

NEIGHBORHOOD PROFILE



DOWNTOWN COMMUNITY DEVELOPMENT TARGET AREA



DRAFT



City of Miami . PLANNING DEPARTMENT. JANUARY 1985

NEIGHBORHOOD PROFILE

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NEIGHBORHOOD PROFILE

The Neighborhood Profile is the third of three documents that compose the 11th, 12th and 13th CD Years (FY 1985-87). The other two documents are the Neighborhood Analysis and the Goals, Objectives and Strategies.

DOWNTOWN CD TARGET AREA*
Demographic and Socio-Economic Characteristics
1970-1980

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>1. DEMOGRAPHIC CHARACTERISTICS</u>				
Total Persons	9004	4351	-4653	-51.7%
Anglo % of total persons	3580 39.8%	1439 33.1%	-2141	-59.8%
Black % of total persons	2903 32.2%	1594 36.6%	-1309	-45.1%
Hispanic % of total persons	2441 27.1%	1379 31.7%	-1062	-43.5%
No. of Persons:				
Under 18 years old % of total persons	1494 16.6%	610 14.0%	-884	-59.2%
18 to 64 years old % of total persons	5080 56.4%	2659 61.1%	-2421	-47.6%
64 years and older % of total persons	2430 27.0%	1082 24.9%	-1348	-55.5%
Total Families	1605	650	-955	-59.5%
No. of Heads of Household	5008	2494	-2514	-50.2%

DOWNTOWN
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>2. LABOR FORCE CHARACTERISTICS</u>				
Civilian Labor Force				
No. of persons 16 years and older	3808	1759	-2049	-53.8%
No. of persons employed % of civilian labor force	3549 93.1%	1566 89.0%	-1983	-55.8%
No. of persons unemployed % of civilian labor force	259 6.8%	193 11.0%	-66	-25.4%
<u>3. INCOME CHARACTERISTICS</u>				
Mean Family Income	\$6086	\$10103	\$4017	66.0%
<u>4. POVERTY CHARACTERISTICS</u>				
No. of persons below poverty level % of total persons	2917 32.4%	1826 42.0%	-1091	-37.4%
No. of black persons below poverty level % of black persons	831 28.6%	778 48.8%	-53	-6.4%
No. of hispanic persons below poverty level % of hispanic persons	739 30.2%	543 39.3%	-196	-26.5%
No. of families below poverty level % of total families	447 27.9%	213 32.8%	-234	-52.4%
No. of families with female head (no husband present) with children under 18 Years below poverty level % of total families	142 31.8%	108 16.6%	-34	-23.9%

DOWNTOWN
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
5. HOUSING CHARACTERISTICS				
Total Year-Round Housing Units	5379	3602	-1777	-33.0%
Owner-occupied	92	542	450	489.1%
% of total	1.7%	15.1%		
Renter-occupied	4916	2418	-2498	-50.8%
% of total	91.4%	67.1%		
Vacant units	371	642	271	73.1%
% of total	6.9%	17.8%		
Units Lacking Plumbing	1501	540	-961	-64.0%
Owner-Occupied	11	3	-8	-72.7%
Renter-Occupied	1490	537	-953	-64.0%
Total Overcrowded Units	885	337	-548	-61.9%
Average value of owner occupied units	\$19322	\$34722	\$15400	79.7%
Average Rent	\$80	\$132	\$52	65.0%

Source: Census of Population 1970 and 1980

*Note: Data reflects an area comprising one or more census tracts best approximating the target area.

CITY OF MIAMI
Demographic and Socio-Economic Characteristics
1970-1980

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>DEMOGRAPHIC CHARACTERISTICS</u>				
Total Persons	334859	346865	12006	3.6%
Anglo % of total persons	104463 31.2%	62340 18.0%	-42123	-40.3%
Black % of total persons	76156 22.7%	87110 25.1%	10954	14.4%
Hispanic % of total persons	151914 45.4%	194037 55.9%	42123	27.7%
No. of Persons:				
Under 18 years old % of total persons	84563 25.3%	74094 21.4%	-10469	-12.3%
18 to 64 years old % of total persons	201813 60.2%	213652 61.6%	11839	5.8%
64 years and older % of total persons	48483 14.5%	59119 17.0%	10636	21.9%
Total Families	84267	86810	2543	3.0%
No. of Heads of Household	120393	134046	13653	11.3%

CITY OF MIAMI
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>2. LABOR FORCE CHARACTERISTICS</u>				
Civilian Labor Force				
No. of persons 16 years and older	156220	169633	13413	8.6%
No. of persons employed % of civilian labor force	149435 95.7%	159214 93.9%	9779	6.5%
No. of persons unemployed % of civilian labor force	6785 4.3%	10419 6.1%	3634	53.6%
<u>3. INCOME CHARACTERISTICS</u>				
Mean Family Income	\$8827	\$17619	\$8792	99.6%
<u>4. POVERTY CHARACTERISTICS</u>				
No. of persons below poverty level % of total persons	68294 20.4%	83723 24.1%	15429	22.6%
No. of black persons below poverty level % of total persons	24236 31.8%	33164 38.1%	8928	36.8%
No. of hispanic persons below poverty level % of total persons	28218 18.6%	42794 22.1%	14576	51.7%
No. of families below poverty level % of total families	13880 16.5%	17554 20.2%	3674	26.5%
No. of families with female head (no husband present) with children under 18 Years below poverty level % of total families	3765 4.5%	6200 7.1%	2435	64.7%

CITY OF MIAMI
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
5. <u>HOUSING CHARACTERISTICS</u>				
Total Year-Round Housing Units	124910	145064	20154	16.1%
Owner-occupied	43158	45738	2580	6.0%
% of total	34.6%	31.5%		
Renter-occupied	77235	88308	11073	14.4%
% of total	61.8%	60.9%		
Vacant units	4517	11018	6501	143.9%
% of total	3.6%	7.6%		
Units Lacking Plumbing	6294	4416	-1878	-29.8%
Owner-Occupied	949	419	-530	-55.8%
Renter-Occupied	5093	3295	-1808	-35.5%
Total Overcrowded Units	24953	26708	1755	7.0%
Average value of owner occupied units	\$16500	\$47500	\$31000	187.9%
Average Rent	\$100	\$189	\$89	89.0%

Source: Census of Population 1970 and 1980

DADE COUNTY
Demographic and Socio-Economic Characteristics
1970-1980

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>1. DEMOGRAPHIC CHARACTERISTICS</u>				
Total Persons	1267792	1625781	357989	28.2%
Anglo % of total persons	772445 60.9%	681281 41.9%	-91164	-11.8%
Black % of total persons	189666 15.0%	280434 17.2%	90768	47.9%
Hispanic % of total persons	299217 23.6%	580994 35.7%	281770	94.2%
No. of Persons:				
Under 18 years old % of total persons	370656 29.2%	389997 24.0%	19341	5.2%
18 to 64 years old % of total persons	724419 57.1%	980498 60.3%	256079	35.3%
64 years and older % of total persons	172717 13.6%	255286 15.7%	82569	47.8%
Total Families	328519	422762	94243	28.7%
No. of Heads of Household	428026	609830	181804	42.5%

DADE COUNTY
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>2. LABOR FORCE CHARACTERISTICS</u>				
Civilian Labor Force				
No. of persons 16 years and older	533132	781308	248176	46.6%
No. of persons employed	513164	742632	229468	44.7%
% of civilian labor force	96.3%	95.0%		
No. of persons unemployed	19968	38676	18708	93.7%
% of civilian labor force	3.7%	5.0%		
<u>3. INCOME CHARACTERISTICS</u>				
Mean Family Income	\$11458	\$23472	\$12014	104.9%
<u>4. POVERTY CHARACTERISTICS</u>				
No. of persons below poverty level	177886	240892	63006	35.4%
% of total persons	14.0%	14.8%		
No. of black persons below poverty level	59922	81936	22014	36.7%
% of total persons	31.6%	29.2%		
No. of hispanic persons below poverty level	44530	97306	52776	118.5%
% of total persons	14.9%	16.7%		
No. of families below poverty level	35909	50633	14724	41.0%
% of total families	10.9%	12.0%		
No. of families with female head (no husband present) with children under 18 Years below poverty level	9609	17121	7512	78.2%
% of total families	2.9%	4.0%		

DADE COUNTY
(continued)

	<u>1970</u>	<u>1980</u>	<u>Absolute Change 1970-1980</u>	<u>Percent Change 1970-1980</u>
<u>5. HOUSING CHARACTERISTICS</u>				
Total Year-Round Housing Units	449843	661954	212111	47.2%
Owner-occupied % of total	231529 51.5%	332527 50.2%	100998	43.6%
Renter-occupied % of total	196497 43.7%	277303 41.9%	80806	41.1%
Vacant units % of total	21817 4.8%	52124 7.9%	30307	138.9%
Units Lacking Plumbing	12829	9555	-3274	-25.5%
Owner-Occupied	3304	1577	-1727	-52.3%
Renter-Occupied	9002	6727	-2275	-25.3%
Total Overcrowded Units	58465	73848	15383	26.3%
Average value of owner occupied units	\$19000	\$54700	\$35700	187.9%
Average Rent	\$122	\$231	\$109	89.3%

Source: Census of Population 1970 and 1980

CITY OF MIAMI

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Demetrio Perez, Commissioner
J. L. Plummer, Jr., Commissioner

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