2014

Miami-Dade Economic Advocacy Trust Annual Report Card and Scorecard

The Metropolitan Center

Florida International University

Research Team

The Metropolitan Center at Florida International University:

The Metropolitan Center at Florida International University (FIU) delivers information and expertise to decision makers, community leaders and citizens as they seek to forge solutions to urban problems. The Center is engaged in the study of housing, demographics, economics and politics in South Florida. The overall goal of the Center, as an "applied research" institute, is to provide decision-makers with the best possible information to forge solutions to the problems confronting South Florida's urban areas. Toward that goal, the Center provides research, training, and technical assistance to governmental and nonprofit institutions in South Florida.

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I. Background

The following "Report Card" and Targeted Urban Area (TUA) Analysis was prepared by the Florida International University (FIU) Metropolitan Center on behalf of the Miami-Dade Economic Advocacy Trust (MDEAT). Miami-Dade, Florida, County Code of Ordinances Article XLVIII, Section 2-505. (e) states "The Trust, in addition to providing quarterly financial reports, shall submit to the Board an Annual Report Card on the on the State of the Black Community in Miami-Dade County. The report card shall include information on factors such as, but not limited to, the unemployment rate, the rates of business ownership, graduation rates, and homeownership rates within Miami-Dade County Black Community. The report card shall be presented to the Board and to the community." The Annual Report Card will complement existing TUA profiles prepared by the Miami-Dade County Regulatory and Economic Resources Department.

The following TUAs with predominantly Black populations are the focus of the Annual Report Card and analysis:

- Carol City

- Coconut Grove

- Goulds

- Liberty City

- Little Haiti

- Model City

- North Miami 7th Avenue TUA Corridor

- North Miami Downtown TUA Corridor

- North Miami West Dixie Highway Corridor

- N.W. 27th Avenue Corridor

- N.W. 183rd Street TUA Corridor

- Opa-locka

- Overtown

- Perrine

- Richmond Heights

- South Miami

- West Little River

II. Key Findings and Recommendations

The analysis of the 17 Targeted Urban Areas (TUAs) and the resources available to individuals and families in these areas found significant gaps in terms of need. The vast majority of resources available to the populations of the TUAs consist of agencies and organizations providing basic services under three major categories 1) child, family and school social services, 2) medical and public health social services, and 3) mental health and substance abuse social services. The analysis found significant needs in many of the TUAs in all of MDEAT's four policy areas: Jobs/Economic development, Housing, Education and Criminal Justice. The analysis found the needs vary widely among the TUAs but found clear correlations between unemployment, median household and per capita incomes, poverty, affordable housing and crime.

Major Findings:

J o b s / E c o n o m i c   D e v e l o p m e n t

The most striking economic development issue in the TUAs is the high level of unemployment. Unemployment rates range from a low of 12.9 percent in Opa-locka to 25.3 percent in Model City. Most of the TUAs have unemployment rates over 15 percent and five have unemployment rates over 20 percent (Model City, Richmond Heights, Overtown, Liberty City and Little Haiti).   By comparison, the unemployment rate for Miami-Dade County is 7.6 percent (May, 2014).

High unemployment rates in the TUAs have a direct correlation to low median household and per capita incomes as well as the high numbers of families and individuals living in poverty. In Model City, Little Haiti and Liberty City median household incomes are as low as $9,600 with per capita incomes as low as $4,469 in Liberty City and $5,131 in Model City. The number of individuals living in poverty is proportionately the highest in Little Haiti (44.5 percent), Overtown (43.9 percent), Liberty City (41.8 percent) and Model City (40.9 percent). By comparison, the per capita and media household incomes in Miami-Dade County are $23,304 and $43,464, respectively. The poverty rate in Miami-Dade County, as a whole, is 15.7 percent.

H o u s i n g

Housing tenure varies significantly across the TUAs. Homeownership rates are highest in North Miami 7th Avenue (82.8 percent), Richmond Heights (81.6 percent) and NW 183rd Street (71.3 percent).

Owner values differ significantly among the TUAs. The highest owner values are found in Coconut Grove ($213,600 - $356,100), Richmond Heights ($156,500 - $304,700) and South Miami ($121,700 - $291,300). The highest median rents are found in South Miami ($1,163 – 1,375), Richmond Heights ($494 - $2,001) and Northwest 183rd Street ($600 - $2,001).

The values of owner and renter properties in the TUAs in relation to median household incomes has resulted in significantly high levels of both owner and renter cost-burdened households (households paying in excess of 30 percent of income on housing costs). Cost-burdened owner households are high among all TUAs, but particularly high in Coconut Grove (65.2 percent), Opa-locka (60.7 percent), North Miami West Dixie (55.9 percent) and North Miami Downtown (55 percent). High levels of cost-burdened renter households are also high among all the TUAs, but particularly high in North Miami West Dixie (69.6 percent) North Miami Downtown (69.4 percent) and Model City (67.3 percent).

E d u c a t i o n

Education levels vary significantly among the TUAs. The highest levels of educational attainment are found in Carol City (40.3 percent with high school diploma/9.9 percent with Bachelor's Degree), Liberty City (40.4 percent with high school diploma/8 percent with Bachelor's Degree), NW 183rd Street (39.5 percent with high school diploma/10.3 percent with Bachelor's degree) and Richmond Heights (34.4 percent with high school diploma/14.9 percent with Bachelor's Degree). The lowest levels of educational attainment are found in Little Haiti (39.6 percent less than high school diploma), Overtown (34.3 percent less than high school diploma), Model City (32.3 percent less than high school diploma) and Perrine (31.8 percent less than high school diploma).

Graduation rates vary as well among the TUAs with the highest graduation rates found in South Miami (85.2 percent), Coconut Grove (85.1 percent) and Perrine (84.5 percent). The lowest graduation rates are found in Little Haiti (69.7 percent), West Little River (70.0 percent) and Opa-locka (74.4 percent).

C r i m i n a l   J u s t i c e

Crime rates in many of the TUAs are significantly higher than Miami-Dade County as a whole. Violent crime rates are the highest in Opa-locka, (27.80 per 1,000 population), Overtown (23.77 per 1,000 population), Model City (22.81 per 1,000 population), Perrine (20.88 per 1,000 population) and Liberty City (19.93 per 1,000 population). By comparison, the violent crime rate for Miami-Dade County is 6.83 per 1,000 population. Violent offenses include forcible rape, murder and non-negligent manslaughter, armed robbery, and aggravated assault, including assault with a deadly weapon.

The juvenile crime rates are significantly higher in three of the analyzed TUAs - Liberty City, Overtown and Richmond Heights - compared to the county. At 102 crimes per 1,000 population Richmond Heights' juvenile crime rate was almost four times the county rate of 28. Overtown and Liberty City have crimes rates of 47 and 46 crimes per 1,000 population. The juvenile crime rates in several other TUAs are on par with the county's including Model City and Opa-locka (30 crimes per 1,000 population), West Little River (29), and Little Haiti (28). In all other areas the juvenile crime rate is below the county's rate.

Property crime rates in many of the TUAs are also substantially higher than Miami-Dade County as a whole. Property crime rates are the highest in Liberty City (104.35 per 1,000 population), Coconut Grove (92.85 per 1,000 population), Overtown (92.12 per 1,000 population) and Opa-locka (80.23 per 1,000 population). By comparison, the property crime rate for Miami-Dade County is 45.2 per 1,000 population. Property crimes included in the crime rate are burglary, larceny over fifty dollars, motor vehicle theft, and arson.

Policy Recommendations:

As noted above, there are significant unmet needs in the majority of Miami-Dade County's Targeted Urban Areas (TUAs). The needs and challenges cut across MDEAT's four policy areas: Jobs/Economic Development, Housing, Education and Criminal Justice. The needs are particularly acute with respect to persistent high unemployment, low median household and per capita incomes, poverty, affordable housing and crime.

The 17 TUAs that were analyzed vary significantly in terms of population, geographic scale and needs. The most populated TUAs include the 27th Avenue Corridor (66,074 persons), the NW 183rd Street Corridor

(38,416 persons) and Little Haiti (33,328 persons). The less populated TUAs include South Miami (3,710 persons, Coconut Grove (4,963 persons) and Perrine (6,627 persons).

As previously noted, the vast majority of services and resources available to the populations of the TUAs consist of agencies and organizations providing basic services including child, family and school social services; medical and public health social services; and mental health and substance abuse social services. The total services and resources available to the TUAs are proportionately higher in several TUAs including Model City (60 service agencies), Overtown (54 service agencies) and West Little River (38 service agencies).

The analysis found significant economic needs in approximately one-third of the TUAs with critically high unemployment rates (over 20 percent) in Model City, Richmond Heights, Overtown, Liberty City and Little Haiti. Coincidently, several of these TUAs also have the lowest median household and per capita incomes as well as the high numbers of families and individuals living in poverty. Significantly, the lowest levels of educational attainment are found in these same TUAs including Little Haiti, Overtown and Model City.

The crossover effects of economic disparity, high poverty levels and low educational attainment correlates to the high violent and property crime rates in the aforementioned TUAs. Overtown, Model City and Liberty City have violent and property crime rates that far exceed most other TUAs and Miami-Dade County as a whole.

The needs and challenges of the TUAs, and particularly those TUAs with the highest unemployment, poverty and crime rates, far exceed the focus and levels of service provided by the multitude of child, family, school, medical, public health and substance abuse social services currently operating in the TUAs. The scope and depth of the need and challenges in the majority of TUAs will require the creation of coordinated and integrated delivery systems for each of the four MDEAT policy areas: Jobs/Economic development, Housing, Education and Criminal Justice. The creation and implementation of these delivery systems will require the following initial policy analysis:

1. Jobs/Economic Development

   Given the economic development challenges of the TUAs with respect to poverty, unemployment and economic disparity, there needs to be a readjustment of strategies to reflect these persistent realities. An adjusted economic development effort must focus on "prosperity development" strategies targeting residents, place and opportunity. The goal is the convergence of vibrant places, effective systems and quality jobs. It will seek to insure that a person's quality of life is not predetermined by ZIP code. Vibrant places will be healthy, safe, and affordable and have access to education, jobs, and mainstream products and services. A "prosperity development" agenda will include the following action steps and strategies:

   ➢ Assess existing job creation and workforce development programs and services to determine target locations, population groups and program outcomes;

   ➢ Identify opportunities to connect both existing and start-up TUA businesses to established businesses clusters in Miami-Dade County;

- ➢ Identify knowledge and skill set demands of Miami-Dade County business clusters and design vocational education and workforce development programs in partnership with established cluster-based businesses;

- ➢ Develop a tailored "microenterprise program" for targeted business in the TUAs. A microenterprise program should be part of the County's community economic development toolkit providing some combination of training, technical assistance, and credit to microenterprises or individuals seeking to start a targeted business in a TUA.

2. Housing

The analysis found that most working families and households in TUAs earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority of these workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the County's median household income. The study also found that the vast majority of owners and renters in these income categories are cost-burdened. A basic premise of all housing markets is the need to create and maintain a "spectrum" of housing choice and opportunity for local residents. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors including: household income, population age, proximity of employment and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income groups that reside in the TUAs. Specific action steps and strategies to address the affordable housing needs of the TUAs include:

- ➢ Assess existing housing programs and services to determine target locations, household income populations and funding;

- ➢ Inventory vacant parcels of land within the TUAs suitable for mixed-income, infill housing development;

- ➢ Assess the Future Land Use Elements of the County and respective TUA municipalities to determine whether land use classifications and density standards align with potential infill housing development opportunities;

- ➢ Identify the County/city financing options for infill housing development and potential gap financing needs;

- ➢ Explore all potential land acquisition options including CRA and community land trusts (CLTs) to accommodate infill housing development.

3. Education

The analysis found that both educational attainment and graduation rates vary significantly among the TUAs. Studies have found that higher educational attainment and graduation rates are critical lead indicators for improving the prosperity development of the individual and the creation of vibrant, healthy and safe communities. Research shows a direct correlation between thriving cities and education beyond high school. Increased attainment delivers stronger local economies, greater individual earning power and better quality of life. Recommended action steps and strategies for improving educational attainment and graduation rates in the TUAs include:

➢ Assess existing pre-school, elementary, high school and post-secondary programs and services to determine target locations, population groups and program outcomes;

➢ Develop an "Academic Success Course" with a local college or university in Miami-Dade County. Academic Success Courses are typically a 2 credit course that meets in a classroom setting for an hour twice a week. Classroom meetings are discussion and activity-based and are aimed at helping students gain theoretical and pragmatic knowledge about the psychology underlying success and failure. Unlike a typical college course, students in the Academic Success Course are challenged to address and explore these issues in the moment. If a student performs poorly on an assignment, the student is encouraged to explore the specific processes that contributed to this outcome (e.g., strategy, ambivalence, effort, motivation) and options for improved performance in the future;

➢ Develop a program with Miami-Dade Public Schools that focuses attention on the middle grades to ninth-grade transition. Good middle grades schools provide students with the necessary skills and experiences to be ready for rigorous high school studies. It is important for curricula to be aligned to high school readiness standards and for students to develop a strong foundation in literacy and mathematics. The ninth grade is pivotal for many students, especially for minority and male students. The 14- and 15-year-olds who move through the early and middle grades without developing the necessary academic, study and social skills for success in high school often feel overwhelmed in ninth-grade courses. Students who fail the ninth grade have less than one chance out of two of graduating from high school.

4. Criminal Justice

The evidence is strong that community development practitioners must increase the attention paid to safety and crime. The more difficult question is how and what tools do community development practitioners and policymakers have to fight crime? The research finds that, first and foremost, practitioners must work with local law enforcement to ensure that police are responsive to local calls and maintain a presence in problem areas. Effective strategies which community development practitioners and policymakers can adopt include:

➢ Assess existing crime prevention, youth counseling and community policing programs and services to determine target locations and populations groups;

➢ Address physical blight within the TUAs. The "broken windows" theory argues that signs of physical disorder such as uncollected garbage, broken windows, unkempt vacant lots, signal to potential offenders that local residents may not be invested in the community and would be unlikely to intervene in or report a crime;

➢ Develop the "collective efficacy" of TUA communities. Such strategies build on the willingness of residents to monitor public spaces, intervene when spaces are threatened and help neighbors in need. A community policing partnership with local law enforcement is helpful in implementing a such a strategy, but the residents of the community must drive this effort;

➢ Consider developing a "community courts" program for the TUAs. Community courts bring the justice system closer to the residents and aim to make it more responsive to everyday concerns. Community residents are involved in identifying public safety concerns and priorities and help to determine community serviced assignments for convicted offenders that both reconnect these individuals to the community and help address neighborhood problems. Many community courts also house a variety of social service programs such as job training and placement, drug treatment and tutoring to address the root causes of criminal behavior.

III. Annual Report Card and Scorecard

The MDEAT Annual Report Card and Scorecard was devised to provide a systematic and performance-based approach to public and private investment in Miami-Dade County's Targeted Urban Areas (TUAs). The Annual Report Card includes a comprehensive set of measures or indicators to evaluate performance (outcomes). The indicators will quantify on an annual basis the impacts government programs and private sector investment is having on improving the socio-economic conditions of the TUAs. The Annual Report Card addresses the four major areas identified by MDEAT that provide the underpinnings of a "healthy community": 1) Jobs/Economic Development Education, 2) Housing, 3) Education, and 4) Criminal Justice.

Jobs/Economic Development

A strong local economy is characterized by prosperity that is reflected in improving standards of living for all residents. The quality of the local economy directly affects businesses, citizens and institutions. Many communities have applied economic indicators to help assess the progress they are making in better understanding the key elements that influence performance and to clarify the role of community organizations in improving the economic quality of life. Sustainable local economic development is a process that emphasizes the full use of existing human and natural resources to build employment and create wealth within a defined locality. This emerging concept considers the notion of workforce quality and economic growth. Thus, workforce quality is closely tied to labor productivity, making it a key determinant of economic growth and rising wages. Creating a place where people want to spend time creates a community where people want to work. Growth in the local economy will foster a more desirable community in which residents enjoy living and working and feel there are ample opportunities for career advancement and economic well-being.

Jobs/Economic Development Assessment

The Economy is measured by a variety of individual indicators to measure improvement in economic conditions, economic growth and the overall well-being of the community. The indicators include: availability of job opportunities, company hiring momentum, and jobs providing the income needed. The following "Jobs/Economic Development Indicators" have been identified for the Annual Report Card:

- Median Household Income

- Per Capita Income

- Poverty

- Labor Force

- Employment

Housing

A basic premise of all housing markets is the need for a spectrum of housing choices and opportunities for local residents. This axiom establishes that housing choices and needs differ in most communities due to a variety of factors, including: household income, age of population, proximity of employment and mere preference. A spectrum of rental housing choices and opportunities is particularly important as rental housing can accommodate an assortment of individual and household needs. An adequate supply of affordable rental housing provides choice and opportunity to working individuals and families with more modest incomes. In addition, rental housing provides a place to live during such life transitions as a job change or a divorce. Moreover, as has been the traditional American way, affordable rental housing enables households to save and eventually purchase a home.

Housing Assessment

Housing affordability depends on many economic factors within a community. Housing supply factors combined with the median sales price of existing homes and condominiums, the median gross rent and the median household income all contribute to overall affordability of housing in a community. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The following "Housing Indicators" have been identified for the Annual Report Card:

- Owner-occupied Units
- Home Ownership by Race
- Home Values
- Housing Vacancies
- Owner Affordability
- Renter Affordability

Education

Quality education should be accessible to all children and all children should have the same opportunities to achieve high academic standing. The topic of education has been in the minds of policymakers and educators alike in this country for a long time, as they continuously try to find ways to improve education and heighten academic achievement for all children. Assessments of the educational system usually focus on public schools as they are the most accessible. When addressing the issue of "closing the education or achievement gap" policy makers and researchers usually focus on public schools because of the high concentration of children from disadvantaged backgrounds who may not have the same opportunities and achievements. Access to quality education creates opportunities for economic and career growth, and helps a community retain their younger, working age population.

Education Assessment

While statistics on education are abundant at multiple levels, there are several measures of education which allow for a meaningful comparison of the quality of education. Measures should rely on statistical data collected and used across the country, thus allowing for meaningful comparisons to be made with other geographic areas. The following "Education Indicators" have been identified for the Annual Report Card:

- Educated Adults

- Educated Young Adults

- High School Graduate

- Student Retention

Criminal Justice

Criminal Justice is an important factor in every community and it can manifest itself in many different ways. For example, community policing, county and municipal police and fire rescues, and even natural policing mechanisms all contribute to the safety of a community.

Most experts agree that public safety is vitally important for the health and well-being of a community and its residents. All aspects of daily life are affected by public safety including neighborhood activities, shopping, recreation and trips to school and work. Essentially, safety denotes a general feeling of being at minimal risk of danger or injury while in public. When the crime rate is high, the health of the community is negatively affected. Residents may be more inclined to stay inside their homes and isolate themselves. When a community feels safe, it is usually more vibrant and economically stable. Residents of a safe and healthy community are less likely to feel isolated and to give it the requisite attention needed to keep it that way.

Criminal Justice Assessment

The main indicators for determining the level of public safety in a community are: 1) the overall crime rate, 2) police arrests, and 3) pedestrian safety. The level of community crime is typically measured by analyzing both crime rates and crime types. To determine the effectiveness of local police activity crime rates are analyzed and compared to national statistics and the response times for local police. The following "Criminal Justice Indicators" have been identified for the Annual Report Card:

- Overall Crime

- Juvenile Crime

- Police Arrests

- Pedestrian Safety

IV. TUA Profiles

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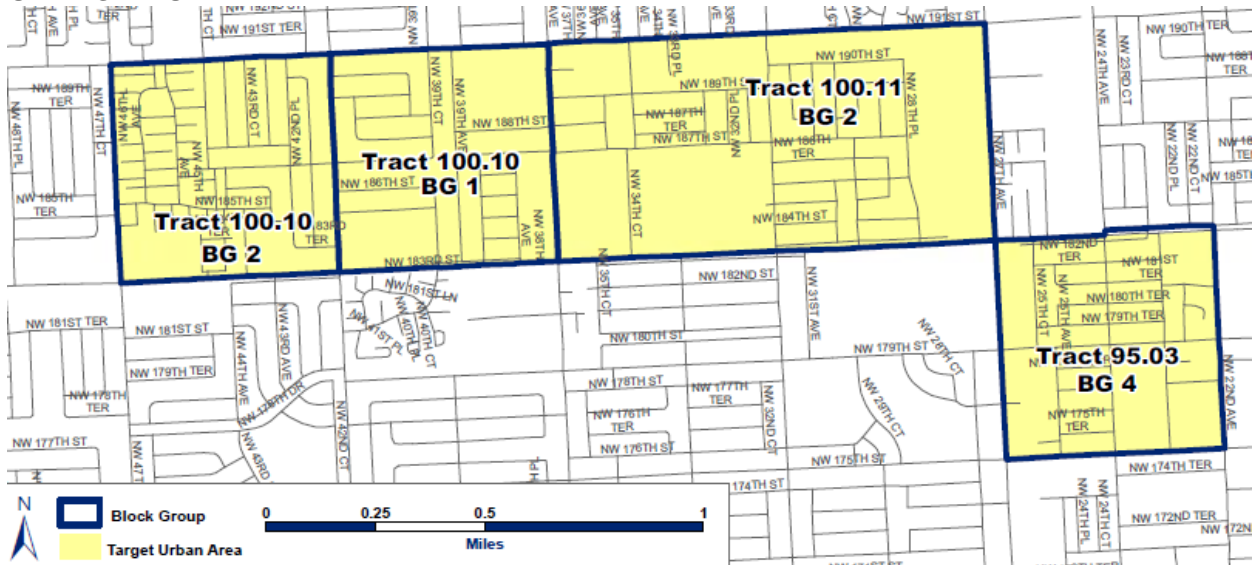
Demographics

Population	10,521
Female	53.6%
Male	46.4%
Under 5 Years	7.9%
5 to 24 Years	30.4 %
25 to 44 Years	30.4%
45 to 64 Years	21.1%
65 or More Years	10.3%
Black	72.5%
White – Non-Hispanic	11.5%
Hispanic	29.7%

Economic Development

Median Household Income	$29,237 - $51,591
Black	$27,564 - $60,388
White, non-Hispanic	*
Hispanic	$9,096 - $51,069
Per Capita Income	$11,883- $16,313
Number Living Below Poverty	2,975
Family Households	85.0%
Non-Family Households	15.0%
Percent in Labor Force	65.4%
Percent Employed	82.6%
Percent Unemployed	17.4%

Education

Percent of Population 25 + with:	
Less than High School Diploma	22.6%
High School Diploma/GED	40.3%
Some College/Associate's Degree	24.5%
Bachelor's Degree	9.9%
Graduate/Professional Degree	2.8%
Graduation Rate (2012-13) %	83.2%
White	*%
Black	85.4%
Hispanic	63.8%
Dropout Rate (2012-13) %	2.4%

Housing

Median Home Value	$138,400 - $203,000
Owner-Occupied Units	59.6%
Black	69.1%
White – Non-Hispanic	0.4%
Hispanic	31.8%
Median Gross Rent	$809 - $1,361
Renter-Occupied Units	40.4%
Black	81.5%
White – Non-Hispanic	0.0%
Hispanic	24.8%
Housing Vacancy Rate	4.5%

Housing Units and Types

Number of Housing Units	3,408
Single-Family Housing Units	62.9%
Multi-Family Housing Units	37.1%

Foreclosures

Number of Foreclosures	12
Ratio (foreclosures to housing stock)	1 in 284

Cost-Burdened Housing Units

Owner-Occupied Housing Units	2,529
Cost-Burdened Housing Units	54.4%
Renter-Occupied Housing Units	1,788
Cost-Burdened Housing Units	57.1%

Juvenile Crime

Population Under 18	3,114
Crime Types	
Violent Crimes	9
Property Crimes	20
Drug Crimes	1
Other Crimes	12
Unknown Crimes	0
Crime Severity	
Misdemeanors	16
Felonies	16
N/A	10
Crime Rate (per 1,000 population)	13

Overall Crime

Violent Crimes (per 1,000 population)	8.02
Property Crimes (per 1,000 population)	29.16

Business Activity

Total Number of Businesses (2013)	112

Community Resources

Child, Family and School Social Services	10
Public Health Social Services	3
Health and Substance Abuse Social Services	3
Total Resources	16

COCONUT GROVE
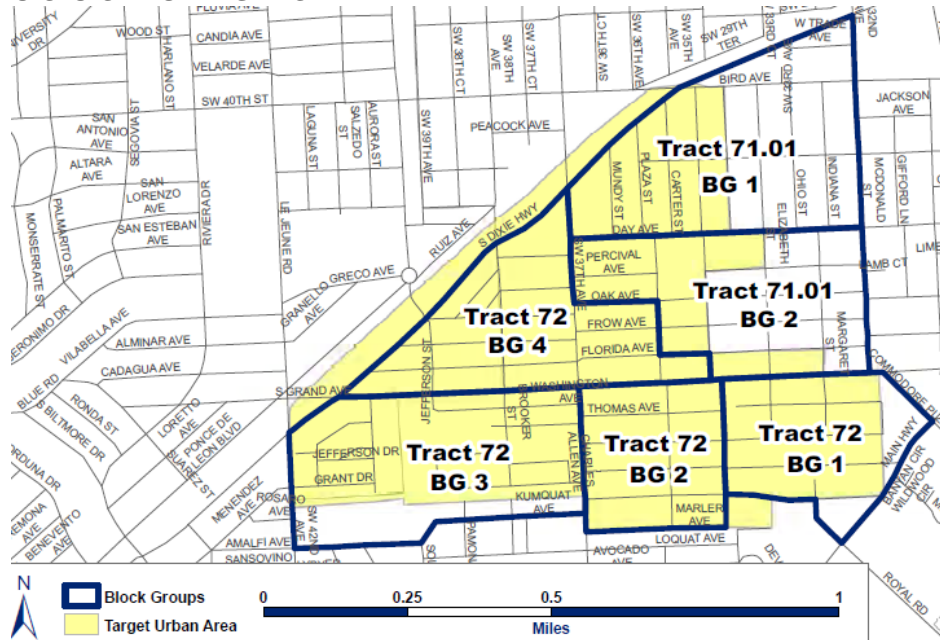
Demographics

Population	4,963
Female	54.4%
Male	45.6%
Under 5 Years	7.1%
5 to 24 Years	28.0%
25 to 44 Years	24.2%
45 to 64 Years	27.4%
65 or More Years	13.2%
Black	63.2%
White – Non-Hispanic	13.3%
Hispanic	20.9%

Economic Development

Median Household Income	$14,261 - $52,969
Black	$11,818 - $37,083
White, non-Hispanic	$41,016 - $68,365
Hispanic	$2,499 - $85,000
Per Capita Income	$14,226 - $41,371
Number Living Below Poverty	1,923
Family Households	82.1%
Non-Family Households	17.9%
Percent in Labor Force	70.7%
Percent Employed	82.2%
Percent Unemployed	17.8%

Education

Percent of Population 25 + with:

Less than High School Diploma	17.1%
High School Diploma/GED	31.5%
Some College/Associate's Degree	27.8%
Bachelor's Degree	13.7%
Graduate/Professional Degree	9.9%
Graduation Rate (2012-13)	85.1%
White	91.5%
Black	79.2%
Hispanic	84.6%
Dropout Rate (2012-13)	0.2%

Housing

Median Home Value	$213,600 - $356,100
Owner-Occupied Units	40.2%
Black	48.1%
White – Non-Hispanic	27.1%
Hispanic	24.2%
Median Gross Rent	$443 - $951
Renter-Occupied Units	59.8%
Black	56.8%
White – Non-Hispanic	16.2%
Hispanic	26.2%
Housing Vacancy Rate	11.2%

Housing Units and Types

Number of Housing Units	2,583
Single-Family Housing Units	67.0%
Multi-Family Housing Units	33.0%

Foreclosures

Number of Foreclosures	6
Ratio (foreclosures in housing stock)	1 in 431

Cost-Burdened Housing Units

Owner-Occupied Housing Units	823
Cost-Burdened Housing Units	65.2%
Renter-Occupied Housing Units	1,223
Cost-Burdened Housing Units	59.7%

Juvenile Crime

Population Under 18	1,430
Crime Types	
Violent Crimes	6
Property Crimes	2
Drug Crimes	2
Other Crimes	10
Unknown Crimes	1
Crime Severity	
Misdemeanors	10
Felonies	4
N/A	7
Crime Rate (per 1,000 population)	15

Overall Crime

Violent Crimes (per 1,000 population)	13.40
Property Crimes (per 1,000 population)	92.85

Business Activity

Total Number of Businesses (2013)	28

Community Resources

Child, Family and School Social Services	15
Public Health Social Services	3
Health and Substance Abuse Social Services	2
Total Resources	20

GOULDS

Demographics

Population	16,088
Female	52.5%
Male	47.5%
Under 5 Years	6.1%
5 to 24 Years	36.9%
25 to 44 Years	24.6%
45 to 64 Years	23.5%
65 or More Years	9.0%
Black	54.2%
White – Non-Hispanic	0.5%
Hispanic	41.7%
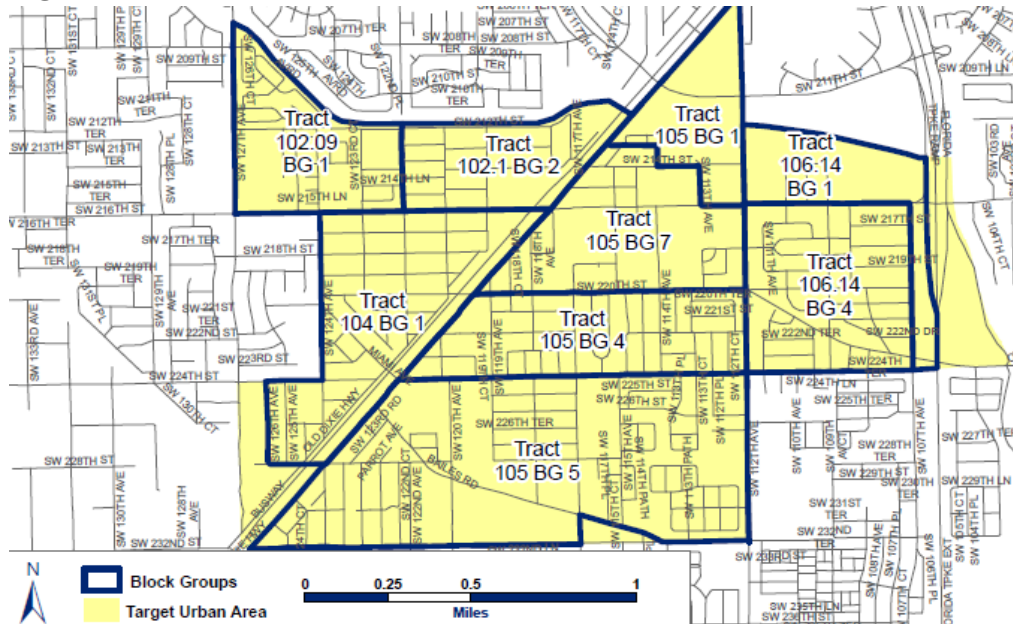
Economic Development

Median Household Income	$22,723 - $54,969
Black	$18,438 - $77,616
White, non-Hispanic	$50,568 - $97,857
Hispanic	$18,258 - $62,863
Per Capita Income	$8,515 - $20,041
Number Living Below Poverty	4,824
Family Households	89.1%
Non-Family Households	10.9%
Percent in Labor Force	62.0%
Percent Employed	82.7%
Percent Unemployed	17.3%

Education

Percent of Population 25 + with:	
Less than High School Diploma	27.2%
High School Diploma/GED	38.4%
Some College/Associate's Degree	23.5%
Bachelor's Degree	7.9%
Graduate/Professional Degree	3.0%
Graduation Rate (2012-13)	76.3%
White	82.9%
Black	76.6%
Hispanic	76.4%
Dropout Rate (2012-13)	1.0%

Housing

Median Home Value	$98,800 - $358,600
Owner-Occupied Units	50.5%
Black	42.8%
White – Non-Hispanic	5.8%
Hispanic	51.9%
Median Gross Rent	$720 - $1,401
Renter-Occupied Units	49.5%
Black	61.7%
White – Non-Hispanic	4.0%
Hispanic	36.0%
Housing Vacancy Rate	5.7%

Housing Units and Types

Number of Housing Units	4,698
Single-Family Housing Units	89.1%
Multi-Family Housing Units	10.4%
Other Housing Units	0.5%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	4,835
Cost-Burdened Housing Units	46.6%
Renter-Occupied Housing Units	3,527
Cost-Burdened Housing Units	50.8%

Foreclosures

Number of Foreclosures	2
Ratio (foreclosures in housing stock)	1 in 2,349

Juvenile Crime

Population Under 18	4,807
Crime Types	
Violent Crimes	23
Property Crimes	15
Drug Crimes	5
Other Crimes	25
Unknown Crimes	0
Crime Severity	
Misdemeanors	34
Felonies	23
N/A	11
Crime Rate (per 1,000 population)	14

Overall Crime

Violent Crimes (per 1,000 population)	12.11
Property Crimes (per 1,000 population)	46.02

Business Activity

Total Number of Businesses (2013)	492

Community Resources

Child, Family and School Social Services	9
Public Health Social Services	2
Health and Substance Abuse Social Services	0
Total Resources	11

LIBERTY CITY
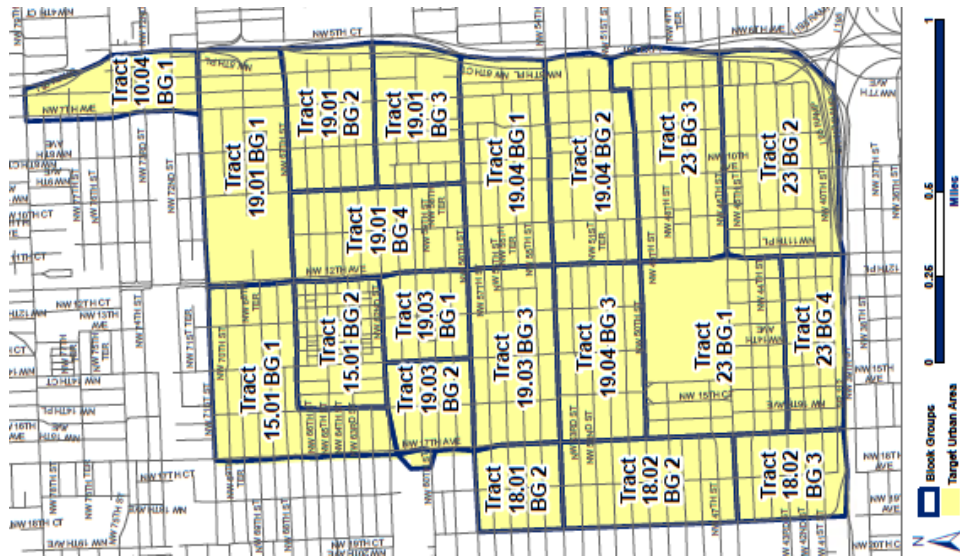
Demographics		Economic Development	
Population	24,858	Median Household Income	$9,652 - $46,389
Female	56.1%	Black	$9,764 - $43,571
Male	43.9%	White, non-Hispanic	$17,361 - $63,438
Under 5 Years	9.2%	Hispanic	$9,194 - $50,787
5 to 24 Years	32.6%	Per Capita Income	$4,469 - $18,129
25 to 44 Years	21.2%	Number Living Below Poverty	10,394
45 to 64 Years	24.7%	Family Households	86.0%
65 or More Years	12.3%	Non-Family Households	14.0%
Black	87.3%	Percent in Labor Force	54.0%
White – Non-Hispanic	1.6%	Percent Employed	75.7%
Hispanic	12.3%	Percent Unemployed	24.3%

Education		Housing	
Percent of Population 25 + with:		Median Home Value	$48,300 - $266,000
Less than High School Diploma	28.9%	Owner-Occupied Units	39.3%
High School Diploma/GED	40.4%	Black	85.7%
Some College/Associate's Degree	20.3%	White – Non-Hispanic	1.4%
Bachelor's Degree	8.0%	Hispanic	12.0%
Graduate/Professional Degree	2.3%	Median Gross Rent	$322 - $1,326
Graduation Rate (2012-13)	81.4%	Renter-Occupied Units	60.7%
White	*%	Black	91.4%
Black	81.5%	White – Non-Hispanic	1.6%
Hispanic	81.3%	Hispanic	8.4%
Dropout Rate (2012-13)	3.5%	Housing Vacancy Rate	12.8%

Housing Units and Types

Number of Housing Units	10,145
Single-Family Housing Units	75.3%
Multi-Family Housing Units	24.1%
Other Housing Units	0.6%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	4,187
Cost-Burdened Housing Units	51.3%
Renter-Occupied Housing Units	6,286
Cost-Burdened Housing Units	65.4%

Foreclosures

Number of Foreclosures	13
Ratio (foreclosures in housing stock)	1 in 780

Juvenile Crime

Population Under 18	6,919
Crime Types	
Violent Crimes	80
Property Crimes	52
Drug Crimes	20
Other Crimes	124
Unknown Crimes	40
Crime Severity	
Misdemeanors	126
Felonies	92
N/A	98
Crime Rate (per 1,000 population)	46

Overall Crime

Violent Crimes (per 1,000 population)	19.93
Property Crimes (per 1,000 population)	104.35

Business Activity

Total Number of Businesses (2013)	571

Community Resources

Child, Family and School Social Services	25
Public Health Social Services	2
Health and Substance Abuse Social Services	4
Total Resources	31

LITTLE HAITI
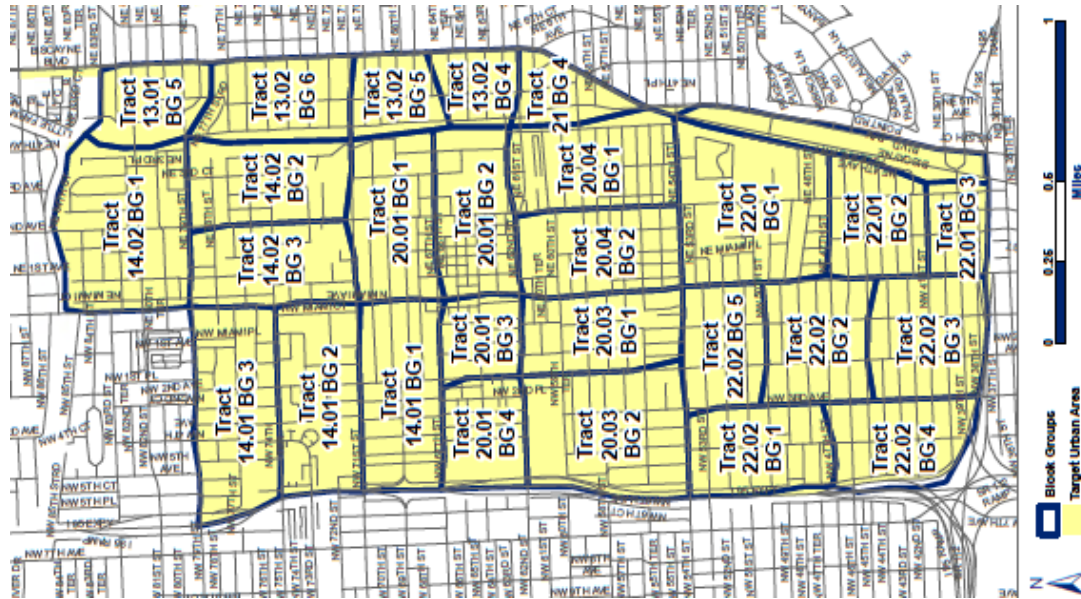
Demographics

Population	33,328
Female	51.0%
Male	49.0%
Under 5 Years	7.8%
5 to 24 Years	29.2%
25 to 44 Years	26.7%
45 to 64 Years	23.3%
65 or More Years	13.1%
Black	73.8%
White – Non-Hispanic	0.1%
Hispanic	21.2%

Economic Development

Median Household Income	$9,683 - $40,647
Black	$8,582 - $45,799
White, non-Hispanic	$12,813 - $65,729
Hispanic	$8,295 - $68,917
Per Capita Income	$6,739 - $31,643
Number Living Below Poverty	14,840
Family Households	79.1%
Non-Family Households	20.9%
Percent in Labor Force	56.0%
Percent Employed	77.0%
Percent Unemployed	23.0%

Education

Percent of Population 25 + with:	
Less than High School Diploma	39.6%
High School Diploma/GED	30.2%
Some College/Associate's Degree	20.3%
Bachelor's Degree	6.9%
Graduate/Professional Degree	3.1%
Graduation Rate (2012-13)	69.7%
White	*%
Black	70.2%
Hispanic	*%
Dropout Rate (2012-13)	3.2%

Housing

Median Home Value	$47,800 - $414,300
Owner-Occupied Units	27.4%
Black	69.5%
White – Non-Hispanic	7.0%
Hispanic	22.9%
Median Gross Rent	$311 - $1,187
Renter-Occupied Units	72.6%
Black	71.1%
White – Non-Hispanic	7.0%
Hispanic	22.3%
Housing Vacancy Rate	11.9%

Housing Units and Types

Number of Housing Units	13,417
Single-Family Housing Units	72.2%
Multi-Family Housing Units	27.1%
Other Housing Units	0.8%

Foreclosures

Number of Foreclosures	15
Ratio (foreclosures in housing stock)	1 in 894

Cost-Burdened Housing Units

Owner-Occupied Housing Units	4,900
Cost-Burdened Housing Units	47.2%
Renter-Occupied Housing Units	10,029
Cost-Burdened Housing Units	56.9%

Juvenile Crime

Population Under 18	8,384
Crime Types	
Violent Crimes	65
Property Crimes	46
Drug Crimes	30
Other Crimes	76
Unknown Crimes	16
Crime Severity	
Misdemeanors	105
Felonies	84
N/A	44
Crime Rate (per 1,000 population)	28

Overall Crime

Violent Crimes (per 1,000 population)	13.41
Property Crimes (per 1,000 population)	52.06

Business Activity

Total Number of Businesses (2013)	1,118

Community Resources

Child, Family and School Social Services	18
Public Health Social Services	1
Health and Substance Abuse Social Services	5
Total Resources	24

MODEL CITY
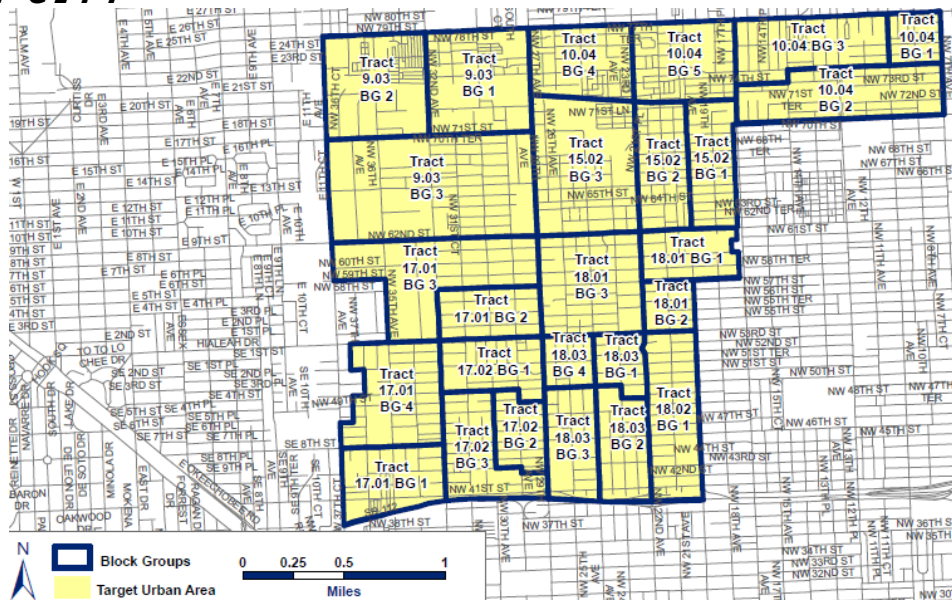
Demographics

Population	25,560
Female	57.1%
Male	42.9%
Under 5 Years	7.1%
5 to 24 Years	32.3%
25 to 44 Years	26.0%
45 to 64 Years	23.1%
65 or More Years	11.6%
Black	71.1%
White – Non-Hispanic	2.7%
Hispanic	28.5%

Economic Development

Median Household Income	$9,610 - $42,381
Black	$9,338 - $42,143
White, non-Hispanic	$35,750 - $63,438
Hispanic	$9,256 - $57,778
Per Capita Income	$5,131 - $17,856
Number Living Below Poverty	10,456
Family Households	83.5%
Non-Family Households	16.5%
Percent in Labor Force	55.6%
Percent Employed	74.7%
Percent Unemployed	25.3%

Education

Percent of Population 25 + with:	
Less than High School Diploma	32.3%
High School Diploma/GED	39.3%
Some College/Associate's Degree	22.4%
Bachelor's Degree	4.5%
Graduate/Professional Degree	1.5%
Graduation Rate (2012-13)	78.1%
White	89.3%
Black	79.6%
Hispanic	75.9%
Dropout Rate (2012-13)	1.5%

Housing

Median Home Value	$9,999 - $165,800
Owner-Occupied Units	44.1%
Black	70.0%
White – Non-Hispanic	2.1 %
Hispanic	28.7%
Median Gross Rent	$266 - $1,098
Renter-Occupied Units	55.9%
Black	79.5%
White – Non-Hispanic	1.6%
Hispanic	21.5%
Housing Vacancy Rate	10.3%

Housing Units and Types

Number of Housing Units	10,053
Single-Family Housing Units	73.5%
Multi-Family Housing Units	18.1%
Other Housing Units	8.4%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	3,949
Cost-Burdened Housing Units	48.4%
Renter-Occupied Housing Units	4,898
Cost-Burdened Housing Units	67.3%

Foreclosures

Number of Foreclosures	21
Ratio (foreclosures in housing stock)	1 in 479

Juvenile Crime

Population Under 18	7,156
Crime Types	
Violent Crimes	66
Property Crimes	30
Drug Crimes	19
Other Crimes	88
Unknown Crimes	14
Crime Severity	
Misdemeanors	97
Felonies	62
N/A	58
Crime Rate (per 1,000 population)	30

Overall Crime

Violent Crimes (per 1,000 population)	22.81
Property Crimes (per 1,000 population)	71.36

Business Activity

Total Number of Businesses (2013)	874

Community Resources

Child, Family and School Social Services	43
Public Health Social Services	7
Health and Substance Abuse Social Services	10
Total Resources	60
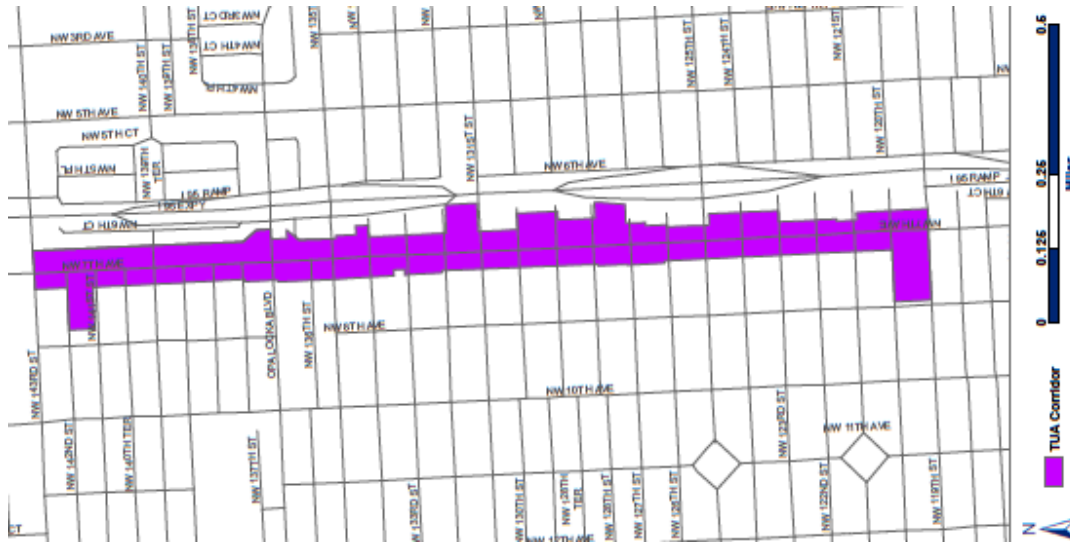
Demographics

Population	11,824
Female	49.8%
Male	50.2%
Under 5 Years	28.7%
5 to 24 Years	29.6%
25 to 44 Years	24.7%
45 to 64 Years	29.8%
65 or More Years	12.0%
Black	61.4%
White – Non-Hispanic	3.7%
Hispanic	31.2%

Economic Development

Median Household Income	$26,354 - $75,754
Black	$32,467 - $83,043
White, non-Hispanic	$46,875 - $73,194
Hispanic	$9,694 - $95,455
Per Capita Income	$11,815 - $20,999
Number Living Below Poverty	2,557
Family Households	95.2%
Non-Family Households	4.8%
Percent in Labor Force	64.6%
Percent Employed	85.1%
Percent Unemployed	14.9%

Education

Percent of Population 25 + with:	
Less than High School Diploma	30.5%
High School Diploma/GED	31.3%
Some College/Associate's Degree	22.8%
Bachelor's Degree	9.0%
Graduate/Professional Degree	6.4%
Graduation Rate (2012-13)	%
White	%
Black	%
Hispanic	%
Dropout Rate (2012-13)	%

Housing

Median Home Value	$120,000 - $162,500
Owner-Occupied Units	82.8%
Black	61.8%
White – Non-Hispanic	6.3%
Hispanic	29.4%
Median Gross Rent	$779 - $1,665
Renter-Occupied Units	17.2%
Black	44.6%
White – Non-Hispanic	14.1%
Hispanic	49.5%
Housing Vacancy Rate	1.8%

Housing Units and Types

Number of Housing Units	3,117
Single-Family Housing Units	97.7%
Multi-Family Housing Units	2.2%
Other Housing Units	0.1%

Foreclosures

Number of Foreclosures	0
Ratio (foreclosures in housing stock)	0

Cost-Burdened Housing Units

Owner-Occupied Housing Units	3,606
Cost-Burdened Housing Units	49.0%
Renter-Occupied Housing Units	1,044
Cost-Burdened Housing Units	49.8%

Juvenile Crime

Population Under 18	5,457
Crime Types	
Violent Crimes	3
Property Crimes	3
Drug Crimes	1
Other Crimes	13
Unknown Crimes	3
Crime Severity	
Misdemeanors	12
Felonies	4
N/A	7
Crime Rate (per 1,000 population)	4

Overall Crime

Violent Crimes (per 1,000 population)	N/A
Property Crimes (per 1,000 population)	N/A

Business Activity

Total Number of Businesses (2013)	933

Community Resources

Child, Family and School Social Services	9
Public Health Social Services	1
Health and Substance Abuse Social Services	1
Total Resources	11

NORTH MIAMI DOWNTOWN

Demographics

Population	11,621
Female	52.7%
Male	47.3%
Under 5 Years	7.3%
5 to 24 Years	31.0%
25 to 44 Years	26.1%
45 to 64 Years	23.5%
65 or More Years	12.1%
Black	56.4%
White – Non-Hispanic	4.4%
Hispanic	30.7%

Economic Development

Median Household Income	$20,639 - $70,300
Black	$16,750 - $85,132
White, non-Hispanic	$19,138 - $52,404
Hispanic	$16,389 - $74,265
Per Capita Income	$11,456 - $20,390
Number Living Below Poverty	3,769
Family Households	83.9%
Non-Family Households	16.1%
Percent in Labor Force	66.6%
Percent Employed	86.3%
Percent Unemployed	13.7%

Education

Percent of Population 25 + with:	
Less than High School Diploma	26.9%
High School Diploma/GED	30.2%
Some College/Associate's Degree	26.5%
Bachelor's Degree	11.0%
Graduate/Professional Degree	5.4%
Graduation Rate (2012-13)	%
White	%
Black	%
Hispanic	%
Dropout Rate (2012-13)	%

Housing

Median Home Value	$56,200 - $217,300
Owner-Occupied Units	42.4%
Black	33.8%
White – Non-Hispanic	25.1%
Hispanic	38.6%
Median Gross Rent	$789 - $1,536
Renter-Occupied Units	57.6%
Black	61.0%
White – Non-Hispanic	14.0%
Hispanic	25.2%
Housing Vacancy Rate	11.6%

Housing Units and Types

Number of Housing Units	4,550
Single-Family Housing Units	44.1%
Multi-Family Housing Units	55.9%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	2,671
Cost-Burdened Housing Units	55.0%
Renter-Occupied Housing Units	2,829
Cost-Burdened Housing Units	69.4%

Foreclosures

Number of Foreclosures	1
Ratio (foreclosures in housing stock)	in 4,550

Juvenile Crime

Population Under 18	3,031
Crime Types	
Violent Crimes	4
Property Crimes	15
Drug Crimes	0
Other Crimes	39
Unknown Crimes	4
Crime Severity	
Misdemeanors	21
Felonies	21
N/A	20
Crime Rate (per 1,000 population)	20

Overall Crime

Violent Crimes (per 1,000 population)	N/A
Property Crimes (per 1,000 population)	N/A

Business Activity

Total Number of Businesses (2013)	369

Community Resources

Child, Family and School Social Services	17
Public Health Social Services	6
Health and Substance Abuse Social Services	6
Total Resources	29

Demographics

Population	11,183
Female	50.1%
Male	49.9%
Under 5 Years	8.2%
5 to 24 Years	28.7%
25 to 44 Years	25.2%
45 to 64 Years	28.1%
65 or More Years	9.8%
Black	70.8%
White – Non-Hispanic	2.4%
Hispanic	20.5%

Economic Development

Median Household Income	$24,091 - $41,837
Black	$21,411 - $52,985
White, non-Hispanic	$7,000 - $88,200
Hispanic	$28,464 - $42,639
Per Capita Income	$10,609 - $14,831
Number Living Below Poverty	3,314
Family Households	92.5%
Non-Family Households	7.5%
Percent in Labor Force	62.7%
Percent Employed	85.0%
Percent Unemployed	15.0%

Education

Percent of Population 25 + with:	
Less than High School Diploma	35.2%
High School Diploma/GED	29.9%
Some College/Associate's Degree	23.8%
Bachelor's Degree	8.8%
Graduate/Professional Degree	2.3%
Graduation Rate (2012-13)	%
White	%
Black	%
Hispanic	%
Dropout Rate (2012-13)	%

Housing

Median Home Value	$172,400 - $200,000
Owner-Occupied Units	50.0%
Black	58.1%
White – Non-Hispanic	15.6%
Hispanic	23.3%
Median Gross Rent	$894 - $1,125
Renter-Occupied Units	50.0%
Black	68.8%
White – Non-Hispanic	11.8%
Hispanic	18.3%
Housing Vacancy Rate	8.4%

Housing Units and Types

Number of Housing Units	3,449
Single-Family Housing Units	61.8%
Multi-Family Housing Units	38.2%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	2,222
Cost-Burdened Housing Units	55.9%
Renter-Occupied Housing Units	3,491
Cost-Burdened Housing Units	69.6%

Foreclosures

Number of Foreclosures	0
Ratio (foreclosures in housing stock)	0

Juvenile Crime

Population Under 18	2,723
Crime Types	
Violent Crimes	2
Property Crimes	7
Drug Crimes	3
Other Crimes	19
Unknown Crimes	3
Crime Severity	
Misdemeanors	23
Felonies	7
N/A	4
Crime Rate (per 1,000 population)	12

Overall Crime

Violent Crimes (per 1,000 population)	N/A
Property Crimes (per 1,000 population)	N/A

Business Activity

Number of businesses	883

Community Resources

Child, Family and School Social Services	9
Public Health Social Services	4
Health and Substance Abuse Social Services	3
Total Resources	16
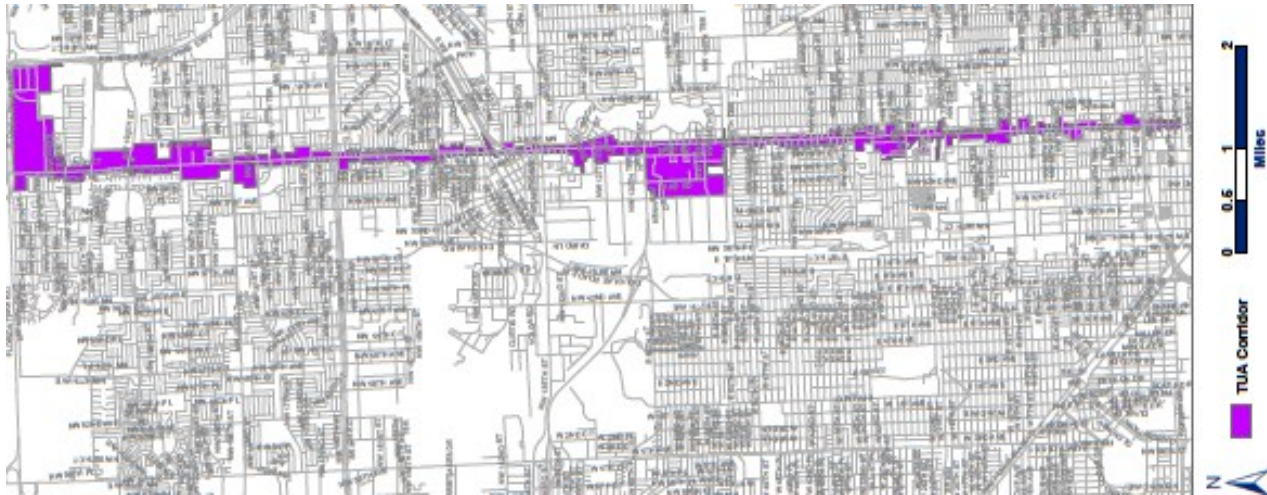
Demographics

Population	66,074
Female	54.1%
Male	45.9%
Under 5 Years	6.8%
5 to 24 Years	30.8%
25 to 44 Years	26.3%
45 to 64 Years	25.2%
65 or More Years	11.7%
Black	67.5%
White – Non-Hispanic	6.3%
Hispanic	33.2%

Economic Development

Median Household Income	$12,314 - $71,019
Black	$9,338 - $70,926
White, non-Hispanic	$9,868 - $58,125
Hispanic	$8,538 - $202,569
Per Capita Income	$5,131 - $21,375
Number Living Below Poverty	18,360
Family Households	82.2%
Non-Family Households	17.8%
Percent in Labor Force	60.0%
Percent Employed	84.0%
Percent Unemployed	16.0%

Education

Percent of Population 25 + with:	
Less than High School Diploma	28.4%
High School Diploma/GED	37.3%
Some College/Associate's Degree	24.0%
Bachelor's Degree	7.3%
Graduate/Professional Degree	3.0%
Graduation Rate (2012-13)	%
White	%
Black	%
Hispanic	%
Dropout Rate (2012-13)	%

Housing

Median Home Value	$11,400 - $258,100
Owner-Occupied Units	54.2%
Black	69.3%
White – Non-Hispanic	1.1%
Hispanic	30.8%
Median Gross Rent	$139 - $2,001
Renter-Occupied Units	45.8%
Black	71.5%
White – Non-Hispanic	1.2%
Hispanic	31.5%
Housing Vacancy Rate	8.4%

Housing Units and Types

Number of Housing Units	23,055
Single-Family Housing Units	76.0%
Multi-Family Housing Units	21.6%
Other Housing Units	2.4%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	18,574
Cost-Burdened Housing Units	49.7%
Renter-Occupied Housing Units	16,058
Cost-Burdened Housing Units	62.6%

Foreclosures

Number of Foreclosures	0
Ratio (foreclosures in housing stock)	0

Juvenile Crime

Population Under 18	16,875
Crime Types	
Violent Crimes	93
Property Crimes	63
Drug Crimes	31
Other Crimes	89
Unknown Crimes	17
Crime Severity	
Misdemeanors	149
Felonies	102
N/A	42
Crime Rate (per 1,000 population)	17

Overall Crime

Violent Crimes (per 1,000 population)	N/A
Property Crimes (per 1,000 population)	N/A

Business Activity

Total Number of Businesses (2013)	2,857

Community Resources

Child, Family and School Social Services	24
Public Health Social Services	3
Health and Substance Abuse Social Services	4
Total Resources	31

Legend: ■ TUA Corridor 0 0.5 1 2 Miles

Demographics

Population	38,416
Female	53.1%
Male	46.9%
Under 5 Years	5.2%
5 to 24 Years	27.2%
25 to 44 Years	29.7%
45 to 64 Years	25.6%
65 or More Years	12.2%
Black	64.2%
White – Non-Hispanic	6.2%
Hispanic	35.3%

Economic Development

Median Household Income	$12,230 - $65,438
Black	$11,961 - $90,313
White, non-Hispanic	$18,000 - $44,904
Hispanic	$6,705 - $30,667
Per Capita Income	$11,501 - $37,880
Number Living Below Poverty	6,933
Family Households	88.9%
Non-Family Households	11.1%
Percent in Labor Force	66.9%
Percent Employed	86.1%
Percent Unemployed	13.9%

Education

Percent of Population 25 + with:	
Less than High School Diploma	19.1%
High School Diploma/GED	39.5%
Some College/Associate's Degree	26.3%
Bachelor's Degree	10.3%
Graduate/Professional Degree	4.8%
Graduation Rate (2012-13)	%
White	%
Black	%
Hispanic	%
Dropout Rate (2012-13)	%

Housing

Median Home Value	$74,500 - $254,900
Owner-Occupied Units	71.3%
Black	61.2%
White – Non-Hispanic	5.8%
Hispanic	35.0%
Median Gross Rent	$600 - $2,001
Renter-Occupied Units	28.7%
Black	70.1%
White – Non-Hispanic	0.9%
Hispanic	29.3%
Housing Vacancy Rate	2.95%

Housing Units and Types

Number of Housing Units	11,397
Single-Family Housing Units	86.4%
Multi-Family Housing Units	13.5%
Other Housing Units	0.1%

Foreclosures

Number of Foreclosures	0
Ratio (foreclosures in housing stock)	0

Cost-Burdened Housing Units

Owner-Occupied Housing Units	13,763
Cost-Burdened Housing Units	49.0%
Renter-Occupied Housing Units	6,256
Cost-Burdened Housing Units	57.4%

Juvenile Crime

Population Under 18	8,394
Crime Types	
Violent Crimes	32
Property Crimes	42
Drug Crimes	5
Other Crimes	49
Unknown Crimes	4
Crime Severity	
Misdemeanors	53
Felonies	53
N/A	27
Crime Rate (per 1,000 population)	16

Overall Crime

Violent Crimes (per 1,000 population)	N/A
Property Crimes (per 1,000 population)	N/A

Business Activity

Total Number of Businesses (2013)	3,881

Community Resources

Child, Family and School Social Services	15
Public Health Social Services	5
Health and Substance Abuse Social Services	5
Total Resources	25

OPA-LOCKA

City of Opa-locka, 2010 Census Place

Legend:
- 2010 Census Place
- Target Urban Area

0   0.25   0.5   1
Miles

N
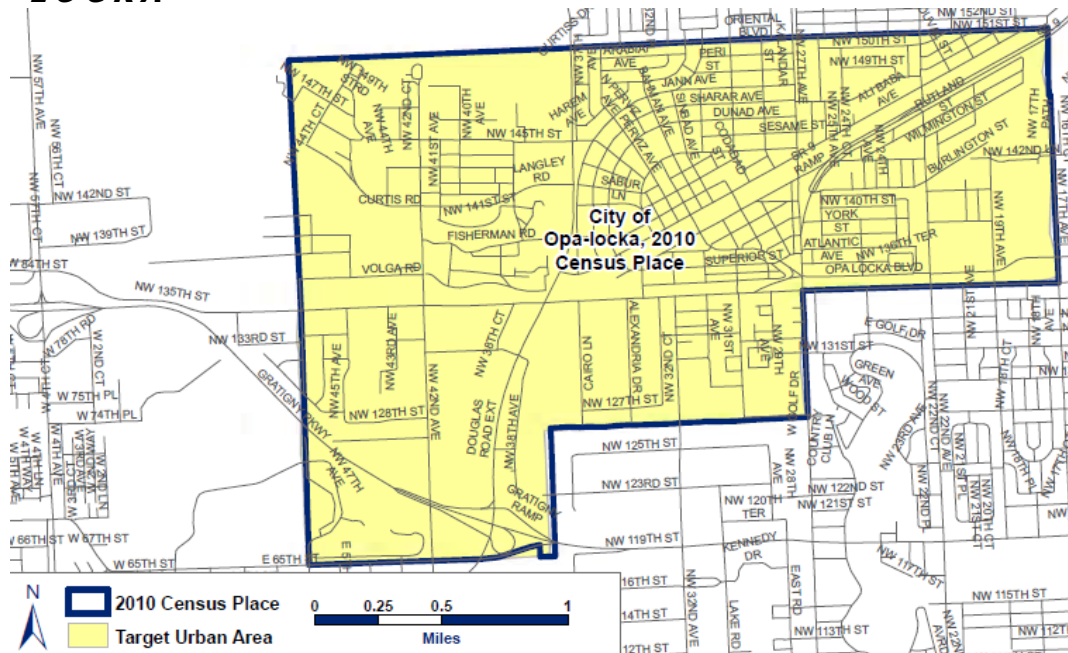
Demographics

Population	15,329
Female	56.4%
Male	43.6%
Under 5 Years	10.0%
5 to 24 Years	30.8%
25 to 44 Years	25.0%
45 to 64 Years	22.2%
65 or More Years	11.9%
Black	64.9%
White – Non-Hispanic	10.8%
Hispanic	37.7%

Economic Development

Median Household Income	$20,757
Black	$17,410
White, non-Hispanic	$13,438
Hispanic	$23,514
Per Capita Income	$11,375
Number Living Below Poverty	5,938
Family Households	80.3%
Non-Family Households	19.7%
Percent in Labor Force	51.5%
Percent Employed	87.7%
Percent Unemployed	12.3%

Education

Percent of Population 25 + with:	
Less than High School Diploma	39.6 %
High School Diploma/GED	31.9%
Some College/Associate's Degree	20.3%
Bachelor's Degree	7.2%
Graduate/Professional Degree	1.1%
Graduation Rate (2012-13)	74.4%
White	93.8%
Black	75.8%
Hispanic	73.4%
Dropout Rate (2012-13)	1.5%

Housing

Median Home Value	$118,600
Owner-Occupied Units	32.8%
Black	55.3%
White – Non-Hispanic	3.0%
Hispanic	42.9%
Median Gross Rent	$752
Renter-Occupied Units	67.2%
Black	73.4%
White – Non-Hispanic	1.2%
Hispanic	29.8%
Housing Vacancy Rate	15.8%

Housing Units and Types

Number of Housing Units	6,271
Single-Family Housing Units	61.1%
Multi-Family Housing Units	43.2%
Other Housing Units	0.4%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	1,693
Cost-Burdened Housing Units	60.7%
Renter-Occupied Housing Units	3,470
Cost-Burdened Housing Units	63.6%

Foreclosures

Number of Foreclosures	14
Ratio (foreclosures in housing stock)	1 in 448

Juvenile Crime

Population Under 18	4,667
Crime Types	
Violent Crimes	41
Property Crimes	27
Drug Crimes	16
Other Crimes	50
Unknown Crimes	6
Crime Severity	
Misdemeanors	78
Felonies	46
N/A	16
Crime Rate (per 1,000 population)	30

Overall Crime

Violent Crimes (per 1,000 population)	27.80
Property Crimes (per 1,000 population)	80.23

Business Activity

Total Number of Businesses (2013)	1,558

Community Resources

Child, Family and School Social Services	21
Public Health Social Services	2
Health and Substance Abuse Social Services	7
Total Resources	30

O V E R T O W N
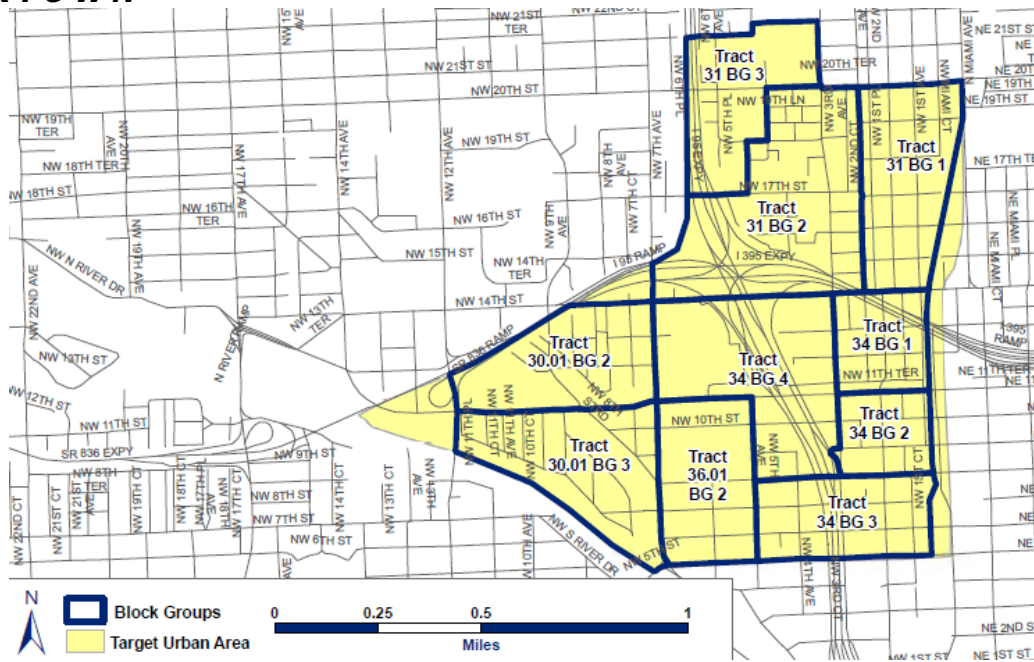
Demographics

Population	10,179
Female	55.4%
Male	44.6%
Under 5 Years	9.2%
5 to 24 Years	27.4%
25 to 44 Years	29.0%
45 to 64 Years	24.5%
65 or More Years	10.1%
Black	63.6%
White – Non-Hispanic	3.6%
Hispanic	34.2%

Economic Development

Median Household Income	$10,613 - $46,771
Black	$9,737 - $36,625
White, non-Hispanic	$2,499 - $72,614
Hispanic	$9,803 - $67,083
Per Capita Income	$7,028 - $36,750
Number Living Below Poverty	4,472
Family Household	66.9%
Non-Family Households	33.1%
Percent in Labor Force	51.2%
Percent Employed	75.8%
Percent Unemployed	24.2%

Education

Percent of Population 25 + with:	
Less than High School Diploma	34.3%
High School Diploma/GED	32.5%
Some College/Associate's Degree	19.0%
Bachelor's Degree	9.5%
Graduate/Professional Degree	4.8%
Graduation Rate (2012-13)	82.7%
White	*%
Black	84.5%
Hispanic	81.1%
Dropout Rate (2012-13)	4.8%

Housing

Median Home Value	$86,200 - $268,400
Owner-Occupied Units	20.8%
Black	51.9%
White – Non-Hispanic	14.4%
Hispanic	36.3%
Median Gross Rent	$462 - $954
Renter-Occupied Units	79.2%
Black	71.4%
White – Non-Hispanic	6.4%
Hispanic	26.4%
Housing Vacancy Rate	15.2%

Housing Units and Types

Number of Housing Units	5,016
Single-Family Housing Units	31.2%
Multi-Family Housing Units	67.5%
Other Housing Units	1.3%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	782
Cost-Burdened Housing Units	44.6%
Renter-Occupied Housing Units	3,969
Cost-Burdened Housing Units	59.1%

Foreclosures

Number of Foreclosures	3
Ratio (foreclosures in housing stock)	1 in 1,672

Juvenile Crime

Population Under 18	2,753
Crime Types	
Violent Crimes	39
Property Crimes	27
Drug Crimes	11
Other Crimes	45
Unknown Crimes	7
Crime Severity	
Misdemeanors	53
Felonies	61
N/A	15
Crime Rate (per 1,000 population)	47

Overall Crime

Violent Crimes (per 1,000 population)	23.77
Property Crimes (per 1,000 population)	92.12

Business Activity

Total Number of Businesses (2013)	299

Community Resources

Child, Family and School Social Services	27
Public Health Social Services	21
Health and Substance Abuse Social Services	6
Total Resources	54

PERRINE
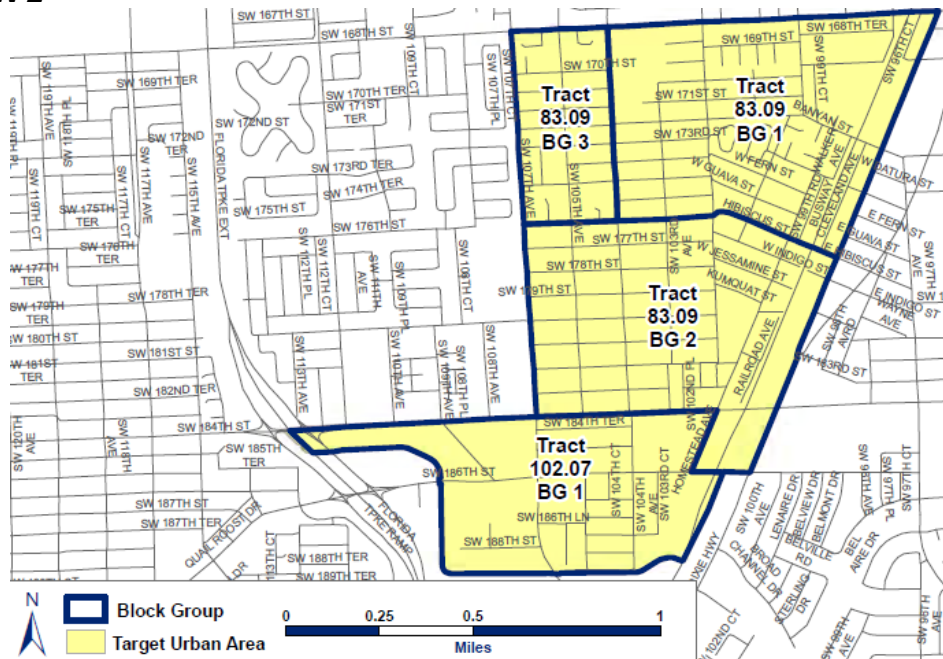
Demographics

Population	6,627
Female	52.2%
Male	47.8%
Under 5 Years	9.3%
5 to 24 Years	38.3%
25 to 44 Years	17.1%
45 to 64 Years	25.9%
65 or More Years	9.5%
Black	79.0%
White – Non-Hispanic	2.6%
Hispanic	17.5%

Economic Development

Median Household Income	$17,847 - $25,618
Black	$17,328 - $30,833
White, non-Hispanic	*
Hispanic	$15,993 - $50,625
Per Capita Income	$8,135 - $20,078
Number Living Below Poverty	2,545
Family Households	87.1%
Non-Family Households	12.9%
Percent in Labor Force	61.5%
Percent Employed	84.1%
Percent Unemployed	15.9%

Education

Percent of Population 25 + with:	
Less than High School Diploma	31.8%
High School Diploma/GED	33.4%
Some College/Associate's Degree	23.6%
Bachelor's Degree	10.2%
Graduate/Professional Degree	1.0%
Graduation Rate (2012-13)	84.5%
White	91.7%
Black	96.7%
Hispanic	82.5%
Dropout Rate (2012-13)	3.0%

Housing

Median Home Value	$112,800 - $115,300
Owner-Occupied Units	22.4%
Black	79.1%
White – Non-Hispanic	0.0%
Hispanic	20.9%
Median Gross Rent	$538 - $834
Renter-Occupied Units	77.6%
Black	67.9%
White – Non-Hispanic	0.8%
Hispanic	28.4%
Housing Vacancy Rate	8.3%

Housing Units and Types

Number of Housing Units	2,427
Single-Family Housing Units	63.3%
Multi-Family Housing Units	36.7%

Foreclosures

Number of Foreclosures	8
Ratio (foreclosures in housing stock)	1 in 303

Cost-Burdened Housing Units

Owner-Occupied Housing Units	562
Cost-Burdened Housing Units	51.1%
Renter-Occupied Housing Units	2,391
Cost-Burdened Housing Units	60.9%

Juvenile Crime

No juvenile crimes reported.

Overall Crime

Violent Crimes (per 1,000 population)	20.88
Property Crimes (per 1,000 population)	67.98

Business Activity

Total Number of Businesses (2013)	228

Community Resources

Child, Family and School Social Services	23
Public Health Social Services	6
Health and Substance Abuse Social Services	9
Total Resources	38

RICHMOND HEIGHTS
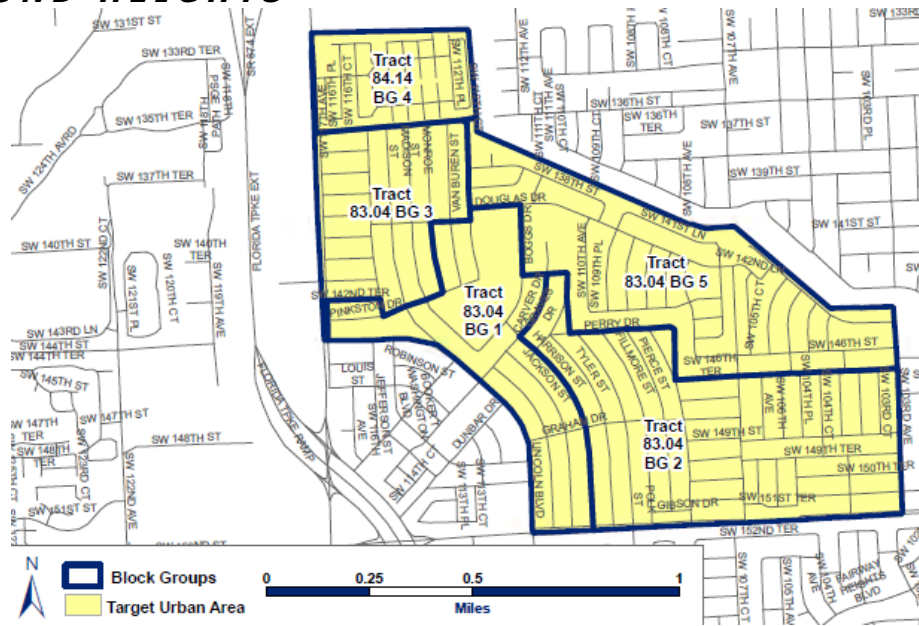
Demographics

Population	8,922
Female	52.6%
Male	47.4%
Under 5 Years	4.3%
5 to 24 Years	23.8%
25 to 44 Years	25.2%
45 to 64 Years	30.7%
65 or More Years	16.0%
Black	57.7%
White – Non-Hispanic	4.1%
Hispanic	35.6%

Economic Development

Median Household Income	$28,482 - $88,021
Black	$22,458 - $50,333
White, non-Hispanic	$134,375
Hispanic	$26,621 - $66,810
Per Capita Income	$10,650 - $40,822
Number Living Below Poverty	921
Family Households	87.5%
Non-Family Households	12.5%
Percent in Labor Force	56.9%
Percent Employed	74.8%
Percent Unemployed	25.2%

Education

Percent of Population 25 + with:	
Less than High School Diploma	18.1%
High School Diploma/GED	34.4%
Some College/Associate's Degree	20.8%
Bachelor's Degree	14.9%
Graduate/Professional Degree	11.8%
Graduation Rate (2012-13)	81.5%
White	86.9%
Black	80.5%
Hispanic	80.1%
Dropout Rate (2012-13)	2.0%

Housing

Median Home Value	$156,500 - $304,700
Owner-Occupied Units	81.6%
Black	64.7%
White – Non-Hispanic	8.2%
Hispanic	28.5%
Median Gross Rent	$494 - $2,001
Renter-Occupied Units	18.4%
Black	62.0%
White – Non-Hispanic	4.8%
Hispanic	27.5%
Housing Vacancy Rate	0.0%

Housing Units and Types

Number of Housing Units	2,904
Single-Family Housing Units	100.0%

Foreclosures

Number of Foreclosures	14
Ratio (foreclosures in housing stock)	1 in 207

Cost-Burdened Housing Units

Owner-Occupied Housing Units	3,667
Cost-Burdened Housing Units	45.7%
Renter-Occupied Housing Units	1,001
Cost-Burdened Housing Units	49.8%

Juvenile Crime

Population Under 18	1,612
Crime Types	
Violent Crimes	27
Property Crimes	51
Drug Crimes	12
Other Crimes	61
Unknown Crimes	13
Crime Severity	
Misdemeanors	78
Felonies	69
N/A	17
Crime Rate (per 1,000 population)	102

Overall Crime

Violent Crimes (per 1,000 population)	16.69
Property Crimes (per 1,000 population)	74.64

Business Activity

Total Number of Businesses (2013)	94

Community Resources

Child, Family and School Social Services	7
Public Health Social Services	3
Health and Substance Abuse Social Services	1
Total Resources	11

SOUTH MIAMI
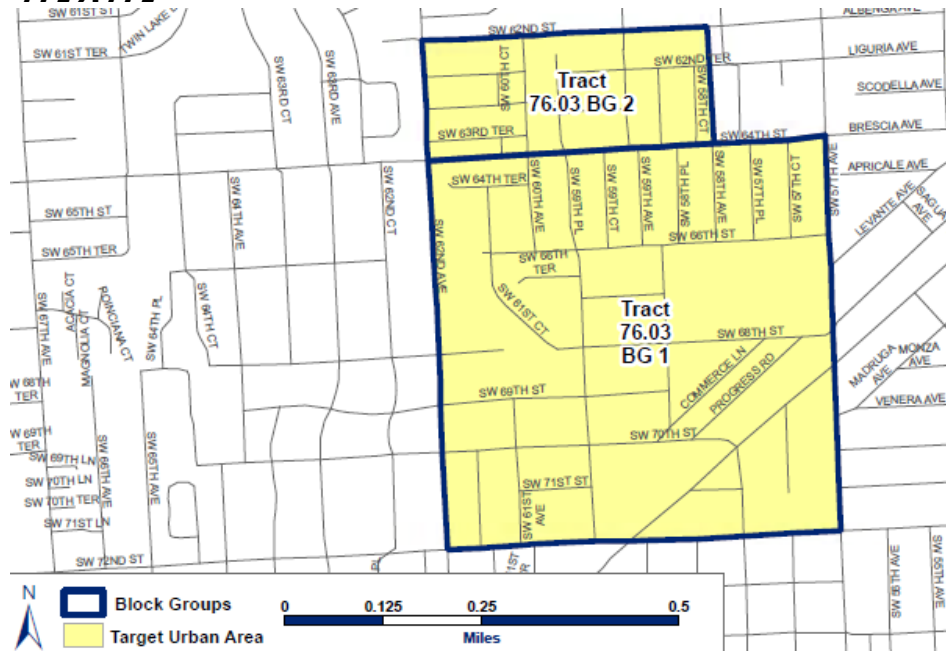
Demographics

Population	3,710
Female	53.7%
Male	46.3%
Under 5 Years	7.6%
5 to 24 Years	36.1%
25 to 44 Years	29.2%
45 to 64 Years	15.0%
65 or More Years	12.0%
Black	44.8%
White – Non-Hispanic	22.3%
Hispanic	30.2%

Economic Development

Median Household Income	$11,044 - $70,167
Black	$15,550 - $46,813
White, non-Hispanic	$7,070 - $46,667
Hispanic	$11,781 - $82,284
Per Capita Income	$10,860 - $25,438
Number Living Below Poverty	1,112
Family Households	44.1%
Non-Family Households	55.9%
Percent in Labor Force	57.9%
Percent Employed	87.1%
Percent Unemployed	12.9%

Education

Percent of Population 25 + with:	
Less than High School Diploma	26.4%
High School Diploma/GED	22.9%
Some College/Associate's Degree	27.3%
Bachelor's Degree	14.9%
Graduate/Professional Degree	8.5%
Graduation Rate (2012-13)	85.2%
White	90.8%
Black	78.4%
Hispanic	84.9%
Dropout Rate (2012-13)	0.4%

Housing

Median Home Value	$121,700 - $291,300
Owner-Occupied Units	42.5%
Black	44.3%
White – Non-Hispanic	16.8%
Hispanic	37.6%
Median Gross Rent	$1,163 - $1,375
Renter-Occupied Units	57.5%
Black	21.6%
White – Non-Hispanic	37.0%
Hispanic	32.0%
Housing Vacancy Rate	18.8%

Housing Units and Types

Number of Housing Units	1,744
Single-Family Housing Units	46.0%
Multi-Family Housing Units	54.0%

Cost-Burdened Housing Units

Owner-Occupied Housing Units	567
Cost-Burdened Housing Units	36.2%
Renter-Occupied Housing Units	768
Cost-Burdened Housing Units	52.2%

Foreclosures

Number of Foreclosures	1
Ratio (foreclosures in housing stock)	1 in 1,744

Juvenile Crime

Population Under 18	768
Crime Types	
Violent Crimes	3
Property Crimes	2
Drug Crimes	0
Other Crimes	2
Unknown Crimes	0
Crime Severity	
Misdemeanors	3
Felonies	3
N/A	1
Crime Rate (per 1,000 population)	9

Overall Crime

Violent Crimes (per 1,000 population)	2.11
Property Crimes (per 1,000 population)	35.31

Business Activity

Total Number of Businesses (2013)	196

Community Resources

Child, Family and School Social Services	21
Public Health Social Services	3
Health and Substance Abuse Social Services	9
Total Resources	33

WEST LITTLE RIVER
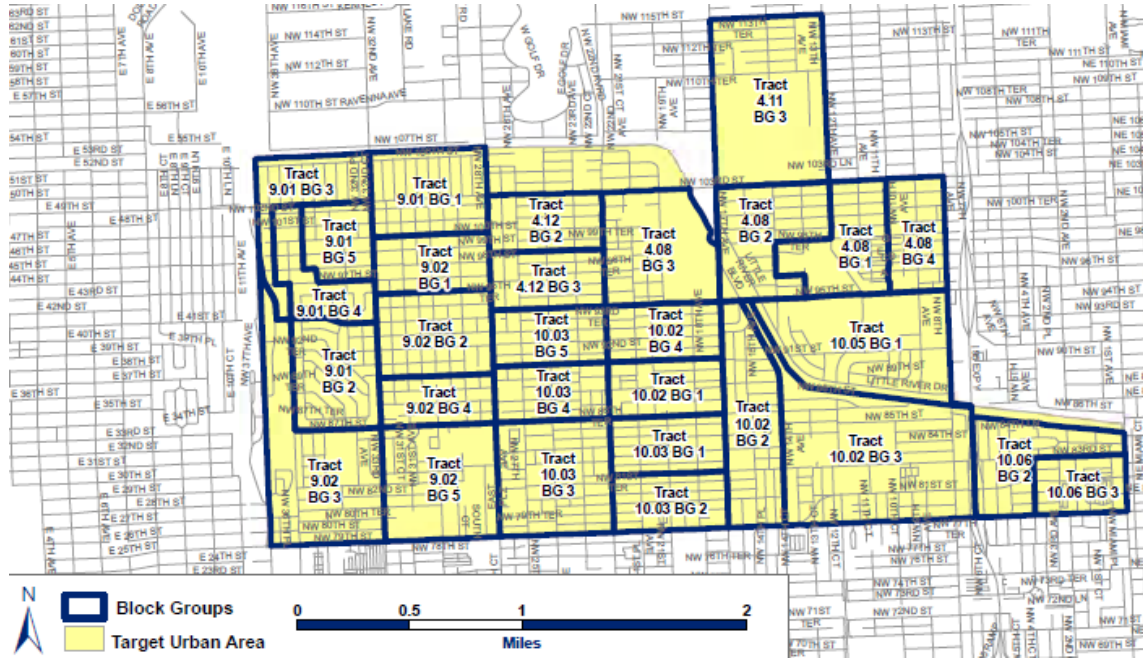
Demographics

Population	40,421
Female	52.5%
Male	47.5%
Under 5 Years	6.5%
5 to 24 Years	27.0%
25 to 44 Years	27.2%
45 to 64 Years	26.1%
65 or More Years	13.2%
Black	57.5%
White – Non-Hispanic	5.2%
Hispanic	43.0%

Economic Development

Median Household Income	$12,193 - $53,568
Black	$11,875 - $101,563
White, non-Hispanic	$2,499 - $58,311
Hispanic	$8,750 - $58,587
Per Capita Income	$6,466 - $22,001
Number Living Below Poverty	10,709
Family Households	82.2%
Non-Family Households	17.8%
Percent in Labor Force	60.5%
Percent Employed	83.0%
Percent Unemployed	17.0%

Education

Percent of Population 25 + with:	
Less than High School Diploma	31.0%
High School Diploma/GED	36.3%
Some College/Associate's Degree	23.9%
Bachelor's Degree	6.3%
Graduate/Professional Degree	2.5%
Graduation Rate (2012-13)	70.0%
White	*%
Black	71.0%
Hispanic	65.7%
Dropout Rate (2012-13)	3.6%

Housing

Median Home Value	$48,800 - $194,900
Owner-Occupied Units	55.4%
Black	57.3%
White – Non-Hispanic	2.3%
Hispanic	41.7%
Median Gross Rent	$395 - $1,201
Renter-Occupied Units	44.6%
Black	66.0%
White – Non-Hispanic	1.4%
Hispanic	35.2%
Housing Vacancy Rate	4.9%

Housing Units and Types

Number of Housing Units	13,752
Single-Family Housing Units	80.2%
Multi-Family Housing Units	14.8%
Other Housing Units	5.0%

Foreclosures

Number of Foreclosures	41
Ratio (foreclosures in housing stock)	1 in 335

Cost-Burdened Housing Units

Owner-Occupied Housing Units	8,169
Cost-Burdened Housing Units	50.7%
Renter-Occupied Housing Units	6,511
Cost-Burdened Housing Units	61.8%

Juvenile Crime

Population Under 18	9,673
Crime Types	
Violent Crimes	87
Property Crimes	44
Drug Crimes	53
Other Crimes	88
Unknown Crimes	8
Crime Severity	
Misdemeanors	149
Felonies	96
N/A	35
Crime Rate (per 1,000 population)	29

Overall Crime

Violent Crimes (per 1,000 population)	13.39
Property Crimes (per 1,000 population)	69.54

Business Activity

Total Number of Businesses (2013)	714

Community Resources

Child, Family and School Social Services	25
Public Health Social Services	7
Health and Substance Abuse Social Services	6
Total Resources	38

Appendix A: Available Programs and Services

TUA	Population	Child, Family and School Social Services	Medical and Public Health Social Services	Mental Health and Substance Abuse Social Services	Total Services
Carol City	10,521	10	3	3	16
Coconut Grove	4,963	15	3	2	20
Goulds	16,088	9	2	0	11
Liberty City	24,858	25	2	4	31
Little Haiti	33,328	18	1	5	24
Model City	25,560	43	7	10	60
North Miami 7th Ave Corridor	11,824	9	1	1	11
North Miami Downtown Corridor	11,621	17	6	6	29
North Miami W. Dixie Hwy	11,183	9	4	3	16
N.W. 27th Ave Corridor	66,074	24	3	4	31
N.W. 183rd St. Corridor	38,416	15	5	5	25
Opa-Locka	15,329	21	2	7	30
Overtown	10,179	27	21	6	54
Perrine	6,627	23	6	9	38
Richmond Heights	8,922	7	3	1	11
South Miami	3,710	21	3	9	33
West Little River	8,922	25	7	6	38

Source: Switchboard of Miami, Inc. http://switchboardmiami.org/

Appendix B: Miami-Dade Public Housing Developments

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Abe Arronovitz	2701 NW 18th Ave	Miami	FL	33142	1962	55	No
Allapatah Homes	1233 NW 35th St	Miami	FL	33142	1983	50	No
Annie Coleman Site 14	2140 NW 53rd St	Miami	FL	33142	1967	245	Model City/Brownsville
Annie Coleman Site 15	2200 NW 57th St	Miami	FL	33142	1966	144	Model City/Brownsville
Annie Coleman Site 16	1901 NW 60th St	Miami	FL	33142	1967	210	Model City/Brownsville
Arthur Mays Village	11341 SW 216th St	Miami	FL	33170	1976	184	Goulds
Biscayne Plaza	15201 SW 288th St	Homestead	FL	33033	1983	52	No
Buena Vista Homes	295 NW 50th St	Miami	FL	33127	1983	24	Little Haiti
Claude Pepper Tower	750 NW 18th Terr	Miami	FL	33136	1970	166	Overtown
Culmer Gardens	580 NW 5th Ave	Miami	FL	33136	1984	75	Overtown
Culmer Place	610 NW 10th St	Miami	FL	33136	1977	151	Overtown
Dante Fascell	2929 NW 18th Ave	Miami	FL	33142	1973	151	No
Donn Gardens	1861 NW 28th St	Miami	FL	33142	1961	64	No
Edison Courts	325 NW 62nd St	Miami	FL	33150	1939	345	Little Haiti
Edison Park	279 NW 56th St	Miami	FL	33127	1979	32	Little Haiti
Edison Plaza	200 NW 55th St	Miami	FL	33127	1977	80	Little Haiti
Emmer Turnkey	7820 N Miami Ave	Miami	FL	33150	1971	42	Little Haiti
Elizabeth Virrick I	1615 NW 25th Ave	Miami	FL	33125	1967	28	No
Falk Turnkey	445-465 SW 16th Ave	Miami	FL	33135	1968	48	No
Florida City Family	NW 6th Ave & NW 6th Terr	Homestead	FL	33034	1983	26	Florida City
Florida City Gardens	900 NW 6th Ave	Homestead	FL	33030	1983	50	Florida City
Goulds Plaza	S Dixie Hwy & SW 213th St	Miami	FL	33189	1985	50	Goulds
Green Turnkey	1500 NW 7th Ct	Miami	FL	33136	1968	21	Overtown
Grove Homes	3631 Oak Ave	Coral Gables	FL	33133	1984	24	No
Gwen Cherry 06	NW 1st Court & 71St Street	Miami	FL	33150	1973	8	Little Haiti
Gwen Cherry 08	NW 11 Avenue & 23 Street	Miami	FL	33127	1973	21	Overtown

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Gwen Cherry 12	NW 10 Avenue & 29 Street	Miami	FL	33127	1973	6	No
Gwen Cherry 13	NW 12 Avenue & 24 Street	Miami	FL	33142	1973	35	No
Gwen Cherry 14	2099 NW 23rd St	Miami	FL	33142			No
Gwen Cherry 15	NW 23 Avenue & 23 Street	Miami	FL	33142			No
Gwen Cherry 16	NW 20 Avenue & 18 Terrace	Miami	FL	33125	1973	70	No
Gwen Cherry 20	76 NW 77 Street	Miami	FL	33150	1973	23	No
Gwen Cherry 22	7101 NE Miami Ct	Miami	FL	33138	1973	20	Little Haiti
Gwen Cherry 23	2001 NW 4th Ct	Miami	FL	33127	1973	30	Overtown
Haley Sofge Towers	750 & 800 NW 13th Ave	Miami	FL	33125	1973	475	No
Harry Cain Tower	490 NE 2nd Ave	Miami	FL	33121	1984	154	Overtown
Helen M. Sawyer Plaza	1150 NW 11th Street Rd	Miami	FL	33136	1976	104	Overtown
Heritage Village I	SW 268 St & SW 142nd Ave	Miami	FL	33032	1982	56	Naranja
Heritage Village II	SW 270 St & SW 142nd Ave	Miami	FL	33032	1982	26	Naranja
Homestead East	1350 NE 13th St	Homestead	FL	33033	1985	30	Homestead
Homestead Gardens	1542 SW 4th St	Homestead	FL	33030	1977	150	Homestead
Homestead Village	SW 5 St & SW 5th Ave	Homestead	FL	33034	1983	6	Homestead
In Cities - Wynwood	579 NW 34th St	Miami	FL	33127	1975	45	No
Jack Orr Plaza	550 NW 5th St	Miami	FL	33127			Overtown
Joe Moretti Apartments	538 SW 8th St	Miami	FL	33130	1961	288	No
Jollivette	2400 NW 63rd St	Miami	FL	33147	1962	66	Liberty City
Jose Marti Plaza	154 SW 17th Ave	Miami	FL	33135	1984	55	No
Kline Nunn	8300 N Miami Ave	Miami	FL	33150	1973	38	Little Haiti
Lemon City	150 NE 69 Street	Miami	FL	33138	1975	100	Little Haiti
Liberty Square	1415 NW 63rd St	Miami	FL	33147	1937	753	Liberty City
Lincoln Gardens	4751 NW 24th Ct	Miami	FL	33142	1965	47	Model City/Brownsville
Little Havana Homes	1255 SW 1st St	Miami	FL	33135	1985	28	No
Little River Plaza	8255 NW Miami Ct	Miami	FL	33150	1970	86	Little Haiti
Little River Terrace	8351 NW 5th Pl	Miami	FL	33150	1959	108	Little Haiti

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Manor Park	1524 NW 51st Ter	Miami	FL	33142	1985	32	Model City/Brownsville
Martin Fine Villas	1301 NW 7th St	Miami	FL	33125	1979	50	No
Medvin Apartments	945 SW 3rd Ave	Miami	FL	33130	1965	18	No
Model Cities	7641 NW 17th Ave	Miami	FL	33147	1977	38	Liberty City
Modello	15314 SW 284th St	Homestead	FL	33033	1972	120	Naranja
Moody Gardens	SW 135 Ave & SW 268th St	Miami	FL	33032	1984	34	Naranja
Moody Village	13500 SW 268th St	Homestead	FL	33032	1981	64	Naranja
Naranja	26201 SW 139th Ct	Homestead	FL	33032	1972	116	Naranja
New Haven Gardens Site 05	7200 NE 2 Avenue	Miami	FL	33138	1973	82	Little Haiti
Newberg	7200 NE Miami Court	Miami	FL	33138	1973	60	Little Haiti
Opa Locka Elderly	2329 NW 136th St	Opa Locka	FL	33054	1985	50	Opa Locka
Orchard Villa Homes	815 NW 55th Ter	Miami	FL	33127	1983	12	Little Haiti
Palm Court	930 NW 95th St	Miami	FL	33150	1976	88	Little Haiti
Palm Tower	950 NW 95th St	Miami	FL	33150	1978	103	Little Haiti
Palmetto Gardens	16850 NW 55th Ave	Miami Gardens	FL	33055	1983	40	No
Parkside I & II	333/357 NW 3rd St	Miami	FL	33128	1972	56	Overtown
Perrine Gardens	10161 Circle Plz W	Miami	FL	33157		158	Perrine
Perrine Villas	10000 W Jessamine St	Miami	FL	33157	1984	20	Perrine
Peters Plaza	191 NE 75th St	Miami	FL	33138	1972	102	Little Haiti
Phyllis Wheatley	1701 NW 2nd Ct	Miami	FL	33136	1984	40	Overtown
Pine Island I & II	12700 SW 272nd St	Homestead	FL	33032	1980	130	Naranja
Rainbow Village	2140 NW 3rd Ave	Miami	FL	33127	1970	100	Overtown
Richmond Homes	SW 168 St & SW 104th Ave	Miami	FL	33157	1980	32	Perrine
Robert King High Towers	1405 NW 7th St	Miami	FL	33125	1964	315	No
Santa Clara Homes	1001 NW 27th St	Miami	FL	33127	1985	13	No
Scattered Site 9 - D	NW 21 Avenue & 32nd Street	Miami	FL	33142	1973	16	Model City/Brownsville

Name	Address	City	State	Zip	Year Constructed	# of Units	TUA Location (In or Near)
Scattered Sites - A	2645 NW 61st St	Miami	FL	33142	1977	12	Model City/Brownsville
Scattered Site 11 - D	1919 NW 29th St	Miami	FL	33142	1973	40	No
Smathers Plaza	935 SW 30th Ave	Miami	FL	33135	1967	182	No
South Miami	6700 SW 59th PL	Miami	FL	33143			South Miami
South Miami Plaza	6701 SW 62nd Ave	South Miami	FL	33143	1976	97	South Miami
Southridge I & II	11200 SW 192 Street	Miami	FL	33157	1980	106	Perrine
Stirrup Plaza	3150 Mundy St	Miami	FL	33133	1977	124	Coconut Grove
Three Round Towers	2920 NW 18th Ave	Miami	FL	33142	1974	391	Model City/Brownsville
Town Park	500 NW 19 St	Miami	FL	33125	1984	38	Overtown
Twin Lakes	1205 NW 95th St	Miami	FL	33147	1971	76	No
Ward Tower I	2200 NW 54 Street	Miami	FL	33142	1976	199	Model City/Brownsville
Venetian Gardens	3801 NW 161 Street	Opa Locka	FL	33054	1979	52	No
Victory Homes	520 NW 75th St	Miami	FL	33150	1949	148	Little Haiti
Ward Tower II	5301 NW 23rd Ave	Miami	FL	33142	2005	100	Model City/Brownsville
Wayside	15953 SW 290th St	Homestead	FL	33033	1980	30	No
West Homestead Gardens	SW 4 Ct & SW 4th Ave	Homestead	FL	33030	1977	74	Homestead
Wynwood Elderly	3000 NW 3rd Ave	Miami	FL	33127	1985	72	No
Wynwood Homes - C	104 NW 27th St	Miami	FL	33127	1983	50	No

Source: Miami-Dade County, Public Housing & Community Development website, accessed 2/17/14

Appendix C: Miami-Dade Affordable Housing Properties

Name	Address	City	State	Zip	TUA Location
Ingram Terrace	3130 NW 131 St	Opa Locka	FL	33054	Opa Locka
Lakeside Towers	7555 SW 152 Ave	Miami	FL	33193	
Park Lake Apartments	8201 SW 152 Ave Circle	Miami	FL	33193	
Milton Manor III	145 SW 7 St	Homestead	FL	33030	Homestead
Gateway Apartments	155 NW 14 St	Florida City	FL	33034	Florid City

Source: Miami-Dade County, Public Housing & Community Development website, accessed 2/17/14

Appendix D: Annual Report Card and Scorecard

Report Card Grading Summary:

Symbol	Grading System	Criteria	Score
↑ (green)	"Improvement"	Jobs/Economic Development	
↔ (yellow)	"No Change"	Housing	
↓ (red)	"Decline"	Education	
		Criminal Justice	

Full Scorecard:

Criteria/Indicators	Scoring Guideposts	Score
I. Jobs/Economic Development		
1. Median Household Income	Increase in median household income	
2. Per Capita Income	Increase in per capita income	
3. Poverty	Decrease in the poverty rate	
4. Labor Force	Increase in the labor force	
5. Employment	Decrease in the unemployment rate	
6. New Business Activity	Increase in number of new businesses	
II. Housing		
1. Owner-occupied Units	Increase of owner-occupied housing units	
2. Owner-occupancy by Race	Increase in owner occupancy by race	
3. Home Values	Increase in median home values	
4. Housing Vacancies	Decrease in the housing vacancy rate	
5. Owner Affordability	Decrease in the number of cost-burdened owner households	
6. Renter Affordability	Decrease in the number of cost-burdened renter households	
7. Foreclosure Filings	Decrease in foreclosure filings	

III. Education		
1. Educated Adults	Increase in the population 25+ with high school diploma or college degree	
2. Educated Young Adults	Increase in the population 18-24 with high school diploma or college degree	
3. High School Graduates	Increase in the high school graduation rate	
4. Student Retention	Decrease in the student dropout rate	
IV. Criminal Justice		
1. Overall Crime	Decrease in the overall crime rate	
2. Juvenile Crime	Decrease in the juvenile crime rate	
3. Police Arrests	Decrease in the police arrests	
4. Pedestrian Safety	Decrease in pedestrian accidents	