

## THE ENVIRONMENT

The Model City area is located in the heart of urbanized Dade County. Over one-third of the area is within the city limits of Miami, in that city's northwest sector. The remaining two-thirds of the Model City area is unincorporated, stretching west from Miami toward Hialeah's industrial district. Extending to the north of Model City are many of the county's recently urbanized areas. In its central location, the Model City area is surrounded by numerous major metropolitan developments—Miami International Airport, downtown Miami, the Northside regional shopping center, Miami-Dade Junior College and the Hialeah industrial complex. At the center of this configuration, the Model City area is criss-crossed and bordered by the county's arterial street system. Two major metropolitan expressways, the North-South Expressway and the Airport Expressway, serve as boundaries, and numerous other major thoroughfares pass through the area.

The Model City area is large in size, with 1,005 city blocks and 7.3 square miles. Like most of Dade County's urban area, it sits on the sandy limestone flatlands only a few miles inland from Biscayne Bay. The urban form is strikingly diverse, having resulted from diverse social and economic forces over the years.

Each quick succeeding wave of Miami's growth has left its mark. There are pockets of old frame shanties, uniform stucco-construction single-family subdivision developments, and the newer stark postwar apartment structures. Mixed with the varied housing types are the billboards and small neon signs of countless commercial strips along the many thoroughfares cutting through the area. Many desirable parcels of land have been passed over by developers for more lucrative suburban sites, leaving vacant lots interspersed throughout the area that are often covered with thick underbrush and litter. The Model City area is virtually lacking in many of the environmental amenities that have made South Florida so attractive--pleasing mixtures of homes,

waterways, and lush subtropical growth. Visually, the area has no significant design features, landmarks or sites of historical importance.

## PEOPLE AND HOUSING

Today the Model City area is home to over one-third of Dade County's Black population. The black population of the county, until after World War II, was required to live in zoned "Negro Districts." Two of these older districts are within the Model City boundaries: Liberty City in the northeast corner and Brownsville in the southwest corner. Until early in the 60's, the Model City area black population had not moved far beyond these original two districts. After the segregated zoning districts were declared unconstitutional, the black population began to expand from the existing districts outward, slowing at first, but then explosively. The demand for housing in the Model City area has always been underlying the pressures for growth. In 1960 the Census showed that still over half of the Model City population was white, whereas today the community has undergone nearly total transition to an all black area. This unprecedented racial transition has been the result of a number of factors: the pressures within Liberty City and Brownsville for more housing, forcing the boundaries outward; the massive out-migration of blacks from downtown Miami following large-scale expressway and urban renewal clearance in that section; and the continued immigration of black families to the Model City area from other parts of the state and nation.

The continual pressure for more space and housing for Dade County's black population, coupled with the resistance of whites, has forced population growth in the Model City over the years. In the past, developers, operating in a governmental context with few legal restrictions and no overall planning framework, had been able to exploit the pent up demand for housing by crowding the land with two and three story apartment buildings and with wood-frame shacks on substandard-size lots. Many of these

structures remain today as evidence of segregation and exploitation.

As the pressures for more housing in the county's black communities mounted in the fifties, the major areas of black population, including Liberty City and Brownsville, experienced a building boom. Although the result was the construction of many apartment structures, frequently with 25 or more units, the newer buildings were usually poorly landscaped, overcrowded, and with inadequate open space, especially for the numerous large families who moved into these units. Gradually, as zoning ordinances were improved, forcing developers to provide more open space, and as developers moved on to the higher profit and higher cost middle- and upper-income housing market, the private housing construction industry virtually stopped building low-cost homes in the area. The result is that a severe housing shortage still exists today for the poor.

#### THE MODEL CITY PROGRAM

The Model City Program in Dade County grew out of Congressional legislation in the Housing & Urban Development Act of 1966. The legislation was designed to plan and implement locally-initiated programs for the improvement of blighted and deteriorating urban areas. Dade County was one of 63 metropolitan areas throughout the nation selected to participate in the program in November 1967. According to the congressional legislation, the selected cities are to devise a plan for the physical, social, and economic reconstruction of a specific area that will demonstrate what a well-coordinated and sufficiently-funded program can accomplish in a five-year period using the combined programs and resources of all governmental levels.

#### CITIZEN PARTICIPATION

The Model City legislation calls for significant citizen participation in the planning and implementation of the program, and the Commissioners of the City of Miami and Metropolitan Dade County have encouraged resident involvement. The Model City residents began organizing for citizen planning with a series of neighborhood elections in August and

September 1968. They elected a policy-making and coordinating Governing Board and fifteen neighborhood Councils. In addition, they established seven Task Forces to guide the specific program areas: (1) Education, (2) Health, (3) Crime and Delinquency, (4) Employment, (5) Physical Environment, Housing and Transportation, (6) Recreation and Culture, and (7) Social Services. Most of the Task Force members are also on the neighborhood councils.

By June of 1969, the Model City plan was approved by HUD on October 30, 1969, and the First Action Year began. Delays in receiving the HUD Letter of Credit (February 1970), gearing up new projects, staff recruitment and training resulted in an extended first year program.

The Second Action Year plan was approved by HUD on June 17, 1971. Shortly afterwards, a new Model City Advisory Board and area councilmen were elected. A new Director of the Program was appointed by the County Manager in November of 1971. With the new Board and Director, the planning process for Third Action Year was initiated in late November. The first phase involved extensive citizen training in order to organize an effective citizen participation process in the planning phase. The second phase, initiated in December, 1971 resulted in the problem analysis update and assessments of continuing projects completed by the Research and Evaluation Division. Objectives and strategies were developed by the citizen task forces and planning staff at the same time. Project descriptions were developed in January and February of 1972 with the Task Forces, sponsoring agencies, and planning staff.

The Model City Program has two remaining action years in which to complete its comprehensive five year demonstration. This Profile has been prepared to assist the Model City citizen participation structure in analyzing community problems, establishing priorities, and choosing new program approaches for the last two years of its funding. A wealth of new information available from the 1970 Census, the Dade County Community Improvement Program, and the Dade County Planning Department is presented for the first time in this Profile.

## UNDERSTANDING THE MAPS

3 Most of the maps in this document were prepared utilizing computer technology. This is a relatively new technique in Dade County, having been developed at Harvard University and recently installed in Dade County by the Management Information System Section of the Community Improvement Program.

The shaded areas printed by computer represent either a U. S. Census Tract or a block group. The block group is a grouping of some five to ten normal city blocks. The tracts will be shaded in one of four different shadings which will indicate how often, or how seldom, a certain condition occurs in that tract.

In some maps, the census tracts will be divided into four relatively equal sections, with each of these sections receiving shadings which will also represent the intensity of a given condition. For example, if the reader is interested in determining the location and extent of overcrowded housing, he should first glance at the explanatory legend attached to each of the maps. The highest degree of overcrowding would be represented by the darkest shading, and the least degree of overcrowding would be represented by the lightest shading. Then, the reader would locate on the adjoining map the tract he is interested in, and observe the shading assigned to that tract.

### MAP LEGEND



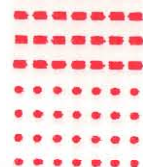
1. The darkest shade represents those areas in Model City which have the highest percentage range ( $\frac{1}{4}$ ) in any particular situation. This does not necessarily mean that these areas are among the worst in Model City; they simply have the highest rate. (For example, those areas with this shade are both among the top  $\frac{1}{4}$  in income and among the top  $\frac{1}{4}$  in overcrowded housing.)



2. The next shade represents the second to the highest ( $\frac{1}{4}$ ) percentage range.



3. The second from the lowest percentage range.



4. The lightest shade represents those areas in Model City which have the lowest percentage range ( $\frac{1}{4}$ ) in any particular situation.

### LINES & PATTERNS

1. The boundaries of the Model City Area (NW 79th Street on the North, I-95 Expressway on the East, Airport Expressway on the South and Hialeah City Limits on the West).

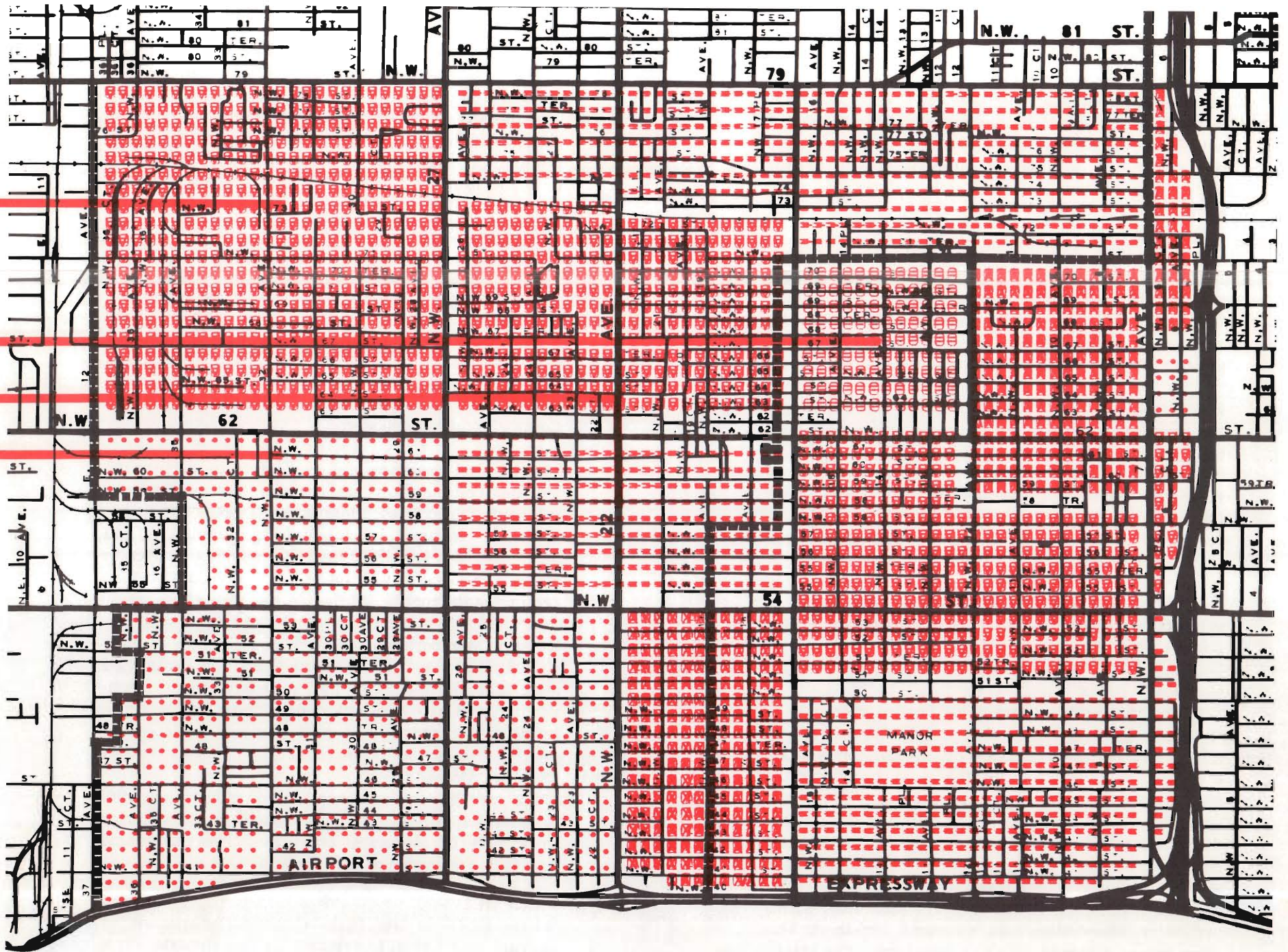


2. The City of Hialeah and Miami boundaries. The area in between these two boundaries is unincorporated.



3. The Model City street system.

4. Each area containing an individual shaded pattern is either a 'Census Tract' or 'Block Group'. The majority of the information displayed has been received from the 1970 U.S. Census.



# GLOSSARY

5

## Block Group (B.G.) --

A block group is a combination of adjoining blocks having a combined average population of about 1,400 persons. Block groups are subdivisions of Census tracts. They are used for small area analysis. There are about 850 block groups in Dade County.

## Census Tract --

A Census tract is a small, relatively permanent area into which large cities and adjacent areas are divided for the purpose of providing small area statistics. The average tract in Dade County has about 6,000 persons. There are 210 Census tracts in Dade County.

## Z Scores --

Z scores measure the deviation of an original data value from the mean (or average) data value. The deviation (or difference) is expressed in units of the standard deviation. Consequently, data values above average always result in a positive Z score, below average result in a negative Z score and values equal to the mean result in a Z score of zero. (Note: A positive or above average Z score does not necessarily indicate a good condition.) Z scores usually range in value from -3 to +3. This is true because most data sets are normally distributed.

## Composite Index --

Z scores are useful in comparing two or more sets of data and in deriving a measure to simultaneously reflect two or more factors. This comparison is called a composite index and, in this case, combines the Socio-Economic Index and the Environmental Quality Index. Regardless of the values of the original data, Z scores have a mean of zero and a standard deviation of one. In deriving a composite index, a separate set of Z scores is first calculated for each set of original data. Then, the Z scores associated with a particular observation are averaged together. This averaging is repeated for all observations. The resulting average Z score is called the composite index. (See CIP office for greater detail on the deviation of Z scores.)

## Median --

The median of an ordered set of values is the value above which and below which there is an equal number of values. For instance, in the series 1, 1, 2, 5, 6 the number 2 is the median value. Medians are used in connection with rents and home values. (A median is not necessarily an average.)

## SYMAP

The maps which appear in most sections of this Profile were produced by a computer capability new to Dade County. The SYMAP computer program was developed by the Laboratory for Computer Graphics of Harvard University. The CIP Management Information Section in turn installed the program on Dade County's computer system.

The SYMAP program is also capable of performing internal computations on the raw data before map printout. For example, population per residential acre could be mapped by introducing population and residential acres, and by instructing the computer to make the necessary tract-by-tract divisions before producing the map.

## Building Moratorium --

A temporary ban on construction in a designated area. The purpose is to halt overdevelopment, conflicting land uses and high density until further study of the area's capacity and needs can be completed.

## Deficient Housing Units --

Units which can be rehabilitated plus dilapidated units which should be cleared based on an exterior inspection of structural condition. The CIP Blight Survey is the source of information.

## 'Little HUD' --

'Little HUD' is the Dade County Department of Housing and Urban Development. This Department is responsible for administering the various housing and renewal programs being utilized by Dade County.

Neighborhood Development Program (NDP) --

NDP is a Federally funded program for comprehensive neighborhood rehabilitation and redevelopment. It operates on a yearly funding cycle and brings together local officials and professionals and the residents of the area being treated. There are currently 8 NDP projects in Dade County.

Overcrowding of Housing --

A unit containing more than one person per room excluding bathrooms, hallways and entrance halls.

Public Housing --

Housing units owned or leased by either the Metropolitan Dade County Department of Housing and Urban Development or by one of the local municipal housing authorities.

Publicly Subsidized Housing

Publicly subsidized housing is either housing owned and operated by a public authority, or private housing receiving various forms of public subsidy; eg. FHA 235, FHA 236.

Urban Renewal --

Urban renewal is an older community redevelopment program. It operates under a single funding system which may include a work program of several years. There is one urban renewal area in Dade County (Florida R-10 in Central Miami).

Blight Survey --

Developed to provide accurate data concerning housing and environmental conditions throughout Dade County. Fourteen environmental deficiencies were considered and housing was rated on a 1 to 4 scale (a score of 1 indicates sound condition).

Environmental Deficiency --

Pollution or misuse of the natural or man-made environment. Environmental deficiencies in the CIP Blight Survey consist of such factors as neighborhood litter, excessive growth on right-of-way, odor from industry or bodies of water, rough streets and incomplete sidewalks.

Inpatient Facilities --

Provide treatment or care to patients who are fed and lodged overnight or longer periods.

Outpatient and Ambulatory Facilities --

Provide treatment or care to patients who do not stay overnight.

Open Space Index --

Rated public recreational facilities at 4.5 acres per 1,000 persons. People in excess of this, within one-half mile radius of the open space, plus people living outside this radius, are considered to be underserved.

Right-of-Way --

Refers to the shoulders, median and all other areas of a street segment not considered to be premises of residential properties or vacant lots.

Unincorporated Area --

Any land in the county not lying within the boundaries of a duly incorporated village, town, municipality or other such governmental unit.

Labor Force --

Defined by the 1970 Census as persons 16 years of age and over employed or looking for work.

Poverty Level --

Defined by the federal government and varies due to such factors as family size, sex of the family head, number of children under 18 and urban or rural residence.

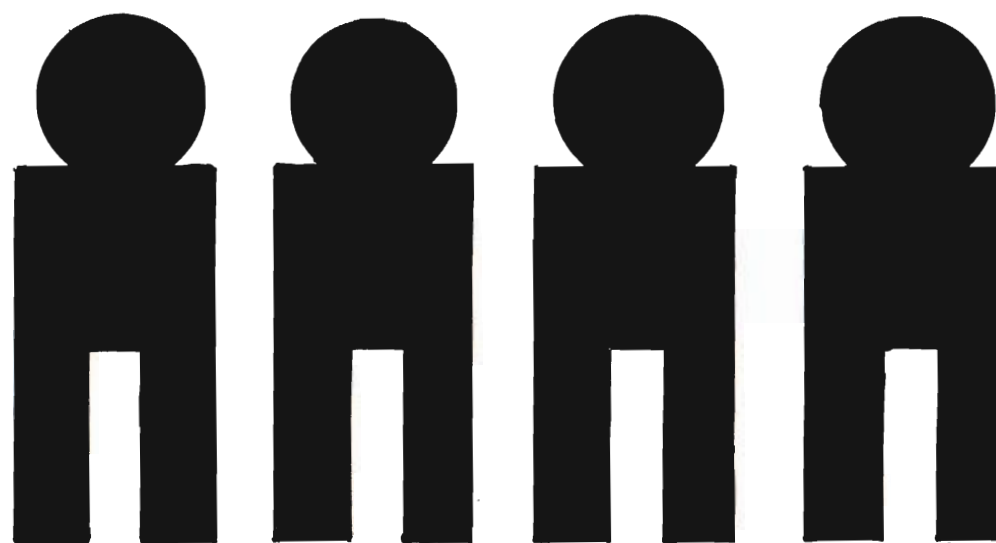
Mass Transit --

A transportation system designed to transport passengers throughout a city or county with frequent stops.

Rapid Transit --

A transportation system designed to carry passengers to and from an area or place of work with much speed and very few stops, i.e. from a heavily populated suburb to a central business district.





POPULATION CHARACTERISTICS



# GENERAL CHARACTERISTICS

9

The total population of Model City in 1970 (78,217) comprised 6.2% of the total Dade County population. Approximately 50.3% of Model City residents are either less than 18 or over 65 years of age. These are considered ages of dependency. The remaining 49.7% are between the ages of 19 and 44 which are considered ages of productivity. The remaining 49.7% are between the ages of 19 and 44 which are considered ages of productivity. Productivity describes persons able to work and support themselves.

Females make up 53.8% of the population and males account for 46.2%. The median age of Model City residents is 22.5 years compared with 34.3 years for Dade County. The population of Model City is 91% black. (Source: 1970 U.S. Census)

## MEDIAN AGE

Census Tract--	1970		
	MODEL CITY 22.5	DADE COUNTY 34.3	Change
9.03	33.5	30.0	- 3.5
10.04	23.1	19.8	- 3.3
14.00	43.5	40.0	- 3.5
15.01	21.4	24.4	+ 3.0
15.02	19.8	20.8	+ 1.0
17.01	26.6	23.0	- 3.6
17.02	25.5	28.9	+ 3.4
18.01	25.6	20.0	- 5.6
18.02	37.8	21.1	-16.7
18.03	24.1	18.2	- 5.9
19.01	22.2	22.7	+ .5
19.02	29.6	22.9	- 6.7
20.01	42.6	37.2	- 5.4
20.02	43.5	32.5	-11.0
22.02	43.4	29.3	-14.1
23.00	44.6	24.3	-20.3

## TOTAL POPULATION 1970

MODEL CITY	DADE COUNTY
78,217	1,267,792
Census Tract--	No. %
9.03	4,603 5.9
10.04	8,561 10.9
14.00	870 1.1
15.01	5,771 7.4
15.02	7,884 10.1
17.01	5,415 6.9
17.02	3,780 4.8
18.01	6,049 7.7
18.02	5,550 7.1
18.03	5,643 7.2
19.01	5,839 7.5
19.02	11,336 14.5
20.01	368 .5
20.02	270 .4
22.02	427 .6
23.00	5,851 7.5

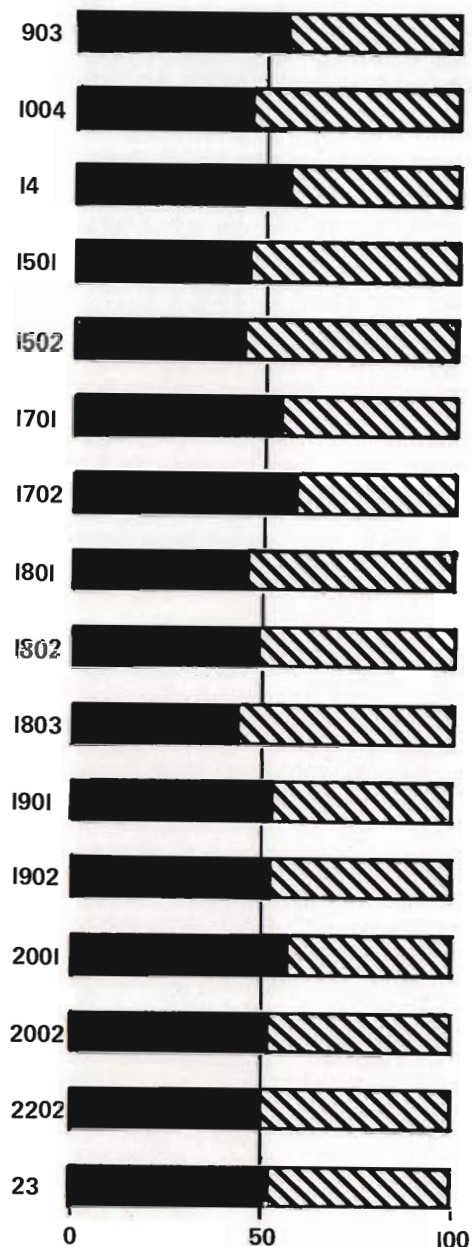
## SEX COMPOSITION MODEL CITY -- 1970

Census Tract--	Male	%	Female	%
9.03	2,237	49.0%	2,365	51.0%
10.04	3,968	46.4%	4,593	53.6%
14.00	405	46.4%	466	53.6%
15.01	2,481	43.0%	3,290	57.0%
15.02	3,604	45.7%	4,280	54.3%
17.01	2,633	48.6%	2,782	51.4%
17.02	1,779	47.1%	2,001	52.9%
18.01	2,788	46.1%	3,261	53.9%
18.02	2,605	46.9%	3,264	53.1%
18.03	2,691	47.7%	2,953	52.3%
19.01	2,731	46.8%	3,108	53.2%
19.02	5,302	46.8%	6,034	53.2%
20.01	168	45.4%	201	54.6%
20.02	128	47.4%	142	52.6%
22.02	200	46.8%	227	53.2%
23.00	2,766	47.2%	3,085	52.8%

## PRODUCTIVITY - DEPENDENCY



## CENSUS TRACT





MEDIAN AGE - 1970



29.7-40.0



23.7-29.6



21.0-23.6



18.2-20.9

# AGE DISTRIBUTION

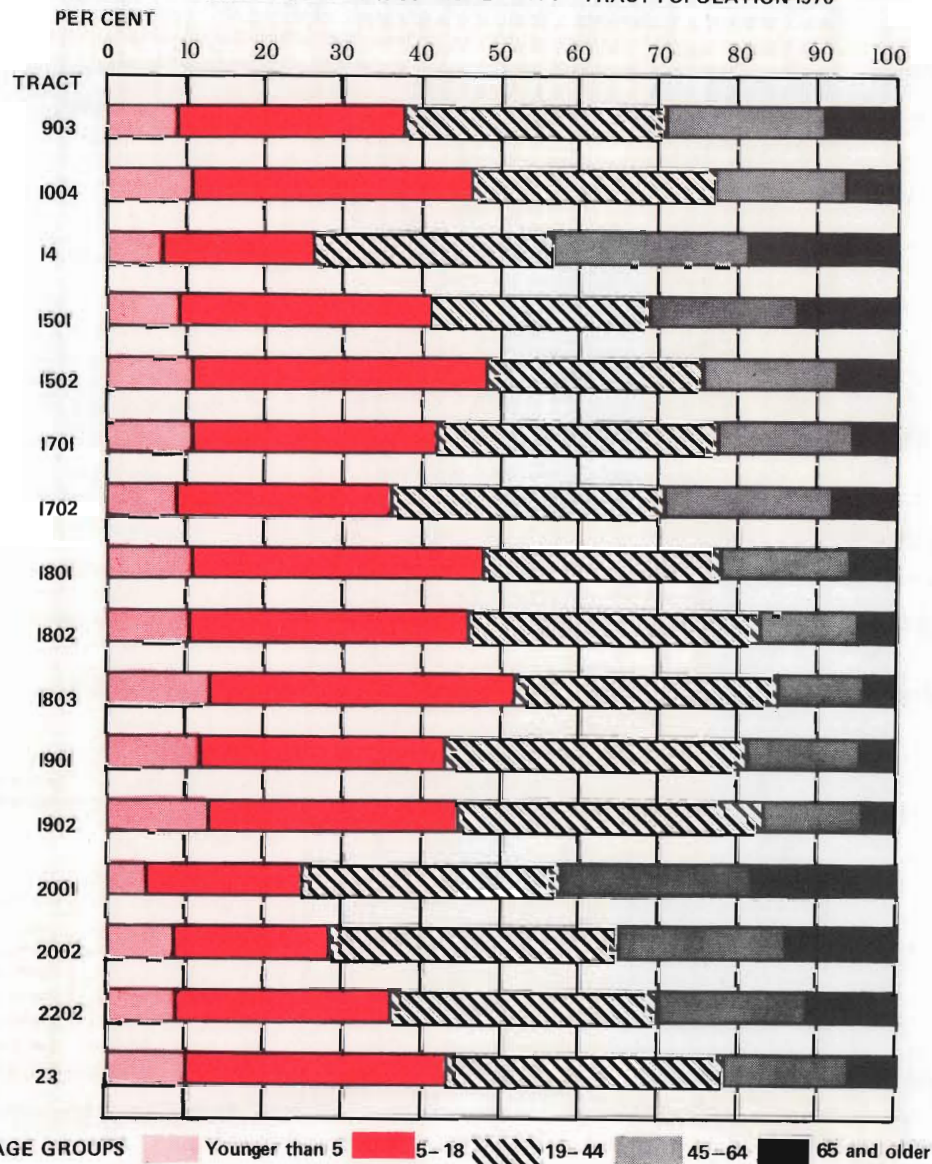
## AGE DISTRIBUTION

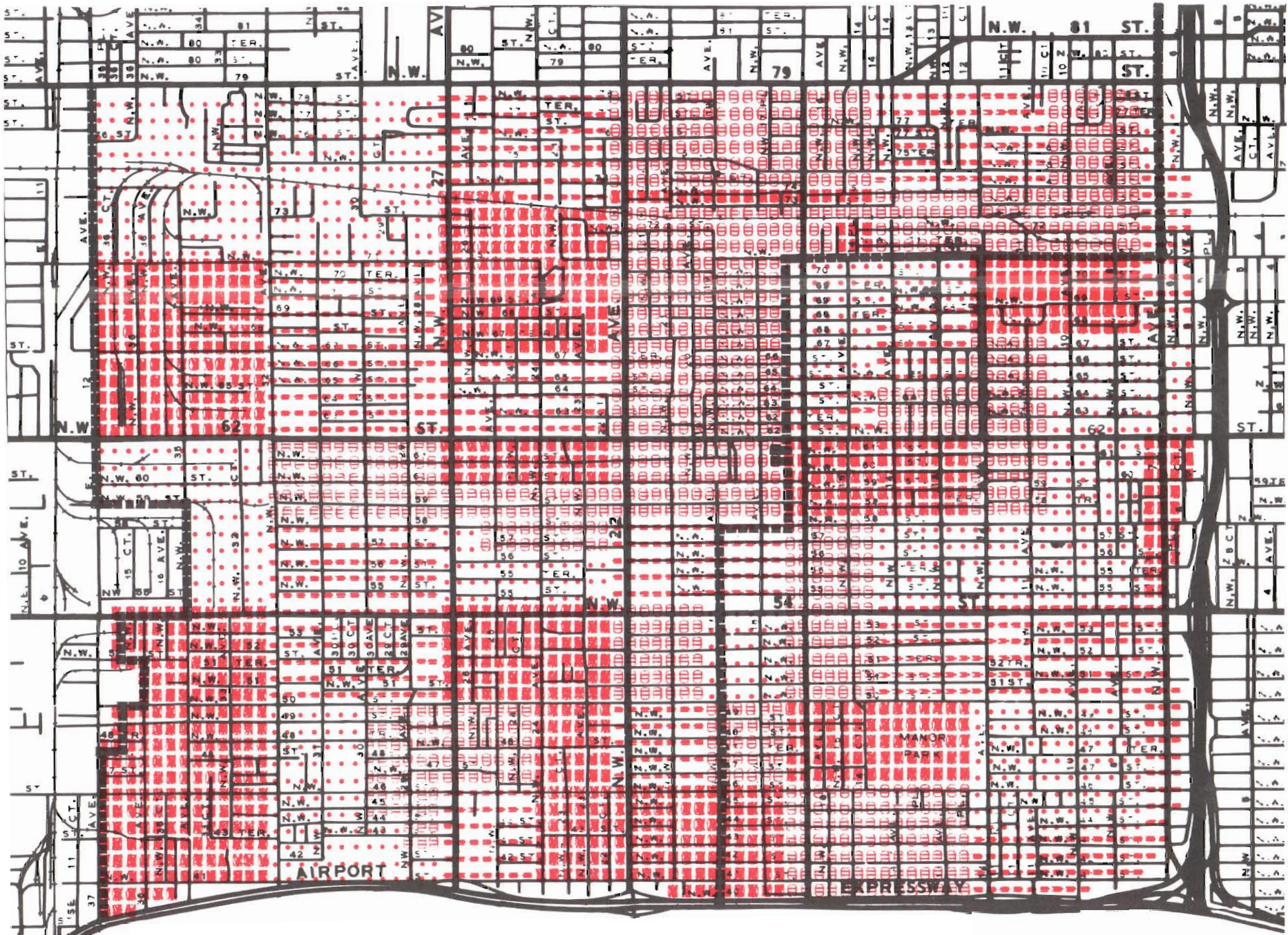
AGE GROUPS	1970			
	MODEL CITY	DADE COUNTY	MODEL CITY	DADE COUNTY
Less Than 5	8,570	10.9%	86,172	6.7%
5-9	9,620	12.3%	107,062	8.4%
10-14	9,938	12.7%	113,205	8.9%
15-19	7,755	9.9%	103,050	8.1%
20-34	15,695	20.1%	236,173	18.6%
35-44	9,079	11.6%	156,572	12.3%
45-54	7,239	9.3%	158,402	12.5%
55-64	5,484	7.0%	134,439	10.6%
65+	4,837	6.2%	172,717	13.6%

## POPULATION BY AGE

Census Tract--	Less Than 5	5-9	10-14	15-19	20-34	35-44	45-54	55-64	65+
9.03	389	452	499	386	859	579	518	488	433
10.04	942	1,108	1,281	894	1,494	947	776	607	512
14.00	58	64	58	57	157	91	97	111	177
15.01	553	653	660	663	924	568	524	529	697
15.02	861	1,030	1,122	892	1,320	792	697	584	586
17.01	599	690	687	496	1,096	686	505	377	279
17.02	356	336	382	338	803	446	444	389	287
18.01	651	854	886	617	1,045	684	561	420	331
18.02	589	734	739	598	1,134	711	492	312	241
18.03	764	826	844	591	1,167	589	407	250	205
19.01	701	689	685	541	1,447	671	515	377	213
19.02	1,442	1,423	1,277	1,004	2,811	1,402	983	556	438
20.01	25	26	25	27	76	39	43	46	61
20.02	25	21	21	17	58	34	30	29	35
22.02	40	43	41	38	88	57	40	36	44
23.00	575	671	731	596	1,217	783	607	373	298

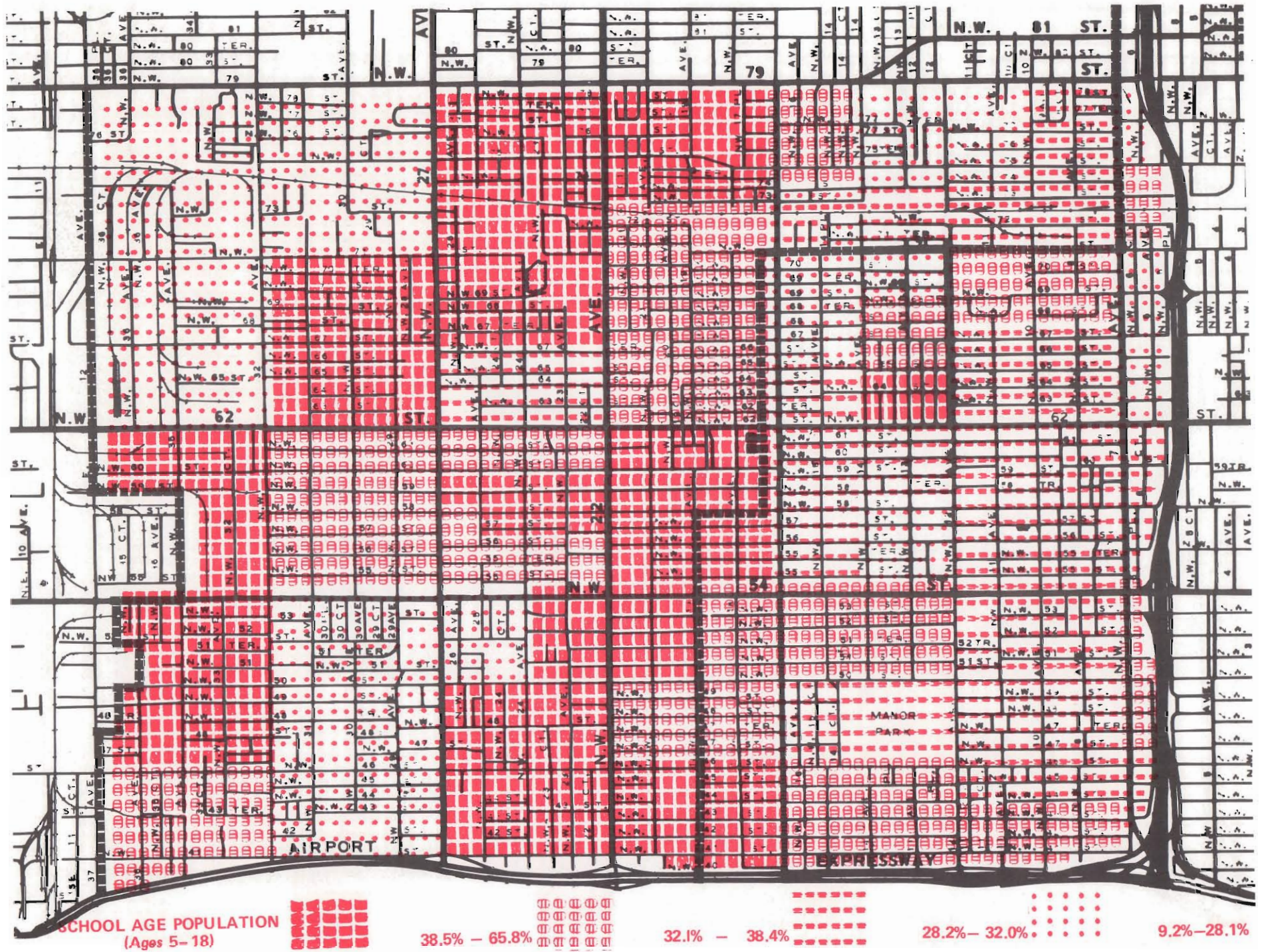
## AGE GROUPS BY % OF MODEL CITY TRACT POPULATION 1970





**PRE-SCHOOL POPULATION**  
(Younger than 5 years of age)





SCHOOL AGE POPULATION  
(Ages 5-18)



38.5% - 65.8%



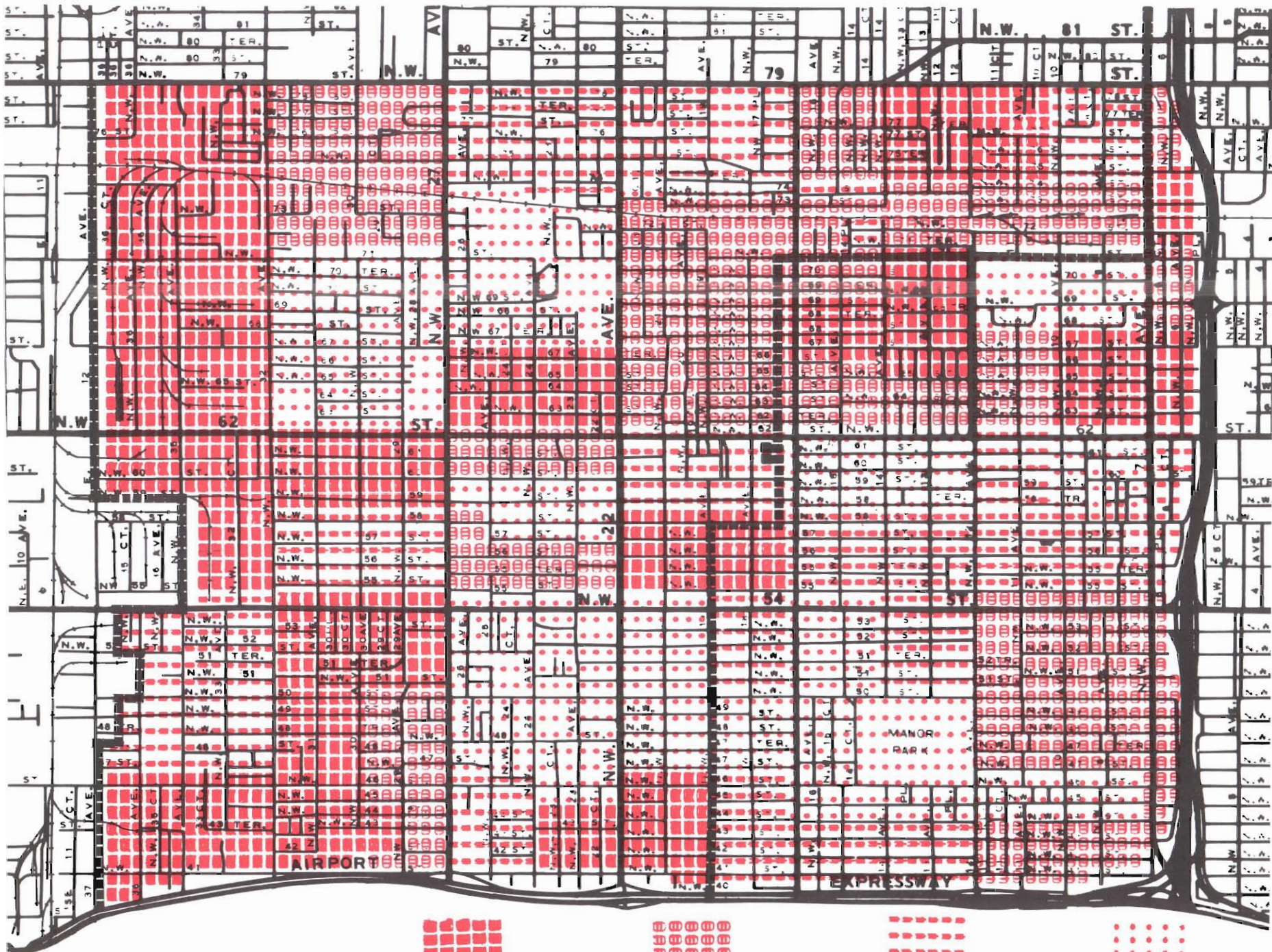
32.1% - 38.4%



28.2% - 32.0%



9.2% - 28.1%



# RACIAL COMPOSITION

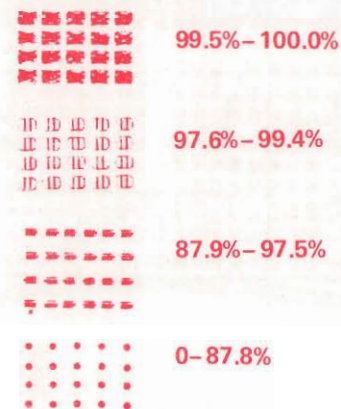
15

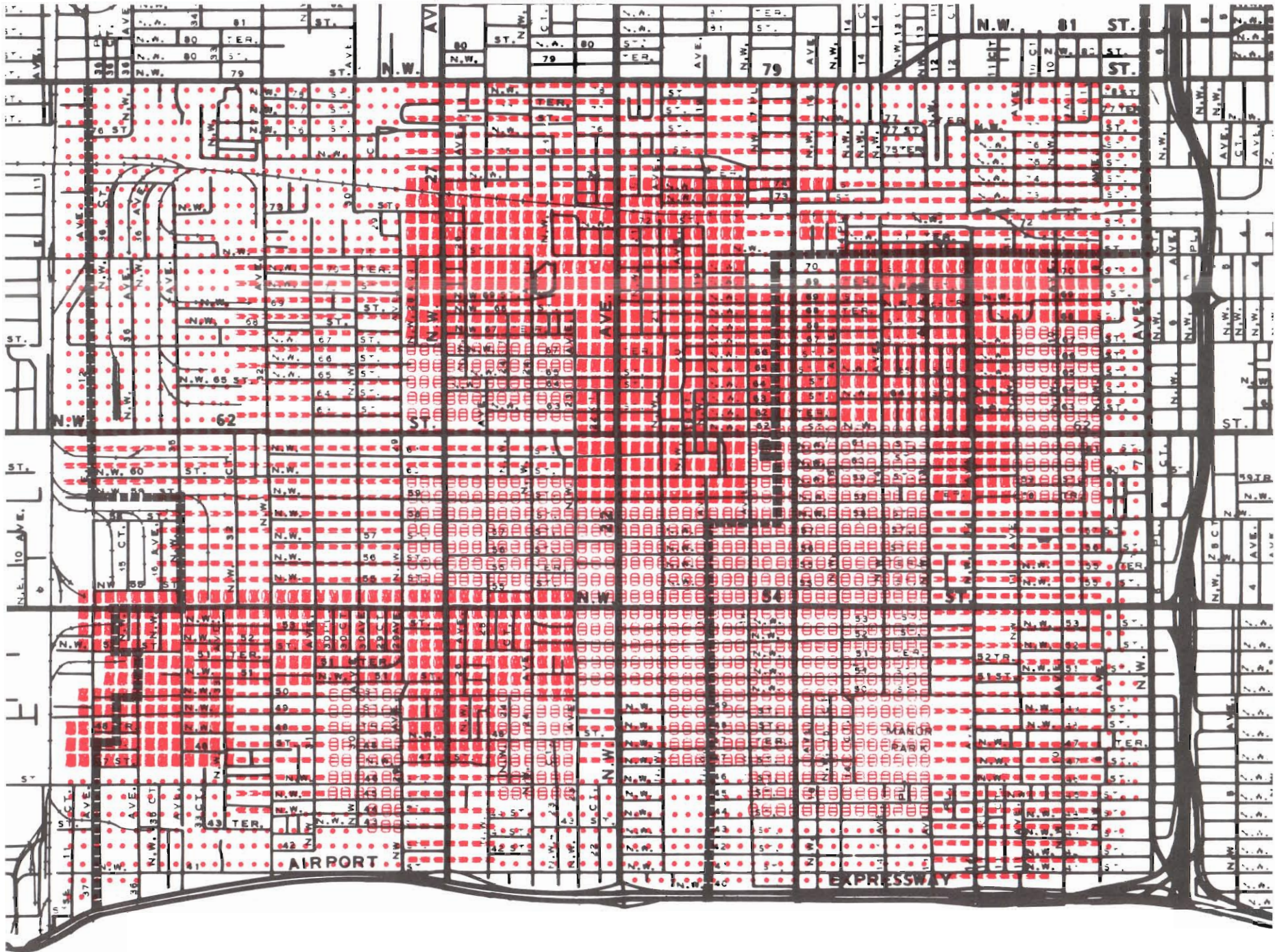
The proportion of black persons living in Model City has grown from 66% in 1960 to 91% in 1970. Portions of tracts along the east and northwest boundaries of the area are still inhabited by whites, many of whom are Cuban. Today, 38% of Dade County's total black population lives within Model City.

## BLACK POPULATION

Census Tract--	1970	
	MODEL CITY	DADE COUNTY
	71,338 91%	189,666 15%
Census Tract--	No.	%
9.03	2,268	49.3
10.04	7,531	88.0
14.00	328	38.7
15.01	5,748	99.6
15.02	7,859	99.7
17.01	4,317	85.6
17.02	3,509	93.7
18.01	5,985	98.9
18.02	5,185	93.9
18.03	5,485	97.6
19.01	5,793	99.2
19.02	11,112	98.0
20.01	160	43.0
20.02	195	66.0
22.02	334	74.1
23.00	5,529	94.8

## BLACK POPULATION







# DENSITY

17

'Residential' describes any lot, parcel or piece of land, or any building used exclusively for family dwelling purposes. 'Residential density' is the number of people per residential acre. Density is listed by census tract and was determined by dividing the number of people in each tract by the number of residential acres in that tract. The residential density in Model City is 25.3 persons per residential acre. In Dade County it is 13.1. The density in one Model City tract is as high as 33.8.

A household includes all the persons who occupy a group of rooms or a single room which make up a housing unit. The average population per household in Model City is 3.6 as compared to 2.9 in Dade County. The average for all black persons in Dade County is 3.7.

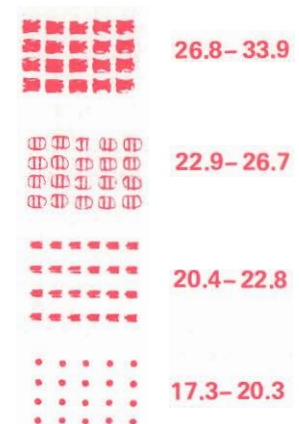
## PERSONS PER HOUSEHOLD

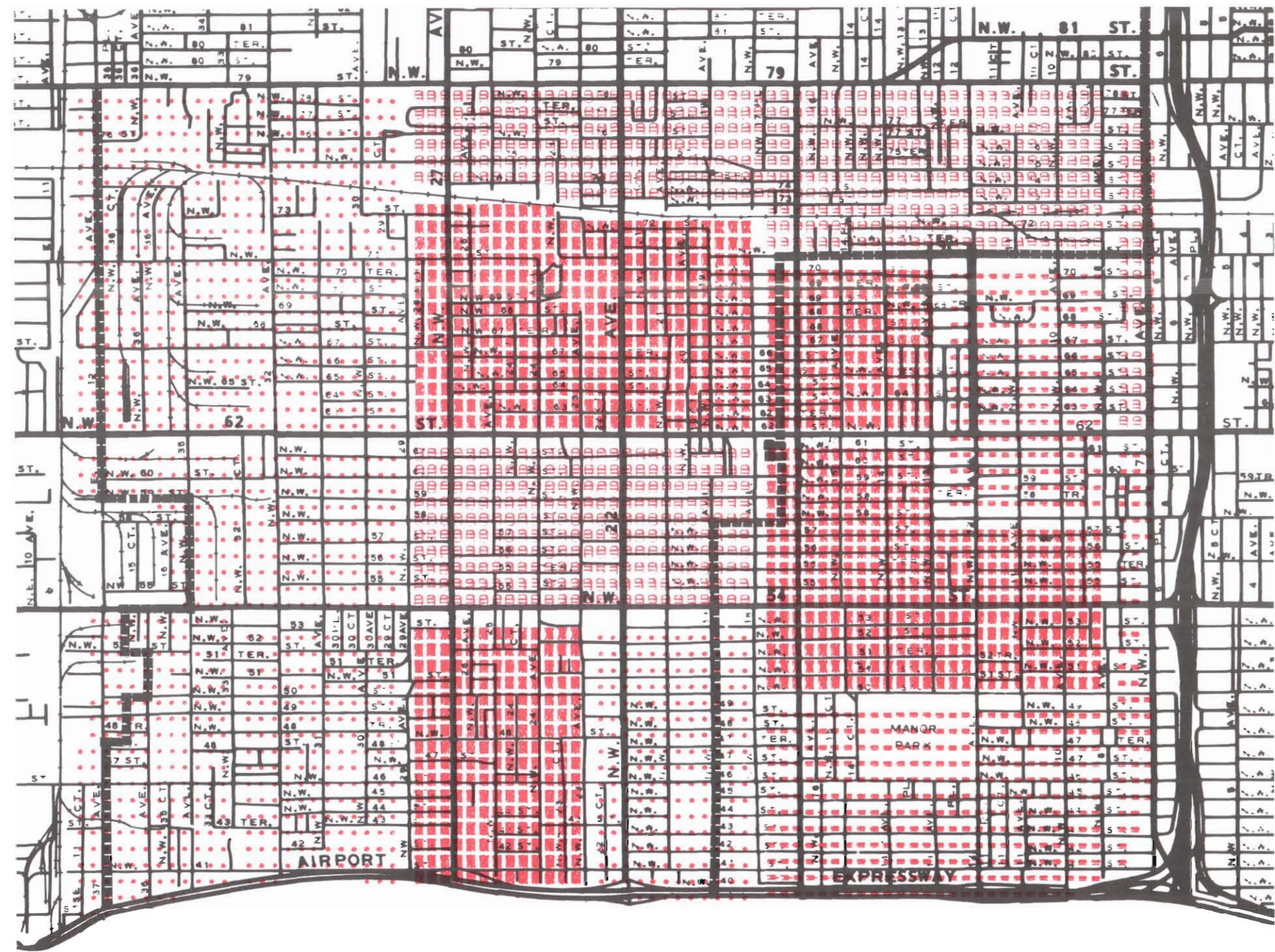
Census Tract--	MODEL CITY		Change	DADE COUNTY	
	1960	1970		1960	1970
	3.6			2.9	
9.03	2.8	3.0	+ .2		
10.04	3.7	3.6	- .1		
14.00	2.4	2.4	0		
15.01	3.7	3.2	- .5		
15.02	4.3	3.9	- .4		
17.01	3.3	3.5	+ .2		
17.02	3.6	3.2	- .4		
18.01	3.7	3.9	+ .2		
18.02	2.7	3.9	+1.2		
18.03	3.6	4.0	+ .4		
19.01	4.0	3.5	- .5		
19.02	3.5	3.5	0		
20.01	2.3	2.4	+ .1		
20.02	2.4	2.6	+ .2		
22.02	2.6	3.2	+1.4		
23.00	2.7	3.7	+1.0		

## PERSONS PER RESIDENTIAL ACRE

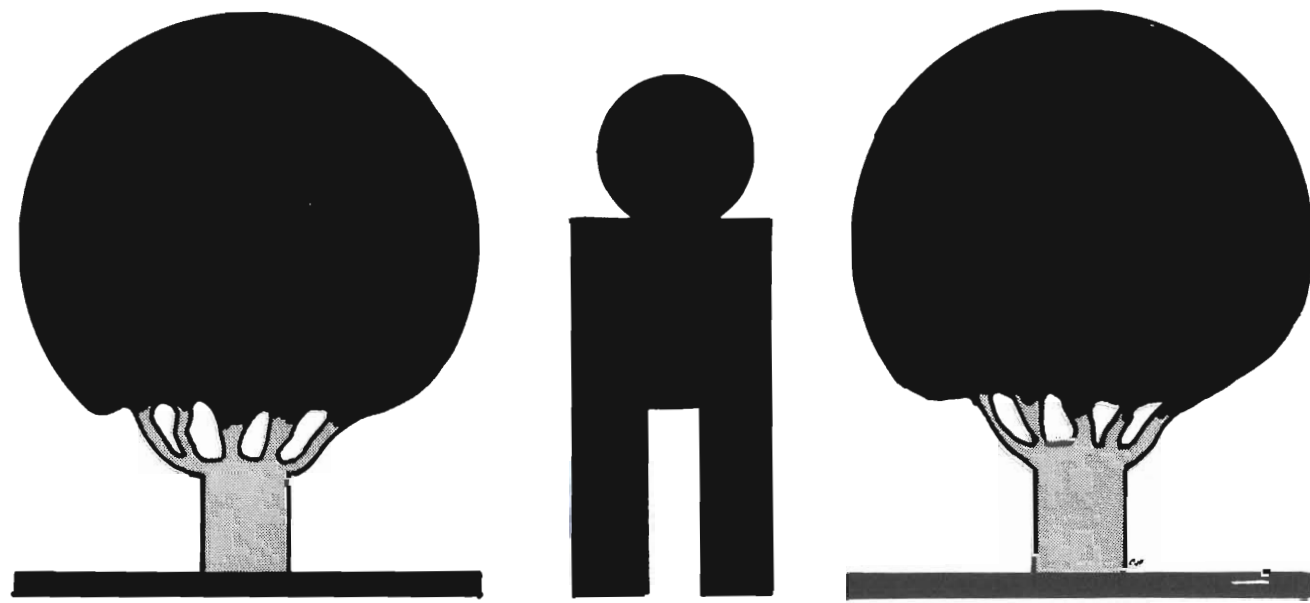
Census Tract	MODEL CITY		DADE COUNTY	
	1960	1970	1960	1970
	25.3		13.1	
903	18.2			
1004	24.7			
14	22.9			
1501	27.8			
1502	29.5			
1701	17.3			
1702	20.1			
1801	25.7			
1802	20.3			
1803	28.5			
1901	22.5			
1902	33.8			
2001	23.0			
2002	22.5			
2202	20.3			
23	22.8			

DENSITY (Persons per residential acre)









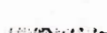






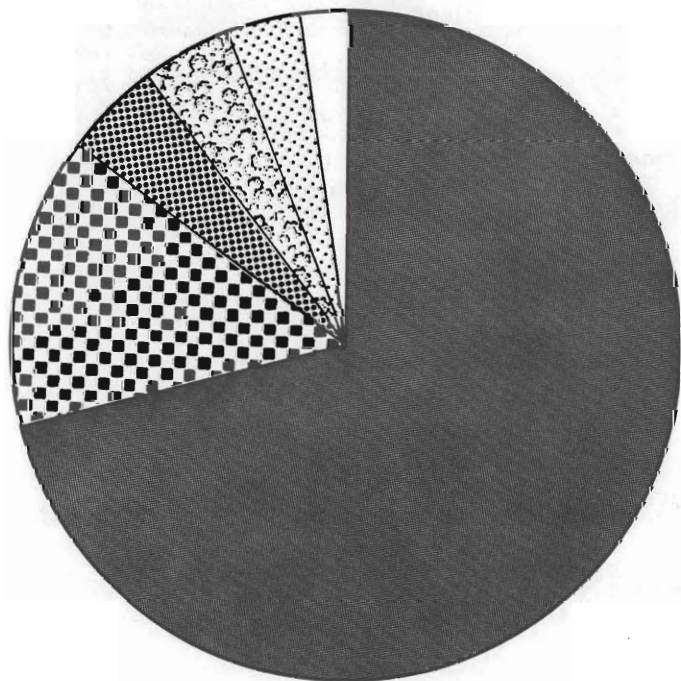
PHYSICAL ENVIRONMENT COMPONENT

# EXISTING LAND USE







## LAND USE (ACRES)

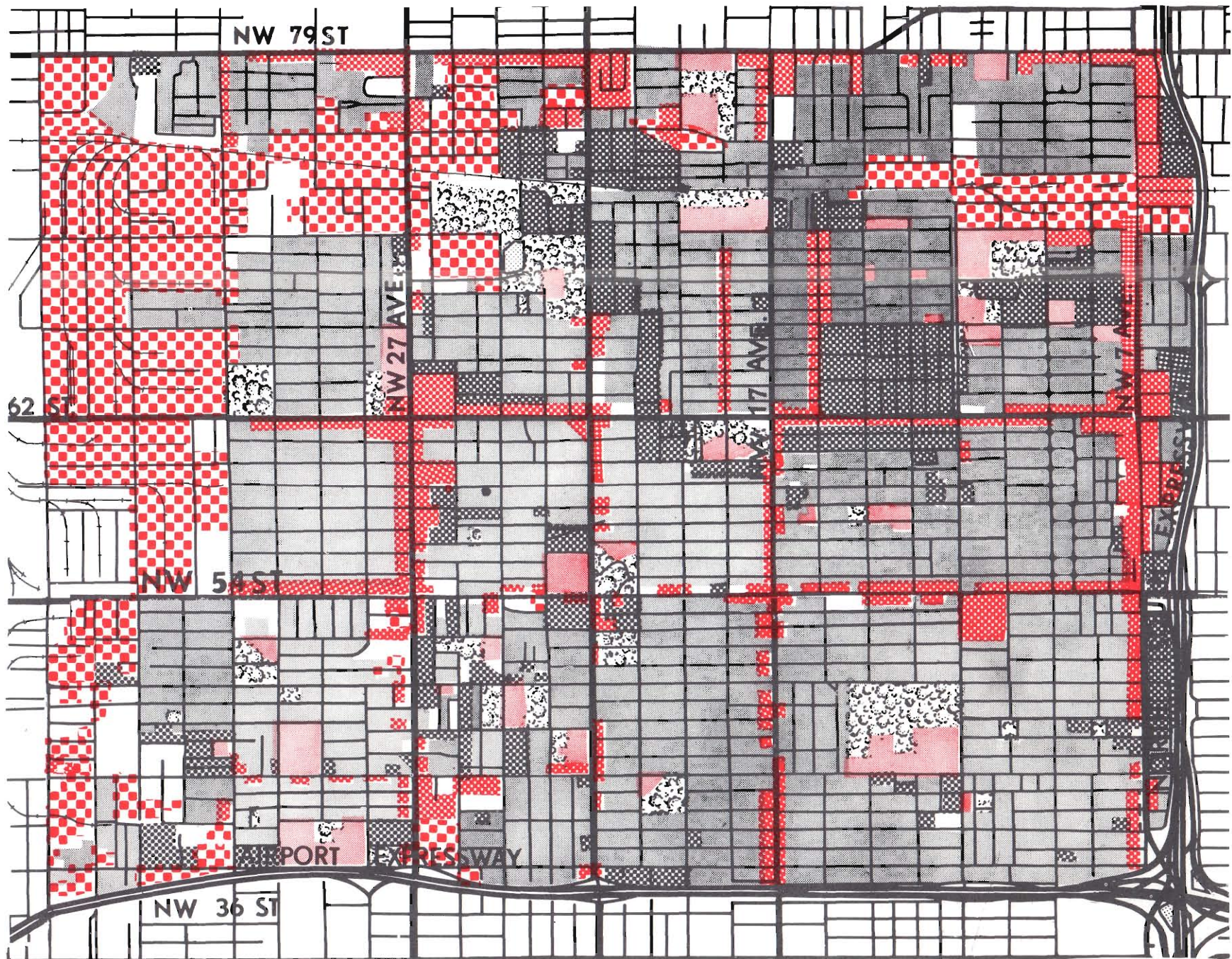
Census Tract--	Total	Residential	Commercial	Industrial	Institutional	Park	Vacant
9.03	664	288	7	332	6	11	20
10.04	610	373	61	134	16	8	18
14.00	62	31	25	6	0	0	0
15.01	179	166	11	0	2	0	0
15.02	418	291	18	25	13	61	10
17.01	527	276	3	207	1	0	40
17.02	258	191	10	3	31	10	13
18.01	340	285	24	0	14	14	3
18.02	267	240	9	0	2	16	0
18.03	267	176	16	16	16	35	8
19.01	248	178	13	0	37	19	1
19.02	416	400	10	0	4	1	1
20.01	24	24	0	0	0	0	0
20.02	19	6	7	0	5	0	1
22.02	35	31	2	0	0	0	2
23.00	357	302	7	0	22	25	1
<b>TOTAL</b>	<b>4,691</b>	<b>3,258</b>	<b>223</b>	<b>723</b>	<b>169</b>	<b>200</b>	<b>118</b>
		69.5%	4.8%	15.4%	3.6%	4.2%	2.5%

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  PARK & RECREATIONAL
-  TRANSPORTATION
-  COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL



### MODEL CITY LAND USE

-  RESIDENTIAL USE - 69.5%
-  INDUSTRIAL USE - 15.4%
-  COMMERCIAL USE - 4.8%
-  PARK USE - 4.2%
-  INSTITUTIONAL USE - 3.6%
-  VACANT - 2.5%

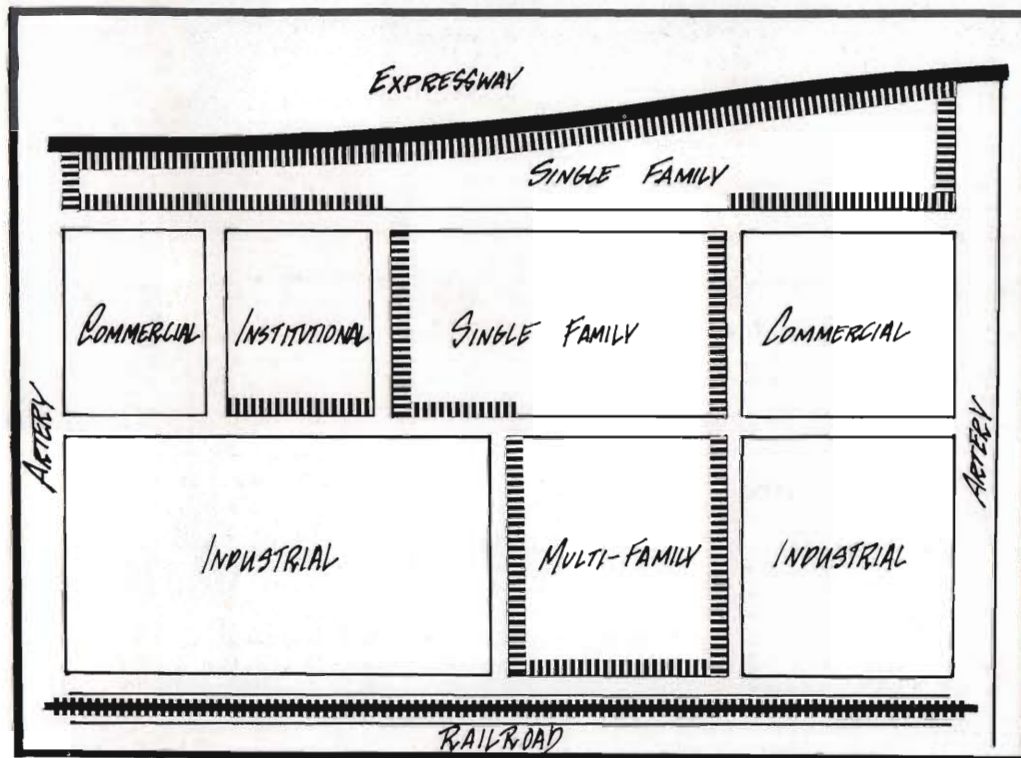


# LAND USE CONFLICTS

23

In viewing Dade County, one is often confronted with many examples of seemingly unplanned mixtures of land development. Mixed land development is a very desirable method of land use when done in a systematic manner. However, conflicts often result when sporadic land development occurs without the proper planning needed to insure some segregation between the various types of land developments. Residents are often subjected to considerable annoyance (noise, odors, excessive traffic) and the residential atmosphere is generally disrupted.

A conflict is caused when incompatible forms of development are located close enough to each other to be visible, audible or directly tangible (see Illustration ).



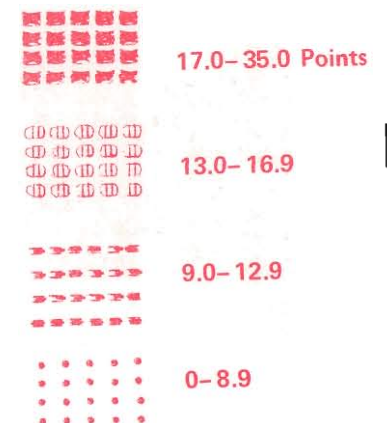
SAMPLE BLOCK GROUP CONTAINING LAND USE CONFLICT  
 ----- INDICATES CONFLICT BETWEEN ADJOINING USES

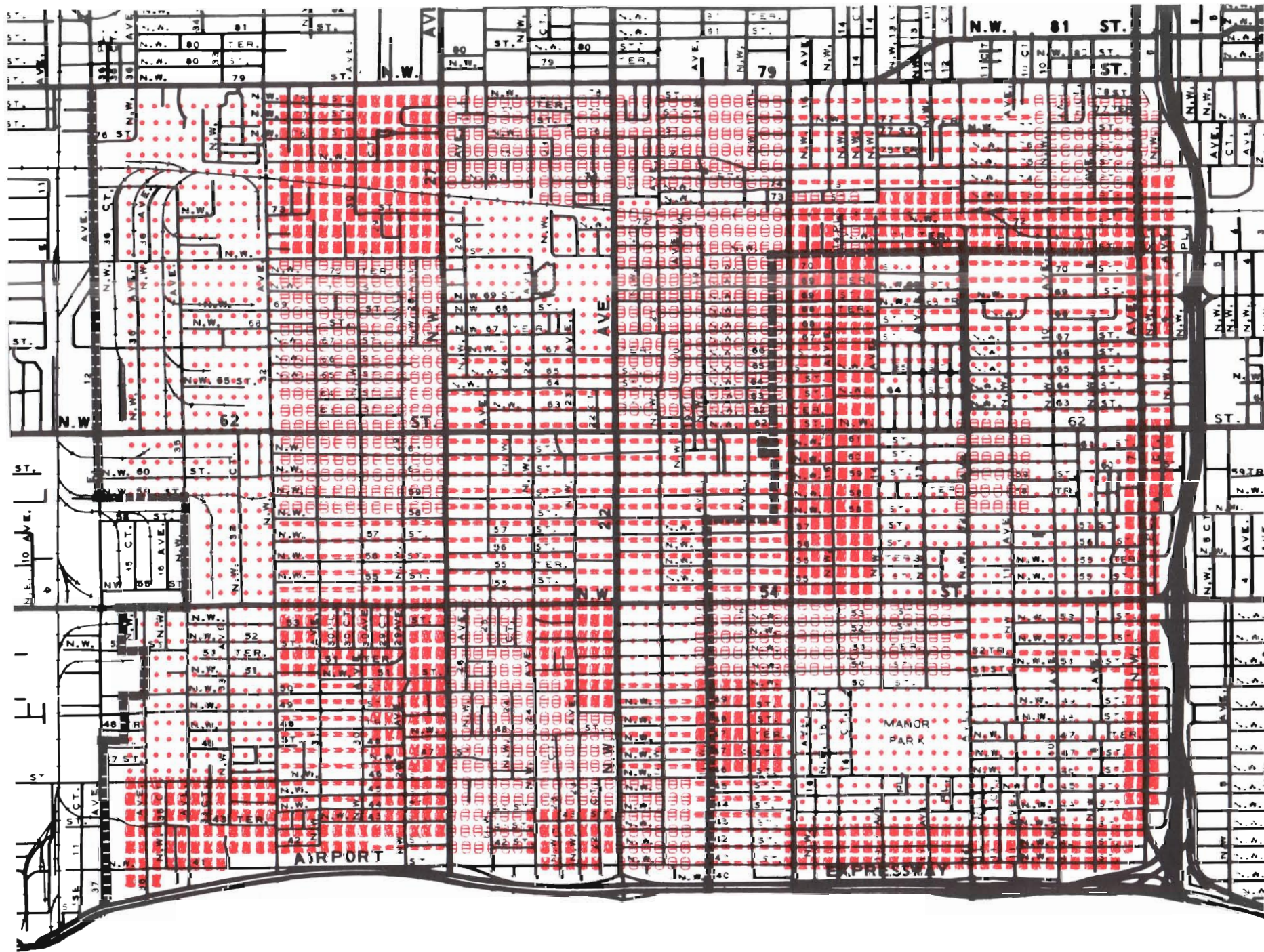
The most severe conflicts in Model City are found in the northeast and southwest portions of the area. While predominately a single family residential area, inadequately buffered commercial activity and industrial development (exceptionally heavy on either side of E 12th Avenue) cause most of the problems.

## LAND USE PROBLEM INDEX

MODEL CITY 13 Points	1970	
	MODEL CITY 13 Points	DADE COUNTY 7 Points
Census Tract--	Score--	(Points)
9.03	9	
10.04	14	
14.00	19	
15.01	14	
15.02	10	
17.01	11	
17.02	18	
18.01	10	
18.02	13	
18.03	16	
19.01	9	
19.02	13	
20.01	10	
20.02	17	
22.02	15	
23.00	11	

## LAND USE PROBLEM INDEX







# RESIDENTIAL ENVIRONMENTAL DEFICIENCIES

## RESIDENTIAL ENVIRONMENTAL DEFICIENCIES

1970

MODEL CITY 21%      DADE COUNTY 12%

Census Tract--	Occurrence
9.03	22%
10.04	18%
14.00	36%
15.01	21%
16.02	39%
17.01	31%
17.02	26%
18.01	21%
18.02	14%
18.03	27%
19.01	84%
19.02	15%
20.01	10%
20.02	19%
22.02	0%
23.00	15%

ENVIRONMENTAL DEFICIENCY	STREET SEGMENTS WITH ENVIRONMENTAL DEFICIENCIES
AVERAGE STREET SEGMENT	
1 ROUGH STREETS	
2 EXCESSIVE GROWTH ON RIGHT-OF-WAY AND EXCESSIVE STANDING WATER	
3 NEIGHBORHOOD LITTER, EXCESSIVE GROWTH AND/OR TRASH ON VACANT LOTS AND UN-COLLECTED TRASH PILES	

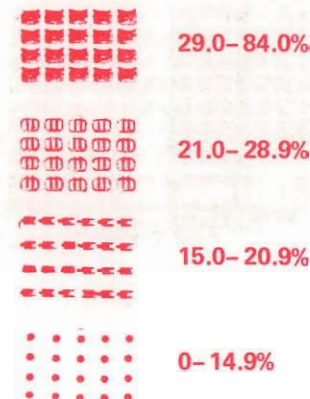
DADE COUNTY MODEL CITY

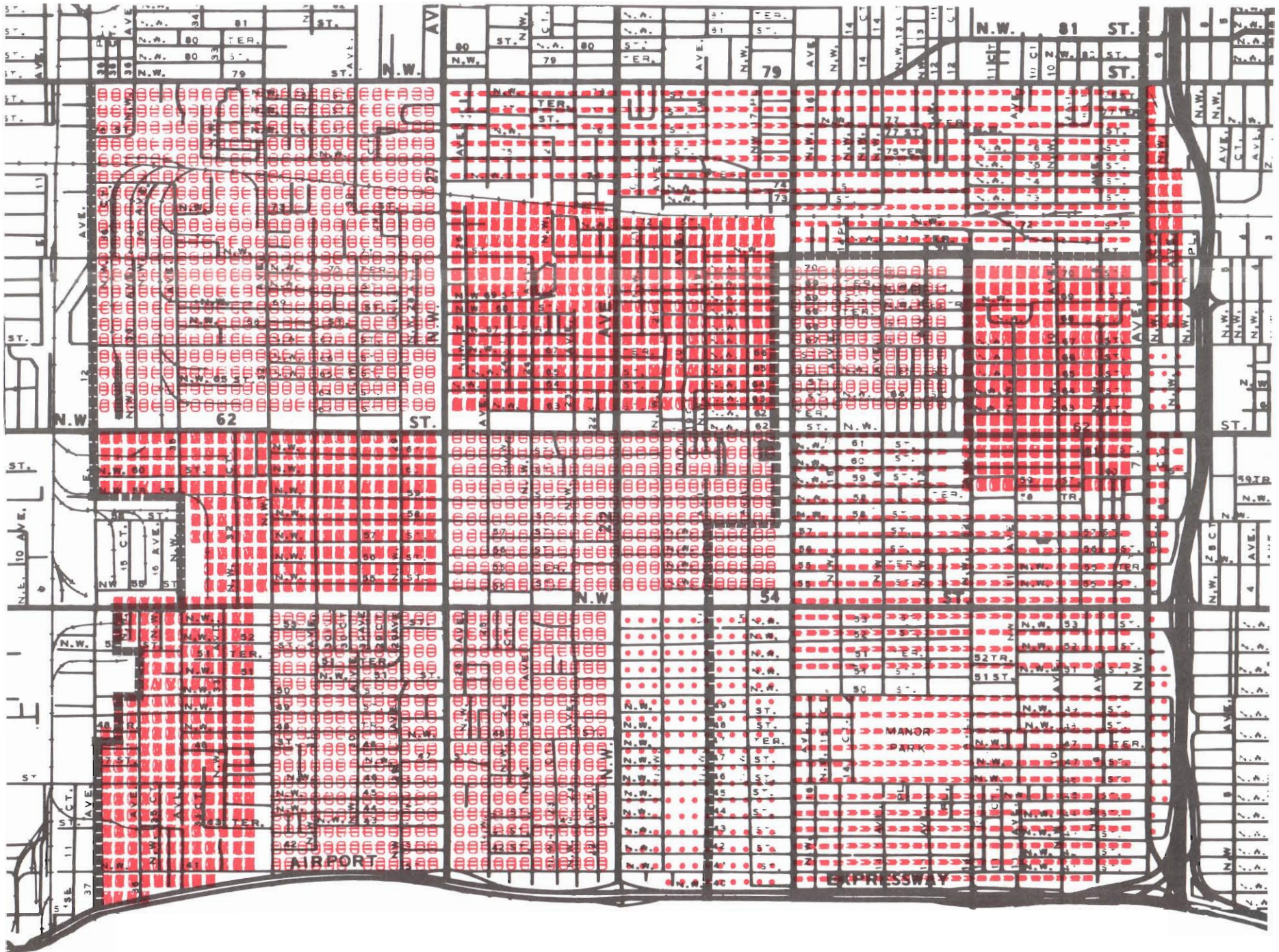
The Community Improvement Program's Residential Blight Survey was developed and conducted as a joint project between CIP and the Neighborhood Rehabilitation Branch of Little HUD. The survey was designed to provide data on the condition of the Dade County housing stock as well as the environmental conditions of residential neighborhoods.

The data displayed here was originally aggregated on the block group level (a block group is a subdivision of a census tract approximately ten city blocks in area and containing 975 people). However, in order that this data might be overlaid with other census data items available only on the census tract level, aggregation to tract level was necessary. Detailed block group information on environmental deficiencies is available in the CIP office. Housing conditions are displayed in the housing section of this Profile.

Areas containing the highest occurrence of environmental deficiencies are displayed on the accompanying map. The darker the shading the more severe the deficiencies. The total environmental deficiencies map takes into account 14 environmental deficiencies. The following three maps provide a more detailed breakdown of the deficiencies which showed up most often.

### RESIDENTIAL ENVIRONMENTAL DEFICIENCIES





NEIGHBORHOOD LITTER, EXCESSIVE  
GROWTH AND/OR TRASH DUMPED ON  
VACANT LOTS & UNCOLLECTED TRASH PILES

1970

Census Tract--	MODEL CITY 43%		DADE COUNTY 20%	
	No.	%	No.	%
9.03	34	39		
10.04	98	33		
14.00	3	8		
15.01	51	39		
15.02	44	98		
17.01	100	71		
17.02	108	55		
18.01	18	38		
18.02	60	38		
18.03	50	51		
19.01	52	40		
19.02	84	29		
20.01	3	33		
20.02	50	62		
22.02	0	0		
23.00	116	42		

EXCESSIVE GROWTH ON RIGHT-OF-WAY  
AND EXCESSIVE STANDING WATER

1970

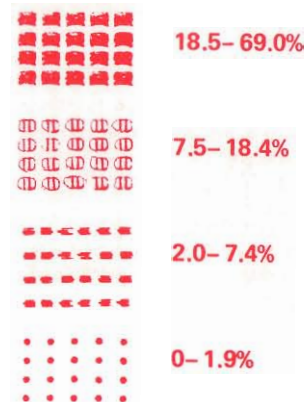
Census Tract--	MODEL CITY 21%		DADE COUNTY 20%	
	No.	%	No.	%
9.03	9	16		
10.04	59	30		
14.00	4	17		
15.01	26	30		
15.02	14	47		
17.01	35	37		
17.02	30	23		
18.01	4	13		
18.02	18	17		
18.03	15	23		
19.01	32	37		
19.02	2	1		
20.01	1	17		
20.02	5	9		
22.02	0	0		
23.00	34	19		

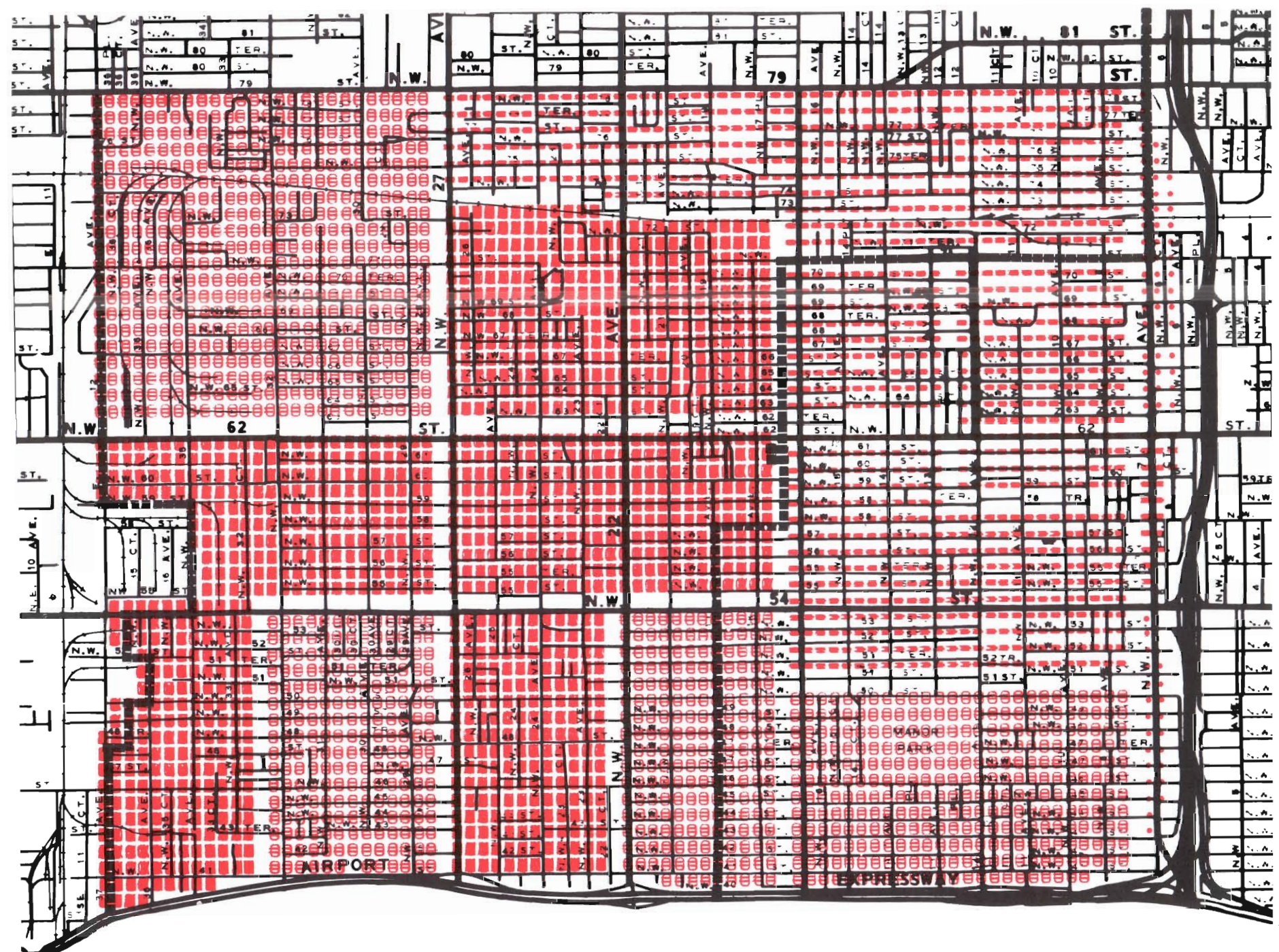
ROUGH STREETS

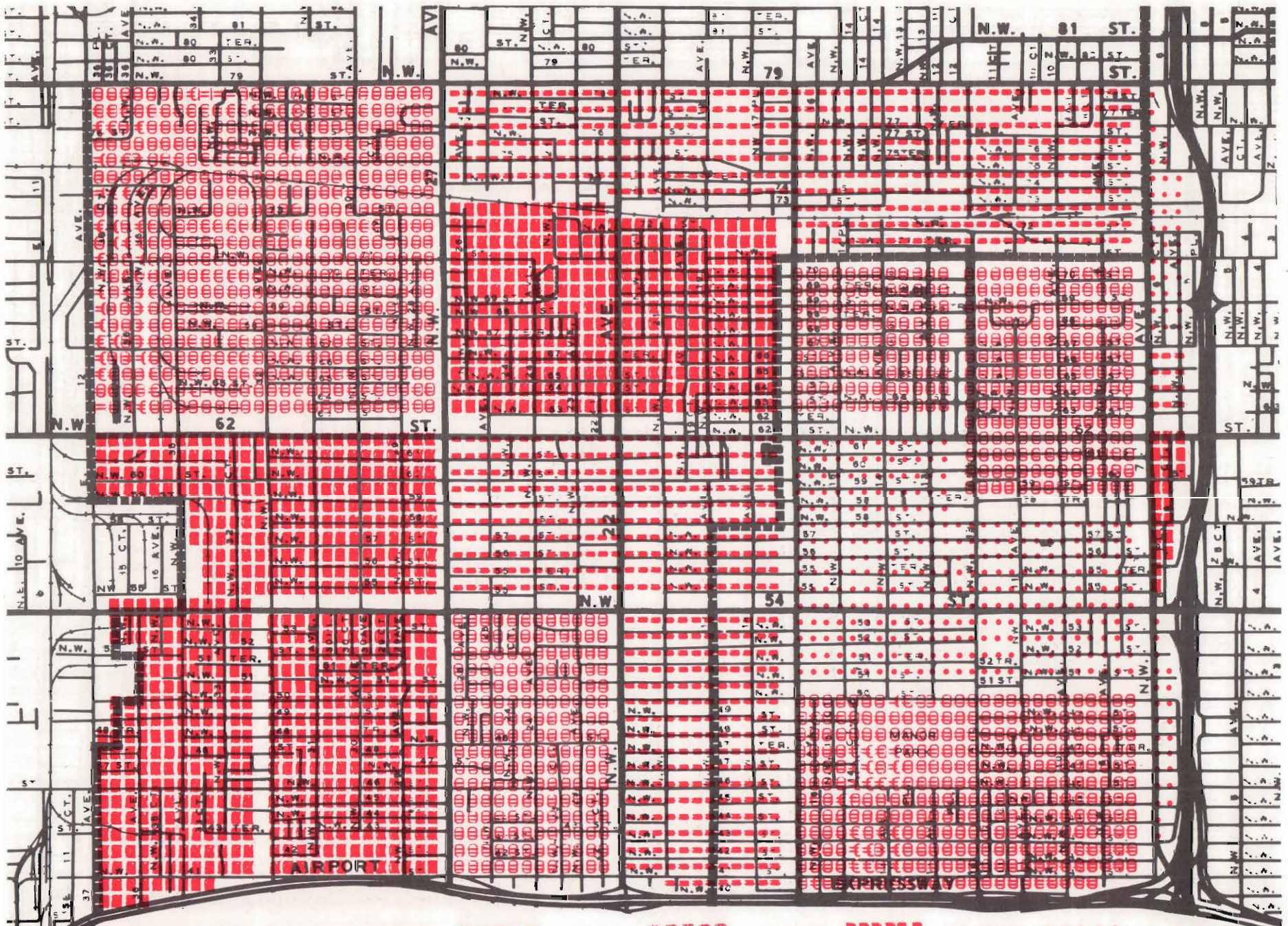
1970

Census Tract--	MODEL CITY 11%		DADE COUNTY 11%	
	No.	%	No.	%
9.03	5	17		
10.04	4	4		
14.00	0	0		
15.01	1	2		
15.02	3	20		
17.01	11	23		
17.02	10	15		
18.01	11	69		
18.02	5	9		
18.03	11	33		
19.01	3	7		
19.02	2	2		
20.01	0	0		
20.02	1	3		
22.02	0	0		
23.00	7	8		

ROUGH STREETS







NEIGHBORHOOD LITTER, EXCESS GROWTH & TRASH ON VACANT LOT & UNCOLLECTED TRASH PILES





EXCESSIVE GROWTH ON RIGHT-OF-WAY  
AND STANDING WATER



30-47%



18.0-29.9%



14.5-17.9%



0-14.4%

# WATER

31

In Model City, much of the water system now in operation is substandard and has gaps in the service. The current status of water distribution systems may be understood by reference to the accompanying maps.

## Area I

This area has a public water distribution system built in 1969-70 using \$3.2 million on Neighborhood Development Program (NDP funds). This construction of 36.2 miles of water mains was in connection with sanitary sewer construction in the same area.

## Area II

This area has an older water distribution system. Parts of it are substandard with gaps in service to some streets. Much of the area is served by two inch mains which should be brought up to standard. This area is currently in design and should be ready to advertise for construction bids about January, 1973.

## Area III

Construction of a water distribution system consisting of 13.3 miles of water mains and distribution system has been completed.

## Area IV

This narrow strip lies between NW 71st Street and the railroad tracks. The residents of this neighborhood petitioned Model City to approve funds for the construction of a water distribution system. Model City funds in the amount of \$130,000 were approved for this area. Contract documents are being readied and construction should begin shortly under the direction of Dade County Department of Housing and Urban Development. This area also has an older substandard system with gaps in service.

## Area V

The design of the new system for this and areas II and VII is funded by NDP using \$75,000 of Third Year Funds. Construction of needed mains and services to bring the area up to standard would be \$214,000. This is scheduled to be done with NDP Fourth Year Funds.

## Area VI

The northeastern corner of Model City between NW 7th Avenue and I-95 north of NW 71st Street has a standard water distribution system.

## Area VII

Some water lines do exist in this area but there are gaps in the system pattern. Design plans have been completed using NDP Third Year Funds. Construction of needed water mains will be funded with \$200,000 of Model City funds. Advertisement of bids for construction will take place November 27, 1972.

## Area VIII

The Hialeah Heights Taxing Improvement District has a standard water distribution system established prior to the NDP and Model City programs.

## Area IX

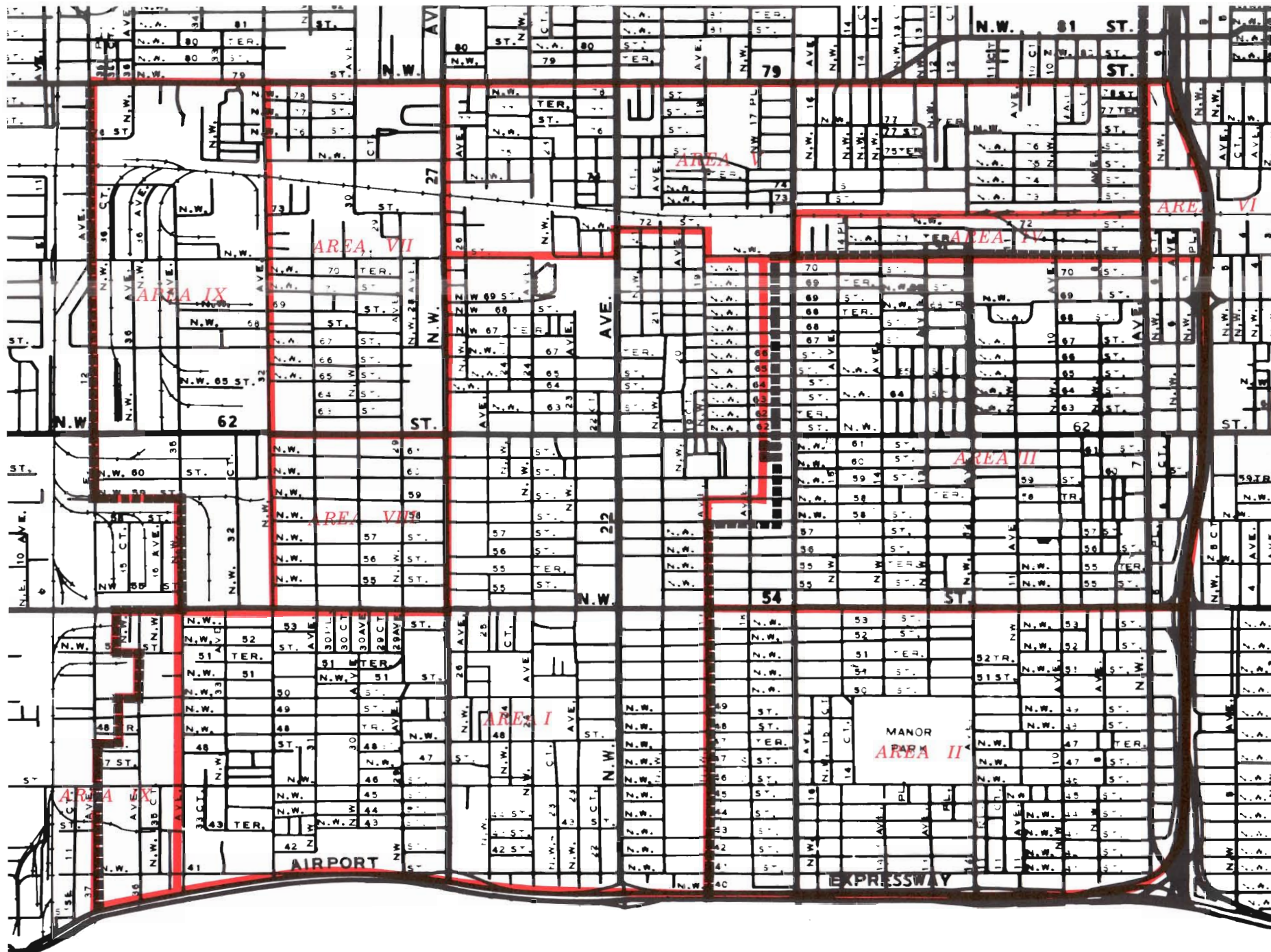
There are no plans for this western industrial fringe area of Model City at this time.

## HOUSING UNITS WITH PUBLIC WATER SYSTEM

1970

MODEL CITY	DADE COUNTY
19,377 85.8%	430,142 95.4%

Census Tract--	%
9.03	82.5
10.04	90.7
14.00	98.7
15.01	96.2
15.02	62.3
17.01	77.3
17.02	60.3
18.01	60.8
18.02	94.6
18.03	79.1
19.01	100.0
19.02	100.0
20.01	100.0
20.02	99.6
22.02	100.0
23.00	99.7



WATER DISTRIBUTION SYSTEM



# SEWERS

The adjoining map and table were derived from the 1970 U.S. Census. They define what percentage of the housing units in the Model City area are served by a public sewer system. The percentage of units sewerred in Model City ranges from a low of 25% in tract 17.01 to a high of 89% in tract 20.02. Approximately 47% of the units in Model City had public sewer service in 1970 as compared to 61% for Dade County.

33

## HOUSING UNITS WITH PUBLIC SEWER SYSTEM

1970

	MODEL CITY	DADE COUNTY
	10,640 47%	274,605 61%
Census		
Tract--		
9.03	28%	
10.04	41%	
14.00	53%	
15.01	63%	
15.02	48%	
17.01	25%	
17.02	27%	
18.01	36%	
18.02	42%	
18.03	47%	
19.01	68%	
19.02	57%	
20.01	67%	
20.02	89%	
22.02	55%	
23.00	51%	

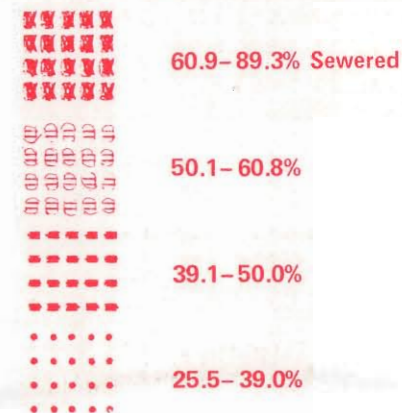
## WATER & SEWER CONNECTION ASSISTANCE

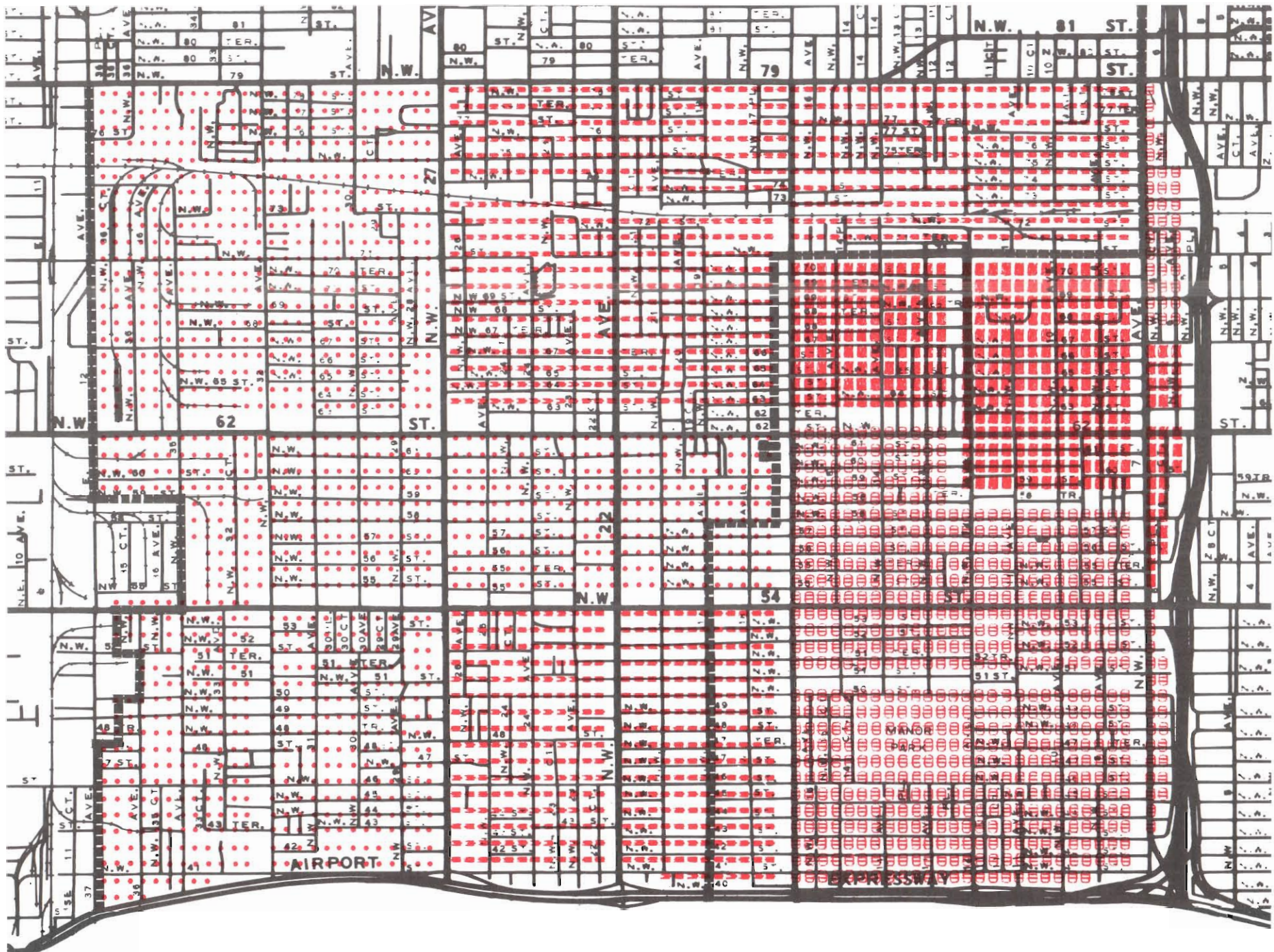
The Model City Water and Sewer Connection Assistance Program provides direct grants and loans to low income households in Model City in order to relieve some of the financial burden associated with the cost of hooking up to the street sewer main or water lines. This program also forms block organizations which collectively bargain with plumbers in order to relieve low group rates as well as other important assistance services.

As of October, 1972, 438 households have been assisted through this program as follows:

Assisted w/Water & Sewer Hookup	121
Assisted w/Water Hookup Only	17
Assisted w/Sewer Hookup Only	300
Total	438
Number of Homeowners to be Connected	272

## HOUSING UNITS WITH SEWER SYSTEMS





## SANITARY SEWER COLLECTION SYSTEM

The Model City staff in cooperation with NDP, has been developing a plan for the construction of needed sanitary sewers in the area. (See facing map for narrative references.)

### Area I

This area had sanitary sewers constructed with NDP Second Year (69-70) funds. This system contained 27.2 miles of sewer mains, constructed at a cost of \$5,971,598. In conjunction with this construction, Model City funded the construction of an almost two mile force main at a cost of \$462,191. This main was constructed entirely outside of the Model City Neighborhood, but directly connected the new construction to the interceptor at the Miami River. Without this force main, most residents in this area would not be able to connect to the sewer system.

### Area II

At the present time no Model City or NDP funds are planned for sewer system expenditures in this area. It is anticipated that City of Miami bond monies in the amount of \$5,000,000 would be used to sewer this area after 1976.

### Area III

This area has been completed using NDP Second Year funds in the amount of \$758,303 for this 3.6 mile system. However, in order to activate this system a force main was also needed to transport the sewage to the interceptor for the City of Miami sewer system. The force main needed to activate this area has been completed; however, the pump station is still under construction. It is anticipated that connections of residences to the system will take place at the beginning of 1973.

### Area IV

This area is currently in design. Construction bids will be solicited in early 1973, with construction beginning in Mid- to late 1973.

### Area V

The design of the sanitary sewer system has been done with \$180,000 of NDP Third Year Funds. Construction of the System is estimated at \$1,250,000 now planned to be NDP Fourth Year funds. This is the Eighteenth Avenue commercial area selected for special impact by the Model City citizen participation structure.

### Area VI

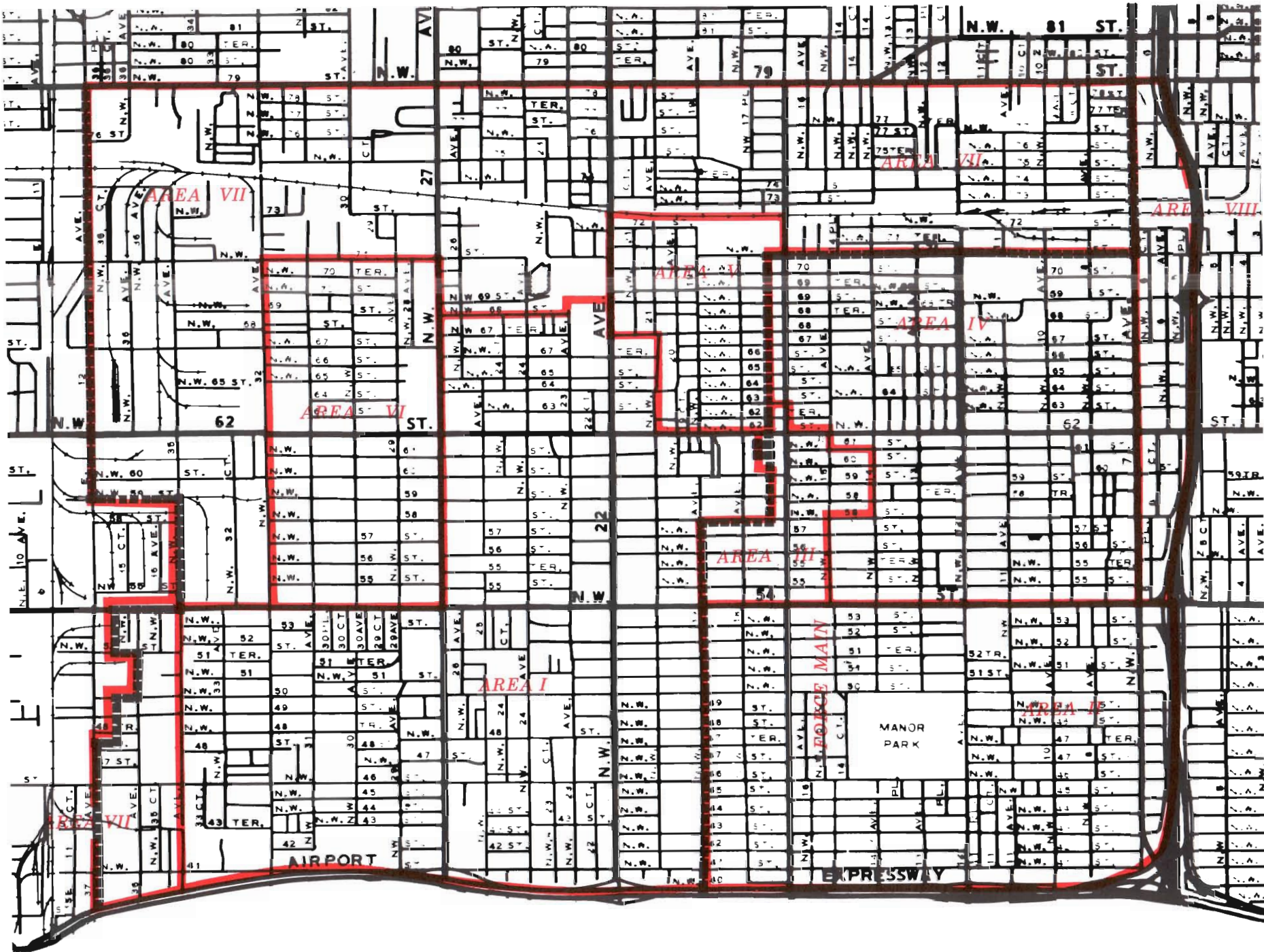
Model City funds in the amount of \$2.4 million are now being committed for the design and construction of a sanitary sewer system in this area. This area will also have water lines constructed at the same time. However, once the system is built there is no force main to which these systems can be connected. Monies have been designated for this force main in the Dade County Bond Issue.

### Area VII

The northern and western most parts of Model City have no plans at the present time for sanitary sewers. Should some Model City funds become available, it is possible they would be committed to the more populous northern area, north of 71st Street and east of 27th Avenue. These funds would probably not be available until late 1973. Also, some NDP funds may be committed to this area as they become available in the Fifth year (1973-74.)

### Area VIII

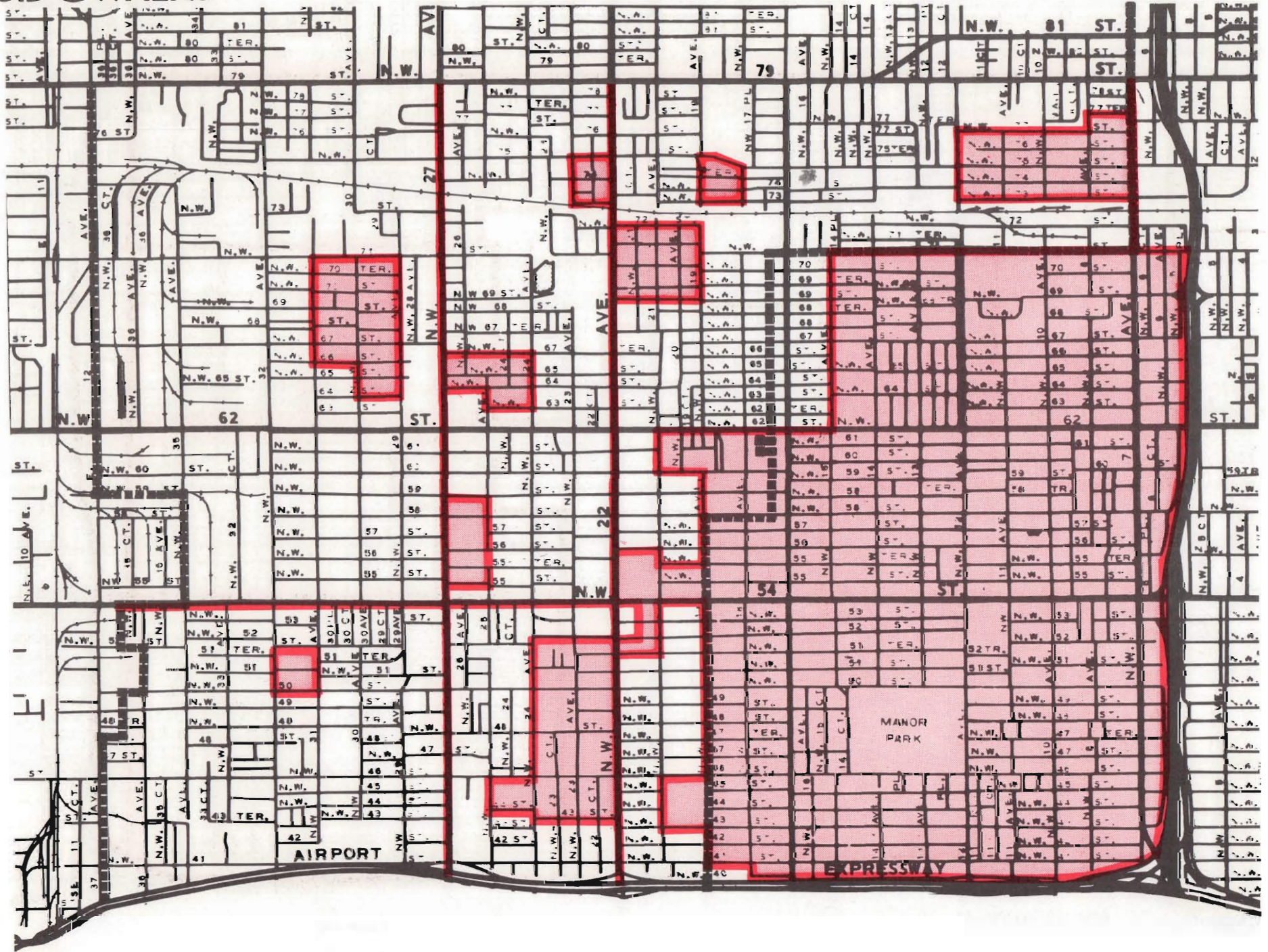
This narrow fringe east of NW 7th Avenue to I-95 has a completed sewer system with City of Miami bond monies.



SANITARY SEWER SYSTEM

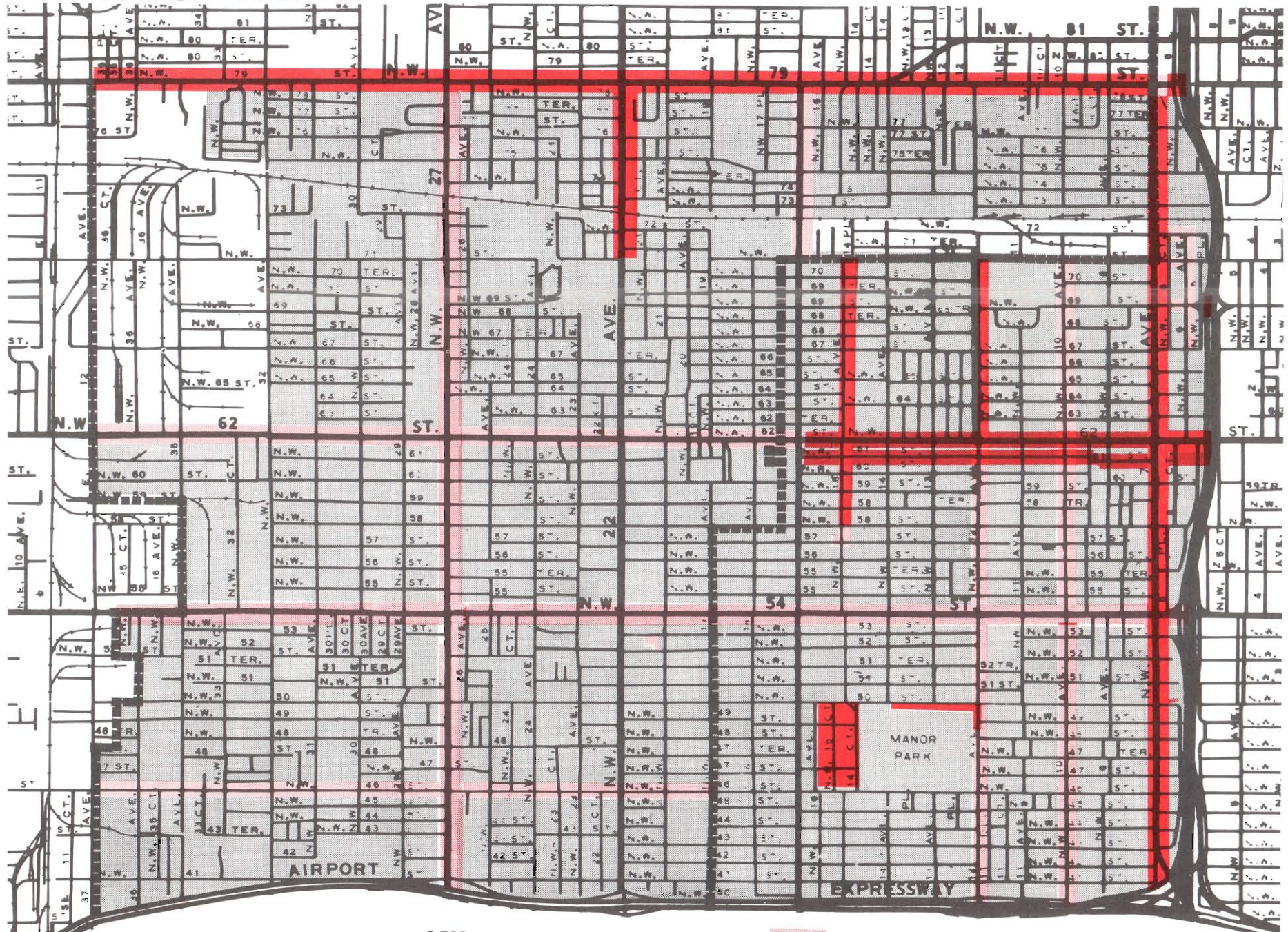
# SIDEWALKS

37



SIDEWALKS

# STREET LIGHTS



STREET LIGHTING



2,500  
4,500  
7,000  
11,000

Luminaire



20,500 Luminaire

High Intensity Sodium Vapor

DADE COUNTY DEPARTMENT OF  
PUBLIC HEALTH ACTIVITY IN MODEL CITY

39

During 1971, an Expanded Environmental Health Program was initiated in the Model City area by the Dade County Department of Public Health, which utilized Model City funds. Its objective was to assist those individuals living and working in the area to cope with the many environmental problems resulting in part from the high density population. For this purpose, fourteen (14) sanitarian aides were hired exclusively for this area. Two (2) experienced sanitarians from this department's staff were also detailed full-time.

Particular attention and effort is being spent in the following areas:

Water Supplies ----

Effort here is directed toward the elimination of private wells as the source of water for culinary purposes. In an area of high density such as Model City, contamination of the underground water supply is a great possibility. Therefore, owners have been notified to connect to the public water supply where such supplies have been installed. In the absence of a public supply, this department has offered services, at no cost to the individual, for official testing of private water supplies for bacterial count.

Sewage Disposal Facilities ----

The approach to sewage disposal facilities is generally the same as with water in that if a municipal system is available the owner must connect to it. Efforts have been made to enforce the Dade County mandatory sewer and water connection ordinance.

Garbage Disposal ----

In this instance experience has shown that the better approach has been that of education. For this reason some of the aides have been designated to visit residences and discuss proper garbage storage procedures and the advantages that could result in regards to helping control insects and rodents.

Rodent Control ----

Surveys of both private and public property are being made to determine if conditions are present which could constitute rodent harborages or if there are signs of rodent activity. Home and business owners are encouraged to place accumulated trash in front of their property so that pick-up crews might provide 'instant results' by removing it immediately from the area and disposing of it by proper methods.

By the use of controlled bait boxes, the removal of harborages and rodent attractants, and rodent proofing of structures, it is felt that the area has benefited (due to a reduced rodent population) and the problems attributed to rats have been minimized.

Public Food Operations ----

Inspection of food operations including restaurants and markets have been made at regular intervals by the two sanitarians assigned to this area. Inspections are made to determine if there has been compliance with the minimum requirements of the Division of Health rules. This inspection program is resulting in the gradual upgrading of physical facilities and in many instances is necessitating the expenditure of much money on the part of the owners to accomplish these improvements.

The quality of certain meats and meat products has long been questioned by area residents. Part of the food inspection program is to check the source of food and to assure its keeping at the retail level, at safe temperatures and under sanitary conditions. Food found to be unwholesome, for whatever reason, is withdrawn from sale and condemned.

Rabies Control ----

The Health Department's responsibility in the area of rabies control involves the quarantine of the biting animals for a 10-day observation period. It is during this period that should the animal display signs and symptoms of rabies or die, it would indicate that the animal was in an infective stage at the time of the bite and the victim should seek medical advice concerning anti-rabies treatment.

In the Model City area in 1971, there were 462 reported bites and through October of this year the figure is 369.



HOUSING COMPONENT



# GENERAL DESCRIPTION

41

The following section describes the housing conditions in Model City. The tables on this page give a general breakdown of the number of units by census tract and also gives a comparison of the overall Model City housing stock to that of Dade County.

On the whole, Model City housing leaves much to be desired. Many areas such as 'Liberty City' and 'Germ City' contain high percentages of deficient and overcrowded housing units. In addition, the entire area is below the county average for home value, overpayment for housing and homeownership.





## HOUSING CHARACTERISTICS

Census Tract--	% Single Family	% Multi Family	% Mobile Home
9.03	45%	17%	38%
10.04	58%	29%	13%
14.00	40%	51%	9%
15.01	71%	28%	1%
15.02	63%	36%	1%
17.01	64%	22%	14%
17.02	60%	32%	8%
18.01	66%	34%	0
18.02	66%	33%	1%
18.03	51%	49%	0
19.01	47%	53%	0
19.02	49%	50%	1%
20.01	39%	50%	11%
20.02	45%	65%	0
22.02	72%	28%	0
23.00	82%	17%	1%

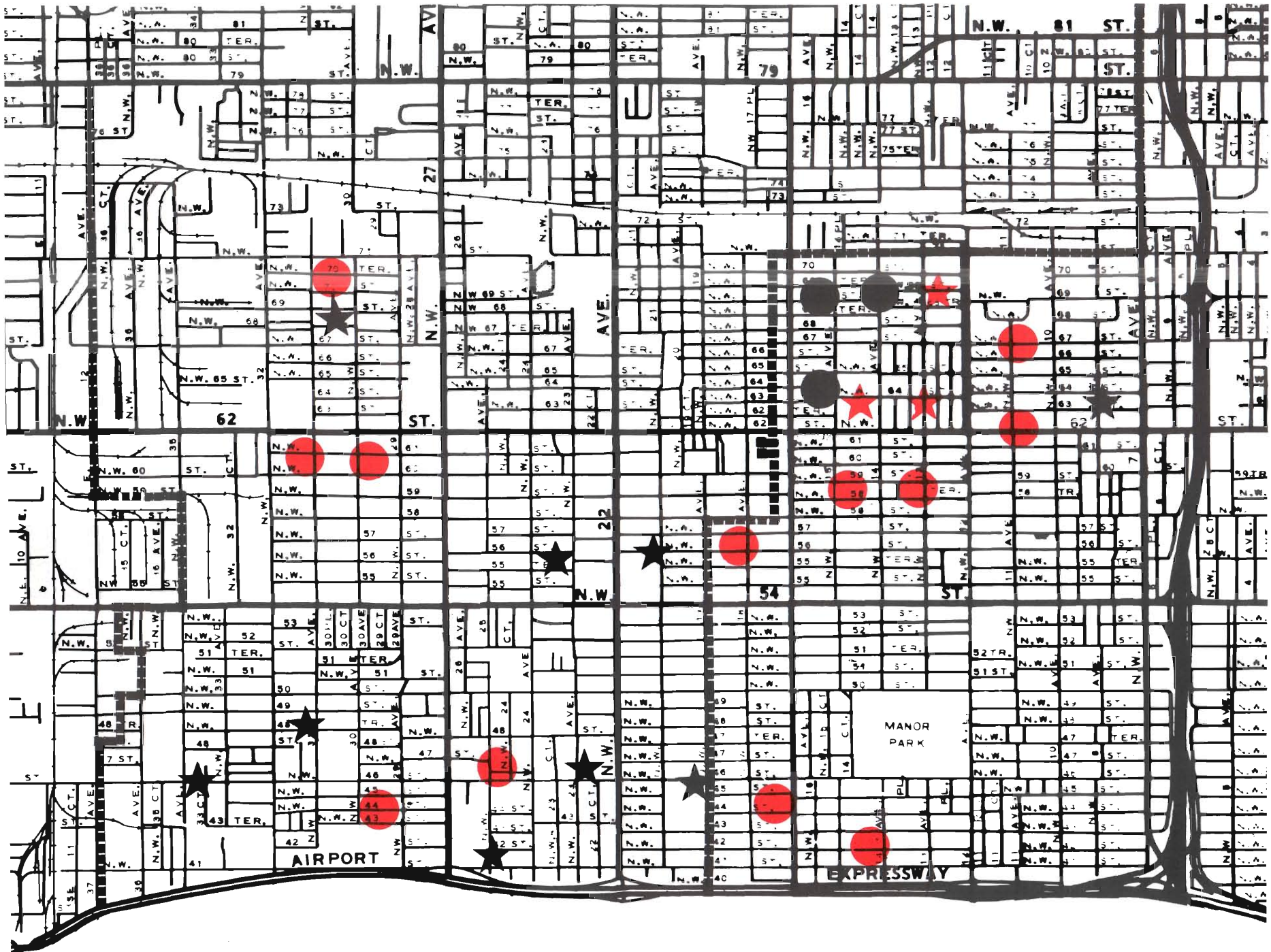
## HOUSING STOCK CHARACTERISTICS

	1970	
	MODEL CITY	DADE COUNTY
Total Units	22,740	453,915
Single Family	12,986 59%	253,779 56%
Multi Family	7,782 35%	186,559 42%
Mobile Homes	1,290 6%	9,512 2%
Vacant Units	682 3%	21,815 5%

## CHANGES IN MODEL CITY HOUSING STOCK 1960-1970

-  150 SINGLE FAMILY UNIT INCREASE
-  150 SINGLE FAMILY UNIT DECREASE
-  150 MULTI FAMILY UNIT INCREASE
-  150 MULTI FAMILY UNIT DECREASE





# HOMEOWNERSHIP

43

Homeownership is defined as owning the unit in which one lives regardless of unit size. It is a measure of an area's stability in that homeowners tend to remain in an area longer than renters do.

The rate of homeownership on a national level is 63%. The Dade County median is 55% which is 8% lower than the national median, possibly because of the large seasonal fluxuation of people in and out of South Florida. The Model City rate of homeownership, however, is still lower at only 38%.

The degree of ownership within Model City is increasing as the table below points out and since 1960 has gone up 6%. The adjoining map shows the areas with the greatest degree of homeownership.

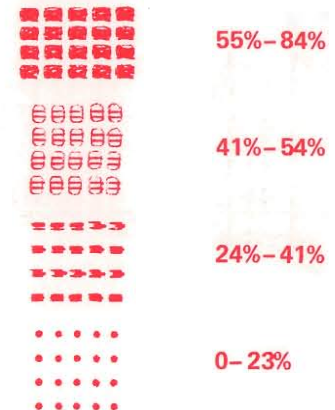
HOME OWNERSHIP				
MODEL CITY				
1960		1970		Change
7,067	31.9%	8,407	38.1%	6.2%

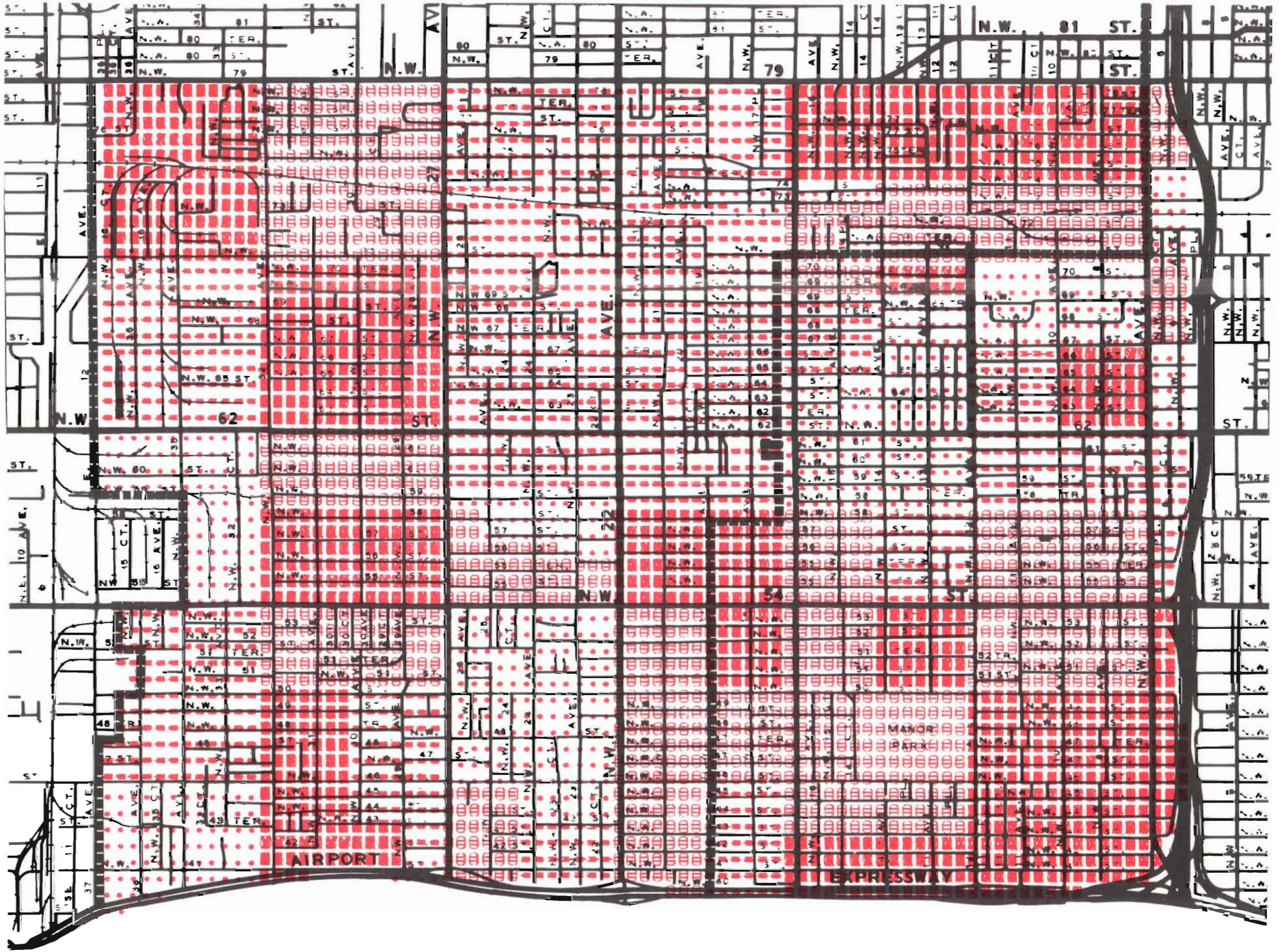
## HOME OWNERSHIP

1970

MODEL CITY		DADE COUNTY	
8,407	38.1%	251,468	55.4%
Census Tracts	Owner Occupied Units		
9.03	584		
10.04	736		
14.00	89		
15.01	407		
15.02	731		
17.01	503		
17.02	455		
18.01	747		
18.02	709		
18.03	341		
19.01	484		
19.02	945		
20.01	23		
20.02	25		
22.02	50		
23.00	897		

## HOME OWNERSHIP





# COST OF RENT

45

The cost of rent is an important means of analyzing the permanent housing stock of an area. It may indicate low income neighborhoods in declining environmental states or it may show the locations of very high income areas with relatively few environmental problems. Rent levels also give insight into the changing costs of living.

The Miami urban core is predominantly a low rent area as compared to the remainder of Dade County. Included in this central area is Model City with a median rent of \$88. The median rent countywide is \$122. On an individual basis there are five census tracts with median rents ranging from \$3 to \$33 below the Model City median rent. Two of these tracts, 15.01 and 15.02, also exhibit the lowest median family income, \$3,893 and \$4,527, respectively; and they are among the lowest quartile (\$11,000-\$12,000) on the Home Value Chart. It must be taken into consideration, however, that there are high concentrations of public housing in tracts 15.01 and 15.02.

In comparison, tract 17.01 with less public housing and a median income of \$6,421 has the lowest median home value.

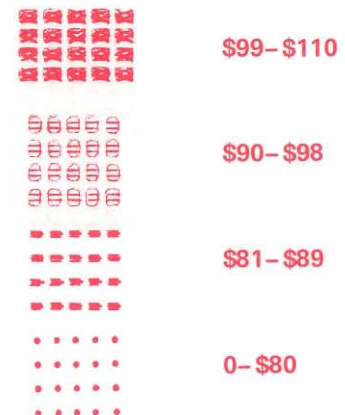
The tracts with the highest median rents also exhibit the highest median family income and are among the higher quartiles on the Home Value Chart.

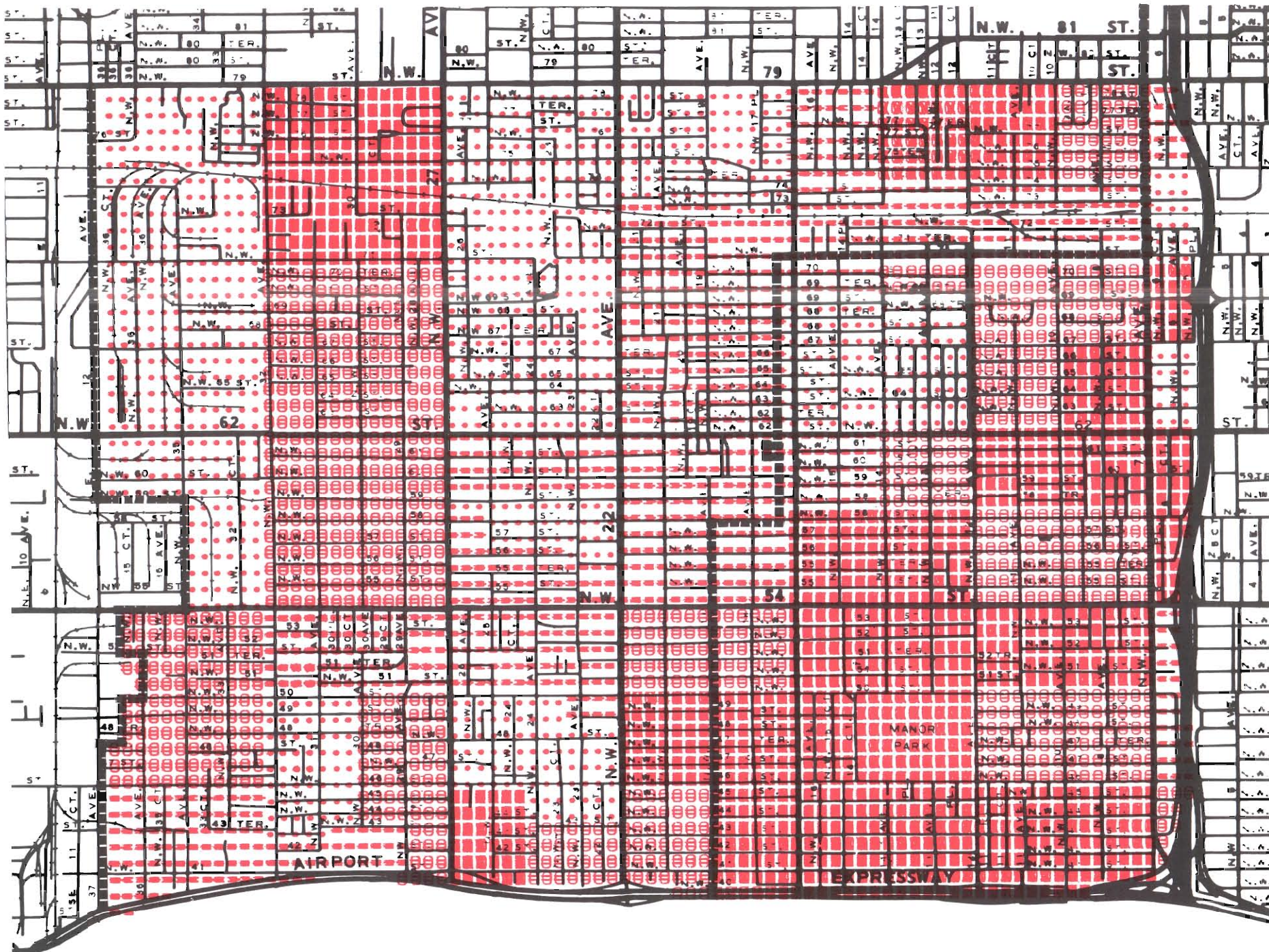
MEDIAN COST OF RENT		
MODEL CITY		
1960	1970	Change
\$67	\$88	\$21

## MEDIAN COST OF RENT

MODEL CITY	1970	
	\$88	DADE COUNTY \$122
Census Tract--	Cost of Rent	
9.03	\$102	
10.04	80	
14.00	100	
15.01	55	
15.02	81	
17.01	90	
17.02	90	
18.01	80	
18.02	96	
18.03	85	
19.01	94	
19.02	91	
20.01	91	
20.02	112	
22.02	109	
23.00	102	

## COST OF RENT





# HOME VALUES

47

The median home value table as shown here represents the "Owner's Estimate" value on the U.S. census for owner-occupied single family dwellings. Thus, these figures exclude all rental properties and condominiums.

The reported median home value for all of Model City is \$12,962. This figure is 32% less than the overall Dade County median home value of \$19,000, 13% below the state median of \$14,900 and 24% lower than the national median home value of \$17,000.

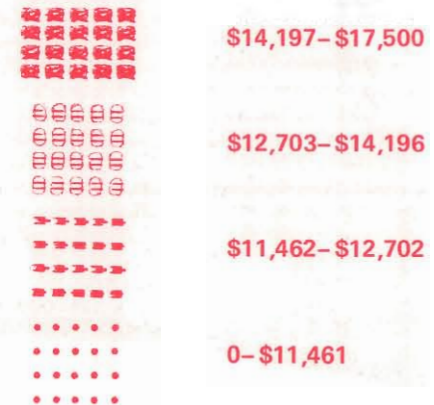
The lowest home values are found in tracts 15.01, 15.02, 17.01 and 18.03. These tracts contain mixed development, including single family, multifamily, commercial and industrial land uses all located in close proximity to each other. However, the overall range for Model City (\$11,017 - \$14,353) is small compared to the range for the county as a whole (\$9,100 - \$50,000+), indicating that low home values are characteristic of all Model City tracts.

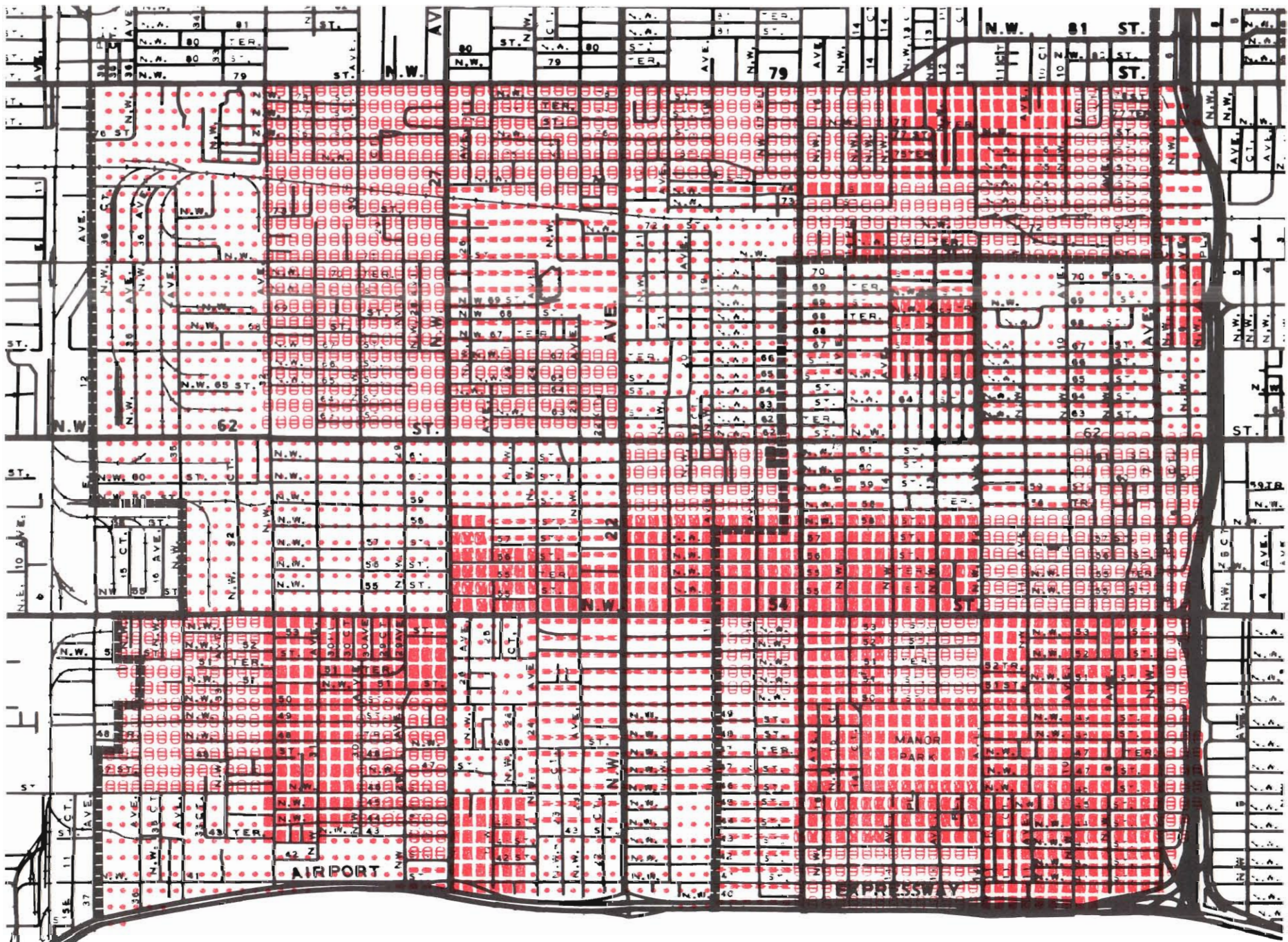
MEDIAN HOME VALUE		
MODEL CITY		
1960	1970	Change
\$10,135	\$12,962	\$2,827

## MEDIAN HOME VALUE

	1970	
	MODEL CITY	DADE COUNTY
	\$12,962	\$19,000
Census		
Tract--	Value	
9.03	\$13,231	
10.04	13,810	
14.00	13,499	
15.01	11,958	
15.02	11,088	
17.01	11,017	
17.02	13,818	
18.01	13,240	
18.02	12,411	
18.03	11,327	
19.01	12,353	
19.02	14,117	
20.01	13,679	
20.02	12,623	
22.02	13,725	
23.00	14,353	

## HOME VALUE







# OVERPAYMENT FOR HOUSING

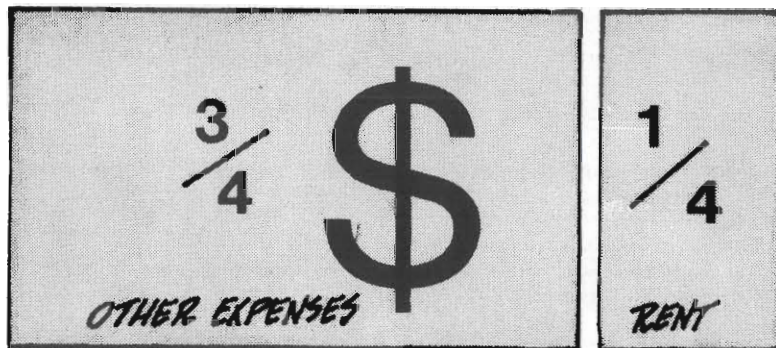
49

Overpayment for housing means that the rent paid for a home is greater than 25% of the income of the household, or, in the case of the homeowner, the value of the home is more than three times the annual income of the household. In certain areas of the county (Miami Beach and Kendall Drive, for example) people choose to pay more for housing in order to live in more luxurious surroundings. In Model City, on the other hand, residents are living in substandard, overcrowded units which may be the cheapest available, but they are still overpaying for their home or rental unit. Median incomes in Model City are relatively low and the area lacks adequate housing to serve the population.

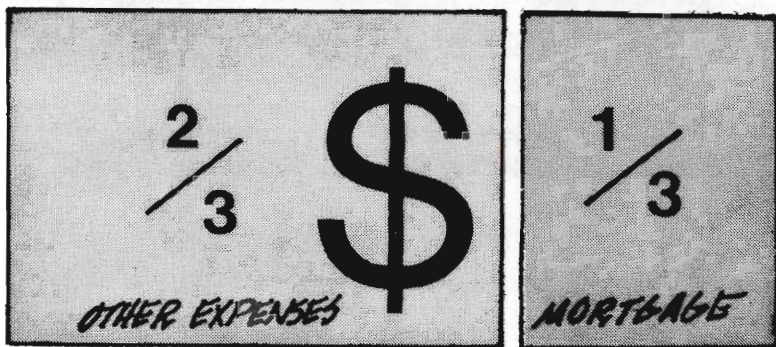
Within the Model City area, percentages of overpayment range from 31% in tract 23 to 48% in tract 15.01. The table and the adjoining map show the degree of overpayment for each of the census tracts in the Model City area.

## OVERPAYMENT FOR HOUSING

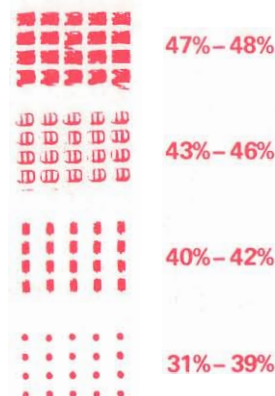
Census Tract--	1970		DADE COUNTY	
	MODEL CITY			
	8,074	42%	133,407	41%
Census Tract--	Overpaying Households	Percent Overpaying		
9.03	379	41%		
10.04	684	35%		
14.00	134	47%		
15.01	800	48%		
15.02	845	45%		
17.01	477	41%		
17.02	411	42%		
18.01	547	38%		
18.02	486	40%		
18.03	643	48%		
19.01	663	42%		
19.02	1,417	47%		
20.01	55	42%		
20.02	37	42%		
22.02	42	34%		
23.00	454	31%		

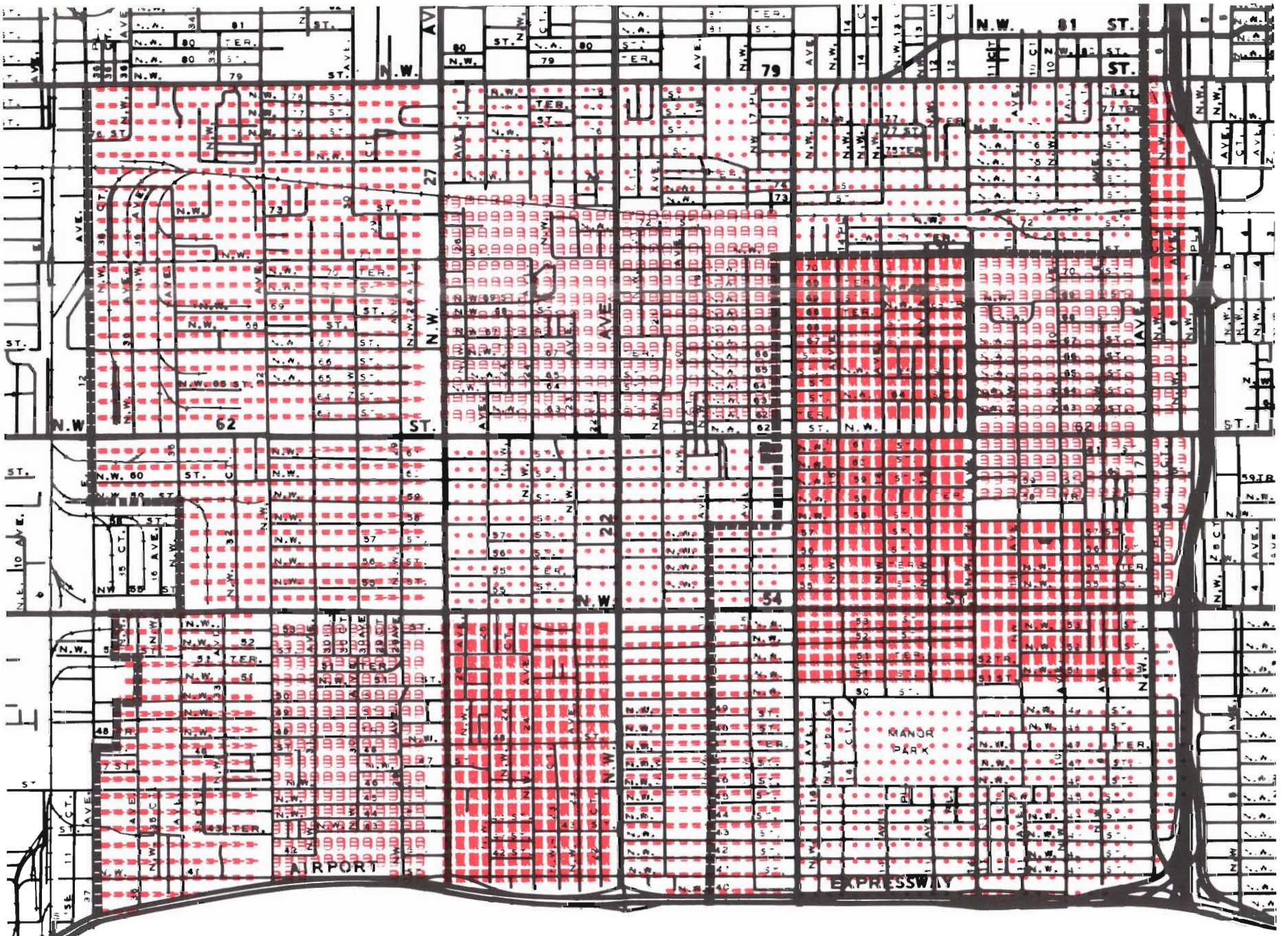


OVERPAYMENT = Paying more than 1/4 of income for rent or more than 1/3 for mortgage payments.



## OVERPAYMENT FOR HOUSING





# PUBLIC & PUBLICLY SUBSIDIZED HOUSING

51

The accompanying map and table show the location of all public housing projects in Model City, as well as the number of units contained in each project. Public housing units in Model City are owned or leased by the Dept. of Housing & Urban Dev. and they are rented to low income families and low income elderly individuals.

At the present time, there are 2,854 units of public housing in Model City. This represents 13% of the housing stock. Dade County, in comparison, has a total of 8,376 public housing units, which represents about 2% of its housing stock.

The tables on this page give the approximate eligibility breakdown by income for public and subsidized housing. In addition, the approximate number of additional public and subsidized housing units needed by Model City residents is shown.

Over 6000 people in the Model City area qualify for some form of publicly subsidized housing other than public housing.

Subsidized housing is administered by the Federal Housing Administration. There are four major FHA subsidy programs; they include: rent supplement which subsidizes the household so that it does not pay more than 25% of its income for rent; FHA "235" for purchase of single family homes with interest rate subsidies; and FHA "236" which is a rental and co-op subsidy program for multifamily dwellings.

## PUBLIC HOUSING

Map Location	Project Name	Total Units
A	Fla. 5-20	96
B	James E. Scott Homes	762
C	Jolivette Plaza (elderly)	66
D	Liberty Square	970
E	Annie Coleman Gardens	599
F	Lincoln Gardens	47
	Model City Scattered	314
<b>Model City Total</b>		<b>2,854</b>
<b>Dade County Total</b>		<b>8,376</b>

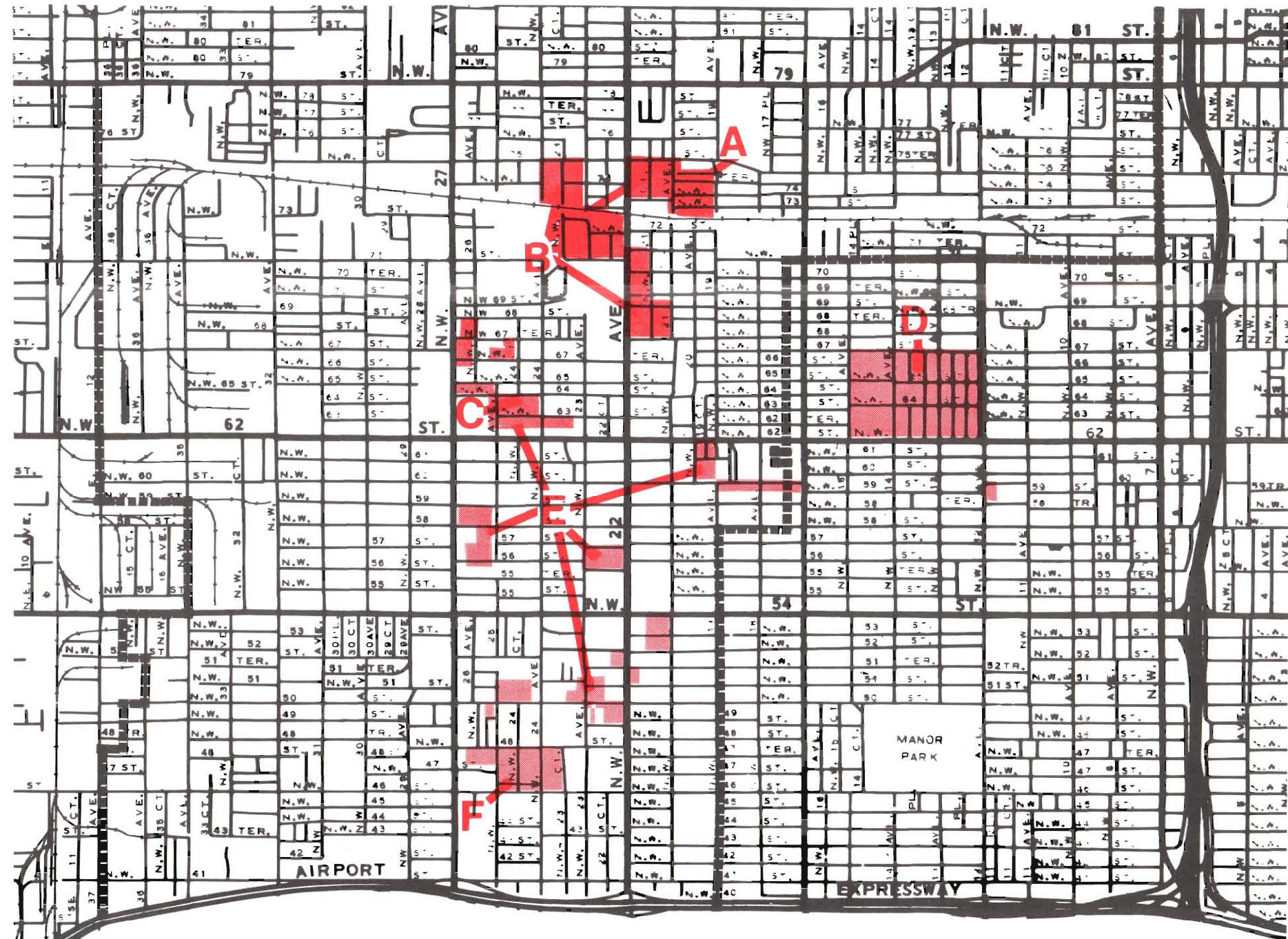


### NEED FOR PUBLIC & SUBSIDIZED HOUSING (Based on Eligibility)

DADE COUNTY		MODEL CITY	
Public Housing	71,000 Units	Public Housing	7,000 Units
Subsidized Housing	66,000 Units	Subsidized Housing	6,000 Units
'235'	26,000	'235'	2,000
'236'	15,000	'236'	1,500
'236' Co-op	15,000	'236' Co-op	1,500
Rent Supplement	10,000	Rent Supplement	1,000

### APPROXIMATE ELIGIBILITY BREAKDOWN

	Income
Public Housing	\$0 - \$5,700
Subsidized Housing	
FHA '235'	\$4,800-\$8,700
FHA '236'	\$5,800-\$8,700
FHA '236' Co-op	\$6,100-\$8,700
Rent Supplement	\$4,700-\$6,600



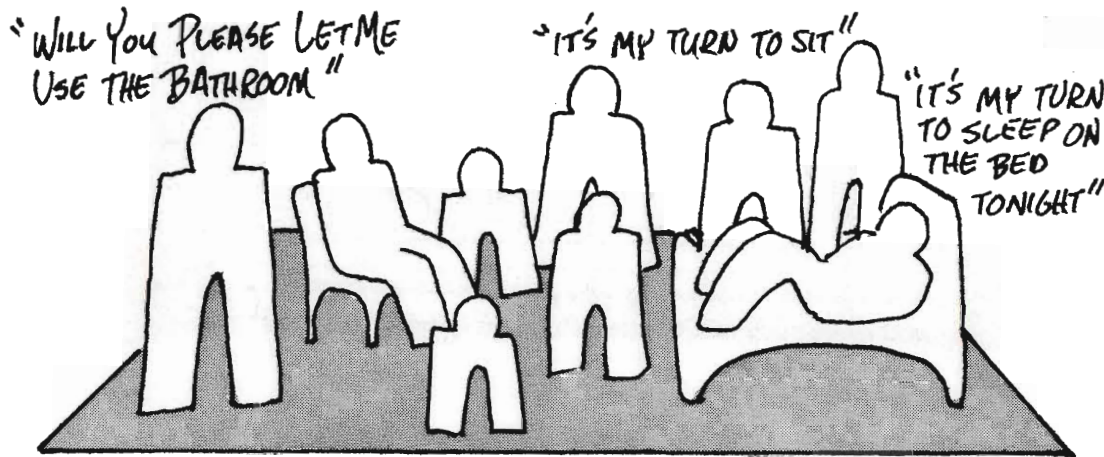
# OVERCROWDING

53

The illustration on this page graphically demonstrates the condition termed overcrowding. It is defined in the 1970 Census as housing units which contain more than one person per room. Aside from the personal anxiety which may result from too many people living in too small an area, local services and facilities are also likely to be strained in areas of extensive overcrowding. Within the Model City boundaries, the percent of overcrowding in each tract ranges from a low of 14% (which is equal to the county average) in tract 20.01 to a high of 42% in tract 10.04. The overall rate in 1970 was 30% compared to 22% in 1960. The underlying factors at fault were a population increase of over 6,000 people in the 60's while housing increased by only 600 units.

The high rate of overcrowding indicates the need for more and larger housing units in the low and moderate income range for Model City. A possible solution is to clear out the small substandard homes and replace them with larger, well planned developments that would help relieve the overcrowding without increasing the density.

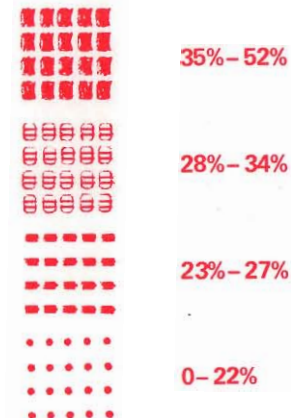
OVERCROWDING = MORE THAN ONE PERSON PER ROOM  
(excluding hallways and bathrooms)

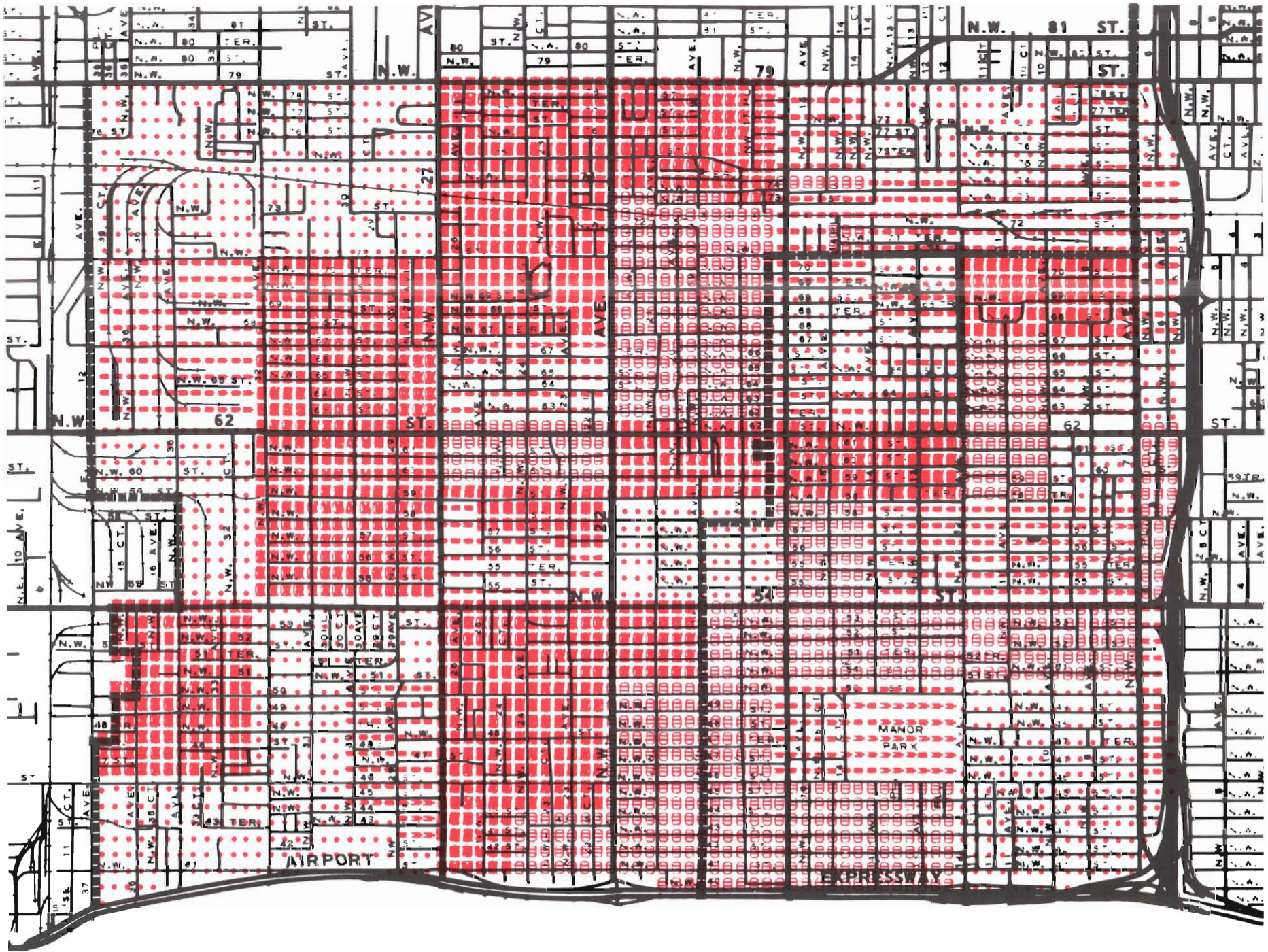


OVERCROWDING				
MODEL CITY				
1960		1970		Change
4,935 Units	22%	6,777 Units	30%	8%

Census Tract--	1970	
	Units Overcrowded	Percent Overcrowded
9.03	297	18%
10.04	1,018	42%
14.00	64	21%
15.01	411	22%
15.02	694	34%
17.01	464	34%
17.02	242	22%
18.01	496	31%
18.02	475	33%
18.03	570	41%
19.01	530	31%
19.02	1,043	32%
20.01	22	14%
20.02	26	27%
22.02	26	20%
23.00	399	25%

## OVERCROWDING





# DEFICIENT HOUSING

55

The term deficient housing applies to all deteriorated and dilapidated housing units. In general, it refers to unsound dwelling units. In the Model City area, 23% of all units were found to be deficient by the CIP Blight Survey conducted in 1971. This compares to 5% deficient units for Dade County as a whole.

The physical condition of housing is a good indication of the need for new or rehabilitated housing. The Neighborhood Development Program (NDP) has been involved in rehabilitating Model City housing since 1969, and has since rehabilitated over 440 units.

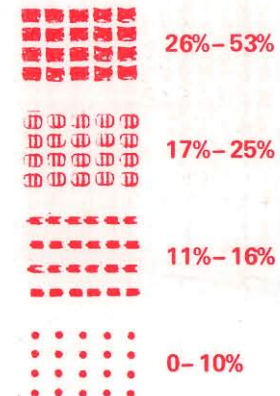
There are still many areas that need work. Tracts 15.01, 15.02, 17.02 and 18.03, for example, all contain more than 30% deficiencies. The following table gives the percentage of deficient units in each census tract, and a comparison of Model City between 1960 and 1970. The adjoining map displays the housing conditions on a block group level. The darker the shading, the more serious the condition.

DEFICIENT HOUSING MODEL CITY		
1960	1970	Change
14%	23%	9%

## DEFICIENT HOUSING 1970

MODEL CITY 5,000	23%	DADE COUNTY 23,000	5%
Census Tract	Percent Deficient Units		
9.03	24%		
10.04	25%		
14.00	17%		
15.01	32%		
15.02	58%		
17.01	28%		
17.02	30%		
18.01	25%		
18.02	13%		
18.03	38%		
19.01	20%		
19.02	10%		
20.01	18%		
20.02	19%		
22.02	3%		
23.00	17%		

## DEFICIENT HOUSING

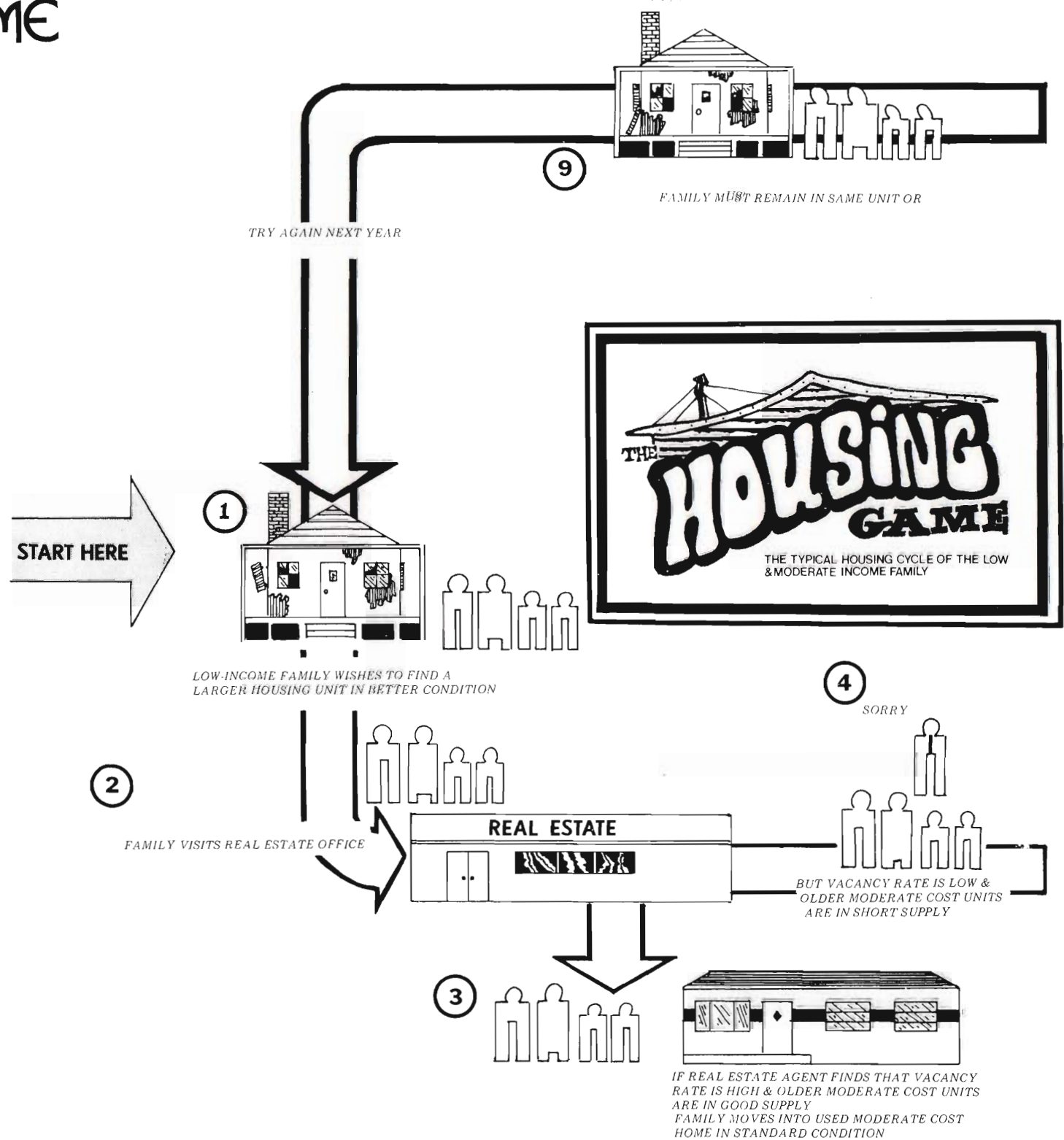


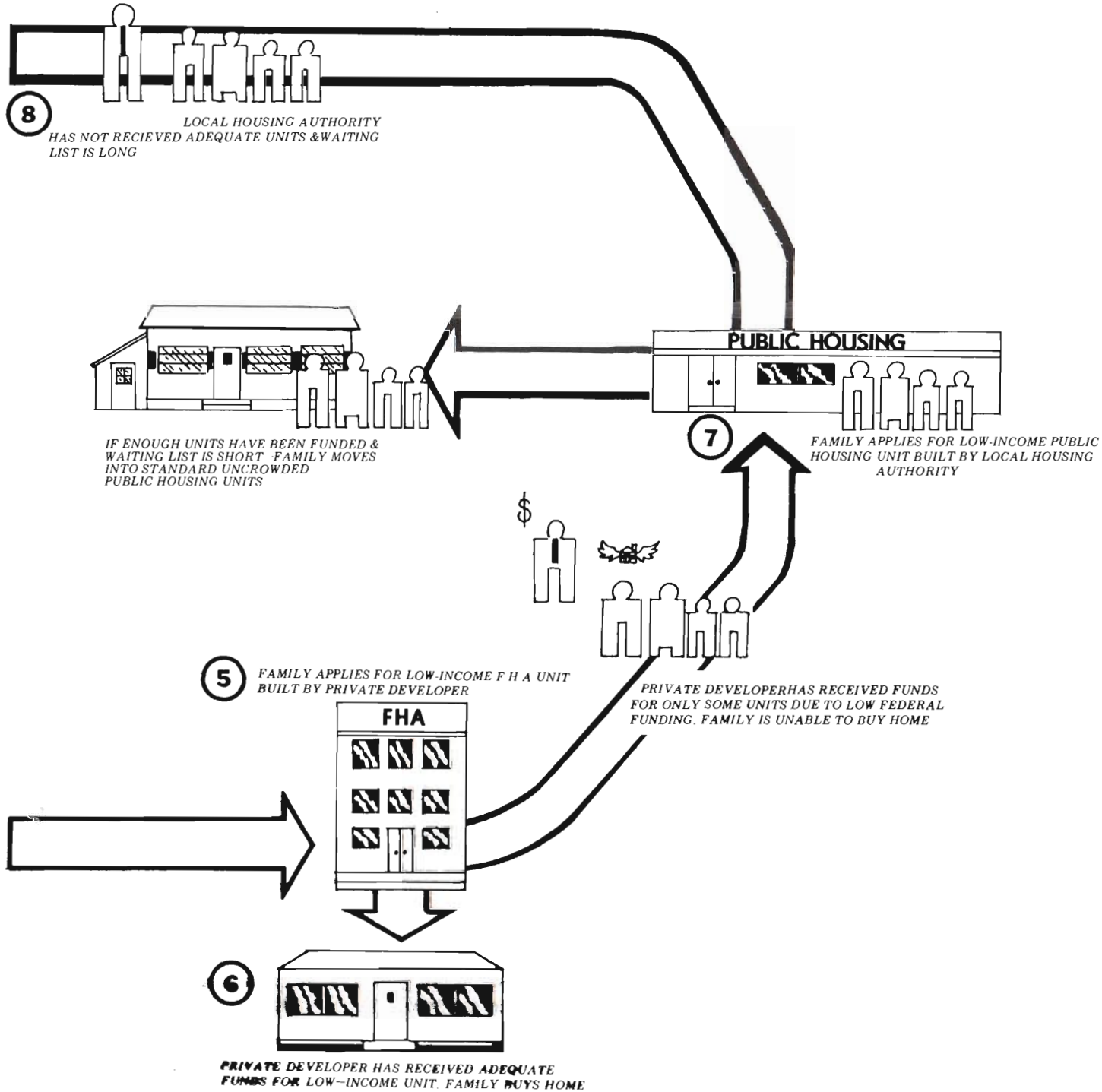




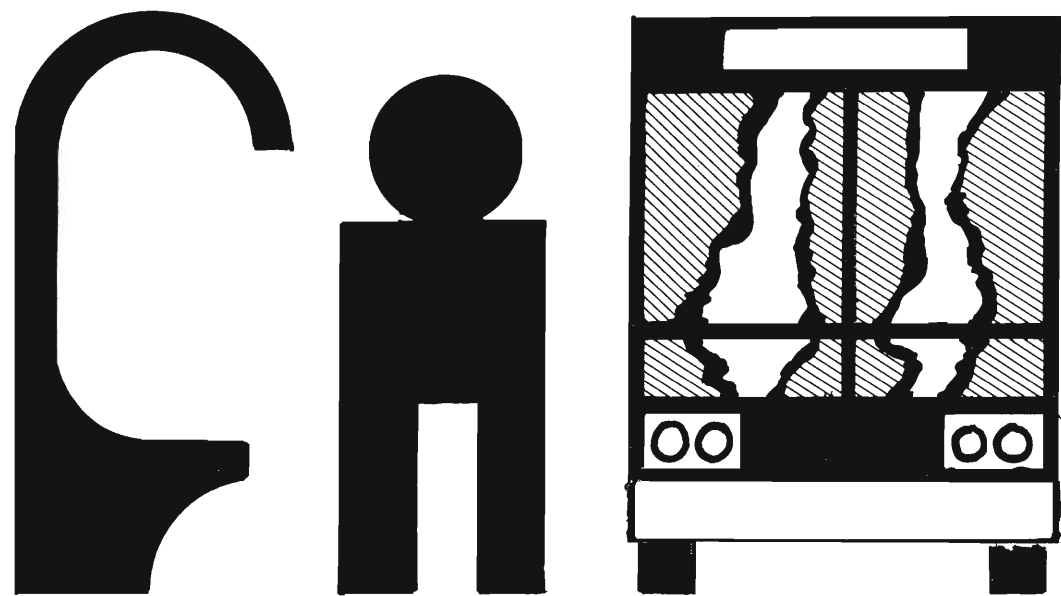
# HOUSING GAME

57





59



TRANSPORTATION COMPONENT

# AUTO NON-OWNERSHIP

61

## AUTO NON-OWNERSHIP

Auto non-ownership is based on the number of households that do not own their own car. This information is tabulated in the 1970 U.S. Census. As the table on this page indicates, 34% of Model City households lack a car as means of transportation. Dade County, as a whole, has only a 20% rate of auto non-ownership. The map on the adjoining page shows the areas which have the highest percentage of households lacking autos (the darker the shade, the higher the percentage). Tracts 15.01 and 15.02 rank the worst with scores of 64% and 53%, respectively, for degree of auto non-ownership.

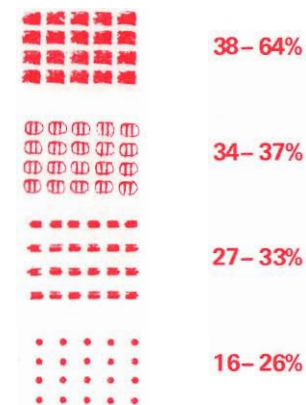
In our far-flung urban area a car may not be a necessity, but living without one imposes serious limitations on accessibility to jobs, education, shopping and recreation.

The degree of auto non-ownership corresponds closely with low median income. Tracts 15.01 and 15.02, already mentioned as having the lowest auto ownership rates, also have the lowest median family income in Model City.

## AUTO NON-OWNERSHIP 1970

MODEL CITY	DADE COUNTY
34%	20%
Census Tract	Percent Without Car
9.03	16%
10.04	38%
14.00	35%
15.01	64%
15.02	53%
17.01	24%
17.02	27%
18.01	38%
18.02	27%
18.03	38%
19.01	33%
19.02	37%
20.01	36%
20.02	27%
22.02	26%
23.00	22%

### HOUSEHOLDS WITHOUT AN AUTOMOBILE





# MEANS OF TRANSPORTATION TO WORK

## MEANS OF TRANSPORTATION TO WORK

The automobile is the major means of transportation to work throughout the county including Model City. This has no bearing on auto ownership, previously mentioned, because included in this category are drivers and passengers. As the charts indicate, Model City has 67% auto transportation to work compared to 85% for Dade County. The second major category is bus transportation. The difference here is very high, 27% for Model City and only 9% for the county as a whole. The remaining two categories (walk to work and work at home) also vary but not as much.

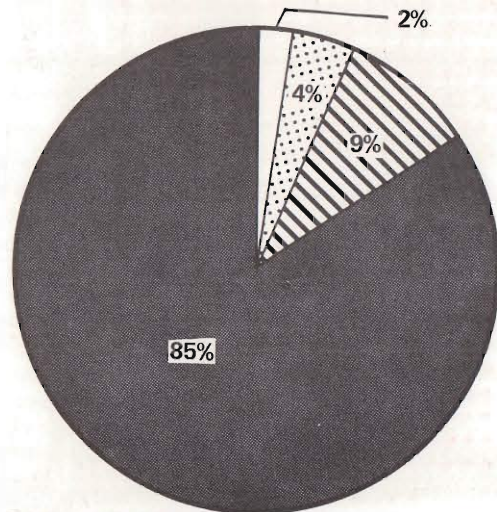
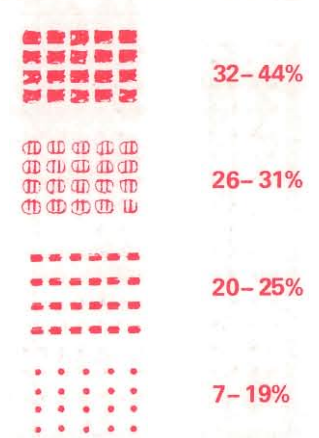
From the charts it is obvious that Model City relies heavily on public transportation to and from work. Therefore, it is important to have an efficient, fast mass transit system operating in this area.

63

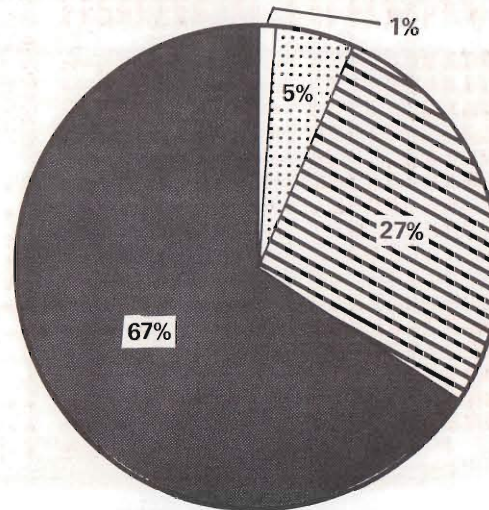
## MEANS OF TRANSPORTATION TO WORK

Census Tracts	Car	Bus	Walk	Work at Home
9.03	76%	12%	11%	1%
10.04	68%	29%	2%	1%
14	75%	19%	5%	1%
15.01	46%	44%	9%	1%
15.02	57%	37%	5%	1%
17.01	71%	20%	8%	1%
17.02	55%	36%	8%	1%
18.01	88%	7%	4%	1%
18.02	66%	30%	3%	1%
18.03	70%	27%	2%	1%
19.01	70%	27%	2%	1%
19.02	64%	33%	2%	1%
20.01	70%	26%	4%	1%
20.02	75%	19%	5%	1%
22.02	72%	24%	2%	2%
23	77%	20%	2%	1%

## BUS RIDERSHIP TO WORK

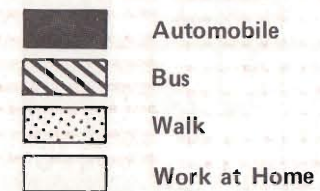


DADE COUNTY



MODEL CITY

## MEANS OF TRANSPORTATION TO WORK







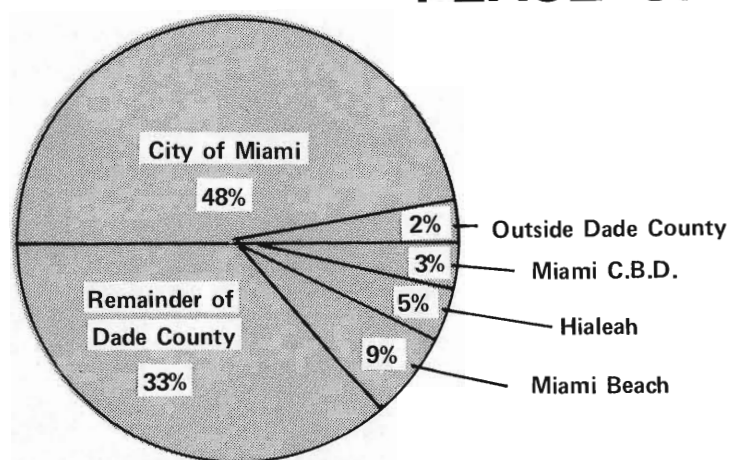
# PLACE OF WORK

65

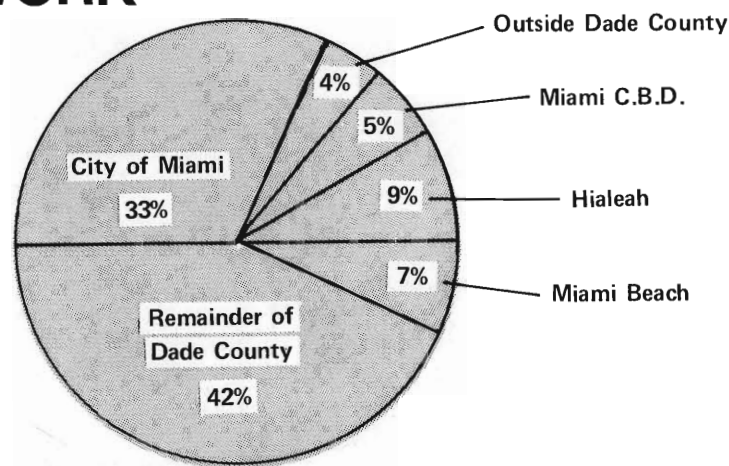
The majority of the workers in Dade County, including Model City, work in the City of Miami. This is no surprise as Miami contains the Central Business District (CBD) of the county as well as most of Dade's other businesses and industries. The second largest area of employment is the category (remainder of Dade County) which includes many of the smaller cities and unincorporated areas of Dade County. These two categories show up as having nearly the same percent for both Dade County and Model City. Within the Model City area the third largest place of employment is Miami Beach followed by Hialeah.

The purpose of determining the place of work is to show transportation needs for the Model City area. Since Model City lies just north and west of the City of Miami, distances are fairly short for a large percentage of workers. However, many people are employed on Miami Beach; the percentage increases during the heavy winter tourist season and these people need adequate transportation at reasonable rates. The same is true for other workers who travel outside the immediate area to earn a living.

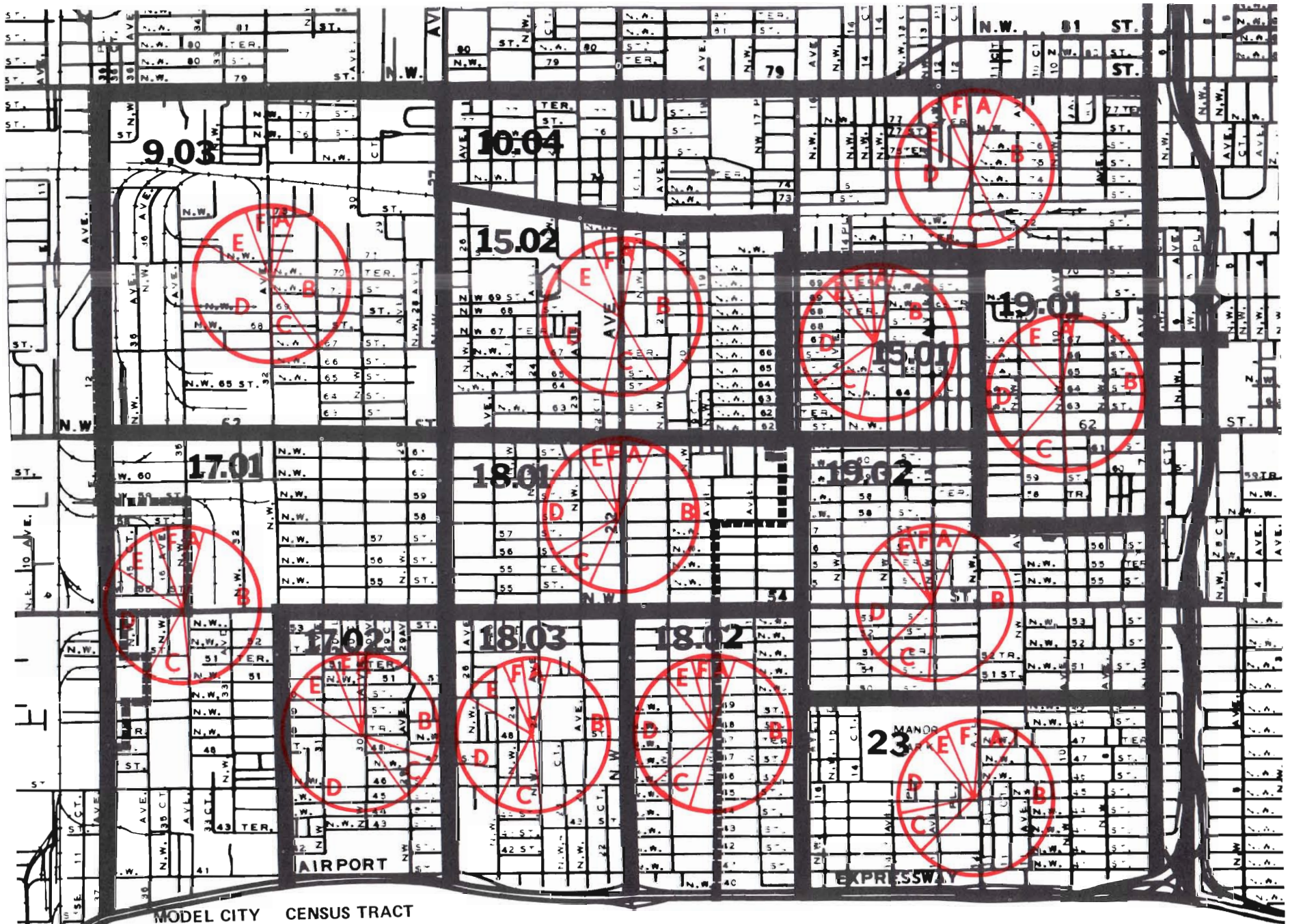
## PLACE OF WORK



MODEL CITY



DADE COUNTY



MODEL CITY CENSUS TRACT

- |   |               |   |                          |   |                     |
|---|---------------|---|--------------------------|---|---------------------|
| A | Miami CBD     | C | Miami Beach              | E | Hialeah             |
| B | City of Miami | D | Remainder of Dade County | F | Outside Dade County |

# MASS TRANSIT DEMAND

67

The Mass Transit Demand Index\* is a composite rating of comparative transit demand based on the following four factors:

1. Percentage of the population 16 years of age and older who are in the labor force -- the assumption is that workers need transit more than nonworkers.
2. Percentage of the population 60 years of age and older -- it is assumed that fewer elderly are able to drive than the general population.
3. Percentage of households with no automobile available -- households without automobiles are generally in greater need of transit.
4. Residential density -- tracts are adjusted so that areas of high population concentration are adequately reflected in the amount of demand.

A Z score, indicating the mass transit demand, was computed for each census tract from the above data. The county average is zero (0), a rating above zero (any positive number) indicates greater demand. As the table on this page indicates, all of Model City except tract 17.01 has a high mass transit demand. The adjoining map has the highest demand areas in red.

## MASS TRANSIT DEMAND INDEX

		1970	
		MODEL CITY	DADE COUNTY
		.29	0.0
Census Tract--	Z Score		
9.03	.05		
10.04	.30		
15.01	.59		
15.02	.45		
17.01	-.02		
17.02	.30		
18.01	.40		
18.02	.06		
18.03	.29		
19.01	.25		
19.02	.62		
23.00	.14		

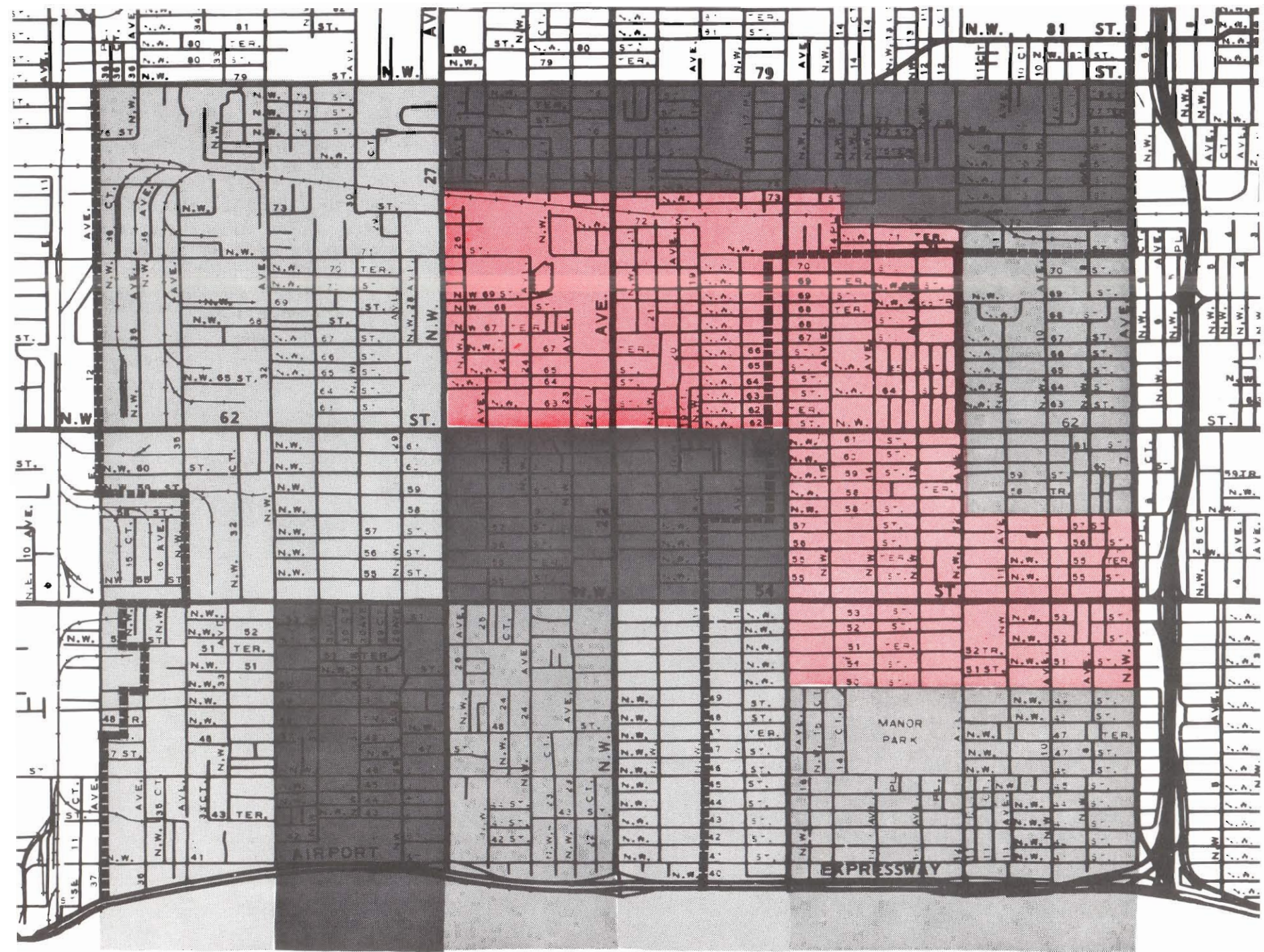
### MASS TRANSIT DEMAND INDEX

Greatest Demand (.41-.62)

Moderate Demand (.30-.40)

Average Demand (Less than .29)





# BUS SYSTEM

## MODEL CITY BUS SERVICE

There are approximately 15 bus routes operated by the Metropolitan Transit Authority in or through the Model City area. The map on the adjoining page shows the bus routes and numbers. There are approximately 60 scheduled bus stops scattered along these routes. In addition, Model City plans to build four bus plazas which will include shelters and bus route information. They will be located on the northwest corner of NW 54th Street and 22nd Avenue, the southeast corner of NW 54th Street and 27th Avenue, the southwest corner of NW 62nd Street and 17th Avenue, and in Manor Park along 12th Avenue and 46th Street.

Most areas of Model City are within comfortable walking distance (two blocks) of a bus route. One exception, however, is tract 10.04 in the northeast corner of Model City. Residents here have to walk four or more blocks, in some cases, to reach a bus route. They are further cut off, especially to routes 4 and 21, by a railroad track running east to west through the area.

Upon reaching a scheduled bus stop in Model City, the chances are that the bus will not be on time. A recent Model City Transit Study prepared by Simpson and Curtin found that over 50% of the people surveyed said busses did not adhere to the schedule.

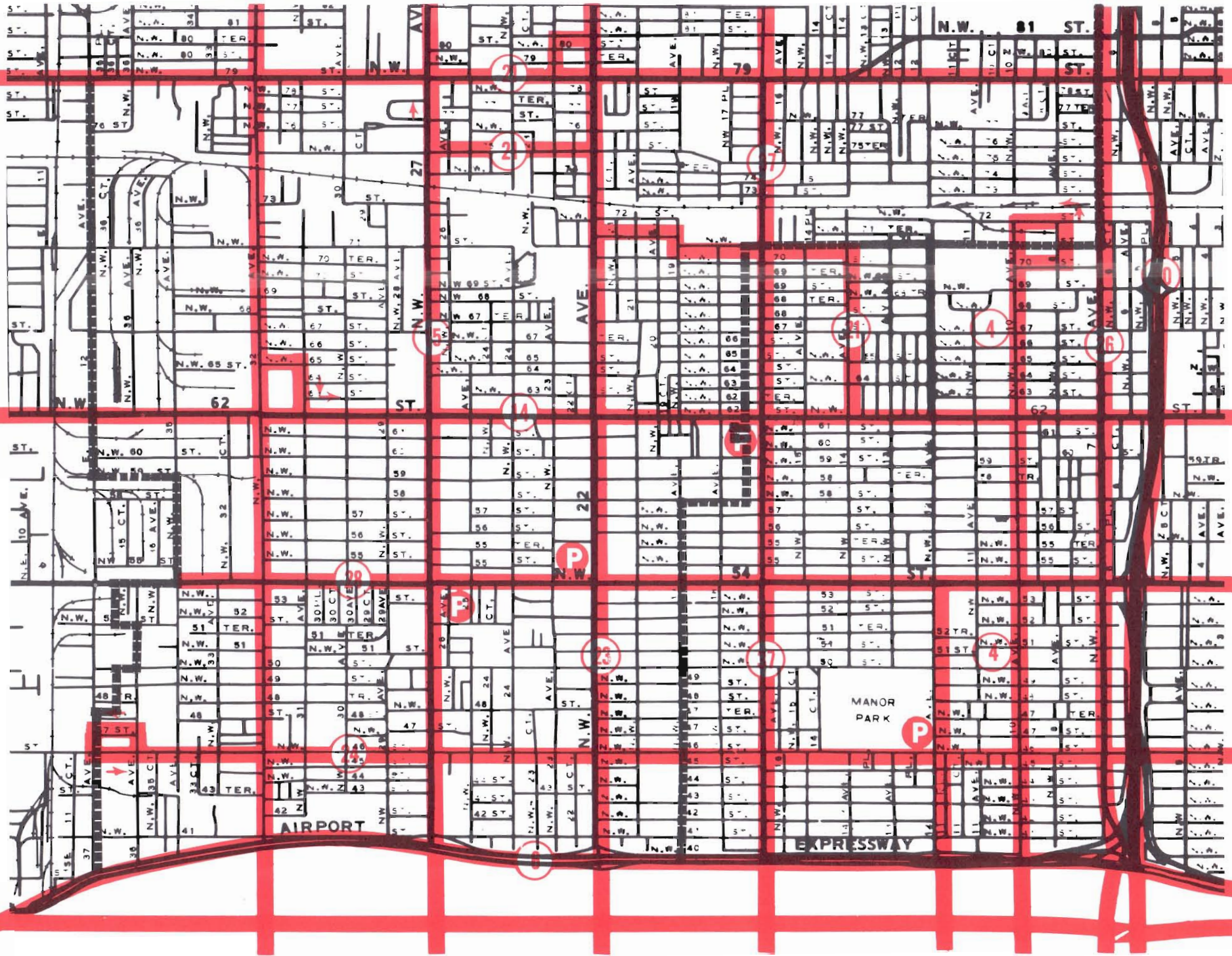
Another major complaint is directness of service. Travel to many areas of the county requires one or more transfers and some areas are inaccessible.

Bus service should be adequate to serve all who need or require it, especially Model City which has a very high bus ridership rate.

## JITNEY SERVICE

The 'Jitney' is a mini-bus service operating in the Miami-Model City area. It operates with black and white colored vans equipped with several extra seats. At the present time, there are three jitney routes in Model City. Each of these run directly into Downtown Miami. A recent Model City Transit Study indicates that riders feel the jitney provides faster, more direct service than MTA busses. It is used for both transportation to work and for shopping purposes. Since the jitney is a smaller vehicle, it can provide service to many congested neighborhoods off the main bus routes.





## WAITING TIME

In order to have an efficient mass transportation system, it is essential to have the most service in the area of highest need. This is not always the case in Model City. In some areas where the percent of bus ridership is high (32%-44%) the average interval between busses is more than 41 minutes. This is true in many areas of high bus ridership; residents must wait 30 to 40 minutes for a bus. On the other hand, areas with low ridership (7%-19%) have waiting times under 30 minutes.

The map on the adjoining page shows the 'headway' or degree of bus service throughout Model City. The table on this page gives the bus route number and the number of busses passing each way along that route during the time period indicated. In addition, it lists the average waiting time for a bus during different hours of the day.

## WEEKDAY MTA BUS ROUTES IN MODEL CITY

Number of Buses Passing Each Way and Waiting Time

Route	5-9 a.m.		9 a.m.-3 p.m.		3-6 p.m.		6 p.m.-1 a.m.	
	Number	Time in Minutes	Number	Time in Minutes	Number	Time in Minutes	Number	Time in Minutes
4	9	20	12	30	7	40	1	—
14	12	20	18	20	8	20	1	40
15	16	15	19	20	14	15	12	40
21	16	15	18	20	12	15	11	40
23	4	60	6	60	4	60	5	60
24	7	30	12	30	6	30	5	80
28	5	50	6	60	3	60	5	80
29	3	60	7	60	3	60	6	60
37	7	30	3	60	7	30	1	—

### BUS HEADWAY

(Average interval between busses)

41 minutes or more

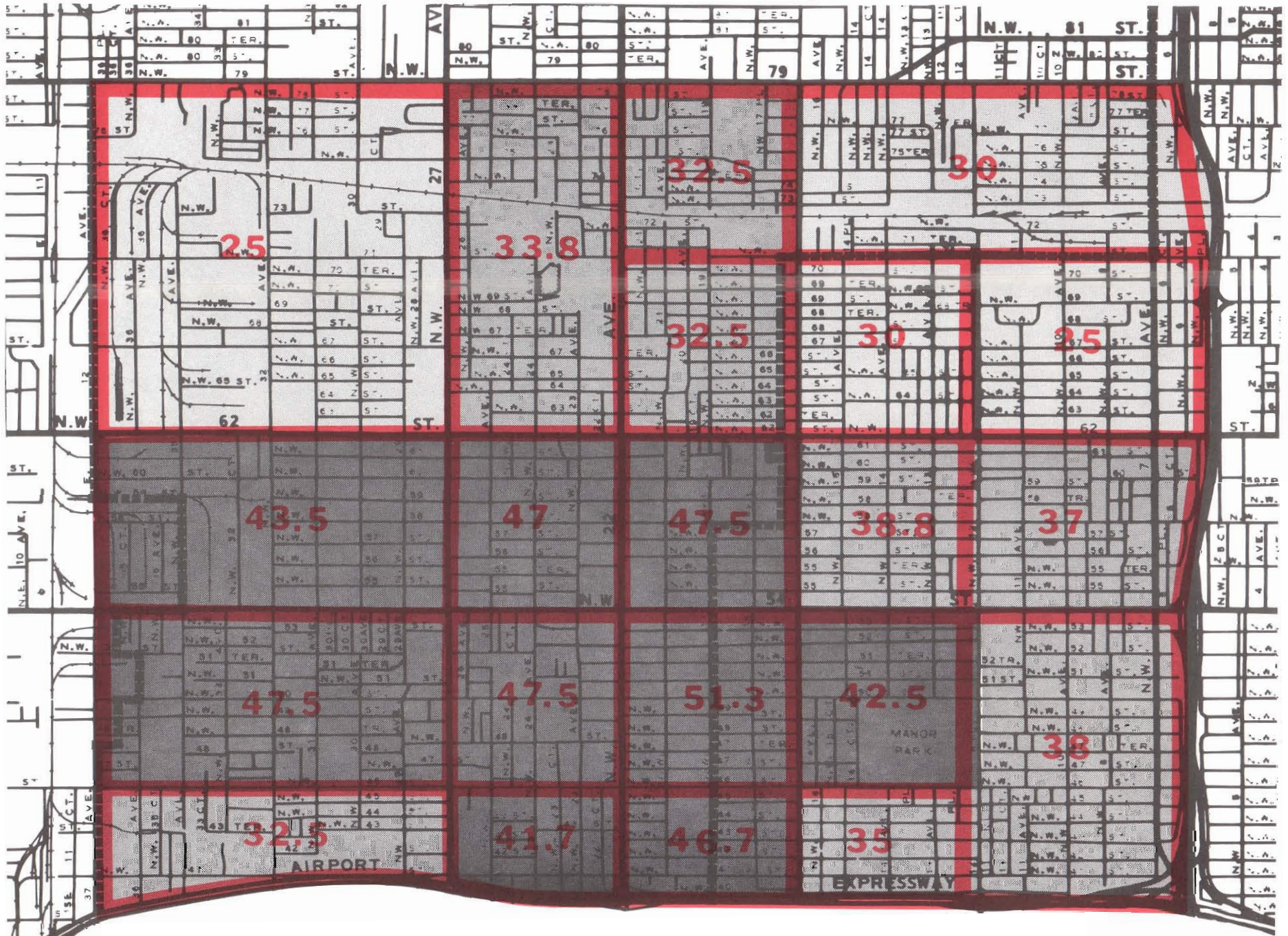


31-40 minutes



30 minutes or less





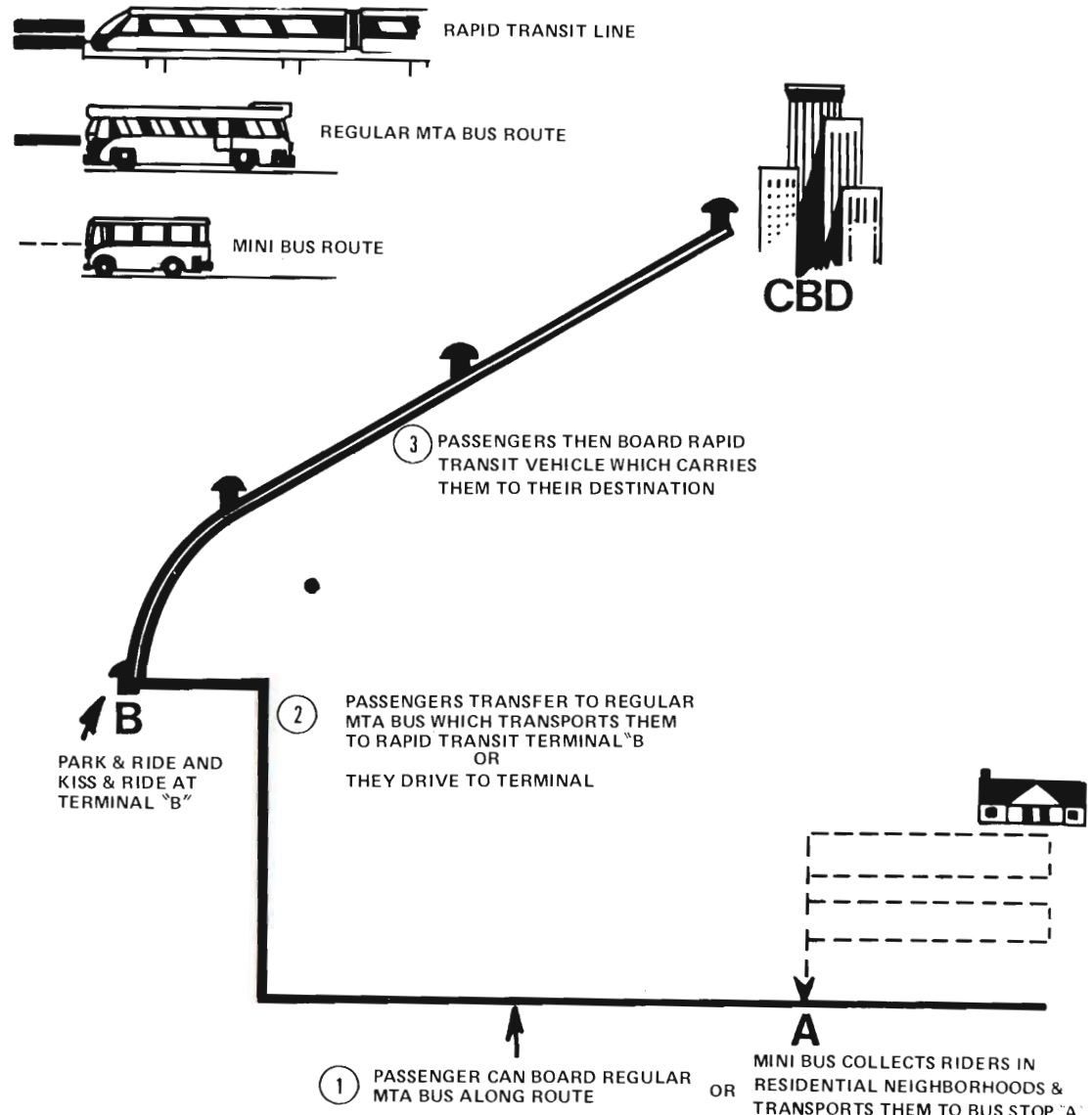


# RAPID TRANSIT SYSTEM

73

Because of the exceptionally high growth rate and a growing unpopularity of new expressways, rapid transit has become a priority for Dade within this decade. Dade County's proposed rapid transit system, within walking distance of 380,000 residents, consists of the following major elements:

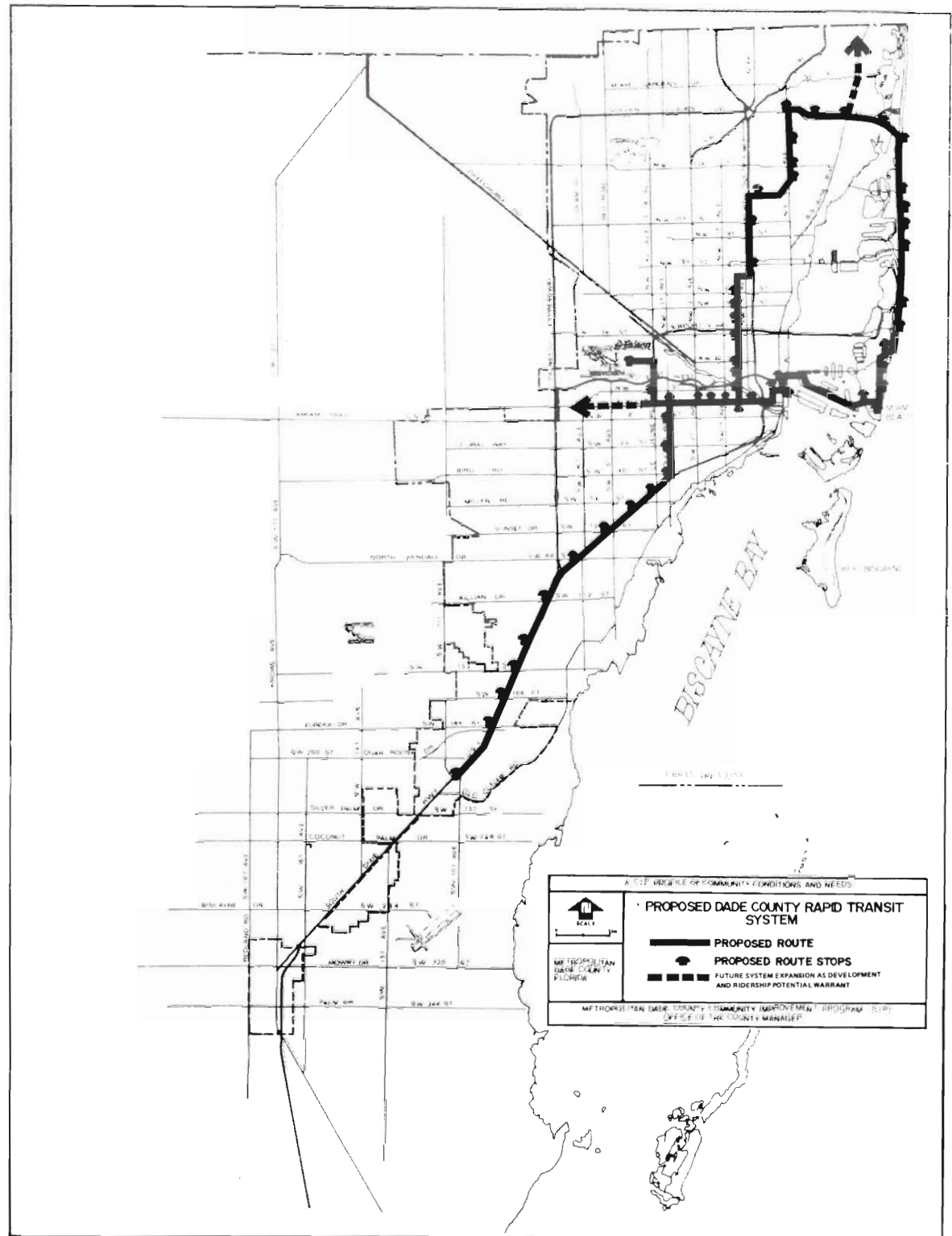
1. A 54 mile rapid transit system on an exclusive guideway with 54 stations serving the major traffic generators (Downtown, Civic Center, etc.) of the county.
2. A system of trunk line bus routes operating on expressways and arterial streets to serve the areas of the county not directly served by rapid transit.
3. A network of feeder bus routes to complement the trunk line bus routes and the rapid transit system.
4. A series of 'mini-systems' at selected rapid transit terminal locations to provide local circulation in the vicinity of these stations and link major traffic generating areas with rapid transit facilities.



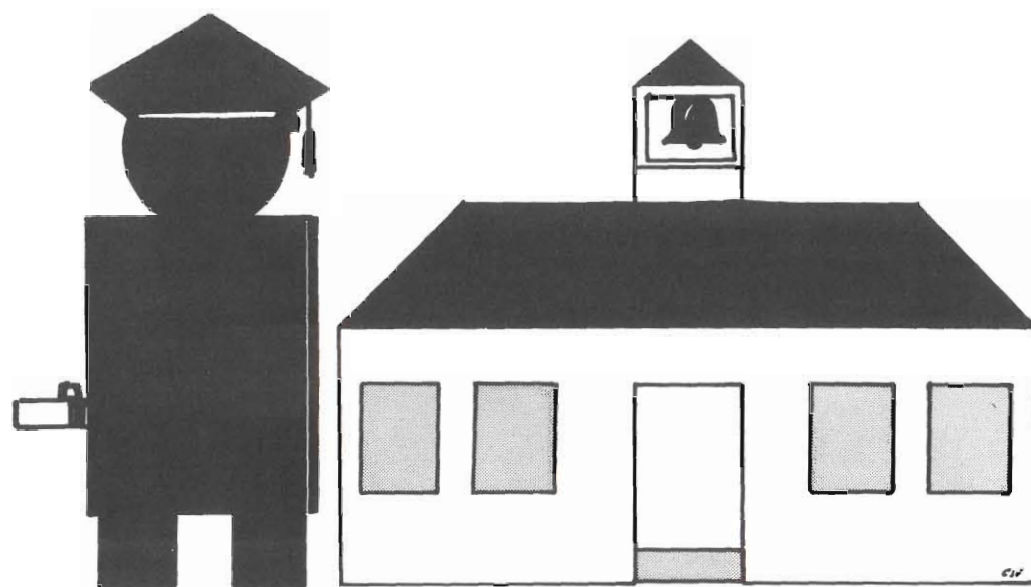
**RAPID TRANSIT**

The proposed rapid transit system for Dade County will pass through Model City along NW 12th Avenue. It will make three stops within the area and provide rapid transportation to Downtown Miami, Miami Beach, North Dade (to NW 163rd Street) and South Dade (as far as Cutler Ridge Shopping Center). Future expansion to West Dade is also foreseen.

The system will provide residents of Model City with greater mobility to jobs, education, recreation and cultural activities. The map illustrates the proposed route and stops throughout the county. The illustration shows the means of conveyance to the rapid transit vehicle. This includes mini-busses and regular MTA busses. Completion of the new system should help to eliminate some of the overcrowded conditions on the streets in Model City.



75



EDUCATION COMPONENT

# EDUCATIONAL ATTAINMENT

77

The median educational attainment of Model City residents 25 years of age and older was 9.6 years in 1970, as compared to 12.1 years for Dade County. This means that half of the area's residents 25 and over completed nine years of school or better. However, 70.9% of Model City residents (25 and older) have not graduated from high school and 2.9% have had no schooling. The median educational attainment for all of Dade County's black residents was 9.4 years.

## PERSONS 25 & OVER LESS THAN HIGH SCHOOL GRADUATES

1970

MODEL CITY		DADE COUNTY	
55,422	70.9%	609,808	48.1%

Census Tract--	No.	%
9.03	3,001	65.2
10.04	5,924	69.2
14.00	537	61.7
15.01	4,357	75.5
15.02	6,134	77.8
17.01	3,818	70.5
17.02	2,635	69.7
18.01	4,518	70.5
18.02	3,985	71.8
18.03	4,131	73.2
19.01	4,105	70.3
19.02	7,845	69.2
20.01	240	65.2
20.02	169	62.7
22.02	278	65.1
23.00	3,745	64.0

## PERSONS 25 & OVER WITH NO SCHOOL YEARS COMPLETED

1970

MODEL CITY		DADE COUNTY	
2,245	2.9%	30,681	2.4%

Census Tract--	No.	%
9.03	82	1.8
10.04	184	2.2
14.00	23	2.6
15.01	291	4.0
15.02	310	3.9
17.01	152	2.8
17.02	67	1.8
18.01	265	4.1
18.02	203	3.7
18.03	125	2.2
19.01	165	2.8
19.02	240	2.1
20.01	8	2.1
20.02	8	3.1
22.02	13	3.0
23.00	1,094	1.9

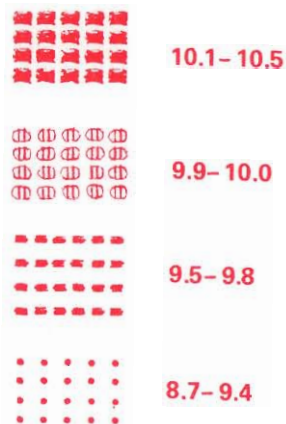
## MEDIAN YEARS OF SCHOOL COMPLETED BY PERSONS 25 & OVER

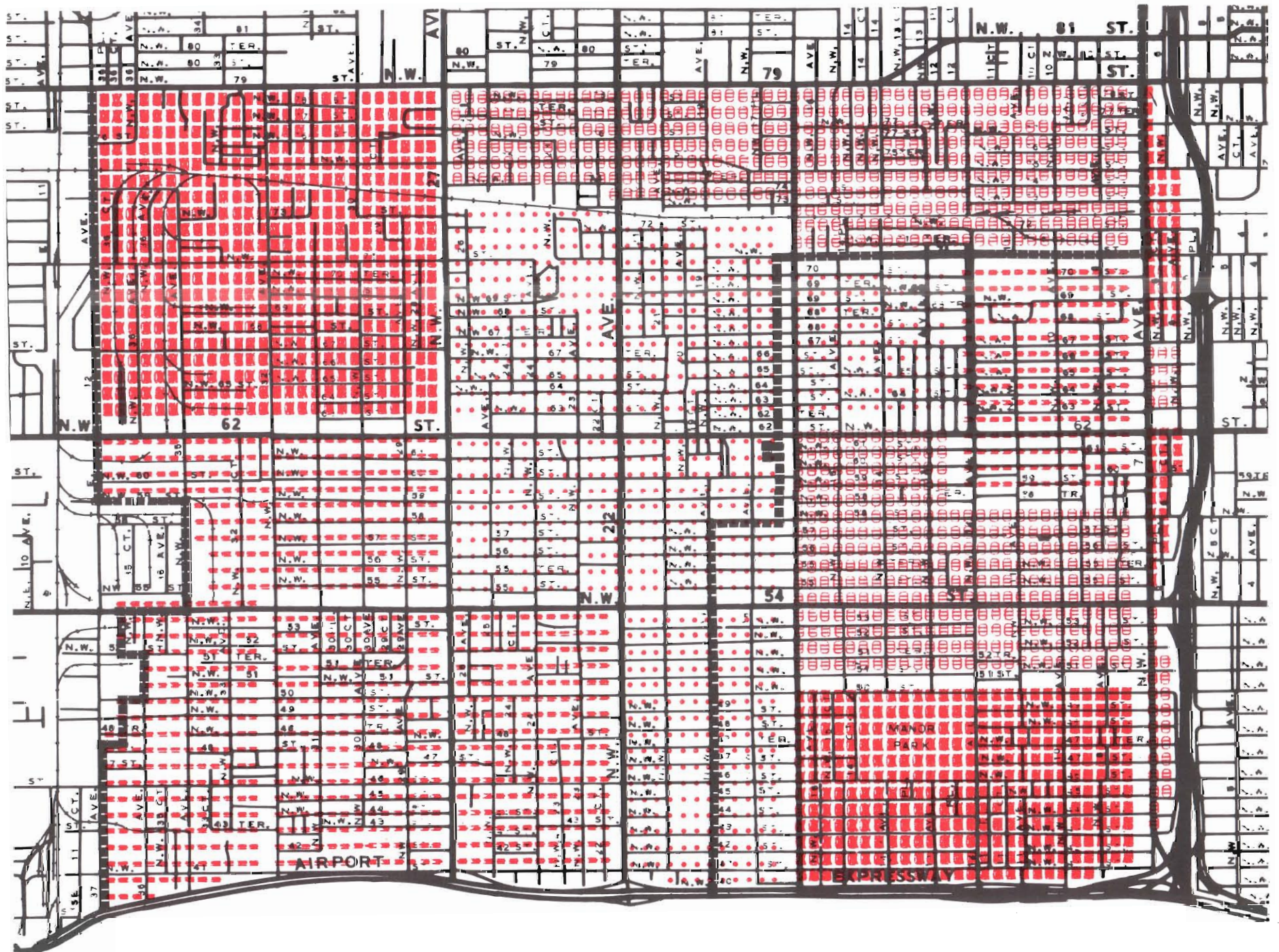
1970

MODEL CITY		DADE COUNTY	
9.6 Years		12.1 Years	

Census Tract--	Years
9.03	10.5
10.04	10.0
14.00	10.1
15.01	8.7
15.02	8.8
17.01	9.7
17.02	9.5
18.01	9.1
18.02	9.4
18.03	9.5
19.01	9.5
19.02	10.0
20.01	10.0
20.02	10.3
22.02	9.9
23.00	10.4

## MEDIAN YEARS OF SCHOOL COMPLETED - 1970





## DROPOUT INDICATOR

Although the school dropout is the subject of much discussion, accurate, up-to-date figures showing the number of dropouts are not available for every school in Dade County. Because of this, the number of persons between the ages of 16 and 21 who are not high school graduates and not currently enrolled in school is used as a dropout indicator. Of the Model City population, 20,946 persons or 26.8% are in this group as compared to 199,043 persons or 15.7% of the Dade County population.

The accompanying chart summarizes the number of dropouts and the dropout rate for the 1970-71 and 1971-72 school years at Northwestern Senior High School and at Allapattah, Brownsville and Drew Junior High Schools. There was a decrease in the dropout rate at each of the schools in 1971-72.

## DROPOUTS — 1970-71 AND 1971-72 — GRADES 7-12

SCHOOL	STUDENTS		DROPOUTS		DROPOUT RATE		% DIFFERENCE
	70-71	71-72	70-71	71-72	70-71	71-72	
Northwestern Sr.	2290	2107	234	162	10.21	7.69	-24.7
Allapattah Jr.	1427	1469	N/A	17	N/A	1.16	-
Brownsville Jr.	976	944	11	9	1.13	0.95	-15.9
Drew Jr.	1247	1220	34	20	2.72	1.64	-39.7

## MODEL CITY AVERAGE MEDIAN YEARS SCHOOL COMPLETED

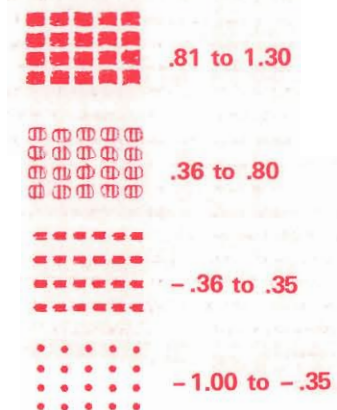
1960	1970
9.5	9.6

Census Tract--	1970		DADE COUNTY
	MODEL CITY		
	20,946	26.8%	199,043 15.7%
No.	%		
9.03	1,119	24.3	
10.04	2,038	23.8	
14.00	222	25.5	
15.01	1,512	26.2	
15.02	2,578	32.7	
17.01	1,744	32.2	
17.02	813	21.5	
18.01	1,664	27.5	
18.02	1,365	24.6	
18.03	1,969	34.9	
19.01	1,828	31.3	
19.02	3,061	27.0	
20.01	117	31.9	
20.02	76	28.2	
22.02	126	29.4	
23.00	714	12.2	

## MEDIAN YEARS OF SCHOOL COMPLETED BY PERSONS 25 AND OVER IN MODEL CITY 1960 & 1970

TRACT	1960	1970	CHANGE
9.03	10.90	10.50	-0.40
10.04	9.20	10.00	+0.80
14.00	11.00	10.10	-0.90
15.01	8.40	8.70	+0.30
15.02	7.90	8.80	+0.90
17.01	8.90	9.70	+0.80
17.02	8.20	9.50	+1.30
18.01	8.20	9.10	+0.90
18.02	10.40	9.40	-1.00
18.03	8.80	9.50	+0.70
19.01	9.10	9.50	+0.40
19.02	9.30	10.00	+0.70
20.01	10.30	10.00	-0.30
20.02	10.40	10.30	-0.10
22.02	10.60	9.90	-0.70
23.00	10.40	10.40	0.00

## 1960-1970 CHANGE IN MEDIAN YEARS OF SCHOOL COMPLETED







# LOCATION OF PUBLIC SCHOOLS

## SCHOOLS SERVING THE MODEL CITY AREA

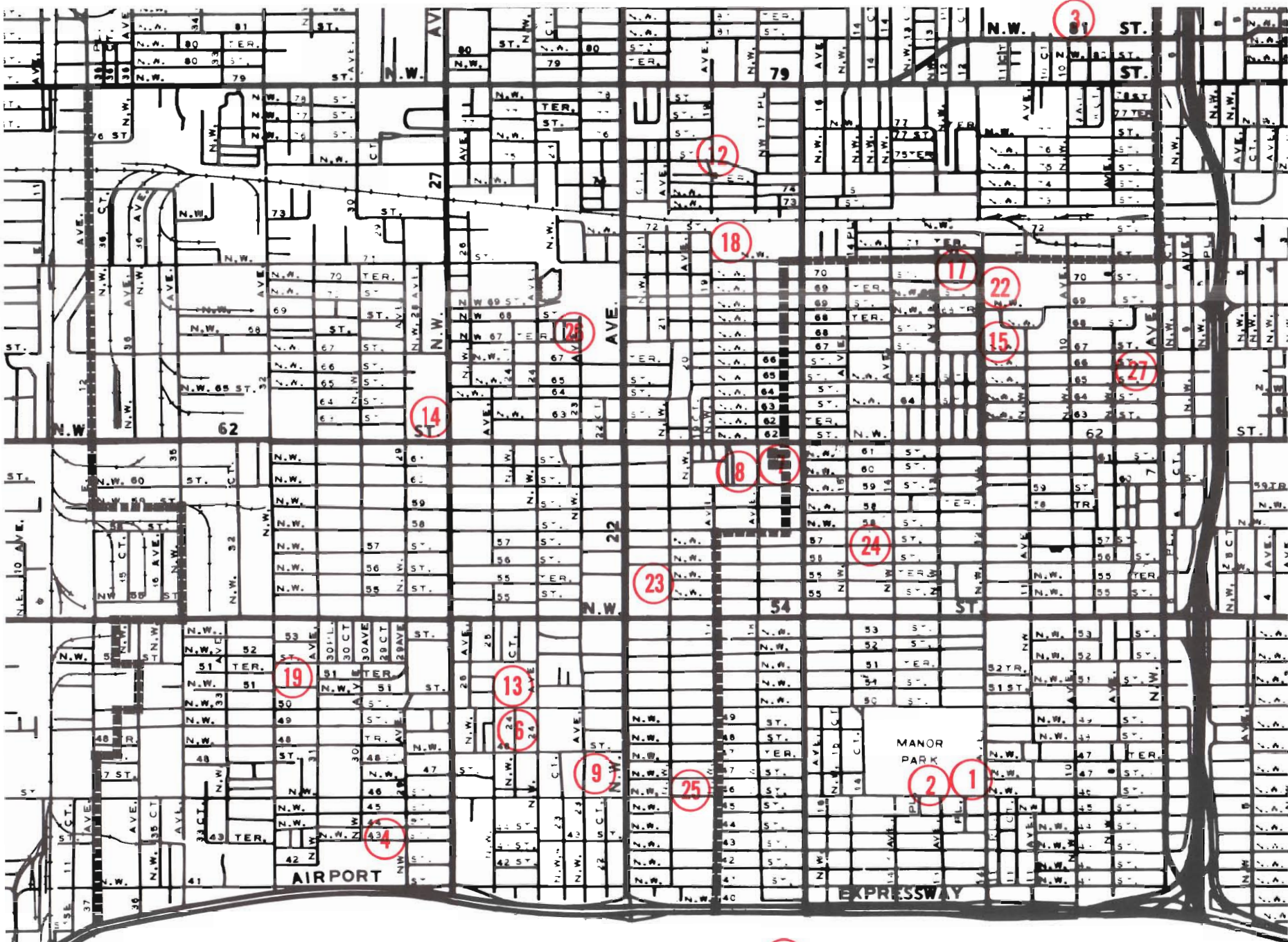
School	Student Capacity	70-71 Enrollment	% Over or Under Capacity	71-72 Enrollment	% Over or Under Capacity	% Change 70-71 to 71-72	70-71 Student: Teacher Ratio	\$ Per Pupil Expenditure
1 Allapattah Elem. 4700 N.W. 12 Ave.	1180	1152	-2	974	-17	-15	26	500
2 Allapattah Jr. 1331 N.W. 46 St.	2623	1445	-45	1361	-48	-3	20	588
3 *Arcola Lake Elem. 1037 N.W. 81 St.	1075	944	-22	761	-29	-7	18	651
4 Bethune Elem. 2900 N.W. 43 Terr.	1095	656	-40	592	-46	-6	19	707
5 *Broadmoor Elem. 3401 N.W. 83 St.	1135	1099	-3	963	-15	-12	24	590
6 Brownsville Jr. 4899 N.W. 24 Ave.	1301	831	-36	745	-43	-7	14	869
7 Drew Elem. 1775 N.W. 60 St.	1110	926	-17	846	-24	-7	20	658
8 Drew Jr. 1801 N.W. 60 St.	1460	1240	-15	1112	-24	-9	15	877
9 Earlington Heights Elem. 4750 N.W. 22 Ave.	1065	879	-17	829	-22	-5	23	683
10 *Edison Middle 6100 N.W. 2 Ave.	1263	1265	0	1331	+5	+5	21	653
11 *Edison Sr. 6101 N.W. 2 Ave.	2086	2137	+2	1828	-12	-14	19	732
12 Evans Elem. 1895 N.W. 75 St.	1170	953	-19	915	-22	-3	20	648
13 Floral Heights Elem. 5120 N.W. 24 Ave.	855	721	-16	762	-11	+5	19	717
14 Gladeview Elem. 6210 N.W. 27 Ave.	665	330	-50	349	-48	+2	11	1115
15 Holmes Elem. 1175 N.W. 67 St.	945	637	-33	675	-29	+4	15	758
16 *Jackson Sr. 1751 N.W. 36 St.	4279	2415	-44	2113	-51	-7	18	797
17 King Elem. 7124 N.W. 67 St.	360	344	-4	311	-14	-10	29	598
18 Liberty City Elem. 1855 N.W. 71 St.	1080	828	-23	766	-29	-6	20	728
19 Lorah Park Elem. 5160 N.W. 31 Ave.	890	604	-32	600	-33	-1	21	698
20 *Madison Jr. 3400 N.W. 87 St.	1258	1325	+5	1161	-8	-13	23	605
21 *Miami Springs Sr. 751 Dove Ave.	4550	3854	-15	2968	-35	-20	24	683
22 Northwestern Sr. 7007 N.W. 12 Ave.	1953	2232	+14	1844	-6	-20	17	808
23 Olinda Elem. 5536 N.W. 21 Ave.	915	867	-5	835	-9	-4	24	626
24 Orchard Villa Elem. 5720 N.W. 13 Ave.	1425	1226	-14	1256	-12	+2	22	579
25 Pharr Elem. 2000 N.W. 46 St.	890	594	-33	899	-1	+34	21	692
26 Poinciana Park Elem. 6745 N.W. 23 Ave.	1395	1191	-15	1051	-25	-10	23	574
27 Primary C Elem. 757 N.W. 66 St.	360	294	-18	252	-2	+16	23	1365

The table on this page serves as the legend for the map on the facing page.

Student capacity is the suggested enrollment of a school. The percent over or under capacity indicates whether or not a school is overcrowded.

Included in the student-teacher ratio are all teachers who provide educational instruction such as vocational teachers, teachers of exceptional children, counselors, and Headstart instructors. Paraprofessionals are not included.

\*Although not within the Model City boundaries, students from the Model City area attend these schools.

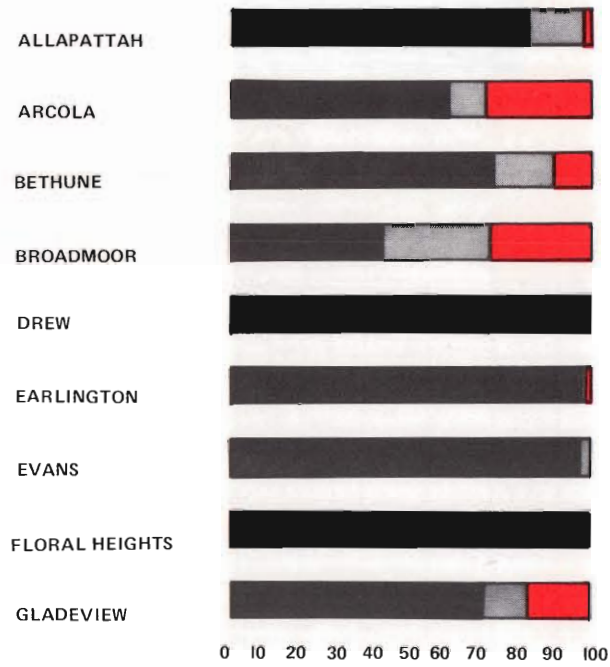


16

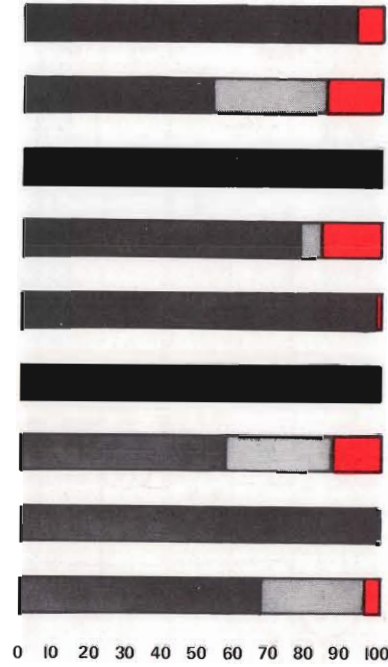
# RACIAL COMPOSITION

83

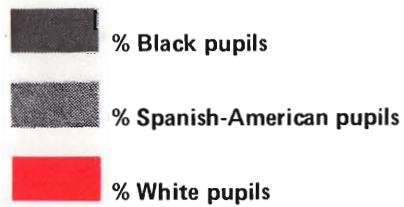
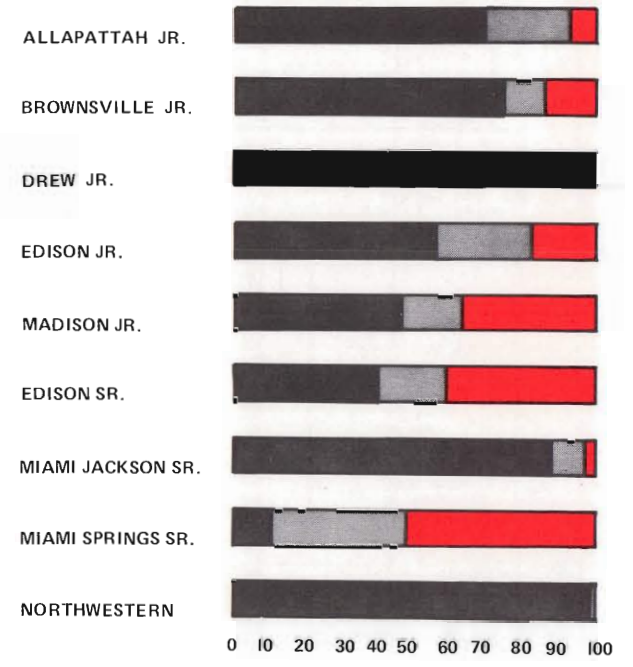
## ELEMENTARY SCHOOLS



HOLMES  
KING  
LIBERTY CITY  
LORAH PARK  
OLINDA  
ORCHARD VILLA  
PHARR  
POINCIANA PARK  
PRIMARY C

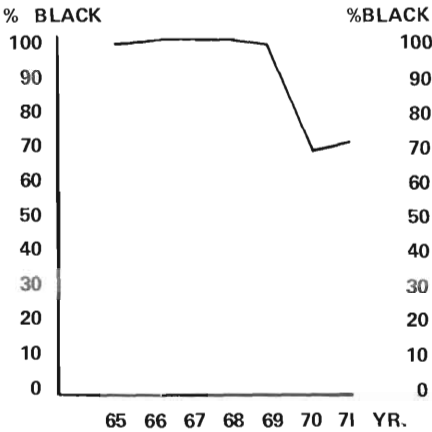


## JUNIOR AND SENIOR HIGH SCHOOLS

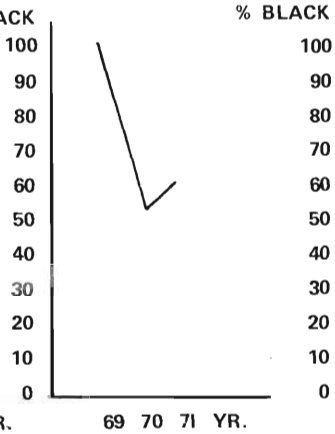


TRENDS IN BLACK ENROLLMENT MODEL CITY SCHOOLS

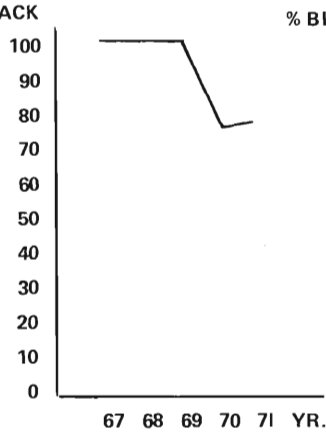
GLADEVIEW ELEMENTARY



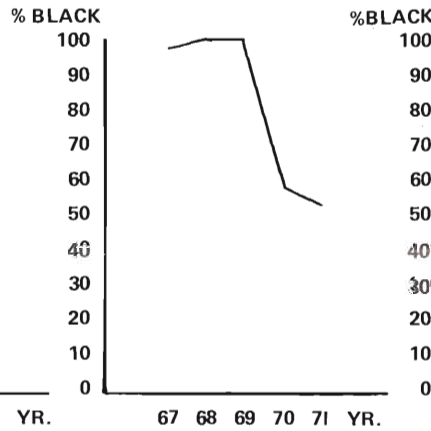
KING ELEMENTARY  
(OPENED IN 1969)



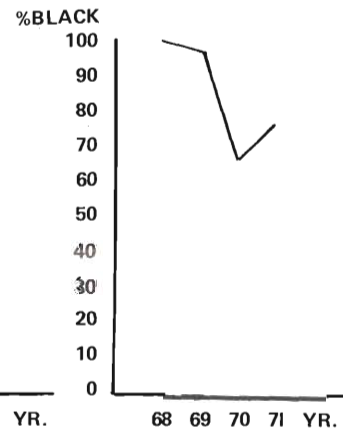
LORAH PARK ELEMENTARY  
(OPENED IN 1967)



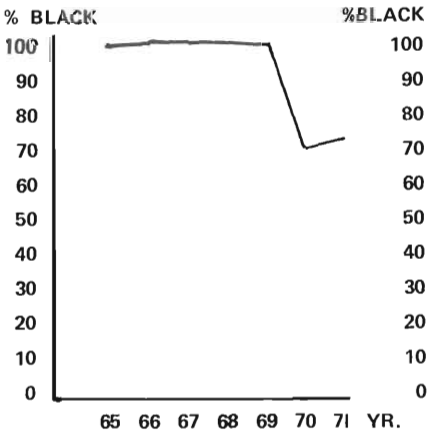
PHARR ELEMENTARY  
(OPENED IN 1967)



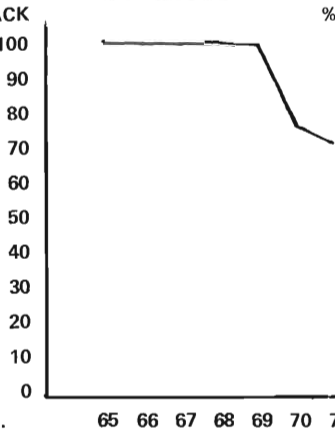
PRIMARY C  
(OPENED IN 1968)



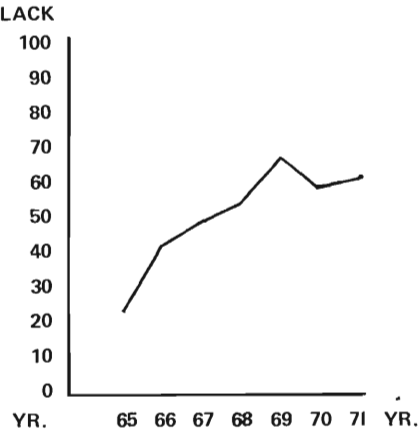
ALLAPATTAH JR.



BROWNSVILLE JR.



EDISON MIDDLE (JR.)



DESEGREGATION

In September, 1959, Dade County became the first school district in Florida to desegregate its schools. Two schools, Orchard Villa and Air Base Elementary, opened the school year with a total enrollment of 777 pupils of which 25 were black. By September, 1971, 144 elementary schools, 35 junior high schools and 19 senior high schools were integrated.

In the Model City area as of September, 1971, six of the sixteen elementary schools were still 100% black. One of the three junior high schools (Drew Junior High) was 100% black and Northwestern Senior High School was 99.8% black. In the other Model City schools, black enrollment ranged from 52.9% to 99.1%. Although there has been a general decrease in the percentage of black pupils in Model City schools from 1967 to 1970, there was a slight increase in black enrollment as of 1971 in several of the schools. The black enrollment at Edison Middle has been increasing since 1965. Prior to this time, the enrollment was predominately white.

# ACHIEVEMENT

85

The academic progress of students in Dade County Public Schools is measured annually by the Stanford Achievement Test. To assess progress in the areas of reading and mathematics, scores are obtained for each pupil on the "Paragraph Meaning" and "Arithmetic Computation" subtests of the Stanford series. These scores are expressed as median grade equivalent scores. On a national level these scores may be compared to the norm (national average). Based on this norm it is expected that there will be an average gain of one year in the grade equivalent score for each year of instruction. However, many factors can intervene to produce results different from those expected. Some of these factors are differences in pupil ability and methods of instruction, ethnic and language considerations, distractions during the testing periods, and lack of interest on the part of the student. On a local level these scores may be used in making comparisons between schools and grade levels and as an indicator of success of special school programs over a period of time.

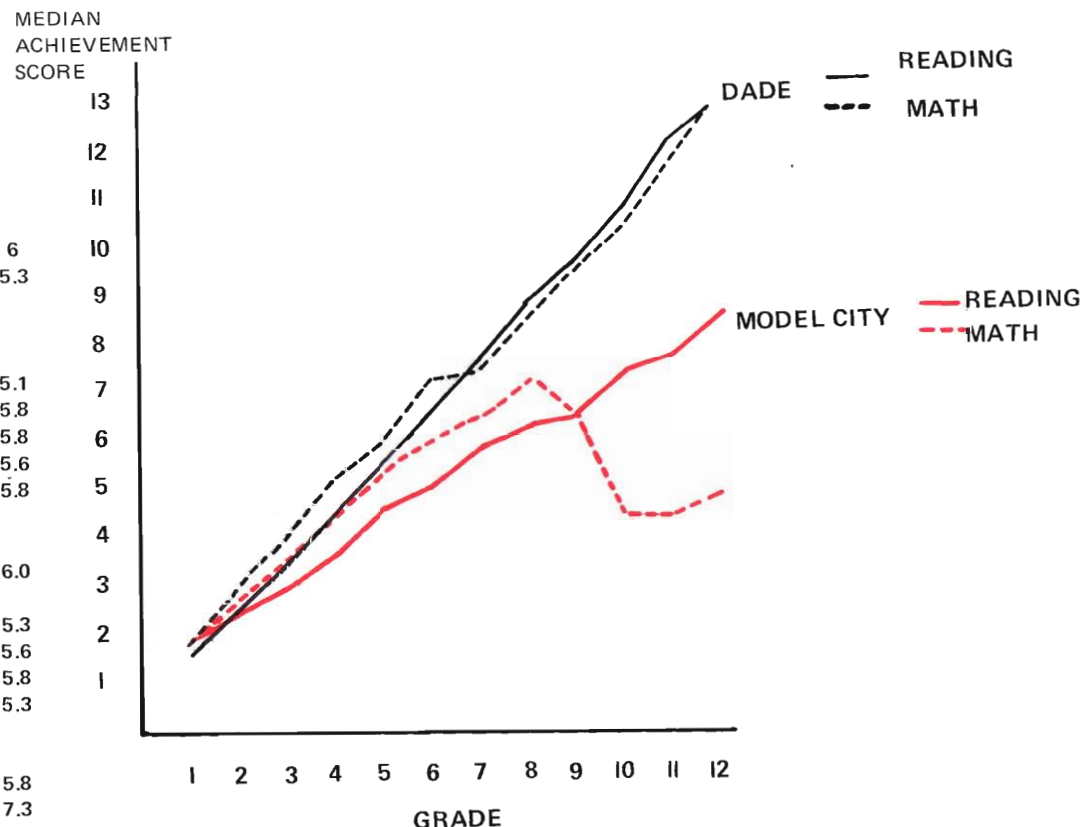
MEDIAN STANFORD ACHIEVEMENT SCORES (May 1971)

SCHOOL	READING						MATHEMATICS							
	6	7	8	9	10	11	12	6	7	8	9	10	11	12
Allapattah Jr.	4.8	5.5	6.2				6.0	6.3	7.7					
Brownsville Jr.		6.1					6.3							
Drew Jr.		5.2	5.7	6.2				5.9	6.3	6.3				
Edison Jr.	4.8	5.7	6.7				5.3	6.3	6.8					
Madison Jr.		5.7	6.7	7.4				6.3	6.5	8.0				
Edison Jr.				7.4	10.4	12.0	12.5				6.8	7.8	10.2	10.9
Jackson Sr.					8.2	9.5	9.5					5.4	5.4	6.0
Miami Springs Sr.				9.0	9.8	11.2	11.6				9.2	9.0	10.2	11.9
Northwestern Sr.				6.4	7.2	7.7	8.5				6.3	4.2	4.2	4.8
Model City Average	4.8	5.6	6.2	7.3	8.9	10.1	10.5	5.8	6.2	6.8	7.3	6.6	7.5	8.4
Dade County Average	6.7	7.7	8.9	9.7	10.8	12.2	13.0	7.3	7.5	8.6	9.6	10.3	11.8	13.0

MEDIAN STANFORD ACHIEVEMENT SCORES (May 1971)

SCHOOL	READING						MATHEMATICS					
	1	2	3	4	5	6	1	2	3	4	5	6
Allapattah Elem.			2.7	3.4	4.4	4.8			3.3	4.6	5.1	5.3
Arcola Lake	1.6	1.9	2.9				1.7	2.9	3.6			
Bethune	1.7	2.3	2.5				1.8	3.0	3.1			
Broadmoor	1.7	2.1	2.8				1.6	2.4	3.7			
Drew	1.7	1.9	2.5	3.5	4.7	4.4	1.3	2.7	3.1	4.1	4.3	5.1
Earlington Heights	1.8	2.2	2.8	3.1	4.3	5.2	1.7	3.0	3.5	4.1	5.1	5.8
Evans	1.7	1.9	2.1	3.1	4.1	5.2	1.8	2.5	3.0	4.1	5.6	5.8
Floral Heights	1.5	2.1	2.9	3.1	4.3	4.7	1.3	2.5	3.0	4.0	4.7	5.6
Gladeview				4.4	4.9					5.6	5.8	
Holmes	1.7	2.2	2.7				1.7	3.3	3.4			
King	1.7	1.9					1.8	2.9				
Liberty City	1.6	2.1	3.2	3.2	4.4	4.9	1.7	1.9	3.1	4.3	5.1	6.0
Lorah Park	1.4	2.1	2.8	3.0			1.2	2.3	3.0	3.7		
Olinda	1.6	2.1	2.9	4.3	4.9	4.7	1.5	2.5	3.4	4.9	5.6	5.3
Orchard Villa	1.6	1.9	2.2	3.4	3.8	4.8	1.6	2.9	3.3	4.2	5.3	5.6
Pharr				4.4	4.9					5.3	5.8	
Poinciana Park	1.6	2.1	2.3	3.2	4.1	4.8	1.6	2.3	3.0	4.1	4.7	5.3
Primary C	1.6	1.9					1.5	2.8				
Model City Average	1.6	2.0	2.6	3.3	4.3	4.8	1.6	2.4	3.2	4.2	5.1	5.8
Dade County Average	1.8	2.7	3.6	4.6	5.7	6.7	1.9	3.0	4.0	5.2	6.0	7.3

COMPARATIVE STANFORD ACHIEVEMENT SCORES



COMMUNITY CENTERED INDIVIDUALIZED  
INSTRUCTION PROGRAM (CCIIP)

The Community Centered Individualized Instruction Program is currently in operation at Lillie C. Evans Elementary School and Allapattah Junior High School. The entire student body at Lillie C. Evans and 300 students at Allapattah are participating. The program provides relevant learning experiences for Model City students through individualized instruction, in-service training of teachers in the use of the methods and materials necessary for the success of the program, interpersonal relationship sessions to develop positive teacher attitudes toward paraprofessionals and students, and vocational and prevocational exploration. Emphasis in the academic area is on the development of reading and mathematical skills. Occupational experience includes a hobby laboratory while field trips provide an opportunity to visit places of business and culture.

Approximately 300 students of the 1,400 enrolled at Allapattah Junior High are participants in the CCIIP. The accompanying chart compares the differences in median achievement scores for these students with the entire enrollment for 1970-71 and 1971-72. Although the scores for the CCIIP students were lower than those for all the students, they progressed at a slightly higher rate of growth over the two year period.

ALLAPATTAH JR. HIGH  
MEDIAN READING ACHIEVEMENT SCORES

GRADE	ALL STUDENTS			STUDENTS IN CCIIP		
	1971	1972	DIFF.	1971	1972	DIFF.
7	5.5	6.1	+0.6	5.2	5.7	+0.5
8	6.2	6.7	+0.5	5.2	6.2	+1.0

MEDIAN MATHEMATICS ACHIEVEMENT SCORES

GRADE	ALL STUDENTS			STUDENTS IN CCIIP		
	1971	1972	DIFF.	1971	1972	DIFF.
7	6.3	6.3	0.0	6.0	6.3	+0.3
8	7.7	7.3	-0.4	N/A	N/A	N/A

COMPARATIVE STANFORD ACHIEVEMENT SCORES

LILLIE C. EVANS AND POINCIANA PARK

MAY 1971

MAY 1972

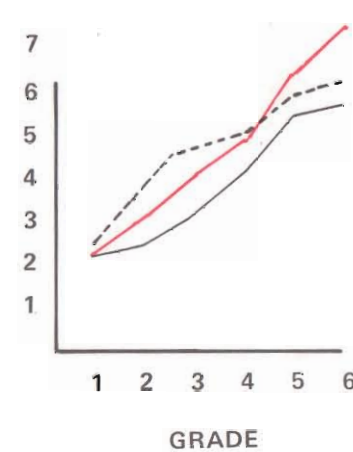
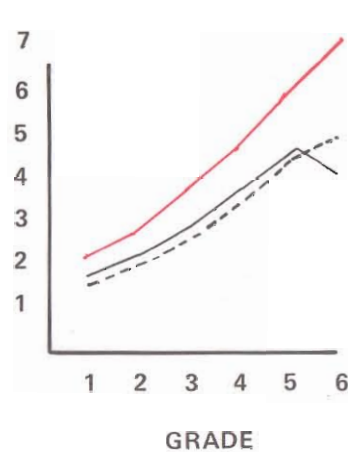
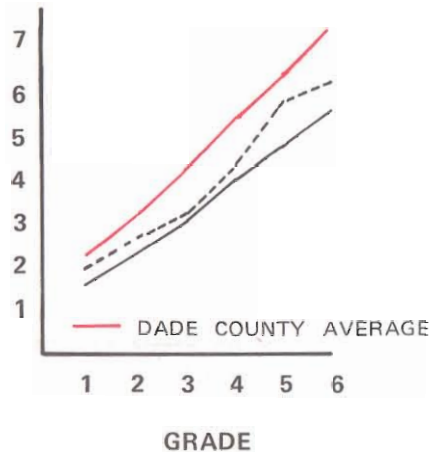
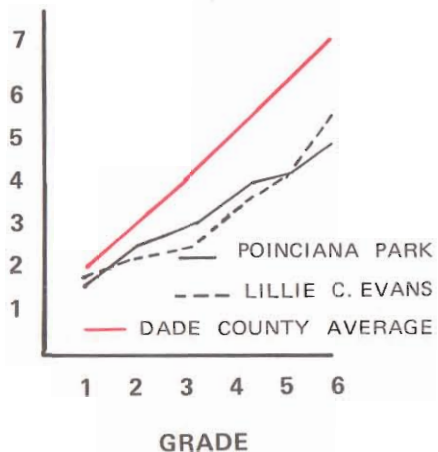
MEDIAN  
ACHIEVEMENT  
SCORE

READING

MATHEMATICS

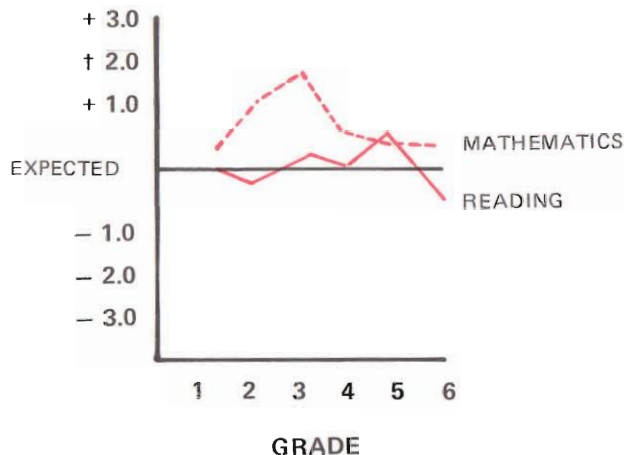
READING

MATHEMATICS



LILLIE C. EVANS ELEMENTARY

DIFFERENCE IN MEDIAN STANFORD ACHIEVEMENT SCORES  
MAY 1971 AND MAY 1972



The accompanying chart compares the median Stanford Achievement scores at Lillie C. Evans with those of Poinciana Park. The student make-up at each of these schools is similar. However, the Community Centered Individualized Instruction Program is not in operation at Poinciana Park.

The comparison indicates that the 1972 median achievement scores for students at Poinciana Park were slightly, but not significantly, higher than those for Lillie C. Evans in reading in grades 1 through 5. In mathematics, however, the median achievement scores are significantly higher than those at Poinciana Park in each grade level and higher than the Dade County average in grades 1 through 4. Compared to themselves, students at Lillie C. Evans progressed over the two year period more than the students at Poinciana Park did. The scores reported are actual median scores for each grade.

# SPECIAL PROGRAMS

In addition to the general school programs offered at each school, the Dade County Board of Public Instruction offers special instructional features.

There are four general areas of special programs. Although the types of programs within each area vary, in Model City they generally include the following:

- I. Compensatory programs are designed to academically aid pupils who are educationally handicapped by impoverished social environments. They are:

- Head Start
- Talent Development
- Follow Through
- Primary Language Arts Development
- Mobile Reading Centers
- Secondary Curriculum Guidance
- Migrant Pupil Compensatory Education
- Emergency School Assistance Program
- Career Opportunity Program
- Early Childhood Preventive Curriculum Project

- II. Exceptional child programs offer special educational programs or facilities for severely and moderately mentally retarded children. They are:

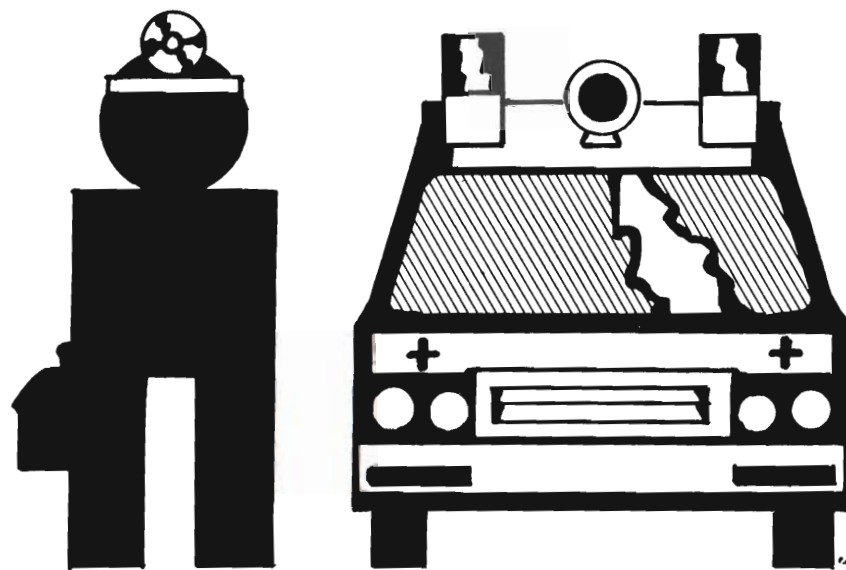
- Trainable Retarded Program
- Educable Retarded Program

- III. Two programs are provided for Latin students. One is "English as a Second Language" and the other is Spanish for those students of Spanish language origin.

- IV. Media utilization programs provide for the use of video tape recorders, media centers for individualized instruction, radio and television (ITV).



89



HEALTH COMPONENT

# VITAL STATISTICS

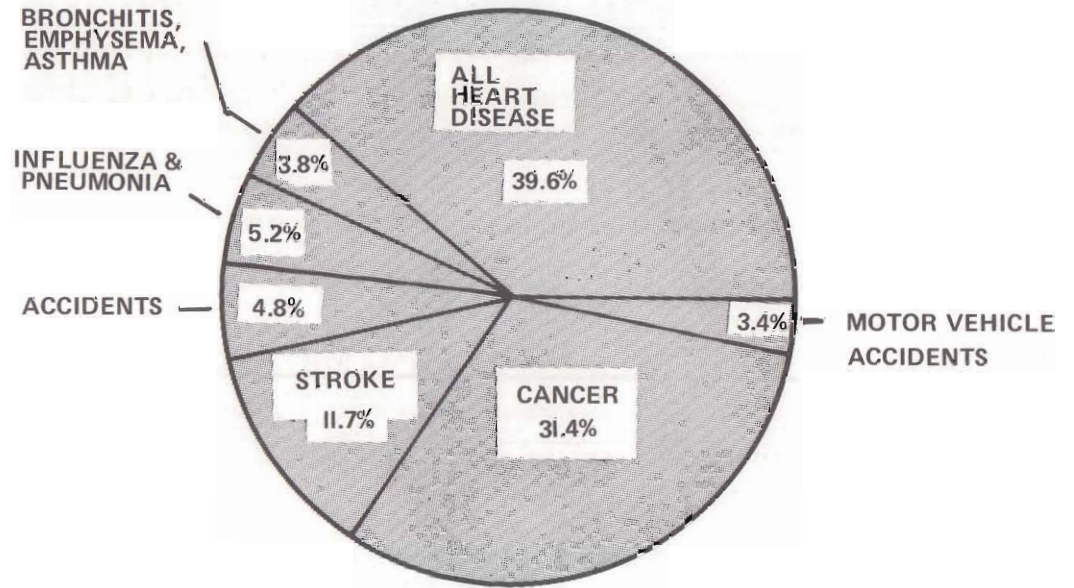
91

The median age of death in Model City is 60. This is ten years younger than the Dade County median. The number of deaths per 1,000 persons, commonly called the death rate, varies among tracts. The overall death rate for Model City is 13.5 per thousand, as compared to 10.1 for Dade County.

The maps in this section display age adjusted death rates/1,000 persons for selected leading causes of death and for all causes.

The age adjusted death rate is the cumulative average death rate of 15 different age groups where each age group is weighted according to the percent of the county population in that age group. Since this process partially eliminates the effects of differences in age structure among tracts, it allows a comparison of death rates where age is no longer a consideration.

SELECTED LEADING CAUSES OF DEATH  
MODEL CITY 1970



## MODEL CITY

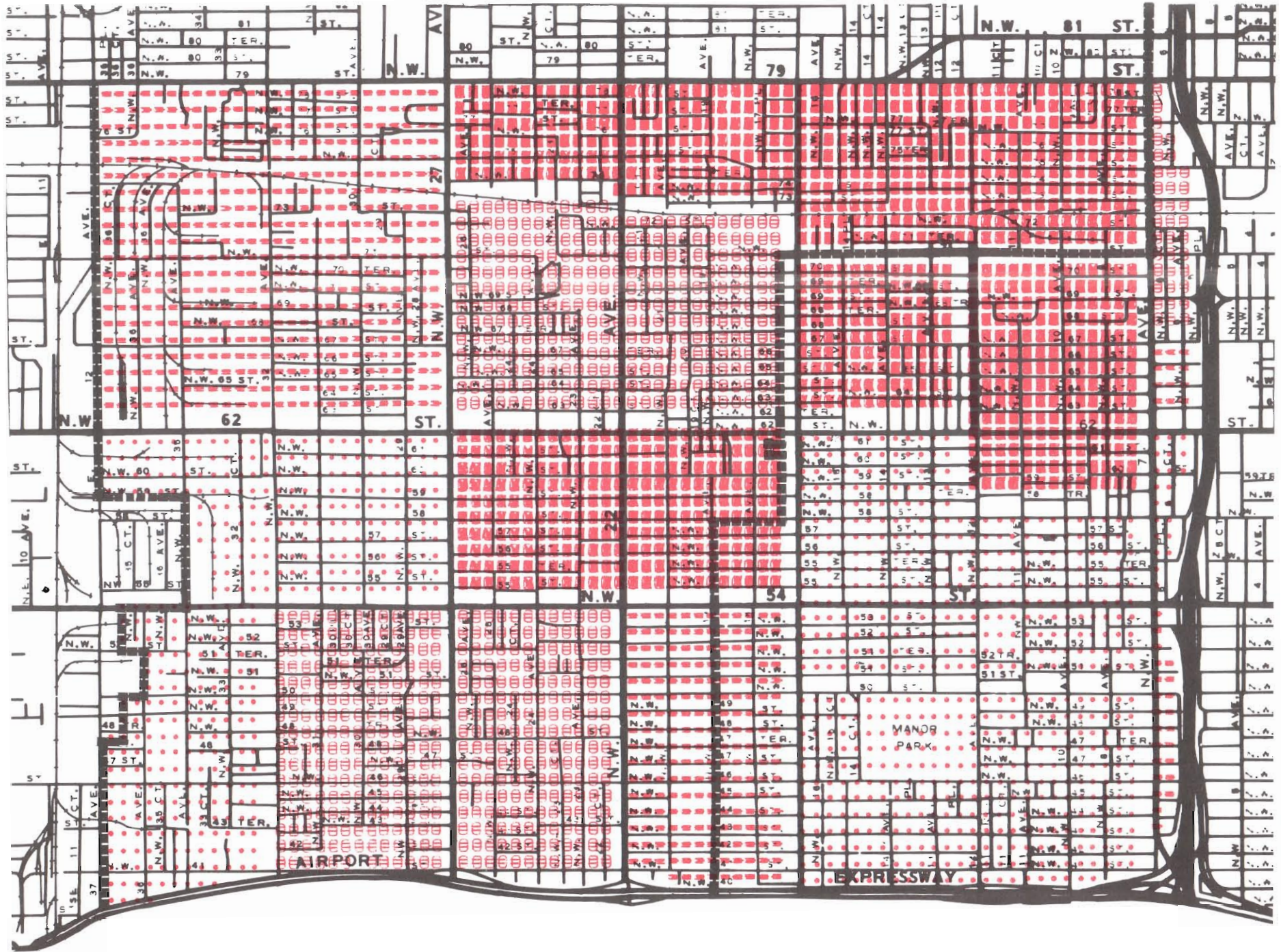
Census Tract	Deaths/1000	Median Age at Death
903	10.4	64
1004	8.9	58
14	18.1	73
1501	14.4	59
1502	9.8	56
1701	8.1	52
1702	11.7	56
1801	10.2	61
1802	7.2	46
1803	6.5	55
1901	8.0	48
1902	6.1	47
2001	14.2	66
2002	10.6	70
2202	11.6	62
23	6.0	64

DEATHS PER 1000 PERSONS  
MODEL CITY | DADE COUNTY  
13.5 | 10.1

MEDIAN AGE AT DEATH  
MODEL CITY | DADE COUNTY  
60 | 70

## DEATHS PER 1,000 - ALL CAUSES





# LEADING CAUSES OF DEATH

93

Heart disease, the leading cause of death in Model City, occurs when there is not enough blood reaching the heart muscle.

Cancer is the second leading cause of death. The four major sites of cancer are the digestive system, the respiratory system, genital organs, and lymphatic and blood-forming organs.

Stroke, the third leading cause of death, occurs when there is not enough blood reaching the brain. This results in a sudden decrease or loss of consciousness, sensation, and voluntary motion.

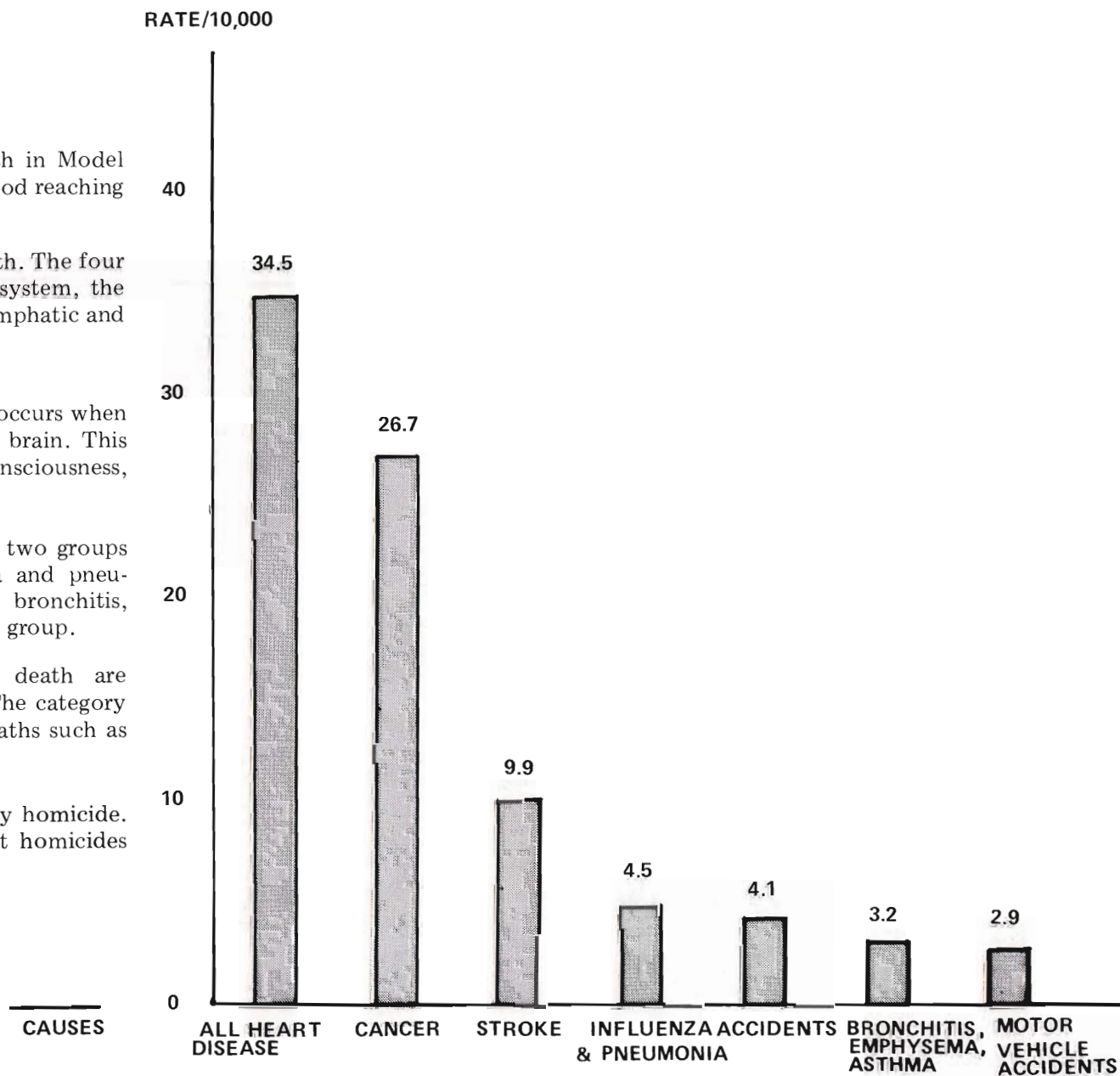
Respiratory disease is broken down into two groups on the accompanying charts. Influenza and pneumonia are included in one group, and bronchitis, emphysema, and asthma are in the second group.

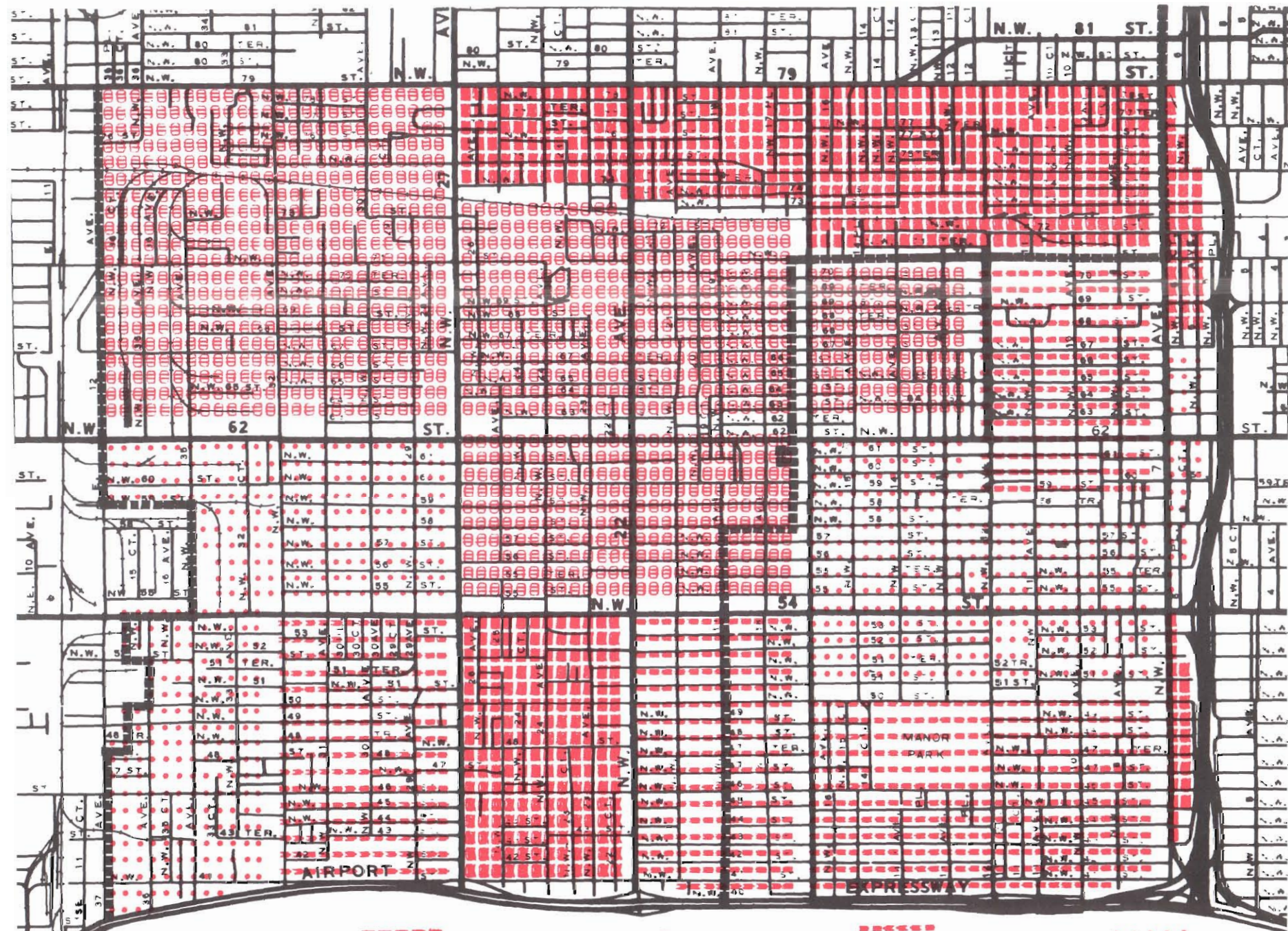
The final selected leading causes of death are accidents and motor vehicle accidents. The category called "accidents" includes accidental deaths such as falls, drownings, and suffocations.

Not included on the charts are deaths by homicide. In 1970 there were approximately eight homicides per 10,000 persons in Model City.

SELECTED LEADING CAUSES OF DEATH  
MODEL CITY 1970

RATE / 10,000





DEATHS BY HEART DISEASE



4.4-5.2/1,000



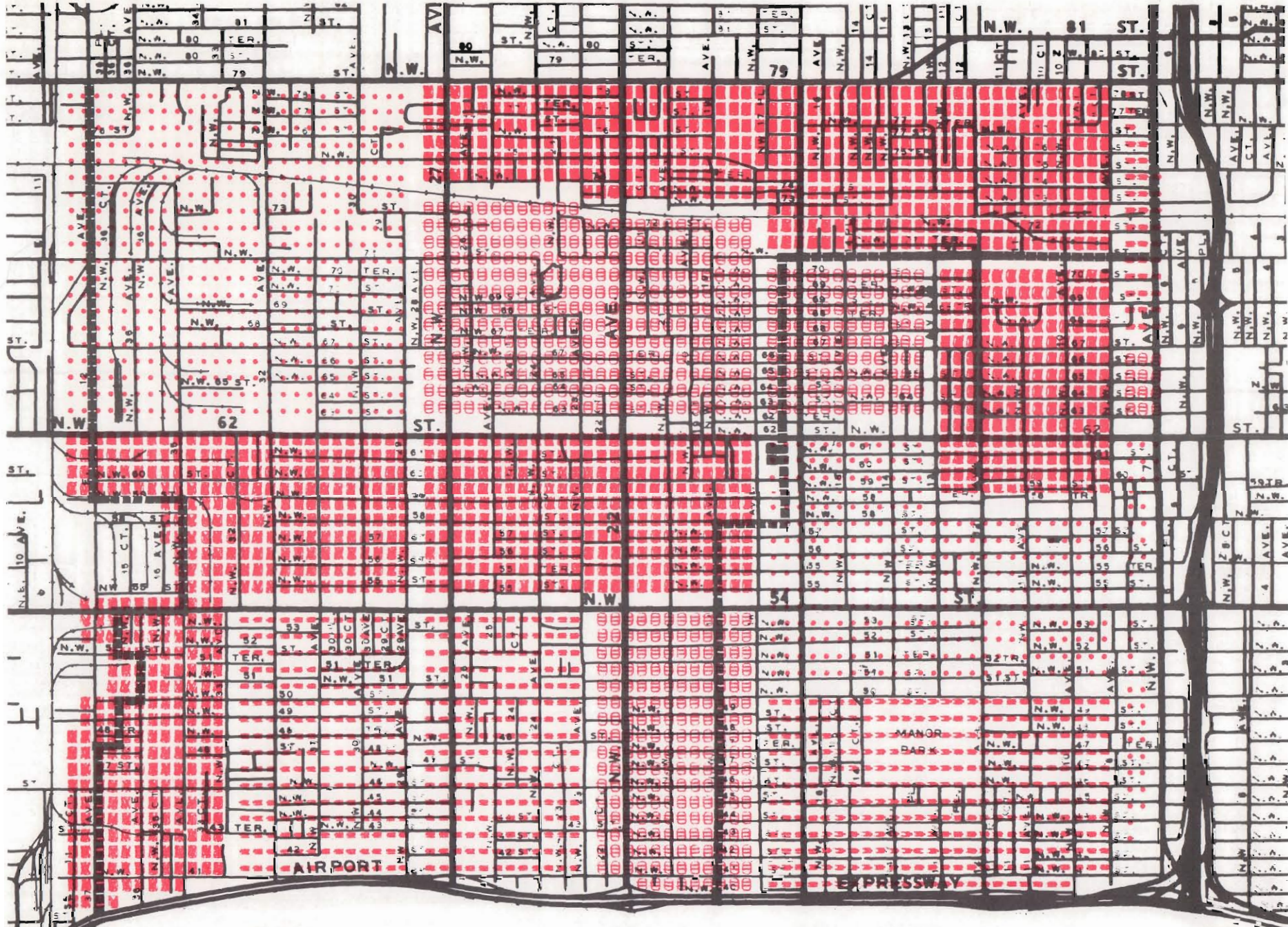
4.1-4.3/1,000



3.2-4.0/1,000



2.1-3.1/1,000



DEATHS BY CANCER



3.7-4.0/1,000



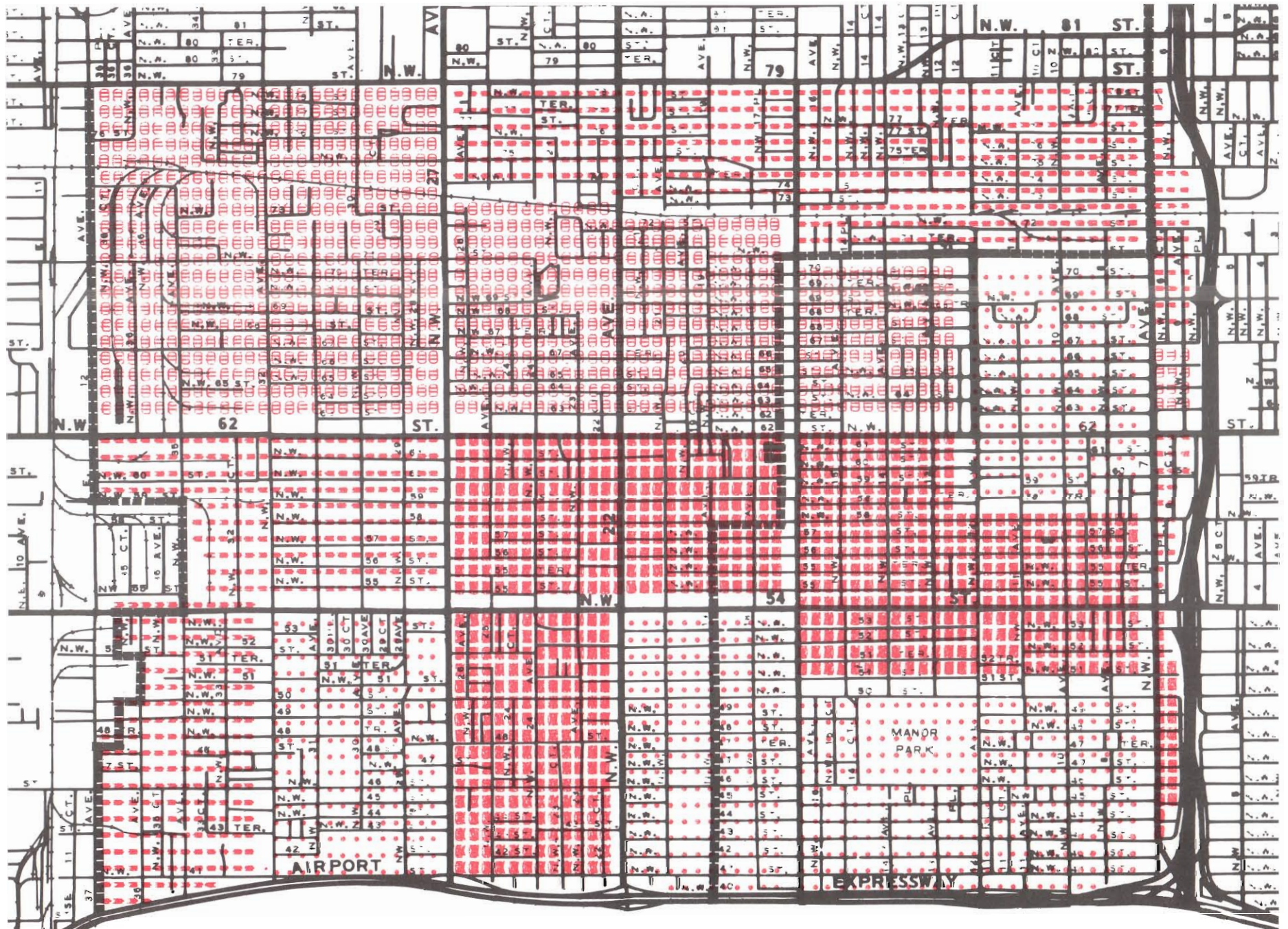
3.1-3.6/1,000



2.3-3.0/1,000



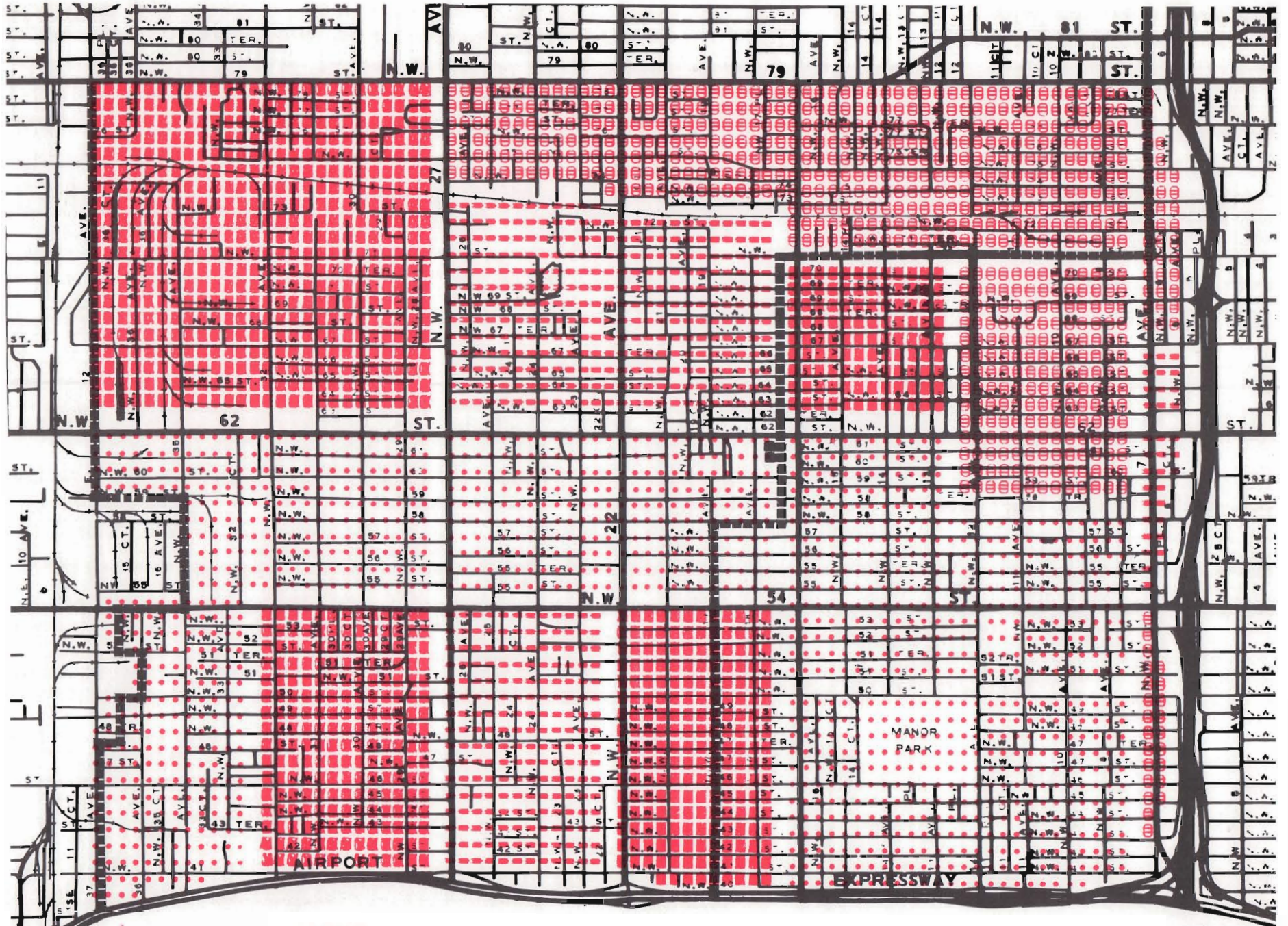
1.6-2.2/1,000



ACCIDENTAL AND  
MOTOR VEHICLE DEATHS







DEATHS BY STROKE



1.33-1.51/1,000



1.08-1.32/1,000



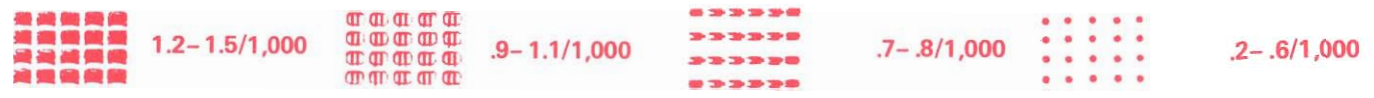
.81-1.07/1,000

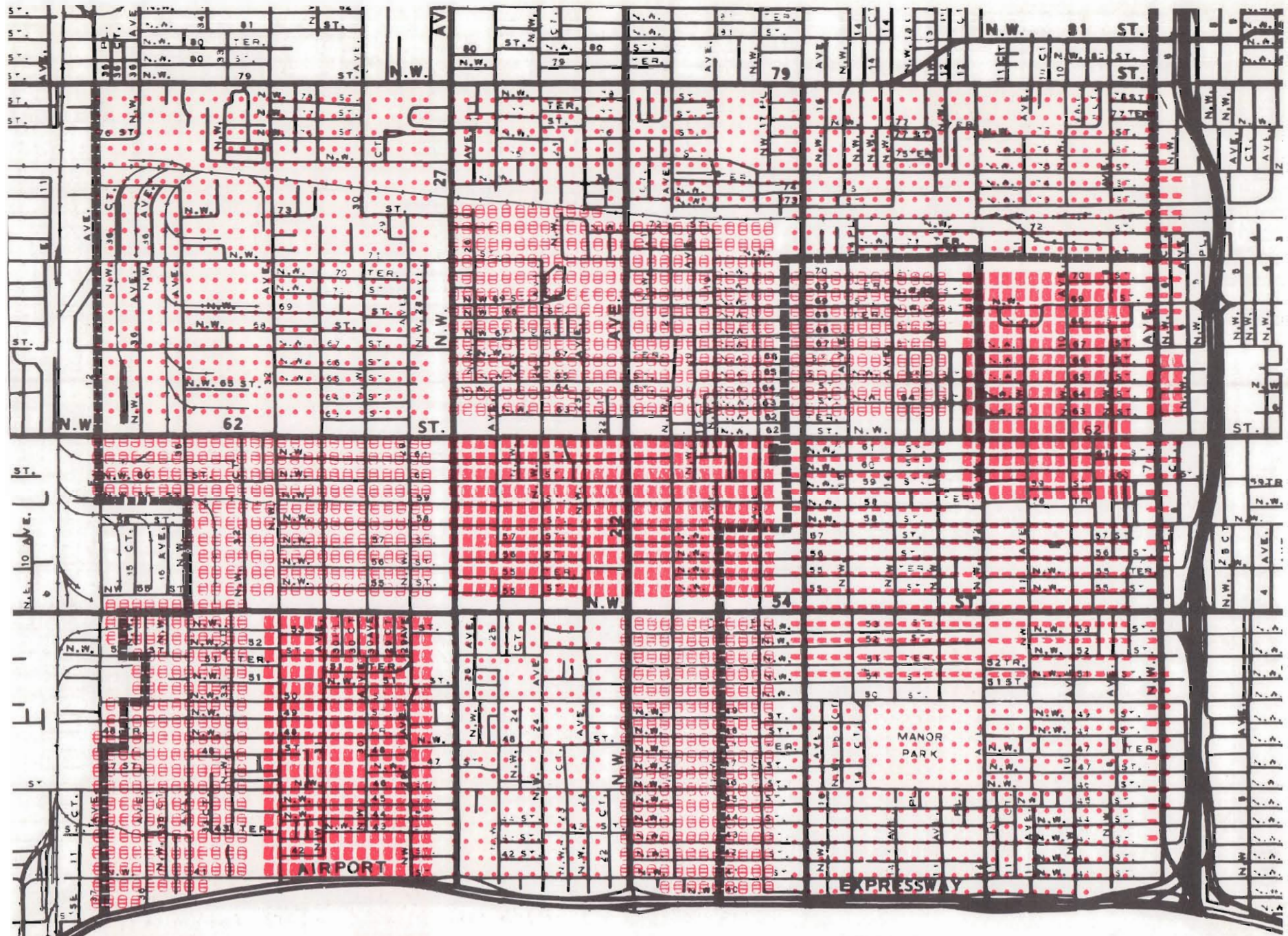


.40-.80/1,000



DEATHS BY INFLUENZA  
AND BRONCHITIS





**INFANT MORTALITY**

(Deaths of infants less than one year old)



.64-1.07/1,000



.45-.63/1,000



.27-.44/1,000



.16-.26/1,000



MEDIAN AGE OF DEATH - 1970



65-73



59-64



54-58



46-53

# HEALTH FACILITIES

101

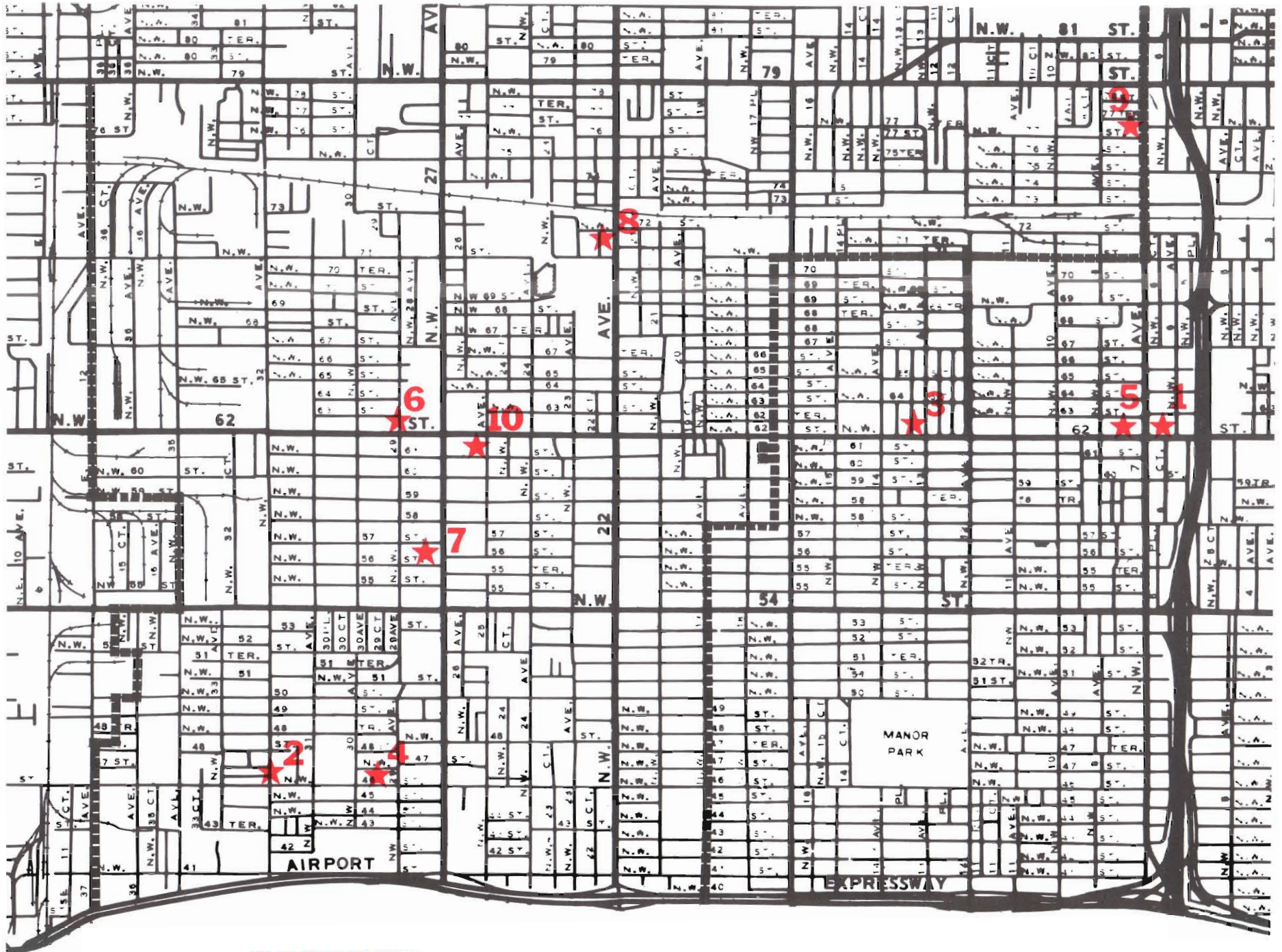
## Health Facilities

The accessibility and scope of medical care in Model City, as well as in other areas of Dade County, varies according to the types of programs offered and their funding. Most of the facilities described offer categorical services, that is, all of the facilities do not offer general medical care to all residents.

Although not located within the Model City area, Jackson Memorial Hospital serves as a major resource for emergency and nonappointment care.

## Legend

1. American Red Cross  
Dade County Chapter  
Model City Branch  
628 N.W. 62 Street  
Provides training in the use of Red Cross instruction.
2. Christian Hospital  
4700 N.W. 32 Avenue  
Provides supportive health services to enrollees in the Model City Manpower Center.
3. Dade County Dept. of Public Health  
Model City Unit  
1320 N.W. 62 Street  
Operates a walk-in clinic for general medical care, an educational nutrition program, and environmental health services for Model City residents.
4. Dade County Dept. of Public Health  
46th Street Unit  
2987 N.W. 46 Street  
Operates categorical clinics such as the one for Infant and Maternity Care.
5. Environmental Health Project  
712 N.W. 62 Street  
Operates health projects related to the environment such as eliminating places where rodents may live.  
  
Family Health Centers, Inc.- 6. 2745 N.W. 62 Street
- 7. 5601 N.W. 27 Avenue
- 8. 7100 N.W. 22 Avenue  
Provide outpatient health care for Model City residents with an income of \$3,600 or less for a family of four, including dental care and mental health care. These centers also treat non-enrolled walk-in patients who need immediate care.
- 9. Greater Miami Urban League  
7790 N.W. 7 Avenue  
An outreach program providing information and resources for family planning.
- 10. Model City Methadone Clinic  
2500 N.W. 62 Street  
An affiliate of Dade County Comprehensive Drug Program which provides methadone maintenance with group and individual counseling, vocational and educational planning, and guidance.



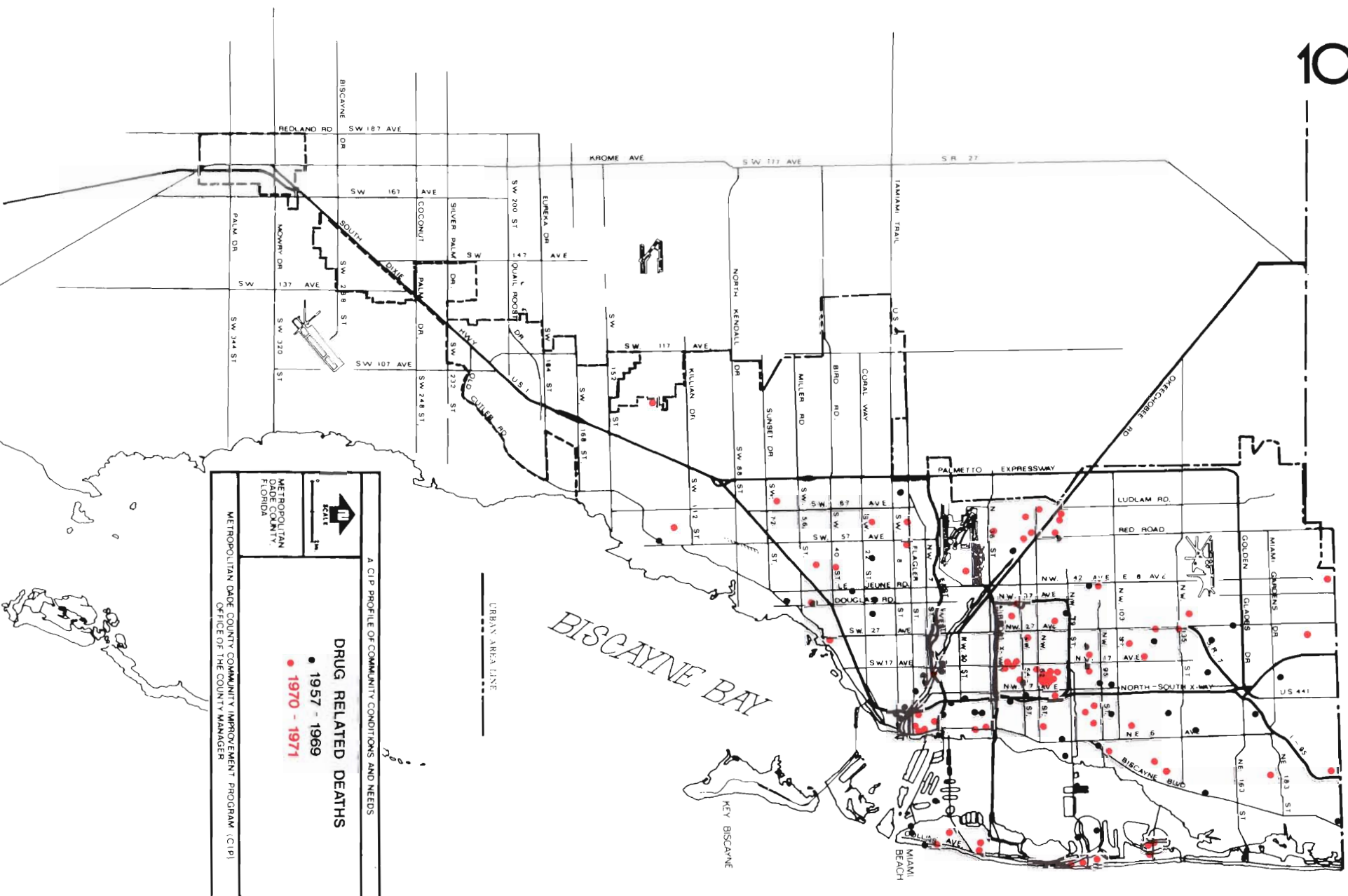
HEALTH FACILITIES

# DRUG ABUSE

103

Drug related deaths in Model City have increased from 3 prior to 1970 to 18 during 1970 and 1971. The majority of these deaths were attributed to heroin abuse. However, cocaine, barbiturates, and the street sale of methadone, which is produced for clinics treating heroin addicts, have been the cause of some deaths. Drug fatalities have occurred predominately among the young.

The accompanying map of Dade County shows drug related deaths plotted according to residence. Prior to 1970, drug related deaths were most prevalent in Little Havana, Central Miami, and the area northeast of N.W. 79 Street. There were scattered deaths along Miami Beach. No drug related deaths were recorded for persons living south of S.W. 132 Street. During 1970 and 1971, drug related deaths were primarily concentrated in Model City, Central Miami, Miami Springs, and northeast of N.W. 79 Street with an increase in the number of deaths along Miami Beach. Again, no deaths were recorded South of S.W. 132 Street.



A CIP PROFILE OF COMMUNITY CONDITIONS AND NEEDS

**DRUG RELATED DEATHS**

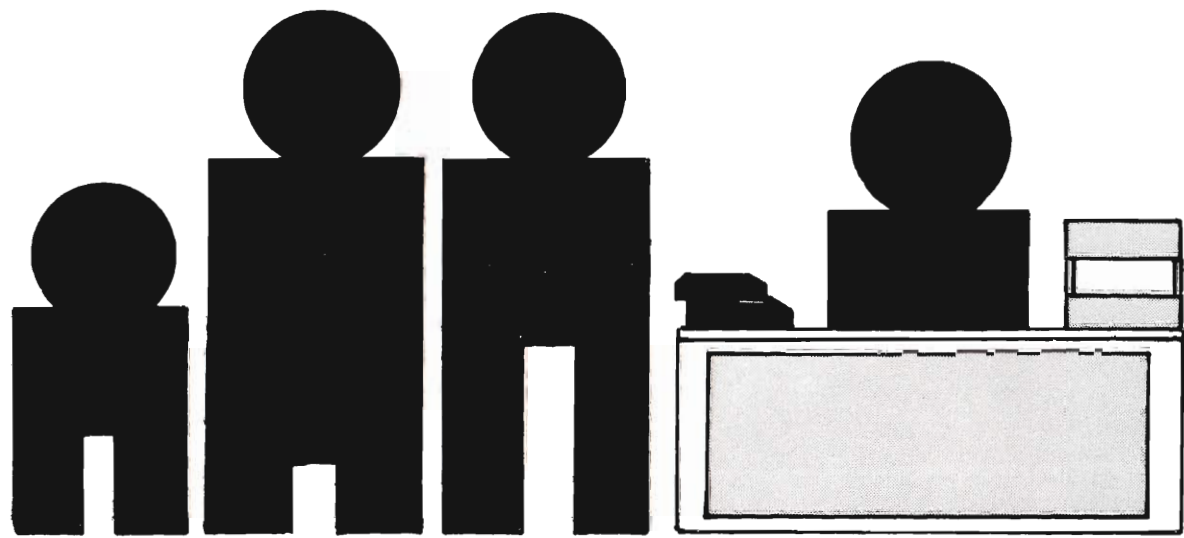
- 1957 - 1969
- 1970 - 1971

METROPOLITAN DADE COUNTY FLORIDA  
 METROPOLITAN DADE COUNTY COMMUNITY IMPROVEMENT PROGRAM (CIP)  
 OFFICE OF THE COUNTY MANAGER



105





SOCIAL SERVICES COMPONENT

# FAMILY ORGANIZATION

107

Family organization is used here to describe family life in Model City. Of 34,669 children 18 years and younger, 41% are living with only one parent as compared to 17% for Dade County. The percent of children 18 years and younger living with one parent is higher than the Model City average in tracts 10.04, 15.01, 15.02, 18.03 and 20.01. This may suggest a high demand for social services.

Families with female heads of household are another indicator of family organization. This is significant because it primarily indicates that there is no male present. While 25.4% of the families in Model City have a female head, only 12.5% of the households in Dade County have a female head. Approximately 66% of all families in Model City are husband and wife families as compared with 84% in Dade County.

## CHILDREN 18 YEARS & YOUNGER WITH ONLY ONE PARENT PRESENT

		1970	
		MODEL CITY	DADE COUNTY
No. 18 & Younger w/One Parent Present		14,242	63,382
No. 18 & Younger		34,669	370,656
Percent		41.1%	17.1%
Census Tract--	No. 18 & Younger w/One Parent Present	No. 18 & Younger	Percent
9.03	335	1,626	20.6
10.04	2,484	5,811	42.7
14.00	75	284	26.4
15.01	1,390	2,217	62.7
15.02	1,910	3,472	55.0
17.01	814	2,203	36.9
17.02	469	1,186	39.5
18.01	1,110	2,843	39.0
18.02	860	2,460	35.0
18.03	1,347	2,873	46.9
19.01	931	2,376	39.2
19.02	1,759	4,644	37.2
20.01	61	118	51.7
20.02	30	113	26.5
22.02	39	159	24.5
23.00	628	2,284	27.5

## FAMILIES WITH FEMALE HEAD OF HOUSEHOLD

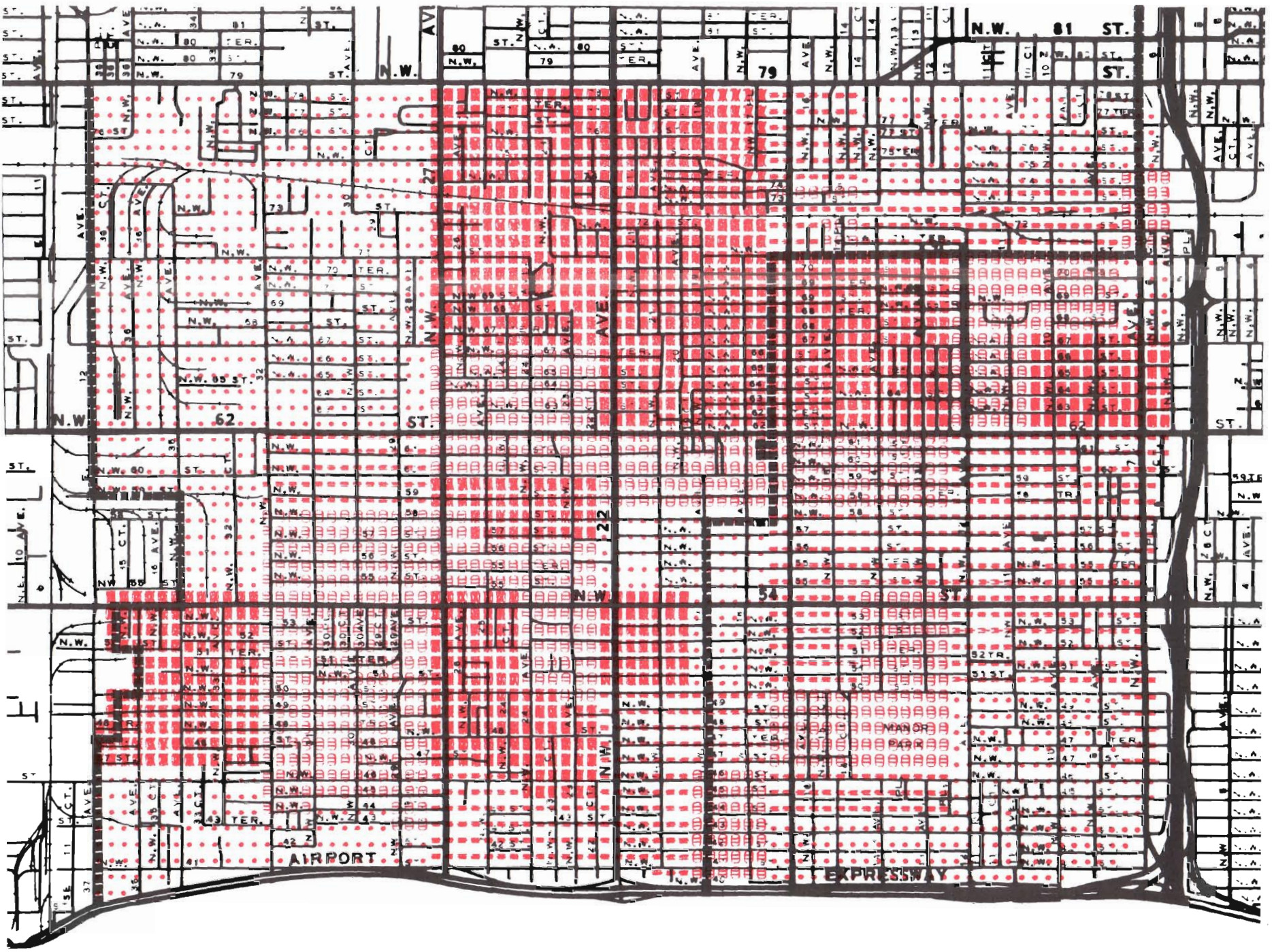
		1970	
		MODEL CITY	DADE COUNTY
No. Families		4,336	41,270
Percent of all Families		25.4%	12.5%
Census Tract--	No.	Percent of all Families	
9.03	113	9.6%	
10.04	539	29.0	
14.00	31	14.9	
15.01	463	37.2	
15.02	567	34.3	
17.01	237	21.6	
17.02	162	18.4	
18.01	338	30.5	
18.02	253	21.9	
18.03	369	33.5	
19.01	337	25.0	
19.02	633	24.1	
20.01	30	29.7	
20.02	12	17.6	
22.02	14	13.4	
23.00	238	18.0	

## HUSBAND & WIFE FAMILIES

		1970	
		MODEL CITY	DADE COUNTY
No. Families		11,209	277,198
Percent of all Families		66.0%	84.0%
Census Tract--	No.	Percent of all Families	
9.03	921	78.4%	
10.04	1,177	63.4	
14.00	169	82.0	
15.01	544	44.0	
15.02	900	54.5	
17.01	847	77.4	
17.02	592	67.3	
18.01	804	72.5	
18.02	813	71.0	
18.03	694	63.1	
19.01	875	65.0	
19.02	1,717	65.4	
20.01	68	67.3	
20.02	53	78.0	
22.02	77	74.0	
23.00	958	73.0	

## FAMILY ORGANIZATION (% of children less than 18 years of age without two parents)





# POVERTY

The poverty level is defined by the federal government and varies due to such factors as family size, sex of the family head, number of children under 18 years of age, and urban/rural residence. The following summary chart is an approximation for average urban families:

Size of Family (No. of Persons)	Poverty Level
2	\$2,383
3	\$2,924
4	\$3,743
5	\$4,415
6	\$4,958
7+	\$6,101

In Model City, 21% of the families have incomes below the poverty level as compared with 10.9% in Dade County. Of these 4,792 families, 2,203 or 46.0% have children under six years of age as compared to 30.2% in Dade County. Based on these percentages, some of the tracts within Model City exhibit a great need for day care and infant care. The percent of families below the poverty level with children younger than six years in tracts 10.04, 18.01, 18.02, 18.03, 19.01 and 19.02 is greater than the overall percentage in Model City.

The percent of related children younger than 18 below the poverty level in Model City is 38.7% as compared with 16.0% in Dade County. One explanation of the great difference in these percentages is the larger proportion of persons 18 years and younger in Model City.

Of the 4,336 families with female heads, 60.1% are below the poverty level as compared with 35.0% in Dade County.

In most census tracts, the percentage of persons 65 years and older below the poverty level is less than the countywide figure of 22.7%. This can be explained by the relatively smaller proportion of persons 65 years and older living within Model City.

## FAMILIES BELOW THE POVERTY LEVEL

1970			
MODEL CITY		DADE COUNTY	
Census Tract--	No.	%	
4.792	21.0%		
9.03	126	10.7	
10.04	587	31.6	
14.00	42	20.3	
15.01	571	46.0	
15.02	652	39.5	
17.01	312	29.0	
17.02	141	16.0	
18.01	445	40.2	
18.02	295	25.6	
18.03	389	35.4	
19.01	271	20.1	
19.02	700	27.0	
20.01	20	29.0	
20.02	10	15.0	
22.02	20	19.2	
23.00	211	16.0	

## FAMILIES WITH CHILDREN UNDER SIX (6) BELOW POVERTY LEVEL

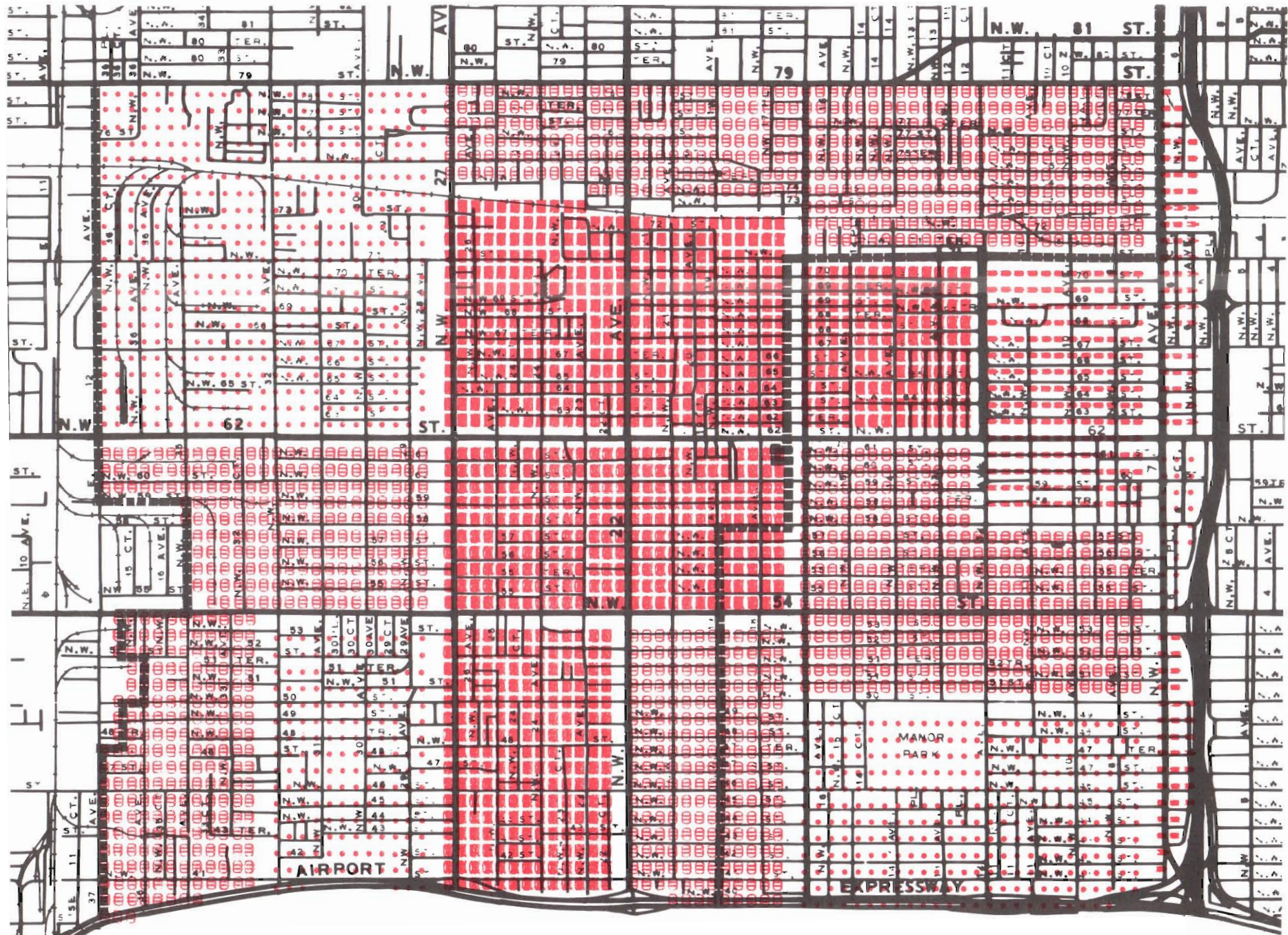
1970			
MODEL CITY		DADE COUNTY	
Census Tract--	No.	Percent of Families Below Poverty Level	
2,203	46.0%		
9.03	56	44.44%	
10.04	280	47.70	
14.00	13	30.95	
15.01	207	36.25	
15.02	294	45.09	
17.01	143	45.83	
17.02	51	36.17	
18.01	225	50.56	
18.02	142	48.14	
18.03	215	55.26	
19.01	140	51.66	
19.02	342	48.86	
20.01	7	35.00	
20.02	3	30.00	
22.02	7	35.00	
23.00	78	36.97	

## FAMILIES WITH FEMALE HEAD OF HOUSEHOLD BELOW POVERTY LEVEL

1970			
MODEL CITY		DADE COUNTY	
Census Tract--	No.	Percent of Households w/Female Head	
2,606	60.1%		
9.03	46	41.0%	
10.04	359	67.0	
14.00	15	48.3	
15.01	398	85.5	
15.02	407	72.0	
17.01	126	53.1	
17.02	61	38.0	
18.01	246	73.0	
18.02	144	57.0	
18.03	194	52.5	
19.01	148	44.0	
19.02	352	55.4	
20.01	10	33.3	
20.02	5	42.0	
22.02	8	57.1	
23.00	89	37.4	

## RELATED CHILDREN UNDER 18 BELOW POVERTY LEVEL

1970			
MODEL CITY		DADE COUNTY	
Census Tract--	No.	Percent of all Children Under 18	
13,404	38.7%		
9.03	362	22.3%	
10.04	1,820	31.3	
14.00	70	24.6	
15.01	1,246	56.2	
15.02	1,924	55.4	
17.01	901	41.0	
17.02	350	30.0	
18.01	1,324	47.0	
18.02	859	35.0	
18.03	1,513	53.0	
19.01	757	32.0	
19.02	1,653	35.5	
20.01	34	28.8	
20.02	18	16.0	
22.02	36	22.6	
23.00	537	23.5	



FAMILIES BELOW THE POVERTY LEVEL



# PUBLIC ASSISTANCE

## Public Assistance:

Public assistance is a term used to describe governmental programs which aid or assist needy individuals. There are currently five categories of federal-state programs of public assistance:

1. Old Age Assistance
2. Aid to Families with Dependent Children
3. Aid to the Blind
4. Aid to the Permanently and Totally Disabled
5. Medical Assistance

Florida's state program does not include general assistance.

The current system of public assistance was established during the depression of the 1930's.

The following are the general principles underlining the public assistance program:

1. Aid in the form of money payments rather than by inkind or vendor payments.
2. Objective criteria for determination of eligibility.
3. Sharing the cost among the various levels of government.
4. Basic decisions on eligibility and amount of payment made by the state within the broad limits set in federal law.
5. The concept of state responsibility.
6. Protection for the individual against embarrassing or arbitrary action.
7. Employees administering the program must be selected by a merit system.

The accompanying chart indicates that 14.3% of the families in Model City are receiving public assistance as compared with 6.6% in Dade County. The census tracts in the north central portion of the area, especially tracts 15.01 and 15.02, contain the greatest number of families receiving public assistance.

## PERSONS 65 & OVER BELOW POVERTY LEVEL

1970		1970	
MODEL CITY		DADE COUNTY	
Census		22.7%	
Tract--	%		
9.03	10.70		
10.04	5.70		
14.00	26.80		
15.01	12.00		
15.02	9.00		
17.01	5.20		
17.02	14.10		
18.01	6.10		
18.02	5.30		
18.03	3.10		
19.01	5.50		
19.02	4.50		
20.01	21.20		
20.02	22.70		
22.02	18.00		
23.00	10.30		

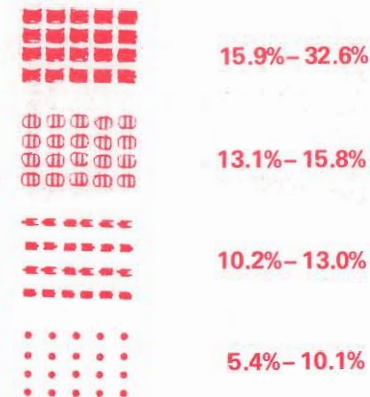
## FAMILY HEADS 65 & OVER BELOW POVERTY

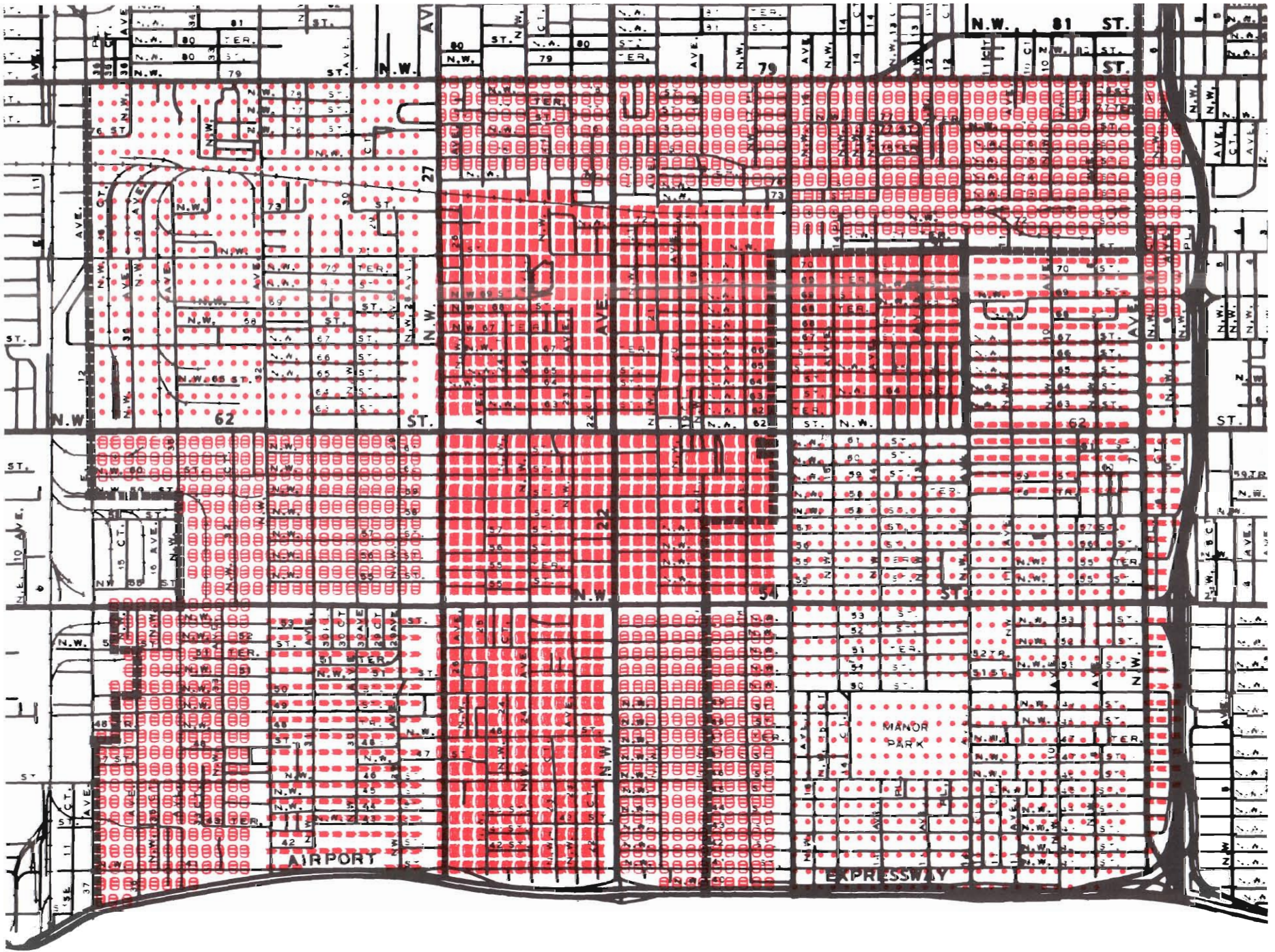
1970		1970	
MODEL CITY		DADE COUNTY	
Census		26.9%	
Tract--	%		
9.03	8.7		
10.04	7.8		
14.00	27.9		
15.01	15.9		
15.02	15.6		
17.01	11.0		
17.02	27.5		
18.01	11.7		
18.02	5.4		
18.03	5.0		
19.01	9.2		
19.02	5.9		
20.01	21.8		
20.02	17.9		
22.02	23.7		
23.00	15.6		

## FAMILIES RECEIVING PUBLIC ASSISTANCE

1970		1970	
MODEL CITY		DADE COUNTY	
2,427	14.3%	21,602	6.6%
Census	Percent of		
Tract--	No.	all Families	
9.03	71	6.04%	
10.04	283	15.25	
14.00	30	14.49	
15.01	405	32.61	
15.02	369	22.36	
17.01	144	13.17	
17.02	112	12.74	
18.01	188	16.97	
18.02	157	13.64	
18.03	181	16.45	
19.01	173	12.83	
19.02	214	8.16	
20.01	10	9.90	
20.02	7	10.29	
22.02	12	11.54	
23.00	71	5.40	

## FAMILIES RECEIVING PUBLIC ASSISTANCE







The Model City Infant Care Program provides care for infants between the ages of six months and 2½ years. Each home is called a family day care home and care is provided by an infant care mother. Five children are allowed in each home.

## DAY CARE AND AFTER SCHOOL CARE

The Model City funded Day Care Program provides quality coordinated day care and after school care for children of Model City residents who are past, present, or future recipients of Aid for Dependent Children. As a method of reducing individual levels of dependency, care is provided for children of residents who are enrolled in Model City manpower training programs, as well as for working mothers.

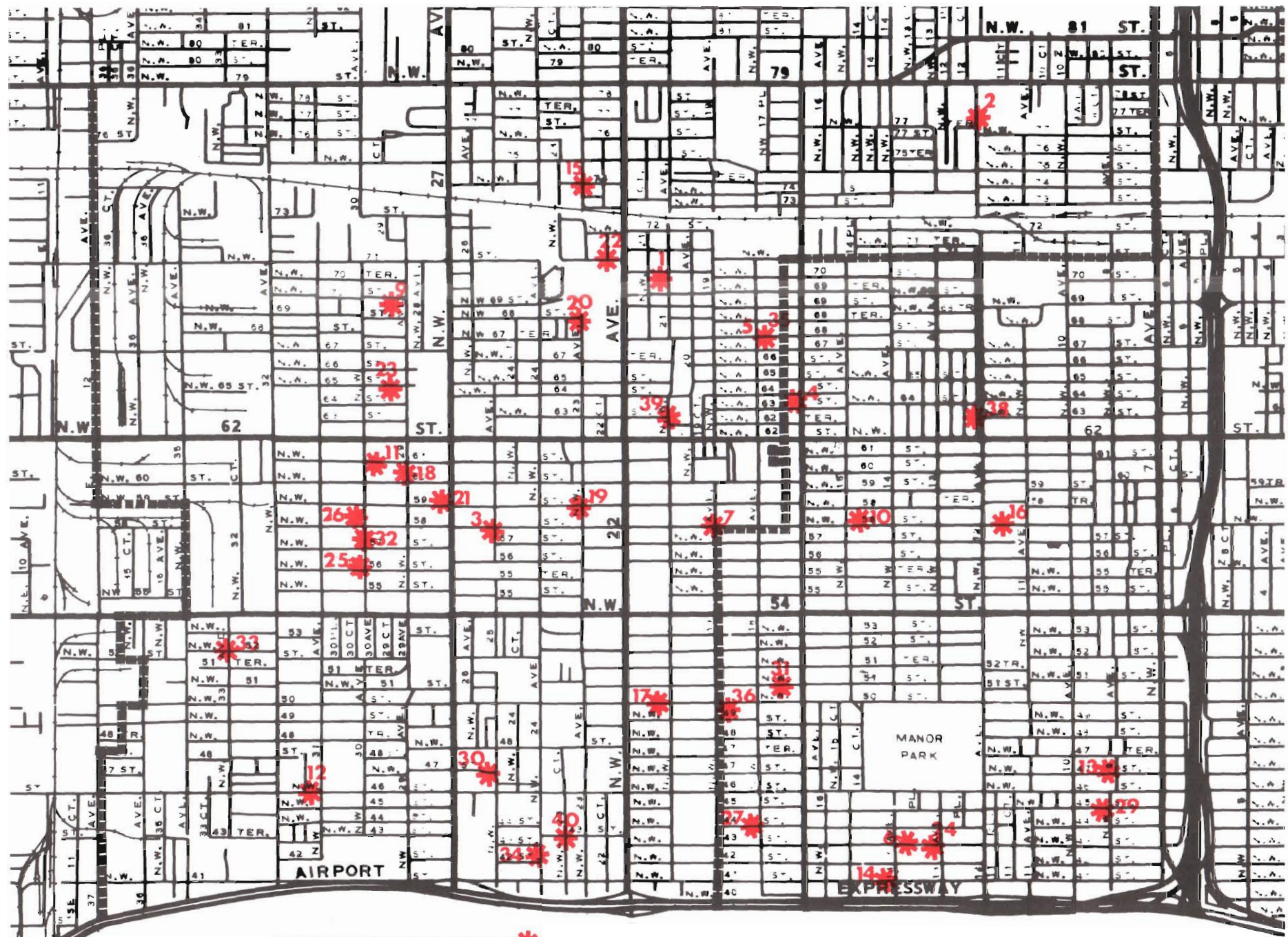
Each child care center provides physical examinations, immunizations, free transportation and free breakfast, lunch and snacks. Additional services provided on a referral basis only are psychological testing, speech evaluation, therapy for the handicapped, and dental and eye examinations.

The chart on page 115 identifies each of the child care centers on the map and describes them according to the funding agency, type of ownership, type of care, total enrollment, Model City enrollment, and age ranges. The numbers for total enrollment and Model City enrollment vary because not all of the centers receive Model City funds. However, in the centers described as "private", "community private", and BPI (Board of Public Instruction), the Model City Day Care Program purchases a specified number of slots to be filled by children of Model City residents who fulfill the prerequisites, thus relieving the family of the cost. "Private" refers to centers operating on a profit basis. "Community-private" are private, nonprofit centers funded jointly by Model City and the United Fund.

## FAMILY DAY CARE HOMES INFANT CARE

Legend			
Infant Care Mother-----	Address	No. of Children	
1.	Aranah	2168 NW 70 Street	4
2.	Arnold	7726 NW 12 Avenue	5
3.	Barnes	2520 NW 58 Street	4
4.	Bethune	6317 NW 17 Avenue	5
5.	Brown	6828 NW 18 Avenue	5
6.	Brown	1326 NW 43 Street	4
7.	Campbell	5810 NW 19 Avenue	5
8.	Cochran*	1080 NW 31 Street	4
9.	Daniels	2930 NW 69 Terrace	5
10.	Deliford	1491 NW 58 Street	5
11.	Dixon	3070 NW 61 Street	4
12.	Everett	3128 NW 46 Street	3
13.	Floyd	943 NW 47 Street	5
14.	Gray	1490 NW 41 Street	4
15.	Green	2316 NW 74 Terrace	4
16.	Hale	1179 NW 58 Street	2
17.	Hambrick	5026 NW 21 Avenue	5
18.	Hearn	6043 NW 29 Avenue	4
19.	King	5900 NW 23 Avenue	5
20.	Love	2343 NW 68 Street	4
21.	Lodson	2716 NW 59 Street	5
22.	Mims	2225 NW 71 Street	5
23.	Mitchell	2922 NW 66 Street	5
24.	Morley	1318 NW 43 Street	4
25.	Nelson	5620 NW 30 Avenue	4
26.	Polite	3030 NW 58 Street	5
27.	Prophet	1837 NW 44 Street	5
28.	Roberts*	4200 NW 3 Avenue	5
29.	Sanders	935 NW 45 Street	5
30.	Sellers	2525 NW 47 Street	5
31.	Sneed	1775 NW 50 Street	4
32.	Spencer	5726 NW 30 Avenue	5
33.	Staten	5201 NW 33 Avenue	5
34.	Thomas	2438 NW 42 Street	5
35.	Turner	1787 NW 68 Street	5
36.	Vital	1925 NW 49 Street	4
37.	Wallace*	3069 NW 6 Court	5
38.	West	1226 NW 62 Terrace	5
39.	Williams	2160 NW 63 Street	5
40.	Wilson	2364 NW 43 Street	4

\*NOTE: Although these Family Day Care Homes serve Model City residents, they are outside the Model City boundaries and, therefore, are not on the map.



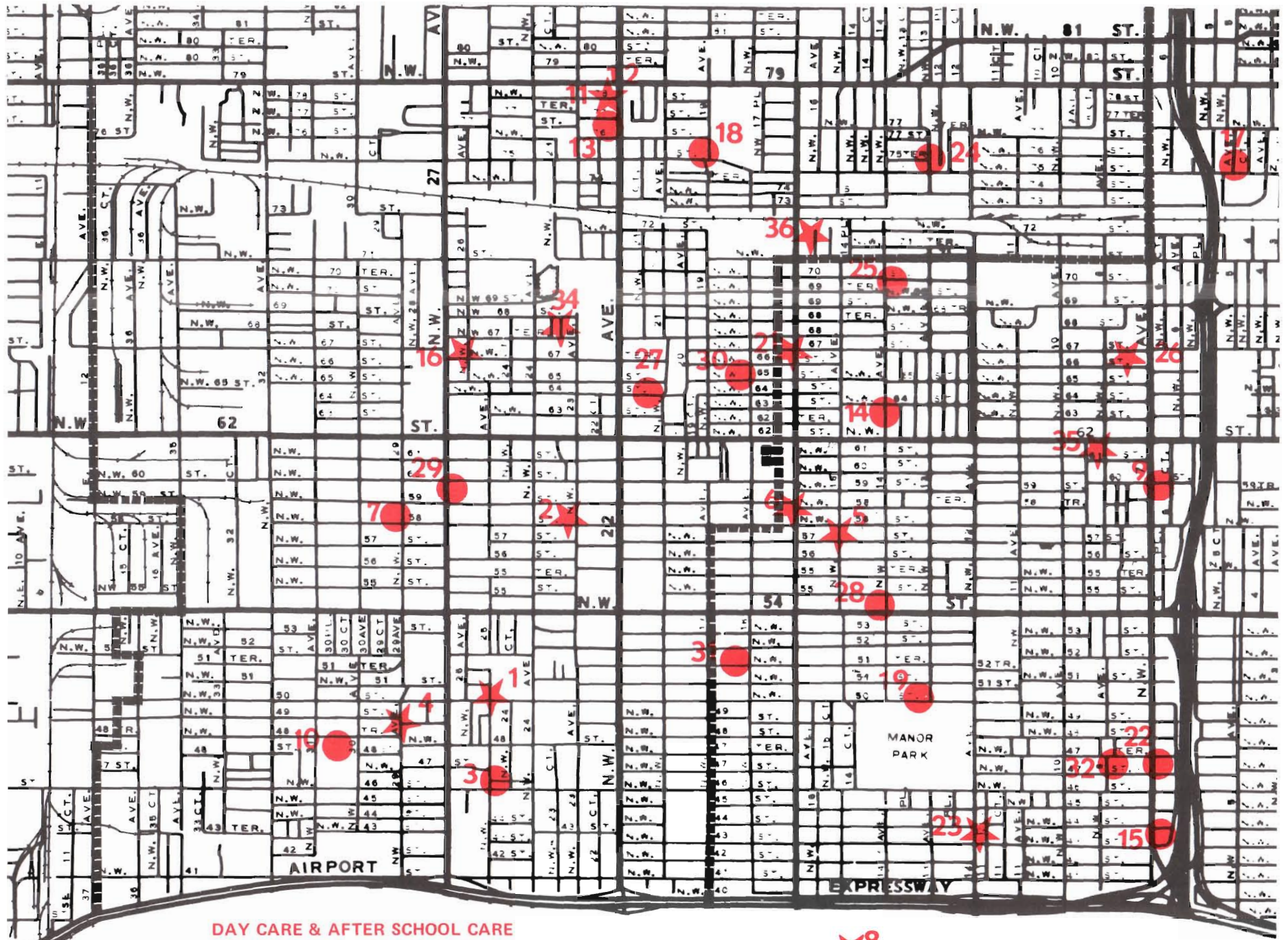
FAMILY DAY CARE HOMES \*

Legend	Child Care Center	Address	Type of Ownership	Type of Care	Total Enrollment	Model City Enrollment	Age Range
1	Bethany Community Kindergarten	2500 N.W. 50 St.	Private	Day	67	20	2-6
2	Bethel Temple	2310 N.W. 58 St.	Private	Day	53	40	0-6
3	Brownsville	4621 N.W. 25 Ave.	County	After-School	116	NA	2-6
4	Brownsville	4899 N.W. 29 Ave.	B.P.I.	After-School	—	40	7-14
5	Carver Y.M.C.A.	5770 N.W. 15 Ave.	Private	Day	—	60	7-14
6	Centerville	5861 N.W. 17 Ave.	Private	Day	60	20	2-7
7	Evans	2925 N.W. 58 St.	Private	Day	30	10	2-6
8	Evans Tiny Tot	3639 N.W. 15 Ave.	Private	Day	25	10	2-6
9	First Deliverance	730 N.W. 59 St.	Private	Day	—	NA	2-8
10	Jackson's Toddler Inn	3020 N.W. 48 St.	Private	Day	159	NA	2-8
11	James E. Scott Community Association (JESCA)	2271 N.W. 77 St.	Community-Private	Day	90	40	2-6
12	JESCA	2271 N.W. 77 St.	Community-Private	After-School	—	20	7-14
13	JESCA (HUD Proposed)	2271 N.W. 77 St.	Community-Private	Day	—	70	2-6
14	JESCA (HUD Proposed)	6304 N.W. 14 Ave.	Community-Private	Day	—	70	2-6
15	Jess Toddler Inn	4339 N.W. 7 Ave.	Private	Day	60	NA	2-12
16	Juanitas' Day Care Center	2630 N.W. 67 St.	Private	Day	19	10	2-6
17	Kiddie Care (HUD Proposed)	520 N.W. 75 St.	Private	Day	—	60	2-6
18	Liberty City	1900 N.W. 75 St.	County	Day	150	NA	2½-6
19	Manor Park	1350 N.W. 50 St.	County	Day	45	NA	2-6
20	Merryland Pre-School*	4528 N.W. 1 Ave.	Private	Day	—	20	2-6
21	Mt. Tabor	1710 N.W. 66 St.	Private	Day	60	50	2-6
22	New Antioch Moriah	4777 N.W. 7 Ave.	Private	Day	30	NA	2-6
23	New Covenant	4300 N.W. 12 Ave.	Private	Day	30	24	2½-6
24	Peterson's	1318 N.W. 75 St.	Private	Day	26	NA	2-6
25	Poitier's Kindergarten	1480 N.W. 69 St.	Private	Day	28	NA	2-6
26	Primary C	757 N.W. 66 St.	B.P.I.	After-School	—	60	7-14
27	Randolph's Kiddie Inn No. 1	2152 N.W. 64 St.	Private	Day	30	NA	2-6
28	Randolph's Kiddie Inn No. 2	1425 N.W. 54 St.	Private	Day	30	NA	2-6
29	Rolle-Ridgeway	5937 N.W. 27 Ave.	Private	Day	30	NA	2-6
30	St. James A.M.E.	1845 N.W. 65 St.	Private	Day	50	NA	2-6
31	St. Paul's	1876 N.W. 51 Terr.	Private	Day	70	NA	2-6
32	St. Marys' Kindergarten	4798 N.W. 8 Ave.	Private	Day	63	NA	2-6
33	Sellers Memorial Day Care*	8390 N.W. 14 Ave.	Private	Day	30	18	3-6
34	Small World	6729 N.W. 23 Ct.	Private	Day	35	16	2-6
35	Tacolcy	6191 N.W. 9 Ave.	Private	After-School	—	120	7-14
36	Turners Kindergarten	7168 N.W. 16 Ave.	Private	School	62	20	2-6

\*Note: These are outside Model City boundaries and cannot be shown on the map.

— indicates that the information was not available

NA indicates not applicable



DAY CARE & AFTER SCHOOL CARE

Model City Funded Programs ★

All Other Programs (Existing and Proposed) ●



# SENIOR CENTERS & OTHER SERVICES

## MODEL CITY SOCIAL SERVICE PROJECTS

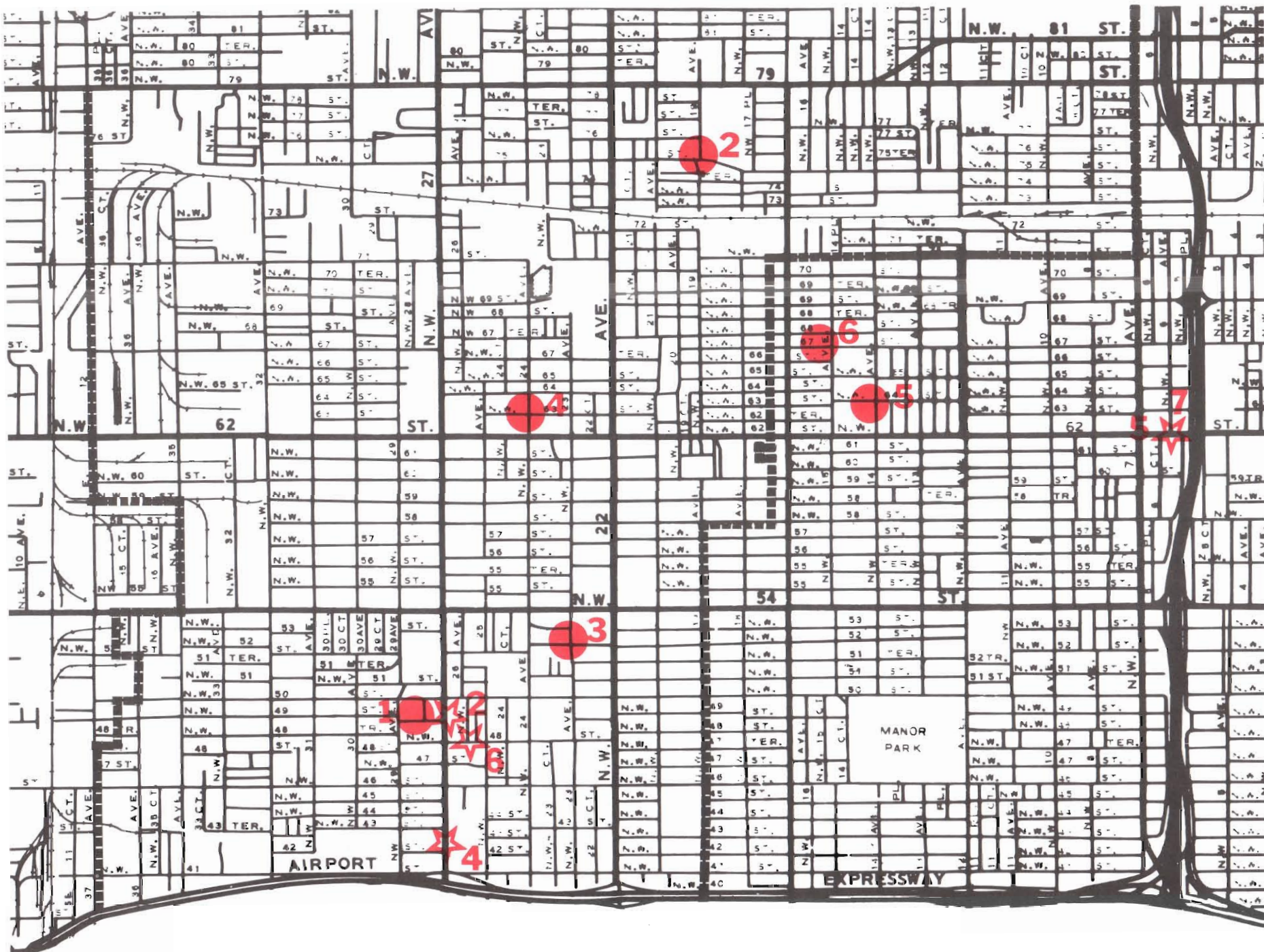
1. Community Action Agency  
395 N.W. 1 Street  
(not within map boundaries)  
Provides overall coordination of the Model City social services delivery systems by utilizing existing OEO funded neighborhood centers for all intake, initial counseling, data collection, outreach, and followup. It also emphasizes the need for a future Model City neighborhood center which will focus on the needs of the elderly.
2. Consumer Services  
2741 N.W. 49 Street  
Provides curative and preventive counseling, in addition to a general outreach educational program for low income consumers. The staff may investigate complaints and take legal action under county and state consumer protection codes.
3. Day Care Program  
390 N.W. 2 Street  
(not within map boundaries)  
Coordinates day care and after school care for children of Model City residents who are past, present, or potential recipients of Aid for Dependent Children.
4. Family Rehabilitative Services  
4240 N.W. 27 Avenue  
Provides intensive casework assistance for multi-problem families in conjunction with the Dade County Welfare Department.
5. Homemaker Services  
638 N.W. 62 Street  
In coordination with the Visiting Nurses Association of Dade County, 24-hour homemaker services are provided to families facing a crisis.

6. Superblock Consortium  
4901 N.W. 7 Avenue  
Provides direct services and referral services to multiproblem families in the superblock area bounded on the west by N.W. 27 Avenue, on the east by N.W. 22 Avenue, on the south by N.W. 46 Street, and on the north by N.W. 54 Street.
7. Unwed Mothers Program  
638 N.W. 62 Street  
Provides boarding, information and referral services, and educational programs for unmarried mothers.

## SENIOR CENTERS

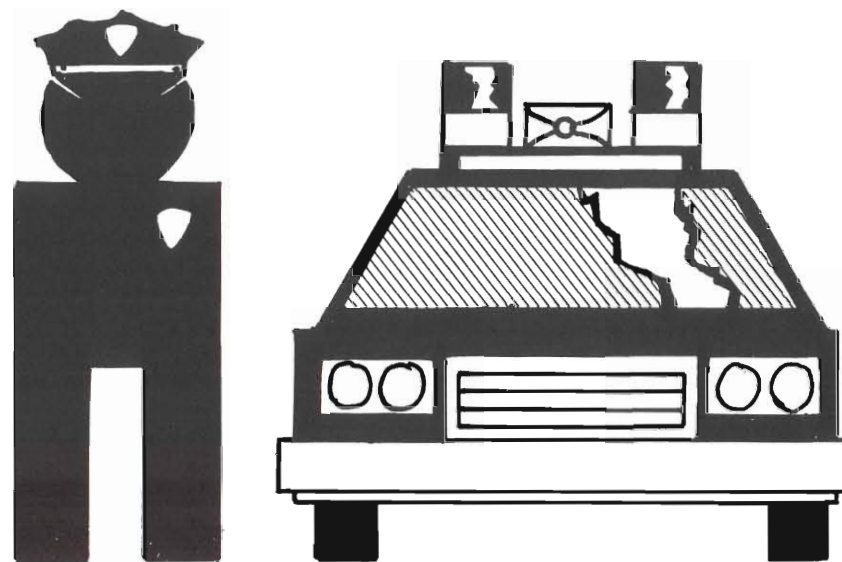
The multipurpose senior centers in Model City provide increased nutritional, transportation, social, recreational, and employment opportunities for senior citizens ages 55 and older who desire to participate.

1. Community Action Agency Center  
Brownsville  
2741 N.W. 49 Street
2. Community Action Agency Center  
Liberty City  
1900 N.W. 75 Street
3. H.U.D. Center (Proposed)
4. Jollivette Center  
6319 N.W. 24 Place
5. Liberty Square Center  
6304 N.W. 14 Avenue
6. Model City "Shack" (Proposed)  
6800 N.W. 15 Avenue



119





CRIME & DELINQUENCY COMPONENT



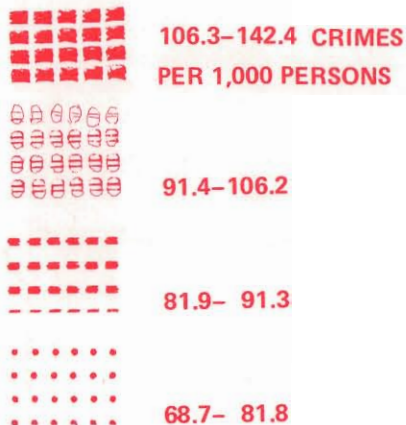
# OVERALL CRIMES

The adjoining map (produced by the computer mapping process explained in the introduction) displays on the census tract level the relative occurrence of crime in Model City. The density of shading depicts graphically the Composite Crime Index.

The index combines the rate of crimes against persons (murder, rape, robbery, and aggravated assault) with the rate of crimes against property (larceny over \$50, breaking and entering, and auto theft). The combination of the two rates into a single index was done by the 'Z-Score' method explained in the introduction. It is important to restate that what is being shown is the incidence of crime in areas where they are reported, not where offenders or suspected offenders live.

Of the 77,653 crimes in Dade County, 10% or 7,673 occurred in Model City. When compared to the Model City population, this results in a rate of 94.5 crimes per 1,000 persons compared to Dade County's rate of 61.3.

## TOTAL CRIME



## COMPOSITE CRIME INDEX

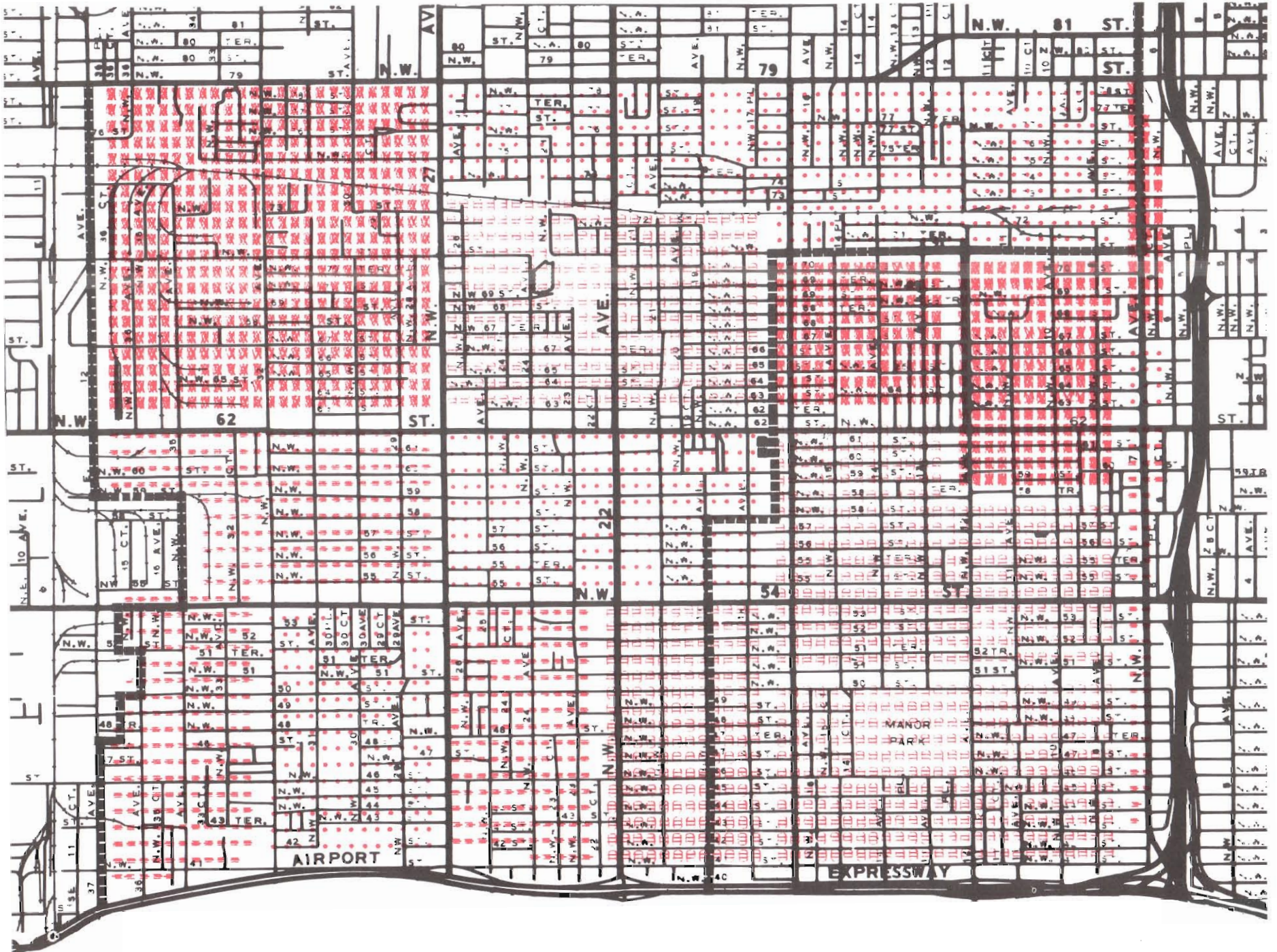
1971  
MODEL CITY\* DADE COUNTY

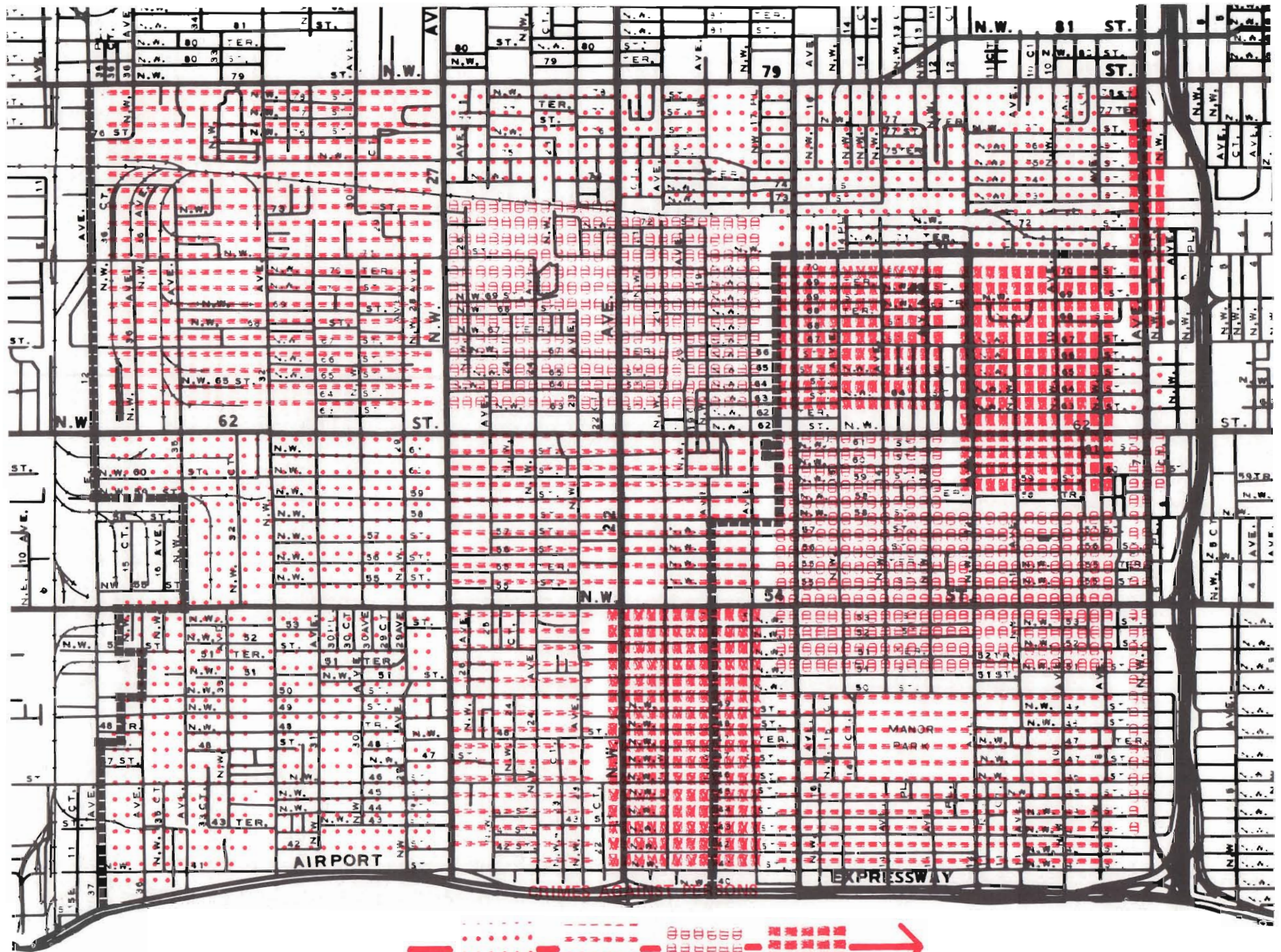
Total Crimes	Crime Rate/ 1,000	Total Crimes	Crime Rate/ 1,000
7,673	95	77,653	61.27

Census Tract--	Total Crime Per 1,000 Persons
9.03	108.24
10.04	77.96
14.00	142.42
15.01	114.69
15.02	98.86
17.01	85.76
17.02	68.74
18.01	75.61
18.02	104.20
18.03	89.35
19.01	130.22
19.02	92.40
20.01	70.30
20.02	90.21
22.02	88.38
23.00	92.41

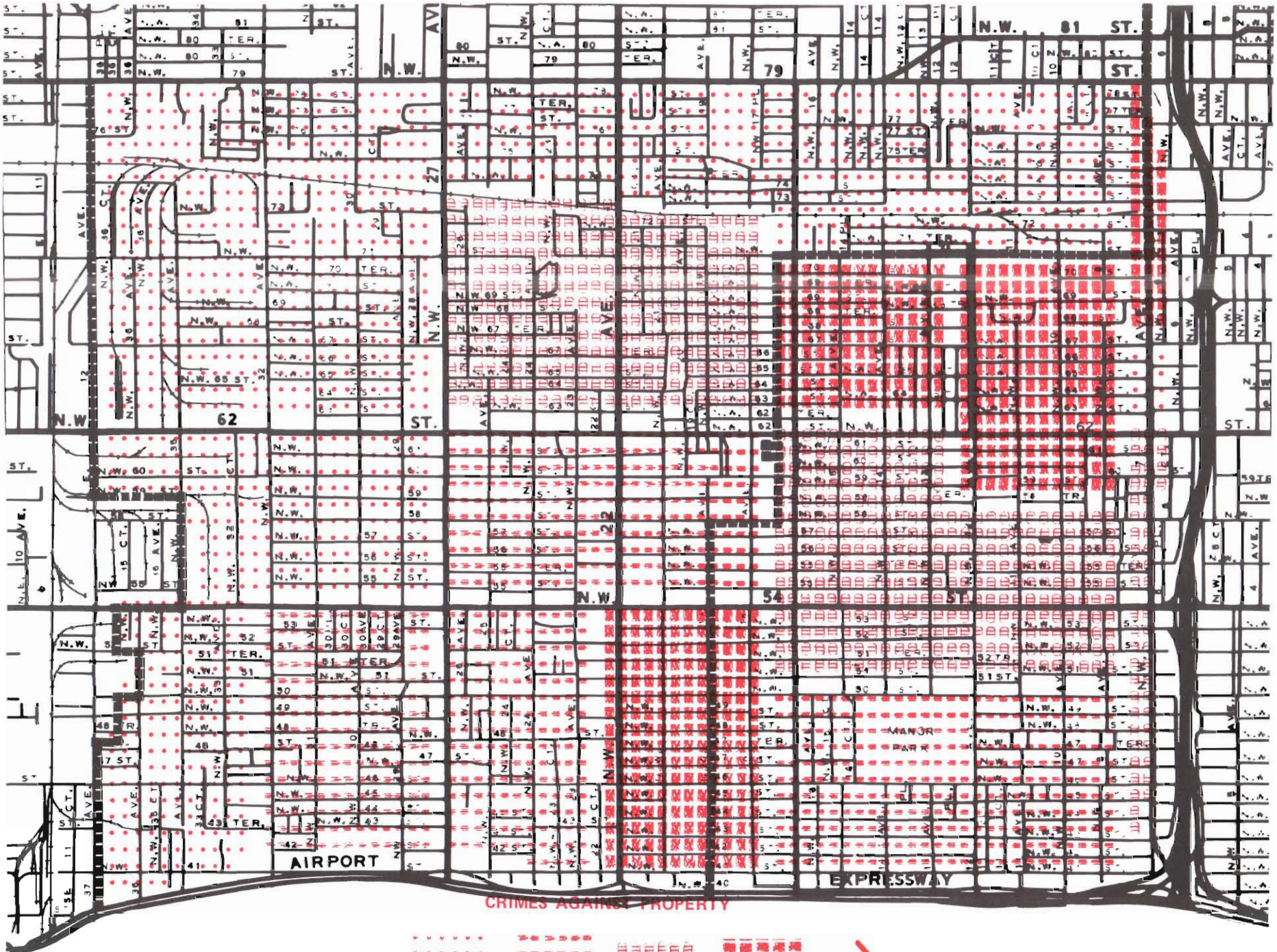
\*Tracts 14.00, 20.01, 20.02 and 22.02 were not used in computing totals for crimes.







THE DARKER THE SHADE THE MORE SEVERE THE CRIME RATE (Based on Composite Z Score)



CRIMES AGAINST PROPERTY



THE DARKER THE SHADE THE MORE SEVERE THE CRIME RATE (Based on Composite Z Score)

# MAJOR CRIMES

## CRIMES AGAINST PERSONS

### Murder

Approximately 18% of the murders in Dade County occur in Model City. When calculated in terms of population, this results in a rate of 0.50 murders per 1,000 persons as compared to the rate of 0.18 for all Dade County. In other words, murder occurs once for every 2,000 persons in Model City as compared to once for every 6,000 persons in Dade County.

### Rape

The incidence of rape in Model City is relatively high. Approximately 21% of all rapes in Dade County occur in Model City. Of the 252 rapes in Dade County, 53 were in Model City. In terms of population effected, the Model City rate per 1,000 persons is 0.65 as compared to the Dade County rate of 0.20. This implies one rape for every 2,000 persons in Model City as compared to one rape for every 5,000 persons in Dade County.

### Robbery

In the case of robbery, 17% of all robberies occurred in Model City. Robbery is defined as the felonious and forcible taking of the property of another against his will by violence or putting the person in fear. As opposed to burglary (Breaking and Entering), robbery is a crime directly against the person rather than his home or business. With a total count of 5,657 robberies for Dade County, this involves some 956 robberies in the Model City area. Expressed in a rate per 1,000 persons, the Model City rate is 11.77 as compared to county rate of 4.46. These rates can be interpreted as 12 robberies for every 1,000 persons in Model as compared to five robberies for every 1,000 persons for Dade County.

### Aggravated Assault

Aggravated assault is an unlawful attack by one person upon another for the purpose of inflicting severe bodily injury usually accompanied by the use of a weapon or other means likely to produce death or serious bodily harm. The occurrence of aggravated assault in Model City, while not as proportionately high as murder and rape, is definitely significant in terms of total incidents. Of the 6,615 cases of assault in Dade County, 1,015 of these occurred in Model City. This represents 15% of all aggravated assault cases.

## MURDER

1971

### MODEL CITY\* DADE COUNTY

Total Murders	Murder Rate/1,000	Total Murders	Murder Rate/1,000
41	0.50	228	0.18

## RAPE

1971

### MODEL CITY\* DADE COUNTY

Total Rapes	Rape Rate/1,000	Total Rapes	Rape Rate/1,000
53	0.65	252	0.20

## AGGRAVATED ASSAULT

1971

### MODEL CITY\* DADE COUNTY

Total Assaults	Assault Rate/1,000	Total Assaults	Assault Rate/1,000
1,015	13	6,615	5.22

## ROBBERY

1971

### MODEL CITY\* DADE COUNTY

Total Robberies	Robbery Rate/1,000	Total Robberies	Robbery Rate/1,000
956	17.0	5,657	4.46

## CRIMES AGAINST PERSONS

Census Tract--	Murder	Rape Per 1,000 Persons	Robbery Per 1,000 Persons	Aggravated Assault Per 1,000 Persons
9.03	0.62	0.00	11.31	7.05
10.04	0.33	0.56	10.60	7.87
14.00	0.57	0.58	16.61	15.99
15.01	0.84	0.82	19.10	24.57
15.02	0.48	0.92	13.90	12.83
17.01	0.33	1.06	7.20	8.48
17.02	0.46	1.19	6.99	11.69
18.01	0.79	0.20	8.60	10.25
18.02	0.65	0.39	16.98	12.99
18.03	0.76	0.82	7.84	11.24
19.01	0.67	0.73	17.31	18.93
19.02	0.47	0.61	11.40	14.08
20.01	0.49	0.81	7.20	7.20
20.02	0.28	0.01	12.74	11.20
22.02	0.82	0.60	10.62	12.24
23.00	0.19	0.61	9.36	10.30

\*Tracts 14.00, 20.01, 20.02 and 22.02 were not used in computing totals for crimes.

## CRIMES AGAINST PROPERTY

### Breaking and Entering ---

Breaking and entering is defined by the F.B.I. as any unlawful entry or attempted forcible entry of a structure to commit a felony or theft even though force may not be used to gain entrance. This crime, in terms of total incidents, is the second most noted criminal act occurring in Dade County and the highest in Model City. Approximately 12% of all breaking and entering occurs in Model City and involves some 3,206 cases. When expressed in a rate per 1,000 persons, the Dade County rate is 21.3 compared to the Model City rate of 39.5.

### Larceny over \$50 ---

Larceny, in terms of total incidents, is the most noted criminal act occurring in Dade County and the second most noted criminal act occurring in Model City. There were 1,769 cases of larceny in Model City in 1971. Larceny mainly involves theft outside of homes such as purse snatching, bike thefts, pick-pocketing and shoplifting. High rates consequently tend to be found in the major commercial and residential areas. The larceny rate per 1,000 persons in Model City is 21.8 which is very close to the county rate of 22.2. While only 7% of the total larceny cases occur in Model City, the total number of occurrences makes this act significant among criminal offenses.

### Auto Theft ---

Ten percent of all auto thefts occur in Model City. Of the 9,861 auto thefts in Dade County, 939 occurred in Model City. The rate per 1,000 persons is 7.8 for Dade County and 11.6 for Model City. The highest incidences of auto theft are usually associated with major commercial concentrations such as business districts, shopping centers and strip shopping arteries.

## AUTO THEFT

1971			
MODEL CITY*		DADE COUNTY	
Total Auto Thefts	Auto Theft Rate/1,000	Total Auto Thefts	Auto Theft Rate/1,000
939	12	9,861	7.78

## LARCENY OVER \$50

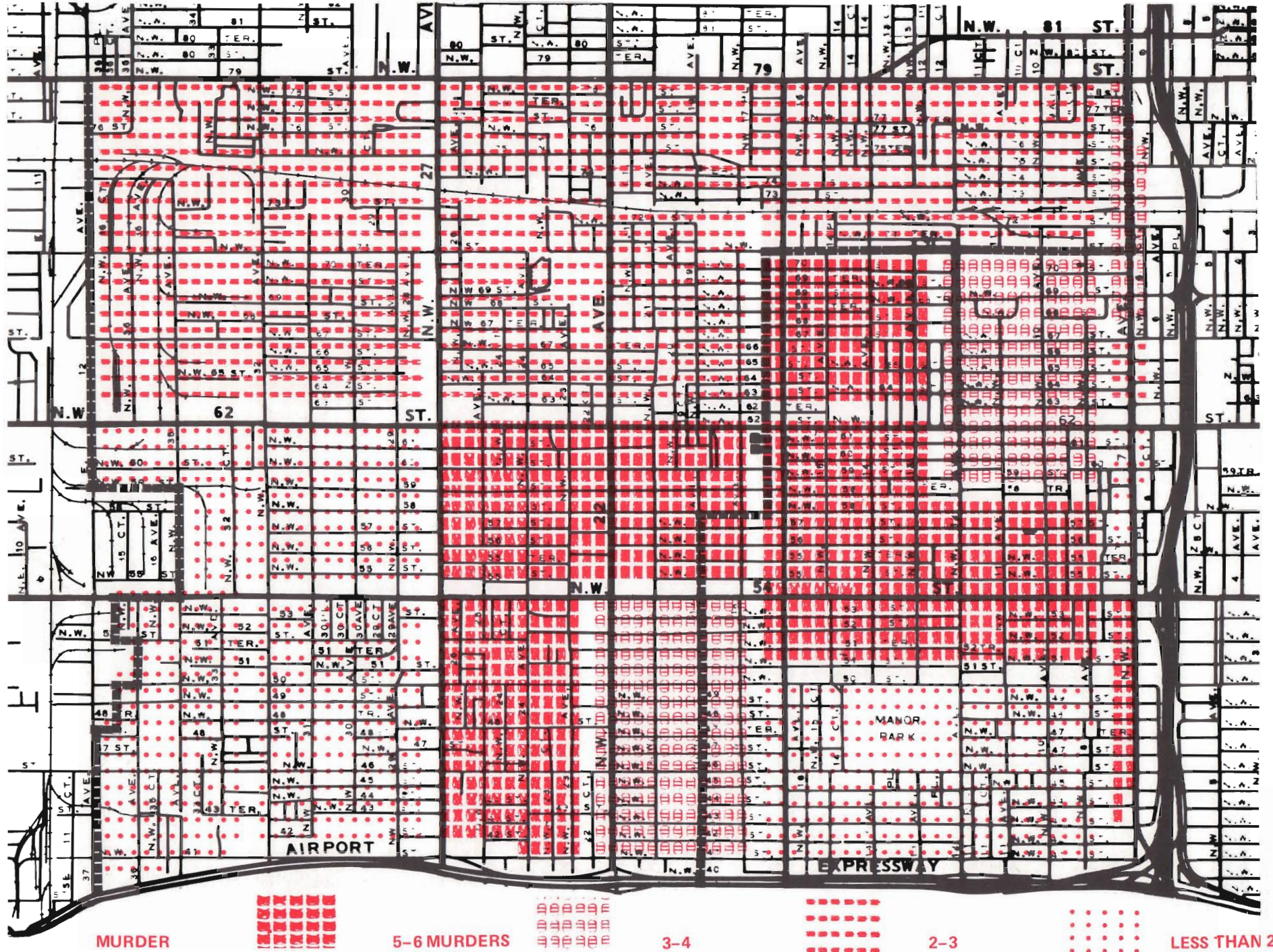
1971			
MODEL CITY*		DADE COUNTY	
Total Larcenies	Larceny Rate/1,000	Total Larcenies	Larceny Rate/1,000
1,769	22	28,092	22.16

## BREAKING & ENTRY

1971			
MODEL CITY*		DADE COUNTY	
Total B&E's	B&E Rate/1,000	Total B&E's	B&E Rate/1,000
3,206	40	26,947	21.26

## CRIMES AGAINST PROPERTY

Census Tract--	Breaking & Entry Per 1,000 Persons	Larceny Over \$50 Per 1,000 Persons	Auto Theft Per 1,000 Persons
9.03	37.27	41.26	11.18
10.04	37.22	18.46	7.97
14.00	65.67	35.37	14.20
15.01	34.78	21.48	13.86
15.02	47.64	18.47	11.41
17.01	30.72	26.31	13.41
17.02	21.03	15.87	11.33
18.01	40.22	12.29	9.39
18.02	42.09	22.52	14.19
18.03	34.69	20.28	16.90
19.01	43.95	34.05	15.26
19.02	40.64	19.73	8.95
20.01	35.08	16.43	7.11
20.02	43.82	18.76	10.05
22.02	42.97	16.15	11.11
23.00	50.11	19.31	9.38



MURDER



5-6 MURDERS



3-4

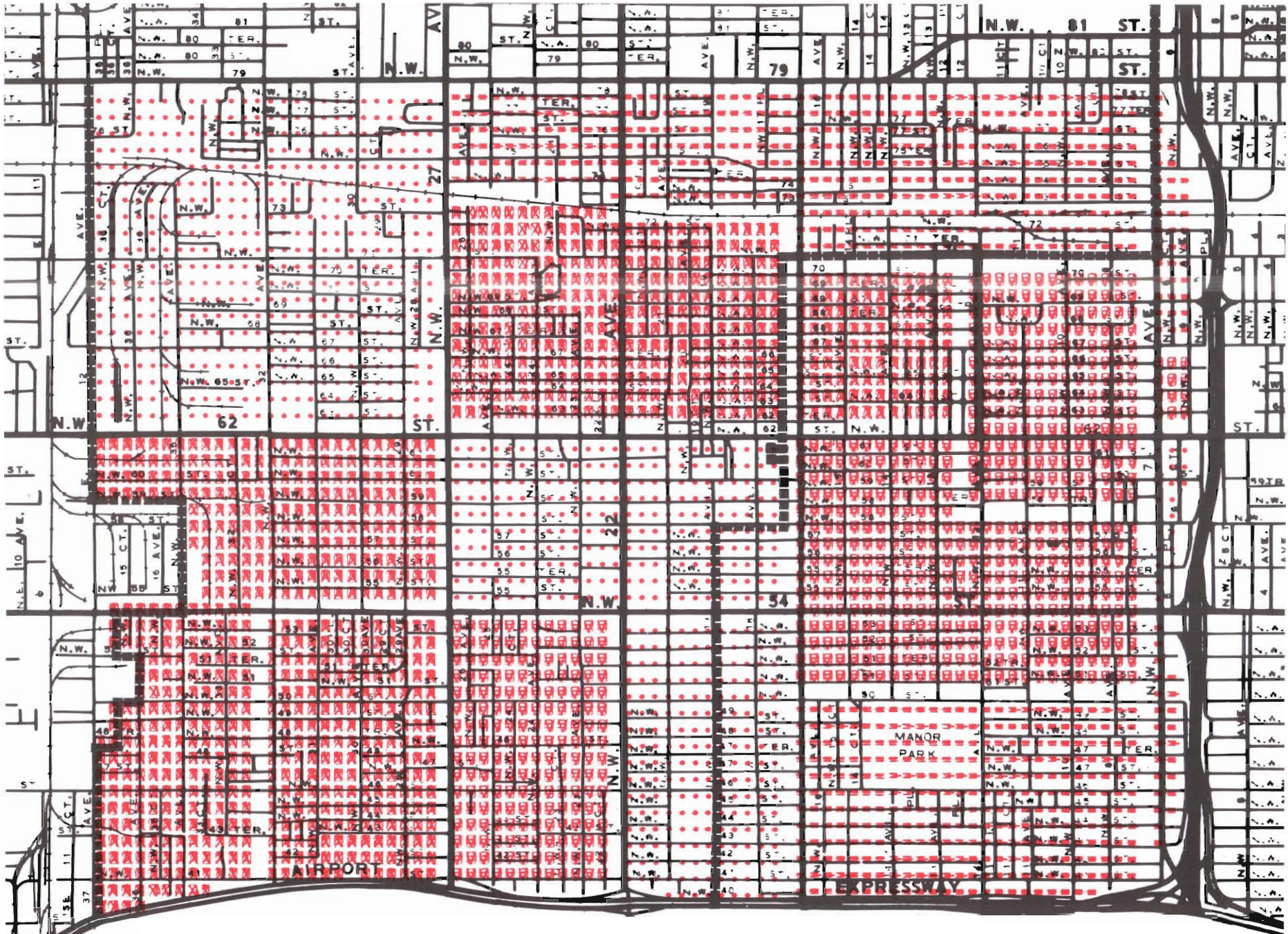


2-3



LESS THAN 2





RAPE



0.82- 1.19/1,000 Persons



0.61-0.81



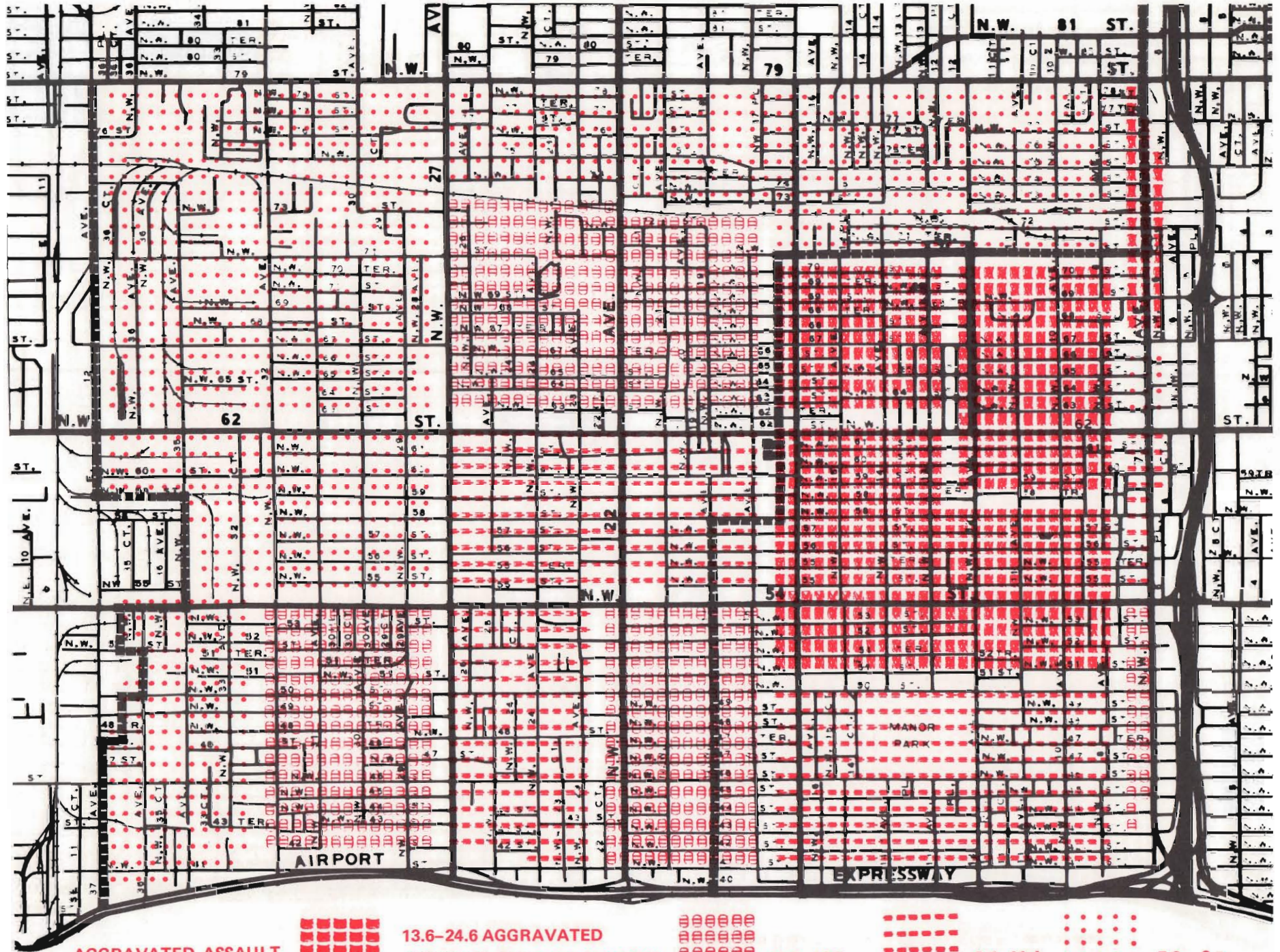
0.48-0.60



0-0.47







AGGRAVATED ASSAULT



13.6-24.6 AGGRAVATED  
ASSAULTS PER 1,000 PERSONS



11.5-13.5

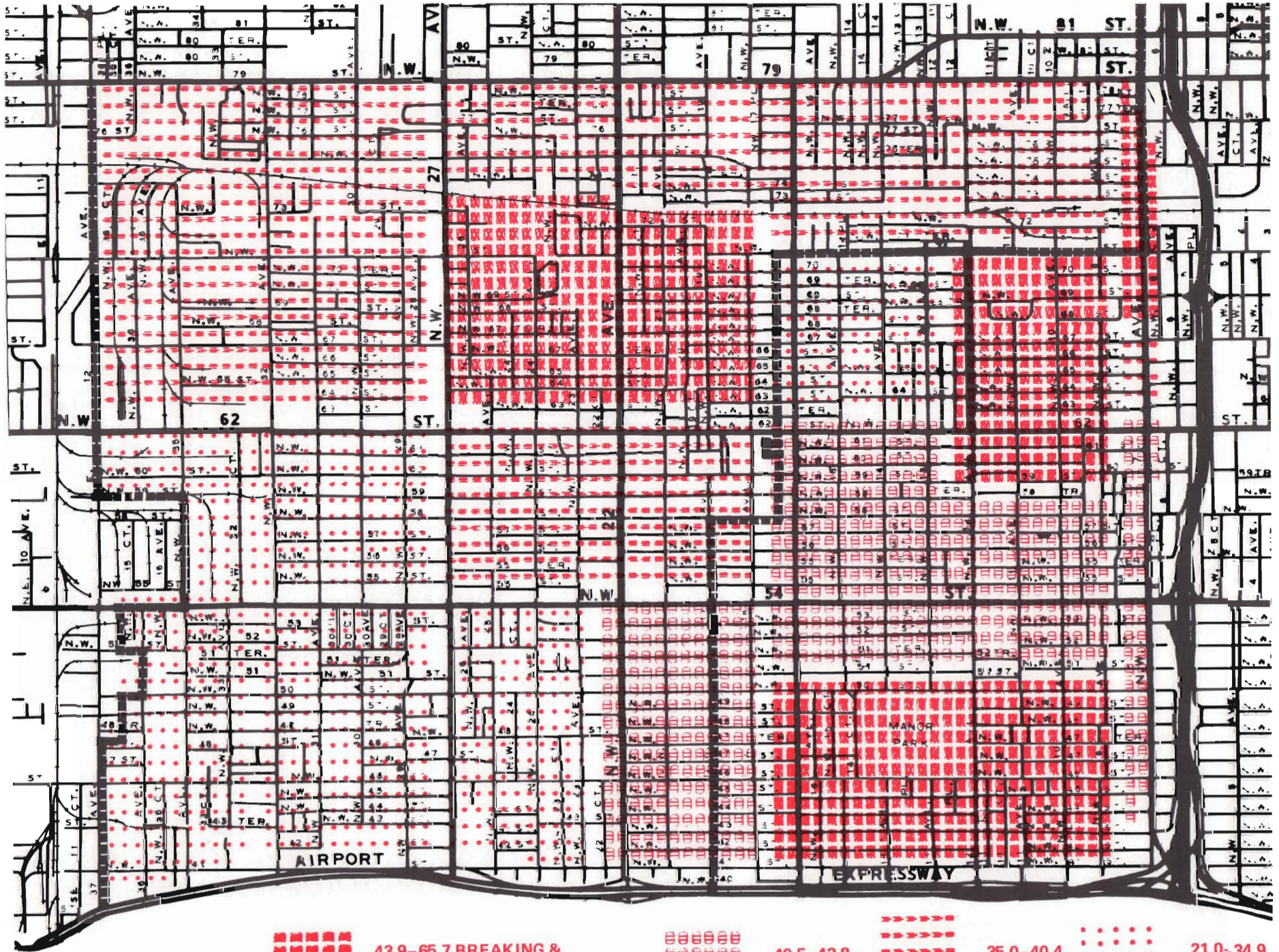


9.4-11.4



7.0- 9.3





BREAKING & ENTRY



43.9-65.7 BREAKING & ENTERINGS PER 1,000 PERSONS



40.5-43.8



35.0-40.4



21.0-34.9



LARCENY



24.4-41.2



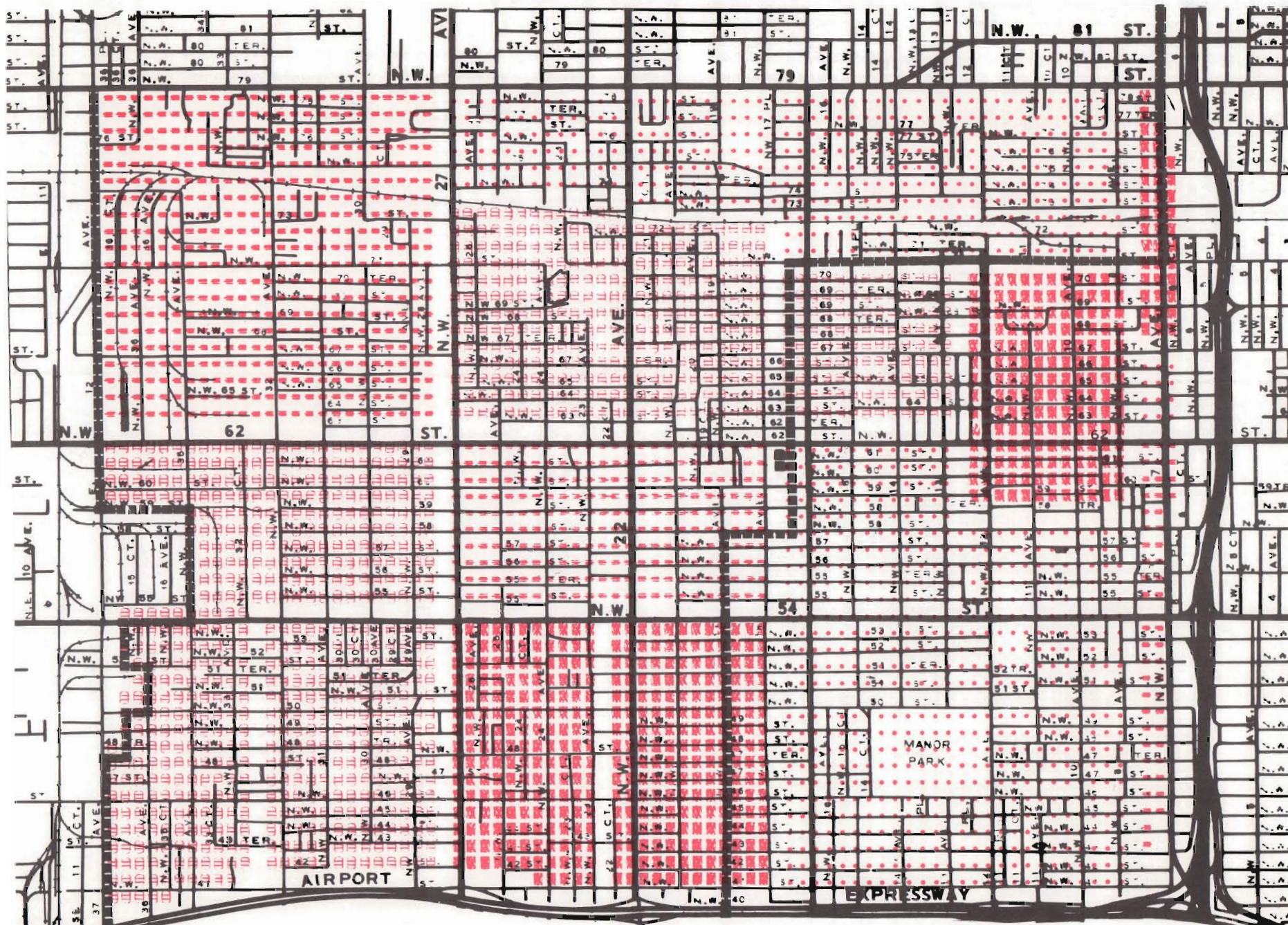
19.5-24.3



17.4-19.4



12.2-17.3



AUTO THEFT



14.1-16.9 AUTO THEFTS  
PER 1,000 PERSONS



11.3-14.0



9.4-11.2



7.1- 9.3

# OFFENDERS LIVING IN MODEL CITY

The data displayed in the following tables was derived by examining a sample of records kept for a period of three months. These records identified known offenders living in Model City. The information has been mapped by census block group rather than by exact address in order to maintain anonymity. The following maps display the general vicinity where known offenders live, those who had committed prior crimes and those who were juveniles (under 18). (Source: Released Employment Placement Service)

As can be seen in the accompanying maps, certain areas contain significantly more known offenders than others. This is especially true in the vicinity of NW 21st Avenue and 74th Street, NW 12th Avenue and 62nd Street, and NW 30th Avenue between 54th and 62nd Streets. Also noteworthy is the fact that over 75% of these offenders had previously committed criminal acts.

## MAJOR CRIMES COMMITTED BY OFFENDERS

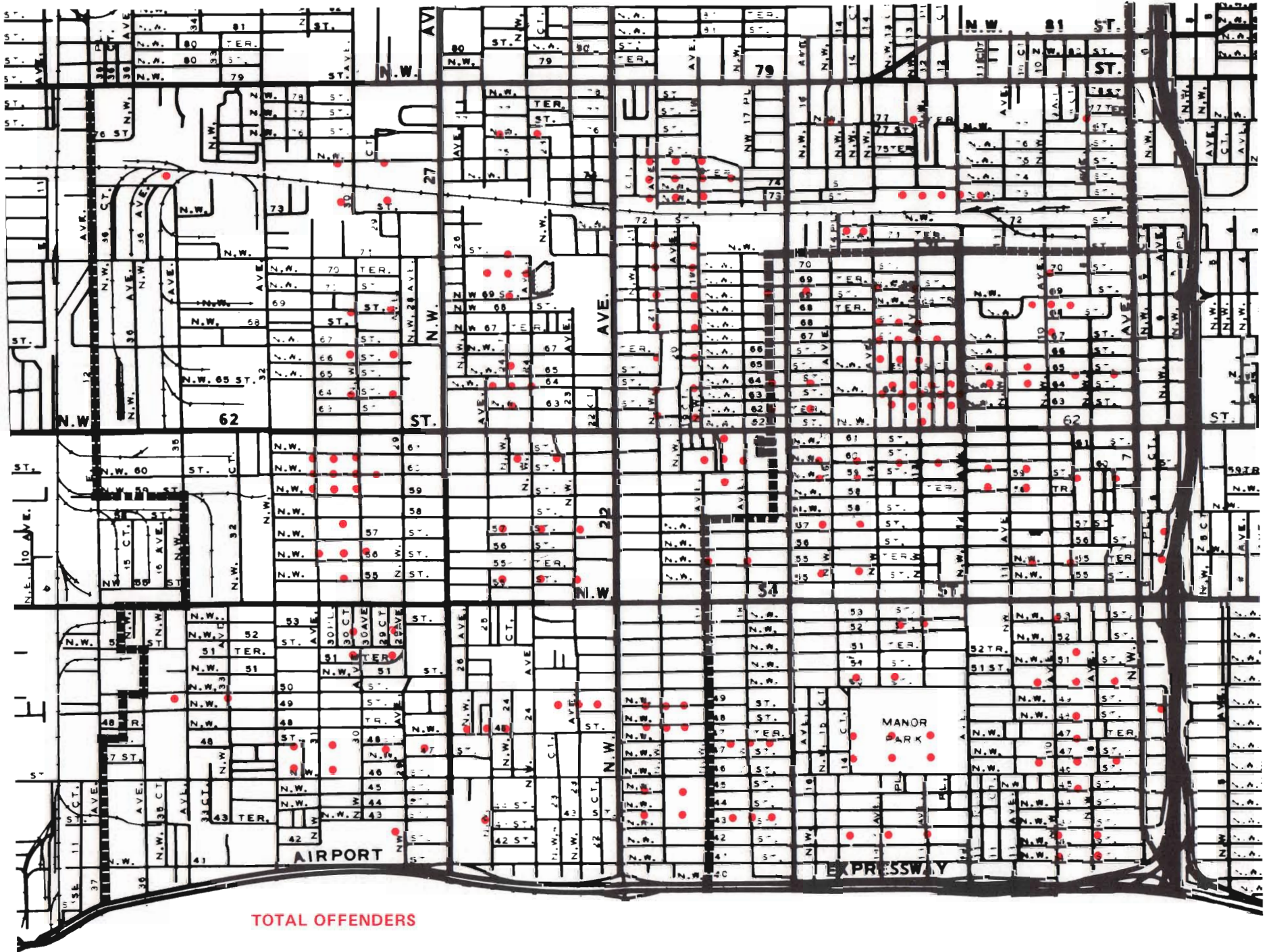
	No.	Percent of Total
Murder	2	0.9%
Rape	3	1.3
Aggravated Assault	13	6.0
Robbery	40	18.5
Breaking & Entering	26	12.0
Larceny	24	11.1
Auto Theft	9	4.1
Possession of Stolen Motor Vehicle	18	8.3
Possession and/or Sale of Narcotics	28	12.9
Assault & Battery	9	4.1%

## CHARACTERISTICS OF ALL OFFENDERS

Census Tract--	Total Offenders	Percent of Total Sample	Repeaters No.	%
9.03	11	5.0%	6	54.5
10.04	22	10.1	15	68.1
14.00	0	0.0	0	0.0
15.01	32	14.8	28	87.5
15.02	24	11.1	18	75.0
17.01	17	7.8	13	76.4
17.02	11	5.0	10	90.9
18.01	15	6.9	10	66.6
18.02	16	7.4	16	100.0
18.03	7	3.2	6	85.7
19.01	17	7.8	13	76.4
19.02	16	7.4	12	75.0
20.01	0	0.0	0	0.0
20.02	2	0.9	0	0.0
22.02	1	0.4	1	100.0
23.00	25	11.5%	16	64.0
Total--	216		164	75.9

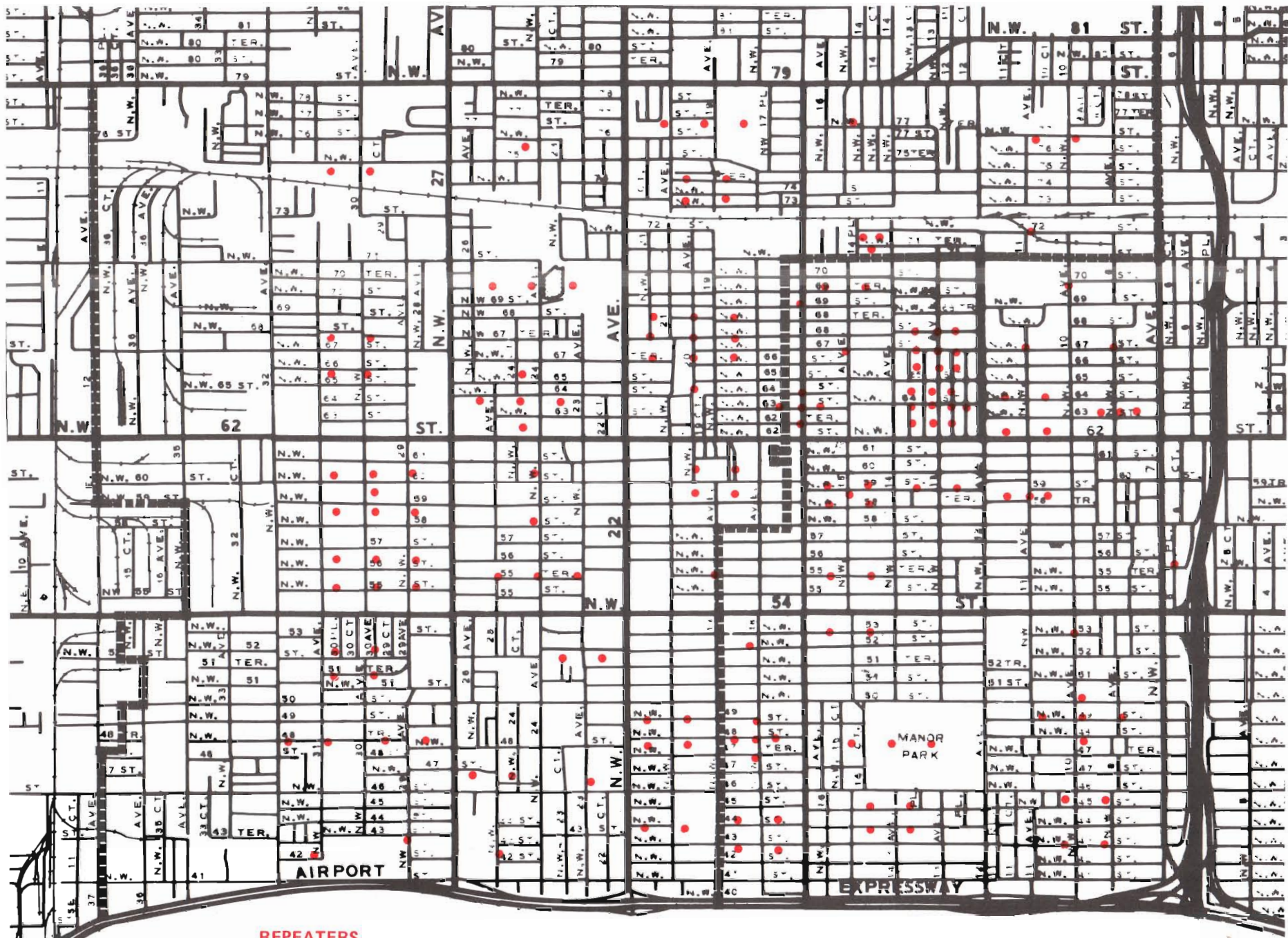
## JUVENILE OFFENDERS

Census Tract--	Total Number	Percent of Juvenile Offenders
9.03	2	18.1%
10.04	0	0.0
14.00	0	0.0
15.01	1	3.1
15.02	2	8.3
17.01	3	17.6
17.02	1	9.0
18.01	2	13.3
18.02	2	12.5
18.03	4	57.1
19.01	2	11.7
19.02	5	31.2
20.01	0	0.0
20.02	2	100.0
22.02	1	100.0
23.00	4	16.0%
Total--	31	



TOTAL OFFENDERS

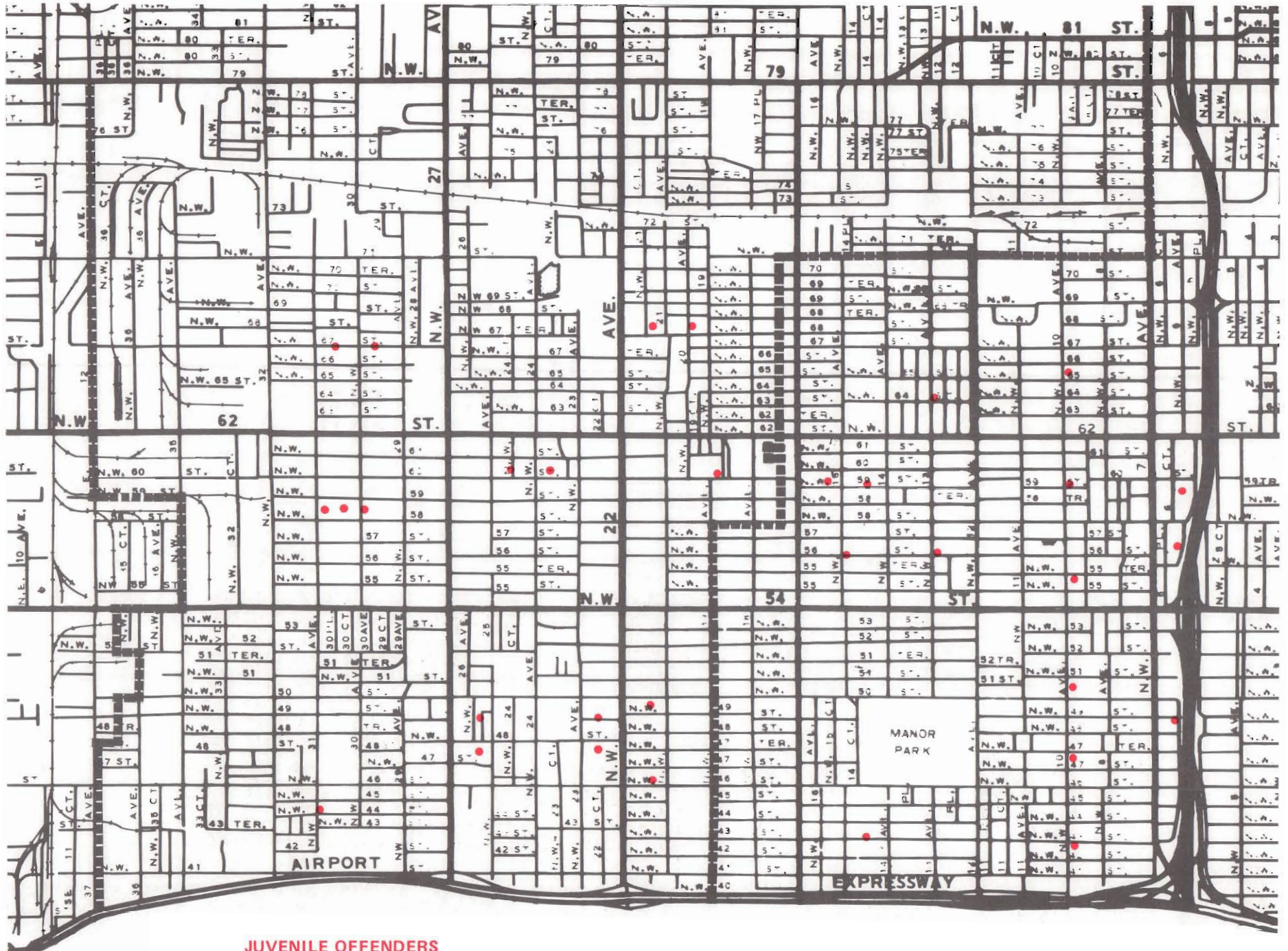
● EACH DOT EQUALS 1 OFFENDER



REPEATERS

• EACH DOT EQUALS 1 REPEATER





JUVENILE OFFENDERS

● EACH DOT EQUALS 1 JUVENILE OFFENDER



MANPOWER & ECONOMIC DEVELOPMENT COMPONENT

# INCOME

139

The median family income in Model City is \$6,164 compared to \$9,245 for Dade County. Model City has kept pace with the county rate of increase over the past ten years, but it hasn't narrowed the wide income gap between the two. The Model City median income is still 33% below the county median.

Within the Model City area, tracts 15.01 and 15.02 have the lowest income with figures of \$3,893 and \$4,527, respectively. The highest incomes are found in tracts 23 and 9.03 which have generally good ratings in most other categories as well. The map on the adjoining page shows the areas of highest and lowest incomes displayed on the tract level. The darker the shading, the higher the income.

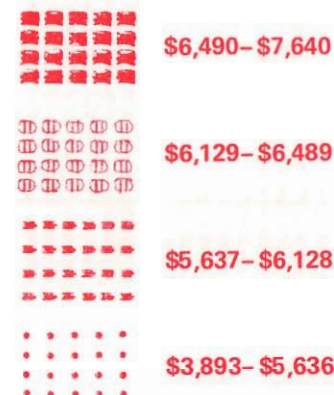
## MEDIAN FAMILY INCOME

1970	
MODEL CITY	DADE COUNTY
\$6,164	\$9,245
Census Tract--	Median Income
9.03	\$7,640
10.04	5,717
14.00	6,073
15.01	3,893
15.02	4,527
17.01	6,421
17.02	6,164
18.01	5,611
18.02	6,092
18.03	5,260
19.01	6,220
19.02	6,278
20.01	5,662
20.02	6,940
22.02	6,558
23.00	7,324

## MEDIAN FAMILY INCOME

MODEL CITY		
1960	1970	Change
\$3,507	\$6,164	\$2,657

### MEDIAN FAMILY INCOME



### FAMILY INCOME DISTRIBUTION IN MODEL CITY

INCOME CATEGORIES	FAMILIES	%
Less Than \$1000	1535	6.4
1 - 1999	1425	5.9
2 - 2999	1923	7.9
3 - 3999	2465	10.1
4 - 4999	2400	9.9
5 - 5999	2419	10.0
6 - 6999	2208	9.1
7 - 7999	2122	9.0
8 - 8999	1648	6.8
9 - 9999	1391	5.7
10-11999	1877	7.7
12-14999	1529	6.3
15-24999	1244	5.1
25-49999	174	.8
GT 50000	37	.2
TOTAL	24397	100.0

### FAMILY INCOME DISTRIBUTION IN DADE COUNTY

INCOME CATEGORIES	FAMILIES	%
Less than \$1000	9779	2.9
1 - 1999	10889	3.3
2 - 2999	14983	4.5
3 - 3999	18060	5.4
4 - 4999	19527	5.9
5 - 5999	21223	6.4
6 - 6999	22019	6.6
7 - 7999	22524	6.8
8 - 8999	21977	6.6
9 - 9999	20359	6.1
10-11999	38412	11.6
12-14999	40961	12.3
15-24999	49938	15.1
25-49999	16900	5.1
GT 50000	4238	1.3
TOTAL	331789	100.0

2 6 10 14%

2 6 10 14%

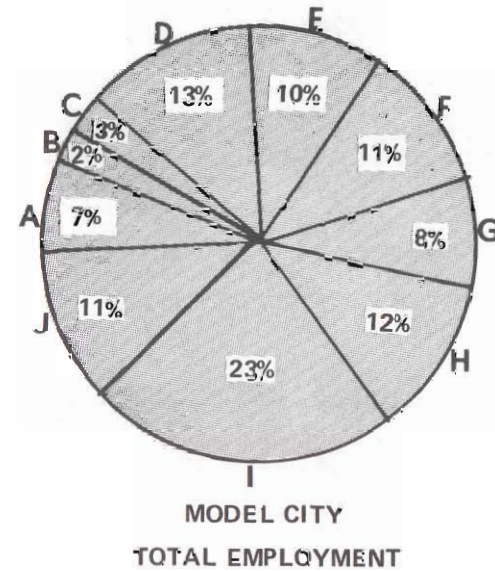


# OCCUPATIONS

141

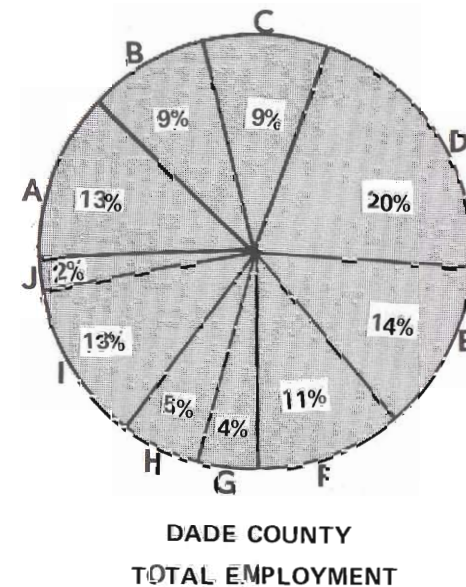
## Employment

The U. S. Census divides "employment" into several major occupations. They are listed in the charts and tables on this page for total employment, including a comparison of Model City to Dade County. Several occupations show a large percentage difference between the two areas (Model City and Dade County). The largest disparity is in the category of service workers, where Model City rates 23% compared to Dade County's 13%. The next largest area is household workers with a 9% difference. This was followed by managers, administrators and professionals which had approximately a 7% difference between Model City and Dade County.



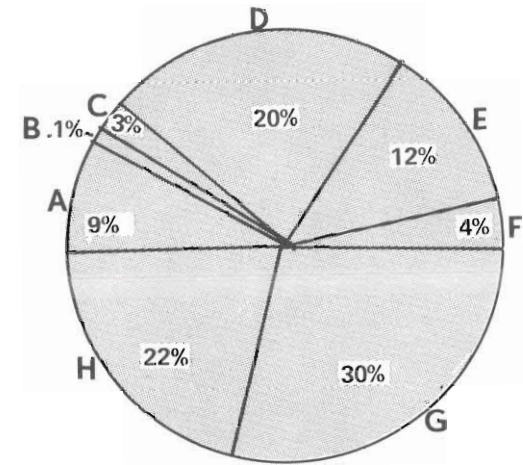
## TOTAL EMPLOYMENT BY OCCUPATION

	Model City	Dade County
A Professional, technical and kindred workers (including health workers and teachers)	7%	13%
B Managers and administrators	2%	9%
C Sales workers	3%	9%
D Clerical and kindred workers	13%	20%
E Craftsmen, foremen and kindred workers (including construction and mechanics)	10%	14%
F Operatives (except transport)	11%	11%
G Transport equipment operatives	8%	4%
H Laborers	12%	5%
I Service workers	23%	13%
J Private household workers	11%	2%



**Female Employment**

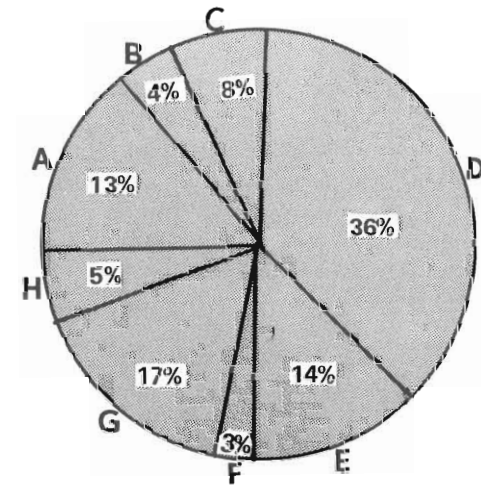
The following charts and table show female employment by occupation. Model City is compared to Dade County to illustrate the different type and percentage of workers in each. The largest disparity is in the category of private household workers where Model City rates 22% compared to 5% for the County. The next greatest difference is between clerical and service workers where there is a 16% and 13% difference. In the area of skilled or professional occupations Dade County ranks significantly higher than Model City in all cases. For example, Model City has a total of .1% female managers and administrators compared to 4% for the County.



**MODEL CITY  
FEMALE EMPLOYMENT**

**FEMALE EMPLOYMENT BY OCCUPATION**

	Model City	Dade County
A Professional, technical and kindred workers (including teachers, elementary and secondary schools)	9%	13%
B Managers and administrators	.1%	4%
C Sales workers	3%	8%
D Clerical and kindred workers (including secretaries, stenographers and typists)	20%	36%
E Operatives (including transport)	12%	14%
F Other blue collar workers	4%	3%
G Service workers (except private households)	30%	17%
H Private household workers	22%	5%



**DADE COUNTY  
FEMALE EMPLOYMENT**

# INDUSTRIES

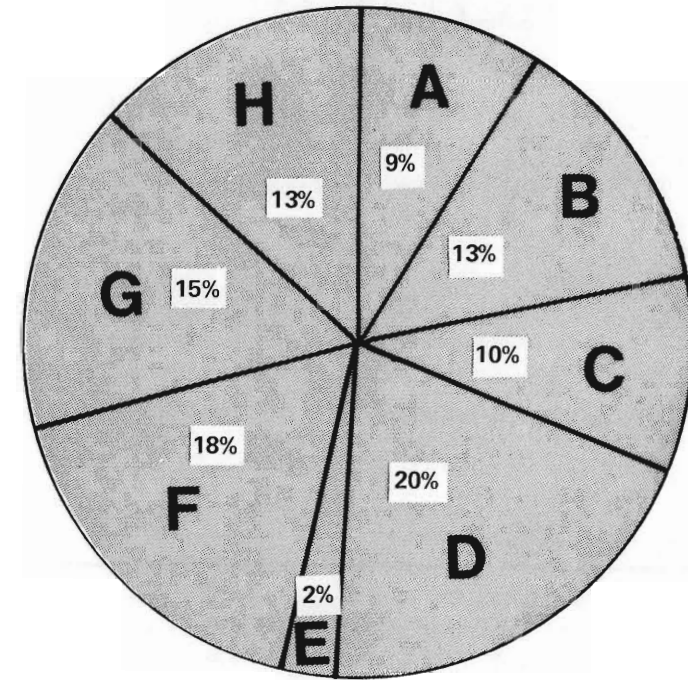
143

The charts and table in this section show the percentage of the work force participating in eight major industries in Dade County. The charts are a graphic comparison of Dade County and Model City, and illustrate that in all but two cases, Model City workers are engaged in the different occupations at nearly the same rate as for county workers overall. The two exceptions are the categories of (1) finance, insurance and real estate, and (2) personal service. Only 2% of the Model City work force is engaged in the former category (finance, insurance and real estate), compared to 7% for the County, and in the latter category (personal service), Model City has 18% compared to 9% for Dade County.

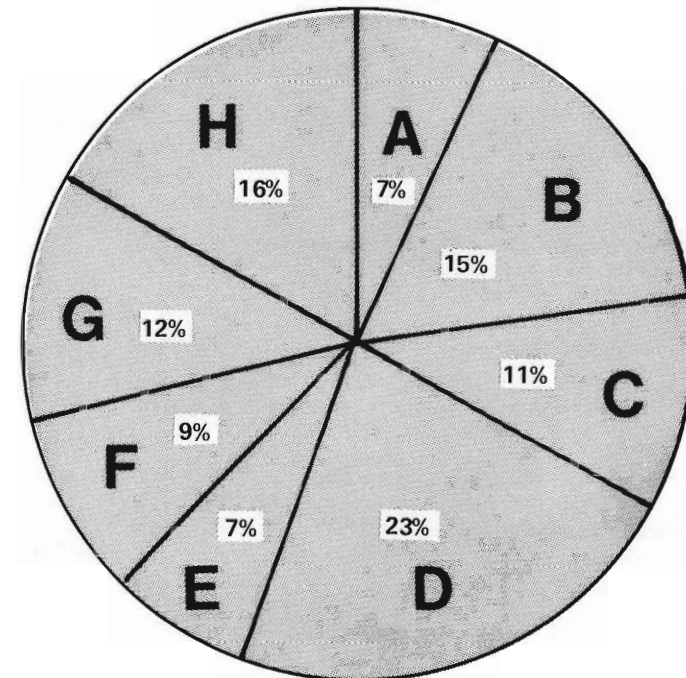
The relative lack of higher educational attainment in the Model City area possibly accounts for the low percentage of people engaged in finance, insurance and real estate. Personal services, on the other hand, usually require additional skills that could be obtained by attending trade schools at less expense than attending college. Consequently, a larger percentage of Model City residents are employed in this field.

The following table lists the eight selected industries and also shows a comparison between Model City and Dade County.

INDUSTRIES	Model City	Dade County
A Construction	9%	7%
B Manufacturing	13%	15%
C Transportation, communications, utilities and sanitary service	10%	11%
D Wholesale and retail trade	20%	23%
E Finance, insurance and real estate	2%	7%
F Personal services	18%	9%
G Educational and health services	15%	12%
H Other industries	13%	16%



MODEL CITY



DADE COUNTY

# UNEMPLOYMENT

The Model City area has long been acknowledged to have a chronic problem of high unemployment. Even the 1970 Census, which the Census Bureau itself admits undercounted black unemployment, substantiated this consensual feeling of the community. It is important, however, to attempt to qualify 'high unemployment'. Importantly, the Census Bureau had conducted a special employment survey of the generalized poverty area of the City of Miami and this study apparently uncovered much of the unemployment which the regular decennial census had not. Using correlational analysis, the CIP determined that one of the most significant factors associated with black unemployment is family organization/disorganization, i.e. the higher the percentage of households that are female headed or the higher the percentage of households that are one-person households, the higher the unemployment rate. Conversely, the higher the proportion of husband-wife households, the

lower the rate. Applying these findings to those of the Census Bureau's special study, it was estimated that at any given time, black unemployment is between 1.4 and 1.8 times the county average. Comparing the Model City blacks with the remainder of the county's blacks on the family organization/disorganization dimension revealed that the black residents of the Model City area were about 1.2 times worse off than the remainder of blacks. Extending these findings to the previous findings led to an estimate that the unemployment rate among the blacks in Model City is about twice that of the overall rate at the present time. As of September, then, when the overall rate was 4.8%, the rate for Model City was estimated to have been around 9½%. Finally, the accompanying table graphically portrays the particular problem of low skill levels. Close to half of the unemployment for each sex at the time of the 1970 Census, was in the unskilled occupations.

MODEL CITY UNEMPLOYMENT (Persons 16 and over)						
Occupation	MALE			FEMALE		
	No. of Males Employed	% of Males Employed	% of Experienced Males Unemployed	No. of Females Employed	% of Females Employed	% of Experienced Females Unemployed
Professional, Technical	835	3.8	6.7	1365	5.0	2.8
Manager and Administrators	654	3.0		167	.6	
Sales Workers	479	2.2	1.8	397	1.4	3.8
Clerical and Kindred Workers	1401	6.3	6.6	3329	12.0	23.2
Craftsmen, Foremen	3363	15.2	15.9	0	0	—
Operatives, including Transport Laborers	4433	20.1	23.6	1597	5.8	21.4
Farm Workers	3373	15.3	23.6	713	2.6	4.0
Service Workers	141	.6	1.6	36	.1	.8
Private Household Workers	3080	13.9	19.3	4567	16.6	31.9
	105	.5	.9	3542	12.9	12.2



# INDUSTRIAL AREAS

There are five major industrial areas surrounding Model City. All are located just on or outside the Model City boundaries, but they provide employment to the area's residents. In addition, they affect the area in regard to traffic, pollution and future employment needs. The adjoining map and tables show the location and characteristics of these industrial areas.

On the whole, the five areas shown rank low in comparison to the other major industrial centers in Dade County. This is shown on the table entitled Comprehensive Blight Survey of Industrial Areas.

145

## MANPOWER NEEDS

PERCENTAGE OF BUSINESS MANAGERS WHO INDICATED A PROBLEM WITH RECRUITING THE FOLLOWING POSITIONS

PERCENTAGE OF VACANCIES WHICH REQUIRE FEMALE EMPLOYEES

	Managerial	Laborers	Skilled and Technicians	Semi-Skilled	Female Office	Sales	0-25	26-50	51-75	76-100	No Response
A Lemon City	9	6	18	9	39	12	48	21	0	15	16
B NW 20th Street	5	29	5	33	10	10	52	5	0	5	38
C South Hialeah	4	12	4	16	8	8	60	16	0	4	20
D North Hialeah	16	10	13	23	26	16	48	10	16	3	23
E Garment District	18	15	24	6	29	26	50	21	15	3	89
---- Countywide Totals:	9	17	21	19	27	14	61	18	9	6	6

## MAJOR DADE COUNTY INDUSTRIAL AREAS COMPREHENSIVE BLIGHT SURVEY

Ranking From Best to Worst  
(Based on a scale of 0-100)

1.	Miami Lakes	1
2.	Sunshine State	7
3.	Miami-Dade & Seaboard	9
4.	Miami International Airport	19
5.	Palmetto Expressway	20
6.	Miami Gardens	22
7.	LeJeune Terminals	36
8.	North River Drive	38
* 9.	North Hialeah	42
* 10.	Lemon City	44
11.	Bird Road	45
12.	Silver Bluff	45
* 13.	NW 20th Street	47
* 14.	Garment District	48
* 15.	South Hialeah	49
16.	Southwest Hialeah	56

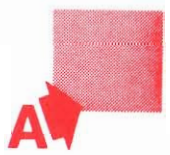
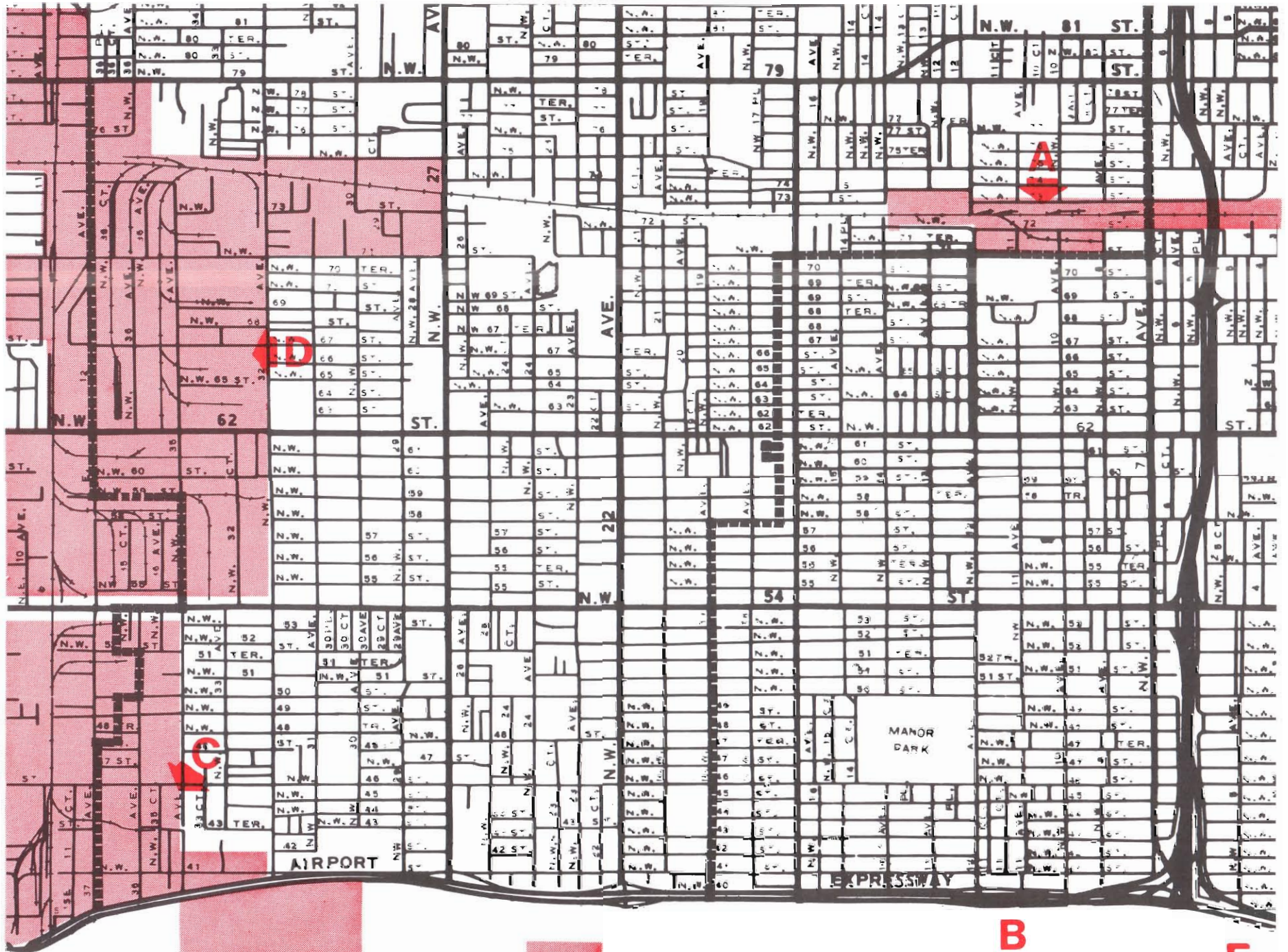
\* Model City Industrial Areas

## TRAFFIC CIRCULATION PERCENTAGE OF SEGMENTS THAT WERE FOUND DEFICIENT IN THE FOLLOWING CATEGORIES ----

	Loading Area (Blight Survey)	Loading Access (Blight Survey)	Poor Surface Condition of Streets (Blight Survey)	Inadequate Parking Area (Blight Survey)
A Lemon City	84	80	48	88
B NW 20th Street	63	88	13	100
C South Hialeah	83	79	31	93
D North Hialeah	64	80	9	80
E Garment District	91	91	73	91
---- Countywide Totals:	66	71	20	77

## POLLUTION PERCENTAGE OF INDICATED PROBLEMS

	Inadequate Storm Drainage (Questionnaire)	Air Pollution (Questionnaire)	Water Pollution (Questionnaire)	Smoke, Noise & Furnes (Blight Survey)
A Lemon City	48	3	3	16
B NW 20th Street	29	10	5	63
C South Hialeah	28	4	0	69
D North Hialeah	48	3	0	56
E Garment District	18	15	3	55
---- Countywide Totals:	31	14	4	46



INDUSTRIAL AREAS



# COMMERCIAL AREAS

## SUMMARY OF MODEL CITY COMMERCIAL CONDITIONS

The most comprehensive picture of the Model City Commercial Area conditions remains the study prepared in 1970 by the Greater Miami Coalition and the Dade County Planning Department. While a number of significant individual conditions have changed since the study was completed, the overall pattern remains valid.

The Model City Commercial Area Study sought to obtain a profile of business and physical conditions in the community as a basis for recommending action programs to improve the business environment. In addition to gathering general information on the area, the Greater Miami Coalition conducted an interview survey of approximately 10 percent of the businesses in the neighborhood to determine their operational characteristics and the Planning Department conducted three types of surveys: 1) a complete inventory of business and non-business establishments, sites and structures; 2) an inventory of the right-of-way facility conditions in each block face of the commercial areas; and 3) an inventory of past business establishment patterns.

### Types of Business Establishments

Of the 1,217 business establishments in the Model City area, 90 percent were retail or service. Manufacturing comprises the smallest percentage. Within the previous 7 years, the total number of establishments remained about the same. Likewise, while the number of retail varied little as a whole, the number of general merchandise stores declined while eating and drinking and food increased. One of the biggest changes was in the number of used merchandise stores. Wholesale activities declined somewhat while retail demonstrated a significant gain in numbers. Manufacturing remained about the same.

Evidence of additional commercial activities having been housed in the Model City area in the past is found in the 131 vacant commercial structures that

existed in the area. Further, within the surveyed commercial area, 24 vacant residences existed. Both types of structures have possibly housed additional activities at sometime in the past.

### TYPES OF AREA BUSINESSES

Business Types	TOTAL MODEL CITY					
	BLACK		WHITE		TOTAL	
	No.	%	No.	%	No.	%
<b>RETAIL</b>	34	57	33	57	637	52
Gen. Merchandise	0	0	2	2	23	2
Eating & Drinking	3	5	3	3	144	12
Food	20	34	0	0	137	11
Other	11	18	28	49	333	27
<b>WHOLESALE</b>	0	0	4	7	53	5
<b>SERVICES</b>	24	41	17	30	480	39
Personal	23	39	11	19	379	31
Business	1	2	6	11	101	8
<b>MANUFACTURING</b>	1	2	2	4	15	1
<b>OTHER</b>	0	0	1	2	32	3
<b>TOTAL</b>	59	100	57	100	1,217	100
<b>VACANT</b>					131	

### Building Ownership

The Commercial Area Study estimated that less than 1/3 of the Model City businesses were housed in structures owned by the operator; nearly one-half were in structures owned by a Dade countian living outside the Model City area. Less than one-fourth of the black operated businesses were housed in structures owned by the operator as contracted with 37 percent for the white operated businesses. The building ownership profile of the southeast sector businesses is approximately the same as that for the total Model City area.

### BUILDING OWNERSHIP OF AREA BUSINESSES

BUILDING OWNERSHIP	TOTAL MODEL CITY					
	BLACK		WHITE		TOTAL	
	No.	%	No.	%	No.	%
<b>Business Operator</b>	14	24	21	37	377	31
<b>Non-Business Operation</b>						
Business Resident	12	20	4	7	134	11
Non-Model City Dade Resident	29	49	25	45	560	46
Non Dade Resident	4	7	6	11	110	9
Real Estate Agency	0	0	1	0	36	3
<b>TOTAL</b>	59	100	57	100	1,217	100

## Floor Area Distribution

The median size of Model City business establishments is approximately 12 hundred square feet. The size distribution between black and white businesses is quite distinct: 50 percent of the black operated establishments are under 25 hundred square feet in size while 25 percent of the white fall within this range. It should be noted that the distribution range at the upper levels has been substantially altered due to the departure of a number of larger size establishments since the survey was completed.

### FLOOR AREA OR AREA BUSINESSES

FLOOR AREA IN SQUARE FEET	TOTAL MODEL CITY					
	BLACK		WHITE		TOTAL	
	No.	%	No.	%	No.	%
1-500	5	8	2	3	97	8
500-1000	16	27	8	14	305	25
1000-1500	19	32	6	11	219	18
1500-2000	8	14	1	2	195	16
2000-2500	2	3	8	14	97	8
2500-3000	1	2	5	9	49	4
3000-4000	6	10	5	9	73	6
4000-5000	0	0	5	9	37	3
5000-6000	1	2	3	5	24	2
6000-7000	1	2	2	3	12	1
7000-8000	0	0	0	0	12	1
8000-9000	0	0	3	5	24	2
10,000-12,000	0	0	3	5	12	1
12,000-14,000	0	0	1	2	12	1
14,000-100,000	0	0	5	19	49	4
<b>TOTAL</b>	<b>59</b>	<b>100</b>	<b>57</b>	<b>100</b>	<b>1,217</b>	<b>100</b>

## Condition and Ownership by Business Type

The Commercial Area Study provided a potential means of identifying possible neighborhood business for relocation into new or rehabilitated commercial centers. In the study the full array of Model City business types (Standard Industrial Classifications) were identified as to the condition and ownership of the structure they occupied. A commercial venture seeking to provide improved facilities for business housed in unsound structures owned by non-Model City residents might focus on food stores, drinking places, and eating places, for example.

### SIC GROUPS

	Model City		Non-Model City	
	Total	Sound	Unsound	Sound
01-09 Ag. forest, fish	4	3	0	1
15-17 Contract construction	33	0	18	1
19-30 Manufacturing	15	7	0	4
40-49 Trans. Comm. San. Ser.	32	10	5	16
50 Wholesale trade	53	18	11	19
52 Bldg. mat. hardware	10	3	2	5
53 Dept. store, 5 & 10	23	4	4	11
54 Food stores	137	32	35	30
551-				
552 New & used car dealers	17	8	2	6
554 Gas stations	85	9	3	62
553				
8559 Tires, auto accessories	67	14	3	34
56 Retail clothing	12	3	2	7
57 Furniture, furnishings	39	8	10	17
5812 Eating places	80	13	19	29
5813 Drinking places	64	13	16	17
591 Drug stores	9	3	1	2
592 Liquor stores	13	2	3	3
593 Second hand stores	32	8	5	13
other				
59 Misc. retail	45	15	3	21
60-67 Fin. insur. real estate	33	9	4	16
70 Hotels, trailer camps	14	4	0	9
721 Lanudry, cleaning	74	19	10	29
723-				
724 Beauty, barber shops	104	31	23	32
725 Shoe repair & shine	14	3	3	6
726 Funeral homes	14	2	1	2
other				
72 Mis. services	15	5	1	9
73 Misc. business services	23	7	6	6
75 Auto repair	61	8	12	22
76 Misc. repair	43	11	6	15
7931 Bowling, pool halls	13	1	4	5
other				
78,79 Misc. amusement	5	2	1	2
80 Medical	29	14	1	12
81 Legal	5	2	0	3
89 Arch. acctg. misc. service	6	3	2	2
9900 Vacant businesses	138	19	33	37

## Structure Conditions

The exterior survey of structural conditions in the commercial areas determine that a significant higher portion of black than white owned businesses were housed in sub-standard structures. Also, the level of unsound structures was significantly lower in the southeast sector than in other Model Cities areas.

When the business structural deficiencies are analyzed by seventeen separate commercial areas within the Model City area, as on the accompanying map, the most severe problems are concentrated at the heart of the area. Structural deficiencies are most apparent along 22nd Avenue from the Airport Expressway north to 65th Street. Other commercial strips along 17th, 18th, 15th and 32nd Avenues are also in need of repair. The commercial strips at the fringes of the Model City community, by contrast, are characterized by more sound structural conditions, especially along 79th Street and along 7th Avenue.

The majority of black operated businesses are located in this more deteriorated central location in Model City. While 73 percent of the white-operated businesses in the Model City area are in sound structures, only 57 percent of the black owned businesses are sound.

**STRUCTURE CONDITIONS OF BUSINESSES  
TOTAL MODEL CITY**

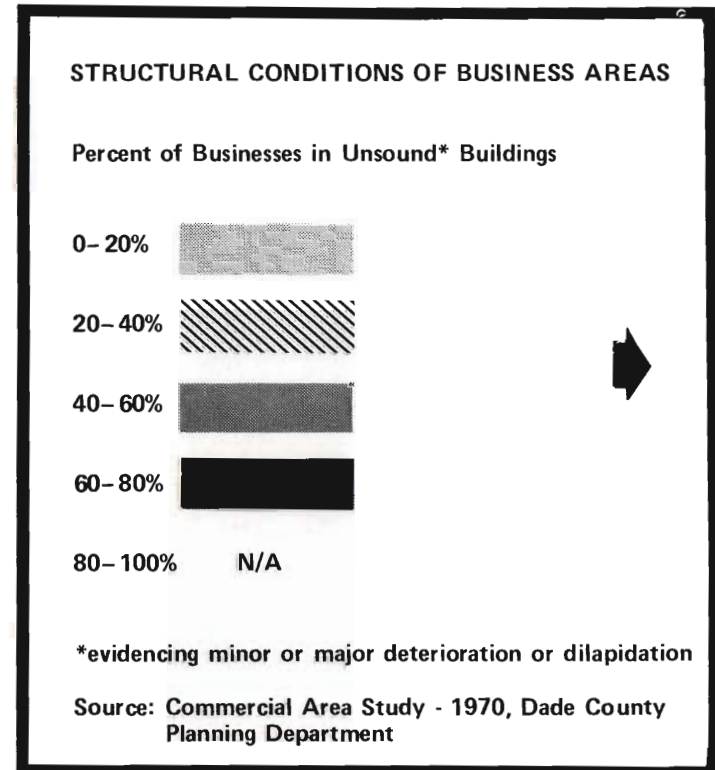
Structure Condition	BLACK		WHITE		TOTAL	
	No.	%	No.	%	No.	%
Sound	34	57	34	73	779	64
Deteriorated Minor	7	12	5	12	146	12
Deteriorated Major	18	31	7	13	268	22
Dilapidated	0	0	1	2	24	2
<b>TOTAL</b>	<b>59</b>	<b>100</b>	<b>52</b>	<b>100</b>	<b>1,217</b>	<b>100</b>

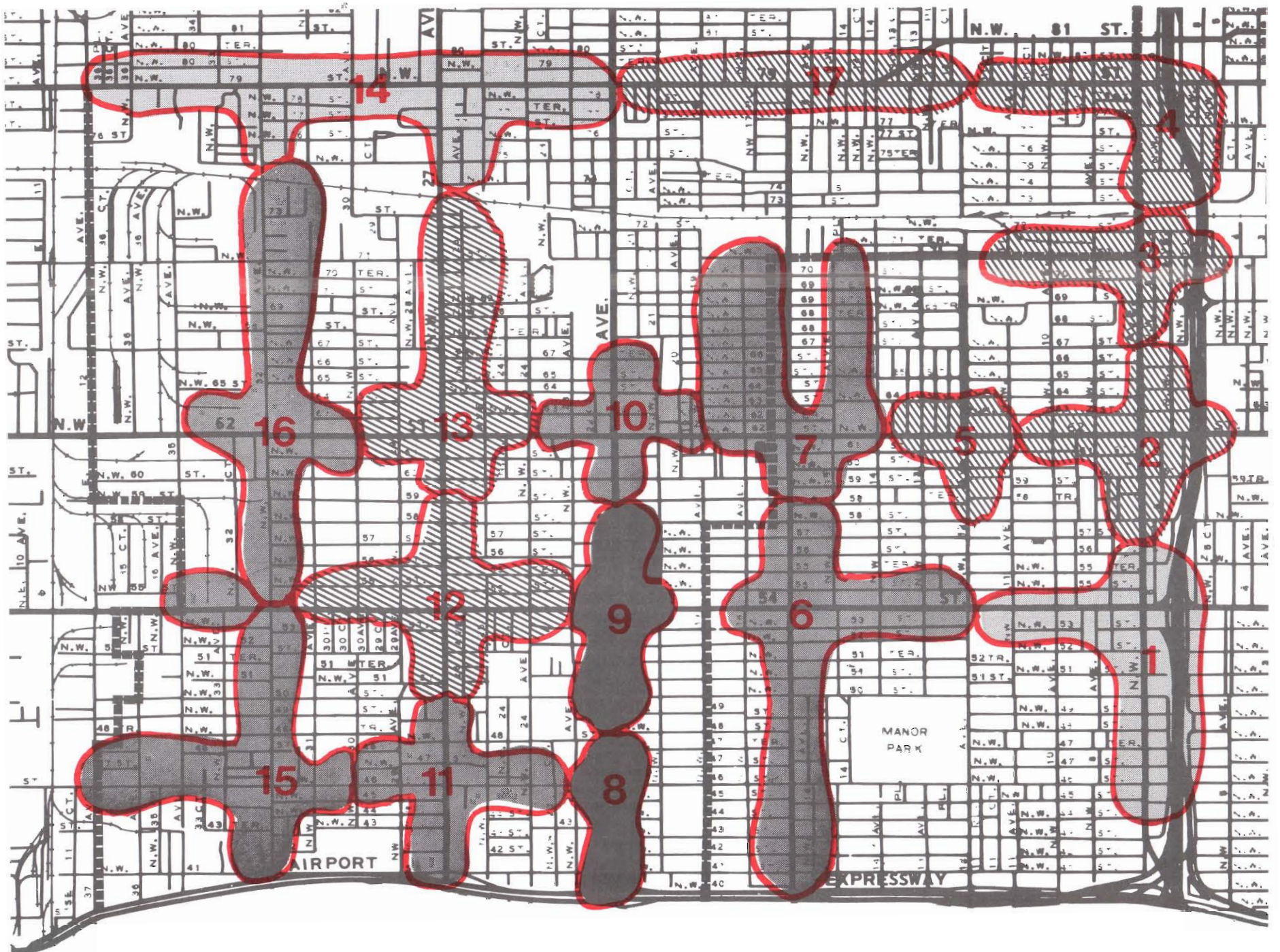
**Off-Site Environmental Deficiencies**

The commercial Area Study evaluated deficiencies in the off-site environment in each of the commercial blocks. These deficiencies included inadequate pavement condition, pavement markings, cross walks, curbs and gutters, curb cuts, sidewalks, bus stops, storm drainage, street lighting, landscaping, traffic signals, and on street parking. From this survey it was determined that the median number of off-site, half of the black operated businesses were located in blocks with from 9 to 10 deficiencies while half of the white operated businesses were in blocks with 7 to 8 deficiencies.

**OFF-SITE ENVIRONMENTAL AREA BUSINESSES  
TOTAL MODEL CITY**

NO. OF DIFFERENCES IN BLOCK	BLACK		WHITE		TOTAL	
	No.	%	No.	%	No.	%
0-4	3	5	2	4	33	3
5-6	4	7	19	32	200	16
7-8	18	31	15	26	383	31
9-10	13	22	14	25	331	27
11-12	10	7	3	5	167	14
13-14	5	8	2	4	56	5
15-16	4	7	0	0	16	1
17-22	2	3	2	4	31	3
<b>TOTAL</b>	<b>59</b>	<b>100</b>	<b>57</b>	<b>100</b>	<b>1,217</b>	<b>100</b>





On a community wide basis, the eighteen commercial strips in the Model City area vary greatly in the right-of-way deficiencies, right-of-way facilities, indicating a general lack of basic governmental capital facilities, were most lacking along NW 62nd Street, especially in the unincorporated areas, and along NW 18th Avenue from 62nd Street to 71st Street.

**The Model City Consumer**

In surveys conducted of Model City residents in 1970, several characteristics emerged as significant factors for economic development programs:

1. When asked the importance of shopping near home versus shopping anywhere in Dade County for the best price, an overwhelming 77.6 percent feel it is more important to shop for price than near home. In other words, the Model City consumer, if he has access to transportation, will shop for the best price, by-passing local merchants if their prices are not competitive.

Equally as important, the Model City Consumers (87.6 percent) will prefer to shop for price rather than patronize black-owned stores. In other words, there is little predisposition to patronize black merchants unless their prices are competitive.

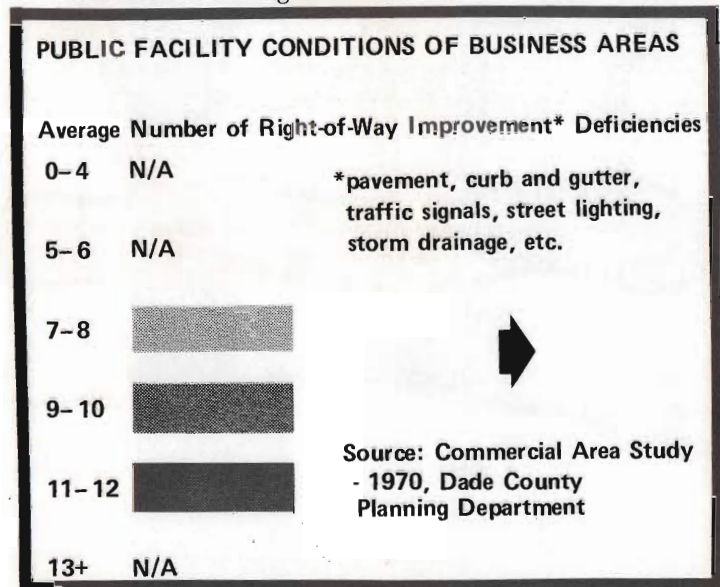
2. The consumer willingness to shop in his own neighborhood is greatest for convenience items, as could be expected. Over three fourths of those interviewed last shopped for food in their own neighborhood, and nearly equal proportions patronized neighborhood businesses for gasoline and auto repairs. The neighborhood appeal is greatest for these items, indicating a strong Model City market.

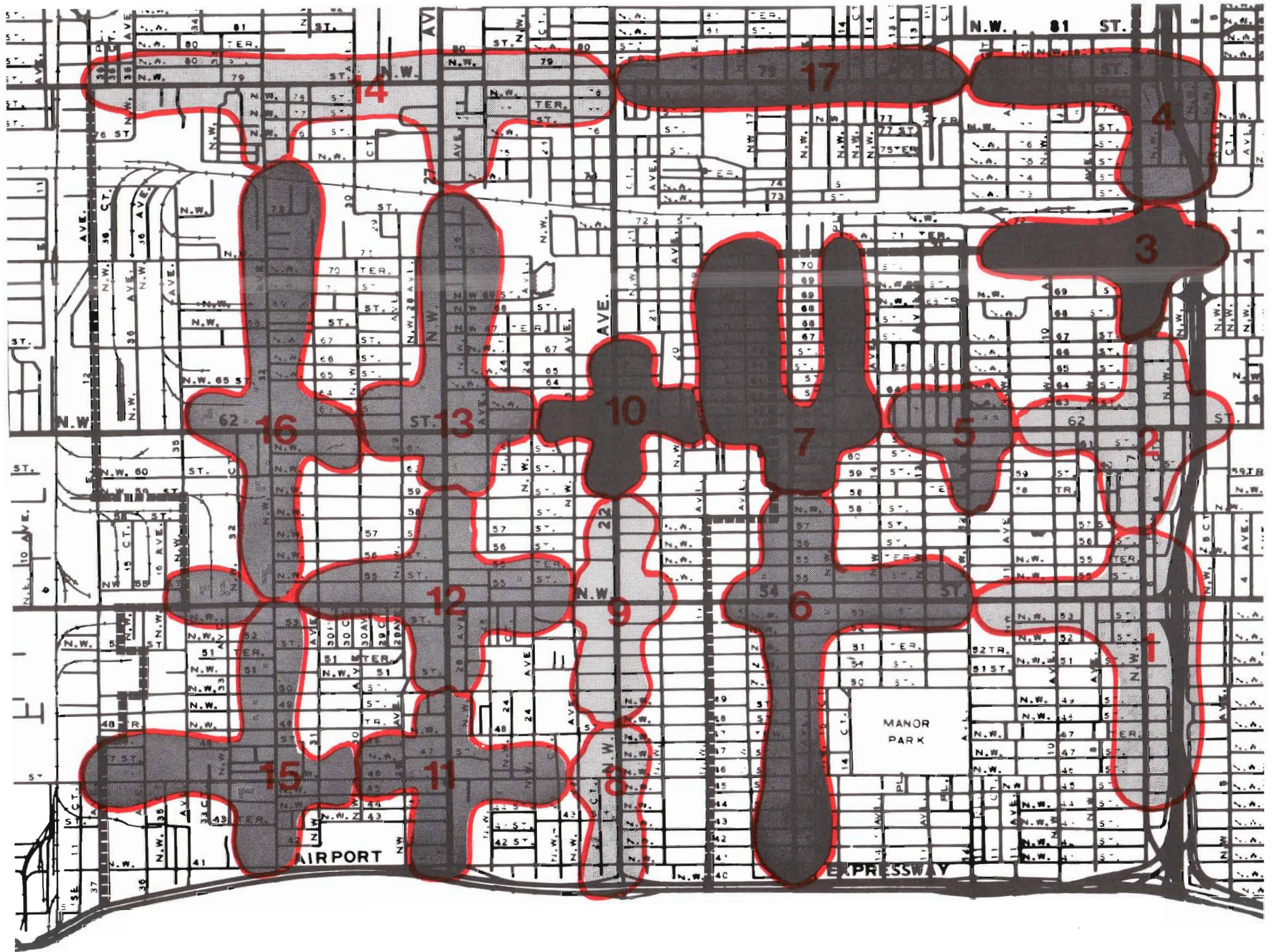
However, only 22 percent of residents last purchased clothing in the area. Other shopper goods, such as television and furniture, were usually purchased elsewhere, again indicating the lack of consumer opportunities from within the area.

**The Model City Businessman**

There are 1,217 businesses in the Model City area. Of these, 133 were sampled in 1970. Based on this sample, it was learned that:

- (1) The Model City businessman has little formal training. About one-third had not graduated from high school, another third graduated, and the remaining third stated they had one or more years of college. Among black businessmen, this educational attainment was considerably less, with nearly half having less than a 12th grade education.
- (2) Black businessmen are highly concentrated in service oriented enterprises, such as beauty and barber shops, cleaners and auto repair, and small retail establishments, such as food stores, eating and drinking places, and service stations. Consequently, there remains a considerable body of business activity in the Model City area in which there is little black involvement.
- (3) Most black businesses (82%) were individual proprietorships. Most white businesses in the area (86%) were corporations. From this data it is obvious that some innovative ideas to alter the type of ownership among black businessmen should be investigated.







- (4) For most Model City businessmen interviewed this was their first business experience. This was true for all ethnic backgrounds interviewed. However, blacks were much more willing (67%) to become involved in business training courses than either Latins (50%) or other whites (44%).
- (5) Generally, it was found that most of the stores in the survey were for the most part small and offered new amenities which most customers or shoppers in other areas have become accustomed to. Many of the plate glass windows had been completely blocked off. About one-third of the establishments were found to be dark, with less than one-third having any type of display lighting. Only about one-third had air conditioning. At least one-third of the establishments were in need of paint. Many others needed a general cleaning.

Over 50% of the businessmen interviewed said that they were open for business six days a week; an additional 32% were open seven days a week. Many of the businesses close before 7 o'clock in the evening. Fifty nine, or 44%, remained open in the mornings and afternoon. There were, however, some businesses which were open over 12 hours a day. These consisted mainly of bars and restaurants. Over 28% were open 50 hours or less per week and about 4 out of 10 were open 51 to 80 hours. Some respondents stated they were open over 141 hours.

It was learned that the busiest day or days of the week were Friday and Saturday, together accounting for about 60% of the responses. There were, however, 39 respondents, or 29%, who stated that there was no particular day which was the busiest.

- (6) Over 41% of the establishments had no or only employee. Those with two or three employees constituted 27% of the sample. Larger

businesses with nine or more accounted for 10% of the total sample. All but one of the latter were owned by non-Latin whites, with the single establishment being black controlled. Black businesses in the main were small with a bit over half employing one or no employees. One-third of the black businesses had from two to three employees.

- (7) Virtually half of the business sampled were owned or, in the case of corporations, managed by blacks, as shown below:

	Number	Percent
Black	66	49
Non-Latin White	57	43
TOTAL	133	100

Black and Latin-operated businesses generally are smaller in terms of employees than those operated by non-Latin whites. Only 12% of black businesses have more than three employees while 54% of all white businesses employ four or more people. Latin businesses, there were only ten sampled, have about the same employee distribution as those run by blacks.

- (8) The smaller black owned businesses are more likely to keep their own book-keeping records than are the larger white establishments. Even so, almost as many black enterprises used accountants as kept records themselves.
- (9) White businesses in the area are more inclined to extend credit than are those owned or managed by blacks — but not significantly. More importantly, only 53 percent of all businesses surveyed granted credit of any kind.
- (10) More than half of all black businesses responding do not have insurance — either because they can't get it or they don't want it. By contrast, 70 percent of white businesses are insured.

- (11) Only 14 percent of businessmen said that they had applied for a loan during the past year. Several factors (known inability to qualify, no need because of dim growth prospects, unwillingness to pay high rates, etc.) undoubtedly account for this situation but the fact remains that this response clearly identifies the poor prospects which motivate businessmen in the area.

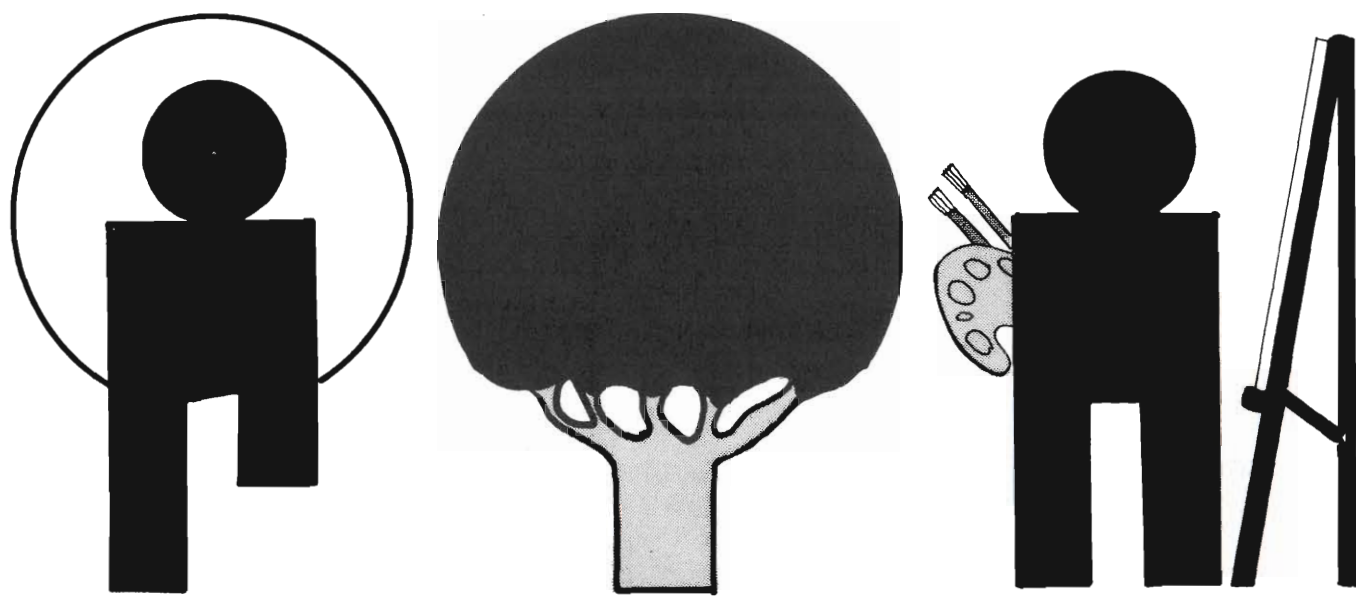
#### Merchants' Attitudes

Model City businessmen involved in the 1970 sample were asked to give their opinions of the problems confronting them. Equal percentages of black and white businessmen (over one-fourth) felt their major problem was crime. These businesses most concerned with crime were located on 62nd Street, 18th Avenue, 15th Avenue, and 7th Avenue.

The second major problem identified was declining sales, which may be closely linked with crime. Those proponents of declining sales as being the single major issue, included establishments on 54th Street, 27th Avenue and 7th Avenue.

Model City merchants, however, are not willing to give up. Almost two-thirds said that they would still go into business in the Model City area if they had it to do all over again. This is especially true of blacks and Latins (over 80%), but significantly less true of whites (only 46%).

155



RECREATION & CULTURE COMPONENT

# INTRODUCTION

The material presented in this section addresses itself to a thorough analysis of the ability of the available open space and recreational facilities in the Model City area to satisfy the needs of the community for leisure time activities at the local level. This analysis relies upon standards developed in the Dade County Open Space Master Plan relative to user groups and accessibility (service radii). User groups were tabulated from 1970 U.S. Census at the tract level.

## Definitions

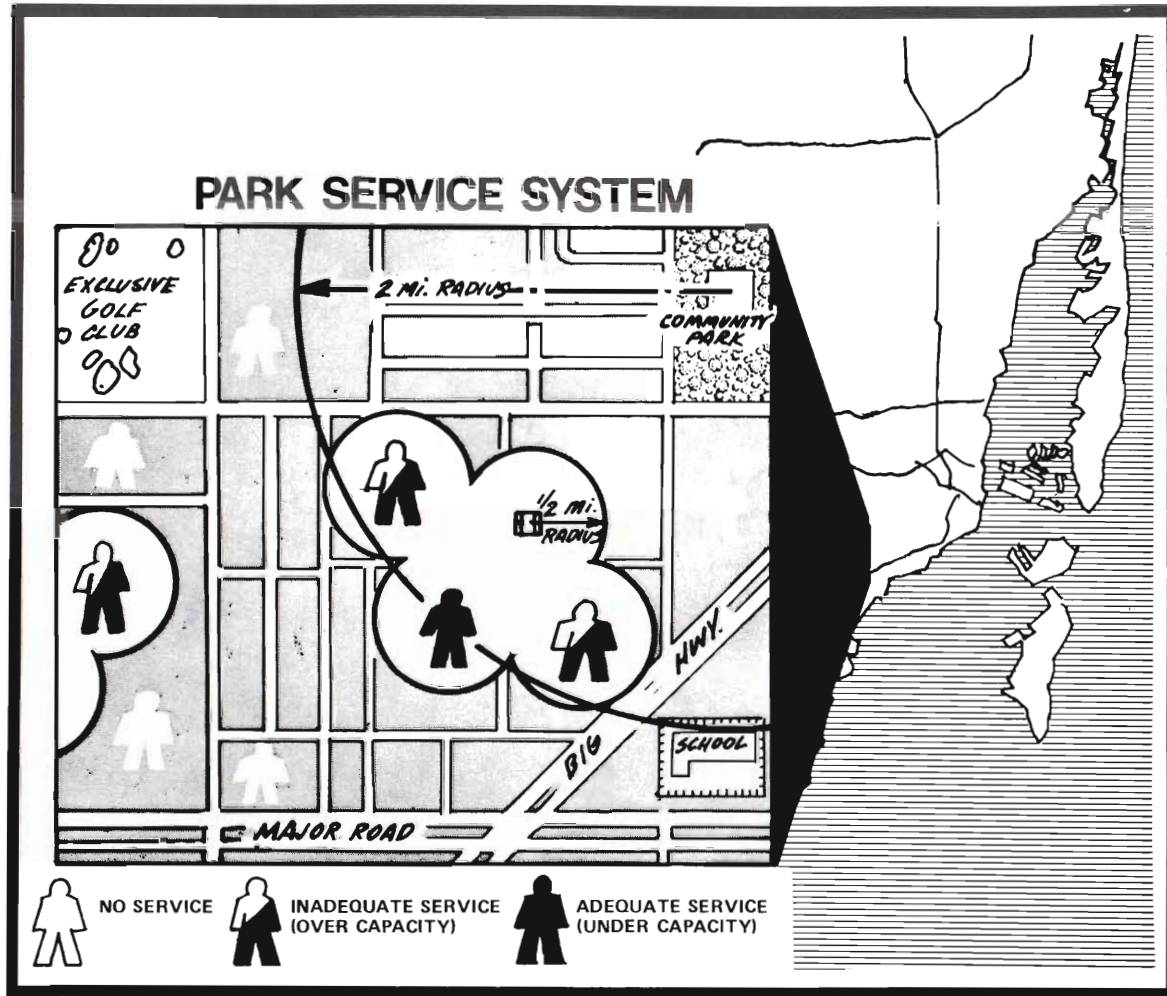
A user group is that segment of the population which commonly uses a recreational facility as determined by a demand-use study conducted for preparation of the Master Plan. (For example, the standard user groups of basketball courts are young adults ages 14-24 years.)

The same demand study was also employed to determine standard service radii or the area around a facility from which the users are drawn. (For example, the service radius of a basketball court is one-half mile.) Similarly, park capacity was calculated and expressed as a ratio of acres of land required per thousand people to satisfy the demand. These established standards are used throughout this section. Over capacity (overcrowding) exists when the user group within the service area is greater than the capacity (size) of the facility. Those users are inadequately served. (For example, if a park is built to accommodate 300 people and 1,000 live in the service area; then 700 people are inadequately served and the park is over capacity. On the other hand users are adequately served when a park's capacity exceeds the user demand within the service radius of the facility. (For example, the park's capacity is 1,000 and 800 people reside in the radius, then a 200 people surplus exists and the park is under capacity. User groups living outside of a facility's service area (radius) are considered to be totally unserved. Total deficiency is the combination of inadequately served and not served users.

The following maps will illustrate areas that are adequately served, inadequately served, and not served. Also covered are park locations, the different types, individual facilities of each park, location of teen centers and libraries in the Model City area.

## SUMMARY OF TOTAL RECREATIONAL DEFICIENCIES IN MODEL CITY

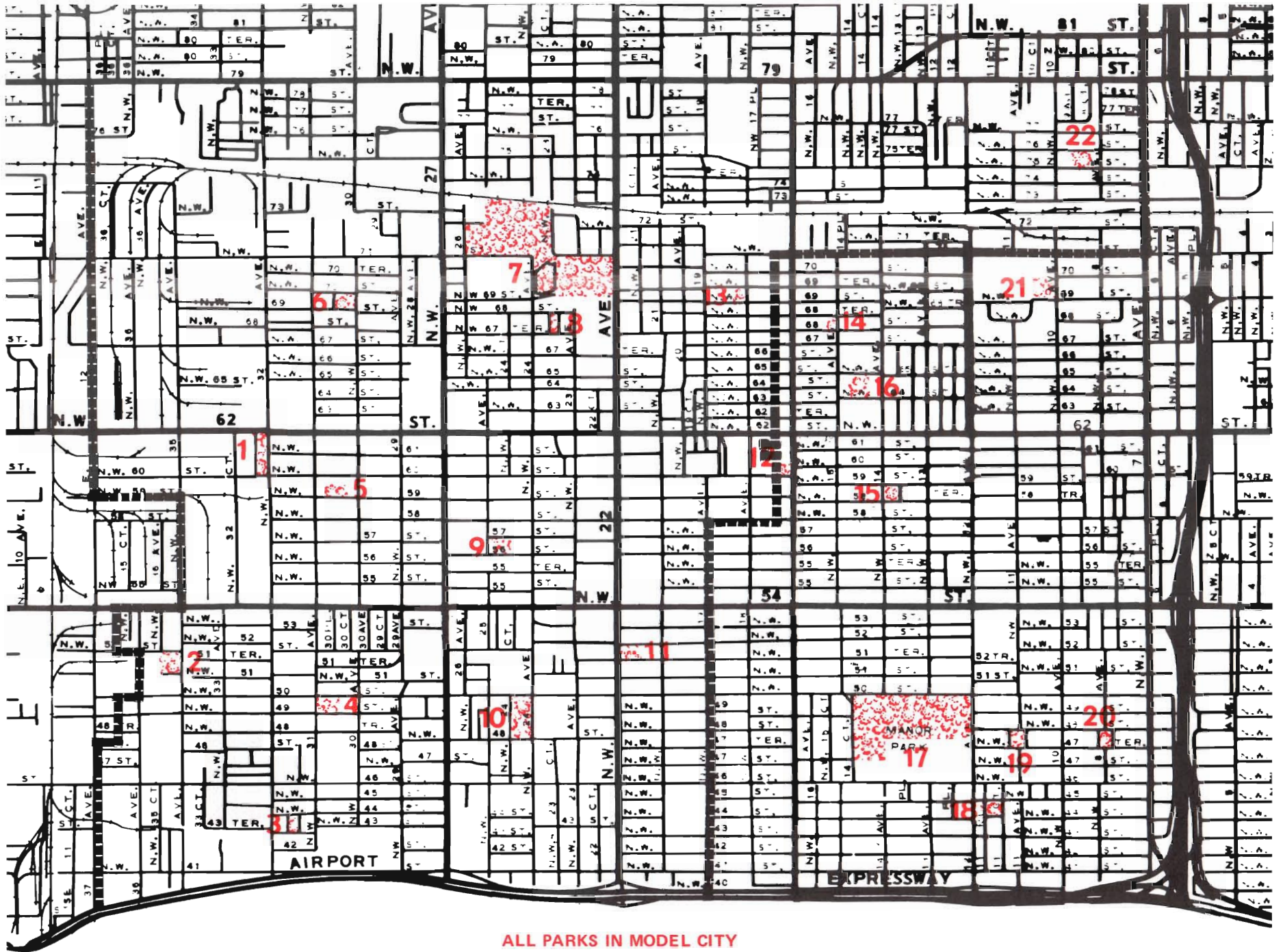
	% Not Served	User Group
Tot Lots	85%	3-12 years
Shuffleboard Courts	85%	60 and over
Community Parks	43%	Total population
Swimming Pools	67%	6-15 years
Tennis Courts	95%	12-64 years
Basketball Courts	10%	12-19 years
Baseball Diamonds	43%	10-40 years
Neighborhood Parks	64%	Total Population



### METROPOLITAN DADE COUNTY PARK AND RECREATION DEPARTMENT MODEL CITY AREA PROFILE INFORMATION

	Jurisdiction	Type	Acreage	No. of People that work full time on Parks from M.C.	Number Served
1. "DuPuis" property	Dade	N U	10.		8,000
2. Vest Pocket Park	Dade	Mi U	.4		
3. Glenwood Park	Dade	Mi	.6		
4. Brownsville Park	Dade	N	2.	1	1,600
5. Vest Pocket Park	Dade	Mi	.15		
6. Vest Pocket Park	Dade	Mi U	1.		
7. Poinciana Park	Dade	C	38.3	2	25,533
8. N.W. Highlands Park	Dade	Mi	.8		
9. Syrola Park	Dade	Mi U	.4		
10. Lincoln Gardens Park	Dade	N	4.	2	3,200
11. Olinda Park	Dade	N	5.9	2	4,700
12. Liberty Park	Miami	N	1.7		1,360
13. Vest Pocket Park	Dade	Mi	.16		
14. Vest Pocket Park	Dade	Mi	.13		
15. Vest Pocket Park	Dade	Mi U	.12		
16. Liberty Square Playground	Dade	N	3.	2	2,400
17. Manor Park	Miami	C	28.4	4	18,942
18. West Buena Vista Park	Miami	Mi U	1.		
19. Crestwood Park	Miami	Mi U	1.		
20. Bay Vista Park	Miami	Mi U	1.		
21. Vest Pocket Park	Dade	Mi U	.16		
22. Vest Pocket Park	Dade	Mi U	.15		





ALL PARKS IN MODEL CITY



# OPEN SPACE INDEX

The Dade County Open Space Master Plan established the need for 4.5 acres of public open space per 1,000 residents. The Open Space Index was developed in order to provide a common base for comparing the relative deficiencies in open space for various neighborhoods throughout the county.

This index was based on public open space need as determined in the Dade County Open Space Master Plan. The index ranges from 0 to 100; 0 represents tracts where there was no deficiency and 100 represents the tract most in need of public open space improvement. The tract with the greatest deficiency (tract 53.00) served as the bench mark and each tract derived its particular index number by dividing its rate of deficiency by the bench mark, i.e. (tract X/tract 53.00) 100 = Index.

Thus, the index number for tract X represents a percent total deficiency relative to tract 53.00; the total deficiency for tract 53.00 was 14,241 individuals. The total deficiency was based on a combination of those individuals who lived beyond walking distance of public open space, plus those who were within walking distance of public open space but who were greater than the number of people the park was designed to accommodate.

The first map illustrates the open space deficiencies which were present in Model City before acquisition of the vest pocket parks, community park schools, and other tracts of land for park use.

## SUMMARY OF DADE COUNTY OPEN SPACE SYSTEM

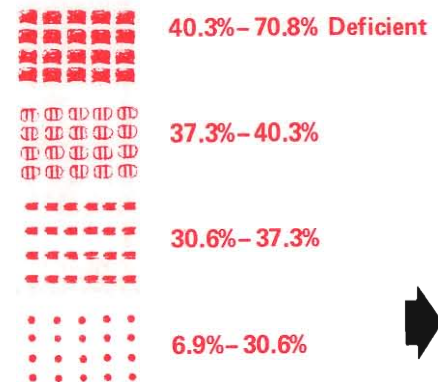
Population Within the Service Area of Public Open Space			Pop. Outside the Service Area of Public Open Space
74%	Adequately Served	Inadequately Served	26%
	29.5%	70.5%	

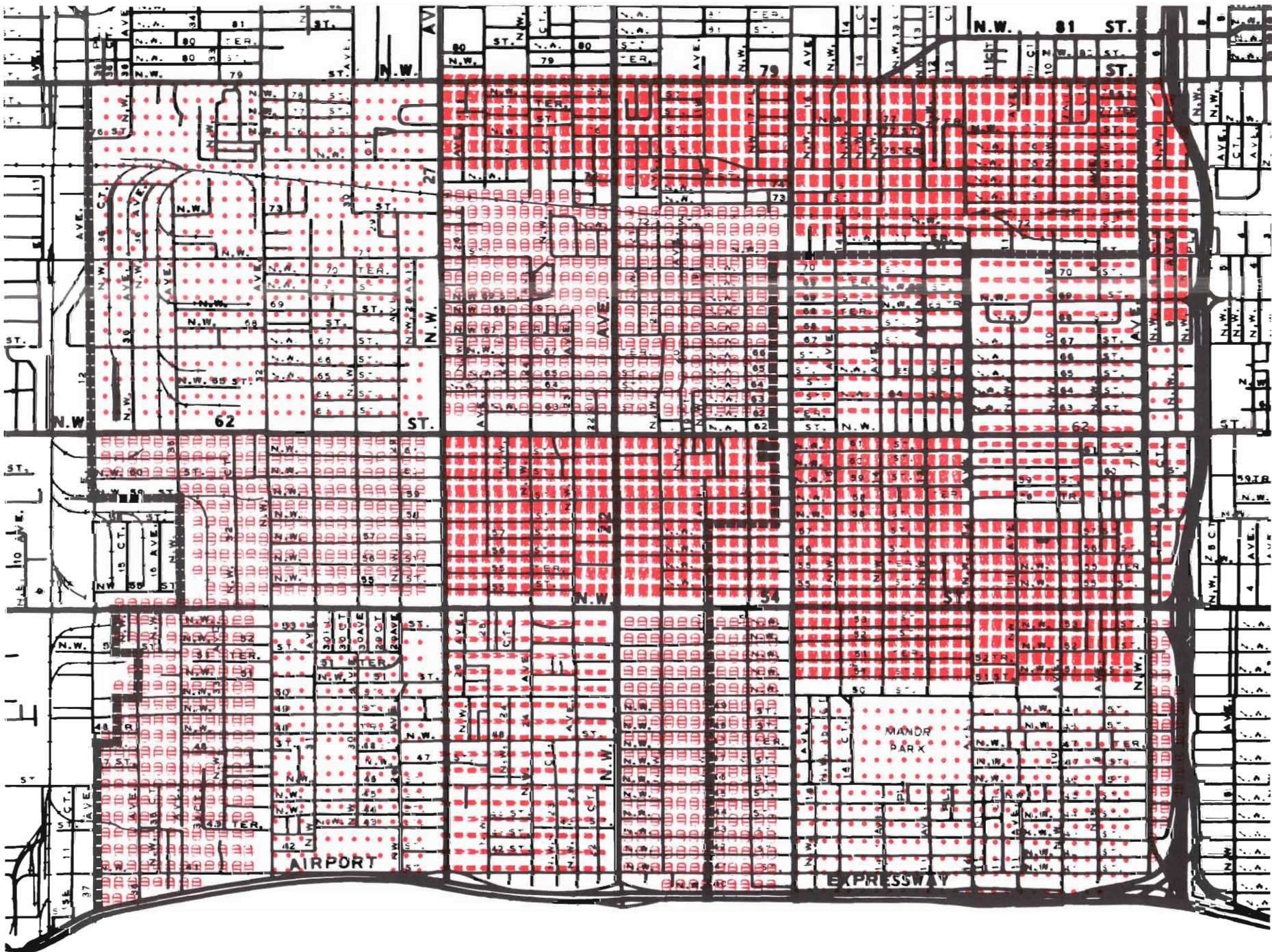
## SUMMARY OF MODEL CITY OPEN SPACE SYSTEM

Population Within the Service Area of Public Open Space			Pop. Outside the Service Area of Public Open Space
95%	Adequately Served	Inadequately Served	5%
	31%	69%	
	51%*	49%*	

\*Including the community park schools

## OPEN SPACE INDEX





# COMMUNITY PARKS

A community park is a 'ride to' park designed to serve the residents of a group of neighborhoods, usually four to six, constituting a community. These parks are intended to serve users within a two to three mile radius of the park. They are generally greater than five acres in size. The Master Plan recommends 1.5 acres per 1,000 potential users within the service radius for community parks. Programs and facilities for all age groups are commonly found in community parks, i.e. swimming pools, lighted tennis courts, ball fields and other large scale facilities. In addition to facilities for active play, pleasantly landscaped acreage for passive activity should be provided at a ratio of one acre for passive use to two acres for active use.

## COMMUNITY PARKS

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
57%	43%	19%	81%

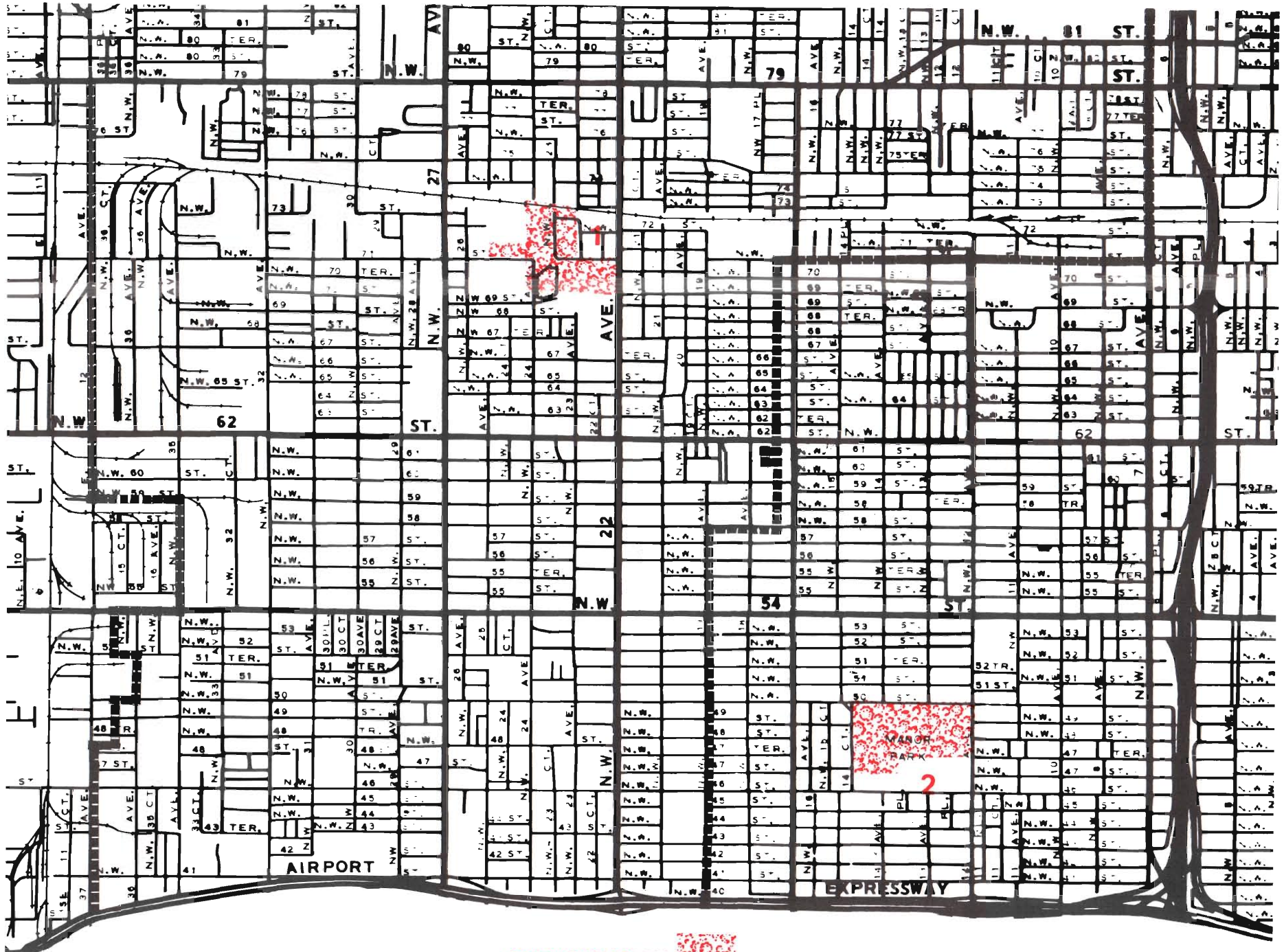
### USER GROUP

100% of Total  
Population

## COMMUNITY PARKS

Park	Acreage
1 Poinciana Park	38.3
2 Manor Park	28.4





COMMUNITY PARK

# NEIGHBORHOOD PARKS

A neighborhood park is a "walk to" park serving primarily the people of the neighborhood in which it is located. Neighborhood parks are intended to serve all age groups within a one half mile service radius at the rate of 1.25 acres per 1,000 residential population. A neighborhood, as used here, is the smallest service unit of the urban area. These parks are usually five acres or less and should provide the smaller recreational facilities such as basketball courts, tot play apparatus and recreation buildings. Community parks also serve as neighborhood parks for the adjacent areas. The most important function of a neighborhood park is to meet the distinctive recreation needs of the neighborhood it is serving.

The adjoining map shows the distribution of accessible neighborhood parks and service areas throughout the Model City area. The two colors represent areas with no service (red) and areas with service (grey). The intensity of each color indicates the relative amount of neighborhood park deficiencies. The total deficiency (number of people not adequately served) for the Model Cities area is presented in the table below.

165

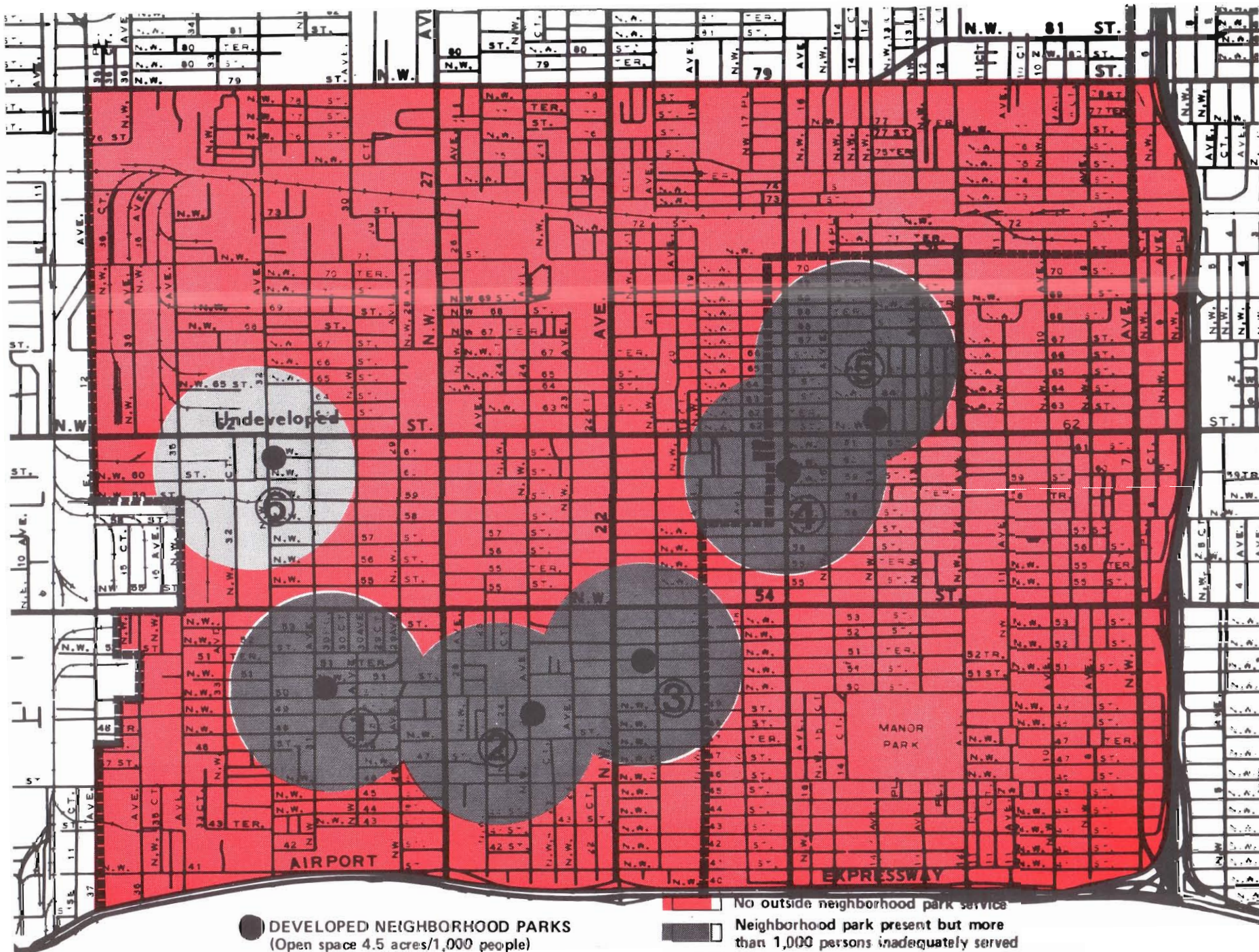
## NEIGHBORHOOD PARK

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
36%	64%	28%	82%

USER GROUP  
100% of Total  
Population

## NEIGHBORHOOD PARKS

DEVELOPED	Location	Jurisdiction	Acreage	Number Served
1. Brownsville Park	NW 49-50 Streets & 31 Avenue	Dade	2.0	1,600
2. Lincoln Gardens Park	4830 NW 24 Avenue	Dade	4.0	3,200
3. Olinda Park/School	NW 51-52 Streets & 21-22 Avenues	Dade	14.9	7,920
4. Liberty Park	6000 NW 17 Avenue	Miami	1.7	1,360
5. Liberty Square Playground	6306 NW 14 Avenue	Dade	3.0	2,400
UNDEVELOPED				
6. Dupuis Park	NW 32 Avenue & 62 Street	Dade	10.0	8,000



# SWIMMING POOLS & TENNIS COURTS

167

Swimming pools have a standard user group consisting of children between the ages of 6-15 years and a standard service radius of 1 to 1.5 miles. The standard capacity for pools is 1,000 users per 1,800 square feet of pool surface and the optimum pool size is 5,000 square feet, meaning each pool should accommodate nearly 2,800 users within the service radius. Model City has three pools within its boundaries. Plans are underway to add a fourth. The total square footage of the pools in Model City is 13,500 square feet.

## CARVER Y POOL

The Carver Branch YMCA, located at 5770 NW 15th Avenue, services approximately 35,000 Model City residents annually. The present program includes the cultural arts, social services, recreation, physical education and outdoor camping programs.

The new pool to be built at the YMCA will be designed with a heating system, ventilation, humidity control, acoustics illumination, plumbing and other factors to fit accepted standards. The pool should be at least 75 feet in length and 45 feet wide. The depth will range from 3-12 feet. The pool will have six swimming lanes each seven feet wide and two diving boards measuring one and three meters respectively. The nonaquatic area will include a steambath massage area, office space, supply room and control booth.

This project will be partially funded by the Model City agency for a cost not to exceed \$100,000. The YMCA of Greater Miami Board of Directors has committed \$6,000 in cash toward this project. The pool will be open to the general public.

Tennis courts have a standard user group consisting of individuals between the ages of 12-64 years and a standard service radius of two to three miles. The standard capacity for tennis courts is 4,000 users per tennis center and the optimum center should contain six tennis courts.

## SWIMMING POOL

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
33%	67%*	69%	31%

## USER GROUP

27% of Total  
Population in  
Model City

\*The proposed YMCA pool in addition to the pools adjacent to Model City reduce the deficiency to 21%.

## TENNIS COURTS

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
5%	95%*	20%	80%

## USER GROUP

64% of Total  
Population in  
Model City

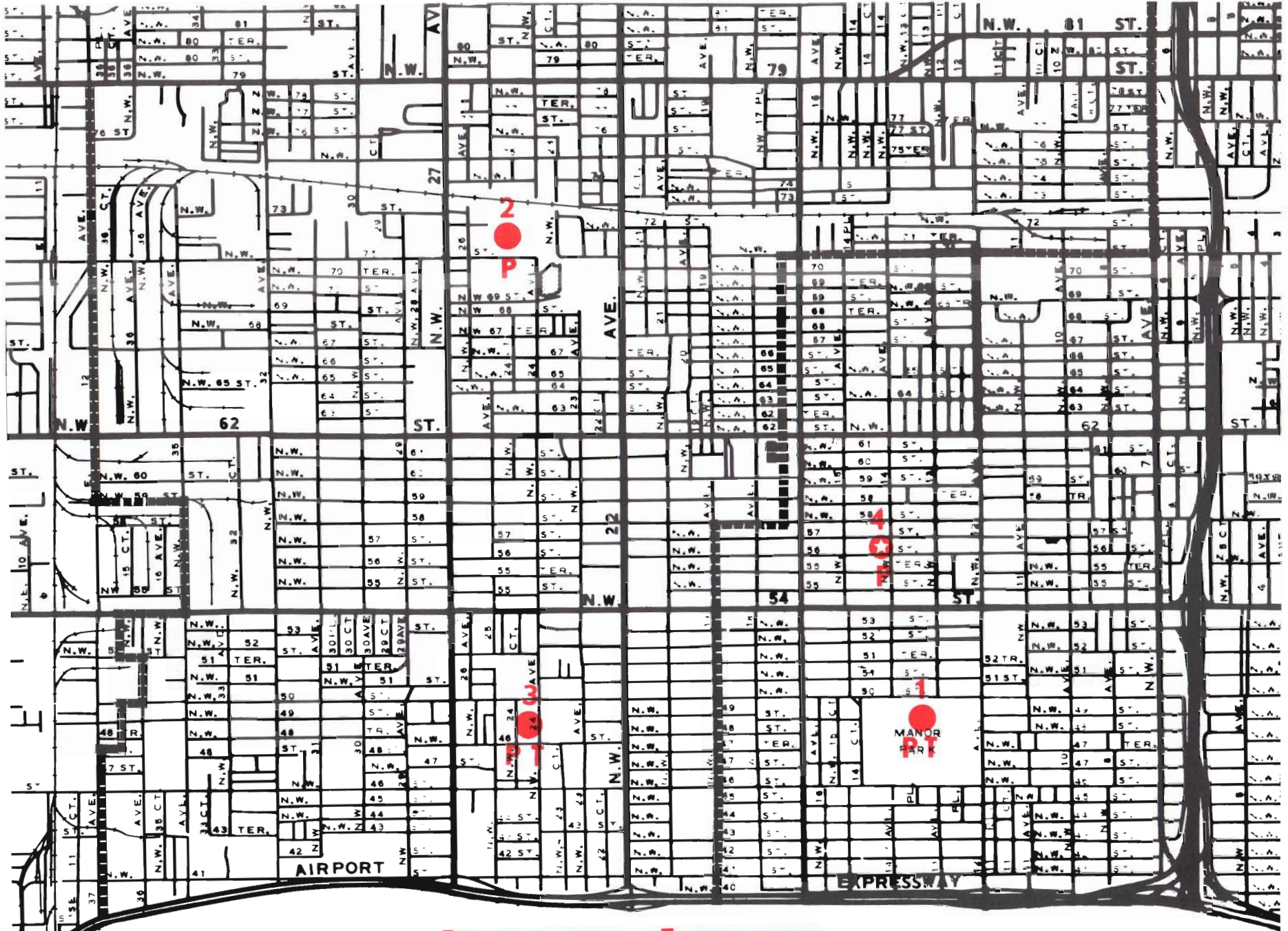
\*The tennis facilities adjacent to Model City reduce the deficiency to 76%.

## Pools & Tennis Courts

1. Manor Park
2. Poinciana Park
3. Brownsville Park
4. Proposed 'Carver Y'

- EXISTING
- ★ PROPOSED
- P POOL
- T TENNIS COURT





P SWIMMING POOLS

T TENNIS COURTS



# BASEBALL DIAMONDS & BASKETBALL COURTS

Baseball diamonds have a standard user group between the ages of 10-40 years and a standard service radius of two to three miles. The standard capacity for diamonds is 6,000 users per diamond.

Basketball courts have a standard user group consisting of individuals between the ages of 12-19 years and a standard service radius of one-half mile. The standard capacity for basketball courts is 500 users per court and each should have two baskets.

169

## BASEBALL DIAMONDS

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
57%	43%*	100%	0.0%

### USER GROUP

54% of Total  
Population in  
Model City

\*The baseball facilities adjacent to Model City reduce the deficiency to 0.0%.

## BASKETBALL COURTS

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
90%	10%*	23%	77%

### USER GROUP

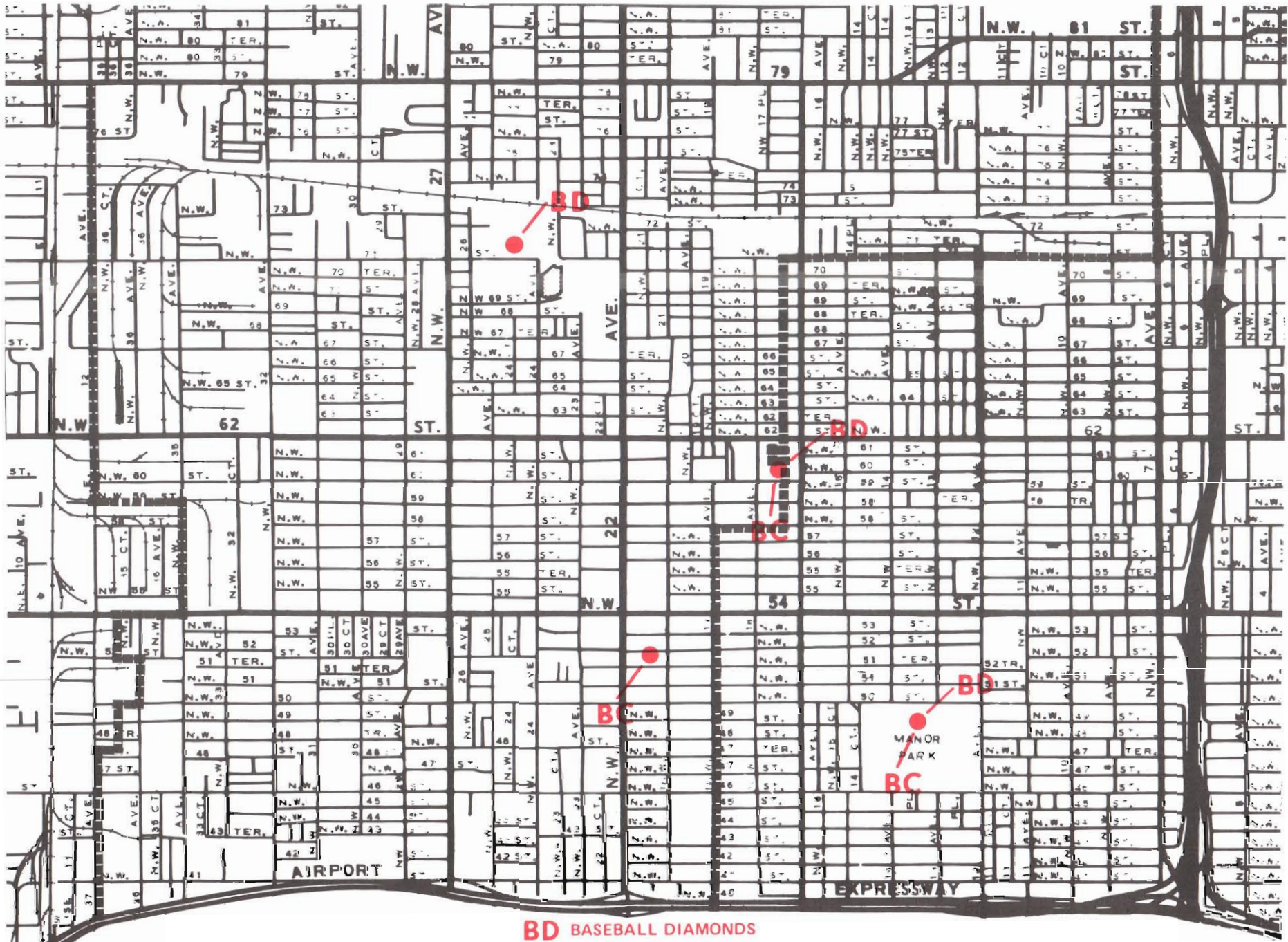
16% of Total  
Population in  
Model City

\*The basketball facilities adjacent to Model City reduce the deficiency to 0.0%.

### Baseball Diamonds & Basketball Courts

1. Olinda Park
2. Manor Park
3. Liberty City Park
4. Poinciana Park





**BD** BASEBALL DIAMONDS  
**BC** BASKETBALL COURTS

# MINI PARKS; TOT LOTS & VEST POCKET PARKS

## Tot Lots ----

Childrens play apparatus have a standard user group between the ages of 3-12 years and a standard service radius of one-half mile without crossing a major traffic artery. The standard capacity per apparatus area is 500 users per area.

## Vest Pocket Parks ----

Vest pocket parks come under the definition of a mini-park as classified by the Master Plan. Mini-parks are small parks that generally occupy less than one acre of land and are designed to provide a place where small children can play or adults can relax in a pleasant setting. They provide a common ground 'just down the street' where neighbors can meet on a casual day-to-day basis. Mini-parks are neither intended or designed for organized recreation programs. The service area of a mini-park extends a maximum of 1/4 mile.

### TOT LOTS

MODEL CITY		DADE COUNTY	
Served	Not Served	Served	Not Served
15%	85%	23%	77%

### USER GROUP

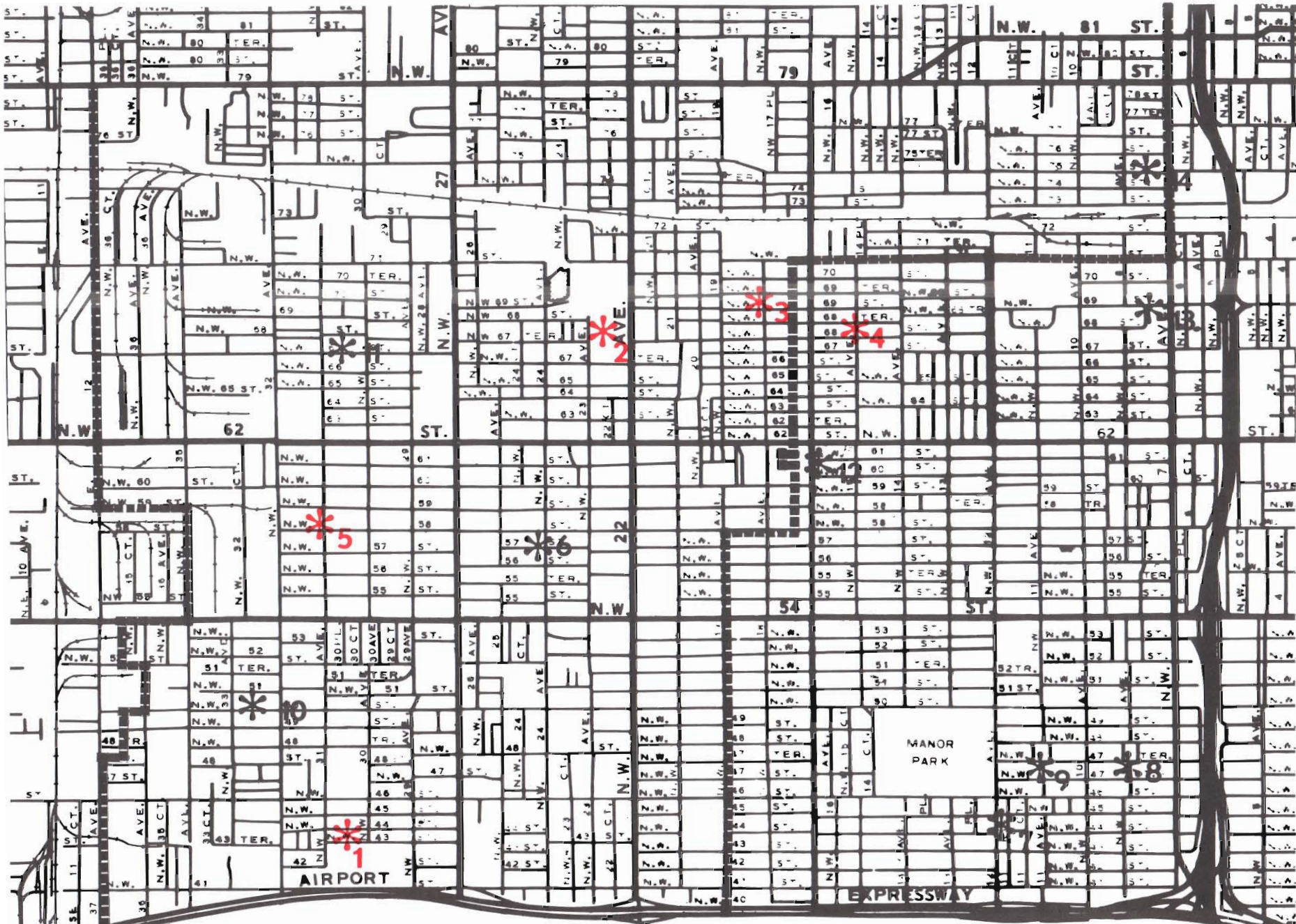
24% of Total  
Population in  
Model City

### VEST POCKET PARKS

Developed Mini-Parks	Location	Jurisdiction	Acreage
1. Glenwood Park	3155 NW 43 Street	Dade	.6
2. NW Highland Park	NW 67-68 Streets & 23 Court	Dade	.8
3. Liberty City Vest Pocket Park	NW 69 Street & 18 Avenue	Dade	.13
4. New Liberty City Vest Pocket Park	NW 68 Street & 15 Avenue	Dade	.12
5. Hialeah Heights Vest Pocket Park	NW 58 Street & 31 Avenue	Dade	.15

### Undeveloped Mini-Parks

6. Syrola Park	NW 56-57 Streets & 24 Avenue	Dade	.4
7. West Buena Vista	NW 44-45 Streets & 12 Avenue	Miami	1.0
8. Bay Vista Park	NW 47 Terrace & 8 Avenue	Miami	1.0
9. Crestwood Park	NW 47 Terrace & 11 Avenue	Miami	1.0
10. Vest Pocket Park	NW 50 Street & 33-32 Avenues	Dade	.4
11. Vest Pocket Park	NW 67 Street & 30 Avenue	Dade	1.0
12. Vest Pocket Park	NW 60 Street & 17 Avenue	Dade	.16
13. Vest Pocket Park	NW 68 Street & 8 Avenue	Dade	.16
14. Vest Pocket Park	NW 72-78 Streets & 8 Avenue	Dade	.15



DEVELOPED MINI PARKS \*

UNDEVELOPED MINI PARKS \*

# COMMUNITY PARK/SCHOOLS

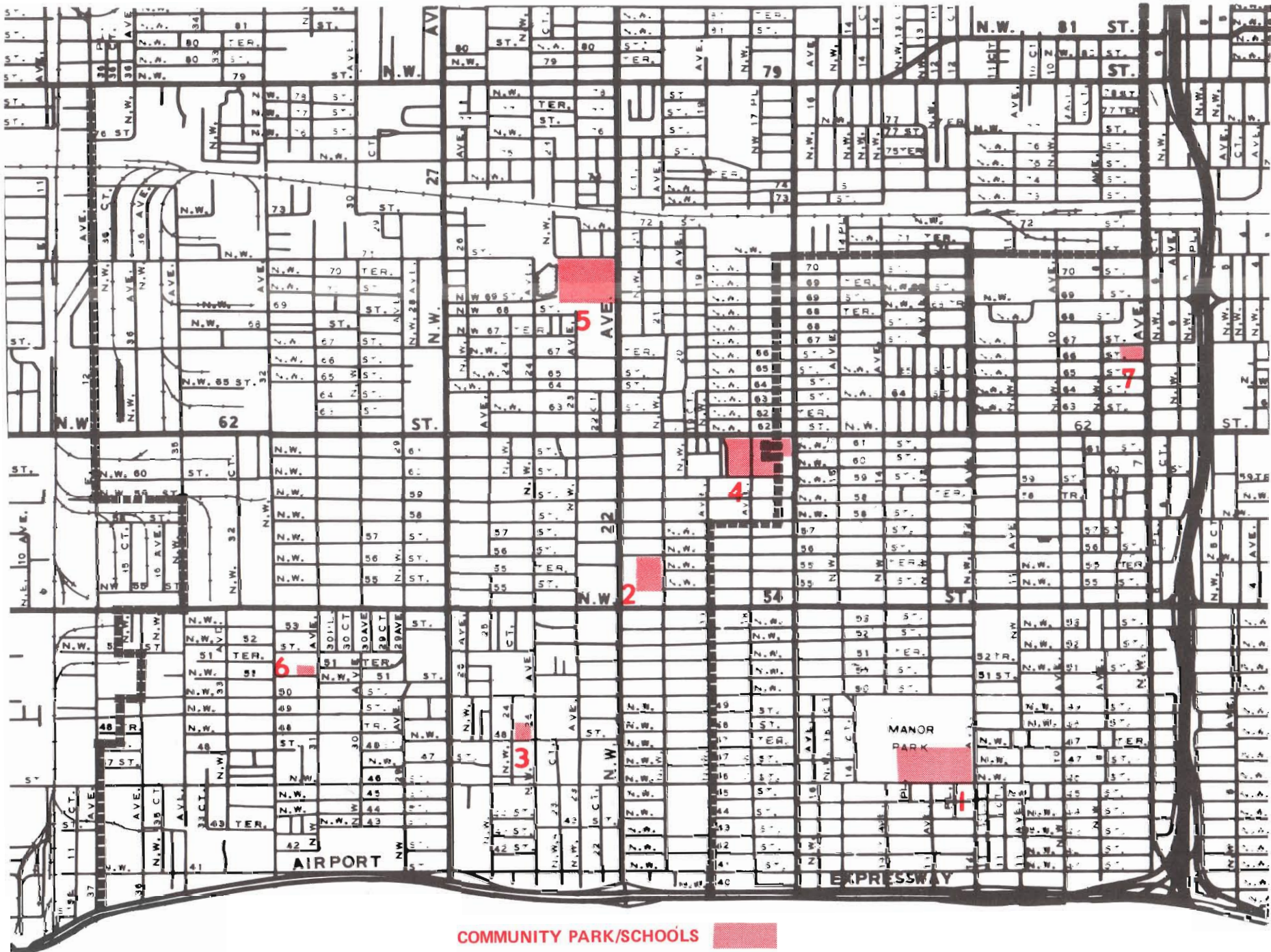
## THE COMMUNITY PARK SCHOOL

Public school facilities can help meet the needs of a growing community. The incorporation of the community school into the Model City Recreation Program has added 81 acres to the existing park system. Many programs conducted by the schools directly benefit the surrounding community. The reciprocal use of recreation facilities by the Board of Public Instruction and the local park and recreation departments makes it possible for many schools and public recreation programs that would otherwise be impossible. School facilities are needed most for the public school when school is not in session, i.e. weekends, after school hours and summer vacations. The joint utilization of schools as parks is especially significant in the Model City area because of the high density population.

173

## COMMUNITY PARK/SCHOOLS

Name	Location	Total Acreage of Park/School	Park Acres
1. Allapattah Jr. High	1331 NW 46 Street	48.4	28
2. Olinda Elem.	5536 NW 21 Avenue	15.0	6
3. Brownsville Jr. High	4899 NW 24 Avenue	14.0	4.2
4. Charles R. Drew Jr. High	1801 NW 60 Street	16.7	4.1
5. Poinciana Park Elem.	6745 NW 23 Avenue	48.3	36.6
6. Larah Park Elem.	5160 NW 31 Avenue	10.9	2.0
7. Primary C	NW 66 Street & 7 Avenue	2.5	.25



# SPECIAL CENTERS

## Cultural Arts Center

The Model City Cultural Arts Center will house the various cultural groups that have developed in the Model City area. Located on the Martin Luther King Boulevard and 22nd Avenue, the site is ideally situated for the cultural focus of Model City.

In addition, the center will serve to channel creativity in the community through the exposure of a stimulating and challenging atmosphere.

The Cultural Arts Center will be a complex of three buildings. Two of these buildings are existing and will be renovated as: (1) Dance Building which will provide space for dance and a band room; (2) Art Building which will provide scenery design and construction painting and sculpture; and (3) Performing Arts Building including art gallery space seating 280 persons.

## Model City Teen Center

The Model City Teen Center is designed to provide recreation and cultural enrichment programs for Model City youth through outreach programs in schools, parks, and other recreational facilities.

The center is located at 6940 N.W. 27 Avenue and serves this community seven days a week. The schedule for the center is as follows: Monday through Friday from 1:00 p.m. until 10:00 p.m.; Saturday from 1:00 a.m. until 6:00 p.m. and on Sunday from 1:00 p.m. until 5:00 p.m. The two-story building is 10,500 square feet in size and contains library facilities, meeting rooms, a photographic laboratory, and a television room.

Approximately four thousand youth per month attend activities conducted by the center. Activities include instruction and participation in the areas of ceramics, karate, drama, sewing, arts and crafts, photography, billiards, boxing, ping-pong, and creative dance. To provide this type of program and maintain the center, a total of twelve persons are employed.

## Belafonte Tacolcy Center

The Belafonte Tacolcy Center, Inc. located at 6161 N.W. 9 Avenue, is an independent, nonprofit corporation which has as its primary objective the operation of a youth development program in the Liberty City area. This area is within the section of Dade County defined as the Model City neighborhood.

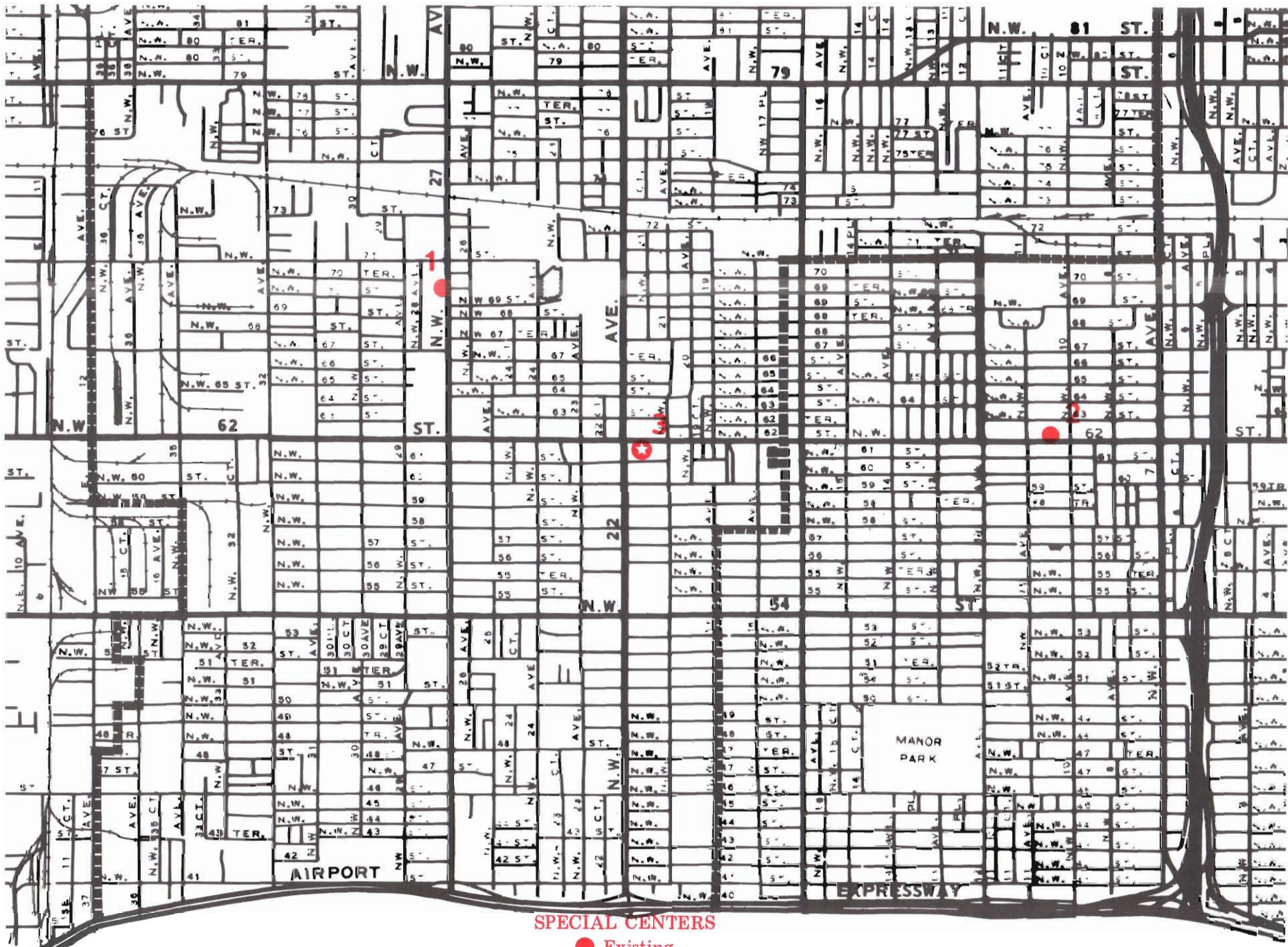
The youth group was known originally as The Advisory Committee of Liberty City Youth (T.A.C.O.L.C.Y.). The center is 10,000 square feet in size and contains classrooms, library facilities, meeting rooms, office space, areas for indoor recreation and an area for outdoor passive recreation.

The center serves approximately three hundred persons per month and works actively with the following types of activities or agencies: drug education programs, arts and crafts, tutorial programs, girl scouts, and recreation. Staff for the center consists of one center director and two center aides. Other organizations or agencies using Tacolcy's facilities provide their own staff. In order to meet the needs of the community, the center is open Monday through Friday during the hours of 9:00 a.m. until 9:00 p.m.

## SPECIAL ACTIVITY FACILITIES

<u>Existing Special Activity Facilities</u>	Location	Jurisdiction	Acreage
1. Model City 27th Avenue Teen Center	6940 NW 27th Avenue	Dade	1.8
2. Belafonte Tacolcy Center	6161 NW 9th Avenue	Nonprofit Corp.	.9
<u>Planned Special Activity Facility</u>			
3. Cultural Arts Center	NW 62nd Street & 22nd Avenue		1.8





**SPECIAL CENTERS**

- Existing
- ★ Planned



# LIBRARIES

Libraries provide a leisure time service for the entire Model City area. Each library has a one mile service radius except for the Main Library. Model City has only one branch library and one on its fringes. Branch libraries orient their programs and special collections to meet the particular needs and interest of the neighborhoods they serve.

## Mobile Libraries ----

The Traveling Libraries issue over half a million books per year and make over 40 stops per week. Bookmobile facilities, hours, and available volumes are relatively limited compared to standard library buildings, but serve well as guages for library demand in the planning process.

These maps differ from previous maps since they do not indicate inadequate service within the service radius.

## Traveling Library Schedule (Model City Area)

### Thursday

Northside Shopping Center

N.W. 79th Street and 27th Avenue

5:30 p.m. — 8:00 p.m.

### Olinda

N.W. 21st Avenue and 52nd Street

2:45 p.m. — 4:45 p.m.

### Friday

Brownsville Park

N.W. 50th Street and 31st Avenue

4:45 p.m. — 6:00 p.m.

James E. Scott Community Center

N.W. 22nd Avenue and 71st Street

3:00 p.m. — 4:30 p.m.

## Branch Libraries

1. Model City
2. Edison Center

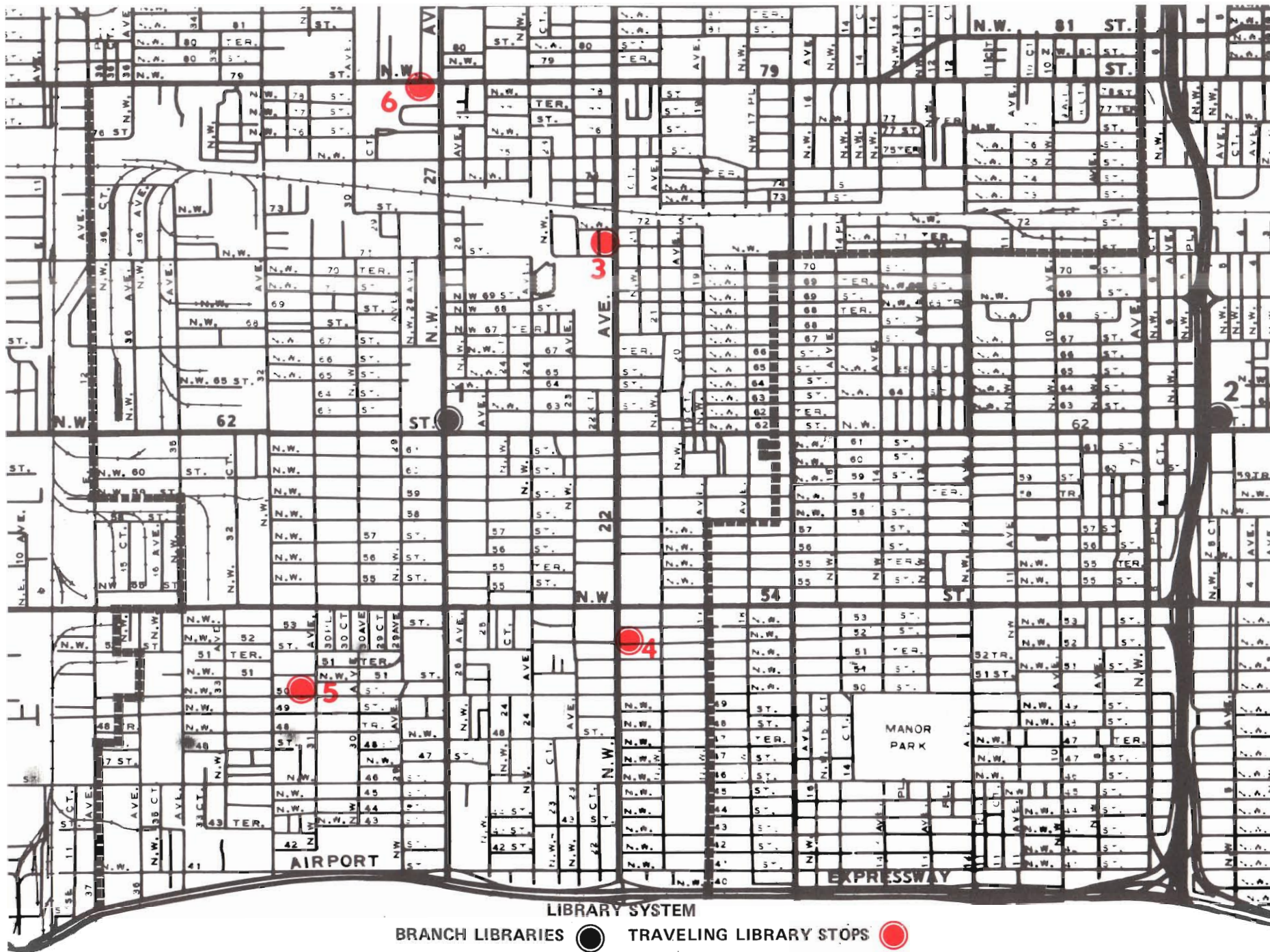
## Location

NW 62nd Street & 27th Avenue  
531 NW 62nd Street

## Traveling Library Stops

3. James E. Scott
4. Olinda Park/School
5. Brownsville Jr. High School
6. 79th Street Shopping Center

NW 71st Street & 22nd Avenue  
NW 51st-52nd Streets & 21st-22nd Avenues  
4899 NW 79th Street & 27th Avenue  
NW 79th Street & 27th Avenue



LIBRARY SYSTEM

BRANCH LIBRARIES ● TRAVELING LIBRARY STOPS ●

## THE QUALITY OF LIFE INDEX

Six socio-economic and four physical-environmental factors are utilized in the index. The ten factors were chosen because they represent a wide spectrum of conditions affecting all segments of the population. Each one has been discussed in detail in preceding sections of this Profile and the brief summary below serves only as a general reference. Information has been aggregated on the census tract level because of availability and consistency.

The Socio-economic Index combines:

**Age Adjusted Death Rate** -- is used as a health indicator. Age adjusting allows small areas (census tracts) with varying age compositions to be compared with much of the bias introduced by the elderly removed.

**Family Organization** -- is based on the percent of children in families with only one parent present.

**Educational Attainment** -- is the median number of school years completed for people 25 and over in each census tract.

**Overcrowded Housing** -- the rate of overcrowding is the percentage of occupied housing units in a tract which contain more than one person per room.

**Crime Index** -- combines indices of crimes against persons and crimes against property into a single index by census tract.

**Income** -- is the last category in this group and is based on the median income for families and unrelated individuals in each census tract.

The Environmental Quality Index includes:

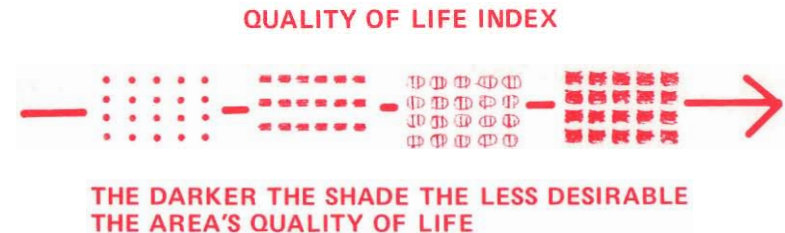
**Environmental Deficiencies** -- based on seven categories from the CIP Blight Survey including rough streets, incomplete sidewalks, excessive growth on right-of-ways, standing water, neighborhood litter, excessive growth or trash on vacant lots and uncollected trash.

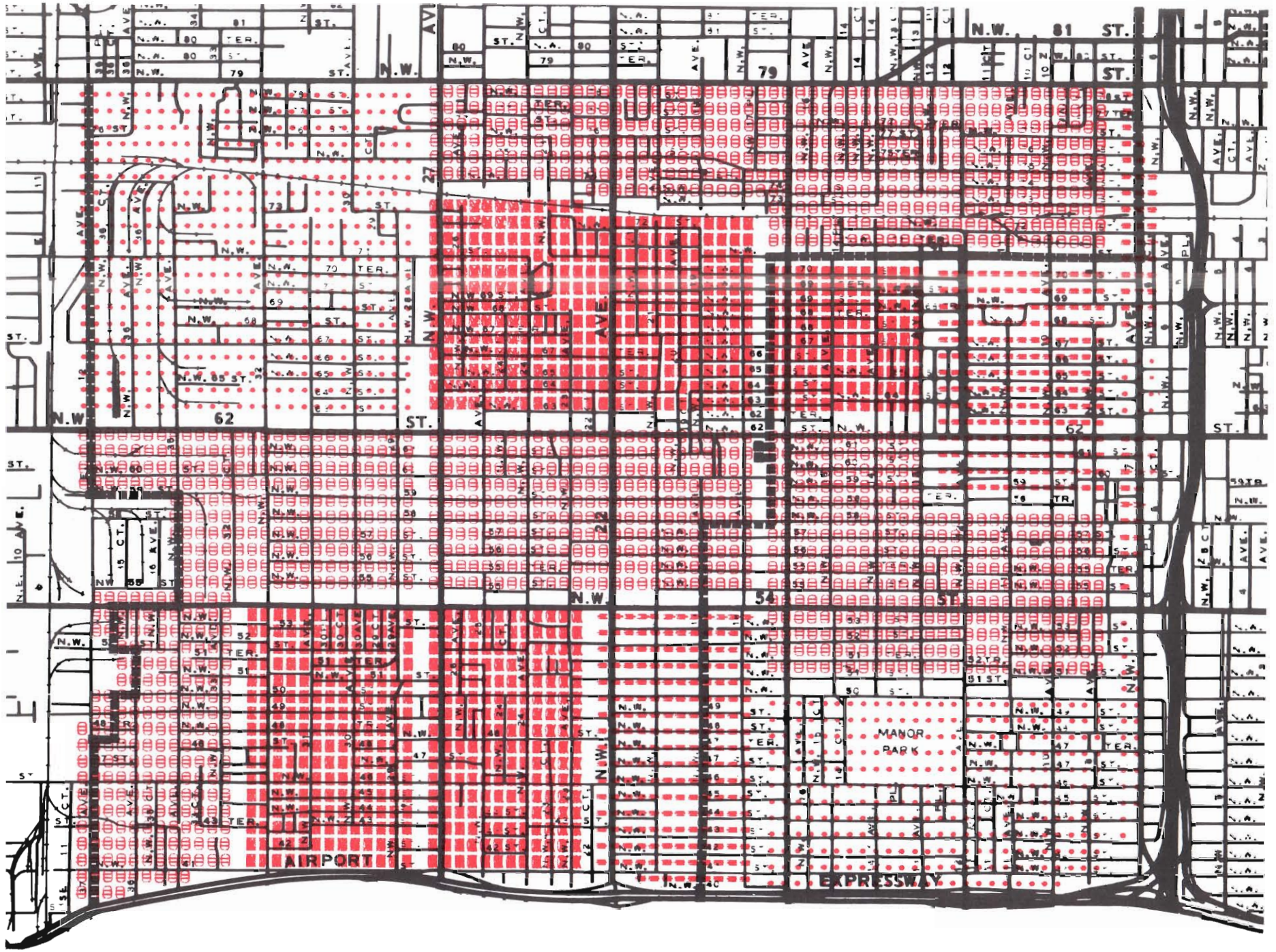
**Land Use Conflicts** -- a conflict is caused when incompatible forms of development are located close enough to each other to be visible, audible or directly tangible. A scoring system was used to rate each area.

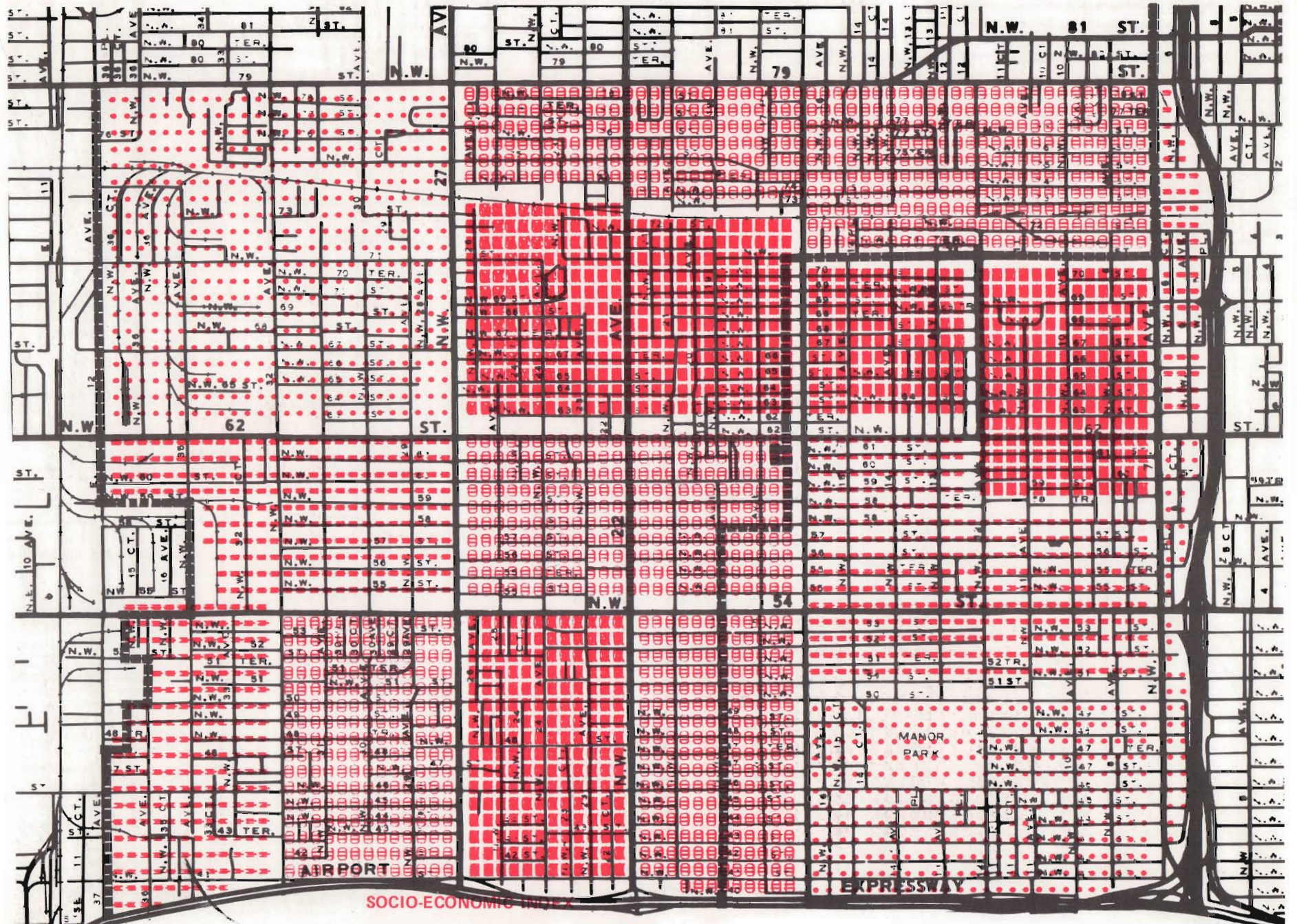
**Open Space Index** -- defines the relative need for open space per tract. A one-half mile walking distance was used as the service radius for each park. The size and capacity of the park was also a factor.

**Deficient Housing** -- includes units which can be rehabilitated plus dilapidated units which should be cleared based on an exterior inspection of structural condition.

The final composite 'Quality of Life Index' was developed by combining the Socio-economic and Environmental Quality Indices through the Z score method explained in the introductory section of this Profile.



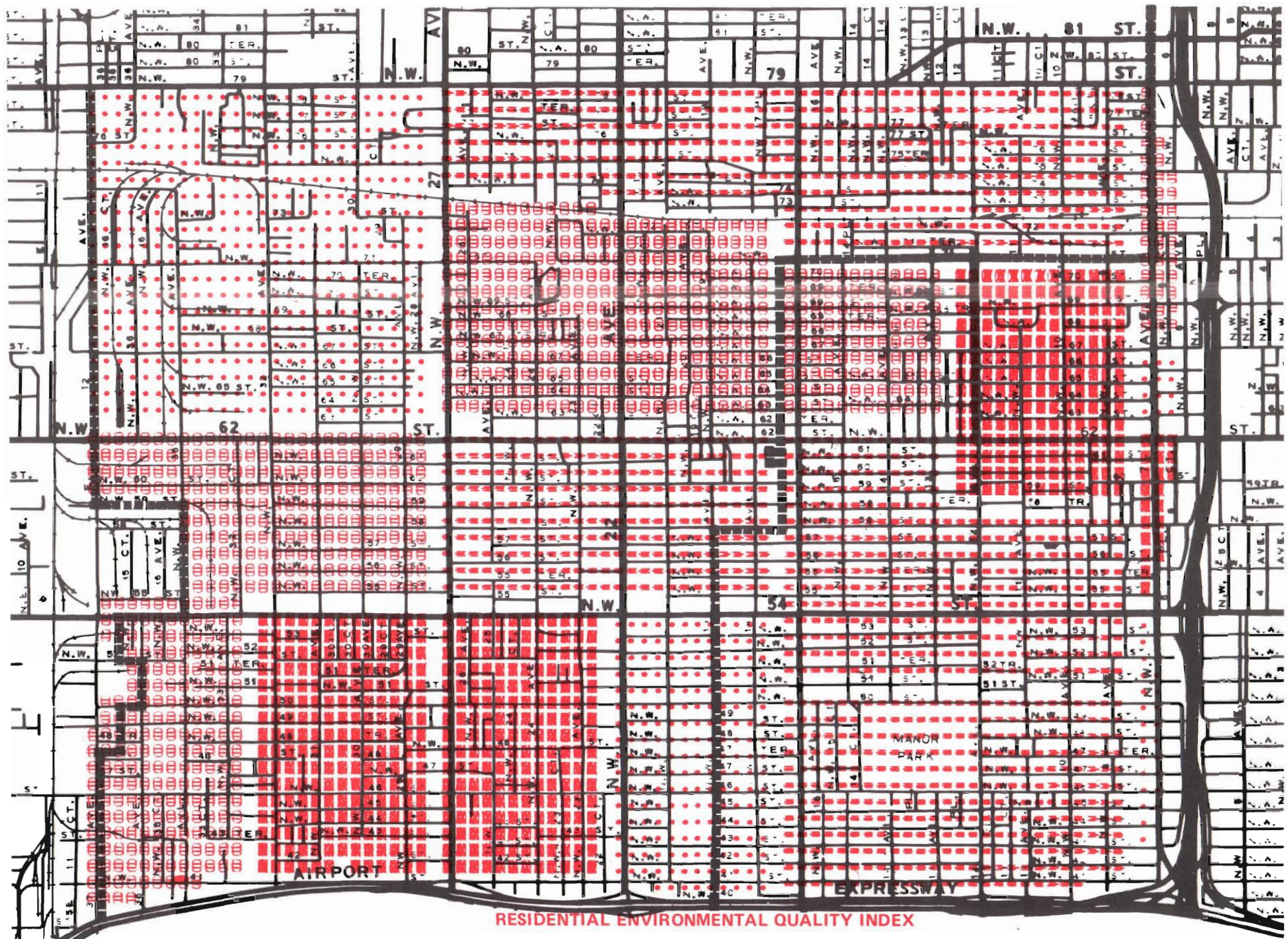




SOCIO-ECONOMIC INDEX



THE DARKER THE SHADE THE MORE SEVERE THE SOCIO-ECONOMIC PROBLEMS



**RESIDENTIAL ENVIRONMENTAL QUALITY INDEX**



**THE DARKER THE SHADE THE LESS DESIRABLE THE AREA'S ENVIRONMENTAL QUALITY**

