

# Appendix

## A. METHODOLOGY

The statistical information on post war dwelling conditions of Negroes was gathered from building permit applications or from building permit duplicates of the various municipalities and county areas in which Negroes are residing. These municipalities were the cities of Miami, Opa Locka, South Miami, Coral Gables, Hialeah, North Miami Beach, Biscayne Park, Homestead, Florida City, and the unincorporated area of Dade County. It was necessary to search all building permit files for each of these areas back to and including 1946. Since building permits are required throughout the county and in each municipality, and also since building permits are issued only upon payment of a substantial fee, they generally represent an accurate picture of the actual building that has taken place.

The areas have been previously defined in *Survey of Negro Areas*, a recent publication of the Dade County Planning Board, (1950). The area breakdown of this study was generally followed here. While the original building permit statistics were separated in 37 districts, we combined these districts in 26 neighborhoods, taking collectively those districts which are separated only by municipal boundaries or are nearly adjacent.

The results of the 1950 Census of Housing were not available when the study was completed. As the 1940 Census data was available only by precincts and the municipal components of these precincts, it was necessary to combine nearby areas within precinct boundaries in order to facilitate comparison of 1940 data with that found in 1950. Our resulting tabulations show only 17 areas. In the tables where the word "Area" is used, other minor neighborhoods in the immediate vicinity are included. Data for Liberty City (B), Coconut Grove (C), Lemon City (D), Sanford Subdivision (E), Brownsville (F), Hialeah (J), Biscayne Park (T), and Hampton Park-Truman City (S) are for those areas only.\* The South Miami Area (G-1) includes the nearby area of North Kendall Drive (G-2), both of which lie in 1940 precincts of #107 and #108. The Opa Locka Area (H-1) includes the adjacent area of Bunche Park

(H-1) and the nearby area of New Liberty City (H-2), all of which comprise the 1940 precinct #2. The Homestead and Florida City Area (K) includes all of precincts 113 and 114. The Perrine-Richmond Area (precinct 110) includes Perrine (M-1) the adjacent area of Peters (M-1) and the nearby areas of Richmond Heights (M-2), Coral Reef Drive (M-3), and Richmond Drive (M-4). The Goulds Area (precinct 111) includes Goulds (N-1) the adjacent areas of Lincoln City and Victory Gardens (N-1) and the nearby area at the junction of Franjo Road and Ingraham Highway (N-2). The Princeton-Naranja Area (P-1) (precinct 112) includes the areas of Princeton (P-1), Naranja (P-1), Modello (P-2), and Moody Drive (P-1). The Ojus Area (precinct 1) contains the area in Ojus (Q-1) and the area which lies in the recently incorporated City of North Miami Beach (Q-2). The Motu-Kendall Area (precinct 109) includes the area on Motu Drive (R-1) and a small area at Kendall (R-2). These areas are shown on the accompanying map.

Several areas are bisected by municipal boundaries. Liberty City is partly in Miami and partly in the unincorporated parts of Dade County. Coconut Grove is partly in Miami and partly in Coral Gables. The Opa Locka area is partly in the City of Opa Locka and partly in the unincorporated county area. South Miami area is principally in the City of South Miami and extends for several blocks in the unincorporated county area. The Homestead-Florida City area is mostly in the cities of Homestead and Florida City with about one-fifth of it in the unincorporated county area.

Generally Negro areas are inhabited throughout by non-whites, although occasionally a few white families may be found in such districts, especially near the periphery, as conversely Negro families are scattered in white neighborhoods.

Building permit information was separated as to:

- (1) new 1 and 2 family dwelling units built,
- (2) new apartment units built,
- (3) conversions of existing units from single to duplex without altering size of existing structure, and similarly
- (4) conversions from duplex to single
- (5) houses moved into the area from other Negro areas and from white areas,

\*The data for 1940 includes the entire precinct in which these areas lie. However, the area count of Negroes is generally synonymous with that of the precinct since Negroes are not normally found outside the area boundaries.

- (6) houses moved out of the area, and
- (7) houses demolished.

From this data we computed separately total new construction as well as total changes in inventory in the areas.

While there was a good deal of public housing construction in the period immediately preceding World War II, all postwar building was done by private enterprise.

The Survey of Negro Areas of the Dade County Planning Board gave a complete inventory of the Negro dwellings for 1949. This inventory was taken over a period of approximately ten months. Statistics were gathered to compute the additional dwellings and a total inventory as of December 1950 was established. The inventory as of January 1, 1946, was computed by subtracting the building permits of the last five years from the 1950 inventory.

Further data were obtained from the Sixteenth Census of the United States, 1940, Population, Volume II, "Characteristics of the Population" and from the Sixteenth Census of the United States, Housing, Volume I, "Data for Small Areas."

To facilitate comparisons it was necessary to make an accurate estimate of Dade County Negro population existing as of December 31, 1950. We

were able to obtain the Negro school enrollment figures for 1940 and 1950, but since family structures have changed somewhat in the 10 year period, we could not directly project population from school enrollment.

Population and school enrollment figures were available for total white and non-white residents for both the census years of 1940 and 1950. By calculating the change in ratios—total population to total school enrollment, 1940 to 1950—we could apply the change of ratios to the 1940 ratio for Negroes.

Thus determining the Negro school enrollment ratio in 1950, Negro population for April 1950 was determined from the school enrollments.

Population growth in Florida is generally exponential, and the rate of Negro population increase for the 10 year period was found from the formula:  $P_2 = P_1 (r)^x$ , where  $P_1$  = population, April 1940;  $P_2$  = population, April 1950;  $r$  = the annual rate of increase;  $x$  = the number of years in the interval between  $P_2$  and  $P_1$ . "r" was found equal to 1.0449.

To compute the population to December 1950, the same formula is used.  $P_2$  becomes the value of December 1950, and  $x$  becomes 10.667 years. The value of the Negro population of December 1950 is thus determined as 79,227.

## B. TABLES

Table I  
Persons per Dwelling  
1940 - 1950

		Population	Dwellings	Persons per Dwelling
NEGRO	1940	47,549	11,285	4.21
	1950	79,227	21,995	3.60
WHITE	1940	217,909	78,885	2.76
	1950	415,857	161,466	2.58

Source: 1940 figures are from 17th Census of the United States; Bureau of the Census. Negro statistics omit precincts which do not include recognized Negro areas. 1950 white population figure is based on "Advanced Reports," Series PC-8, No. 9A, Bureau of the Census. Computations for white dwelling figure are based on "Preliminary Counts of Dwelling Units," Series HC-1, No. 9. 1950 Negro population is estimated as explained in the Methodology. 1950 Negro dwelling figures are from Survey of Negro Areas, Dade County Planning Board, 1950, with Building Permit figures added to December 1950.

Table II  
 NEGRO DWELLING UNITS, DADE COUNTY  
 Comparison of Distribution  
 1940 - 1946 - 1950

	April 1, 1940	Jan. 1, 1946	Dec. 31, 1950
All Units	100.00 %	100.00 %	100.00 %
Central Negro District	61.6 %	45.6 %	37.5 %
Other Urban Districts	23.3 %	31.2 %	32.2 %
Liberty City	9.4	15.1	15.6
Coconut Grove	8.6	6.9	6.8
Lemon City	.4	.5	.4
Sanford Subdivision	.2	.2	.2
Brownsville	1.4	5.3	6.3
South Miami Area	3.3	3.2	2.9
Suburban Areas	6.0 %	10.7 %	17.3 %
Opa Locka	.1	2.1	9.9
Hialeah	.6	.8	.9
Homestead & Florida City	5.3	7.8	6.5
Rural and Semi-Rural Areas	9.1 %	12.5 %	13.0 %
Perrine-Richmond Area	3.3	5.4	6.6
Goulds Area	2.1	3.2	3.0
Princeton-Naranja Area	1.8	2.7	2.2
Ojus Area	.9	.7	.6
Motu-Kendall Area	.5	.4	.5
Hampton Pk.-Truman City	.2	.0	.0
Biscayne Park	.3	.1	.1

Source: Computed from Table IV.

Table III  
 POSTWAR NEGRO CONSTRUCTION BY AREAS  
 (New Construction and Additions Only)

	1946	1947	1948	1949	1950	Total
All Units	313	693	606	2,379	2,804	6,795
Central Negro District	6	132	44	622	826	1,630
Other Urban Districts	142	441	394	970	238	2,185
Liberty City	111	202	114	558	96	1,081
Coconut Grove	3	7	111	287	40	448
Lemon City	—	—	—	6	1	7
Sanford Subdivision	—	—	—	—	—	0
Brownsville	22	201	132	117	60	532
South Miami Area	6	31	37	2	41	117
Suburban Areas	81	100	124	526	1,238	2,069
Opa Locka	10	24	71	477	1,225	1,807
Hialeah	3	5	12	12	2	34
Homestead & Florida City Area	68	71	41	37	11	228
Rural & Semi-Rural Areas	84	20	44	261	502	911
Perrine-Richmond Area	20	—	—	172	421	613
Goulds Area	12	15	31	74	37	169
Princeton-Naranja Area	46	1	12	9	1	69
Ojus Area	—	1	—	1	34	36
Motu-Kendall Area	6	3	1	3	9	22
Hampton Park & Truman City	—	—	—	2	—	2
Biscayne Park	—	—	—	—	—	0

Source: Building Permit files of Dade County and nine municipalities.

Table IV  
INCREASES IN NEGRO DWELLING UNITS BY AREAS  
1940 - 1950

	Inventory of Dwelling Units			1940-1950 Net Change	1940-1950 Percent Increase
	April 1, 1940	Jan. 1, 1946	Dec. 31, 1950		
All Units	11,285 <sup>1</sup>	15,381	21,995	10,710	94.9%
Central Negro District	6,956	7,007	<u>8,243</u>	1,287	18.5%
Other Urban Districts	2,630	4,797	7,079	4,449	169.2%
<u>Liberty City</u>	1,058	2,319	<u>3,442</u>	2,384	225.3%
Coconut Grove	968	1,059	<u>1,503</u>	535	55.3%
Lemon City	51	72	79	28	54.9%
Sanford Subdivision	20	34	34	14	70.0%
<u>Brownsville</u>	<u>159</u>	822	<u>1,393</u>	1,234	776.1%
South Miami Area	374	491	<u>628</u>	254	67.9%
Suburban Areas	680	1,647	3,819	3,139	461.6%
<u>Opa Locka Area</u>	9	324	<u>2,183</u>	2,174	—
Hialeah	69	130	<u>192</u>	123	178.3%
Homestead & Florida City Area	602	1,193	1,444	842	139.9%
Rural & Semi-Rural Areas	1,019	1,930	2,854	1,835	180.1%
Perrine-Richmond Area	372	826	1,439	1,067	286.8%
Goulds Area	242	489	664	422	174.4%
Princeton-Naranja Area	198	418	487	289	146.0%
Ojus Area	97	106	141	44	45.4%
Motu-Kendall Area	60	69	99	39	59.1%
Hampton Park & Truman City	20 <sup>2</sup>	0	2	—18	—90.0%
Biscayne Park	30	22	22	—8	—26.7%

<sup>1</sup> This total omits 302 non-white dwelling units which are not within limits of recognized colored areas.

<sup>2</sup> This figure represents whole of voting precinct 85 and includes rural non-white residences outside the area specified.

Source: 1940 data from 16th Census of the United States, Bureau of the Census. 1950 data is compiled from inventory conducted by Dade County (See Survey of Negro Areas, Dade County Planning Board, Miami, Florida) with Building Permit Data added to December 1950.

4  
1  
2  
Opa Locka

Table V  
SINGLE AND DUPLEX UNITS vs. APARTMENTS  
Postwar Negro Construction in Dade County by Areas

	1 & 2 Family Dwellings	Apartment Units	Units Total
All Units	4,095	2,700	6,795
Central Negro District	35	1,595	1,630
Other Urban Districts	1,123	1,062	2,185
Liberty City	465	616	1,081
Coconut Grove	296	152	448
Lemon City	1	6	7
Sanford Subdivision	0	0	0
Brownsville	284	248	532
South Miami Area	77	40	117
Suburban Areas	2,034	35	2,069
Opa Locka Area	1,788	19	1,807
Hialeah	26	8	34
Homestead & Florida City Area	220	8	228
Rural & Semi-Rural Areas	903	8	911
Perrine-Richmond Area	613	0	613
Goulds Area	168	1	169
Princeton-Naranja Area	62	7	69
Ojus Area	36	0	36
Motu-Kendall Area	22	0	22
Hampton Park & Truman City	2	0	2
Biscayne Park	0	0	0

Source: Building permit files of Dade County and nine municipalities.

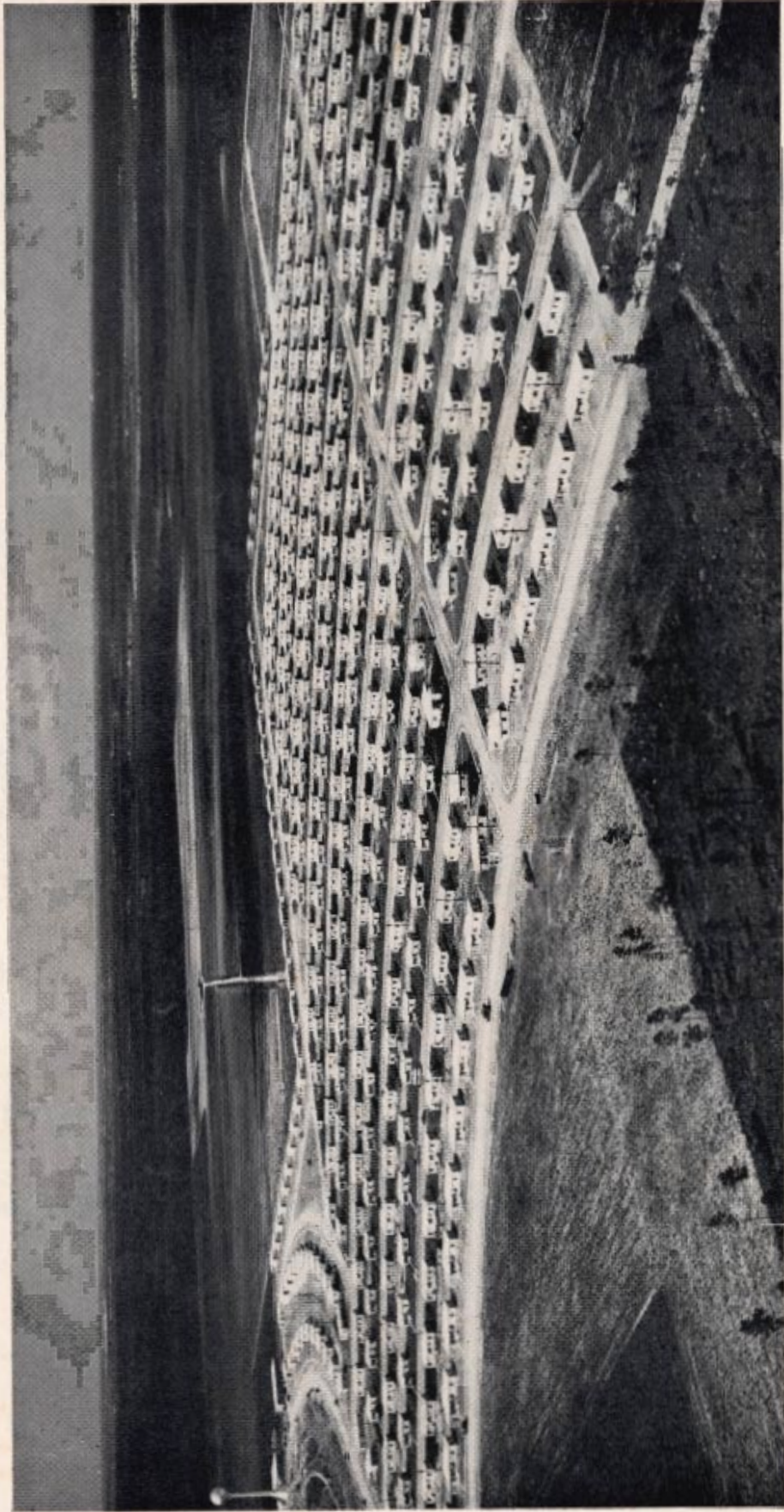


Photo by Hamilton, Miami Daily News

Completed part of RICHMOND HEIGHTS project near Perrine, Florida. The single family houses which are erected on lots 75 x 100 feet are part of a larger project of 465 acres planned for future development and providing park and recreational area, school site, shopping district, and winding streets. Houses are V.A. financed and sell from \$6,150 to \$8,500 according to size. Houses are between 800 and 1,000 square feet. Homes are electrically equipped with 30 gallon hot water heater, washing machine, kitchen range, and refrigerator.

# CITY PLANNING BOARD OF MIAMI, FLORIDA

## Negro Districts in Greater Miami

- ① Biscayne Park - 6 Acres
- ① Opa-Locka - 604 Acres  
(Bunche Park) Pop. 2,500
- ② North Miami Beach - 40 Acres
- ③ Liberty City - 492 Acres  
Pop. 12,605
- ④ Brownsville - 285 Acres  
Pop. 5,500
- ⑤ Central - 377.92 Acres  
Pop. 35,000
- ⑥ Lemon City - 8.36 Acres
- ⑦ Coconut Grove - 199.76 Ac.  
Pop. 6,413
- ⑧ South Miami - 194 Ac.
- ⑨ Sanford Sub. - 5 Ac.
- ⑩ Hialeah - 62.53 Ac.





- ① Union St - 25th St
- ② South Miami - 19th St
- ③ Coconut Grove - 15th St
- ④ South City - 5th St
- ⑤ - 25th St - 30th St
- ⑥ - 30th St - 35th St
- ⑦ - 35th St - 40th St
- ⑧ - 40th St - 45th St
- ⑨ - 45th St - 50th St
- ⑩ - 50th St - 55th St

RACE  
RESIDENT OCCUPATION  
AREAS

MIAMI BEACH  
MIAMI