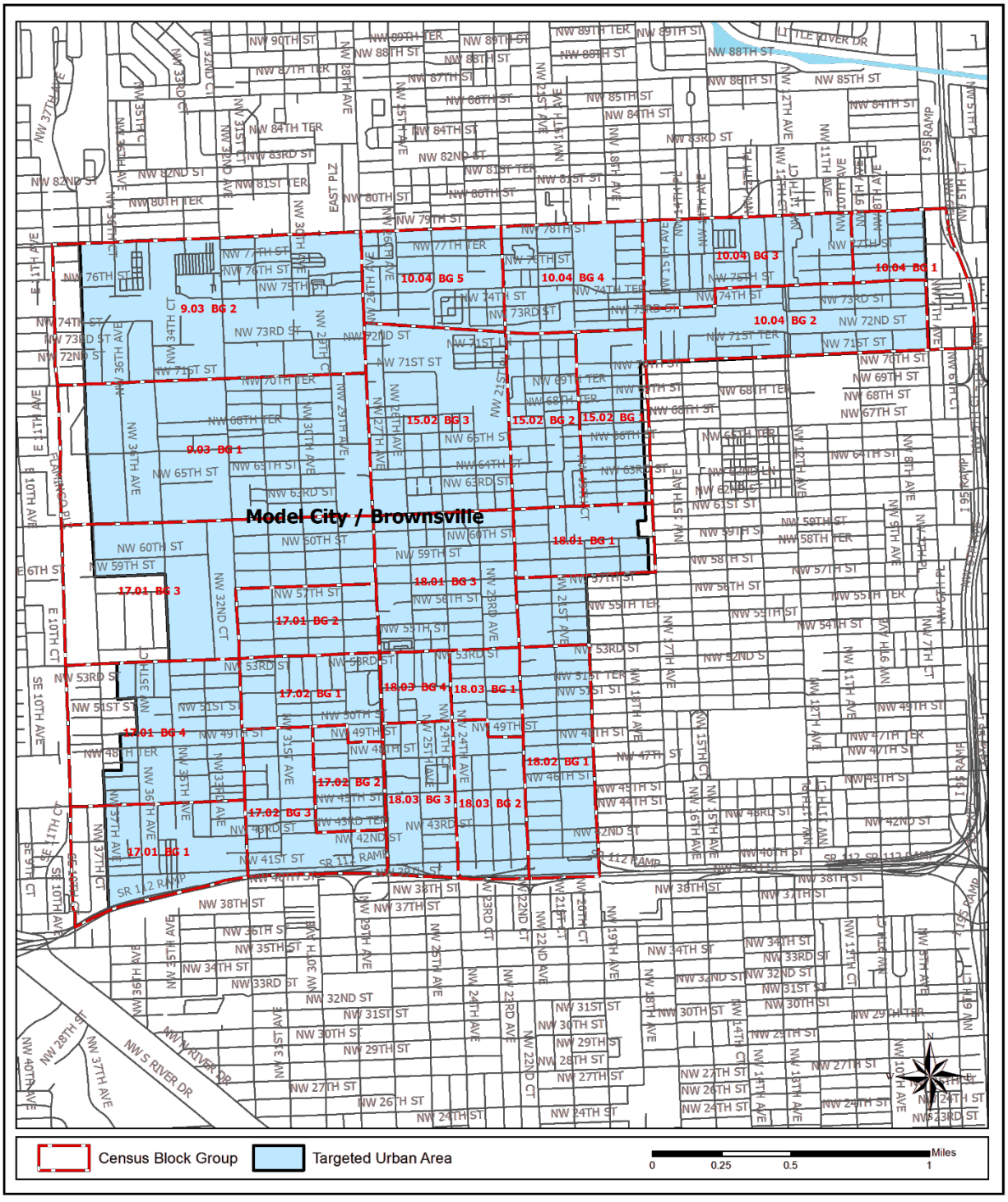
2012-2022 Profile for Little Haiti TUA						
	2022		2017		2012	
Population	32,542	(100%)	37,092	(100%)	33,180	(100%)
Female	15,973	(49.1%)	18,388	(49.6%)	16,886	(50.9%)
Male	16,569	(50.9%)	18,704	(50.4%)	16,294	(49.1%)
In Households	31,812	(97.8%)	36,093	(97.3%)	32,273	(97.3%)
In Group Quarters	730	(2.2%)	999	(2.7%)	907	(2.7%)
Population by Age						
Under 5 Years	2,264	(7.0%)	3,146	(8.5%)	2,588	(7.8%)
5 to 17	5,075	(15.6%)	5,373	(14.5%)	5,766	(17.4%)
18 to 24 Years	2,752	(8.5%)	3,851	(10.4%)	3,952	(11.9%)
25 to 44 Years	9,595	(29.5%)	10,652	(28.7%)	8,845	(26.7%)
45 to 64 Years	7,593	(23.3%)	8,976	(24.2%)	7,677	(23.1%)
65 or More Years	5,263	(16.2%)	5,094	(13.7%)	4,352	(13.1%)
Median Age	37.0		36.0		33.0	
Population by Ethinicity						
Hispanic	10,445	(32.1%)	7,953	(21.4%)	7,023	(21.2%)
White - Not Hispanic	1,774	(5.5%)	1,924	(5.2%)	1,859	(5.6%)
Black - Not Hispanic	19,427	(59.7%)	26,674	(71.9%)	23,978	(72.3%)
Other -Not Hispanic	896	(2.8%)	541	(1.5%)	320	(1.2%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	15,101	(58.4%)	17,723	(60.4%)	14,401	(55.9%)
Employed (% of Population 16 Years and Over)	13,952	(54.0%)	15,081	(51.4%)	11,067	(43.0%)
Unemployment Rate	7.6%		14.9%		23.2%	
Poverty						
Persons Living in Poverty	9,670		13,025		14,822	
Poverty Rate (% of Population for whom Poverty is Determined)	30.3%		36.0%		45.7%	
Households receiving Food Stamps/SNAP	4,667		4,902		3,683	
Households receiving Food Stamps/SNAP Rate	37.7%		40.0%		34.6%	
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K	22.0%		27.6%		32.7%	
5-14 Year Olds in K to 8 Grade	92.4%		87.3%		93.8%	
15 to 19 Year Olds in High School	90.4%		99.4%		90.4%	
18 to 29 Year Olds- College/Grad School	29.0%		34.6%		34.5%	
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma	28.7%		31.4%		33.3%	
High School Diploma/GED	46.8%		47.3%		44.6%	
Associate's Degree	8.4%		7.2%		5.8%	
Bachelor's Degree	11.6%		10.5%		6.8%	
Graduate/Professional Degree	4.5%		3.6%		3.1%	
Households	12,394	(100%)	12,263	(100%)	10,646	(100%)
with Children under 18 Years	3,399	(27.4%)	3,693	(30.1%)	3,615	(34.0%)
no Children under 18 Years	8,995	(72.6%)	8,570	(69.9%)	7,031	(66.0%)
1-Person Household	4,531	(36.6%)	4,555	(37.1%)	3,819	(35.9%)
2-Person Household	3,530	(28.5%)	3,360	(27.4%)	2,420	(22.7%)
3-Person Household	2,056	(16.6%)	1,958	(16.0%)	1,676	(15.7%)
4-or-More-Person Household	2,277	(18.4%)	2,390	(19.5%)	2,731	(25.7%)
Housing Units	14,012		13,928		13,310	
Vacant Units (% of Total)	1,618	(11.5%)	1,665	(12.0%)	2,664	(20.0%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	1,500	(10.7%)	1,473	(10.6%)	2,326	(17.5%)
Tenure of Households	12,394	(100%)	12,263	(100%)	10,646	(100%)
Owner-Occupied Units	2,841	(22.9%)	2,598	(21.2%)	2,893	(27.2%)
Renter Occupied Units	9,553	(77.1%)	9,665	(78.8%)	7,753	(72.8%)

2012-2022 Profile for Little Haiti TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	14,012	(100%)	13,928	(100%)	13,310	(100%)
1, Detached or Attached	5,720	(40.8%)	5,476	(39.3%)	5,737	(43.1%)
2 to 9 Units	4,323	(30.9%)	5,318	(38.2%)	4,937	(37.1%)
10 or More Units	3,865	(27.6%)	3,082	(22.1%)	2,533	(19.0%)
Mobile Home and All Other Types of Units	104	(0.7%)	52	(0.4%)	103	(0.8%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	5,975	(66.1%)	6,127	(69.5%)	4,657	(65.5%)
Owner-Occupied Housing Units	1,503	(53.0%)	946	(36.8%)	1,343	(47.5%)
Owner-Occupied (with Mortgage)	1,314	(71.1%)	785	(51.4%)	1,085	(66.9%)
Owner-Occupied (without a Mortgage)	189	(19.2%)	161	(15.4%)	258	(21.4%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$20,681		$18,261		$13,443
Median Household Income ('22 $)		$33,330		$29,651		$28,110
Median Home Value ('22 $)		$456,079		$222,182		$257,737
Median Gross Rent ('22 $)		$1,201		$1,063		$1,177
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	3,206	(25.9%)	4,039	(32.9%)	3,242	(30.5%)
1 Vehicle Available	5,938	(47.9%)	5,100	(41.6%)	4,960	(46.6%)
2 Vehicles Available	2,480	(20.0%)	2,254	(18.4%)	1,778	(16.7%)
3 or more Vehicles Available	770	(6.2%)	870	(7.1%)	666	(6.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	1,219	(9.7%)	1,944	(13.4%)	1,366	(13.0%)
15 to 29	4,166	(33.1%)	4,612	(31.8%)	3,968	(37.6%)
30 to 44	4,508	(35.8%)	4,323	(29.8%)	3,141	(29.8%)
45 to 59	1,112	(8.8%)	1,399	(9.6%)	757	(7.2%)
60 or More	1,593	(12.6%)	2,241	(15.4%)	1,315	(12.5%)
Median Travel Time (Minutes)		31.3		31.0		29.2
Means of Transportation to Work (Workers)						
Car, Truck or Van	9,522	(69.0%)	10,379	(70.1%)	7,869	(73.0%)
Public Transit	1,703	(12.3%)	3,030	(20.5%)	2,232	(20.7%)
Bicycle	160	(1.2%)	281	(1.9%)	109	(1.0%)
Walked	572	(4.1%)	469	(3.2%)	205	(1.9%)
Other	641	(4.6%)	360	(2.4%)	132	(1.2%)
Work at Home	1,201	(8.7%)	286	(1.9%)	230	(2.1%)
Median Time Leaving Home:		8:10 AM		8:11 AM		8:10 AM
Earlier than 7 a.m.	2,927	(23.2%)	4,139	(28.5%)	3,127	(29.6%)
7 a.m. to 7:59 a.m.	2,686	(21.3%)	2,443	(16.8%)	1,666	(15.8%)
8 a.m. to 8:59 a.m.	2,723	(21.6%)	2,348	(16.2%)	1,764	(16.7%)
9 a.m. to 9:59 a.m.	1,329	(10.5%)	1,293	(8.9%)	783	(7.4%)
10 a.m. or Later	2,933	(23.3%)	4,296	(29.6%)	3,207	(30.4%)
Employment by Industry*						
Agriculture	211	(1.5%)	122	(0.8%)	105	(0.9%)
Goods Producing	1,574	(11.3%)	1,587	(10.5%)	1,129	(10.2%)
Wholesale and Retail Trade	2,077	(14.9%)	2,536	(16.8%)	1,362	(12.3%)
Transportation, Warehousing, and Utilities	913	(6.5%)	959	(6.4%)	485	(4.4%)
Information	241	(1.7%)	155	(1.0%)	316	(2.9%)
Finance, Insurance, and Real Estate	859	(6.2%)	474	(3.1%)	428	(3.9%)
Professional and Business Services	1,892	(13.6%)	1,949	(12.9%)	1,321	(11.9%)
Education and Health Services	2,424	(17.4%)	2,321	(15.4%)	1,733	(15.7%)
Arts, Entertainment and Tourism	2,932	(21.0%)	3,669	(24.3%)	2,607	(23.6%)
Other Services	423	(3.0%)	739	(4.9%)	877	(7.9%)
Public Administration	406	(2.9%)	298	(2.0%)	482	(4.4%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Model City/Brownsville



Model City / Brownsville

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$29,856	$39,811	$59,205	$67,516	33.3%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$14,785	$18,046	$32,253	$34,030	22.1%	5.5%	▲	▲
3. Poverty	Falling poverty rate	38.0%	30.8%	17.4%	14.0%	-7.2%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	55.0%	58.2%	62.5%	64.2%	3.1%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	18.1%	7.2%	6.7%	4.2%	-10.9%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	85.5%	91.0%	90.2%	92.4%	5.6%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	919	1,377	88,681	170,588	49.8%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	154.7	114.9	34.4	23.2	-25.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	19.9	20.2	10.0	6.9	1.8%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	31.0%	32.3%	53.8%	53.5%	1.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	32.5%	28.0%	47.5%	48.7%	-4.4%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$154,550	$226,519	$319,082	$393,840	46.6%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	13.8%	10.0%	15.1%	11.6%	-3.8%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	30.7%	27.3%	37.5%	35.2%	-3.4%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	71.1%	64.8%	65.4%	62.6%	-6.3%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	69.4%	69.5%	81.8%	83.5%	0.1%	1.7%	▲	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	42.1%	58.7%	73.9%	70.1%	16.6%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	79.7%	91.8%	80.4%	89.0%	12.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.0%	2.8%	5.9%	3.0%	-1.2%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

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5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Model City / Brownsville

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	50.4%	59.0%	8.5%	▲
2. Per Capita Income	Increase in per capita income	45.8%	53.0%	7.2%	▲
3. Poverty	Falling poverty rate	218.6%	220.0%	1.4%	▲
4. Labor Force Participation	Growth in labor force participation	88.1%	90.6%	2.6%	▲
5. Unemployment Rate	Decrease in the unemployment rate	269.7%	170.2%	-99.5%	▲
6. Health Care Coverage	Growth in share of covered population	94.7%	98.5%	3.8%	▲
7. Business Activity	Growth in number of businesses	1.0%	0.8%	-0.2%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	449.1%	496.0%	46.9%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	198.8%	293.1%	94.2%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	57.7%	60.3%	2.7%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	68.4%	57.6%	-10.8%	▼
12. Median Home Values[1]	Rising median home values	48.4%	57.5%	9.1%	▲
13. Housing Vacancies	Falling vacancy rate	91.4%	86.7%	-4.7%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	82.0%	77.5%	-4.5%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	108.7%	103.6%	-5.2%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	84.8%	83.2%	-1.6%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	57.0%	83.8%	26.8%	▲
19. High School Graduates	Increase in the high school graduation rate	99.2%	103.2%	4.0%	▲
20. Student Retention[7]	Decrease in the student dropout rate	67.6%	95.8%	28.2%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

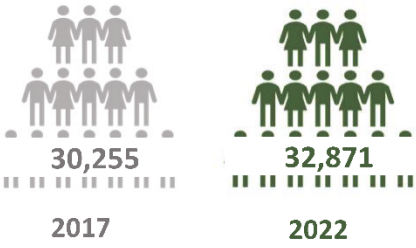
Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Model City / Brownsville TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
33.4	Median Age	33.9
52.2%	Female	51.0%
47.8%	Male	49.0%

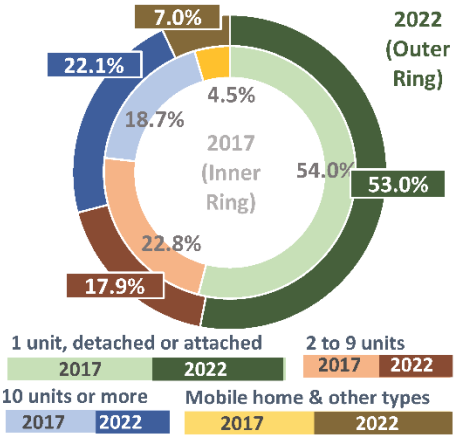
Households With Children

2017	2022
3,237	4,093

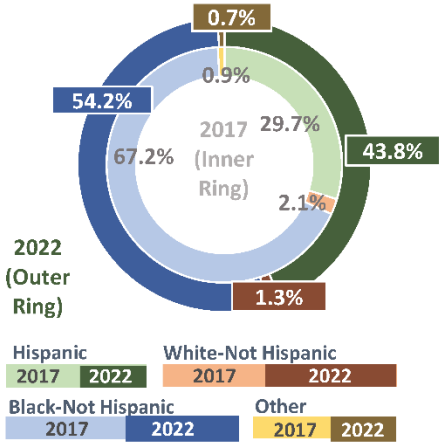
Housing Units

2017	2022
10,400	12,487

Housing Units in Structure



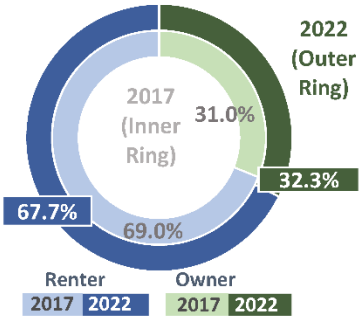
Race & Ethnicity



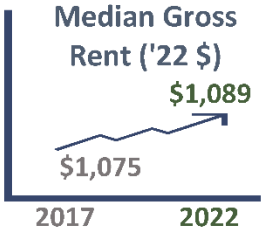
Income & Poverty

	2017	2022
Med. Household Income ('22 $)	$29,856	$39,811
Per Capita Income ('22 $)	$14,785	$18,046
Persons Living in Poverty	11,438	10,123
Poverty Rate	38.0%	30.8%

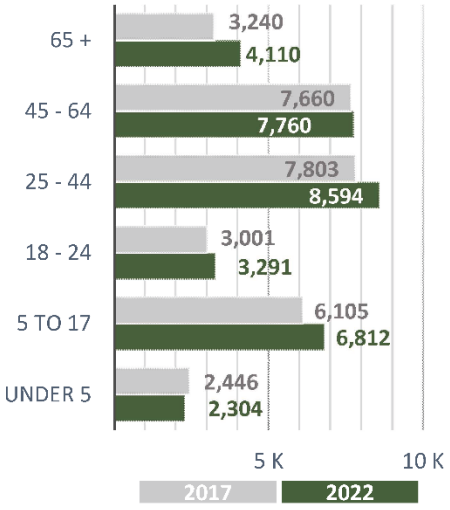
Owners vs. Renters



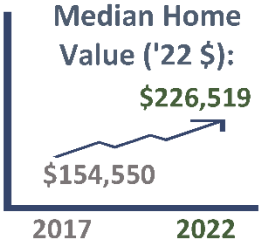
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

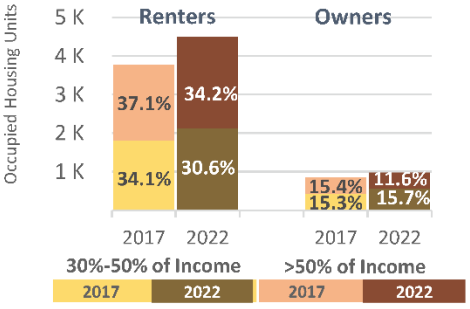


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
12.7%	9.8%

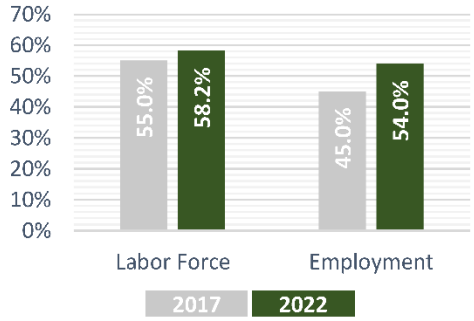
Housing Costs as % of Household Income



Model City / Brownsville TUA Profile

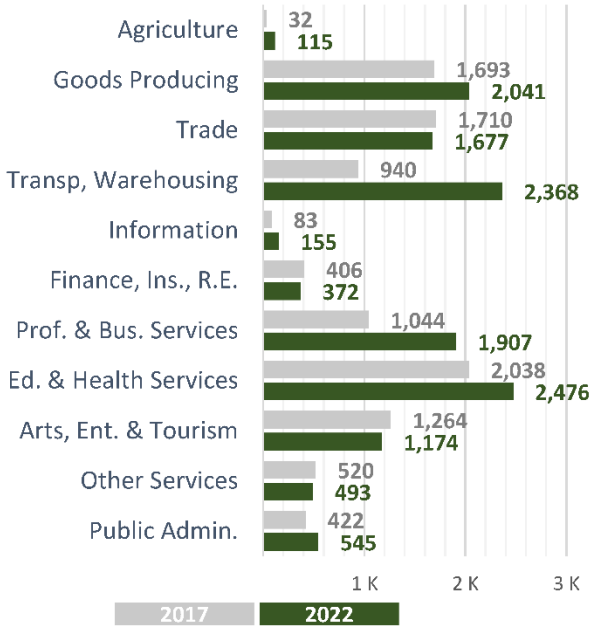
Employment Status

(% of Population 16 years and over)



Unempl. Rate (As a percentage of the labor force)	2017	2022
	18.1%	7.2%

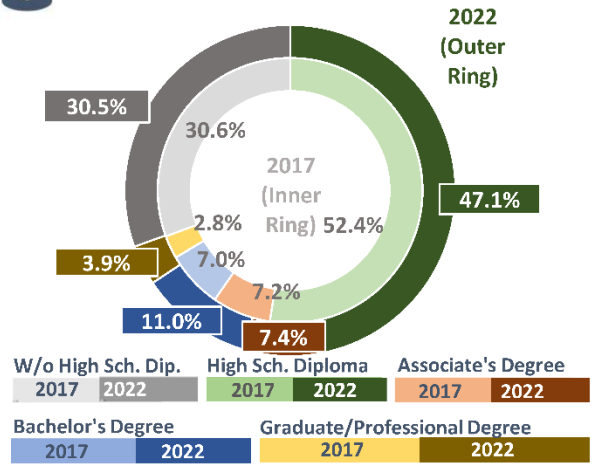
Resident Employment



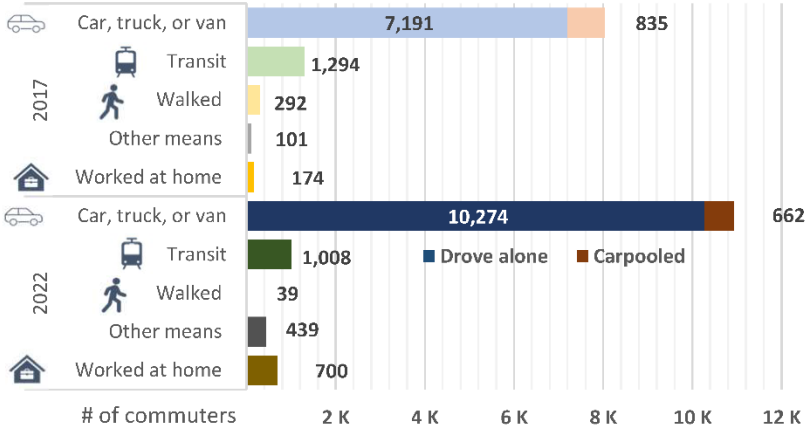
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	30.6%	35.8%
5-14 yr olds in K to 8 grade	91.4%	91.3%
15 to 19 yr olds in High School	78.0%	96.2%
18 to 29 yr olds in College/Grad Sch.	27.8%	39.6%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	1,945	(21.7%)
2022	1,762	(15.7%)

Median Travel Time (Minutes)

2017	2022
30.6	31.7

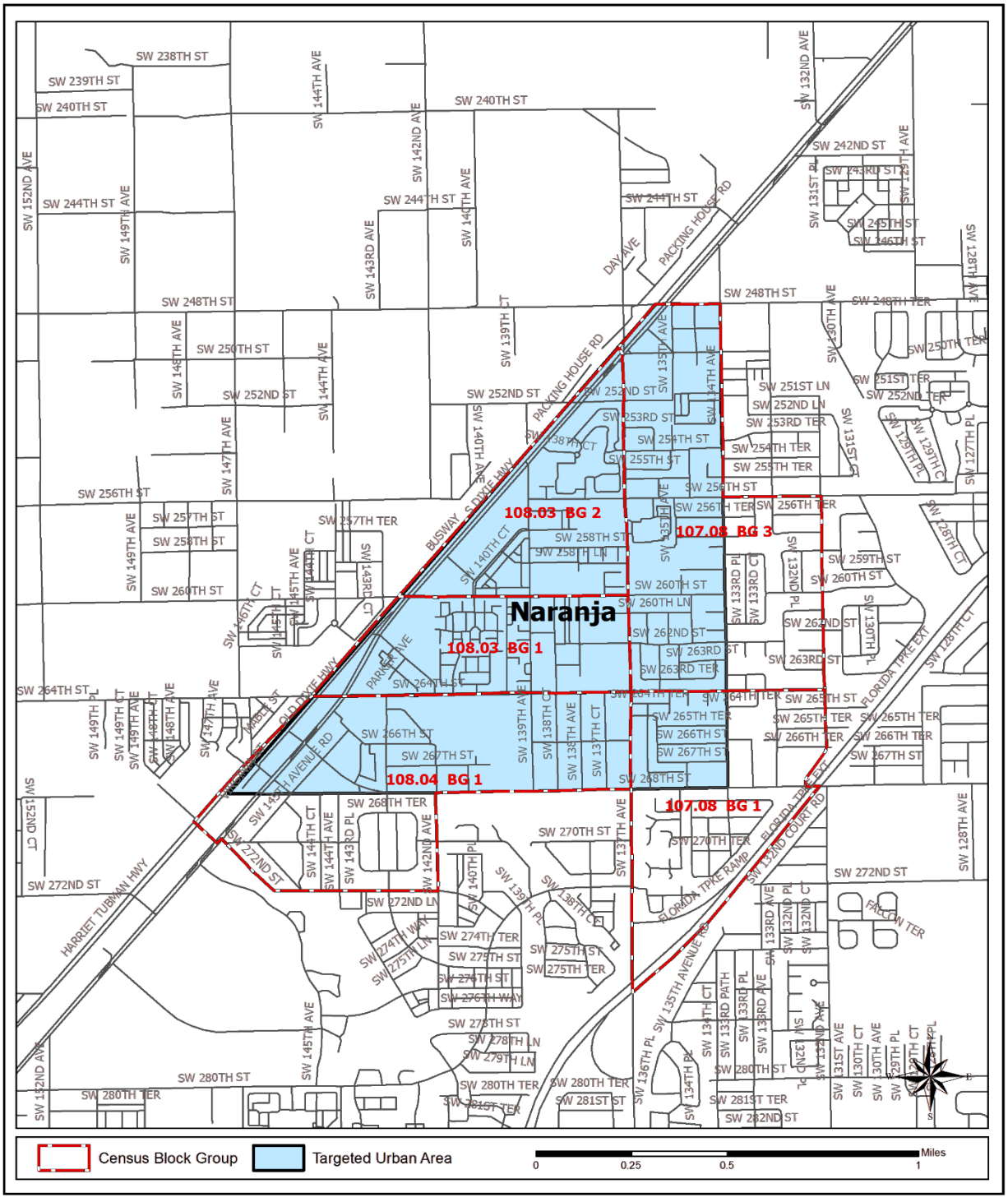
2012-2022 Profile for Model City / Brownsville TUA						
	2022		2017		2012	
Population	32,871	(100%)	30,255	(100%)	24,350	(100%)
Female	16,748	(51.0%)	15,789	(52.2%)	13,954	(57.3%)
Male	16,123	(49.0%)	14,466	(47.8%)	10,396	(42.7%)
In Households	32,662	(99.4%)	30,025	(99.2%)	24,204	(99.4%)
In Group Quarters	209	(0.6%)	230	(0.8%)	146	(0.6%)
Population by Age						
Under 5 Years	2,304	(7.0%)	2,446	(8.1%)	1,795	(7.4%)
5 to 17	6,812	(20.7%)	6,105	(20.2%)	5,113	(21.0%)
18 to 24 Years	3,291	(10.0%)	3,001	(9.9%)	2,745	(11.3%)
25 to 44 Years	8,594	(26.1%)	7,803	(25.8%)	6,335	(26.0%)
45 to 64 Years	7,760	(23.6%)	7,660	(25.3%)	5,502	(22.6%)
65 or More Years	4,110	(12.5%)	3,240	(10.7%)	2,860	(11.7%)
Median Age	33.9		33.4		32.9	
Population by Ethinicity						
Hispanic	14,386	(43.8%)	8,989	(29.7%)	7,036	(28.9%)
White - Not Hispanic	437	(1.3%)	646	(2.1%)	406	(1.7%)
Black - Not Hispanic	17,805	(54.2%)	20,344	(67.2%)	16,706	(68.6%)
Other -Not Hispanic	243	(.7%)	276	(.9%)	202	(1.2%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	14,356	(58.2%)	12,449	(55.0%)	10,205	(55.6%)
Employed (% of Population 16 Years and Over)	13,323	(54.0%)	10,192	(45.0%)	7,721	(42.0%)
Unemployment Rate		7.2%		18.1%		24.3%
Poverty						
Persons Living in Poverty		10,123		11,438		9,873
Poverty Rate (% of Population for whom Poverty is Determined)		30.8%		38.0%		40.7%
Households receiving Food Stamps/SNAP		5,214		4,052		3,349
Households receiving Food Stamps/SNAP Rate		46.4%		45.2%		43.5%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		35.8%		30.6%		29.6%
5-14 Year Olds in K to 8 Grade		91.3%		91.4%		95.9%
15 to 19 Year Olds in High School		96.2%		78.0%		76.3%
18 to 29 Year Olds- College/Grad School		39.6%		27.8%		28.6%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		30.5%		30.6%		23.5%
High School Diploma/GED		47.1%		52.4%		56.2%
Associate's Degree		7.4%		7.2%		5.4%
Bachelor's Degree		11.0%		7.0%		4.4%
Graduate/Professional Degree		3.9%		2.8%		1.6%
Households	11,233	(100%)	8,964	(100%)	7,694	(100%)
with Children under 18 Years	4,093	(36.4%)	3,237	(36.1%)	3,005	(39.1%)
no Children under 18 Years	7,140	(63.6%)	5,727	(63.9%)	4,689	(60.9%)
1-Person Household	3,618	(32.2%)	2,999	(33.5%)	2,218	(28.8%)
2-Person Household	2,572	(22.9%)	2,214	(24.7%)	1,945	(25.3%)
3-Person Household	1,899	(16.9%)	1,260	(14.1%)	1,498	(19.5%)
4-or-More-Person Household	3,144	(28.0%)	2,491	(27.8%)	2,033	(26.4%)
Housing Units	12,487		10,400		9,547	
Vacant Units (% of Total)	1,254	(10.0%)	1,436	(13.8%)	1,853	(19.4%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	1,225	(9.8%)	1,320	(12.7%)	1,707	(17.9%)
Tenure of Households	11,233	(100%)	8,964	(100%)	7,694	(100%)
Owner-Occupied Units	3,624	(32.3%)	2,778	(31.0%)	3,379	(43.9%)
Renter Occupied Units	7,609	(67.7%)	6,186	(69.0%)	4,315	(56.1%)

2012-2022 Profile for Model City / Brownsville TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	12,487	(100%)	10,400	(100%)	9,547	(100%)
1, Detached or Attached	6,620	(53.0%)	5,617	(54.0%)	5,553	(58.2%)
2 to 9 Units	2,231	(17.9%)	2,375	(22.8%)	1,830	(19.2%)
10 or More Units	2,756	(22.1%)	1,940	(18.7%)	1,319	(13.8%)
Mobile Home and All Other Types of Units	880	(7.0%)	468	(4.5%)	845	(8.9%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	4,494	(64.8%)	3,769	(71.1%)	2,909	(72.8%)
Owner-Occupied Housing Units	978	(27.3%)	844	(30.7%)	1,604	(48.2%)
Owner-Occupied (with Mortgage)	837	(38.2%)	714	(45.2%)	1,283	(67.9%)
Owner-Occupied (without a Mortgage)	141	(10.1%)	130	(11.1%)	321	(22.3%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$18,046		$14,785		$12,884
Median Household Income ('22 $)		$39,811		$29,856		$30,024
Median Home Value ('22 $)		$226,519		$154,550		$166,214
Median Gross Rent ('22 $)		$1,089		$1,075		$1,047
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	1,762	(15.7%)	1,945	(21.7%)	2,063	(26.8%)
1 Vehicle Available	5,287	(47.1%)	4,033	(45.0%)	3,398	(44.2%)
2 Vehicles Available	2,342	(20.8%)	2,223	(24.8%)	1,599	(20.8%)
3 or more Vehicles Available	1,842	(16.4%)	763	(8.5%)	634	(8.2%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	1,759	(14.1%)	1,110	(11.4%)	971	(13.1%)
15 to 29	3,270	(26.3%)	3,524	(36.1%)	3,007	(40.6%)
30 to 44	4,989	(40.1%)	2,896	(29.6%)	1,881	(25.4%)
45 to 59	1,437	(11.6%)	716	(7.3%)	641	(8.6%)
60 or More	985	(7.9%)	1,523	(15.6%)	915	(12.3%)
Median Travel Time (Minutes)		31.7		30.6		27.1
Means of Transportation to Work (Workers)						
Car, Truck or Van	10,936	(83.2%)	8,026	(80.7%)	6,056	(80.4%)
Public Transit	1,008	(7.7%)	1,294	(13.0%)	1,170	(15.5%)
Bicycle	18	(.1%)	56	(.6%)	0	(.0%)
Walked	39	(0.3%)	292	(2.9%)	141	(1.9%)
Other	439	(3.3%)	101	(1.0%)	48	(.6%)
Work at Home	700	(5.3%)	174	(1.7%)	119	(1.6%)
Median Time Leaving Home:		7:20 AM		7:28 AM		7:22 AM
Earlier than 7 a.m.	4,368	(35.1%)	2,928	(30.0%)	2,372	(32.0%)
7 a.m. to 7:59 a.m.	3,115	(25.0%)	2,861	(29.3%)	2,291	(30.9%)
8 a.m. to 8:59 a.m.	2,589	(20.8%)	1,435	(14.7%)	720	(9.7%)
9 a.m. to 9:59 a.m.	603	(4.8%)	475	(4.9%)	525	(7.1%)
10 a.m. or Later	1,765	(14.2%)	2,070	(21.2%)	1,507	(20.3%)
Employment by Industry*						
Agriculture	115	(0.9%)	32	(0.3%)	6	(0.1%)
Goods Producing	2,041	(15.3%)	1,693	(16.6%)	764	(9.9%)
Wholesale and Retail Trade	1,677	(12.6%)	1,710	(16.8%)	1,027	(13.3%)
Transportation, Warehousing, and Utilities	2,368	(17.8%)	940	(9.2%)	619	(8.0%)
Information	155	(1.2%)	83	(0.8%)	111	(1.4%)
Finance, Insurance, and Real Estate	372	(2.8%)	406	(4.0%)	98	(1.3%)
Professional and Business Services	1,907	(14.3%)	1,044	(10.2%)	828	(10.7%)
Education and Health Services	2,476	(18.6%)	2,038	(20.0%)	1,950	(25.3%)
Arts, Entertainment and Tourism	1,174	(8.8%)	1,264	(12.4%)	999	(12.9%)
Other Services	493	(3.7%)	520	(5.1%)	624	(8.1%)
Public Administration	545	(4.1%)	422	(4.1%)	478	(6.2%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Naranja


Naranja
108.03 BG 1
108.03 BG 2
107.08 BG 3
108.04 BG 1
107.08 BG 1
Census Block Group
Targeted Urban Area
Miles
0
0.25
0.5
1

Naranja

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$35,475	$60,869	$59,205	$67,516	71.6%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$12,896	$23,856	$32,253	$34,030	85.0%	5.5%	▲	▲
3. Poverty	Falling poverty rate	44.3%	26.4%	17.4%	14.0%	-17.8%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	63.5%	70.8%	62.5%	64.2%	7.3%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	17.7%	10.3%	6.7%	4.2%	-7.4%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	88.4%	84.9%	90.2%	92.4%	-3.5%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	70	143	88,681	170,588	104.3%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	89.5	67.9	34.4	23.2	-24.1%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	13.8	12.2	10.0	6.9	-11.6%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	33.4%	36.1%	53.8%	53.5%	2.7%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	23.9%	29.1%	47.5%	48.7%	5.2%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$159,989	$273,188	$319,082	$393,840	70.8%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	3.8%	4.8%	15.1%	11.6%	0.9%	-3.5%	▼	▼
14. Owner Affordability	Decrease in cost-burdened owner households	54.4%	25.3%	37.5%	35.2%	-29.1%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	75.6%	60.2%	65.4%	62.6%	-15.4%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	65.0%	80.7%	81.8%	83.5%	15.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	64.2%	32.2%	73.9%	70.1%	-32.0%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	79.6%	92.0%	80.4%	89.0%	12.4%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	2.7%	1.7%	5.9%	3.0%	-1.0%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Naranja

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	59.9%	90.2%	30.2%	▲
2. Per Capita Income	Increase in per capita income	40.0%	70.1%	30.1%	▲
3. Poverty	Falling poverty rate	254.7%	188.8%	-66.0%	▲
4. Labor Force Participation	Growth in labor force participation	101.7%	110.4%	8.7%	▲
5. Unemployment Rate	Decrease in the unemployment rate	263.7%	244.5%	-19.1%	▲
6. Health Care Coverage	Growth in share of covered population	98.0%	91.9%	-6.1%	▼
7. Business Activity	Growth in number of businesses	0.1%	0.1%	0.0%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	260.0%	293.4%	33.4%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	138.3%	176.9%	38.7%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	62.1%	67.4%	5.3%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	50.4%	59.7%	9.3%	▲
12. Median Home Values[1]	Rising median home values	50.1%	69.4%	19.2%	▲
13. Housing Vacancies	Falling vacancy rate	25.4%	41.1%	15.7%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	145.2%	71.7%	-73.5%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	115.5%	96.1%	-19.4%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	79.5%	96.7%	17.2%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	86.9%	45.9%	-41.0%	▼
19. High School Graduates	Increase in the high school graduation rate	99.1%	103.4%	4.4%	▲
20. Student Retention[7]	Decrease in the student dropout rate	45.7%	57.4%	11.7%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

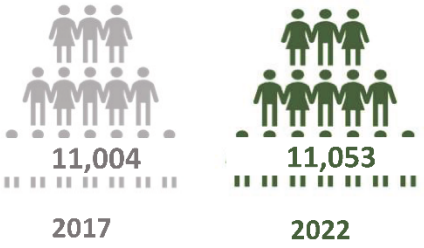
Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Naranja TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
28.0	Median Age	31.4
50.7%	Female	54.3%
49.3%	Male	45.7%

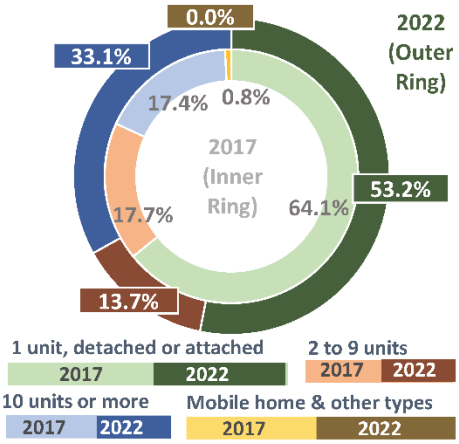
Households With Children

2017	2022
1,581	1,776

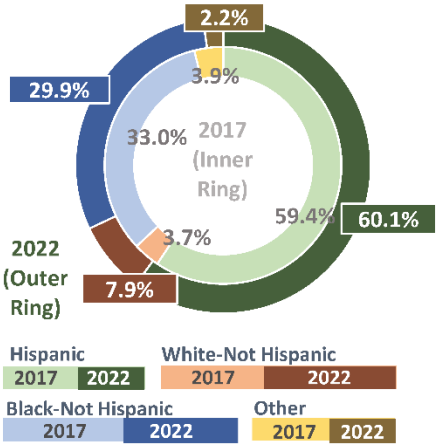
Housing Units

2017	2022
2,918	3,460

Housing Units in Structure



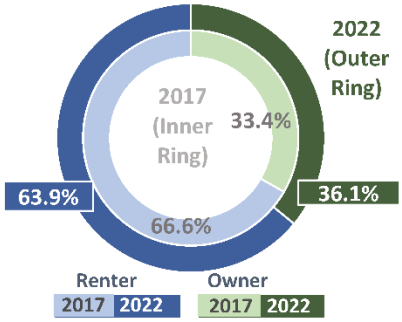
Race & Ethnicity



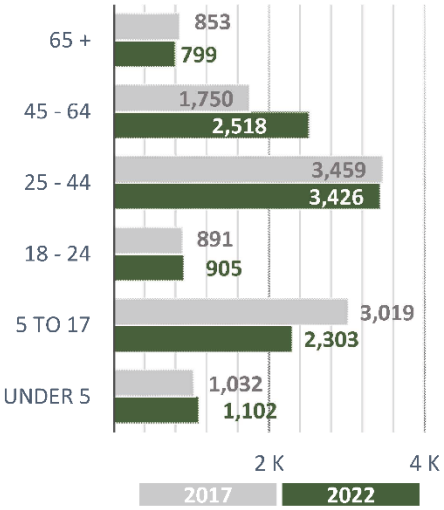
Income & Poverty

		2017	2022
Income	Med. Household Income ('22 $)	$35,475	$60,869
	Per Capita Income ('22 $)	$12,896	$23,856
Poverty	Persons Living in Poverty	4,873	2,915
	Poverty Rate	44.3%	26.4%

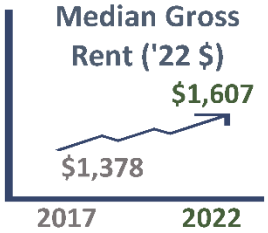
Owners vs. Renters



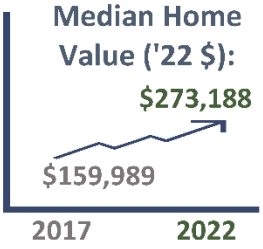
Population by Age



Median Gross Rent ('22 $)



Median Home Value ('22 $):

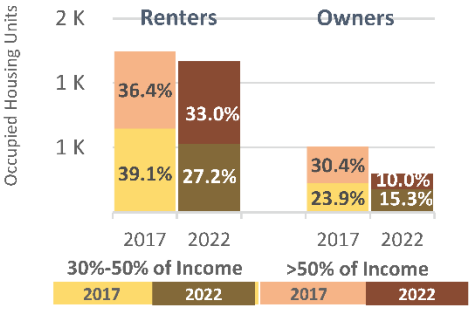


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
3.8%	4.8%

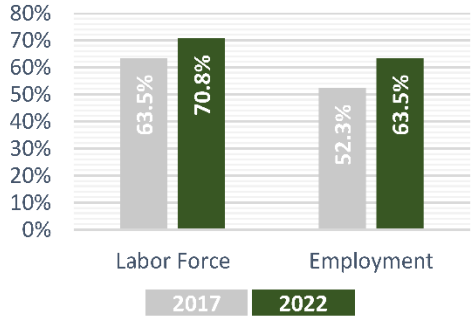
Housing Costs as % of Household Income



Naranja TUA Profile

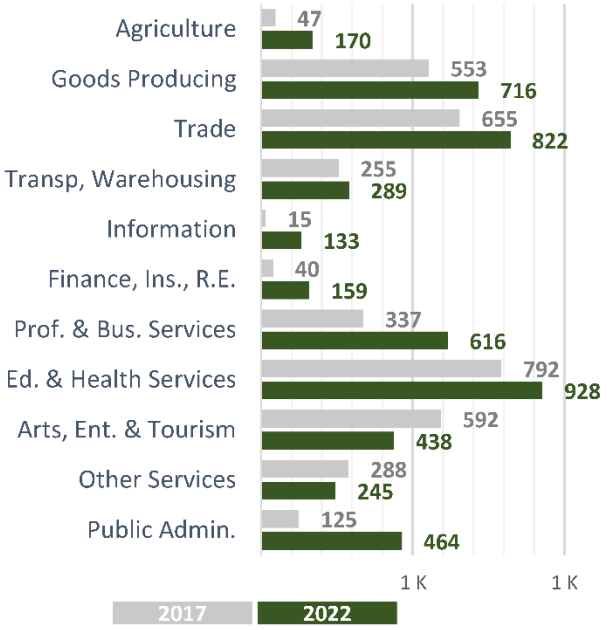
Employment Status

(% of Population 16 years and over)



		2017	2022
Unempl. Rate	(As a percentage of the labor force)	17.7%	10.3%

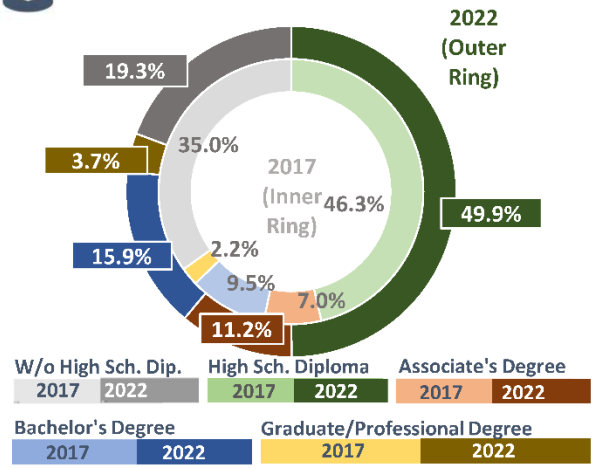
Resident Employment



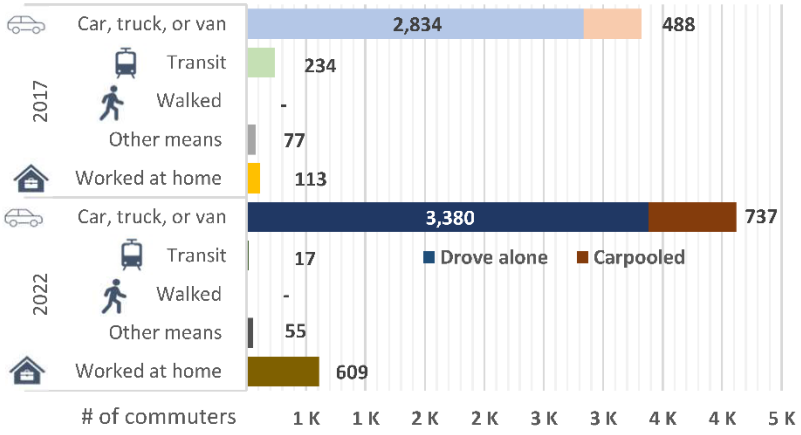
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	30.8%	21.0%
5-14 yr olds in K to 8 grade	92.7%	94.6%
15 to 19 yr olds in High School	99.4%	99.4%
18 to 29 yr olds in College/Grad Sch.	32.3%	23.6%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	336	(12.0%)
2022	544	(16.5%)

Median Travel Time (Minutes)

2017	2022
26.7	36.5

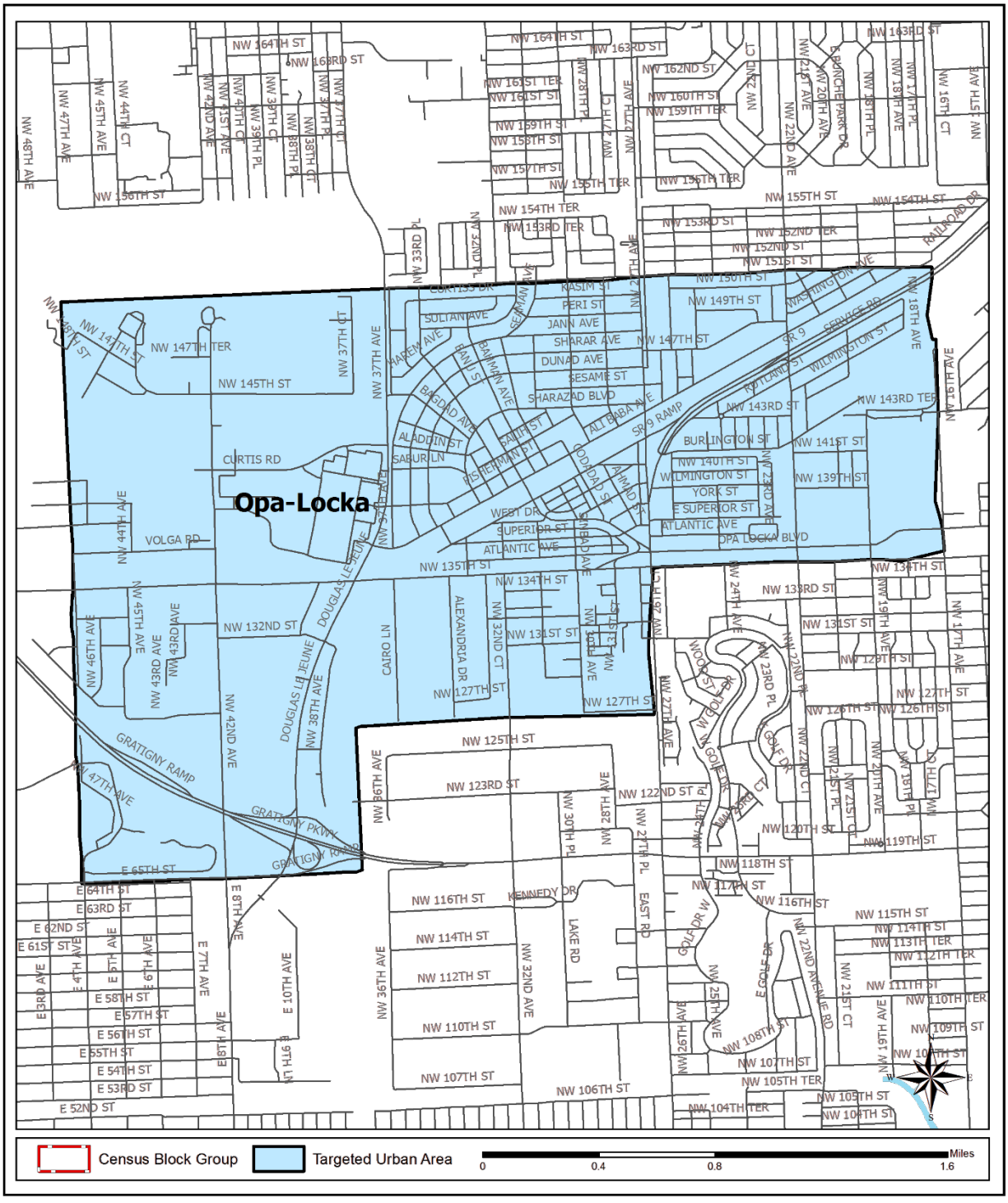
2012-2022 Profile for Naranja TUA						
	2022		2017		2012	
Population	11,053	(100%)	11,004	(100%)	7,519	(100%)
Female	6,004	(54.3%)	5,582	(50.7%)	3,991	(53.1%)
Male	5,049	(45.7%)	5,422	(49.3%)	3,528	(46.9%)
In Households	11,019	(99.7%)	10,999	(100.0%)	7,443	(99.0%)
In Group Quarters	34	(0.3%)	5	(0.0%)	76	(1.0%)
Population by Age						
Under 5 Years	1,102	(10.0%)	1,032	(9.4%)	653	(8.7%)
5 to 17	2,303	(20.8%)	3,019	(27.4%)	2,040	(27.1%)
18 to 24 Years	905	(8.2%)	891	(8.1%)	496	(6.6%)
25 to 44 Years	3,426	(31.0%)	3,459	(31.4%)	2,272	(30.2%)
45 to 64 Years	2,518	(22.8%)	1,750	(15.9%)	1,435	(19.1%)
65 or More Years	799	(7.2%)	853	(7.8%)	623	(8.3%)
Median Age	31.4		28.0		28.7	
Population by Ethinicity						
Hispanic	6,641	(60.1%)	6,535	(59.4%)	3,795	(50.5%)
White - Not Hispanic	872	(7.9%)	403	(3.7%)	347	(4.6%)
Black - Not Hispanic	3,300	(29.9%)	3,634	(33.0%)	3,306	(44.0%)
Other -Not Hispanic	240	(2.2%)	432	(3.9%)	71	(1.9%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	5,554	(70.8%)	4,706	(63.5%)	3,288	(65.5%)
Employed (% of Population 16 Years and Over)	4,980	(63.5%)	3,872	(52.3%)	2,867	(57.1%)
Unemployment Rate		10.3%		17.7%		12.8%
Poverty						
Persons Living in Poverty		2,915		4,873		3,059
Poverty Rate (% of Population for whom Poverty is Determined)		26.4%		44.3%		41.2%
Households receiving Food Stamps/SNAP		1,165		1,566		924
Households receiving Food Stamps/SNAP Rate		35.4%		55.8%		45.2%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		21.0%		30.8%		17.2%
5-14 Year Olds in K to 8 Grade		94.6%		92.7%		90.0%
15 to 19 Year Olds in High School		99.4%		99.4%		83.6%
18 to 29 Year Olds- College/Grad School		23.6%		32.3%		36.1%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		19.3%		35.0%		24.0%
High School Diploma/GED		49.9%		46.3%		49.2%
Associate's Degree		11.2%		7.0%		7.8%
Bachelor's Degree		15.9%		9.5%		6.1%
Graduate/Professional Degree		3.7%		2.2%		2.6%
Households	3,295	(100%)	2,806	(100%)	2,043	(100%)
with Children under 18 Years	1,776	(53.9%)	1,581	(56.3%)	1,081	(52.9%)
no Children under 18 Years	1,519	(46.1%)	1,225	(43.7%)	962	(47.1%)
1-Person Household	514	(15.6%)	280	(10.0%)	341	(16.7%)
2-Person Household	622	(18.9%)	733	(26.1%)	521	(25.5%)
3-Person Household	936	(28.4%)	724	(25.8%)	347	(17.0%)
4-or-More-Person Household	1,223	(37.1%)	1,069	(38.1%)	834	(40.8%)
Housing Units	3,460		2,918		2,233	
Vacant Units (% of Total)	165	(4.8%)	112	(3.8%)	190	(8.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	165	(4.8%)	112	(3.8%)	190	(8.5%)
Tenure of Households	3,295	(100%)	2,806	(100%)	2,043	(100%)
Owner-Occupied Units	1,188	(36.1%)	936	(33.4%)	1,103	(54.0%)
Renter Occupied Units	2,107	(63.9%)	1,870	(66.6%)	940	(46.0%)

2012-2022 Profile for Naranja TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	3,460	(100%)	2,918	(100%)	2,233	(100%)
1, Detached or Attached	1,841	(53.2%)	1,871	(64.1%)	1,705	(76.4%)
2 to 9 Units	475	(13.7%)	516	(17.7%)	304	(13.6%)
10 or More Units	1,144	(33.1%)	507	(17.4%)	224	(10.0%)
Mobile Home and All Other Types of Units	-	(0.0%)	24	(0.8%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	1,167	(60.2%)	1,249	(75.6%)	727	(85.9%)
Owner-Occupied Housing Units	297	(25.3%)	509	(54.4%)	665	(62.9%)
Owner-Occupied (with Mortgage)	297	(34.1%)	415	(63.7%)	607	(66.9%)
Owner-Occupied (without a Mortgage)	0	(.0%)	94	(33.0%)	58	(38.9%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$23,856		$12,896		$16,001
Median Household Income ('22 $)		$60,869		$35,475		$37,953
Median Home Value ('22 $)		$273,188		$159,989		$299,163
Median Gross Rent ('22 $)		$1,607		$1,378		$1,424
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	544	(16.5%)	336	(12.0%)	332	(16.3%)
1 Vehicle Available	1,083	(32.9%)	1,211	(43.2%)	792	(38.8%)
2 Vehicles Available	1,049	(31.8%)	997	(35.5%)	616	(30.2%)
3 or more Vehicles Available	619	(18.8%)	262	(9.3%)	303	(14.8%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	296	(7.1%)	577	(15.9%)	295	(11.1%)
15 to 29	965	(23.0%)	1,348	(37.1%)	610	(22.9%)
30 to 44	1,066	(25.4%)	675	(18.6%)	686	(25.8%)
45 to 59	542	(12.9%)	256	(7.0%)	419	(15.7%)
60 or More	1,320	(31.5%)	777	(21.4%)	654	(24.5%)
Median Travel Time (Minutes)		36.5		26.7		34.9
Means of Transportation to Work (Workers)						
Car, Truck or Van	4,117	(85.8%)	3,322	(88.7%)	2,560	(95.6%)
Public Transit	17	(.4%)	234	(6.2%)	24	(.9%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	0	(0.0%)	0	(.0%)	26	(1.0%)
Other	55	(1.1%)	77	(2.1%)	54	(2.0%)
Work at Home	609	(12.7%)	113	(3.0%)	13	(.5%)
Median Time Leaving Home:		7:19 AM		7:38 AM		7:11 AM
Earlier than 7 a.m.	1,497	(35.7%)	1,227	(33.8%)	1,217	(45.7%)
7 a.m. to 7:59 a.m.	1,313	(31.3%)	900	(24.8%)	636	(23.9%)
8 a.m. to 8:59 a.m.	405	(9.7%)	311	(8.6%)	327	(12.3%)
9 a.m. to 9:59 a.m.	453	(10.8%)	133	(3.7%)	83	(3.1%)
10 a.m. or Later	521	(12.4%)	1,062	(29.2%)	401	(15.1%)
Employment by Industry*						
Agriculture	170	(3.4%)	47	(1.2%)	32	(1.1%)
Goods Producing	716	(14.4%)	553	(14.3%)	475	(16.6%)
Wholesale and Retail Trade	822	(16.5%)	655	(16.9%)	699	(24.4%)
Transportation, Warehousing, and Utilities	289	(5.8%)	255	(6.6%)	105	(3.7%)
Information	133	(2.7%)	15	(0.4%)	27	(0.9%)
Finance, Insurance, and Real Estate	159	(3.2%)	40	(1.0%)	130	(4.5%)
Professional and Business Services	616	(12.4%)	337	(8.7%)	216	(7.5%)
Education and Health Services	928	(18.6%)	792	(20.5%)	536	(18.7%)
Arts, Entertainment and Tourism	438	(8.8%)	592	(15.3%)	340	(11.9%)
Other Services	245	(4.9%)	288	(7.4%)	78	(2.7%)
Public Administration	464	(9.3%)	125	(3.2%)	148	(5.2%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Opa-Locka


Opa-Locka
Census Block Group
Targeted Urban Area
0
0.4
0.8
1.6
Miles

Opa-Locka

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$20,168	$30,197	$59,205	$67,516	49.7%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$13,157	$18,108	$32,253	$34,030	37.6%	5.5%	▲	▲
3. Poverty	Falling poverty rate	50.9%	28.0%	17.4%	14.0%	-22.9%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	49.5%	57.3%	62.5%	64.2%	7.7%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	13.1%	5.2%	6.7%	4.2%	-7.8%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.6%	87.8%	90.2%	92.4%	-1.7%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	838	1,373	88,681	170,588	63.8%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	77.3	62.0	34.4	23.2	-19.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	15.7	13.1	10.0	6.9	-16.4%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	28.7%	32.0%	53.8%	53.5%	3.3%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	17.6%	26.2%	47.5%	48.7%	8.6%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$132,862	$259,600	$319,082	$393,840	95.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	15.3%	6.2%	15.1%	11.6%	-9.1%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	40.8%	38.5%	37.5%	35.2%	-2.3%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	75.0%	67.8%	65.4%	62.6%	-7.2%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	70.9%	71.2%	81.8%	83.5%	0.3%	1.7%	▲	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	51.6%	44.7%	73.9%	70.1%	-6.9%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	80.0%	94.1%	80.4%	89.0%	14.1%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	4.6%	2.8%	5.9%	3.0%	-1.8%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Opa-Locka

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	34.1%	44.7%	10.7%	▲
2. Per Capita Income	Increase in per capita income	40.8%	53.2%	12.4%	▲
3. Poverty	Falling poverty rate	293.0%	199.8%	-93.1%	▲
4. Labor Force Participation	Growth in labor force participation	79.3%	89.2%	10.0%	▲
5. Unemployment Rate	Decrease in the unemployment rate	194.4%	123.5%	-70.9%	▲
6. Health Care Coverage	Growth in share of covered population	99.3%	95.0%	-4.2%	▼
7. Business Activity	Growth in number of businesses	0.9%	0.8%	-0.1%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	224.4%	267.9%	43.6%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	157.2%	190.1%	32.9%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	53.4%	59.8%	6.4%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	37.0%	53.8%	16.8%	▲
12. Median Home Values[1]	Rising median home values	41.6%	65.9%	24.3%	▲
13. Housing Vacancies	Falling vacancy rate	101.5%	53.9%	-47.7%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	108.9%	109.3%	0.4%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	114.7%	108.4%	-6.4%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	86.7%	85.3%	-1.4%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	69.8%	63.8%	-6.0%	▼
19. High School Graduates	Increase in the high school graduation rate	99.5%	105.7%	6.2%	▲
20. Student Retention[7]	Decrease in the student dropout rate	78.5%	94.7%	16.2%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Opa-Locka TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017		2022
31.4	Median Age	35.0
54.8%	Female	48.3%
45.2%	Male	51.7%

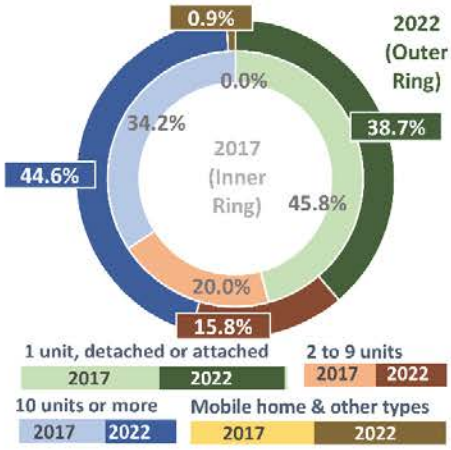
Households With Children

2017	2022
2,243	1,950

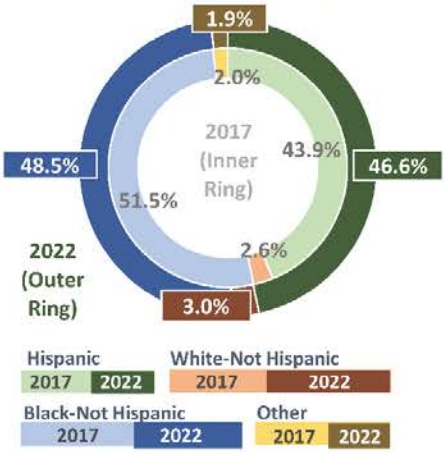
Housing Units

2017	2022
6,440	6,646

Housing Units in Structure



Race & Ethnicity



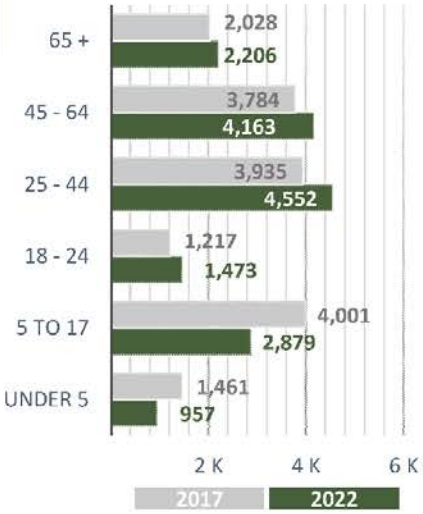
Income & Poverty

		2017	2022
Income	Med. Household Income ('22 $)	$19,749	$30,101
	Per Capita Income ('22 $)	$13,157	$18,108
Poverty	Persons Living in Poverty	8,358	4,541
	Poverty Rate	50.9%	28.0%

Median Gross Rent ('22 $)

Owners vs. Renters

Population by Age



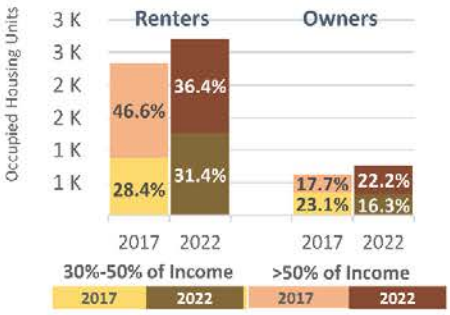
Median Home Value ('22 $):

Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
15.0%	6.2%

Housing Costs as % of Household Income



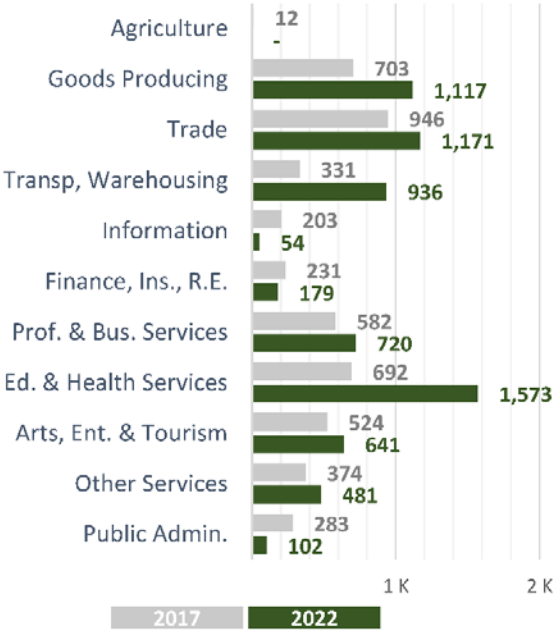
EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

Employment Status

(% of Population 16 years and over)

Unempl. Rate (As a percentage of the labor force)	2017	2022
	13.1%	5.2%

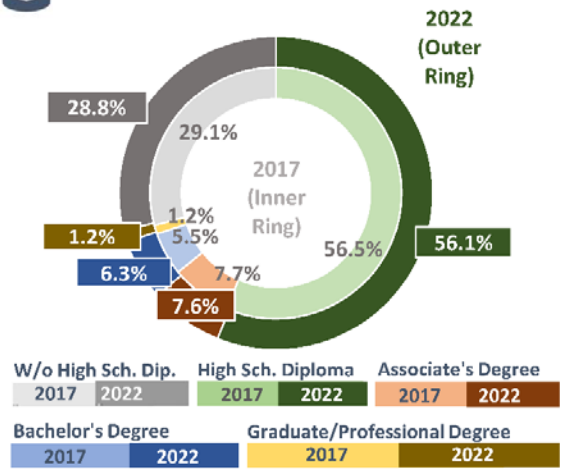
Resident Employment



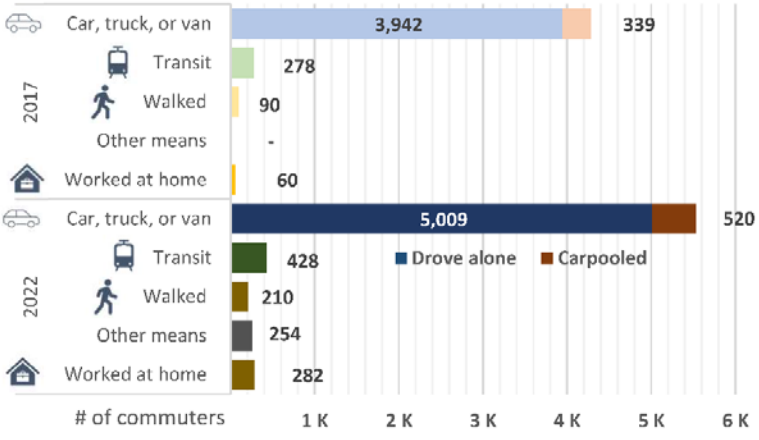
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	19.0%	24.3%
5-14 yr olds in K to 8 grade	94.2%	99.4%
15 to 19 yr olds in High School	64.2%	69.1%
18 to 29 yr olds in College/Grad Sch.	28.0%	23.4%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	1,402	(25.7%)
2022	1,170	(18.8%)

Median Travel Time (Minutes)

2017	2022
25.1	26.3

2012-2022 Profile for Opa-Locka TUA						
	2022		2017		2012	
Population	16,230	(100%)	16,426	(100%)	15,329	(100%)
Female	7,842	(48.3%)	9,009	(54.8%)	8,650	(56.4%)
Male	8,388	(51.7%)	7,417	(45.2%)	6,679	(43.6%)
In Households	16,191	(99.8%)	16,360	(99.6%)	15,175	(99.0%)
In Group Quarters	39	(0.2%)	66	(0.4%)	154	(1.0%)
Population by Age						
Under 5 Years	957	(5.9%)	1,461	(8.9%)	1,535	(10.0%)
5 to 17	2,879	(17.7%)	4,001	(24.4%)	3,132	(20.4%)
18 to 24 Years	1,473	(9.1%)	1,217	(7.4%)	1,590	(10.4%)
25 to 44 Years	4,552	(28.0%)	3,935	(24.0%)	3,837	(25.0%)
45 to 64 Years	4,163	(25.7%)	3,784	(23.0%)	3,406	(22.2%)
65 or More Years	2,206	(13.6%)	2,028	(12.3%)	1,829	(11.9%)
Median Age	35.0		31.4		31.7	
Population by Ethinicity						
Hispanic	7,564	(46.6%)	7,209	(43.9%)	5,775	(37.7%)
White - Not Hispanic	494	(3.0%)	431	(2.6%)	206	(1.3%)
Black - Not Hispanic	7,867	(48.5%)	8,458	(51.5%)	9,324	(60.8%)
Other -Not Hispanic	305	(1.9%)	328	(2.0%)	24	(.3%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	7,358	(57.3%)	5,595	(49.5%)	5,730	(51.3%)
Employed (% of Population 16 Years and Over)	6,974	(54.3%)	4,864	(43.0%)	5,023	(45.0%)
Unemployment Rate		5.2%		13.1%		12.3%
Poverty						
Persons Living in Poverty		4,541		8,358		5,938
Poverty Rate (% of Population for whom Poverty is Determined)		28.0%		50.9%		38.9%
Households receiving Food Stamps/SNAP		3,070		3,082		2,486
Households receiving Food Stamps/SNAP Rate		49.3%		56.5%		48.2%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		24.3%		19.0%		23.6%
5-14 Year Olds in K to 8 Grade		99.4%		94.2%		96.2%
15 to 19 Year Olds in High School		69.1%		64.2%		81.7%
18 to 29 Year Olds- College/Grad School		23.4%		28.0%		26.9%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		28.8%		29.1%		33.2%
High School Diploma/GED		56.1%		56.5%		44.1%
Associate's Degree		7.6%		7.7%		8.0%
Bachelor's Degree		6.3%		5.5%		7.2%
Graduate/Professional Degree		1.2%		1.2%		1.1%
Households	6,231	(100%)	5,452	(100%)	5,163	(100%)
with Children under 18 Years	1,950	(31.3%)	2,243	(41.1%)	2,103	(40.7%)
no Children under 18 Years	4,281	(68.7%)	3,209	(58.9%)	3,060	(59.3%)
1-Person Household	2,115	(33.9%)	1,778	(32.6%)	1,574	(30.5%)
2-Person Household	1,683	(27.0%)	1,532	(28.1%)	1,456	(28.2%)
3-Person Household	1,029	(16.5%)	847	(15.5%)	737	(14.3%)
4-or-More-Person Household	1,404	(22.5%)	1,295	(23.8%)	1,396	(27.0%)
Housing Units	6,646		6,440		6,271	
Vacant Units (% of Total)	415	(6.2%)	988	(15.3%)	1,108	(17.7%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	415	(6.2%)	969	(15.0%)	1,108	(17.7%)
Tenure of Households	6,231	(100%)	5,452	(100%)	5,163	(100%)
Owner-Occupied Units	1,992	(32.0%)	1,564	(28.7%)	1,693	(32.8%)
Renter Occupied Units	4,239	(68.0%)	3,888	(71.3%)	3,470	(67.2%)

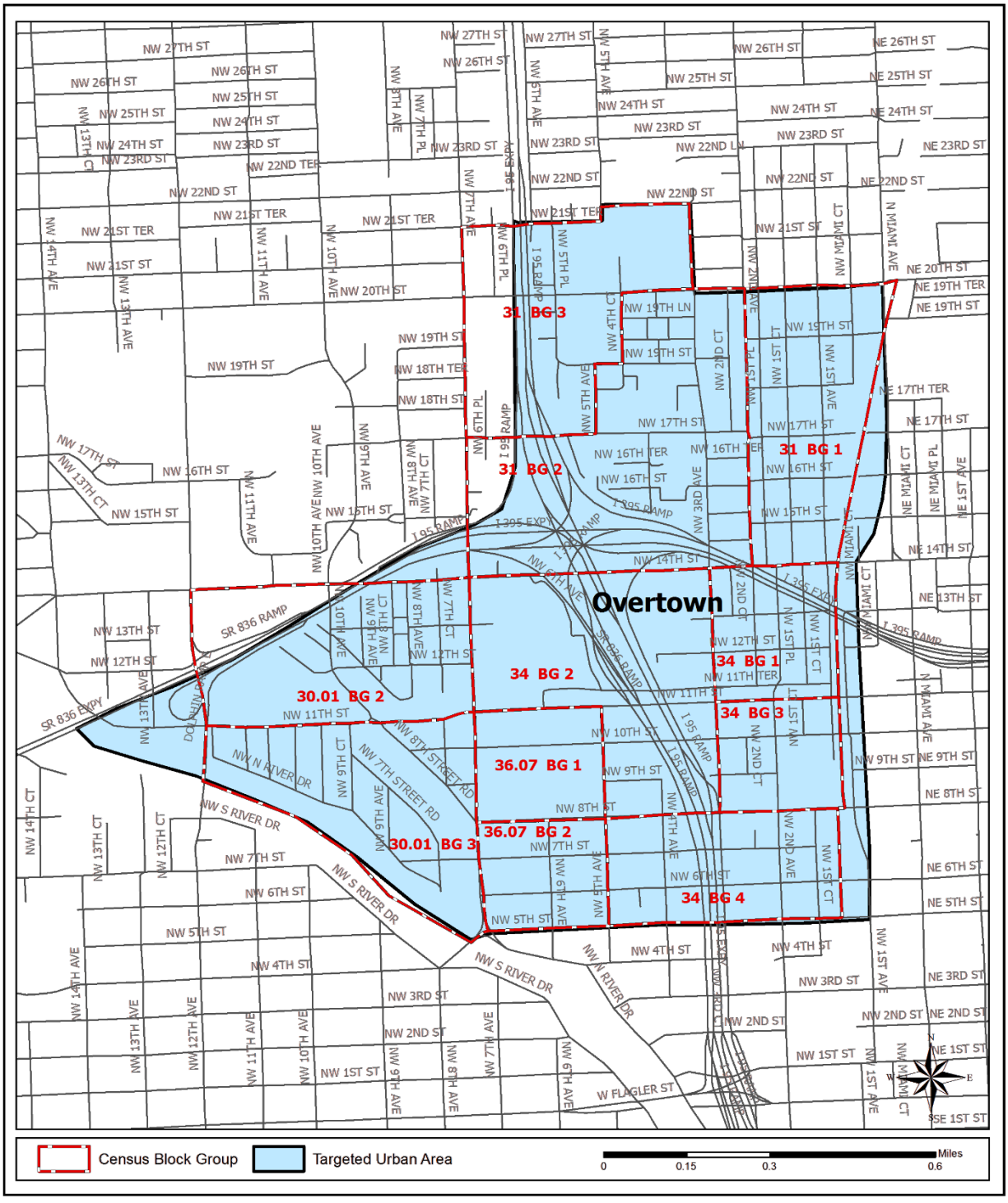
2012-2022 Profile for Opa-Locka TUA

	2022		2017		2012	
Units in Structure						
Total Housing Units	6,646	(100%)	6,440	(100%)	6,271	(100%)
1, Detached or Attached	2,575	(38.7%)	2,948	(45.8%)	2,681	(42.8%)
2 to 9 Units	1,049	(15.8%)	1,290	(20.0%)	1,309	(20.9%)
10 or More Units	2,963	(44.6%)	2,202	(34.2%)	2,254	(35.9%)
Mobile Home and All Other Types of Units	59	(0.9%)	-	(0.0%)	27	(0.4%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	2,724	(67.8%)	2,345	(75.0%)	2,208	(72.1%)
Owner-Occupied Housing Units	767	(38.5%)	626	(40.8%)	1,028	(62.9%)
Owner-Occupied (with Mortgage)	685	(52.1%)	528	(51.8%)	874	(73.9%)
Owner-Occupied (without a Mortgage)	82	(12.1%)	98	(19.0%)	154	(34.1%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$18,108		$13,157		$13,604
Median Household Income ('22 $)		$30,101		$19,749		$27,478
Median Home Value ('22 $)		$259,600		$132,862		$166,612
Median Gross Rent ('22 $)		$1,115		$950		$1,092
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	1,170	(18.8%)	1,402	(25.7%)	1,342	(26.0%)
1 Vehicle Available	2,647	(42.5%)	2,495	(45.8%)	2,746	(53.2%)
2 Vehicles Available	1,653	(26.5%)	1,115	(20.5%)	851	(16.5%)
3 or more Vehicles Available	761	(12.2%)	440	(8.1%)	224	(4.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	1,247	(19.1%)	733	(15.4%)	1,452	(30.0%)
15 to 29	2,723	(41.7%)	1,767	(37.2%)	1,657	(34.2%)
30 to 44	1,539	(23.6%)	1,556	(32.8%)	1,234	(25.5%)
45 to 59	375	(5.7%)	363	(7.6%)	176	(3.6%)
60 or More	651	(10.0%)	327	(6.9%)	327	(6.7%)
Median Travel Time (Minutes)		26.3		25.1		22.0
Means of Transportation to Work (Workers)						
Car, Truck or Van	5,529	(81.1%)	4,281	(89.1%)	4,307	(86.8%)
Public Transit	428	(6.3%)	278	(5.8%)	268	(5.4%)
Bicycle	114	(1.7%)	97	(2.0%)	28	(.6%)
Walked	210	(3.1%)	90	(1.9%)	140	(2.8%)
Other	254	(3.7%)	0	(.0%)	103	(2.1%)
Work at Home	282	(4.1%)	60	(1.2%)	114	(2.3%)
Median Time Leaving Home:		7:21 AM		8:06 AM		8:15 AM
Earlier than 7 a.m.	1,968	(30.1%)	1,223	(25.8%)	1,017	(21.0%)
7 a.m. to 7:59 a.m.	1,987	(30.4%)	844	(17.8%)	813	(16.8%)
8 a.m. to 8:59 a.m.	1,074	(16.4%)	1,632	(34.4%)	1,389	(28.7%)
9 a.m. to 9:59 a.m.	467	(7.1%)	376	(7.9%)	520	(10.7%)
10 a.m. or Later	1,039	(15.9%)	671	(14.1%)	1,107	(22.8%)
Employment by Industry*						
Agriculture	0	(0.0%)	12	(0.2%)	0	(0.0%)
Goods Producing	1,117	(16.0%)	703	(14.5%)	1,166	(23.2%)
Wholesale and Retail Trade	1,171	(16.8%)	946	(19.4%)	1,061	(21.1%)
Transportation, Warehousing, and Utilities	936	(13.4%)	331	(6.8%)	229	(4.6%)
Information	54	(0.8%)	203	(4.2%)	68	(1.4%)
Finance, Insurance, and Real Estate	179	(2.6%)	231	(4.7%)	208	(4.1%)
Professional and Business Services	720	(10.3%)	582	(12.0%)	486	(9.7%)
Education and Health Services	1,573	(22.6%)	692	(14.2%)	1,025	(20.4%)
Arts, Entertainment and Tourism	641	(9.2%)	524	(10.8%)	410	(8.2%)
Other Services	481	(6.9%)	374	(7.7%)	162	(3.2%)
Public Administration	102	(1.5%)	283	(5.8%)	120	(2.4%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Overtown


Overtown
31 BG 3
31 BG 2
31 BG 1
34 BG 1
34 BG 2
34 BG 3
34 BG 4
30.01 BG 2
30.01 BG 3
36.07 BG 1
36.07 BG 2
Census Block Group
Targeted Urban Area
Miles
0
0.15
0.3
0.6

Overtown

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$22,948	$29,846	$59,205	$67,516	30.1%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$19,218	$19,173	$32,253	$34,030	-0.2%	5.5%	▼	▼
3. Poverty	Falling poverty rate	42.6%	40.5%	17.4%	14.0%	-2.1%	-3.4%	▲	▼
4. Labor Force Participation	Growth in labor force participation	58.2%	61.4%	62.5%	64.2%	3.2%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	19.0%	13.4%	6.7%	4.2%	-5.6%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	88.7%	85.4%	90.2%	92.4%	-3.3%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	216	389	88,681	170,588	80.1%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	97.8	11.2	34.4	23.2	-88.5%	-32.7%	▲	▲
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	15.9	3.2	10.0	6.9	-79.6%	-30.9%	▲	▲
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	14.5%	12.1%	53.8%	53.5%	-2.4%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	13.7%	9.4%	47.5%	48.7%	-4.4%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$167,169	$304,571	$319,082	$393,840	82.2%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	17.6%	11.0%	15.1%	11.6%	-6.6%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	29.4%	39.6%	37.5%	35.2%	10.2%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	69.3%	67.7%	65.4%	62.6%	-1.6%	-2.8%	▲	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	71.4%	72.5%	81.8%	83.5%	1.1%	1.7%	▲	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	34.3%	99.9%	73.9%	70.1%	65.6%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	72.4%	87.1%	80.4%	89.0%	14.7%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	14.3%	5.5%	5.9%	3.0%	-8.8%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

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6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Overtown

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	38.8%	44.2%	5.4%	▲
2. Per Capita Income	Increase in per capita income	59.6%	56.3%	-3.2%	▼
3. Poverty	Falling poverty rate	245.3%	289.4%	44.2%	▼
4. Labor Force Participation	Growth in labor force participation	93.2%	95.7%	2.5%	▲
5. Unemployment Rate	Decrease in the unemployment rate	282.0%	316.1%	34.1%	▲
6. Health Care Coverage	Growth in share of covered population	98.3%	92.4%	-5.9%	▼
7. Business Activity	Growth in number of businesses	0.2%	0.2%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	284.0%	48.4%	-235.6%	▲
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	159.5%	47.0%	-112.5%	▲
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	26.9%	22.7%	-4.3%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	28.9%	19.3%	-9.7%	▼
12. Median Home Values[1]	Rising median home values	52.4%	77.3%	24.9%	▲
13. Housing Vacancies	Falling vacancy rate	116.3%	94.6%	-21.7%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	78.5%	112.5%	34.0%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	106.0%	108.2%	2.2%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	87.3%	86.9%	-0.5%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	46.3%	142.5%	96.2%	▲
19. High School Graduates	Increase in the high school graduation rate	90.1%	97.9%	7.9%	▲
20. Student Retention[7]	Decrease in the student dropout rate	241.7%	186.9%	-54.8%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

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2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Overtown TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017		2022
33.8	Median Age	34.8
53.5%	Female	56.1%
46.5%	Male	43.9%

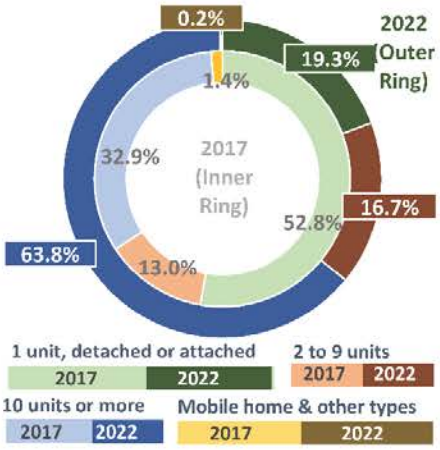
Households With Children

2017	2022
1,254	1,521

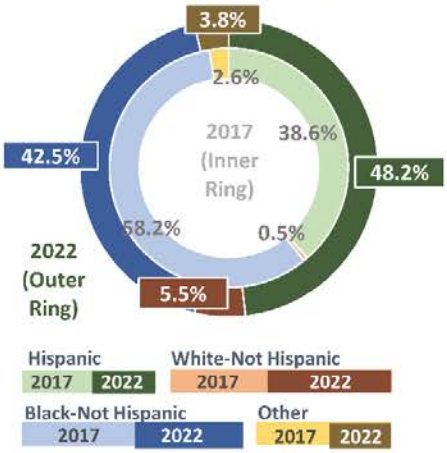
Housing Units

2017	2022
3,444	6,264

Housing Units in Structure



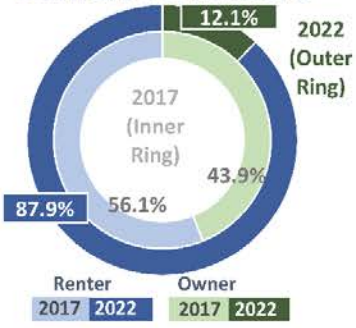
Race & Ethnicity



Income & Poverty

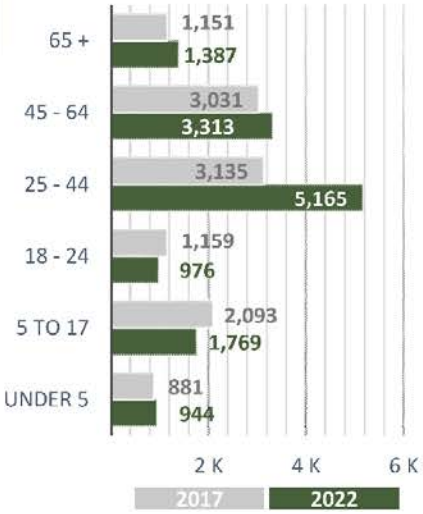
	2017	2022
Med. Household Income ('22 $)	$36,324	$29,846
Per Capita Income ('22 $)	$16,961	$19,173
Persons Living in Poverty	3,407	5,449
Poverty Rate	29.8%	40.5%

Owners vs. Renters



Median Gross Rent ('22 $)

Population by Age



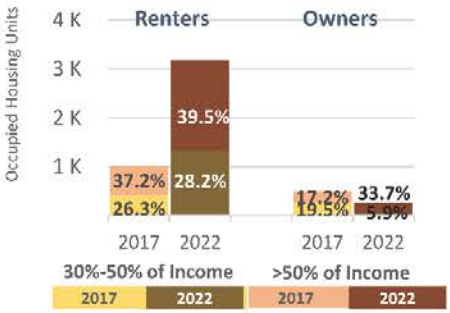
Median Home Value ('22 $):

Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
6.9%	8.8%

Housing Costs as % of Household Income

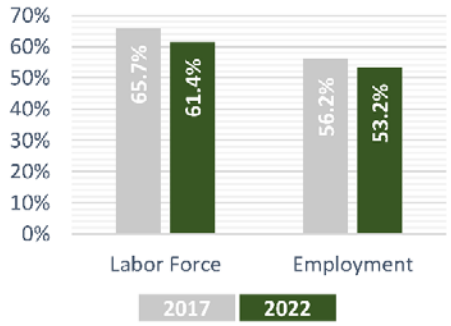


Overtown TUA Profile

EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

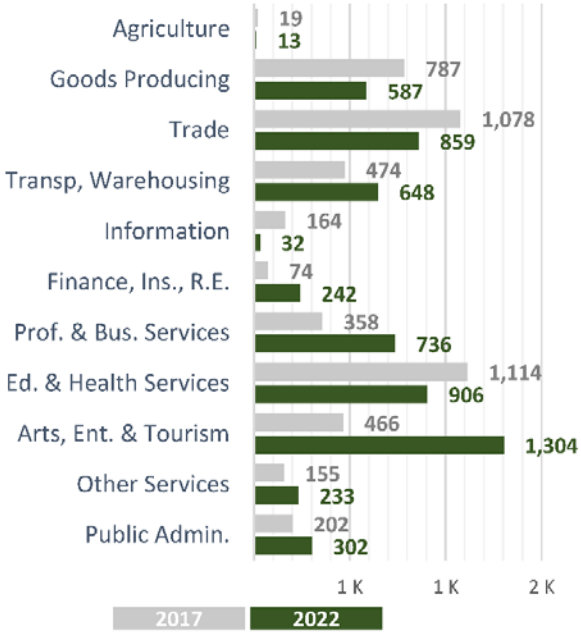
Employment Status

(% of Population 16 years and over)



Unempl. Rate (As a percentage of the labor force)	2017	2022
	14.5%	13.4%

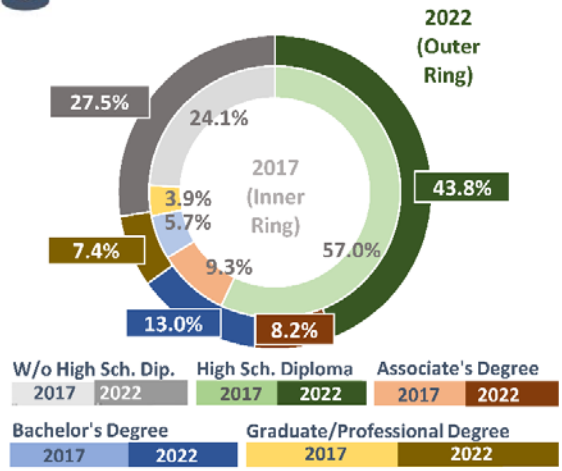
Resident Employment



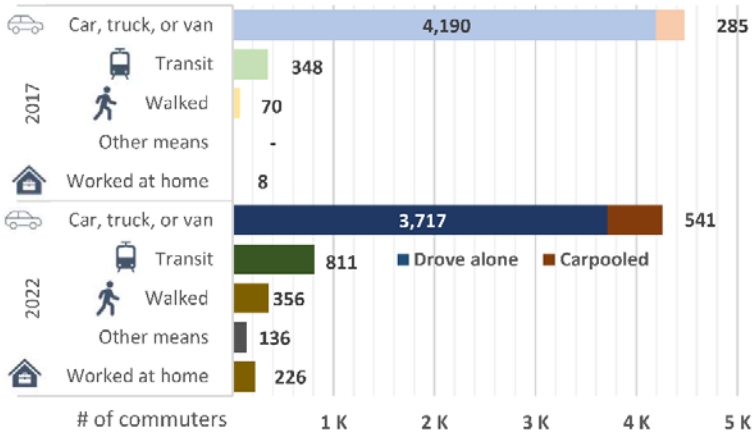
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	17.8%	22.5%
5-14 yr olds in K to 8 grade	98.1%	85.7%
15 to 19 yr olds in High School	84.2%	99.4%
18 to 29 yr olds in College/Grad Sch.	24.0%	45.7%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	425	(13.5%)
2022	1,879	(33.7%)

Median Travel Time (Minutes)

2017	2022
30.1	23.4

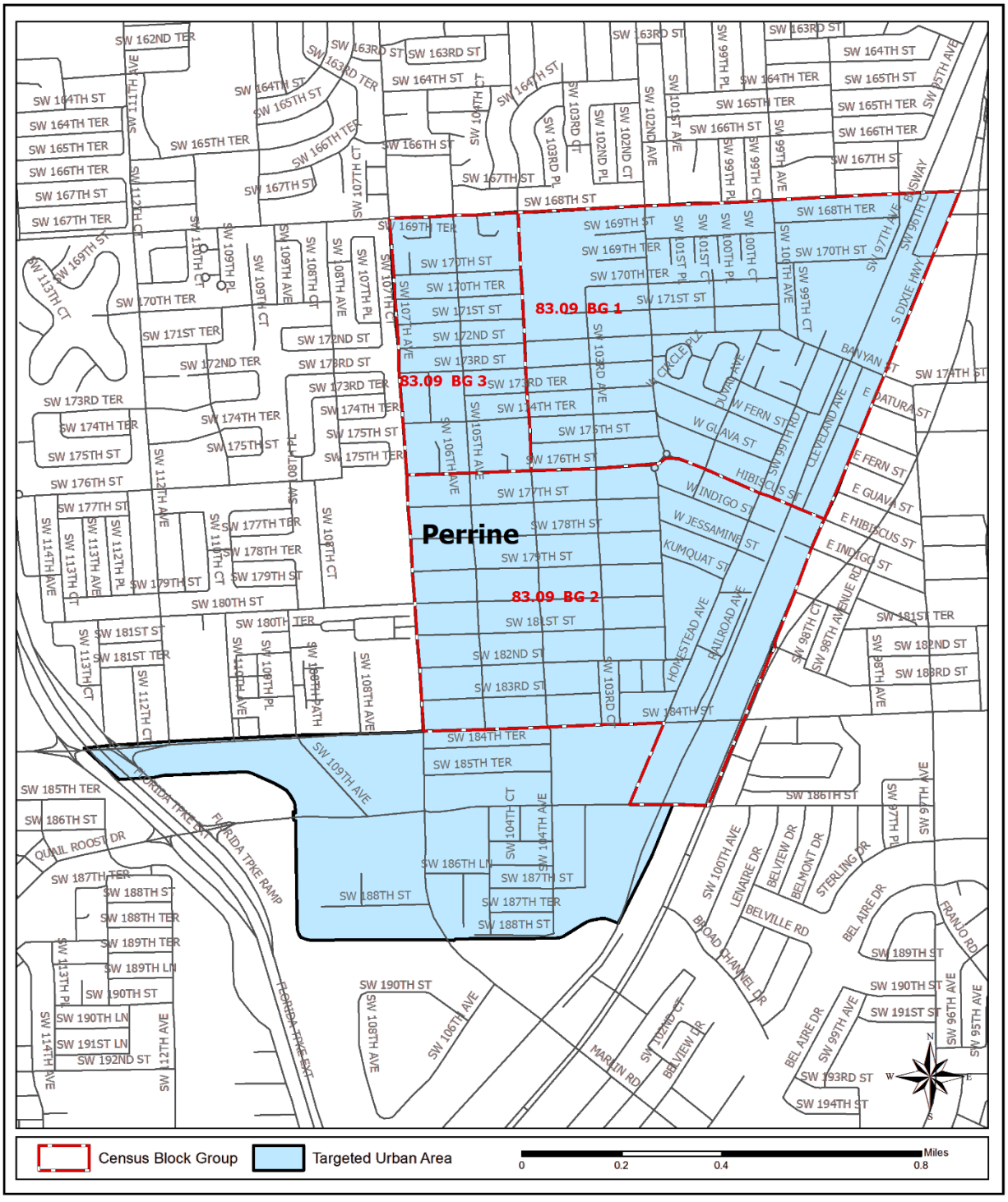
2012-2022 Profile for Overtown TUA						
	2022		2017		2012	
Population	13,554	(100%)	10,481	(100%)	10,179	(100%)
Female	7,610	(56.1%)	5,422	(51.7%)	5,643	(55.4%)
Male	5,944	(43.9%)	5,059	(48.3%)	4,536	(44.6%)
In Households	12,965	(95.7%)	10,111	(96.5%)	9,722	(95.5%)
In Group Quarters	589	(4.3%)	370	(3.5%)	457	(4.5%)
Population by Age						
Under 5 Years	944	(7.0%)	710	(6.8%)	934	(9.2%)
5 to 17	1,769	(13.1%)	1,702	(16.2%)	1,819	(17.9%)
18 to 24 Years	976	(7.2%)	1,191	(11.4%)	956	(9.4%)
25 to 44 Years	5,165	(38.1%)	2,700	(25.8%)	2,949	(29.0%)
45 to 64 Years	3,313	(24.4%)	2,718	(25.9%)	2,491	(24.5%)
65 or More Years	1,387	(10.2%)	1,460	(13.9%)	1,030	(10.1%)
Median Age	34.8		37.1		32.2	
Population by Ethinicity						
Hispanic	6,535	(48.2%)	4,029	(38.4%)	3,482	(34.2%)
White - Not Hispanic	745	(5.5%)	494	(4.7%)	636	(6.2%)
Black - Not Hispanic	5,764	(42.5%)	5,880	(56.1%)	5,886	(57.8%)
Other -Not Hispanic	510	(3.8%)	78	(.7%)	175	(2.6%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	6,766	(61.4%)	4,849	(58.2%)	3,904	(51.1%)
Employed (% of Population 16 Years and Over)	5,862	(53.2%)	3,930	(47.2%)	2,958	(38.7%)
Unemployment Rate		13.4%		19.0%		24.2%
Poverty						
Persons Living in Poverty		5,449		4,414		4,472
Poverty Rate (% of Population for whom Poverty is Determined)		40.5%		42.6%		45.6%
Households receiving Food Stamps/SNAP		2,440		1,843		1,420
Households receiving Food Stamps/SNAP Rate		43.8%		43.1%		38.4%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		22.5%		28.7%		37.2%
5-14 Year Olds in K to 8 Grade		85.7%		96.6%		89.2%
15 to 19 Year Olds in High School		99.4%		74.7%		82.0%
18 to 29 Year Olds- College/Grad School		45.7%		25.2%		26.0%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		27.5%		28.6%		27.1%
High School Diploma/GED		43.8%		49.7%		44.8%
Associate's Degree		8.2%		6.7%		6.6%
Bachelor's Degree		13.0%		10.3%		9.5%
Graduate/Professional Degree		7.4%		4.7%		4.8%
Households	5,577	(100%)	4,274	(100%)	3,700	(100%)
with Children under 18 Years	1,521	(27.3%)	1,037	(24.3%)	1,176	(31.8%)
no Children under 18 Years	4,056	(72.7%)	3,237	(75.7%)	2,524	(68.2%)
1-Person Household	2,056	(36.9%)	2,052	(48.0%)	1,499	(40.5%)
2-Person Household	1,784	(32.0%)	1,125	(26.3%)	929	(25.1%)
3-Person Household	941	(16.9%)	477	(11.2%)	569	(15.4%)
4-or-More-Person Household	796	(14.3%)	620	(14.5%)	703	(19.0%)
Housing Units	6,264		5,185		5,016	
Vacant Units (% of Total)	687	(11.0%)	911	(17.6%)	1,316	(26.2%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	552	(8.8%)	829	(16.0%)	1,237	(24.7%)
Tenure of Households	5,577	(100%)	4,274	(100%)	3,700	(100%)
Owner-Occupied Units	676	(12.1%)	619	(14.5%)	769	(20.8%)
Renter Occupied Units	4,901	(87.9%)	3,655	(85.5%)	2,931	(79.2%)

2012-2022 Profile for Overtown TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	6,264	(100%)	5,185	(100%)	5,016	(100%)
1, Detached or Attached	1,208	(19.3%)	988	(19.1%)	1,178	(23.5%)
2 to 9 Units	1,044	(16.7%)	992	(19.1%)	1,117	(22.3%)
10 or More Units	3,997	(63.8%)	3,187	(61.5%)	2,658	(53.0%)
Mobile Home and All Other Types of Units	15	(0.2%)	18	(0.3%)	63	(1.3%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	3,179	(67.7%)	2,263	(69.3%)	1,755	(68.6%)
Owner-Occupied Housing Units	262	(39.6%)	180	(29.4%)	349	(48.1%)
Owner-Occupied (with Mortgage)	160	(41.6%)	120	(30.7%)	345	(52.9%)
Owner-Occupied (without a Mortgage)	102	(37.0%)	60	(27.1%)	4	(5.4%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$19,173		$19,218		$14,056
Median Household Income ('22 $)		$29,846		$22,948		$23,874
Median Home Value ('22 $)		$304,571		$167,169		$185,259
Median Gross Rent ('22 $)		$1,081		$928		$984
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	1,879	(33.7%)	1,629	(38.1%)	1,487	(40.2%)
1 Vehicle Available	2,276	(40.8%)	1,978	(46.3%)	1,648	(44.5%)
2 Vehicles Available	977	(17.5%)	525	(12.3%)	474	(12.8%)
3 or more Vehicles Available	445	(8.0%)	142	(3.3%)	91	(2.5%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	1,317	(23.6%)	598	(15.7%)	680	(24.1%)
15 to 29	2,169	(38.9%)	1,135	(29.7%)	846	(29.9%)
30 to 44	952	(17.1%)	1,218	(31.9%)	1,005	(35.6%)
45 to 59	428	(7.7%)	459	(12.0%)	133	(4.7%)
60 or More	712	(12.8%)	409	(10.7%)	163	(5.8%)
Median Travel Time (Minutes)		23.4		30.9		26.0
Means of Transportation to Work (Workers)						
Car, Truck or Van	4,258	(73.4%)	2,837	(73.0%)	1,609	(55.3%)
Public Transit	811	(14.0%)	755	(19.4%)	938	(32.3%)
Bicycle	17	(.3%)	22	(.6%)	39	(1.3%)
Walked	356	(6.1%)	97	(2.5%)	214	(7.4%)
Other	136	(2.3%)	108	(2.8%)	27	(.9%)
Work at Home	226	(3.9%)	66	(1.7%)	81	(2.8%)
Median Time Leaving Home:		8:00 AM		7:27 AM		8:01 AM
Earlier than 7 a.m.	1,210	(21.7%)	1,009	(26.4%)	771	(27.3%)
7 a.m. to 7:59 a.m.	1,564	(28.0%)	1,218	(31.9%)	627	(22.2%)
8 a.m. to 8:59 a.m.	1,106	(19.8%)	710	(18.6%)	419	(14.8%)
9 a.m. to 9:59 a.m.	471	(8.4%)	155	(4.1%)	313	(11.1%)
10 a.m. or Later	1,227	(22.0%)	727	(19.0%)	697	(24.7%)
Employment by Industry*						
Agriculture	13	(0.2%)	11	(0.3%)	0	(0.0%)
Goods Producing	587	(10.0%)	525	(13.4%)	371	(12.5%)
Wholesale and Retail Trade	859	(14.7%)	449	(11.4%)	306	(10.3%)
Transportation, Warehousing, and Utilities	648	(11.1%)	205	(5.2%)	298	(10.1%)
Information	32	(0.5%)	77	(2.0%)	55	(1.9%)
Finance, Insurance, and Real Estate	242	(4.1%)	254	(6.5%)	93	(3.1%)
Professional and Business Services	736	(12.6%)	417	(10.6%)	367	(12.4%)
Education and Health Services	906	(15.5%)	884	(22.5%)	626	(21.2%)
Arts, Entertainment and Tourism	1,304	(22.2%)	642	(16.3%)	507	(17.1%)
Other Services	233	(4.0%)	186	(4.7%)	140	(4.7%)
Public Administration	302	(5.2%)	196	(5.0%)	87	(2.9%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Perrine


Perrine
83.09 BG 1
83.09 BG 2
83.09 BG 3
Census Block Group
Targeted Urban Area
Miles
0
0.2
0.4
0.8

Perrine

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$37,105	$42,961	$59,205	$67,516	15.8%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$12,532	$18,897	$32,253	$34,030	50.8%	5.5%	▲	▲
3. Poverty	Falling poverty rate	45.8%	21.7%	17.4%	14.0%	-24.1%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	52.8%	63.5%	62.5%	64.2%	10.7%	1.7%	▲	▲
5. Unemployment Rate	Decrease in the unemployment rate	18.1%	14.6%	6.7%	4.2%	-3.5%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	89.4%	88.8%	90.2%	92.4%	-0.7%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	473	785	88,681	170,588	66.0%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	195.0	193.8	34.4	23.2	-0.6%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	29.4	31.9	10.0	6.9	8.3%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	45.5%	41.4%	53.8%	53.5%	-4.1%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	45.1%	34.7%	47.5%	48.7%	-10.5%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$156,163	$266,964	$319,082	$393,840	71.0%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	18.6%	12.0%	15.1%	11.6%	-6.6%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	36.5%	17.0%	37.5%	35.2%	-19.5%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	81.3%	58.2%	65.4%	62.6%	-23.1%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	79.3%	83.5%	81.8%	83.5%	4.2%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	49.0%	39.3%	73.9%	70.1%	-9.6%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	86.7%	96.7%	80.4%	89.0%	10.0%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	7.1%	1.2%	5.9%	3.0%	-5.9%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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4. UCR produced by each local jurisdiction

Perrine

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	62.7%	63.6%	1.0%	▲
2. Per Capita Income	Increase in per capita income	38.9%	55.5%	16.7%	▲
3. Poverty	Falling poverty rate	263.4%	155.0%	-108.4%	▲
4. Labor Force Participation	Growth in labor force participation	84.6%	99.0%	14.4%	▲
5. Unemployment Rate	Decrease in the unemployment rate	269.0%	345.5%	76.5%	▲
6. Health Care Coverage	Growth in share of covered population	99.1%	96.0%	-3.1%	▼
7. Business Activity	Growth in number of businesses	0.5%	0.5%	-0.1%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	566.3%	836.9%	270.6%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	294.5%	461.7%	167.2%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	84.6%	77.4%	-7.2%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	95.1%	71.3%	-23.8%	▼
12. Median Home Values[1]	Rising median home values	48.9%	67.8%	18.8%	▲
13. Housing Vacancies	Falling vacancy rate	122.8%	103.4%	-19.4%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	97.4%	48.2%	-49.2%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	124.3%	93.0%	-31.3%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	96.9%	100.0%	3.1%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	66.3%	56.1%	-10.1%	▼
19. High School Graduates	Increase in the high school graduation rate	107.9%	108.8%	0.9%	▲
20. Student Retention[7]	Decrease in the student dropout rate	120.6%	41.4%	-79.3%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

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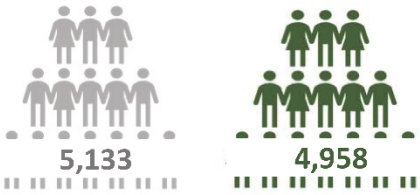
Perrine TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017 2022

2017		2022
25.8	Median Age	30.8
57.5%	Female	53.9%
42.5%	Male	46.1%

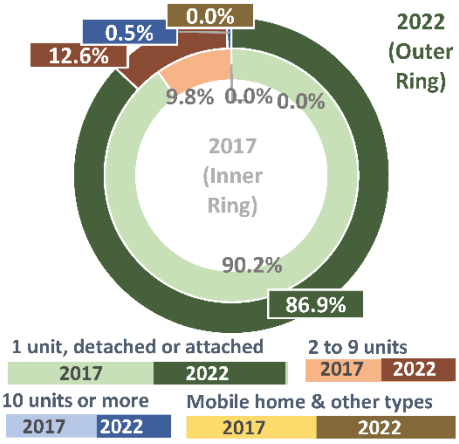
Households With Children

2017	2022
591	692

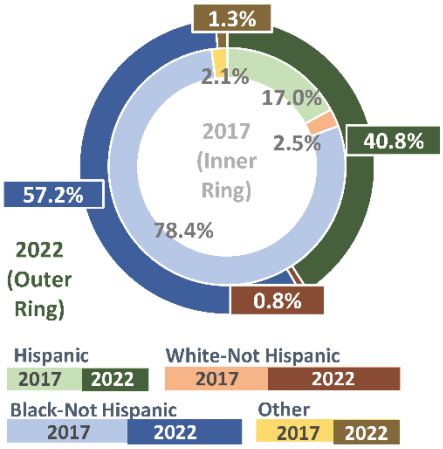
Housing Units

2017	2022
1,568	1,577

Housing Units in Structure



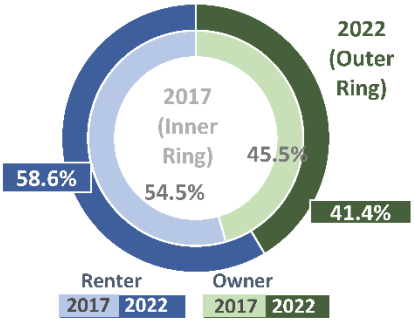
Race & Ethnicity



Income / Poverty

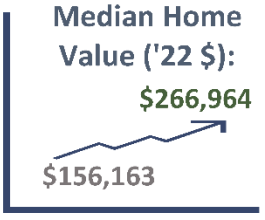
	2017	2022
Med. Household Income ('22 $)	$37,105	$42,961
Per Capita Income ('22 $)	$12,532	$18,897
Persons Living in Poverty	2,347	1,071
Poverty Rate	45.8%	21.7%

Owners vs. Renters



Median Gross Rent ('22 $)

Median Home Value ('22 $):

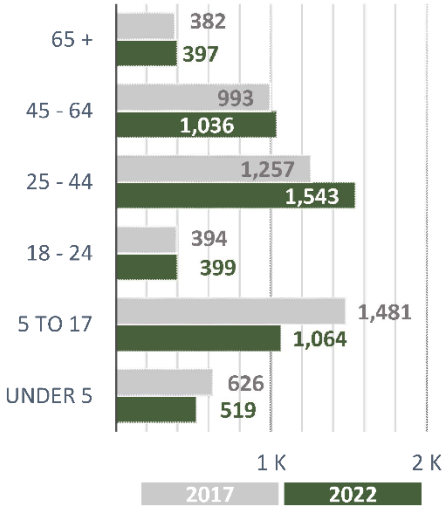


Housing Vacancy Rate

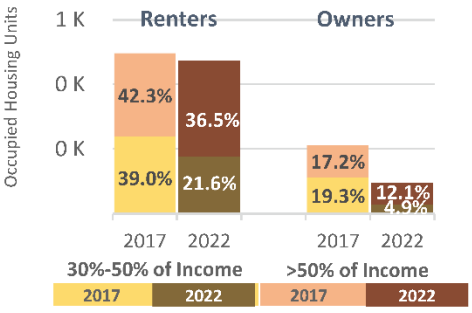
(Excl. seasonal use)

2017	2022
18.6%	12.0%

Population by Age



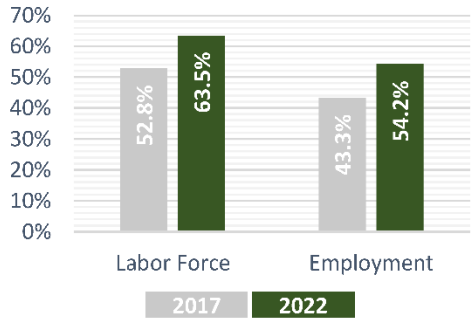
Housing Costs as % of Household Income



Perrine TUA Profile

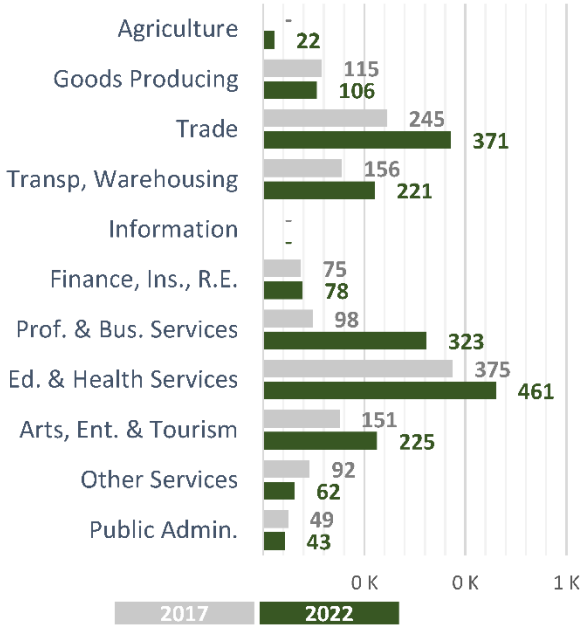
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	18.1%	14.6%

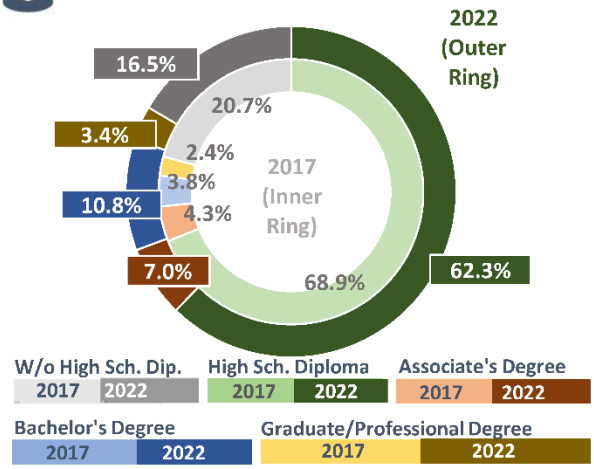
Resident Employment



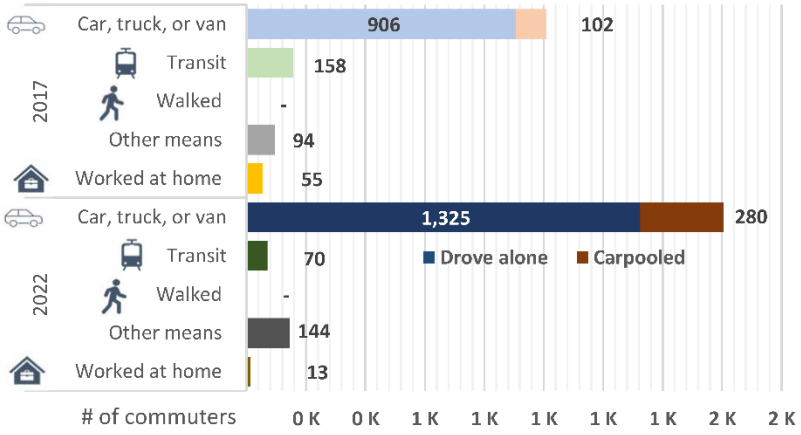
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	28.9%	34.9%
5-14 yr olds in K to 8 grade	94.2%	99.4%
15 to 19 yr olds in High School	67.7%	97.7%
18 to 29 yr olds in College/Grad Sch.	25.3%	34.5%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	208	(16.3%)
2022	225	(16.2%)

Median Travel Time (Minutes)

2017	2022
33.4	27.4

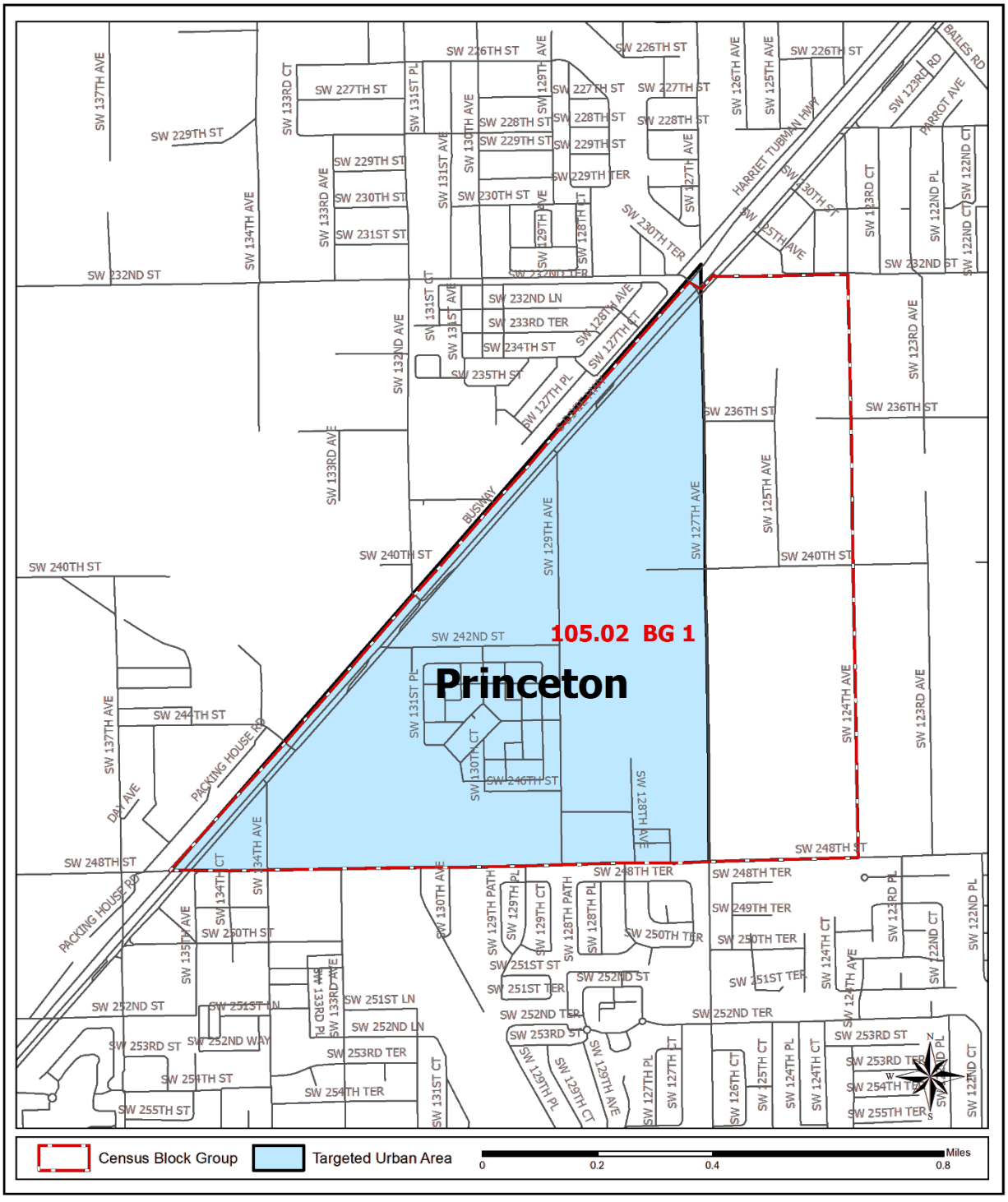
2012-2022 Profile for Perrine TUA						
	2022		2017		2012	
Population	4,958	(100%)	5,133	(100%)	5,196	(100%)
Female	2,671	(53.9%)	2,949	(57.5%)	2,661	(51.2%)
Male	2,287	(46.1%)	2,184	(42.5%)	2,535	(48.8%)
In Households	4,953	(99.9%)	5,133	(100.0%)	5,196	(100.0%)
In Group Quarters	5	(0.1%)	0	(0.0%)	0	(0.0%)
Population by Age						
Under 5 Years	519	(10.5%)	626	(12.2%)	471	(9.1%)
5 to 17	1,064	(21.5%)	1,481	(28.9%)	1,529	(29.4%)
18 to 24 Years	399	(8.0%)	394	(7.7%)	797	(15.3%)
25 to 44 Years	1,543	(31.1%)	1,257	(24.5%)	892	(17.2%)
45 to 64 Years	1,036	(20.9%)	993	(19.3%)	1,178	(22.7%)
65 or More Years	397	(8.0%)	382	(7.4%)	329	(6.3%)
Median Age	30.8		25.8		23.0	
Population by Ethinicity						
Hispanic	2,022	(40.8%)	872	(17.0%)	395	(7.6%)
White - Not Hispanic	39	(.8%)	126	(2.5%)	32	(.6%)
Black - Not Hispanic	2,834	(57.2%)	4,026	(78.4%)	4,647	(89.4%)
Other -Not Hispanic	63	(1.3%)	109	(2.1%)	122	(2.5%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	2,239	(63.5%)	1,637	(52.8%)	1,990	(57.3%)
Employed (% of Population 16 Years and Over)	1,912	(54.2%)	1,341	(43.3%)	1,595	(45.9%)
Unemployment Rate		14.6%		18.1%		19.8%
Poverty						
Persons Living in Poverty		1,071		2,347		2,264
Poverty Rate (% of Population for whom Poverty is Determined)		21.7%		45.8%		43.6%
Households receiving Food Stamps/SNAP		706		700		646
Households receiving Food Stamps/SNAP Rate		50.9%		54.8%		47.0%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		34.9%		28.9%		24.0%
5-14 Year Olds in K to 8 Grade		99.4%		94.2%		97.0%
15 to 19 Year Olds in High School		97.7%		67.7%		85.4%
18 to 29 Year Olds- College/Grad School		34.5%		25.3%		39.9%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		16.5%		20.7%		22.5%
High School Diploma/GED		62.3%		68.9%		52.4%
Associate's Degree		7.0%		4.3%		5.5%
Bachelor's Degree		10.8%		3.8%		7.9%
Graduate/Professional Degree		3.4%		2.4%		0.5%
Households	1,388	(100%)	1,277	(100%)	1,374	(100%)
with Children under 18 Years	692	(49.9%)	591	(46.3%)	753	(54.8%)
no Children under 18 Years	696	(50.1%)	686	(53.7%)	621	(45.2%)
1-Person Household	363	(26.2%)	247	(19.3%)	266	(19.4%)
2-Person Household	162	(11.7%)	341	(26.7%)	298	(21.7%)
3-Person Household	330	(23.8%)	251	(19.7%)	293	(21.3%)
4-or-More-Person Household	533	(38.4%)	438	(34.3%)	517	(37.6%)
Housing Units	1,577		1,568		1,567	
Vacant Units (% of Total)	189	(12.0%)	291	(18.6%)	193	(12.3%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	189	(12.0%)	291	(18.6%)	193	(12.3%)
Tenure of Households	1,388	(100%)	1,277	(100%)	1,374	(100%)
Owner-Occupied Units	575	(41.4%)	581	(45.5%)	461	(33.6%)
Renter Occupied Units	813	(58.6%)	696	(54.5%)	913	(66.4%)

2012-2022 Profile for Perrine TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	1,577	(100%)	1,568	(100%)	1,567	(100%)
1, Detached or Attached	1,370	(86.9%)	1,414	(90.2%)	1,250	(79.8%)
2 to 9 Units	199	(12.6%)	154	(9.8%)	297	(19.0%)
10 or More Units	8	(0.5%)	-	(0.0%)	20	(1.3%)
Mobile Home and All Other Types of Units	-	(0.0%)	-	(0.0%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	473	(58.2%)	496	(81.3%)	581	(70.9%)
Owner-Occupied Housing Units	94	(17.0%)	212	(36.5%)	246	(53.4%)
Owner-Occupied (with Mortgage)	84	(40.4%)	204	(51.0%)	187	(62.8%)
Owner-Occupied (without a Mortgage)	10	(2.9%)	8	(4.4%)	59	(36.2%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$18,897		$12,532		$10,608
Median Household Income ('22 $)		$42,961		$37,105		$29,479
Median Home Value ('22 $)		$266,964		$156,163		$167,740
Median Gross Rent ('22 $)		$1,146		$1,126		$1,050
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	225	(16.2%)	208	(16.3%)	460	(33.5%)
1 Vehicle Available	449	(32.3%)	586	(45.9%)	563	(41.0%)
2 Vehicles Available	511	(36.8%)	398	(31.2%)	299	(21.8%)
3 or more Vehicles Available	203	(14.6%)	85	(6.7%)	52	(3.8%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	458	(25.2%)	53	(4.2%)	275	(18.5%)
15 to 29	524	(28.8%)	400	(31.7%)	551	(37.0%)
30 to 44	484	(26.6%)	370	(29.4%)	379	(25.5%)
45 to 59	198	(10.9%)	276	(21.9%)	266	(17.9%)
60 or More	155	(8.5%)	161	(12.8%)	17	(1.1%)
Median Travel Time (Minutes)		27.4		33.4		27.4
Means of Transportation to Work (Workers)						
Car, Truck or Van	1,605	(87.6%)	1,008	(76.7%)	1,326	(85.3%)
Public Transit	70	(3.8%)	158	(12.0%)	137	(8.8%)
Bicycle	0	(.0%)	0	(.0%)	13	(.8%)
Walked	0	(0.0%)	0	(.0%)	0	(.0%)
Other	144	(7.9%)	94	(7.1%)	12	(.8%)
Work at Home	13	(.7%)	55	(4.2%)	66	(4.2%)
Median Time Leaving Home:		8:25 AM		7:53 AM		7:11 AM
Earlier than 7 a.m.	446	(24.5%)	356	(28.3%)	673	(45.2%)
7 a.m. to 7:59 a.m.	281	(15.4%)	298	(23.7%)	331	(22.2%)
8 a.m. to 8:59 a.m.	223	(12.3%)	253	(20.1%)	105	(7.1%)
9 a.m. to 9:59 a.m.	210	(11.5%)	75	(6.0%)	34	(2.3%)
10 a.m. or Later	659	(36.2%)	278	(22.1%)	345	(23.2%)
Employment by Industry*						
Agriculture	22	(1.2%)	0	(0.0%)	0	(0.0%)
Goods Producing	106	(5.5%)	115	(8.6%)	137	(8.6%)
Wholesale and Retail Trade	371	(19.4%)	245	(18.3%)	281	(17.6%)
Transportation, Warehousing, and Utilities	221	(11.6%)	156	(11.6%)	71	(4.5%)
Information	0	(0.0%)	0	(0.0%)	0	(0.0%)
Finance, Insurance, and Real Estate	78	(4.1%)	75	(5.6%)	27	(1.7%)
Professional and Business Services	323	(16.9%)	98	(7.3%)	200	(12.5%)
Education and Health Services	461	(24.1%)	375	(28.0%)	429	(26.9%)
Arts, Entertainment and Tourism	225	(11.8%)	151	(11.3%)	208	(13.0%)
Other Services	62	(3.2%)	92	(6.9%)	111	(7.0%)
Public Administration	43	(2.2%)	49	(3.7%)	43	(2.7%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Princeton


105.02 BG 1
Princeton
SW 137TH AVE
SW 229TH ST
SW 133RD CT
SW 227TH ST
SW 131ST PL
SW 226TH ST
SW 129TH AVE
SW 228TH ST
SW 130TH AVE
SW 131ST AVE
SW 229TH TER
SW 230TH ST
SW 133RD AVE
SW 231ST ST
SW 134TH AVE
SW 232ND ST
SW 128TH CT
SW 230TH TER
SW 126TH AVE
SW 125TH AVE
HARRIET TUBMAN HWY
SW 123RD RD
BAILES RD
PARROT AVE
SW 130TH ST
SW 125TH AVE
SW 123RD CT
SW 122ND PL
SW 122ND CT
SW 131ST CT
SW 232ND LN
SW 233RD TER
SW 234TH ST
SW 235TH ST
SW 132ND AVE
SW 127TH PL
SW 127TH ST
SW 123RD AVE
SW 236TH ST
SW 133RD AVE
BUSWAY
SW 125TH AVE
SW 240TH ST
SW 242ND ST
SW 244TH ST
SW 137TH AVE
DAY AVE
PACKING HOUSE RD
SW 246TH ST
SW 128TH AVE
SW 124TH AVE
SW 248TH ST
SW 134TH CT
SW 134TH AVE
SW 248TH TER
SW 130TH AVE
SW 129TH PATH
SW 129TH PL
SW 129TH CT
SW 128TH PATH
SW 128TH PL
SW 250TH TER
SW 249TH TER
SW 250TH ST
SW 135TH AVE
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SW 252ND ST
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SW 251ST LN
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SW 124TH AVE
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Census Block Group
Targeted Urban Area
0
0.2
0.4
0.8
Miles

Princeton

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$64,690	$62,500	$59,205	$67,516	-3.4%	14.0%	▼	▼
2. Per Capita Income	Increase in per capita income	$13,713	$19,936	$32,253	$34,030	45.4%	5.5%	▲	▲
3. Poverty	Falling poverty rate	51.3%	10.6%	17.4%	14.0%	-40.7%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	67.9%	51.0%	62.5%	64.2%	-16.9%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	23.3%	0.0%	6.7%	4.2%	-23.3%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	90.4%	80.1%	90.2%	92.4%	-10.3%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	21	29	88,681	170,588	38.1%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	76.3	71.8	34.4	23.2	-5.9%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	6.7	7.6	10.0	6.9	13.8%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	89.3%	76.7%	53.8%	53.5%	-12.5%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	n/a	n/a	47.5%	48.7%	n/a	1.2%		
12. Median Home Values[1]	Rising median home values	$193,299	$275,000	$319,082	$393,840	42.3%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	0.0%	7.4%	15.1%	11.6%	7.4%	-3.5%	▼	▼
14. Owner Affordability	Decrease in cost-burdened owner households	13.9%	32.6%	37.5%	35.2%	18.8%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	0.0%	51.4%	65.4%	62.6%	51.4%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	91.2%	71.5%	81.8%	83.5%	-19.8%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	20.9%	54.1%	73.9%	70.1%	33.2%	-3.8%	▲	▲
18. High School Graduates	Increase in the high school graduation rate	77.3%	94.5%	80.4%	89.0%	17.2%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	3.7%	1.1%	5.9%	3.0%	-2.5%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Princeton

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	109.3%	92.6%	-16.7%	▼
2. Per Capita Income	Increase in per capita income	42.5%	58.6%	16.1%	▲
3. Poverty	Falling poverty rate	294.9%	75.3%	-219.6%	▲
4. Labor Force Participation	Growth in labor force participation	108.7%	79.5%	-29.2%	▼
5. Unemployment Rate	Decrease in the unemployment rate	346.1%	0.0%	-346.1%	▲
6. Health Care Coverage	Growth in share of covered population	100.2%	86.6%	-13.5%	▼
7. Business Activity	Growth in number of businesses	0.0%	0.0%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	221.6%	310.1%	88.5%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	67.0%	110.3%	43.3%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	166.0%	143.5%	-22.6%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	n/a	n/a	n/a	
12. Median Home Values[1]	Rising median home values	60.6%	69.8%	9.2%	▲
13. Housing Vacancies	Falling vacancy rate	0.0%	63.7%	63.7%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	37.1%	92.7%	55.6%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	0.0%	82.2%	82.2%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	111.6%	85.7%	-25.9%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	28.3%	77.2%	48.9%	▲
19. High School Graduates	Increase in the high school graduation rate	96.2%	106.3%	10.1%	▲
20. Student Retention[7]	Decrease in the student dropout rate	61.8%	37.8%	-24.0%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

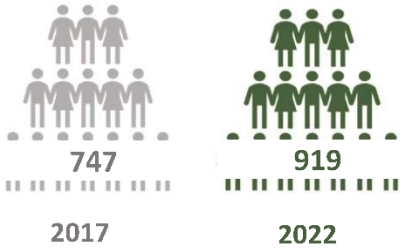
Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

Princeton TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
26.9	Median Age	26.5
65.9%	Female	50.1%
34.1%	Male	49.9%

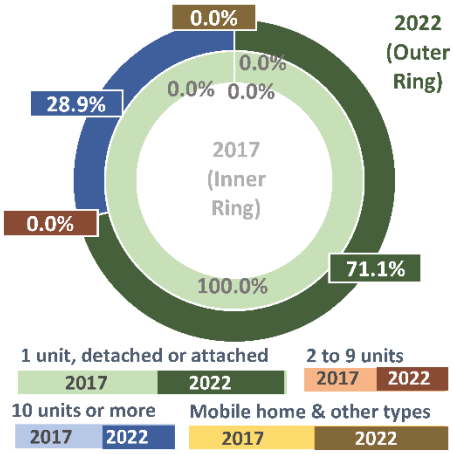
Households With Children

2017		2022
105		116

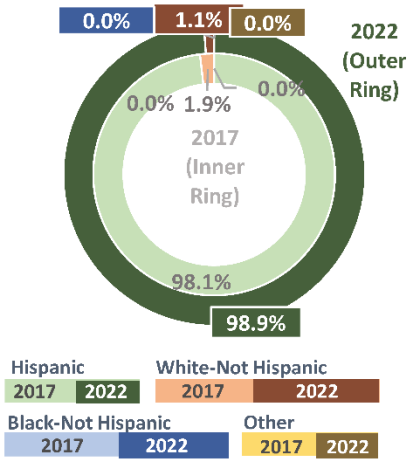
Housing Units

2017		2022
121		325

Housing Units in Structure



Race & Ethnicity



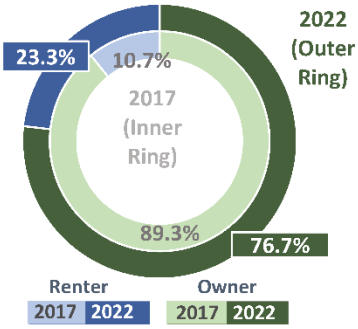
Income

	2017	2022
Med. Household Income ('22 $)	$64,690	$62,500
Per Capita Income ('22 $)	$13,713	$19,936

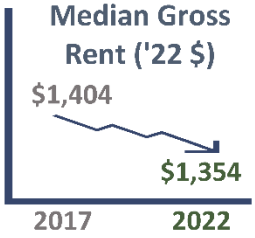
Poverty

	2017	2022
Persons Living in Poverty	383	97
Poverty Rate	51.3%	10.6%

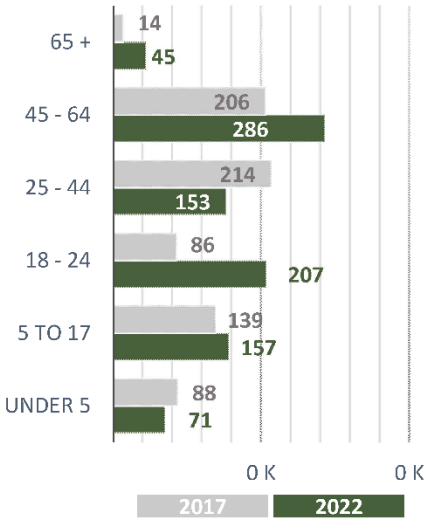
Owners vs. Renters



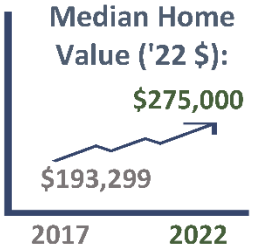
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

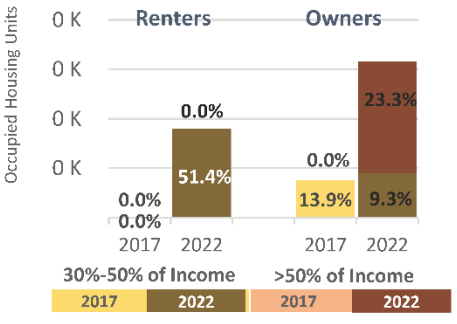


Housing Vacancy Rate

(Excl. seasonal use)

2017		2022
0.0%		7.4%

Housing Costs as % of Household Income



Princeton TUA Profile

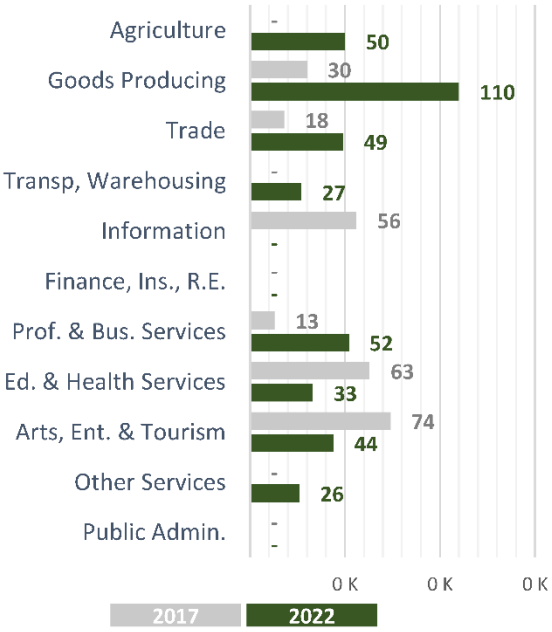
EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

Employment Status

(% of Population 16 years and over)

	2017	2022
Unempl. Rate (As a percentage of the labor force)	23.3%	0.0%

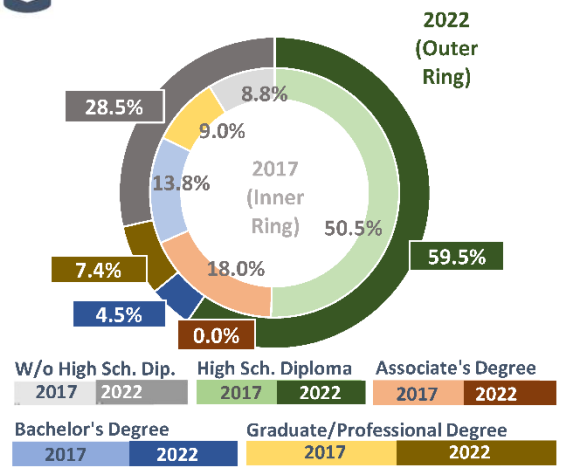
Resident Employment



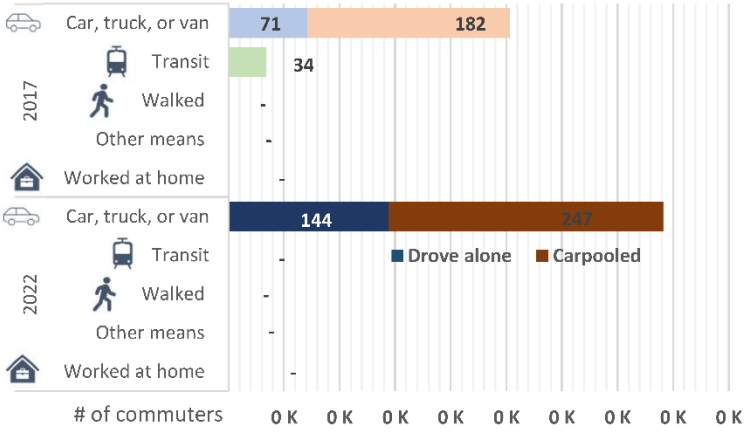
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	40.9%	0.0%
5-14 yr olds in K to 8 grade	99.4%	58.0%
15 to 19 yr olds in High School	99.4%	68.8%
18 to 29 yr olds in College/Grad Sch.	7.3%	38.6%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	0	(0.0%)
2022	0	(0.0%)

Median Travel Time (Minutes)

2017	2022
33.8	45.6

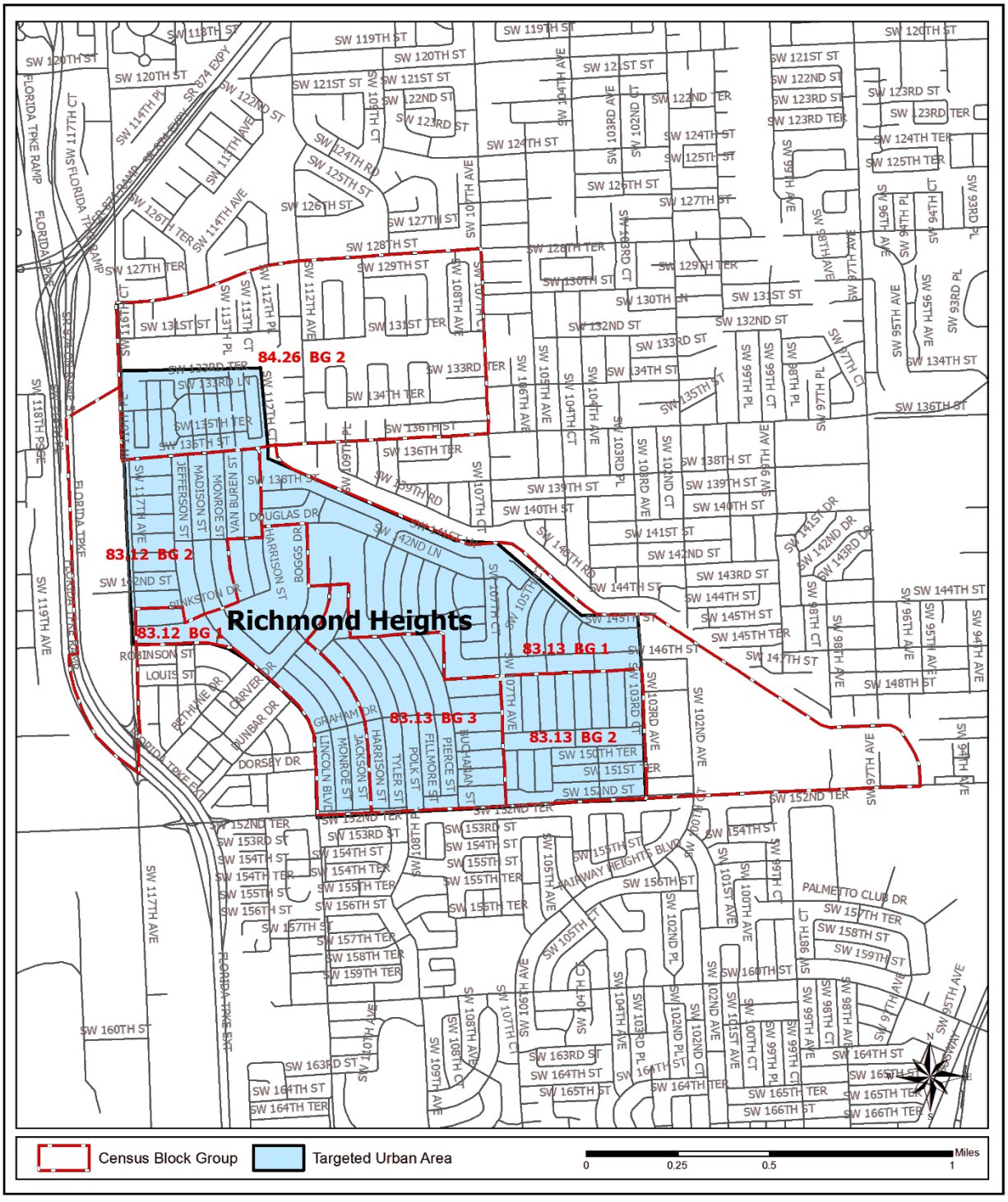
2012-2022 Profile for Princeton TUA						
	2022		2017		2012	
Population	919	(100%)	747	(100%)	8,922	(100%)
Female	460	(50.1%)	492	(65.9%)	4,696	(52.6%)
Male	459	(49.9%)	255	(34.1%)	4,226	(47.4%)
In Households	919	(100.0%)	747	(100.0%)	8,763	(98.2%)
In Group Quarters	0	(0.0%)	0	(0.0%)	159	(1.8%)
Population by Age						
Under 5 Years	71	(7.7%)	88	(11.8%)	388	(4.3%)
5 to 17	157	(17.1%)	139	(18.6%)	1,224	(13.7%)
18 to 24 Years	207	(22.5%)	86	(11.5%)	896	(10.0%)
25 to 44 Years	153	(16.6%)	214	(28.6%)	2,252	(25.2%)
45 to 64 Years	286	(31.1%)	206	(27.6%)	2,737	(30.7%)
65 or More Years	45	(4.9%)	14	(1.9%)	1,425	(16.0%)
Median Age	26.5		26.9		42.9	
Population by Ethinicity						
Hispanic	909	(98.9%)	733	(98.1%)	3,180	(35.6%)
White - Not Hispanic	10	(1.1%)	14	(1.9%)	641	(7.2%)
Black - Not Hispanic	0	(.0%)	0	(.0%)	4,953	(55.5%)
Other -Not Hispanic	0	(.0%)	0	(.0%)	148	(2.6%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	391	(51.0%)	374	(67.9%)	4,335	(56.9%)
Employed (% of Population 16 Years and Over)	391	(51.0%)	287	(52.1%)	3,243	(42.6%)
Unemployment Rate		0.0%		23.3%		25.2%
Poverty						
Persons Living in Poverty		97		383		921
Poverty Rate (% of Population for whom Poverty is Determined)		10.6%		51.3%		10.5%
Households receiving Food Stamps/SNAP		170		91		511
Households receiving Food Stamps/SNAP Rate		56.5%		75.2%		18.6%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		0.0%		40.9%		16.5%
5-14 Year Olds in K to 8 Grade		58.0%		99.4%		89.7%
15 to 19 Year Olds in High School		68.8%		99.4%		74.3%
18 to 29 Year Olds- College/Grad School		38.6%		7.3%		39.4%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		28.5%		8.8%		12.4%
High School Diploma/GED		59.5%		50.5%		46.5%
Associate's Degree		0.0%		18.0%		8.7%
Bachelor's Degree		4.5%		13.8%		14.9%
Graduate/Professional Degree		7.4%		9.0%		11.8%
Households	301	(100%)	121	(100%)	2,743	(100%)
with Children under 18 Years	116	(38.5%)	105	(86.8%)	854	(31.1%)
no Children under 18 Years	185	(61.5%)	16	(13.2%)	1,889	(68.9%)
1-Person Household	83	(27.6%)	0	(0.0%)	606	(22.1%)
2-Person Household	36	(12.0%)	16	(13.2%)	857	(31.2%)
3-Person Household	100	(33.2%)	0	(0.0%)	480	(17.5%)
4-or-More-Person Household	82	(27.2%)	105	(86.8%)	800	(29.2%)
Housing Units	325		121		2,904	
Vacant Units (% of Total)	24	(7.4%)	0	(0.0%)	161	(5.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	24	(7.4%)	0	(0.0%)	161	(5.5%)
Tenure of Households	301	(100%)	121	(100%)	2,743	(100%)
Owner-Occupied Units	231	(76.7%)	108	(89.3%)	2,238	(81.6%)
Renter Occupied Units	70	(23.3%)	13	(10.7%)	505	(18.4%)

2012-2022 Profile for Princeton TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	325	(100%)	121	(100%)	2,904	(100%)
1, Detached or Attached	231	(71.1%)	121	(100.0%)	2,904	(100.0%)
2 to 9 Units	-	(0.0%)	-	(0.0%)	-	(0.0%)
10 or More Units	94	(28.9%)	-	(0.0%)	-	(0.0%)
Mobile Home and All Other Types of Units	-	(0.0%)	-	(0.0%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	36	(51.4%)	0	(.0%)	230	(59.9%)
Owner-Occupied Housing Units	63	(32.6%)	15	(13.9%)	1,089	(49.2%)
Owner-Occupied (with Mortgage)	63	(43.8%)	15	(13.9%)	977	(71.9%)
Owner-Occupied (without a Mortgage)	0	(.0%)	0	#DIV/0!	112	(13.1%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$19,936		$13,713		$25,897
Median Household Income ('22 $)		$62,500		$64,690		$62,594
Median Home Value ('22 $)		$275,000		$193,299		$330,475
Median Gross Rent ('22 $)		$1,354		$1,404		$1,418
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	0	(.0%)	0	(.0%)	289	(10.5%)
1 Vehicle Available	126	(41.9%)	31	(25.6%)	1,115	(40.6%)
2 Vehicles Available	60	(19.9%)	47	(38.8%)	919	(33.5%)
3 or more Vehicles Available	115	(38.2%)	43	(35.5%)	420	(15.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	49	(12.5%)	14	(4.9%)	418	(13.7%)
15 to 29	94	(24.0%)	54	(18.8%)	1,162	(38.1%)
30 to 44	49	(12.5%)	100	(34.8%)	773	(25.3%)
45 to 59	81	(20.7%)	89	(31.0%)	279	(9.1%)
60 or More	118	(30.2%)	30	(10.5%)	419	(13.7%)
Median Travel Time (Minutes)		45.6		33.8		28.1
Means of Transportation to Work (Workers)						
Car, Truck or Van	391	(100.0%)	253	(88.2%)	2,927	(93.5%)
Public Transit	0	(.0%)	34	(11.8%)	79	(2.5%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	0	(0.0%)	0	(.0%)	0	(.0%)
Other	0	(0.0%)	0	(.0%)	45	(1.4%)
Work at Home	0	(.0%)	0	(.0%)	79	(2.5%)
Median Time Leaving Home:		7:15 AM		7:26 AM		7:20 AM
Earlier than 7 a.m.	167	(42.7%)	53	(18.5%)	1,106	(36.3%)
7 a.m. to 7:59 a.m.	105	(26.9%)	120	(41.8%)	799	(26.2%)
8 a.m. to 8:59 a.m.	34	(8.7%)	62	(21.6%)	433	(14.2%)
9 a.m. to 9:59 a.m.	26	(6.6%)	0	(.0%)	221	(7.2%)
10 a.m. or Later	59	(15.1%)	52	(18.1%)	492	(16.1%)
Employment by Industry*						
Agriculture	50	(12.8%)	0	(0.0%)	30	(0.9%)
Goods Producing	110	(28.1%)	30	(10.5%)	344	(10.6%)
Wholesale and Retail Trade	49	(12.5%)	18	(6.3%)	467	(14.4%)
Transportation, Warehousing, and Utilities	27	(6.9%)	0	(0.0%)	251	(7.7%)
Information	0	(0.0%)	56	(19.5%)	12	(0.4%)
Finance, Insurance, and Real Estate	0	(0.0%)	0	(0.0%)	123	(3.8%)
Professional and Business Services	52	(13.3%)	13	(4.5%)	231	(7.1%)
Education and Health Services	33	(8.4%)	63	(22.0%)	1,182	(36.4%)
Arts, Entertainment and Tourism	44	(11.3%)	74	(25.8%)	361	(11.1%)
Other Services	26	(6.6%)	0	(0.0%)	32	(1.0%)
Public Administration	0	(0.0%)	0	(0.0%)	171	(5.3%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

Richmond Heights



Richmond Heights

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$66,715	$68,444	$59,205	$67,516	2.6%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$27,088	$34,412	$32,253	$34,030	27.0%	5.5%	▲	▲
3. Poverty	Falling poverty rate	10.4%	11.2%	17.4%	14.0%	0.8%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	59.1%	57.2%	62.5%	64.2%	-1.9%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	6.5%	6.3%	6.7%	4.2%	-0.2%	-2.5%	▲	▼
6. Health Care Coverage	Growth in share of covered population	90.3%	95.1%	90.2%	92.4%	4.8%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	38	66	88,681	170,588	73.7%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	39.4	34.4	34.4	23.2	-12.7%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	4.7	6.8	10.0	6.9	43.9%	-30.9%	▼	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	85.2%	77.0%	53.8%	53.5%	-8.2%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	89.3%	72.9%	47.5%	48.7%	-16.4%	1.2%	▼	▼
12. Median Home Values[1]	Rising median home values	$218,718	$311,337	$319,082	$393,840	42.3%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	7.5%	7.1%	15.1%	11.6%	-0.3%	-3.5%	▲	▼
14. Owner Affordability	Decrease in cost-burdened owner households	32.6%	22.5%	37.5%	35.2%	-10.1%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	70.8%	94.1%	65.4%	62.6%	23.3%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	86.0%	81.2%	81.8%	83.5%	-4.8%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	80.6%	64.4%	73.9%	70.1%	-16.2%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	82.6%	98.7%	80.4%	89.0%	16.2%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	6.4%	0.8%	5.9%	3.0%	-5.6%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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1. 2017 and 2022 American Community Survey 5-year Estimates

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3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

Richmond Heights

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	112.7%	101.4%	-11.3%	▼
2. Per Capita Income	Increase in per capita income	84.0%	101.1%	17.1%	▲
3. Poverty	Falling poverty rate	59.6%	79.9%	20.4%	▼
4. Labor Force Participation	Growth in labor force participation	94.7%	89.2%	-5.5%	▼
5. Unemployment Rate	Decrease in the unemployment rate	97.4%	149.4%	52.0%	▼
6. Health Care Coverage	Growth in share of covered population	100.1%	102.9%	2.8%	▲
7. Business Activity	Growth in number of businesses	0.0%	0.0%	0.0%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	114.3%	148.5%	34.1%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	47.0%	98.0%	50.9%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	158.5%	144.0%	-14.5%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	188.1%	149.7%	-38.4%	▼
12. Median Home Values[1]	Rising median home values	68.5%	79.1%	10.5%	▲
13. Housing Vacancies	Falling vacancy rate	49.4%	61.6%	12.2%	▼
14. Owner Affordability	Decrease in cost-burdened owner households	87.0%	63.9%	-23.1%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	108.3%	150.4%	42.1%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	105.2%	97.3%	-7.9%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	109.0%	91.9%	-17.1%	▼
19. High School Graduates	Increase in the high school graduation rate	102.7%	111.0%	8.3%	▲
20. Student Retention[7]	Decrease in the student dropout rate	108.2%	28.3%	-79.9%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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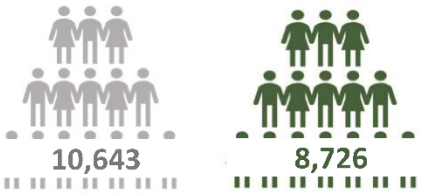
Richmond Heights TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
40.7	Median Age	42.7
50.0%	Female	53.3%
50.0%	Male	46.7%

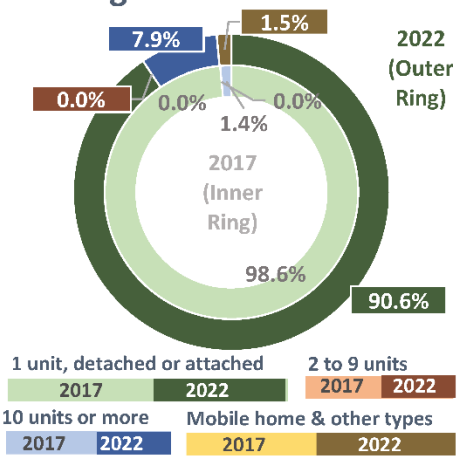
Households With Children

2017	2022
1,010	948

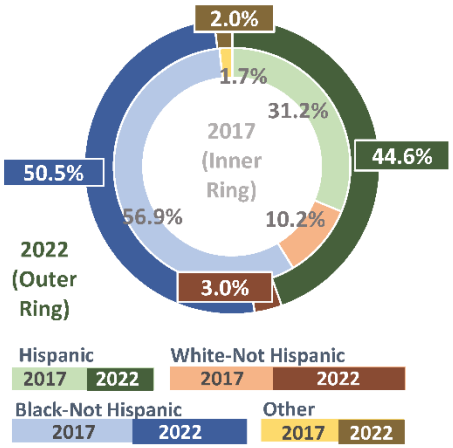
Housing Units

2017	2022
2,748	2,789

Housing Units in Structure



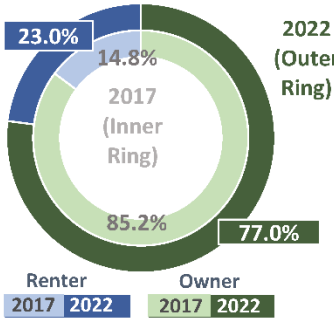
Race & Ethnicity



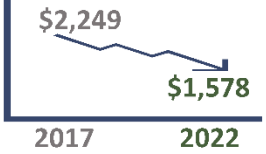
Income / Poverty

	2017	2022
Med. Household Income ('22 $)	$66,715	$68,444
Per Capita Income ('22 $)	$27,088	$34,412
Persons Living in Poverty	1,082	954
Poverty Rate	10.4%	11.2%

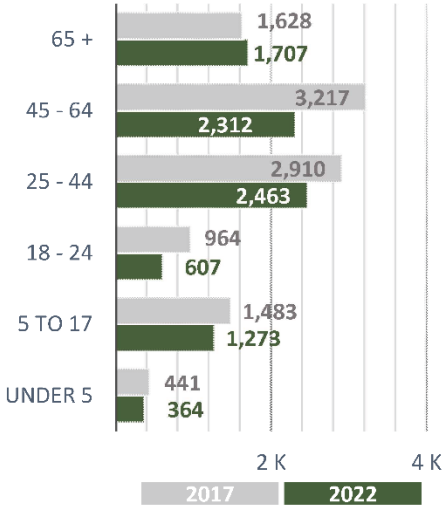
Owners vs. Renters



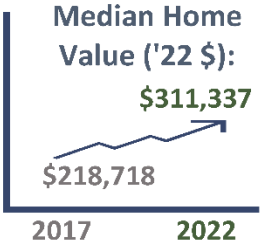
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

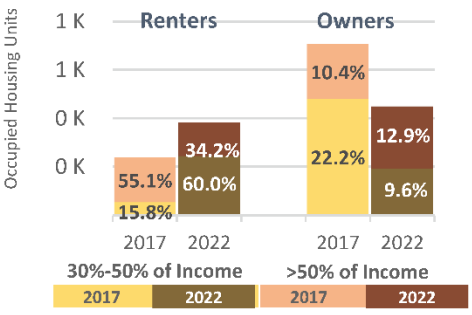


Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
7.5%	7.1%

Housing Costs as % of Household Income

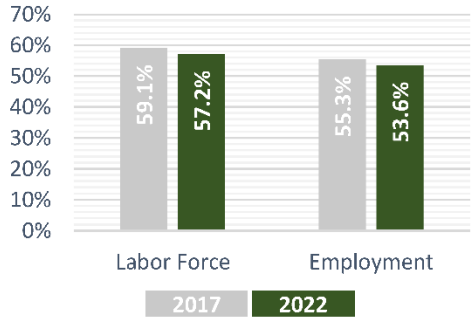


Richmond Heights TUA Profile

EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

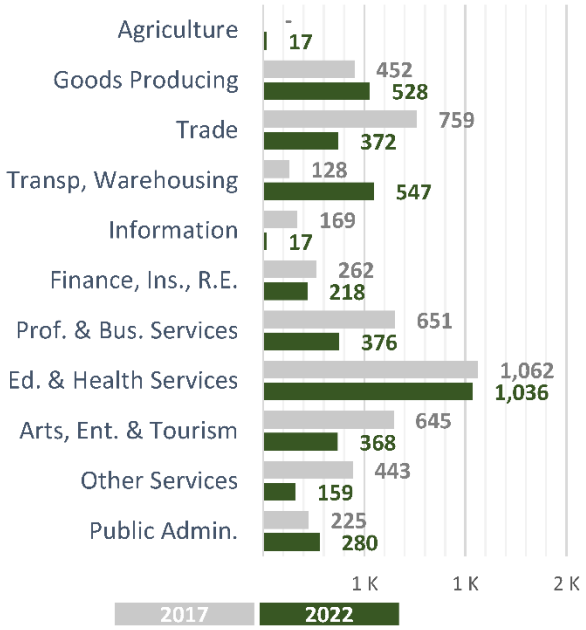
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	6.5%	6.3%

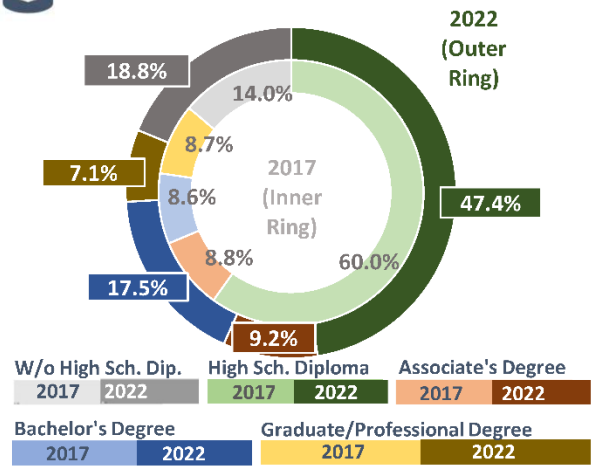
Resident Employment



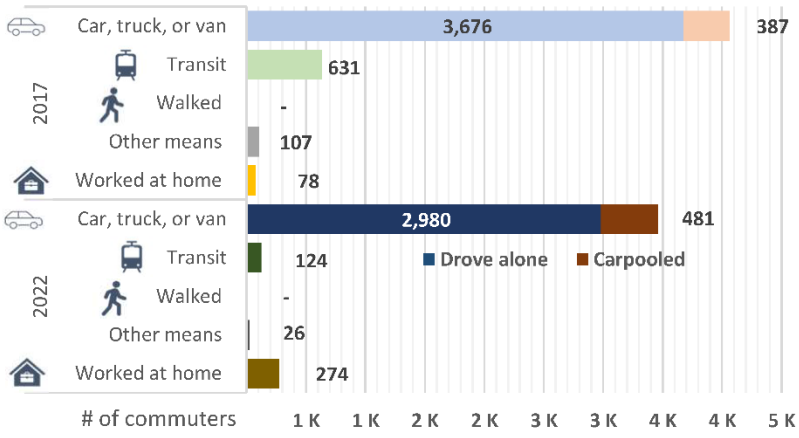
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	47.6%	26.1%
5-14 yr olds in K to 8 grade	89.9%	95.4%
15 to 19 yr olds in High School	98.5%	99.4%
18 to 29 yr olds in College/Grad Sch.	50.8%	41.8%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	137	(5.4%)
2022	254	(9.8%)

Median Travel Time (Minutes)

2017	2022
34.4	33.8

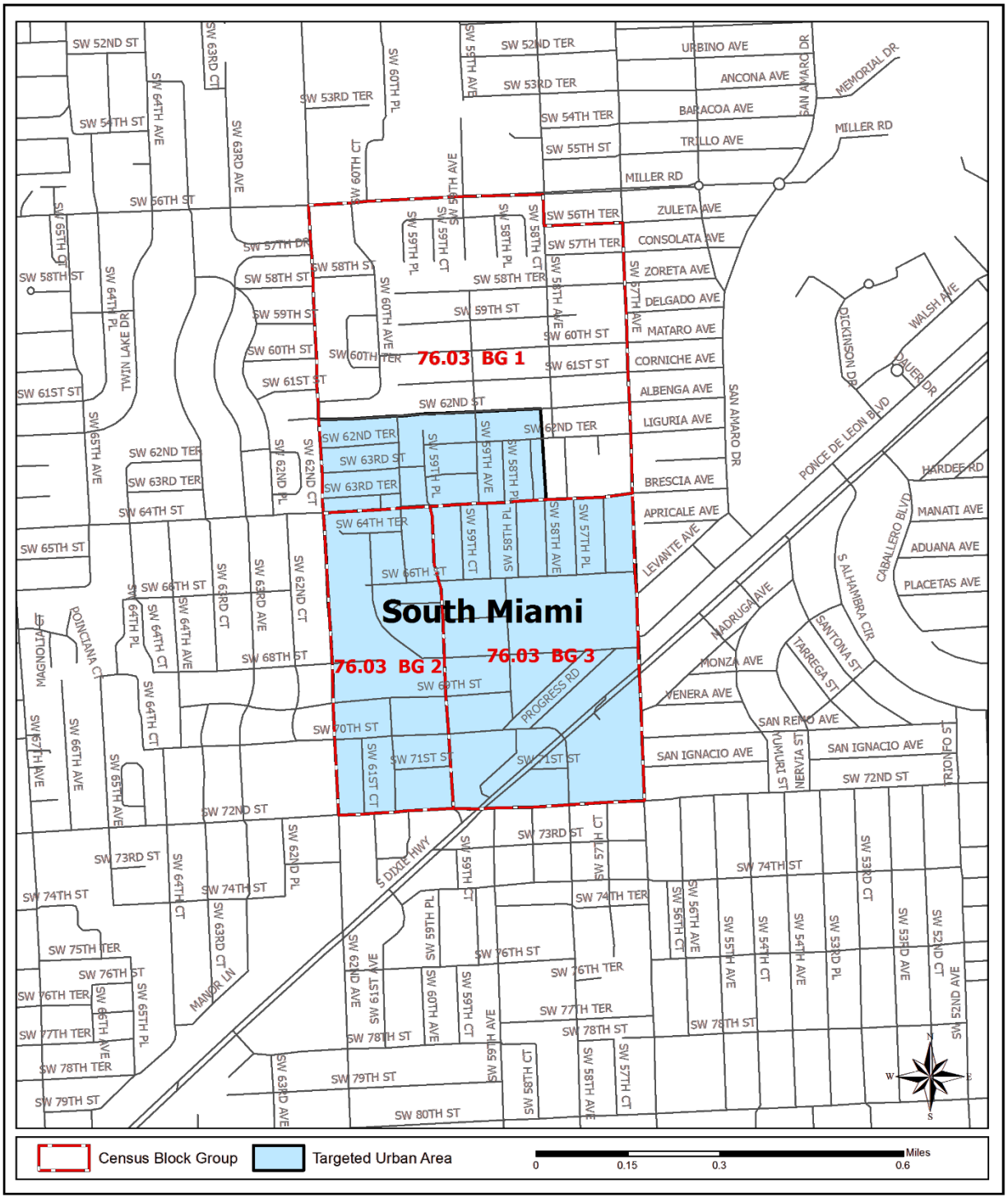
2012-2022 Profile for Richmond Heights TUA						
	2022		2017		2012	
Population	8,726	(100%)	10,643	(100%)	8,922	(100%)
Female	4,652	(53.3%)	5,322	(50.0%)	4,696	(52.6%)
Male	4,074	(46.7%)	5,321	(50.0%)	4,226	(47.4%)
In Households	8,510	(97.5%)	10,467	(98.3%)	8,763	(98.2%)
In Group Quarters	216	(2.5%)	176	(1.7%)	159	(1.8%)
Population by Age						
Under 5 Years	364	(4.2%)	441	(4.1%)	388	(4.3%)
5 to 17	1,273	(14.6%)	1,483	(13.9%)	1,224	(13.7%)
18 to 24 Years	607	(7.0%)	964	(9.1%)	896	(10.0%)
25 to 44 Years	2,463	(28.2%)	2,910	(27.3%)	2,252	(25.2%)
45 to 64 Years	2,312	(26.5%)	3,217	(30.2%)	2,737	(30.7%)
65 or More Years	1,707	(19.6%)	1,628	(15.3%)	1,425	(16.0%)
Median Age	42.7		40.7		42.9	
Population by Ethinicity						
Hispanic	3,888	(44.6%)	3,323	(31.2%)	3,180	(35.6%)
White - Not Hispanic	262	(3.0%)	1,084	(10.2%)	641	(7.2%)
Black - Not Hispanic	4,404	(50.5%)	6,055	(56.9%)	4,953	(55.5%)
Other -Not Hispanic	172	(2.0%)	181	(1.7%)	148	(2.6%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	4,182	(57.2%)	5,257	(59.1%)	4,335	(56.9%)
Employed (% of Population 16 Years and Over)	3,918	(53.6%)	4,913	(55.3%)	3,243	(42.6%)
Unemployment Rate		6.3%		6.5%		25.2%
Poverty						
Persons Living in Poverty		954		1,082		921
Poverty Rate (% of Population for whom Poverty is Determined)		11.2%		10.4%		10.5%
Households receiving Food Stamps/SNAP		573		685		511
Households receiving Food Stamps/SNAP Rate		22.1%		26.9%		18.6%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		26.1%		47.6%		16.5%
5-14 Year Olds in K to 8 Grade		95.4%		89.9%		89.7%
15 to 19 Year Olds in High School		99.4%		98.5%		74.3%
18 to 29 Year Olds- College/Grad School		41.8%		50.8%		39.4%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		18.8%		14.0%		12.4%
High School Diploma/GED		47.4%		60.0%		46.5%
Associate's Degree		9.2%		8.8%		8.7%
Bachelor's Degree		17.5%		8.6%		14.9%
Graduate/Professional Degree		7.1%		8.7%		11.8%
Households	2,590	(100%)	2,543	(100%)	2,743	(100%)
with Children under 18 Years	948	(36.6%)	1,010	(39.7%)	854	(31.1%)
no Children under 18 Years	1,642	(63.4%)	1,533	(60.3%)	1,889	(68.9%)
1-Person Household	449	(17.3%)	390	(15.3%)	606	(22.1%)
2-Person Household	599	(23.1%)	622	(24.5%)	857	(31.2%)
3-Person Household	690	(26.6%)	561	(22.1%)	480	(17.5%)
4-or-More-Person Household	852	(32.9%)	970	(38.1%)	800	(29.2%)
Housing Units	2,789		2,748		2,904	
Vacant Units (% of Total)	199	(7.1%)	205	(7.5%)	161	(5.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	199	(7.1%)	205	(7.5%)	161	(5.5%)
Tenure of Households	2,590	(100%)	2,543	(100%)	2,743	(100%)
Owner-Occupied Units	1,995	(77.0%)	2,167	(85.2%)	2,238	(81.6%)
Renter Occupied Units	595	(23.0%)	376	(14.8%)	505	(18.4%)

2012-2022 Profile for Richmond Heights TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	2,789	(100%)	2,748	(100%)	2,904	(100%)
1, Detached or Attached	2,526	(90.6%)	2,709	(98.6%)	2,904	(100.0%)
2 to 9 Units	-	(0.0%)	-	(0.0%)	-	(0.0%)
10 or More Units	221	(7.9%)	39	(1.4%)	-	(0.0%)
Mobile Home and All Other Types of Units	42	(1.5%)	-	(0.0%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	383	(94.1%)	238	(70.8%)	230	(59.9%)
Owner-Occupied Housing Units	449	(22.5%)	706	(32.6%)	1,089	(49.2%)
Owner-Occupied (with Mortgage)	313	(27.5%)	419	(37.9%)	977	(71.9%)
Owner-Occupied (without a Mortgage)	136	(15.9%)	287	(27.1%)	112	(13.1%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$34,412		$27,088		$25,897
Median Household Income ('22 $)		$68,444		$66,715		$62,594
Median Home Value ('22 $)		$311,337		$218,718		$330,475
Median Gross Rent ('22 $)		$1,578		$2,249		$1,418
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	254	(9.8%)	137	(5.4%)	289	(10.5%)
1 Vehicle Available	668	(25.8%)	593	(23.3%)	1,115	(40.6%)
2 Vehicles Available	938	(36.2%)	1,069	(42.0%)	919	(33.5%)
3 or more Vehicles Available	730	(28.2%)	744	(29.3%)	420	(15.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	223	(6.2%)	416	(8.7%)	418	(13.7%)
15 to 29	804	(22.3%)	1,249	(26.0%)	1,162	(38.1%)
30 to 44	1,395	(38.6%)	1,188	(24.7%)	773	(25.3%)
45 to 59	374	(10.4%)	750	(15.6%)	279	(9.1%)
60 or More	815	(22.6%)	1,198	(25.0%)	419	(13.7%)
Median Travel Time (Minutes)		33.8		34.4		28.1
Means of Transportation to Work (Workers)						
Car, Truck or Van	3,461	(89.1%)	4,063	(83.3%)	2,927	(93.5%)
Public Transit	124	(3.2%)	631	(12.9%)	79	(2.5%)
Bicycle	0	(.0%)	0	(.0%)	0	(.0%)
Walked	0	(0.0%)	0	(.0%)	0	(.0%)
Other	26	(0.7%)	107	(2.2%)	45	(1.4%)
Work at Home	274	(7.1%)	78	(1.6%)	79	(2.5%)
Median Time Leaving Home:		7:19 AM		8:02 AM		7:20 AM
Earlier than 7 a.m.	1,275	(35.3%)	1,493	(31.1%)	1,106	(36.3%)
7 a.m. to 7:59 a.m.	1,132	(31.3%)	838	(17.5%)	799	(26.2%)
8 a.m. to 8:59 a.m.	498	(13.8%)	971	(20.2%)	433	(14.2%)
9 a.m. to 9:59 a.m.	218	(6.0%)	477	(9.9%)	221	(7.2%)
10 a.m. or Later	488	(13.5%)	1,022	(21.3%)	492	(16.1%)
Employment by Industry*						
Agriculture	17	(0.4%)	0	(0.0%)	30	(0.9%)
Goods Producing	528	(13.5%)	452	(9.2%)	344	(10.6%)
Wholesale and Retail Trade	372	(9.5%)	759	(15.4%)	467	(14.4%)
Transportation, Warehousing, and Utilities	547	(14.0%)	128	(2.6%)	251	(7.7%)
Information	17	(0.4%)	169	(3.4%)	12	(0.4%)
Finance, Insurance, and Real Estate	218	(5.6%)	262	(5.3%)	123	(3.8%)
Professional and Business Services	376	(9.6%)	651	(13.3%)	231	(7.1%)
Education and Health Services	1,036	(26.4%)	1,062	(21.6%)	1,182	(36.4%)
Arts, Entertainment and Tourism	368	(9.4%)	645	(13.1%)	361	(11.1%)
Other Services	159	(4.1%)	443	(9.0%)	32	(1.0%)
Public Administration	280	(7.1%)	225	(4.6%)	171	(5.3%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

South Miami


South Miami
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URBINO AVE
ANCONA AVE
BARACOA AVE
TRILLO AVE
ZULETA AVE
CONSOLATA AVE
ZORETA AVE
DELGADO AVE
MATARO AVE
CORNICHE AVE
ALBENGA AVE
LIGURIA AVE
BRESCIA AVE
APRICALE AVE
LEVANTE AVE
MADRUGA AVE
MONZA AVE
VENERA AVE
SAN REMO AVE
SAN IGNACIO AVE
SAN AMARO DR
MEMORIAL DR
PONCE DE LEON BLVD
DICKINSON DR
WALSH AVE
HARDEE RD
MANATI AVE
ADUANA AVE
PLACETAS AVE
CABALLERO BLVD
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NERVIA ST
KUMURI ST
TRIONFO ST
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POINCIANA CT
TAMIAMI TRL
MANOR LN
Census Block Group
Targeted Urban Area
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Miles
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South Miami

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$39,766	$35,909	$59,205	$67,516	-9.7%	14.0%	▼	▼
2. Per Capita Income	Increase in per capita income	$24,159	$27,870	$32,253	$34,030	15.4%	5.5%	▲	▲
3. Poverty	Falling poverty rate	29.1%	29.1%	17.4%	14.0%	0.0%	-3.4%	▼	▼
4. Labor Force Participation	Growth in labor force participation	59.5%	53.0%	62.5%	64.2%	-6.4%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	20.3%	5.6%	6.7%	4.2%	-14.7%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	87.9%	92.4%	90.2%	92.4%	4.4%	2.2%	▲	▲
7. Business Activity	Growth in number of businesses	309	879	88,681	170,588	184.5%	92.4%	▲	▲
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	151.5	142.7	34.4	23.2	-5.8%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	44.2	29.7	10.0	6.9	-32.7%	-30.9%	▲	▲
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	33.3%	34.1%	53.8%	53.5%	0.8%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	46.7%	55.3%	47.5%	48.7%	8.6%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$387,701	$450,000	$319,082	$393,840	16.1%	23.4%	▲	▼
13. Housing Vacancies	Falling vacancy rate	27.4%	16.5%	15.1%	11.6%	-10.9%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	33.7%	50.6%	37.5%	35.2%	16.8%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	58.8%	82.5%	65.4%	62.6%	23.7%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	85.4%	83.6%	81.8%	83.5%	-1.8%	1.7%	▼	▼
17. Educated Young Adults	Increase in population 18-24 enrolled in college	70.5%	62.4%	73.9%	70.1%	-8.1%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	86.9%	96.2%	80.4%	89.0%	9.2%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	2.8%	0.8%	5.9%	3.0%	-2.0%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

3. Data for the rest of the county excludes all TUAs.

4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.

5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.

6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.

7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates

2. DataAxle USA. (Formerly InfoUSA)

3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

South Miami

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	67.2%	53.2%	-14.0%	▼
2. Per Capita Income	Increase in per capita income	74.9%	81.9%	7.0%	▲
3. Poverty	Falling poverty rate	167.2%	207.6%	40.5%	▼
4. Labor Force Participation	Growth in labor force participation	95.2%	82.7%	-12.5%	▼
5. Unemployment Rate	Decrease in the unemployment rate	301.4%	131.7%	-169.7%	▲
6. Health Care Coverage	Growth in share of covered population	97.5%	99.9%	2.5%	▲
7. Business Activity	Growth in number of businesses	0.3%	0.5%	0.2%	▲
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	439.9%	616.3%	176.4%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	442.3%	430.5%	-11.8%	▲
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	61.9%	63.7%	1.8%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	98.4%	113.6%	15.2%	▲
12. Median Home Values[1]	Rising median home values	121.5%	114.3%	-7.2%	▼
13. Housing Vacancies	Falling vacancy rate	181.3%	142.4%	-39.0%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	90.1%	143.6%	53.4%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	89.9%	131.9%	42.0%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	104.4%	100.2%	-4.3%	▼
18. Educated Young Adults	Increase in population 18-24 enrolled in college	95.4%	89.0%	-6.4%	▼
19. High School Graduates	Increase in the high school graduation rate	108.2%	108.1%	0.0%	▲
20. Student Retention[7]	Decrease in the student dropout rate	47.6%	27.9%	-19.7%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
5. This trend compares the change in each variable in the TUA with the change in the rest of the county. If a TUA is improving, but not as much as the rest of the county, then this trend will be negative.
6. An "n/a" in a cell indicates the value was not available, most likely due to a very small sample size.
7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

South Miami TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017 2022

2017		2022
29.0	Median Age	34.1
54.1%	Female	54.2%
45.9%	Male	45.8%

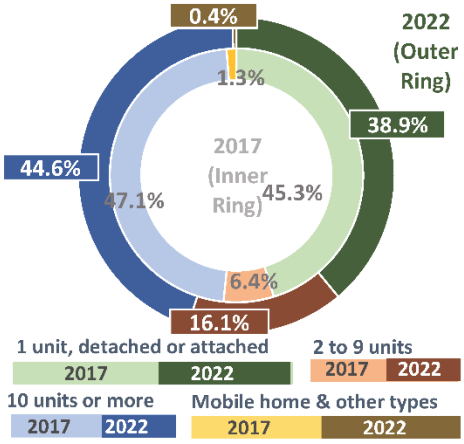
Households With Children

2017	2022
262	271

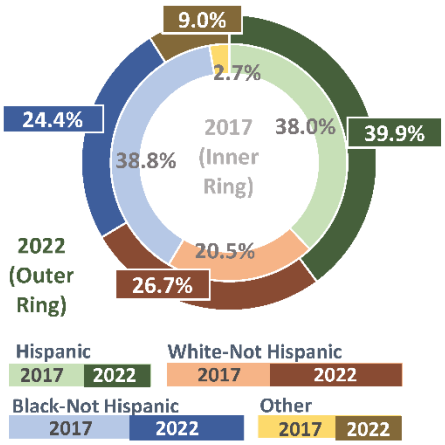
Housing Units

2017	2022
1,668	1,873

Housing Units in Structure



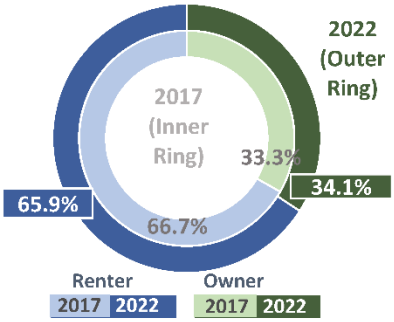
Race & Ethnicity



Income / Poverty

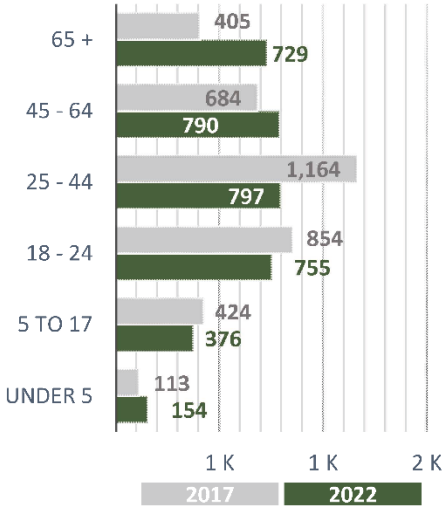
	2017	2022
Med. Household Income ('22 $)	$39,766	$35,909
Per Capita Income ('22 $)	$24,159	$27,870
Persons Living in Poverty	1,033	1,026
Poverty Rate	29.1%	29.1%

Owners vs. Renters



Median Gross Rent ('22 $)

Population by Age



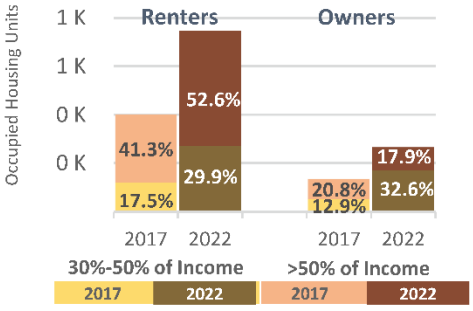
Median Home Value ('22 $):

Housing Vacancy Rate

(Excl. seasonal use)

2017	2022
25.0%	11.6%

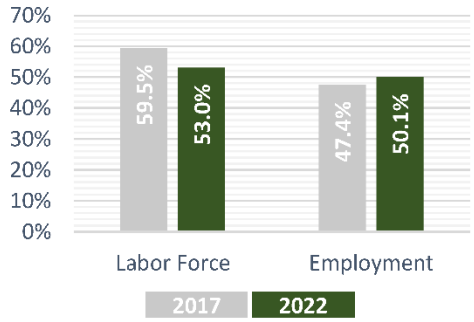
Housing Costs as % of Household Income



South Miami TUA Profile

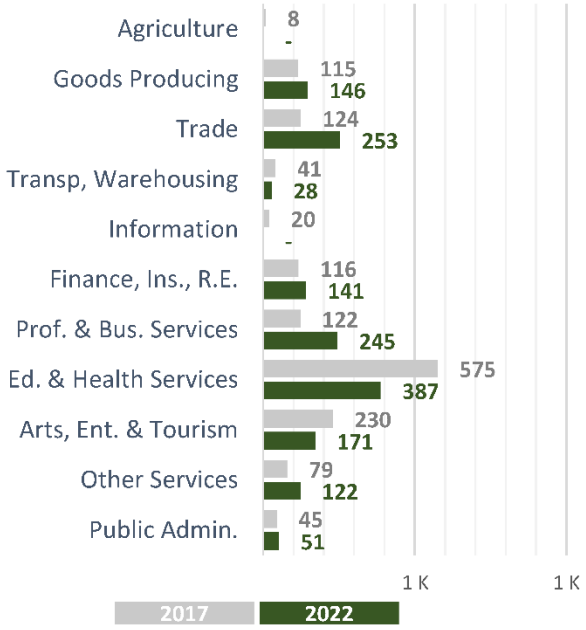
Employment Status

(% of Population 16 years and over)



	2017	2022
Unempl. Rate (As a percentage of the labor force)	20.3%	5.6%

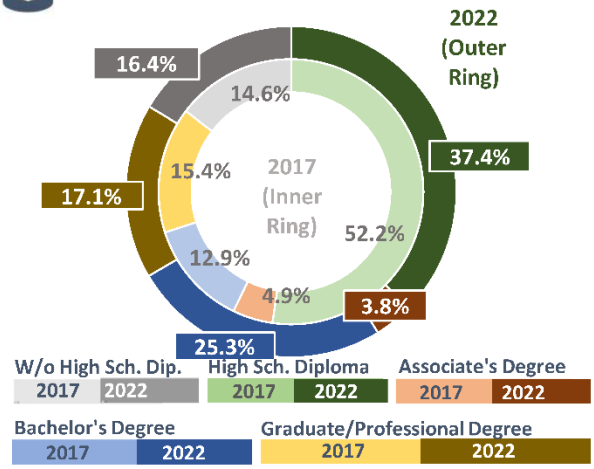
Resident Employment



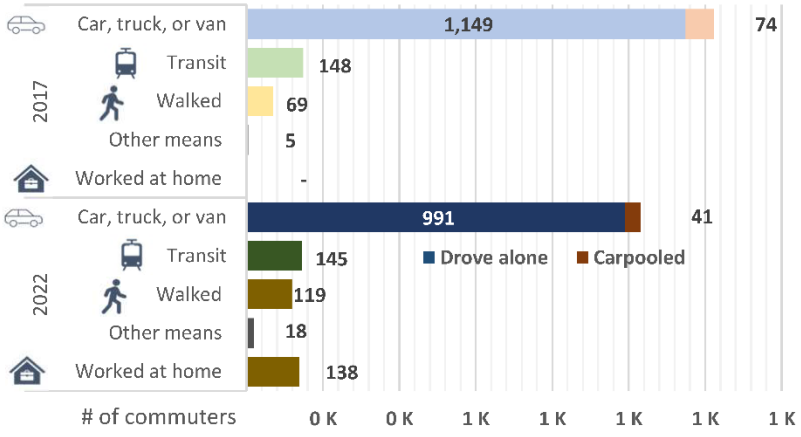
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	37.2%	13.0%
5-14 yr olds in K to 8 grade	91.1%	90.9%
15 to 19 yr olds in High School	61.5%	41.2%
18 to 29 yr olds in College/Grad Sch.	60.5%	65.4%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	208	(17.2%)
2022	302	(19.3%)

Median Travel Time (Minutes)

2017	2022
31.1	31.5

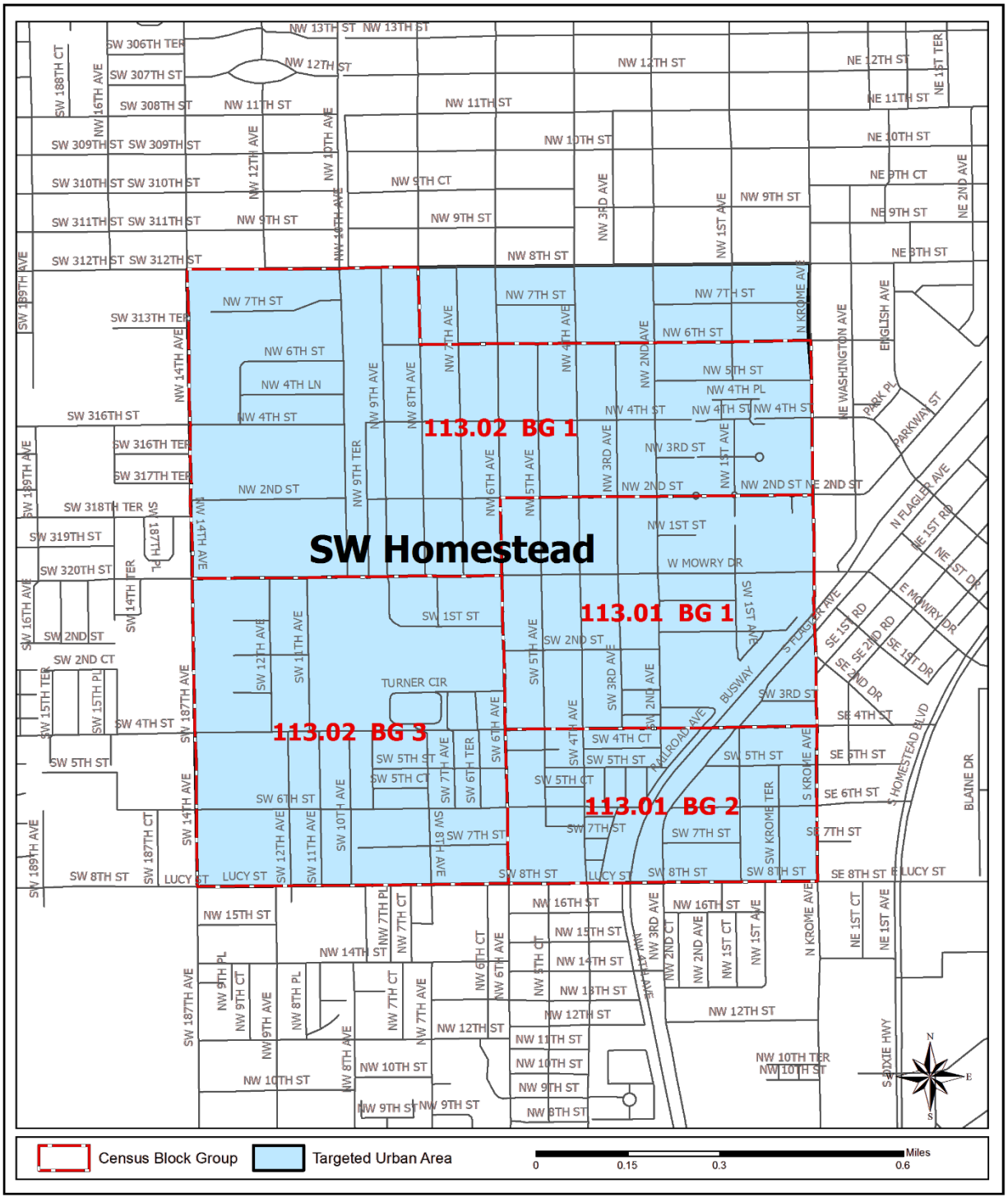
2012-2022 Profile for South Miami TUA						
	2022		2017		2012	
Population	3,601	(100%)	3,644	(100%)	3,710	(100%)
Female	1,953	(54.2%)	1,972	(54.1%)	1,994	(53.7%)
Male	1,648	(45.8%)	1,672	(45.9%)	1,716	(46.3%)
In Households	3,528	(98.0%)	3,555	(97.6%)	3,685	(99.3%)
In Group Quarters	73	(2.0%)	89	(2.4%)	25	(0.7%)
Population by Age						
Under 5 Years	154	(4.3%)	113	(3.1%)	281	(7.6%)
5 to 17	376	(10.4%)	424	(11.6%)	487	(13.1%)
18 to 24 Years	755	(21.0%)	854	(23.4%)	853	(23.0%)
25 to 44 Years	797	(22.1%)	1,164	(31.9%)	1,084	(29.2%)
45 to 64 Years	790	(21.9%)	684	(18.8%)	558	(15.0%)
65 or More Years	729	(20.2%)	405	(11.1%)	447	(12.0%)
Median Age	34.1		29.0		28.3	
Population by Ethinicity						
Hispanic	1,436	(39.9%)	1,386	(38.0%)	1,120	(30.2%)
White - Not Hispanic	962	(26.7%)	747	(20.5%)	827	(22.3%)
Black - Not Hispanic	878	(24.4%)	1,414	(38.8%)	1,633	(44.0%)
Other -Not Hispanic	325	(9.0%)	97	(2.7%)	130	(5.0%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	1,635	(53.0%)	1,861	(59.5%)	1,746	(57.9%)
Employed (% of Population 16 Years and Over)	1,544	(50.1%)	1,484	(47.4%)	1,521	(50.4%)
Unemployment Rate		5.6%		20.3%		12.9%
Poverty						
Persons Living in Poverty		1,026		1,033		1,112
Poverty Rate (% of Population for whom Poverty is Determined)		29.1%		29.1%		30.4%
Households receiving Food Stamps/SNAP		326		365		269
Households receiving Food Stamps/SNAP Rate		20.8%		30.1%		20.1%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		13.0%		37.2%		11.0%
5-14 Year Olds in K to 8 Grade		90.9%		91.1%		93.2%
15 to 19 Year Olds in High School		41.2%		61.5%		63.2%
18 to 29 Year Olds- College/Grad School		65.4%		60.5%		60.7%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		16.4%		14.6%		21.8%
High School Diploma/GED		37.4%		52.2%		39.9%
Associate's Degree		3.8%		4.9%		10.3%
Bachelor's Degree		25.3%		12.9%		14.9%
Graduate/Professional Degree		17.1%		15.4%		8.5%
Households	1,564	(100%)	1,211	(100%)	1,335	(100%)
with Children under 18 Years	271	(17.3%)	262	(21.6%)	379	(28.4%)
no Children under 18 Years	1,293	(82.7%)	949	(78.4%)	956	(71.6%)
1-Person Household	545	(34.8%)	384	(31.7%)	572	(42.8%)
2-Person Household	607	(38.8%)	370	(30.6%)	285	(21.3%)
3-Person Household	205	(13.1%)	264	(21.8%)	164	(12.3%)
4-or-More-Person Household	207	(13.2%)	193	(15.9%)	314	(23.5%)
Housing Units	1,873		1,668		1,744	
Vacant Units (% of Total)	309	(16.5%)	457	(27.4%)	409	(23.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	218	(11.6%)	417	(25.0%)	409	(23.5%)
Tenure of Households	1,564	(100%)	1,211	(100%)	1,335	(100%)
Owner-Occupied Units	533	(34.1%)	403	(33.3%)	567	(42.5%)
Renter Occupied Units	1,031	(65.9%)	808	(66.7%)	768	(57.5%)

2012-2022 Profile for South Miami TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	1,873	(100%)	1,668	(100%)	1,744	(100%)
1, Detached or Attached	728	(38.9%)	755	(45.3%)	753	(43.2%)
2 to 9 Units	302	(16.1%)	106	(6.4%)	129	(7.4%)
10 or More Units	835	(44.6%)	786	(47.1%)	862	(49.4%)
Mobile Home and All Other Types of Units	8	(0.4%)	21	(1.3%)	-	(0.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	747	(82.5%)	400	(58.8%)	401	(73.0%)
Owner-Occupied Housing Units	265	(50.6%)	136	(33.7%)	205	(36.2%)
Owner-Occupied (with Mortgage)	236	(71.5%)	82	(31.1%)	199	(43.4%)
Owner-Occupied (without a Mortgage)	29	(14.9%)	54	(38.8%)	6	(5.6%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$27,870		$24,159		$23,055
Median Household Income ('22 $)		$35,909		$39,766		$33,461
Median Home Value ('22 $)		$450,000		$387,701		$433,707
Median Gross Rent ('22 $)		$1,770		$1,709		$1,787
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	302	(19.3%)	208	(17.2%)	213	(16.0%)
1 Vehicle Available	785	(50.2%)	519	(42.9%)	608	(45.5%)
2 Vehicles Available	340	(21.7%)	352	(29.1%)	376	(28.2%)
3 or more Vehicles Available	137	(8.8%)	132	(10.9%)	138	(10.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	271	(19.7%)	210	(14.4%)	360	(24.8%)
15 to 29	353	(25.7%)	420	(28.7%)	253	(17.4%)
30 to 44	426	(31.0%)	660	(45.1%)	697	(48.0%)
45 to 59	159	(11.6%)	72	(4.9%)	57	(3.9%)
60 or More	165	(12.0%)	101	(6.9%)	85	(5.9%)
Median Travel Time (Minutes)		31.5		31.1		31.3
Means of Transportation to Work (Workers)						
Car, Truck or Van	1,032	(68.3%)	1,223	(83.6%)	1,087	(74.5%)
Public Transit	145	(9.6%)	148	(10.1%)	133	(9.1%)
Bicycle	60	(4.0%)	18	(1.2%)	150	(10.3%)
Walked	119	(7.9%)	69	(4.7%)	82	(5.6%)
Other	18	(1.2%)	5	(.3%)	0	(.0%)
Work at Home	138	(9.1%)	0	(.0%)	8	(.5%)
Median Time Leaving Home:		7:54 AM		8:02 AM		7:53 AM
Earlier than 7 a.m.	371	(27.0%)	318	(21.7%)	346	(23.8%)
7 a.m. to 7:59 a.m.	352	(25.6%)	391	(26.7%)	413	(28.4%)
8 a.m. to 8:59 a.m.	213	(15.5%)	303	(20.7%)	285	(19.6%)
9 a.m. to 9:59 a.m.	124	(9.0%)	146	(10.0%)	244	(16.8%)
10 a.m. or Later	314	(22.9%)	305	(20.8%)	164	(11.3%)
Employment by Industry*						
Agriculture	0	(0.0%)	8	(0.5%)	0	(0.0%)
Goods Producing	146	(9.5%)	115	(7.7%)	115	(7.6%)
Wholesale and Retail Trade	253	(16.4%)	124	(8.4%)	73	(4.8%)
Transportation, Warehousing, and Utilities	28	(1.8%)	41	(2.8%)	41	(2.7%)
Information	0	(0.0%)	20	(1.3%)	82	(5.4%)
Finance, Insurance, and Real Estate	141	(9.1%)	116	(7.8%)	147	(9.7%)
Professional and Business Services	245	(15.9%)	122	(8.2%)	210	(13.8%)
Education and Health Services	387	(25.1%)	575	(38.7%)	357	(23.5%)
Arts, Entertainment and Tourism	171	(11.1%)	230	(15.5%)	252	(16.6%)
Other Services	122	(7.9%)	79	(5.3%)	103	(6.8%)
Public Administration	51	(3.3%)	45	(3.0%)	181	(11.9%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

SW Homestead



SW Homestead

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$24,559	$25,780	$59,205	$67,516	5.0%	14.0%	▲	▼
2. Per Capita Income	Increase in per capita income	$11,446	$11,704	$32,253	$34,030	2.2%	5.5%	▲	▼
3. Poverty	Falling poverty rate	56.8%	41.2%	17.4%	14.0%	-15.6%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	56.1%	52.5%	62.5%	64.2%	-3.7%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	6.9%	10.1%	6.7%	4.2%	3.2%	-2.5%	▼	▼
6. Health Care Coverage	Growth in share of covered population	77.1%	65.4%	90.2%	92.4%	-11.8%	2.2%	▼	▼
7. Business Activity	Growth in number of businesses	211	277	88,681	170,588	31.3%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	171.3	125.4	34.4	23.2	-26.8%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	44.0	42.8	10.0	6.9	-2.8%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	8.0%	18.5%	53.8%	53.5%	10.5%	-0.3%	▲	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	5.9%	7.2%	47.5%	48.7%	1.3%	1.2%	▲	▲
12. Median Home Values[1]	Rising median home values	$190,426	$331,395	$319,082	$393,840	74.0%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	13.3%	2.7%	15.1%	11.6%	-10.6%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	36.4%	31.9%	37.5%	35.2%	-4.5%	-2.2%	▲	▲
15. Renter Affordability	Decrease in cost-burdened renter households	72.8%	79.8%	65.4%	62.6%	7.1%	-2.8%	▼	▼
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	46.3%	55.0%	81.8%	83.5%	8.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	31.1%	7.7%	73.9%	70.1%	-23.5%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	79.6%	92.0%	80.4%	89.0%	12.4%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	2.7%	1.7%	5.9%	3.0%	-1.0%	-3.0%	▲	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.

2. Dollar Values are expressed in 2022 dollars.

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3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)

4. UCR produced by each local jurisdiction

SW Homestead

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	41.5%	38.2%	-3.3%	▼
2. Per Capita Income	Increase in per capita income	35.5%	34.4%	-1.1%	▼
3. Poverty	Falling poverty rate	326.5%	294.0%	-32.5%	▲
4. Labor Force Participation	Growth in labor force participation	89.9%	81.8%	-8.1%	▼
5. Unemployment Rate	Decrease in the unemployment rate	103.0%	239.6%	136.6%	▼
6. Health Care Coverage	Growth in share of covered population	85.5%	70.7%	-14.8%	▼
7. Business Activity	Growth in number of businesses	0.2%	0.2%	-0.1%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	497.5%	541.4%	44.0%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	440.9%	620.4%	179.5%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	14.9%	34.7%	19.7%	▲
11. Owner-occupied: Black Households	Increase in owner occupancy by race	12.4%	14.8%	2.4%	▲
12. Median Home Values[1]	Rising median home values	59.7%	84.1%	24.5%	▲
13. Housing Vacancies	Falling vacancy rate	88.2%	23.1%	-65.1%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	97.3%	90.6%	-6.7%	▲
15. Renter Affordability	Decrease in cost-burdened renter households	111.2%	127.6%	16.3%	▼
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	56.6%	65.9%	9.3%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	42.1%	10.9%	-31.2%	▼
19. High School Graduates	Increase in the high school graduation rate	99.1%	103.4%	4.4%	▲
20. Student Retention[7]	Decrease in the student dropout rate	45.7%	57.4%	11.7%	▼

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

1. The median household income and the median home values are estimated from the aggregate pooled household income data.
2. Dollar Values are expressed in 2022 dollars.
3. Data for the rest of the county excludes all TUAs.
4. The changes for shares or rates expressed as percentages are shawn as the numerical difference between the values, not a percent change.
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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

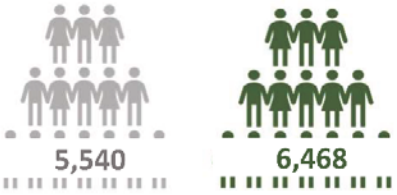
Data Sources:

1. 2017 and 2022 American Community Survey 5-year Estimates
2. DataAxle USA. (Formerly InfoUSA)
3. Miami-Dade County Public Schools, Assessment, Research Data and Analysis (ARDA)
4. UCR produced by each local jurisdiction

SW Homestead TUA Profile

POPULATION, INCOME & HOUSING DATA

Population



2017		2022
28.2	Median Age	29.6
43.4%	Female	40.3%
56.6%	Male	59.7%

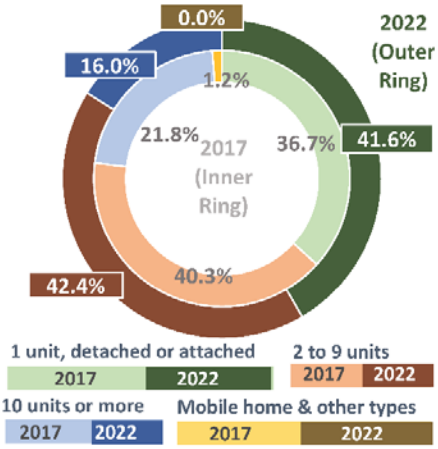
Households With Children

2017		2022
664		1,024

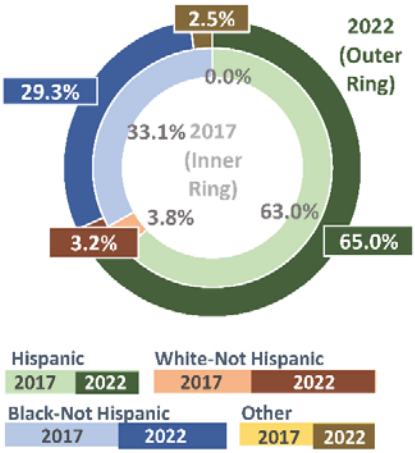
Housing Units

2017		2022
1,854		1,983

Housing Units in Structure



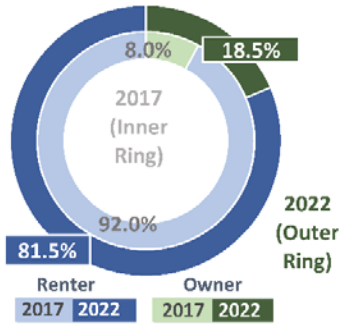
Race & Ethnicity



Income & Poverty

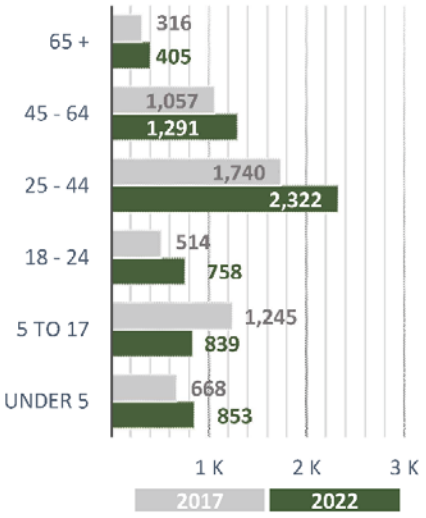
		2017	2022
Income	Med. Household Income ('22 $)	$24,559	$25,780
	Per Capita Income ('22 $)	$11,446	$11,704
Poverty	Persons Living in Poverty	3,084	2,639
	Poverty Rate	56.8%	41.2%

Owners vs. Renters

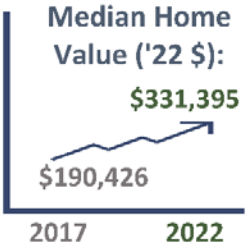


Median Gross Rent ('22 $)

Population by Age



Median Home Value ('22 $):

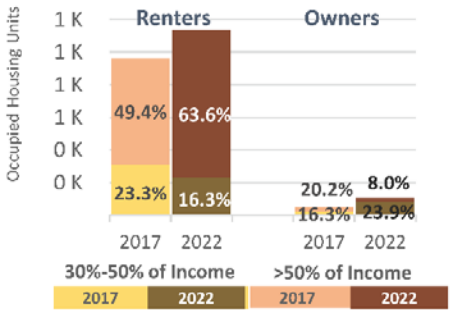


Housing Vacancy Rate

(Excl. seasonal use)

2017		2022
13.3%		2.7%

Housing Costs as % of Household Income



SW Homestead TUA Profile

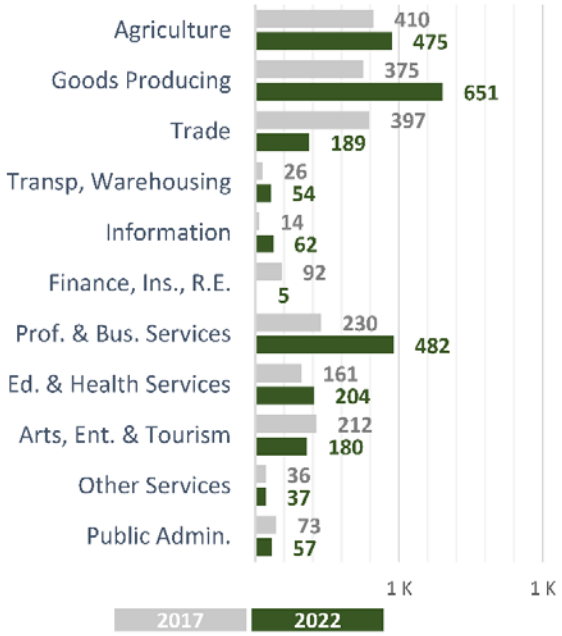
EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

Employment Status

(% of Population 16 years and over)

	2017	2022
Unempl. Rate (As a percentage of the labor force)	6.9%	10.1%

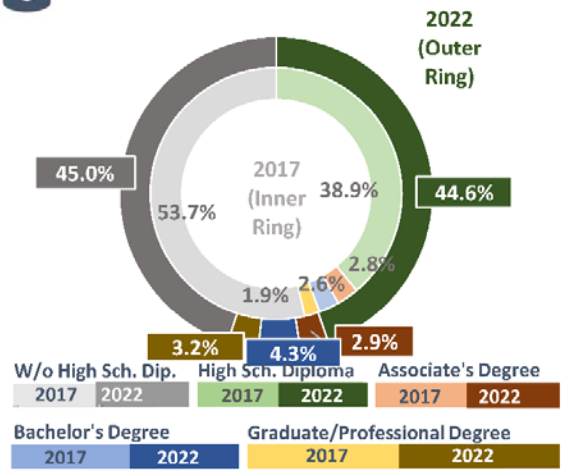
Resident Employment



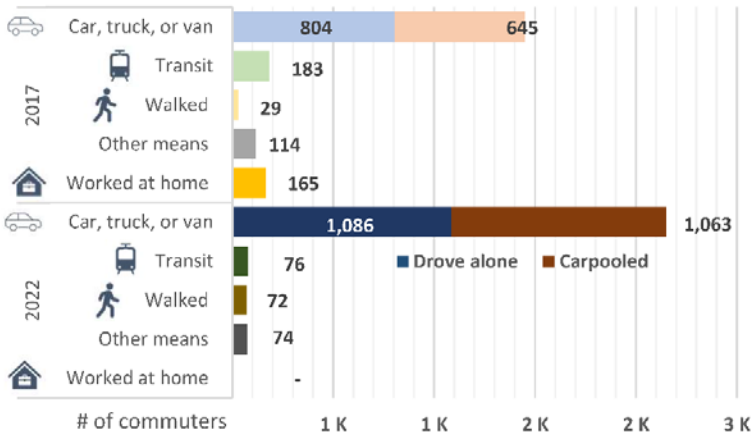
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	23.2%	16.5%
5-14 yr olds in K to 8 grade	99.4%	98.7%
15 to 19 yr olds in High School	73.9%	73.3%
18 to 29 yr olds in College/Grad Sch.	19.6%	5.4%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	682	(42.4%)
2022	415	(21.5%)

Median Travel Time (Minutes)

2017	2022
32.5	32.6

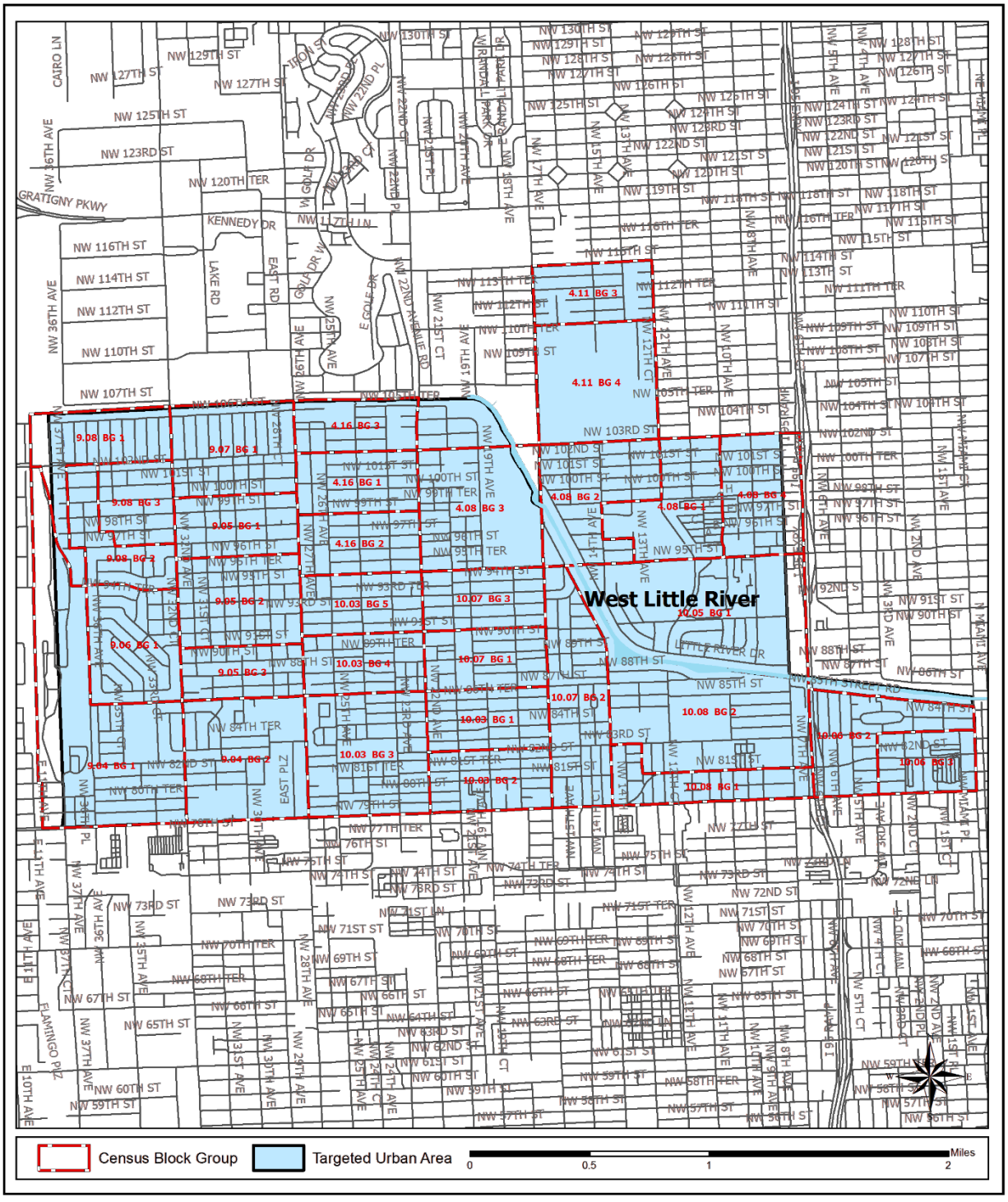
2012-2022 Profile for SW Homestead TUA						
	2022		2017		2012	
Population	6,468	(100%)	5,540	(100%)	4,165	(100%)
Female	2,609	(40.3%)	2,406	(43.4%)	1,780	(42.7%)
Male	3,859	(59.7%)	3,134	(56.6%)	2,385	(57.3%)
In Households	6,450	(99.7%)	5,509	(99.4%)	4,136	(99.3%)
In Group Quarters	18	(0.3%)	31	(0.6%)	29	(0.7%)
Population by Age						
Under 5 Years	853	(13.2%)	668	(12.1%)	277	(6.7%)
5 to 17	839	(13.0%)	1,245	(22.5%)	713	(17.1%)
18 to 24 Years	758	(11.7%)	514	(9.3%)	557	(13.4%)
25 to 44 Years	2,322	(35.9%)	1,740	(31.4%)	1,468	(35.2%)
45 to 64 Years	1,291	(20.0%)	1,057	(19.1%)	813	(19.5%)
65 or More Years	405	(6.3%)	316	(5.7%)	337	(8.1%)
Median Age	29.6		28.2		31.9	
Population by Ethinicity						
Hispanic	4,207	(65.0%)	3,491	(63.0%)	2,457	(59.0%)
White - Not Hispanic	205	(3.2%)	213	(3.8%)	452	(10.9%)
Black - Not Hispanic	1,897	(29.3%)	1,836	(33.1%)	1,180	(28.3%)
Other -Not Hispanic	159	(2.5%)	0	(.0%)	76	(4.4%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	2,666	(52.5%)	2,138	(56.1%)	2,106	(64.0%)
Employed (% of Population 16 Years and Over)	2,396	(47.2%)	1,990	(52.3%)	1,552	(47.2%)
Unemployment Rate		10.1%		6.9%		26.3%
Poverty						
Persons Living in Poverty		2,639		3,084		1,594
Poverty Rate (% of Population for whom Poverty is Determined)		41.2%		56.8%		38.6%
Households receiving Food Stamps/SNAP		964		833		455
Households receiving Food Stamps/SNAP Rate		49.9%		51.8%		32.0%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		16.5%		23.2%		11.9%
5-14 Year Olds in K to 8 Grade		98.7%		99.4%		95.4%
15 to 19 Year Olds in High School		73.3%		73.9%		63.7%
18 to 29 Year Olds- College/Grad School		5.4%		19.6%		5.1%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		45.0%		53.7%		55.8%
High School Diploma/GED		44.6%		38.9%		38.2%
Associate's Degree		2.9%		2.8%		2.7%
Bachelor's Degree		4.3%		2.6%		0.6%
Graduate/Professional Degree		3.2%		1.9%		0.5%
Households	1,930	(100%)	1,607	(100%)	1,424	(100%)
with Children under 18 Years	1,024	(53.1%)	664	(41.3%)	437	(30.7%)
no Children under 18 Years	906	(46.9%)	943	(58.7%)	987	(69.3%)
1-Person Household	333	(17.3%)	510	(31.7%)	496	(34.8%)
2-Person Household	456	(23.6%)	419	(26.1%)	350	(24.6%)
3-Person Household	516	(26.7%)	187	(11.6%)	262	(18.4%)
4-or-More-Person Household	625	(32.4%)	491	(30.6%)	316	(22.2%)
Housing Units	1,983		1,854		1,666	
Vacant Units (% of Total)	53	(2.7%)	247	(13.3%)	242	(14.5%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	53	(2.7%)	247	(13.3%)	242	(14.5%)
Tenure of Households	1,930	(100%)	1,607	(100%)	1,424	(100%)
Owner-Occupied Units	358	(18.5%)	129	(8.0%)	382	(26.8%)
Renter Occupied Units	1,572	(81.5%)	1,478	(92.0%)	1,042	(73.2%)

2012-2022 Profile for SW Homestead TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	1,983	(100%)	1,854	(100%)	1,666	(100%)
1, Detached or Attached	825	(41.6%)	680	(36.7%)	689	(41.4%)
2 to 9 Units	841	(42.4%)	747	(40.3%)	608	(36.5%)
10 or More Units	317	(16.0%)	405	(21.8%)	354	(21.2%)
Mobile Home and All Other Types of Units	-	(0.0%)	22	(1.2%)	15	(0.9%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	1,139	(79.8%)	964	(72.8%)	619	(68.3%)
Owner-Occupied Housing Units	104	(31.9%)	47	(36.4%)	138	(37.6%)
Owner-Occupied (with Mortgage)	104	(46.2%)	35	(49.3%)	108	(40.3%)
Owner-Occupied (without a Mortgage)	0	(.0%)	12	(20.7%)	30	(30.3%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$11,704		$11,446		$15,006
Median Household Income ('22 $)		$25,780		$24,559		$24,836
Median Home Value ('22 $)		$331,395		$190,426		#DIV/0!
Median Gross Rent ('22 $)		$1,156		$993		$1,052
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	415	(21.5%)	682	(42.4%)	637	(44.7%)
1 Vehicle Available	972	(50.4%)	488	(30.4%)	447	(31.4%)
2 Vehicles Available	252	(13.1%)	354	(22.0%)	236	(16.6%)
3 or more Vehicles Available	291	(15.1%)	83	(5.2%)	104	(7.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	102	(4.3%)	289	(16.3%)	374	(25.5%)
15 to 29	762	(32.1%)	361	(20.3%)	319	(21.7%)
30 to 44	611	(25.8%)	561	(31.6%)	389	(26.5%)
45 to 59	247	(10.4%)	108	(6.1%)	125	(8.5%)
60 or More	649	(27.4%)	456	(25.7%)	262	(17.8%)
Median Travel Time (Minutes)		32.6		32.5		30.7
Means of Transportation to Work (Workers)						
Car, Truck or Van	2,149	(90.6%)	1,449	(74.7%)	910	(60.7%)
Public Transit	76	(3.2%)	183	(9.4%)	141	(9.4%)
Bicycle	0	(.0%)	0	(.0%)	46	(3.1%)
Walked	72	(3.0%)	29	(1.5%)	79	(5.3%)
Other	74	(3.1%)	114	(5.9%)	293	(19.6%)
Work at Home	0	(.0%)	165	(8.5%)	29	(1.9%)
Median Time Leaving Home:		7:03 AM		7:05 AM		7:22 AM
Earlier than 7 a.m.	1,113	(46.9%)	850	(47.9%)	446	(30.4%)
7 a.m. to 7:59 a.m.	730	(30.8%)	402	(22.6%)	587	(40.0%)
8 a.m. to 8:59 a.m.	256	(10.8%)	113	(6.4%)	32	(2.2%)
9 a.m. to 9:59 a.m.	67	(2.8%)	34	(1.9%)	13	(.9%)
10 a.m. or Later	205	(8.6%)	376	(21.2%)	391	(26.6%)
Employment by Industry*						
Agriculture	475	(19.8%)	410	(20.6%)	292	(18.8%)
Goods Producing	651	(27.2%)	375	(18.8%)	325	(20.9%)
Wholesale and Retail Trade	189	(7.9%)	397	(19.9%)	297	(19.1%)
Transportation, Warehousing, and Utilities	54	(2.3%)	26	(1.3%)	8	(0.5%)
Information	62	(2.6%)	14	(0.7%)	0	(0.0%)
Finance, Insurance, and Real Estate	5	(0.2%)	92	(4.6%)	9	(0.6%)
Professional and Business Services	482	(20.1%)	230	(11.6%)	178	(11.5%)
Education and Health Services	204	(8.5%)	161	(8.1%)	187	(12.0%)
Arts, Entertainment and Tourism	180	(7.5%)	212	(10.7%)	174	(11.2%)
Other Services	37	(1.5%)	36	(1.8%)	55	(3.5%)
Public Administration	57	(2.4%)	73	(3.7%)	12	(0.8%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*

West Little River



West Little River

Criteria/Indicators	Scoring Benchmark								
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017 Rest of the County[3]**	**2022 Rest of the County[3]**	**2017-2022 TUA Change[4]**	**Rest-of-the-County Change**	**Value Trend**	**Relative[5] Change Trend**
1. Median Household Income[1]	Increase in the median household income	$39,082	$46,011	$59,205	$67,516	17.7%	14.0%	▲	▲
2. Per Capita Income	Increase in per capita income	$18,270	$20,337	$32,253	$34,030	11.3%	5.5%	▲	▲
3. Poverty	Falling poverty rate	26.3%	22.2%	17.4%	14.0%	-4.0%	-3.4%	▲	▲
4. Labor Force Participation	Growth in labor force participation	56.7%	56.0%	62.5%	64.2%	-0.7%	1.7%	▼	▼
5. Unemployment Rate	Decrease in the unemployment rate	13.6%	6.8%	6.7%	4.2%	-6.8%	-2.5%	▲	▲
6. Health Care Coverage	Growth in share of covered population	88.1%	88.6%	90.2%	92.4%	0.5%	2.2%	▲	▼
7. Business Activity	Growth in number of businesses	663	1,115	88,681	170,588	68.2%	92.4%	▲	▼
8. Overall Crime Reported	Decrease in the crime rate per 1,000 of population	104.8	82.6	34.4	23.2	-21.2%	-32.7%	▲	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	13.8	11.9	10.0	6.9	-13.3%	-30.9%	▲	▼
II. Housing[6]									
10 Owner-occupied Units	Growth in share of owner-occupied housing units	52.9%	49.0%	53.8%	53.5%	-3.9%	-0.3%	▼	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	47.8%	48.3%	47.5%	48.7%	0.5%	1.2%	▲	▼
12. Median Home Values[1]	Rising median home values	$157,458	$240,036	$319,082	$393,840	52.4%	23.4%	▲	▲
13. Housing Vacancies	Falling vacancy rate	11.5%	6.9%	15.1%	11.6%	-4.5%	-3.5%	▲	▲
14. Owner Affordability	Decrease in cost-burdened owner households	32.8%	34.6%	37.5%	35.2%	1.9%	-2.2%	▼	▼
15. Renter Affordability	Decrease in cost-burdened renter households	67.5%	63.5%	65.4%	62.6%	-4.0%	-2.8%	▲	▲
III. Education									
16. Educated Adults	Increase in pop. 25+ with HS diploma/college degree	72.3%	75.0%	81.8%	83.5%	2.7%	1.7%	▲	▲
17. Educated Young Adults	Increase in population 18-24 enrolled in college	58.3%	51.7%	73.9%	70.1%	-6.5%	-3.8%	▼	▼
18. High School Graduates	Increase in the high school graduation rate	72.8%	88.5%	80.4%	89.0%	15.7%	8.6%	▲	▲
19. Student Retention[7]	Decrease in the student dropout rate	10.3%	4.8%	5.9%	3.0%	-5.5%	-3.0%	▲	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

Notes:

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7. The student graduation and dropout rates are calculated from the weighted average of all traditional public high schools serving the TUA area.

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4. UCR produced by each local jurisdiction

West Little River

Criteria/Indicators	Scoring Benchmark	Ratio to the Rest of the County			
I. Jobs/Economic Development		**2017[2]**	**2022**	**2017-2022 Change[4]**	**Change Trend**
1. Median Household Income[1]	Increase in the median household income	66.0%	68.1%	2.1%	▲
2. Per Capita Income	Increase in per capita income	56.6%	59.8%	3.1%	▲
3. Poverty	Falling poverty rate	151.1%	158.8%	7.6%	▲
4. Labor Force Participation	Growth in labor force participation	90.8%	87.3%	-3.6%	▼
5. Unemployment Rate	Decrease in the unemployment rate	202.9%	161.3%	-41.6%	▲
6. Health Care Coverage	Growth in share of covered population	97.7%	95.9%	-1.8%	▼
7. Business Activity	Growth in number of businesses	0.7%	0.7%	-0.1%	▼
8. Overall Crime Reported	Decrease in the overall crime rate per 1,000 of population	304.2%	356.7%	52.4%	▼
9. Police Arrests	Decrease in Police Arrests per 1,000 of populaiton	137.8%	172.9%	35.1%	▼
II. Housing[6]					
10 Owner-occupied Units	Growth in share of owner-occupied housing units	98.4%	91.7%	-6.7%	▼
11. Owner-occupied: Black Households	Increase in owner occupancy by race	100.7%	99.3%	-1.4%	▼
12. Median Home Values[1]	Rising median home values	49.3%	60.9%	11.6%	▲
13. Housing Vacancies	Falling vacancy rate	76.0%	59.9%	-16.1%	▲
14. Owner Affordability	Decrease in cost-burdened owner households	87.5%	98.3%	10.8%	▼
15. Renter Affordability	Decrease in cost-burdened renter households	103.3%	101.5%	-1.8%	▲
III. Education					
17. Educated Adults	Increase in pop. 25+ with high school diploma/college degree	88.4%	89.9%	1.5%	▲
18. Educated Young Adults	Increase in population 18-24 enrolled in college	78.8%	73.8%	-5.0%	▼
19. High School Graduates	Increase in the high school graduation rate	90.6%	99.5%	8.9%	▲
20. Student Retention[7]	Decrease in the student dropout rate	174.4%	162.5%	-12.0%	▲

Legend: ▲ Improving ▼ Deteriorating ▭ No Change

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West Little River TUA Profile

POPULATION, INCOME & HOUSING DATA

Population

2017 2022

2017		2022
41.5	Median Age	41.7
51.5%	Female	50.2%
48.5%	Male	49.8%

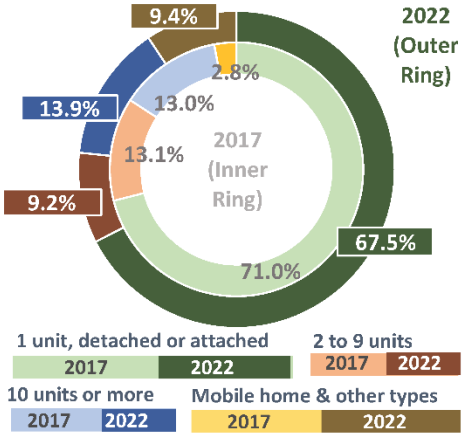
Households With Children

3,703 2017 — 4,459 2022

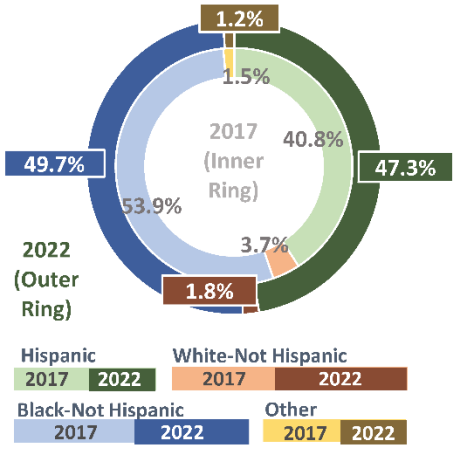
Housing Units

13,624 2017 — 14,893 2022

Housing Units in Structure



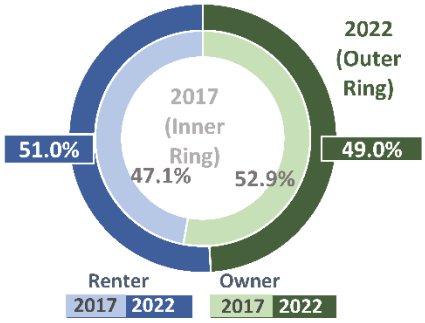
Race & Ethnicity



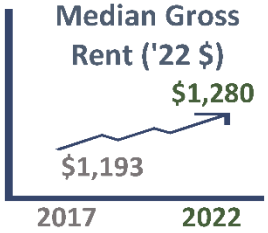
Income & Poverty

	2017	2022
Med. Household Income ('22 $)	$39,082	$46,011
Per Capita Income ('22 $)	$18,270	$20,337
Persons Living in Poverty	10,369	9,576
Poverty Rate	26.3%	22.2%

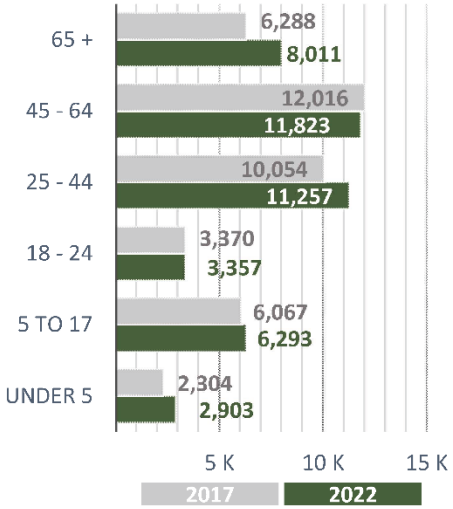
Owners vs. Renters



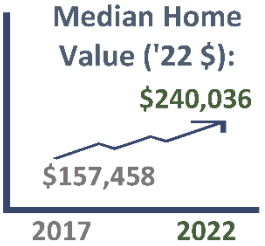
Median Gross Rent ('22 $)



Population by Age



Median Home Value ('22 $):

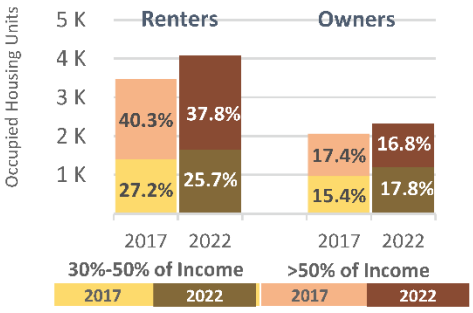


Housing Vacancy Rate

(Excl. seasonal use)

10.1% 2017 — 6.9% 2022

Housing Costs as % of Household Income

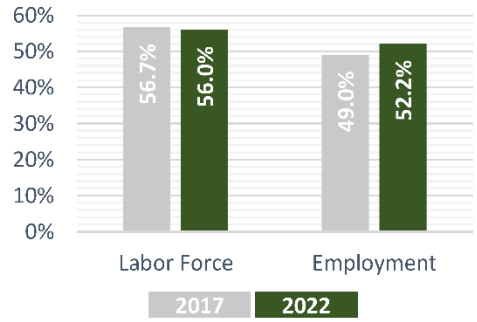


West Little River TUA Profile

EDUCATION, EMPLOYMENT & TRANSPORTATION DATA

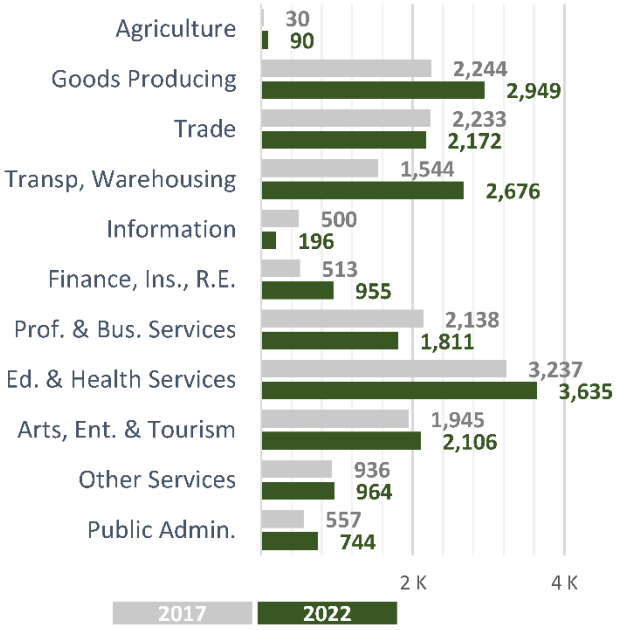
Employment Status

(% of Population 16 years and over)



		2017	2022
Unempl. Rate	(As a percentage of the labor force)	13.6%	6.8%

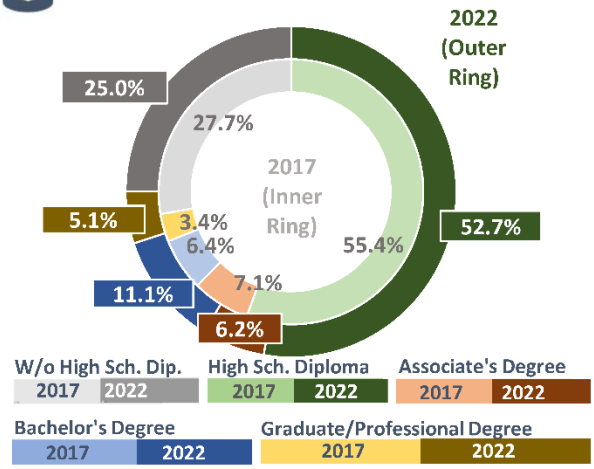
Resident Employment



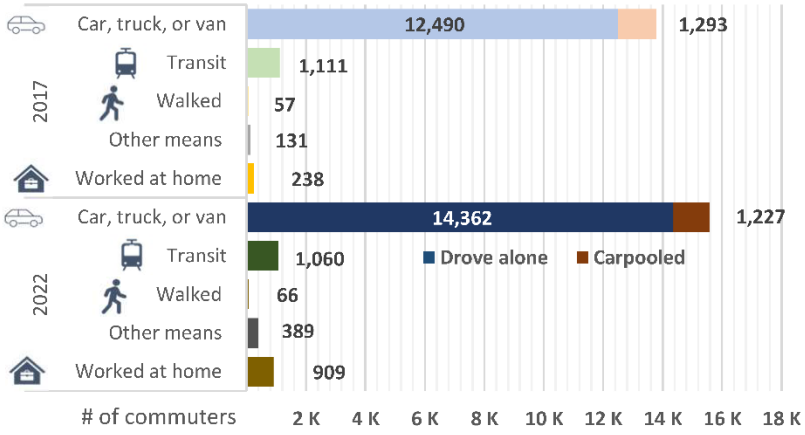
School Enrollment Percentages by Age Group

	2017	2022
Under 5 years in Nursery Sch. Pre-K	31.1%	29.6%
5-14 yr olds in K to 8 grade	88.9%	96.3%
15 to 19 yr olds in High School	93.0%	79.3%
18 to 29 yr olds in College/Grad Sch.	38.5%	31.4%

Educational Attainment



Means of Transportation to Work



Housing Units with No Vehicle (%)

2017	1,987	(16.5%)
2022	1,922	(13.9%)

Median Travel Time (Minutes)

2017	2022
31.8	31.3

2012-2022 Profile for West Little River TUA						
	2022		2017		2012	
Population	43,644	(100%)	40,099	(100%)	40,421	(100%)
Female	21,895	(50.2%)	20,639	(51.5%)	21,226	(52.5%)
Male	21,749	(49.8%)	19,460	(48.5%)	19,195	(47.5%)
In Households	43,170	(98.9%)	39,643	(98.9%)	40,086	(99.2%)
In Group Quarters	474	(1.1%)	456	(1.1%)	335	(0.8%)
Population by Age						
Under 5 Years	2,903	(6.7%)	2,304	(5.7%)	2,615	(6.5%)
5 to 17	6,293	(14.4%)	6,067	(15.1%)	7,058	(17.5%)
18 to 24 Years	3,357	(7.7%)	3,370	(8.4%)	3,870	(9.6%)
25 to 44 Years	11,257	(25.8%)	10,054	(25.1%)	10,979	(27.2%)
45 to 64 Years	11,823	(27.1%)	12,016	(30.0%)	10,550	(26.1%)
65 or More Years	8,011	(18.4%)	6,288	(15.7%)	5,349	(13.2%)
Median Age	41.7		41.5		37.6	
Population by Ethinicity						
Hispanic	20,632	(47.3%)	16,380	(40.8%)	17,374	(43.0%)
White - Not Hispanic	770	(1.8%)	1,499	(3.7%)	785	(1.9%)
Black - Not Hispanic	21,707	(49.7%)	21,629	(53.9%)	21,784	(53.9%)
Other -Not Hispanic	535	(1.2%)	591	(1.5%)	478	(2.1%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	19,637	(56.0%)	18,549	(56.7%)	19,310	(60.5%)
Employed (% of Population 16 Years and Over)	18,298	(52.2%)	16,019	(49.0%)	16,024	(50.2%)
Unemployment Rate		6.8%		13.6%		17.0%
Poverty						
Persons Living in Poverty		9,576		10,369		11,123
Poverty Rate (% of Population for whom Poverty is Determined)		22.2%		26.3%		27.9%
Households receiving Food Stamps/SNAP		5,771		4,653		3,805
Households receiving Food Stamps/SNAP Rate		41.6%		38.6%		31.0%
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K		29.6%		31.1%		33.4%
5-14 Year Olds in K to 8 Grade		96.3%		88.9%		90.1%
15 to 19 Year Olds in High School		79.3%		93.0%		84.9%
18 to 29 Year Olds- College/Grad School		31.4%		38.5%		41.0%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		25.0%		27.7%		26.0%
High School Diploma/GED		52.7%		55.4%		53.0%
Associate's Degree		6.2%		7.1%		7.2%
Bachelor's Degree		11.1%		6.4%		6.5%
Graduate/Professional Degree		5.1%		3.4%		2.6%
Households	13,860	(100%)	12,060	(100%)	12,293	(100%)
with Children under 18 Years	4,459	(32.2%)	3,703	(30.7%)	4,597	(37.4%)
no Children under 18 Years	9,401	(67.8%)	8,357	(69.3%)	7,696	(62.6%)
1-Person Household	3,469	(25.0%)	3,720	(30.8%)	3,320	(27.0%)
2-Person Household	3,624	(26.1%)	3,405	(28.2%)	2,875	(23.4%)
3-Person Household	2,459	(17.7%)	1,823	(15.1%)	2,511	(20.4%)
4-or-More-Person Household	4,308	(31.1%)	3,112	(25.8%)	3,587	(29.2%)
Housing Units	14,893		13,624		13,752	
Vacant Units (% of Total)	1,033	(6.9%)	1,564	(11.5%)	1,459	(10.6%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	1,033	(6.9%)	1,371	(10.1%)	1,288	(9.4%)
Tenure of Households	13,860	(100%)	12,060	(100%)	12,293	(100%)
Owner-Occupied Units	6,796	(49.0%)	6,379	(52.9%)	6,806	(55.4%)
Renter Occupied Units	7,064	(51.0%)	5,681	(47.1%)	5,487	(44.6%)

2012-2022 Profile for West Little River TUA						
	2022		2017		2012	
Units in Structure						
Total Housing Units	14,893	(100%)	13,624	(100%)	13,752	(100%)
1, Detached or Attached	10,047	(67.5%)	9,679	(71.0%)	9,411	(68.4%)
2 to 9 Units	1,375	(9.2%)	1,791	(13.1%)	1,992	(14.5%)
10 or More Units	2,071	(13.9%)	1,773	(13.0%)	1,665	(12.1%)
Mobile Home and All Other Types of Units	1,400	(9.4%)	381	(2.8%)	684	(5.0%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	4,080	(63.5%)	3,469	(67.5%)	3,386	(65.6%)
Owner-Occupied Housing Units	2,321	(34.6%)	2,062	(32.8%)	3,428	(50.6%)
Owner-Occupied (with Mortgage)	1,890	(54.8%)	1,739	(53.8%)	2,966	(63.6%)
Owner-Occupied (without a Mortgage)	431	(13.2%)	323	(10.6%)	462	(21.9%)
Income, Home or Rent Expenses						
Per Capita Income ('22 $)		$20,337		$18,270		$15,899
Median Household Income ('22 $)		$46,011		$39,082		$40,813
Median Home Value ('22 $)		$240,036		$157,458		$197,362
Median Gross Rent ('22 $)		$1,280		$1,193		$1,218
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	1,922	(13.9%)	1,987	(16.5%)	2,130	(17.3%)
1 Vehicle Available	5,447	(39.3%)	4,748	(39.4%)	4,808	(39.1%)
2 Vehicles Available	3,756	(27.1%)	3,407	(28.3%)	3,386	(27.5%)
3 or more Vehicles Available	2,735	(19.7%)	1,918	(15.9%)	1,969	(16.0%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	1,683	(9.8%)	1,766	(11.7%)	1,583	(10.4%)
15 to 29	5,770	(33.7%)	4,455	(29.5%)	6,506	(42.7%)
30 to 44	6,140	(35.9%)	4,968	(32.8%)	4,318	(28.3%)
45 to 59	1,515	(8.9%)	2,202	(14.6%)	1,685	(11.1%)
60 or More	1,996	(11.7%)	1,733	(11.5%)	1,145	(7.5%)
Median Travel Time (Minutes)		31.3		31.8		27.7
Means of Transportation to Work (Workers)						
Car, Truck or Van	15,589	(86.5%)	13,783	(89.7%)	13,416	(86.2%)
Public Transit	1,060	(5.9%)	1,111	(7.2%)	1,480	(9.5%)
Bicycle	0	(.0%)	42	(.3%)	54	(.3%)
Walked	66	(0.4%)	57	(.4%)	198	(1.3%)
Other	389	(2.2%)	131	(.9%)	89	(.6%)
Work at Home	909	(5.0%)	238	(1.5%)	335	(2.2%)
Median Time Leaving Home:		7:24 AM		7:38 AM		7:26 AM
Earlier than 7 a.m.	4,921	(28.8%)	4,344	(28.7%)	5,258	(34.5%)
7 a.m. to 7:59 a.m.	5,068	(29.6%)	4,015	(26.5%)	3,838	(25.2%)
8 a.m. to 8:59 a.m.	3,664	(21.4%)	2,269	(15.0%)	2,204	(14.5%)
9 a.m. to 9:59 a.m.	925	(5.4%)	1,007	(6.7%)	781	(5.1%)
10 a.m. or Later	2,526	(14.8%)	3,489	(23.1%)	3,156	(20.7%)
Employment by Industry*						
Agriculture	90	(0.5%)	30	(0.2%)	148	(0.9%)
Goods Producing	2,949	(16.1%)	2,244	(14.0%)	2,727	(17.0%)
Wholesale and Retail Trade	2,172	(11.9%)	2,233	(13.9%)	2,424	(15.1%)
Transportation, Warehousing, and Utilities	2,676	(14.6%)	1,544	(9.6%)	1,633	(10.2%)
Information	196	(1.1%)	500	(3.1%)	124	(0.8%)
Finance, Insurance, and Real Estate	955	(5.2%)	513	(3.2%)	677	(4.2%)
Professional and Business Services	1,811	(9.9%)	2,138	(13.3%)	1,140	(7.1%)
Education and Health Services	3,635	(19.9%)	3,237	(20.2%)	3,583	(22.4%)
Arts, Entertainment and Tourism	2,106	(11.5%)	1,945	(12.1%)	1,685	(10.5%)
Other Services	964	(5.3%)	936	(5.8%)	1,018	(6.4%)
Public Administration	744	(4.1%)	557	(3.5%)	736	(4.6%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

** The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.*