

# Data Flash

Addressing the informational needs of the Miami-Dade Community



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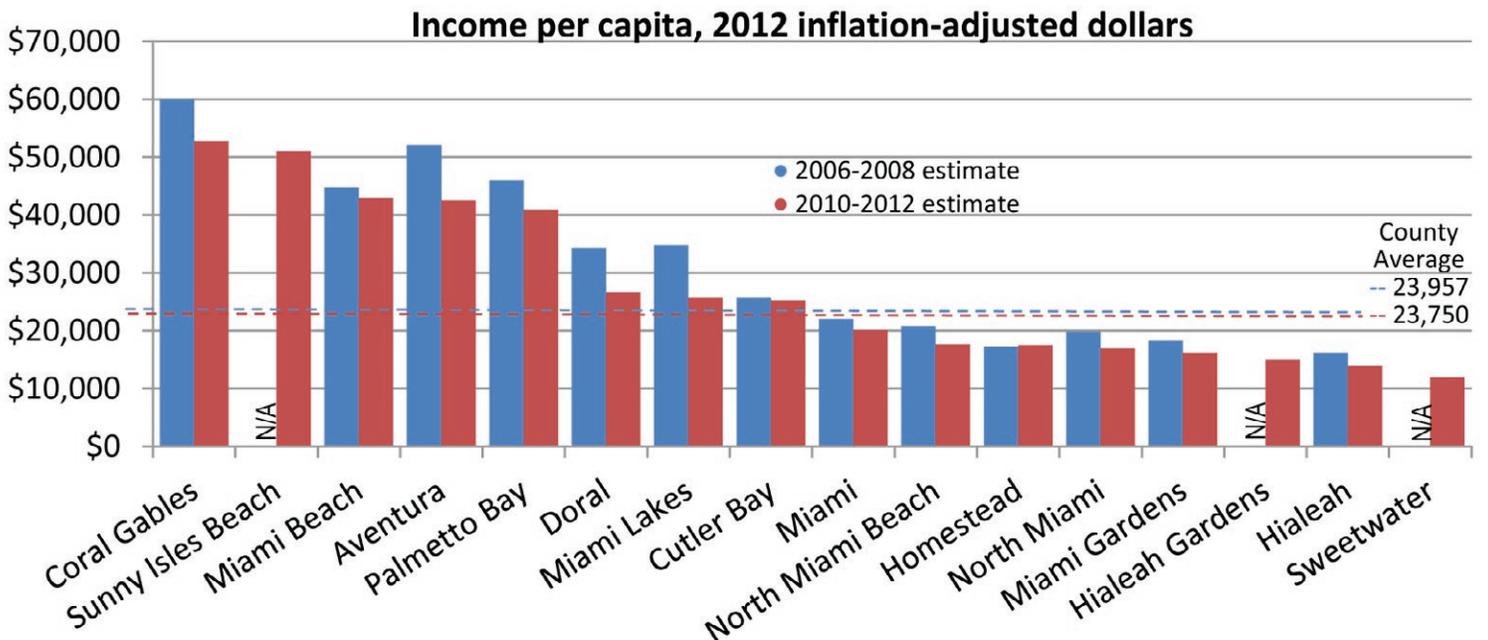
## Miami-Dade County Municipalities Affected by Recession

The U.S. Census Bureau released the most recent American Community Survey (ACS) three-year estimates on November 14, 2013, corresponding to the 2010 to 2012 period. In this Data Flash, we briefly highlight several key economic characteristics across municipalities in Miami-Dade County with population exceeding 20,000, as well as a temporal comparison of the 2006-2008 estimates to the updated figures. (The ACS includes municipality-specific estimates only for those municipalities surpassing a population of 20,000, therefore 2006-2008 estimates are not available for Hialeah Gardens, Sunny Isles Beach, and Sweetwater, these municipalities having recently joined the list with respective populations of 22,203, 21,263, and 20,329 according to 2010-2012 estimates.)

The general trend in both the County and municipalities reflects post-recession levels of income lower than those from the mainly pre-recession 2006-2008 period, in addition to higher unemployment and poverty rates for the 2010-2012 period. (According to the U.S. National Bureau of Economic Research, the recession lasted from December 2007 to June 2009, however a sharp downturn started in September 2008.) On average, median household incomes have declined 9.2 percent, unemployment rates have risen 129.7 percent, while poverty rates for individuals have increased 26.8 percent across the thirteen municipalities with data available for both periods. However, within this group of large municipalities there is considerable variation as to how the recession and ensuing recovery appear to have affected local economies and their corresponding populations. Changes range from a 10.2 percent increase in Homestead to a 21.1 percent decrease in Miami Lakes for median

household income, a 16.0 percent increase in Cutler Bay to a 280.8 percent jump in Miami Lakes for the unemployment rate, and a 33.6 percent drop in Doral to a 149.0 percent rise in Miami Lakes for the poverty rate of individuals.

The figure below shows inflation-adjusted income per capita for the listed municipalities, ordered according to rank of 2010-2012 income. It is commonly believed that the recession hit lower-income communities especially hard relative to higher-income communities. However, while this appears to be true for certain cases, in light of the actual mixed evidence it is impossible to claim that this has been the general trend across municipalities in Miami-Dade County. For example, three of the seven decreases in median household income falling more than the average decline belong to Aventura, Miami Beach, and Miami Lakes, respectively, all municipalities which have incomes per capita above the average county income. Furthermore, four of the six highest spikes in unemployment correspond to Aventura, Doral, Miami Lakes, and Palmetto Bay, while Aventura, Miami Lakes, and Palmetto Bay have suffered three of the largest increases in the poverty rate, all of these municipalities also having incomes per capita above the average county income. In addition, the relatively low-income municipality of Homestead is the only municipality to have experienced an increase in both income per capita and median household income during this period. Overall, declines in both income per capita and median household income, as well as increases in both the unemployment and poverty rates, have been widespread across the varied municipalities present in Miami-Dade County with few exceptions.



Source: Miami-Dade Department of Regulatory & Economic Resources, Planning Division, Planning Research Section; US Census Bureau, American Community Survey 3-year Estimates, 2006-2008 & 2010-2012.

### Selected Economic Characteristics, Miami-Dade County

City	Income per capita			Median household income			Unemployment rate			Poverty rate, all people		
	2006-08	2010-12	Percent Change	2006-08	2010-12	Percent Change	2006-08	2010-12	Percent Change	2006-08	2010-12	Percent Change
Miami-Dade County	23,957	23,750	-0.9%	47,309	41,420	-12.4%	5.9%	12.5%	111.9%	16.1%	20.6%	28.0%
Aventura	52,121	42,546	-18.4%	61,447	53,703	-12.6%	3.8%	11.4%	200.0%	9.0%	14.9%	65.6%
Coral Gables	59,931	52,787	-11.9%	87,336	84,118	-3.7%	3.6%	7.7%	113.9%	8.7%	8.7%	0.0%
Cutler Bay	25,642	25,232	-1.6%	64,164	62,564	-2.5%	7.5%	8.7%	16.0%	10.1%	7.8%	-22.8%
Doral	34,270	26,612	-22.3%	74,427	70,157	-5.7%	2.8%	6.7%	139.3%	11.9%	7.9%	-33.6%
Hialeah	16,114	13,876	-13.9%	34,006	29,271	-13.9%	5.6%	14.7%	162.5%	19.8%	24.5%	23.7%
Hialeah Gardens	N/A	14,957	-	N/A	43,017	-	N/A	17.8%	-	N/A	19.5%	-
Homestead	17,275	17,521	1.4%	34,914	38,479	10.2%	7.8%	14.4%	84.6%	33.3%	32.3%	-3.0%
Miami	22,001	20,104	-8.6%	31,075	28,935	-6.9%	5.8%	14.5%	150.0%	25.8%	31.5%	22.1%
Miami Beach	44,765	42,869	-4.2%	45,064	40,713	-9.7%	4.2%	5.8%	38.1%	16.4%	16.1%	-1.8%
Miami Gardens	18,268	16,096	-11.9%	45,420	39,230	-13.6%	10.1%	18.9%	87.1%	16.6%	23.5%	41.6%
Miami Lakes	34,833	25,662	-26.3%	76,992	60,733	-21.1%	2.6%	9.9%	280.8%	4.9%	12.2%	149.0%
North Miami	19,798	16,958	-14.3%	41,494	36,136	-12.9%	8.1%	14.0%	72.8%	20.0%	26.7%	33.5%
North Miami Beach	20,807	17,686	-15.0%	45,859	36,818	-19.7%	6.7%	15.2%	126.9%	17.9%	23.2%	29.6%
Palmetto Bay	45,977	40,978	-10.9%	114,691	106,484	-7.2%	2.9%	9.1%	213.8%	4.5%	6.5%	44.4%
Suony Isles Beach	N/A	51,027	-	N/A	43,750	-	N/A	N/A	-	N/A	17.3%	-
Sweetwater	N/A	11,975	-	N/A	29,945	-	N/A	12.8%	-	N/A	31.4%	-
Municipality Average	31,677	27,305	-12.2%	58,222	50,253	-9.2%	5.5%	12.1%	129.7%	15.3%	19.0%	26.8%

Source: Miami-Dade Department of Regulatory & Economic Resources, Planning Division, Planning Research Section; US Census Bureau, American Community Survey 3-year Estimates, 2006-2008 & 2010-2012.