

Sociocultural Data Report

Area of Interest PINECREST - Alternative #1

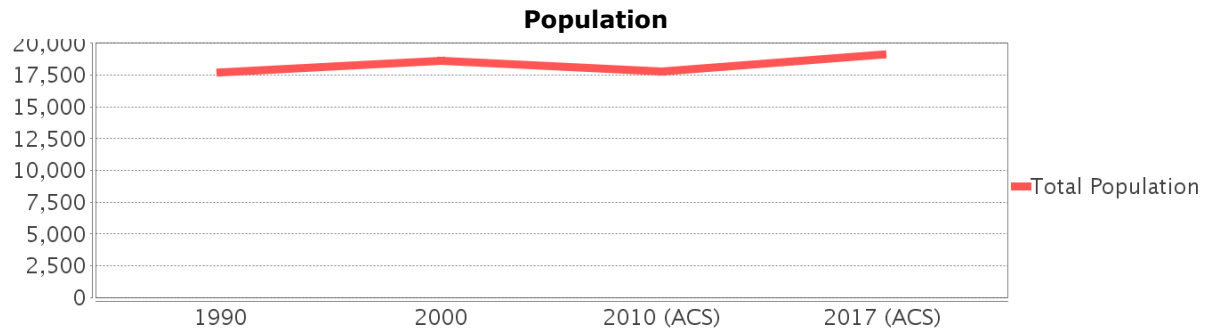
Area: 7.502 square miles

Jurisdiction(s): **Cities:** Palmetto Bay, South Miami, Pinecrest, Coral Gables

Counties: Miami-dade

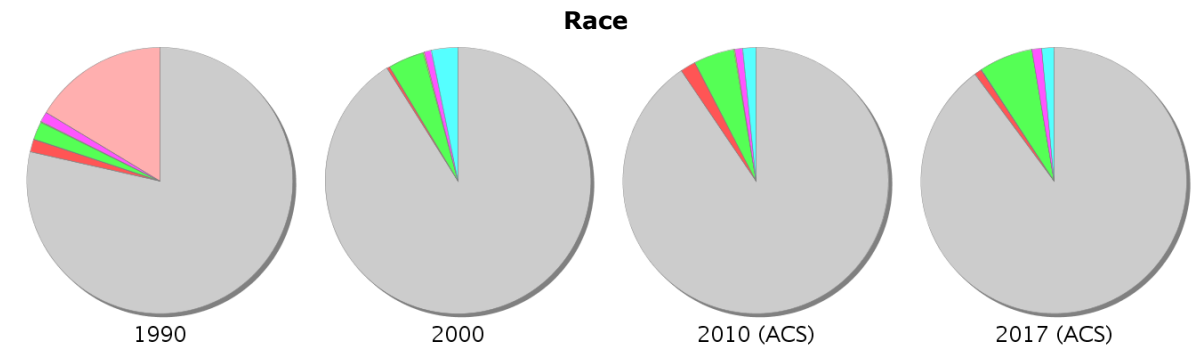
General Population Trends

Description	1990	2000	2010 (ACS)	2017 (ACS)
Total Population	17,699	18,650	17,756	19,097
Total Households	6,153	6,113	6,056	5,790
Average Persons per Acre	4.17	4.31	4.61	4.73
Average Persons per Household	2.97	3.03	2.91	3.31
Average Persons per Family	3.29	3.36	3.09	3.66
Males	8,793	8,982	8,674	9,504
Females	8,906	9,668	9,082	9,593

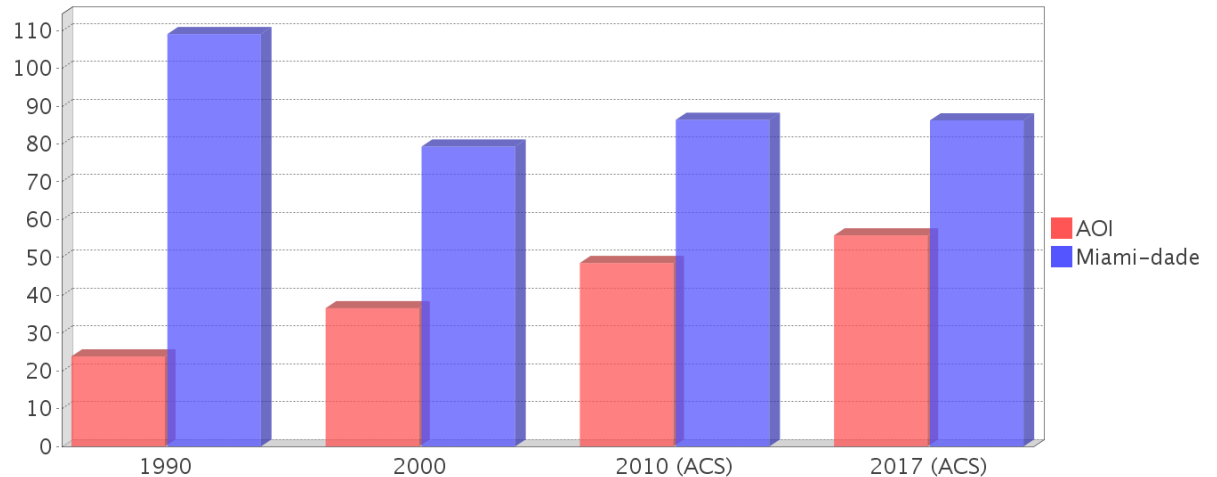


Race and Ethnicity Trends

Description	1990	2000	2010 (ACS)	2017 (ACS)
White Alone	16,623 (93.92%)	16,979 (91.04%)	16,068 (90.49%)	17,161 (89.86%)
Black or African American Alone	330 (1.86%)	67 (0.36%)	340 (1.91%)	161 (0.84%)
Native Hawaiian and Other Pacific Islander Alone	2 (0.01%)	0 (0.00%)	0 (0.00%)	18 (0.09%)
Asian Alone	465 (2.63%)	820 (4.40%)	874 (4.92%)	1,243 (6.51%)
American Indian or Alaska Native Alone	17 (0.10%)	22 (0.12%)	22 (0.12%)	2 (0.01%)
Some Other Race Alone	262 (1.48%)	151 (0.81%)	160 (0.90%)	230 (1.20%)
Claimed 2 or More Races	NA (NA)	609 (3.27%)	291 (1.64%)	282 (1.48%)
Hispanic or Latino of Any Race	3,469 (19.60%)	5,487 (29.42%)	7,219 (40.66%)	8,886 (46.53%)
Not Hispanic or Latino	14,230 (80.40%)	13,163 (70.58%)	10,537 (59.34%)	10,211 (53.47%)
Minority	4,215 (23.81%)	6,822 (36.58%)	8,613 (48.51%)	10,661 (55.83%)



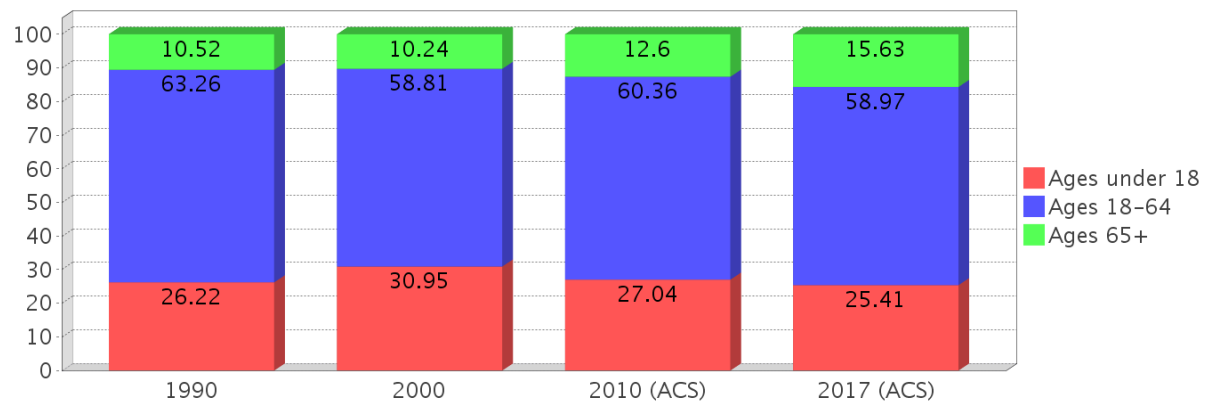
Minority Percentage Population



Age Trends

Description	1990	2000	2010 (ACS)	2017 (ACS)
Under Age 5	6.54%	6.56%	4.22%	4.52%
Ages 5-17	19.67%	24.39%	22.82%	20.88%
Ages 18-21	4.25%	3.92%	4.42%	4.49%
Ages 22-29	9.14%	5.15%	6.57%	8.90%
Ages 30-39	15.31%	13.68%	8.25%	8.73%
Ages 40-49	17.71%	19.76%	17.82%	13.95%
Ages 50-64	16.84%	16.29%	23.31%	22.90%
Age 65 and Over	10.52%	10.24%	12.60%	15.63%
-Ages 65-74	7.32%	6.41%	6.65%	9.05%
-Ages 75-84	2.60%	3.07%	4.32%	5.17%
-Age 85 and Over	0.60%	0.76%	1.63%	1.39%
Median Age	NA	39	44	42

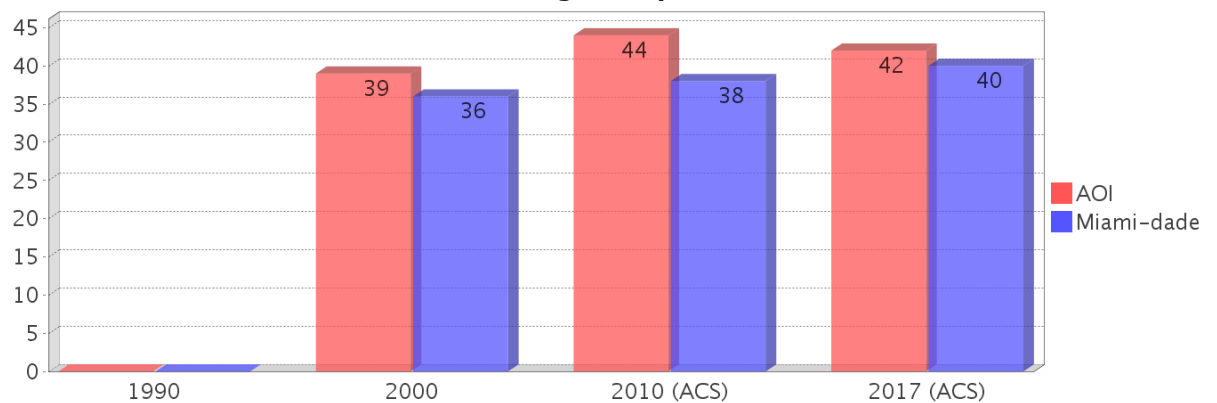
Percentage Population by Age Group



Income Trends

Description	1990	2000	2010 (ACS)	2017 (ACS)
Median Household Income	\$80,742	\$125,000	\$135,886	\$176,561
Median Family Income	\$84,554	\$125,946	\$133,282	\$192,512
Population below Poverty Level	4.83%	3.99%	3.72%	5.62%
Households below Poverty Level	5.80%	3.96%	3.88%	4.94%
Households with Public Assistance Income	1.40%	0.75%	0.92%	0.81%

Median Age Comparison

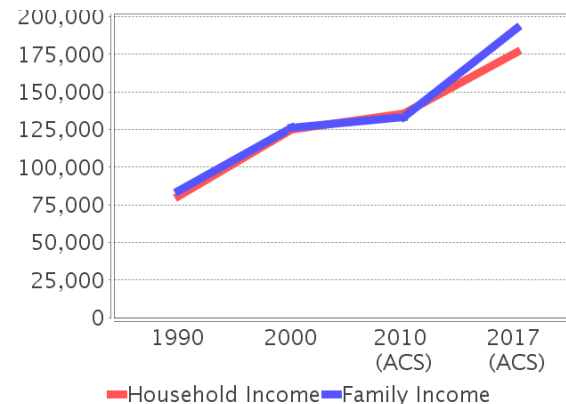


Disability Trends

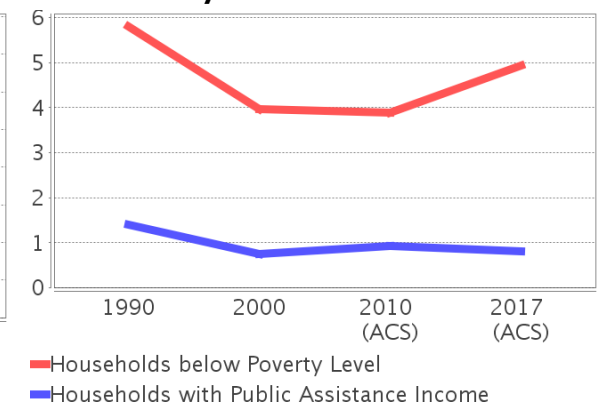
See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 (ACS)	2017 (ACS)
Population 16 To 64 Years with a disability	351 (2.56%)	941 (5.41%)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	550 (5.08%)

Income Trends



Poverty and Public Assistance



Educational Attainment Trends

Age 25 and Over

Description	1990	2000	2010 (ACS)	2017 (ACS)
Less than 9th Grade	369 (3.12%)	239 (2.02%)	200 (1.81%)	313 (2.47%)
9th to 12th Grade, No Diploma	524 (4.43%)	386 (3.27%)	103 (0.93%)	249 (1.97%)
High School Graduate or Higher	10,924 (92.44%)	11,191 (94.71%)	10,743 (97.26%)	12,087 (95.56%)
Bachelor's Degree or Higher	6,359 (53.81%)	7,334 (62.07%)	7,327 (66.33%)	8,028 (63.47%)

Language Trends

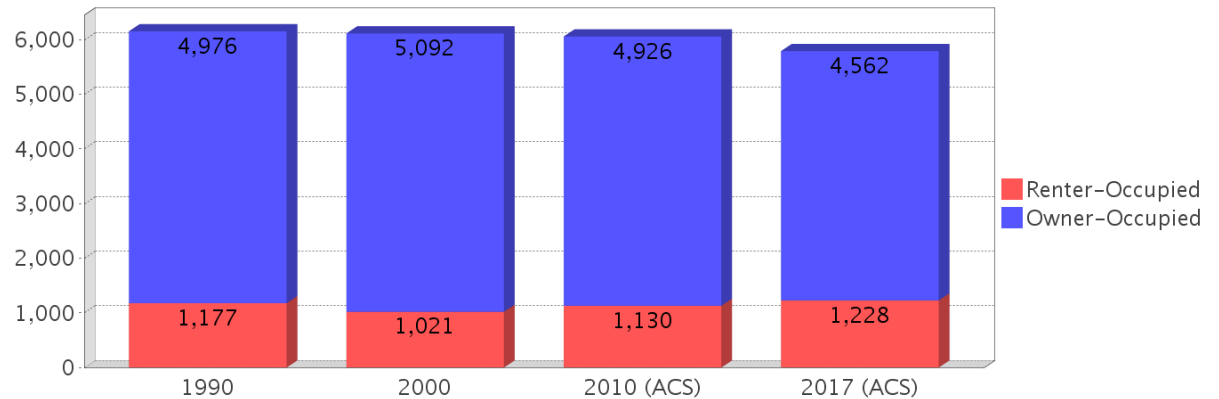
Age 5 and Over

Description	1990	2000	2010 (ACS)	2017 (ACS)
Speaks English Well	931 (5.61%)	1,049 (6.02%)	935 (5.54%)	1,105 (6.06%)
Speaks English Not Well	NA (NA)	407 (2.34%)	719 (4.26%)	701 (3.84%)
Speaks English Not at All	NA (NA)	210 (1.21%)	83 (0.49%)	182 (1.00%)
Speaks English Not Well or Not at All	624 (3.76%)	617 (3.54%)	802 (4.75%)	883 (4.84%)

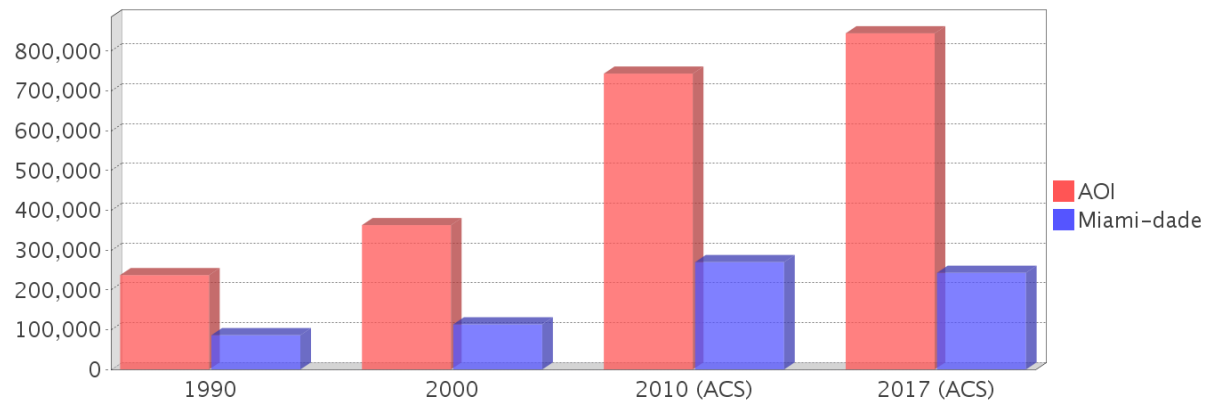
Housing Trends

Description	1990	2000	2010 (ACS)	2017 (ACS)
Total	6,431	6,265	6,472	6,344
Units per Acre	1.37	1.33	1.41	1.38
Single-Family Units	4,966	5,249	5,010	5,054
Multi-Family Units	967	1,000	1,382	1,256
Mobile Home Units	194	17	0	34
Owner-Occupied Units	4,976	5,092	4,926	4,562
Renter-Occupied Units	1,177	1,021	1,130	1,228
Vacant Units	278	152	416	554
Median Housing Value	\$237,000	\$362,700	\$743,300	\$844,550
Occupied Housing Units w/No Vehicle	254 (4.13%)	107 (1.75%)	215 (3.55%)	263 (4.54%)

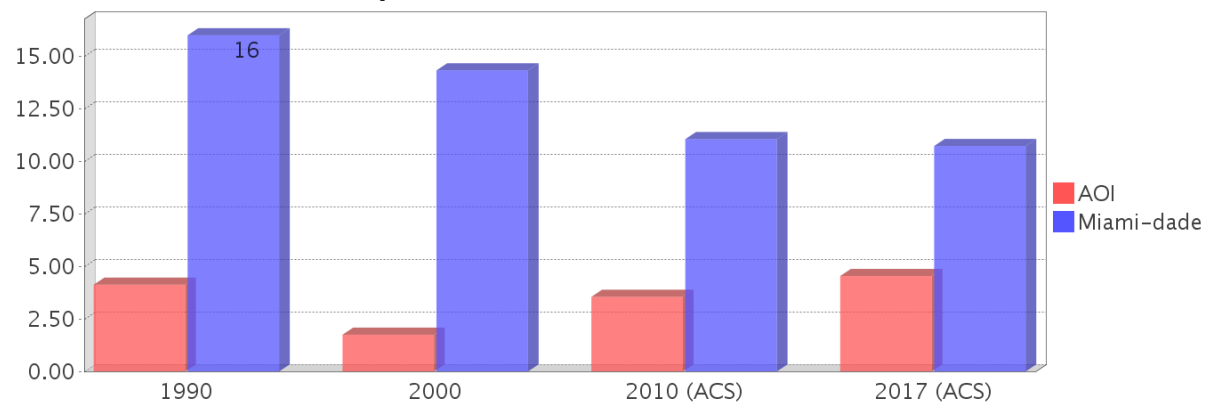
Housing Tenure



Median Housing Value Comparison

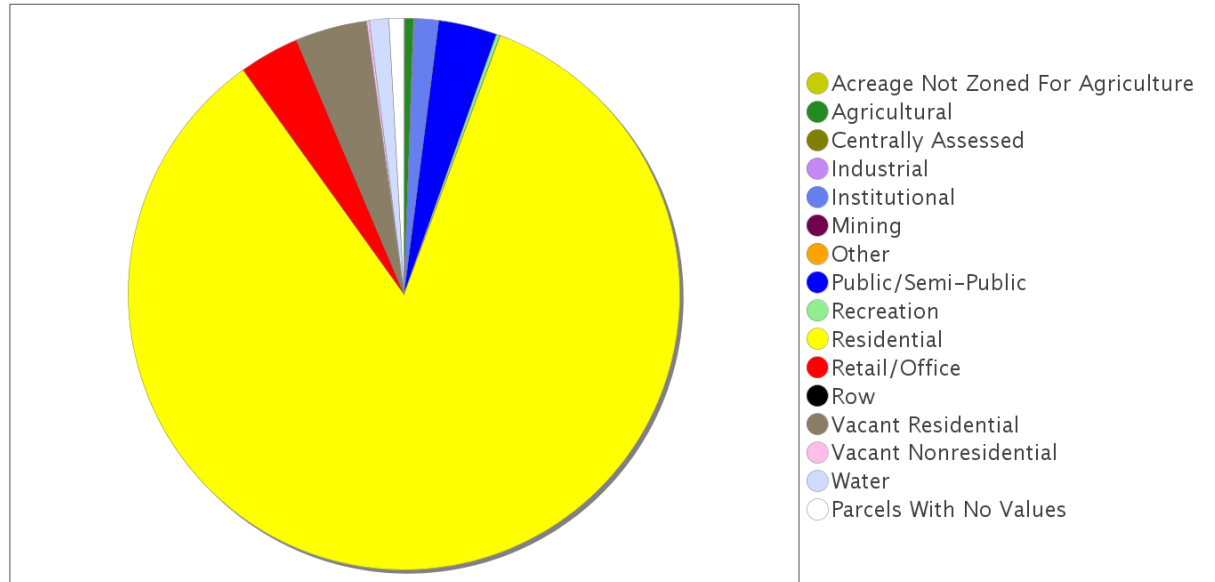


Occupied Units With No Vehicles Available

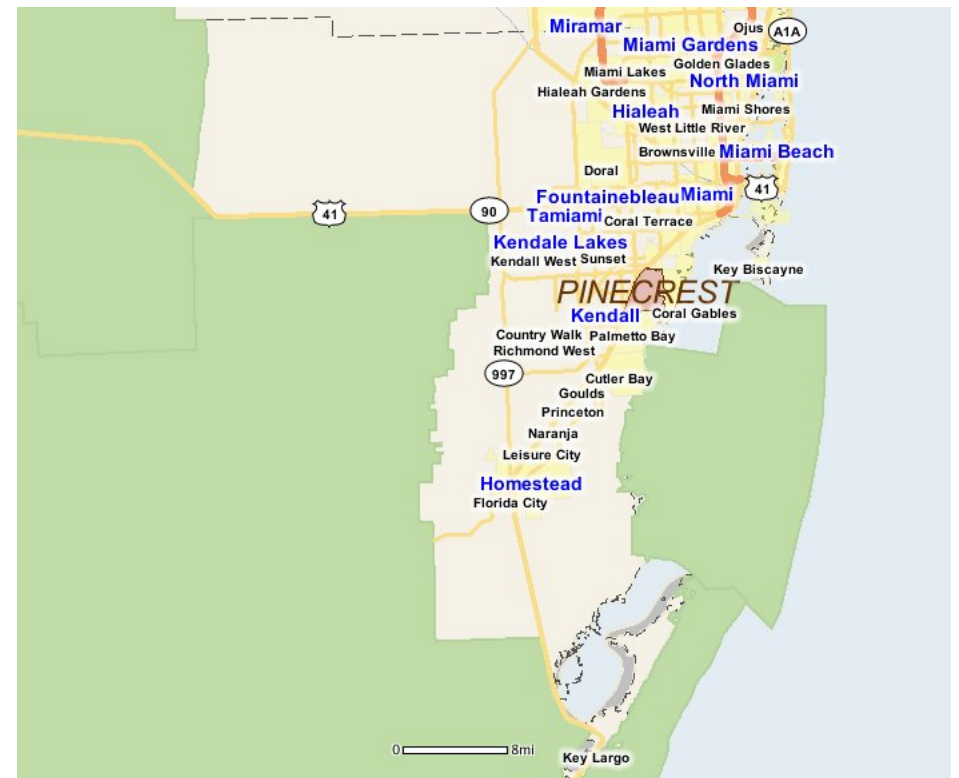
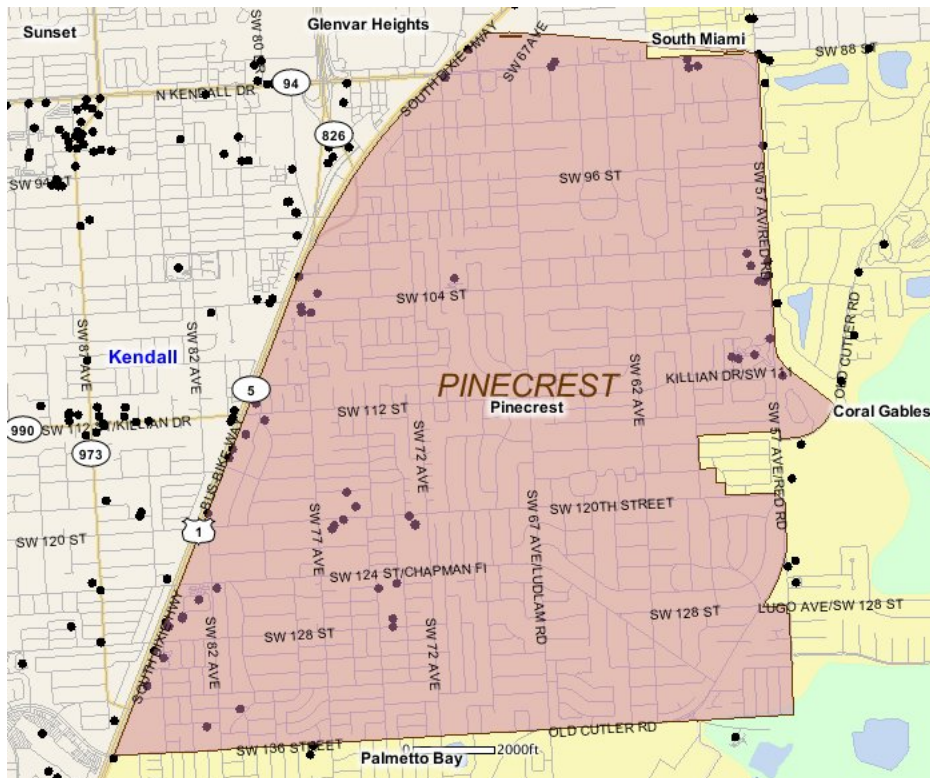


Existing Land Use

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	2	0.04%
Agricultural	20	0.42%
Centrally Assessed	0	0.00%
Industrial	2	0.04%
Institutional	57	1.19%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	136	2.83%
Recreation	10	0.21%
Residential	3,372	70.23%
Retail/Office	141	2.94%
Row	0	0.00%
Vacant Residential	167	3.48%
Vacant Nonresidential	6	0.12%
Water	46	0.96%
Parcels With No Values	35	0.73%



Location Maps



Community Facilities

The community facilities information below is useful in a variety of ways for environmental evaluations. These community resources should be evaluated for potential sociocultural effects, such as accessibility and relocation potential. The facility types may indicate the types of population groups present in the project study area. Facility staff and leaders can be sources of community information such as who uses the facility and how it is used. Additionally, community facilities are potential public meeting venues.

Community Centers (Points)

Facility Name	Address	Zip Code
KNIGHTS OF COLUMBUS 14730 - SAINT LOUIS	7270 SW 120TH ST	33156
YMCA - MIAMI	10250 SW 57TH AVE	33156

Cultural Centers (Points)

Facility Name	Address	Zip Code
PINECREST BRANCH LIBRARY	5835 SW 111TH ST	33156

Fire Stations (Points)

Facility Name	Address	Zip Code
MIAMI-DADE COUNTY RESCUE STATION 49 (PINECREST)	10850 SW 57TH AVE	33156

Florida Parks and Recreational Facilities (Points)

Facility Name	Address	Zip Code
SUNILAND PARK	12855 S DIXIE HWY	33156
PINECREST GARDENS PARK & FARMERS MARKET	11000 SW 57TH AVE	33156
CORAL PINE PARK	6955 SW 104TH ST	33156
RED ROAD LINEAR PARK	SW 56TH CT / SW 93RD ST	33156
KENDALL VETERANS WAYSIDE PARK	SW 112TH ST & US 1	33156
PINECREST PARK	8200 SW 124TH ST	33156
FLAGLER GROVE PARK	7551 SW 104TH ST	33156
VILLAGE GREEN PARK & PINECREST COMMUNITY CENTER	5855 SW 111ST ST	33156

Government Building

Facility Name	Address	Zip Code
U S POST OFFICE - KENDALL	13101 S DIXIE HWY	33156
VILLAGE OF PINECREST VILLAGE HALL	12645 S DIXIE HWY	33156
U S POST OFFICE - PINECREST	11301 S DIXIE HWY	33256

Healthcare Facilities (Geocoded)

Facility Name	Address	Zip Code
GOOD HOME CARE INC	962 SW 82 AVENUE	33144
ORTHONOW, LLC	3650 NW 82 AVENUE, SUITE 201	33166
ISABEL RICO M.D P.A	970 SW 82 AVENUE	33144
TZEWAN WONG MD PA	10420 SW 77 AVENUE, SUITE 100	33156
REHABILITATIVE TREATMENT FACILITY	958 SW 82 AVENUE	33144
DANSKY MD PA A. SCOTT	6910 N KENDALL DRIVE	33156
ACOSTA, M.D. JORGE	938 SW 82 AVENUE, SUITE B	33144
A PRESTIGE WELLNESS CENTER, PA	3650 NW 82 AVENUE, SUITE 503	33166
FLORIDA MOBILE IMAGING SERVICES INC	974 SW 82 AVENUE	33144
LONGWILL DO PA DEBORAH	7700 SW 104 STREET	33156

Law Enforcement Facilities (Points)

Facility Name	Address	Zip Code
VILLAGE OF PINECREST POLICE DEPARTMENT	12645 PINECREST PKWY	33156

Public and Private Schools (Points)

Facility Name	Address	Zip Code
BET SHIRA EARLY CHILDHOOD CENTER	7500 SW 120TH STREET	33156
MIAMI PALMETTO SENIOR HIGH SCHOOL	7460 SW 118TH ST	33156
ST LOUIS COVENANT SCHOOL	7270 SW 120TH ST	33156
PINECREST PRESBYTERIAN DAY SCHOOL	10400 SW 57TH AVENUE	33156
PALMETTO ELEMENTARY SCHOOL	12401 SW 74TH AVE	33156
GULLIVER PREPARATORY SCHOOL	6575 SW 88TH ST	33156
PINECREST ELEMENTARY SCHOOL	10250 SW 57TH AVE	33156
AMERICAN ACADEMY OF PINECREST	12651 S DIXIE HWY	33156
PALMETTO MIDDLE SCHOOL	7351 SW 128TH ST	33156
TEMPLE BETH AM DAY SCHOOL	5950 N KENDALL DR	33156

Religious Centers (Points)

Facility Name	Address	Zip Code
SAINT LOUIS CATHOLIC CHURCH	7270 SOUTHWEST 120TH STREET	33156
TEMPLE BETH AM	5950 SW 88TH STREET	33156
KENDALL UNITED METHODIST CHURCH	7600 SW 104TH STREET	33156
PINECREST PRESBYTERIAN CHURCH	10400 SW 57TH AVENUE	33156
CHRIST THE KING LUTHERAN	11295 SW 57TH AVENUE	33156
YOUNG ISRAEL OF KENDALL	7880 SOUTHWEST 112 STREET	33156
BET SHIRA CONGREGATION	7500 SOUTHWEST 120TH STREET	33156

US Census Places

Facility Name
Glenvar Heights
Palmetto Bay
Pinecrest
Coral Gables
South Miami

Block Groups

The following Census Block Groups were used to calculate demographics for this report.

1990 Census Block Groups

120250078025, 120250076043, 120250082019, 120250078011, 120250082011, 120250078024, 120250081003, 120250082012, 120250081002, 120250078022, 120250081005, 120250081006, 120250081007, 120250081004, 120250078021, 120250080002, 120250078023, 120250076042, 120250081001

2000 Census Block Groups

120860078022, 120860081005, 120860081007, 120860078024, 120860076043, 120860078011, 120860082011, 120860081006, 120860081004, 120860081002, 120860076042, 120860078021, 120860078023, 120860081003, 120860078025, 120860082012, 120860081001, 120860082013, 120860080003

2010 Census Block Groups

120860082053, 120860078073, 120860082054, 120860078071, 120860078062, 120860078063, 120860081022, 120860082051, 120860078061, 120860078011, 120860082062, 120860081021, 120860078072, 120860081012, 120860081011, 120860081024, 120860076044, 120860081013, 120860082052, 120860076042, 120860081023, 120860080001

2017 Census Block Groups

120860082062, 120860081024, 120860081023, 120860081012, 120860078061, 120860081011, 120860080001, 120860078073, 120860082051, 120860081022, 120860076044, 120860078071, 120860082053, 120860076042, 120860081013, 120860078011, 120860081021, 120860078072, 120860082054, 120860078062, 120860078063, 120860082052

Data Sources

Area

The geographic area of the community based on a user-specified community boundary or area of interest (AOI) boundary.

Jurisdiction

Jurisdiction(s) includes local government boundaries that intersect the community or AOI boundary.

Demographic Data

Demographic data reported under the headings General Population Trends, Race and Ethnicity Trends, Age Trends, Income Trends, Educational Attainment Trends, Language Trends, and Housing Trends is from the U.S. Decennial Census (1990, 2000) and the American Community Survey (ACS) 5-year estimates from 2006-2010 and 2013-2017. The data was gathered at the block group level for user-specified community boundaries and AOIs, and at the county level for counties. Depending on the dataset, the data represents 100% counts (Census Summary File 1) or sample-based information (Census Summary File 3 or ACS).

About the Census Data:

User-specified community boundaries and AOIs do not always correspond precisely to block group boundaries. In these instances, adjustment of the geographic area and data for affected block groups is required to estimate the actual population. To improve the accuracy of such estimates in the SDR report, the census block group data was adjusted to exclude all census blocks with a population of two or fewer. These areas were eliminated from the corresponding years'

block groups. Next, the portion of the block group that lies outside of the community or AOI boundary was removed. The demographics within each block group were then recalculated, assuming an equal area distribution of the population. Note that there may be areas where there is no population.

Use caution when comparing the 100% count data (Decennial Census) to the sample-based data (ACS). In any given year, about one in 40 or 2.5% of U.S. households will receive the ACS questionnaire. Over any five-year period, about one in eight households will receive the questionnaire, as compared to about one in six that received the long form questionnaire for the Decennial Census 2000. (Source: <http://mcdc.missouri.edu/pub/data/acs/Readme.shtml>) The U.S. Census Bureau provides help with this process:
<https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data/2017.html>

Use caution when interpreting changes in Race and Ethnicity over time. Starting with the 2000 Decennial Census, respondents were given a new option of selecting one or more race categories. Also in 2000, the placement of the question about Hispanic origin changed, helping to increase responsiveness to the Hispanic-origin question. Because of these and other changes, the 1990 data on race and ethnicity are not directly comparable with data from later censuses. (Source: <http://www.census.gov/prod/2001pubs/c2kbr01-1.pdf>;
<http://www.census.gov/pred/www/rpts/Race%20and%20Ethnicity%20FINAL%20report.pdf>)

The "Minority" calculations are derived from Census and ACS data using both the race and ethnicity responses. On this report, "Minority" refers to individuals who list a race other than White and/or list their ethnicity as Hispanic/Latino. In other words, people who are multi-racial, any single race other than White, or Hispanic/Latino of any race are considered minorities.

Disability data is not included in the 2010 Decennial Census, or the 2006-2010 ACS. This data is available in the 2013-2017 ACS.

Because of changes made to the Census and ACS questions between 1990 and 2017, disability variables should not be compared from year to year. For example: 1) With the 1990 data the disabilities are listed as a "work disability" while this distinction is not made with 2000 or 2017 ACS data; 2) The 2017 ACS data includes the institutionalized population (e.g. persons in prisons and group homes), while this population is not included in 1990 or 2000; 3) the age groupings changed over the years.

Please take the following two concerns into account when viewing this data: 1) With the 1990 data the disabilities are listed as a "work disability" while this distinction is not made with 2000 or 2017 ACS data; 2) The 2017 ACS data includes the institutionalized population (e.g. persons in prisons and group homes), while this population is not included in 1990 or 2000.

The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

Income of households. This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

Income of families. In compiling statistics on family income, the incomes of all members 15 years old and over related to the householder are summed and treated as a single amount.

Age Trends median age for 1990 is not available.

Land Use Data

The Land Use information Indicates acreages and percentages for the generalized land use types used to group parcel-specific, existing land use assigned by the county property appraiser office according to the Florida Department of Revenue land use codes.

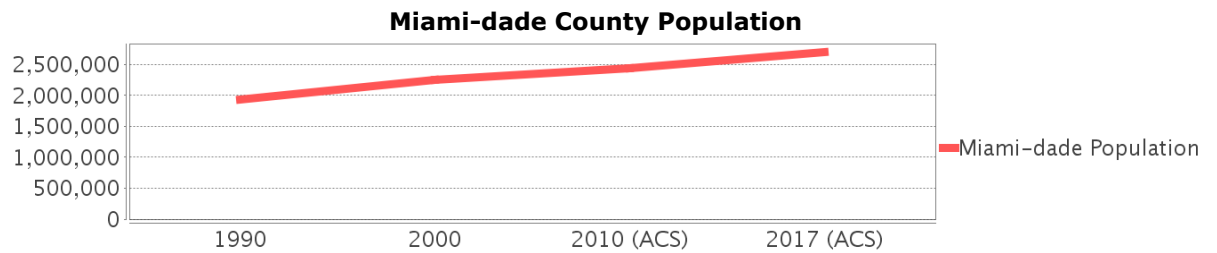
Community Facilities Data

- Assisted Rental Housing Units - Identifies multifamily rental developments that receive funding assistance under federal, state, and local government programs to offer affordable housing as reported by the Shimberg Center for Housing Studies, University of Florida.
- Mobile Home Parks - Identifies approved or acknowledged mobile home parks reported by the Florida Department of Business and Professional Regulation and Florida Department of Health.
- Migrant Camps - Identifies migrant labor camp facilities inspected by the Florida Department of Health.
- Group Care Facilities - Identifies group care facilities inspected by the Florida Department of Health.
- Community Center and Fraternal Association Facilities - Identifies facilities reported by multiple sources.
- Law Enforcement Correctional Facilities - Identifies facilities reported by multiple sources.
- Cultural Centers - Identifies cultural centers including organizations, buildings, or complexes that promote culture and arts (e.g., aquariums and zoological facilities; arboreta and botanical gardens; dinner theaters; drive-ins; historical places and services; libraries; motion picture theaters; museums and art galleries; performing arts centers; performing arts theaters; planetariums; studios and art galleries; and theater producers stage facilities) reported by multiple sources.
- Fire Department and Rescue Station Facilities - Identifies facilities reported by multiple sources.
- Government Buildings - Identifies local, state, and federal government buildings reported by multiple sources.
- Health Care Facilities - Identifies health care facilities including abortion clinics, dialysis clinics, medical doctors, nursing homes, osteopaths, state laboratories/clinics, and surgicenters/walk-in clinics reported by the Florida Department of Health.
- Hospital Facilities - Identifies hospital facilities reported by multiple sources.
- Law Enforcement Facilities - Identifies law enforcement facilities reported by multiple sources.
- Parks and Recreational Facilities - Identifies parks and recreational facilities reported by multiple sources.
- Religious Center Facilities - Identifies religious centers including churches, temples, synagogues, mosques, chapels, centers, and other types of religious facilities reported by multiple sources.
- Private and Public Schools - Identifies private and public schools reported by multiple sources.
- Social Service Centers - Identifies social service centers reported by multiple sources.
- Veteran Organizations and Facilities

Miami-dade County Demographic Profile

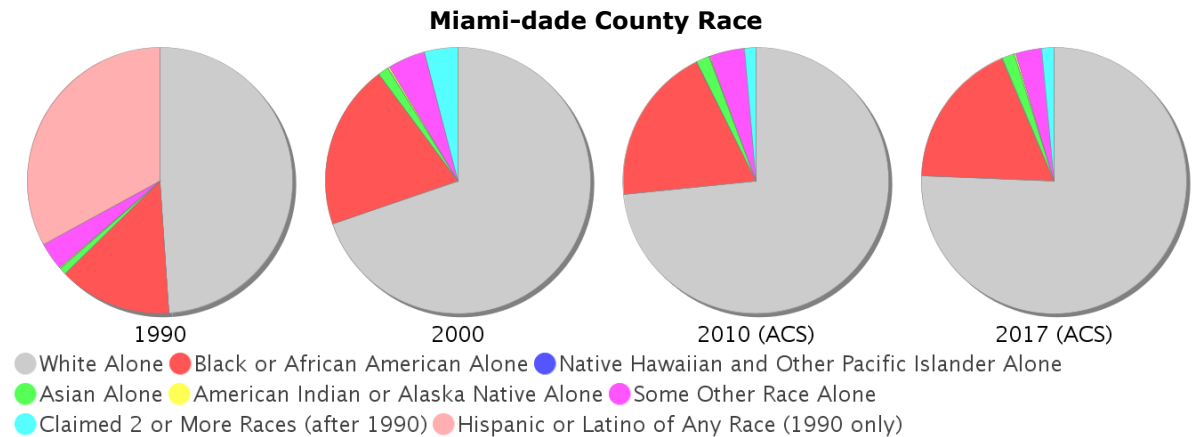
General Population Trends - Miami-dade

Description	1990	2000	2010 (ACS)	2017 (ACS)
Total Population	1,937,094	2,253,362	2,445,374	2,702,602
Total Households	692,355	776,774	827,556	858,289
Average Persons per Acre	1.528	1.774	1.925	2.128
Average Persons per Household	2.798	2.84	3.00	3.09
Average Persons per Family	3.413	3.488	3.591	3.926
Males	928,411	1,086,558	1,182,784	1,311,997
Females	1,008,683	1,166,804	1,262,590	1,390,605



Race and Ethnicity Trends - Miami-dade

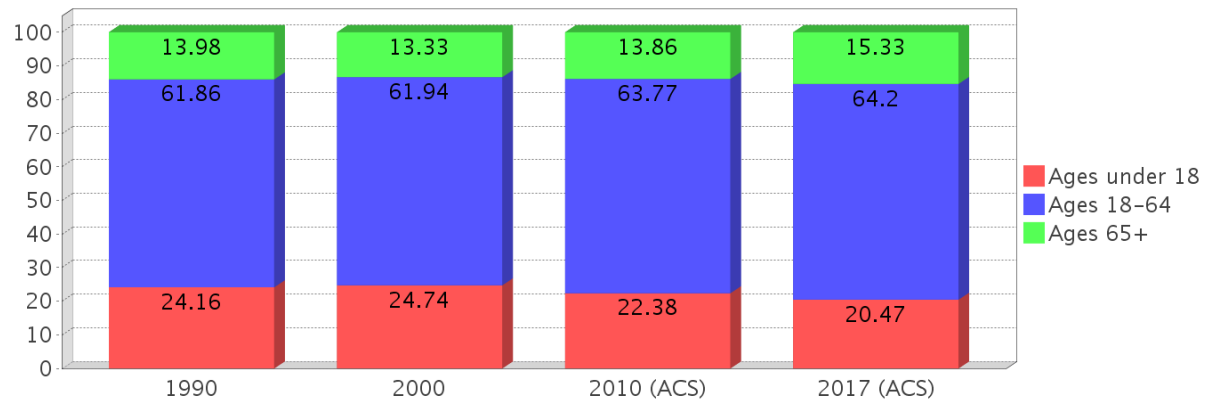
Description	1990	2000	2010 (ACS)	2017 (ACS)
White Alone	1,413,015 (72.95%)	1,570,990 (69.72%)	1,794,730 (73.39%)	2,043,272 (75.60%)
Black or African American Alone	397,993 (20.55%)	452,333 (20.07%)	470,326 (19.23%)	485,602 (17.97%)
Native Hawaiian and Other Pacific Islander Alone	(NA)	605 (0.03%)	649 (0.03%)	724 (0.03%)
Asian Alone	25,869 (1.34%)	30,692 (1.36%)	38,813 (1.59%)	42,770 (1.58%)
American Indian or Alaska Native Alone	3,066 (0.16%)	4,841 (0.21%)	3,572 (0.15%)	4,040 (0.15%)
Some Other Race Alone	96,713 (4.99%)	102,436 (4.55%)	102,938 (4.21%)	84,892 (3.14%)
Claimed 2 or More Races	(NA)	91,465 (4.06%)	34,346 (1.40%)	41,302 (1.53%)
Hispanic or Latino of Any Race	953,407 (49.22%)	1,291,681 (57.32%)	1,565,410 (64.02%)	1,823,038 (67.45%)
Not Hispanic or Latino	983,687 (50.78%)	961,681 (42.68%)	879,964 (35.98%)	879,564 (32.55%)
Minority	2,112,884 (109.07%)	1,787,468 (79.32%)	2,112,884 (86.40%)	2,331,369 (86.26%)



Age Trends - Miami-dade

Description	1990	2000	2010 (ACS)	2017 (ACS)
Under Age 5	7.21%	6.43%	6.20%	5.78%
Ages 5-17	16.95%	18.31%	16.18%	14.69%
Ages 18-21	5.60%	5.24%	5.83%	5.06%
Ages 22-29	13.10%	10.97%	10.98%	11.21%
Ages 30-39	16.06%	16.33%	14.14%	13.89%
Ages 40-49	12.47%	14.49%	15.67%	14.68%
Ages 50-64	14.63%	14.90%	17.15%	19.37%
Age 65 and Over	13.98%	13.33%	13.86%	15.33%
-Ages 65-74	7.54%	7.23%	7.34%	8.19%
-Ages 75-84	4.88%	4.41%	4.71%	4.95%
-Age 85 and Over	1.55%	1.69%	1.81%	2.20%
Median Age	NA	36	38	40

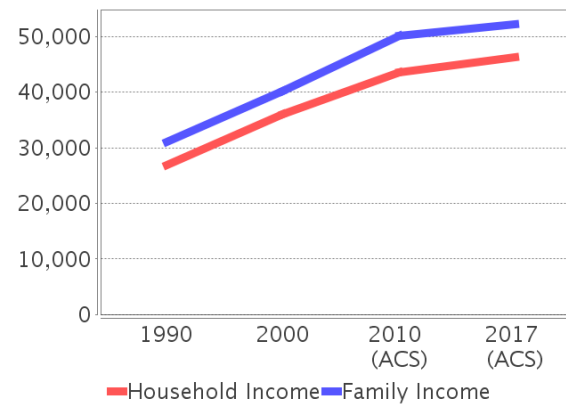
Percentage Population by Age Group - Miami-dade



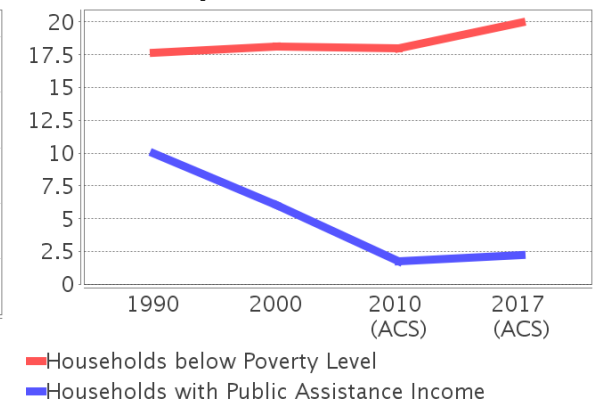
Income Trends - Miami-dade

Description	1990	2000	2010 (ACS)	2017 (ACS)
Median Household Income	\$26,909	\$35,966	\$43,605	\$46,338
Median Family Income	\$31,113	\$40,260	\$50,065	\$52,235
Population below Poverty Level	17.94%	17.97%	17.18%	18.98%
Households below Poverty Level	17.62%	18.10%	18.02%	19.95%
Households with Public Assistance Income	9.96%	6.01%	1.74%	2.24%

Income Trends



Poverty and Public Assistance



Disability Trends - Miami-dade

See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 (ACS)	2017 (ACS)
Population 16 To 64 Years with a disability	78,949 (5.28%)	324,062 (15.60%)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	114,936 (6.96%)

Educational Attainment Trends - Miami-dade

Age 25 and Over

Description	1990	2000	2010 (ACS)	2017 (ACS)
Less than 9th Grade	228,426 (17.83%)	219,066 (14.68%)	202,413 (12.23%)	194,934 (10.23%)
9th to 12th Grade, No Diploma	219,856 (17.16%)	260,287 (17.45%)	178,335 (10.77%)	167,399 (8.78%)
High School Graduate or Higher	833,013 (65.01%)	1,012,436 (67.87%)	1,274,809 (77.00%)	1,543,966 (80.99%)
Bachelor's Degree or Higher	240,460 (18.77%)	323,399 (21.68%)	434,574 (26.25%)	530,196 (27.81%)

Language Trends - Miami-dade

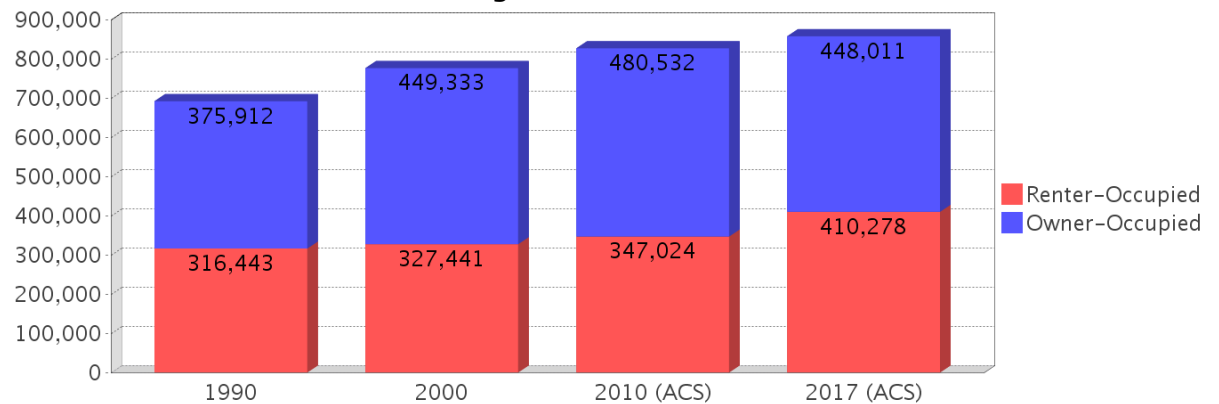
Age 5 and Over

Description	1990	2000	2010 (ACS)	2017 (ACS)
Speaks English Well	221,943 (12.34%)	285,783 (13.55%)	302,397 (13.18%)	333,659 (13.10%)
Speaks English Not Well	NA (NA)	261,782 (12.42%)	294,777 (12.85%)	317,308 (12.46%)
Speaks English Not at All	NA (NA)	184,249 (8.74%)	217,650 (9.49%)	241,775 (9.49%)
Speaks English Not Well or Not at All	341,005 (18.96%)	446,031 (21.15%)	512,427 (22.34%)	559,083 (21.96%)

Housing Trends - Miami-dade

Description	1990	2000	2010 (ACS)	2017 (ACS)
Total	771,288	852,278	980,580	1,008,908
Units per Acre	0.608	0.671	0.772	0.794
Single-Family Units	365,600	448,569	508,364	503,457
Multi-Family Units	301,870	387,550	457,465	492,080
Mobile Home Units	15,359	15,338	14,234	13,071
Owner-Occupied Units	375,912	449,333	480,532	448,011
Renter-Occupied Units	316,443	327,441	347,024	410,278
Vacant Units	78,933	75,504	153,024	150,619
Median Housing Value	\$86,000	\$113,200	\$269,600	\$242,800
Occupied Housing Units w/No Vehicle	110,809 (16.00%)	111,323 (14.33%)	91,558 (11.06%)	92,055 (10.73%)

Housing Tenure - Miami-dade



County Data Sources

Demographic data reported is from the U.S. Decennial Census (1990, 2000) and the American Community Survey (ACS) 5-year estimates from 2006-2010 and 2013-2017. The data was gathered at the county level. Depending on the dataset, the data represents 100% counts (Census Summary File 1) or sample-based information (Census Summary File 3 or ACS).

About the Census Data:

Use caution when comparing the 100% count data (Decennial Census) to the sample-based data (ACS). In any given year, about one in 40 or 2.5% of U.S. households will receive the ACS questionnaire. Over any five-year period, about one in eight households will receive the questionnaire, as compared to about one in six that received the long form questionnaire for the Decennial Census 2000. (Source: <http://mcdc.missouri.edu/pub/data/acs/Readme.shtml>) The U.S. Census Bureau provides help with this process:

<https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data/2017.html>

Use caution when interpreting changes in Race and Ethnicity over time. Starting with the 2000 Decennial Census, respondents were given a new option of selecting one or more race categories. Also in 2000, the placement of the question about Hispanic origin changed, helping to increase responsiveness to the Hispanic-origin question. Because of these and other changes, the 1990 data on race and ethnicity are not directly comparable with data from later censuses. (Source: <http://www.census.gov/prod/2001pubs/c2kbr01-1.pdf>; <http://www.census.gov/pred/www/rpts/Race%20and%20Ethnicity%20FINAL%20report.pdf>)

The "Minority" calculations are derived from Census and ACS data using both the race and ethnicity responses. On this report, "Minority" refers to individuals who list a race other than White and/or list their ethnicity as Hispanic/Latino. In other words, people who are multi-racial, any single race other than White, or Hispanic/Latino of any race are considered minorities.

Disability data is not included in the 2010 Decennial Census, or the 2006-2010 ACS. This data is available in the 2013-2017 ACS.

Because of changes made to the Census and ACS questions between 1990 and 2017, disability variables should not be compared from year to year. For example: 1) With the 1990 data the disabilities are listed as a "work disability" while this distinction is not made with 2000 or 2017 ACS data; 2) The 2017 ACS data includes the institutionalized population (e.g. persons in prisons and group homes), while this population is not included in 1990 or 2000; 3) the age groupings changed over the years.

Please take the following two concerns into account when viewing this data: 1) With the 1990 data the disabilities are listed as a "work disability" while this distinction is not made with 2000 or 2017 ACS data; 2) The 2017 ACS data includes the institutionalized population (e.g. persons in prisons and group homes), while this population is not included in 1990 or 2000.

source:

<https://www.census.gov/people/disability/methodology/acs.html>

<https://www.census.gov/population/www/cen2000/90vs00/index.html>

The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

Metadata

- Community and Fraternal Centers https://etdmpub.fl-a-etat.org/metadata/gc_communitycenter.htm
- Correctional Facilities in Florida https://etdmpub.fl-a-etat.org/metadata/gc_correctional.htm
- Cultural Centers in Florida https://etdmpub.fl-a-etat.org/metadata/gc_culturecenter.htm
- Fire Department and Rescue Station Facilities in Florida https://etdmpub.fl-a-etat.org/metadata/gc_firestat.htm
- Local, State, and Federal Government Buildings in Florida https://etdmpub.fl-a-etat.org/metadata/gc_govbuild.htm
- Florida Health Care Facilities https://etdmpub.fl-a-etat.org/metadata/gc_health.htm
- Hospital Facilities in Florida https://etdmpub.fl-a-etat.org/metadata/gc_hospitals.htm
- Law Enforcement Facilities in Florida https://etdmpub.fl-a-etat.org/metadata/gc_lawenforce.htm
- Florida Parks and Recreational Facilities https://etdmpub.fl-a-etat.org/metadata/gc_parks.htm
- Religious Centers https://etdmpub.fl-a-etat.org/metadata/gc_religion.htm
- Florida Public and Private Schools https://etdmpub.fl-a-etat.org/metadata/gc_schools.htm
- Social Service Centers https://etdmpub.fl-a-etat.org/metadata/gc_socialservice.htm
- Assisted Rental Housing Units in Florida https://etdmpub.fl-a-etat.org/metadata/gc_assisted_housing.htm
- Group Care Facilities <https://etdmpub.fl-a-etat.org/metadata/groupcare.htm>
- Mobile Home Parks in Florida https://etdmpub.fl-a-etat.org/metadata/gc_mobilehomes.htm
- Migrant Camps in Florida <https://etdmpub.fl-a-etat.org/metadata/migrant.htm>
- Veteran Organizations and Facilities https://etdmpub.fl-a-etat.org/metadata/gc_veterans.htm
- Generalized Land Use - Florida DOT District 6 https://etdmpub.fl-a-etat.org/metadata/d6_lu_gen.htm
- Census Block Groups in Florida https://etdmpub.fl-a-etat.org/metadata/e2_cenacs_cci.htm
- 1990 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/metadata/e2_cenblkgrp_1990_cci.htm
- 2000 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/metadata/e2_cenblkgrp_2000_cci.htm
- 2010 Census Block Groups in Florida https://etdmpub.fl-a-etat.org/metadata/e2_cenblkgrp_2010_cci.htm