

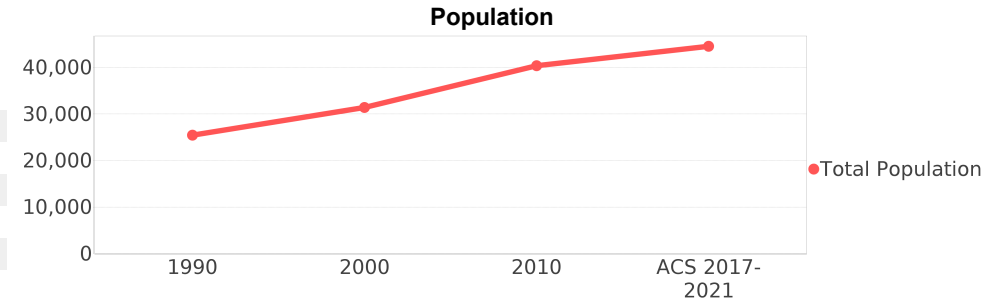
Cutler Bay (town)

Area: [2](#) 10.285 square miles
Jurisdiction - Cities: [3](#) Palmetto Bay, Cutler Bay
Jurisdiction - Counties: [3](#) Miami-Dade



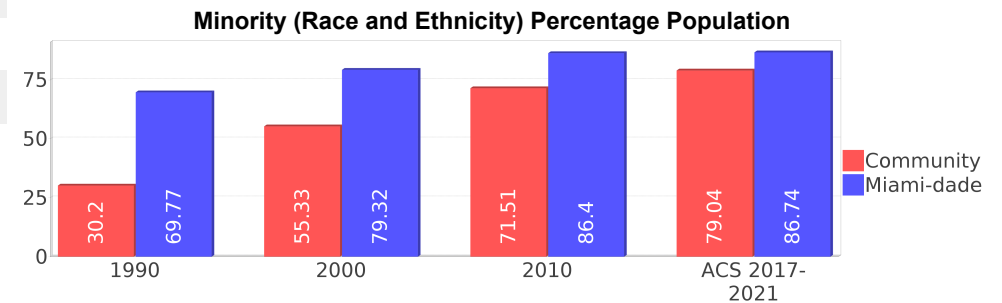
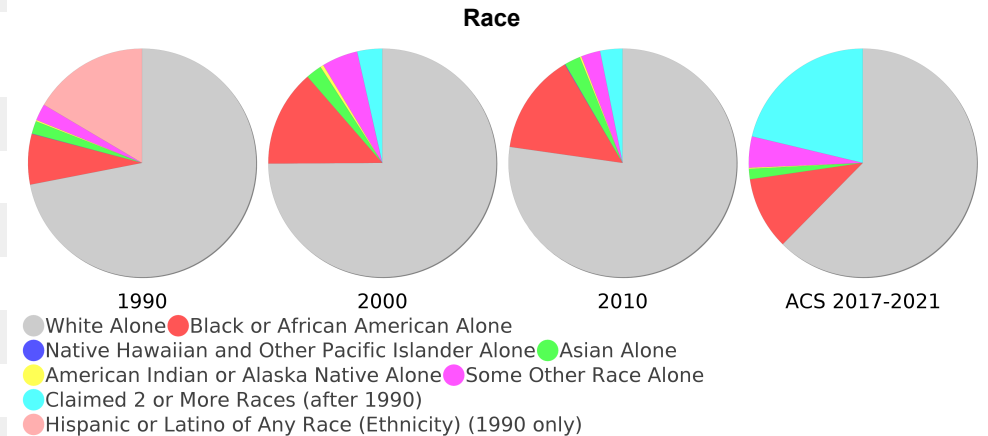
General Population Trends

Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	25,446	31,400	40,379	44,550
Total Households	8,913	10,787	13,384	13,791
Average Persons per Acre	8.37	8.91	9.62	10.34
Average Persons per Household	2.97	2.98	2.78	3.17
Average Persons per Family	3.42	3.47	3.08	3.69
Males	12,335	15,220	19,476	20,880
Females	13,111	16,179	20,903	23,669



Race and Ethnicity Trends [5](#), [8](#), [9](#)

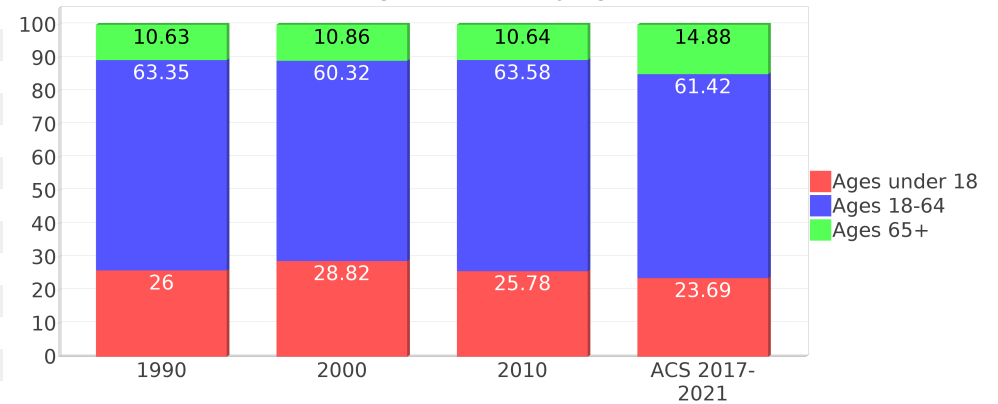
Description	1990	2000	2010 ¹	ACS 2017-2021
White Alone	21,929 (86.18%)	23,517 (74.89%)	31,194 (77.25%)	27,794 (62.39%)
Black or African American Alone	2,176 (8.55%)	4,303 (13.70%)	5,763 (14.27%)	4,595 (10.31%)
Native Hawaiian and Other Pacific Islander Alone	10 (0.04%)	0 (0.00%)	30 (0.07%)	0 (0.00%)
Asian Alone	555 (2.18%)	714 (2.27%)	918 (2.27%)	652 (1.46%)
American Indian or Alaska Native Alone	57 (0.22%)	143 (0.46%)	96 (0.24%)	74 (0.17%)
Some Other Race Alone	716 (2.81%)	1,603 (5.11%)	1,091 (2.70%)	1,958 (4.40%)
Claimed 2 or More Races	NA (NA)	1,118 (3.56%)	1,284 (3.18%)	9,475 (21.27%)
Hispanic or Latino of Any Race (Ethnicity)	5,032 (19.78%)	11,777 (37.51%)	21,952 (54.36%)	28,635 (64.28%)
Not Hispanic or Latino (Ethnicity)	20,414 (80.22%)	19,623 (62.49%)	18,427 (45.64%)	15,915 (35.72%)
Minority (Race and Ethnicity)	7,685 (30.20%)	17,374 (55.33%)	28,874 (71.51%)	35,214 (79.04%)



Age Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Under Age 5	7.67%	8.09%	6.86%	6.58%
Ages 5-17	18.33%	20.73%	18.92%	17.12%
Ages 18-21	4.95%	4.02%	5.41%	4.24%
Ages 22-29	12.58%	9.62%	9.78%	10.10%
Ages 30-39	18.81%	16.95%	15.12%	12.19%
Ages 40-49	14.03%	16.62%	16.67%	15.20%
Ages 50-64	12.98%	13.10%	16.59%	19.69%
Age 65 and Over	10.63%	10.86%	10.64%	14.88%
-Ages 65-74	5.74%	6.22%	5.94%	8.32%
-Ages 75-84	3.21%	3.36%	3.46%	4.45%
-Age 85 and Over	1.69%	1.28%	1.24%	2.11%
Median Age	NA	34	38	41

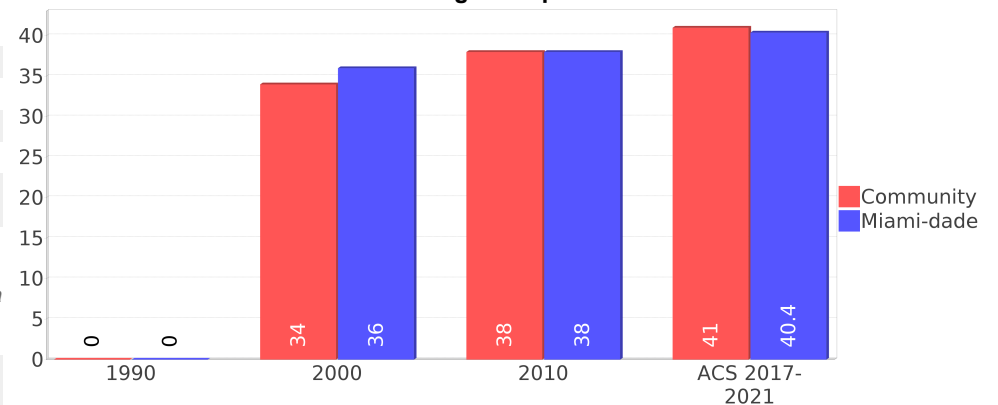
Percentage Population by Age Group



Income Trends ^{12, 13, 5}

Description	1990	2000	2010 ¹	ACS 2017-2021
Median Household Income	\$41,682	\$50,245	\$62,083	\$69,176
Median Family Income	\$42,172	\$56,406	\$65,662	\$70,125
Population below Poverty Level	5.18%	10.22%	10.16%	11.23%
Households below Poverty Level	6.13%	11.17%	11.65%	12.45%
Households with Public Assistance Income	4.15%	3.34%	1.37%	1.97%

Median Age Comparison



Disability Trends ¹⁰

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

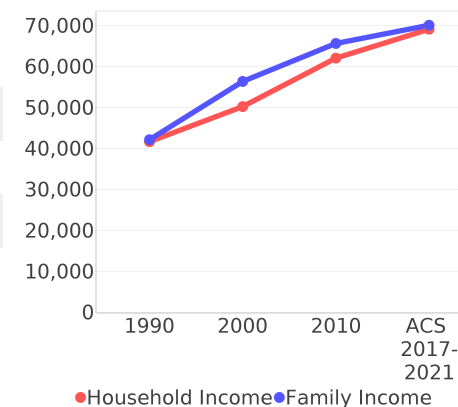
Description	1990	2000	2010 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	996 (5.29%)	3706 (12.99%)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	1696 (6.48%)

Educational Attainment Trends ^{11, 5}

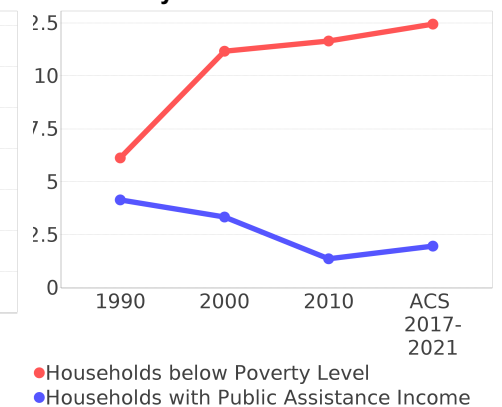
Age 25 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Less than 9th Grade	821 (4.93%)	1,362 (6.79%)	1,400 (5.80%)	1,793 (5.85%)
9th to 12th Grade, No Diploma	1,706 (10.24%)	1,923 (9.59%)	1,448 (6.00%)	2,021 (6.60%)
High School Graduate or Higher	14,137 (84.83%)	16,768 (83.61%)	21,305 (88.21%)	26,821 (87.54%)
Bachelor's Degree or Higher	3,925 (23.55%)	4,543 (22.65%)	7,492 (31.02%)	9,718 (31.72%)

Income Trends



Poverty and Public Assistance



Language Trends ⁵

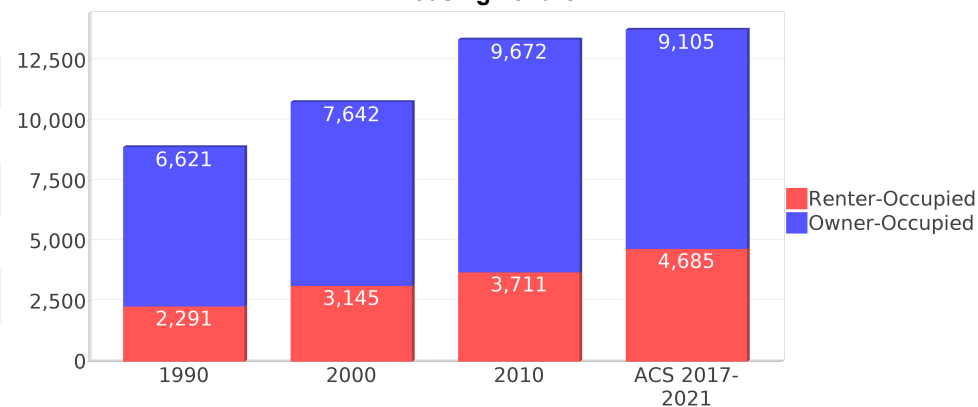
Age 5 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Speaks English Well	1,036 (4.42%)	2,106 (7.30%)	3,141 (8.79%)	4,111 (9.88%)
Speaks English Not Well	NA (NA)	1,358 (4.71%)	2,503 (7.01%)	3,805 (9.14%)
Speaks English Not at All	NA (NA)	739 (2.56%)	1,211 (3.39%)	1,883 (4.52%)
Speaks English Not Well or Not at All	845 (3.61%)	2,097 (7.27%)	3,714 (10.40%)	5,688 (13.67%)
Speaks English Less than Very Well	NA (NA)	4,203 (14.56%)	6,856 (19.19%)	9,800 (23.55%)

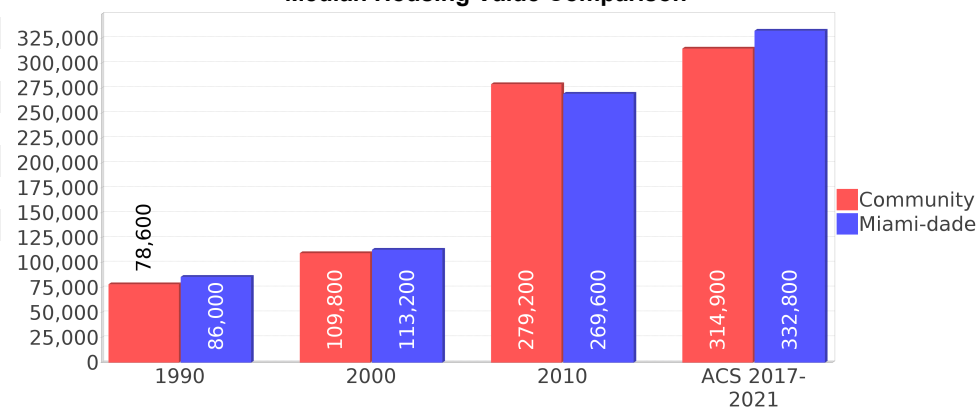
Housing Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total	9,383	11,225	14,665	14,509
Units per Acre	2.17	2.69	2.66	2.57
Single-Family Units	7,405	8,871	11,682	11,779
Multi-Family Units	1,467	2,326	2,210	2,722
Mobile Home Units	3	18	33	7
Owner-Occupied Units	6,621	7,642	9,672	9,105
Renter-Occupied Units	2,291	3,145	3,711	4,685
Vacant Units	470	437	1,280	718
Median Housing Value	\$78,600	\$109,800	\$279,200	\$314,900
Occupied Housing Units w/No Vehicle	631 (7.08%)	918 (8.51%)	1,085 (8.11%)	539 (3.91%)

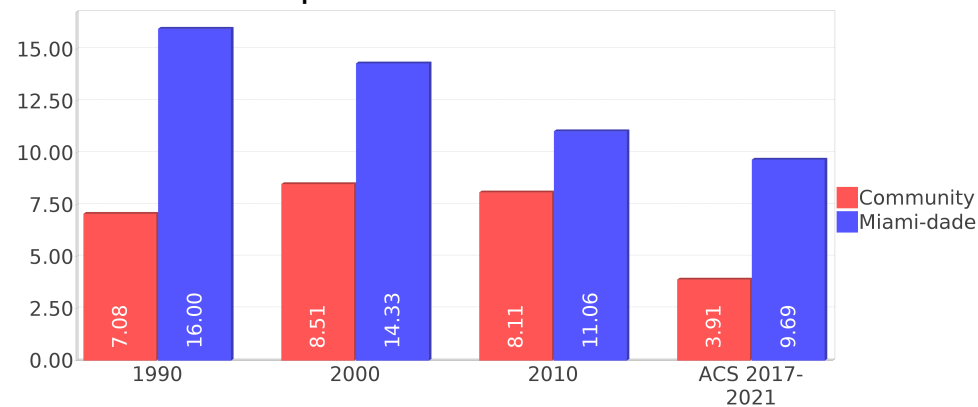
Housing Tenure



Median Housing Value Comparison



Occupied Units With No Vehicles Available



Geographic Mobility

Description	ACS 2017-2021
Median year householder moved into unit - Total	2012
Median year householder moved into unit - Owner Occupied	2007
Median year householder moved into unit - Renter Occupied	2013
Abroad 1 year ago	291
Different house in United States 1 year ago	4,346
Same house 1 year ago	39,425
Geographical Mobility in the Past Year - Total	44,063

Computers and Internet

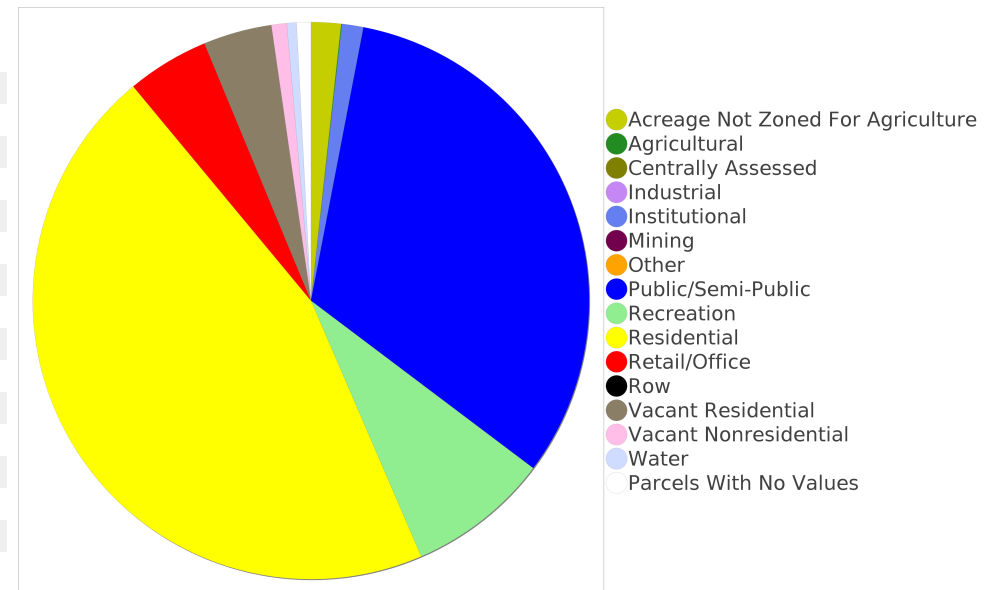
Description	ACS 2017-2021
Total Households Types of Computers in HH	13,791
Households with 1 or more device	13,250
Households with no computer	540
Total Households Presence and Types of Internet Subscriptions	13,791
Households with an internet subscription	12,394
Households with internet access without a subscription	268
Households with no internet access	1,128

Household Languages

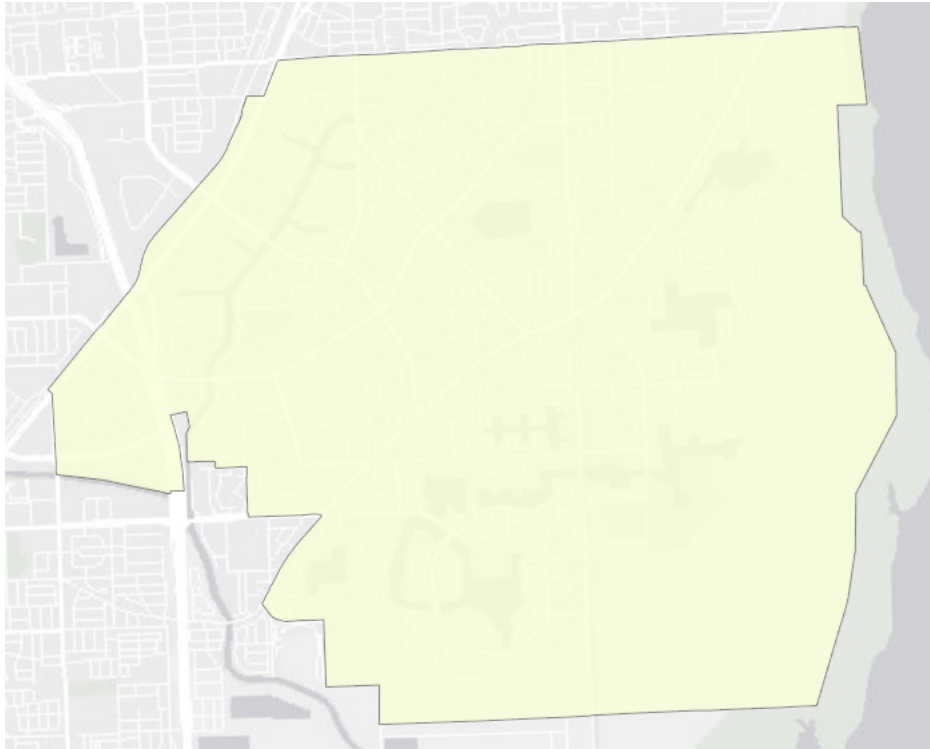
Description	ACS 2017-2021
Total Households by Household Language	13,791
Household Not Limited English Speaking Status	11,992
Spanish: Limited English speaking household	1,726
Indo-European languages: Limited English speaking household	62
Asian and Pacific Island languages: Limited English speaking household	9
Other languages: Limited English speaking household	0

Existing Land Use ¹⁵

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	98	1.49%
Agricultural	3	0.05%
Centrally Assessed	0	0.00%
Industrial	<0.5	<0.01%
Institutional	70	1.06%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	1,826	27.74%
Recreation	467	7.09%
Residential	2,574	39.11%
Retail/Office	271	4.12%
Row	0	0.00%
Vacant Residential	225	3.42%
Vacant Nonresidential	50	0.76%
Water	32	0.49%
Parcels With No Values	47	0.71%



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.

Assisted Rental Housing Units

Facility Name	Address	Zip Code
PINE WOODS VILLA	8420 SW 188TH TER	33157
PENINSULA HOUSING	21269 SW 85TH AVE	33189
CORAL BAY TERRACE	8160 SW 210TH ST	33189
CALUSA COVE	8160 SW 210 ST	33189

Community and Fraternal Centers

Facility Name	Address	Zip Code
YMCA - GREATER MIAMI - BEFORE & AFTER SCHOOL PROGRAMS	10205 SW 194TH ST	33157
PINEWOOD VILLAS	8420 SW 188 TER	33157
LIONS CLUB - PERRINE CUTLER RIDGE	20537 OLD CUTLER RD	33189
CUTLER RIDGE PARK COMMUNITY CENTER	10100 SW 200 ST	33189

Cultural Centers

Facility Name	Address	Zip Code
AMC - CUTLER BAY	18591 S DIXIE HWY	33157
SOUTH DADE REGIONAL LIBRARY	10750 SW 211TH ST	33189
REGAL CINEMAS SOUTHLAND MALL 16	20505 S DIXIE HWY	33189

Fire Department and Rescue Station Facilities

Facility Name	Address	Zip Code
MIAMI-DADE COUNTY FIRE DEPARTMENT STATION 55 (SAGA BAY)	21501 SW 87TH AVE	33189
MIAMI-DADE COUNTY FIRE DEPARTMENT AND RESCUE STATION 34 (CUTLER RIDGE)	10850 SW 211TH ST	33189

Government Buildings

Facility Name	Address	Zip Code
TOWN OF CUTLER BAY TOWN HALL	10720 CARIBBEAN BLVD	33189
MIAMI-DADE COUNTY PROPERTY APPRAISER	10710 SW 211 ST	33189
MIAMI-DADE COUNTY SOUTH DADE JUSTICE CENTER	10710 SW 211TH ST	33189

Hospital Facilities

Facility Name	Address	Zip Code
HEALTHSOUTH REHABILITATION HOSPITAL OF MIAMI	20601 OLD CUTLER RD	33189

Law Enforcement Facilities

Facility Name	Address	Zip Code
MIAMI-DADE POLICE DEPARTMENT - SOUTH DISTRICT	10800 SW 211TH ST	33189
CUTLER BAY POLICE DEPARTMENT	10720 CARIBBEAN BLVD (SUITE 200)	33189

Florida Parks and Recreational Facilities

Facility Name	Address	Zip Code
CUTLER RIDGE PARK	10100 SW 200TH ST	33189
LAKES BY THE BAY PARK	8551 SW 216TH ST	33189
SAGA BAY PARK	79 SW 205 ST	33189
LAKES BY THE BAY LINEAR PARK	21900 SW 97TH AVE	33190
SOUTHWEST 83RD AVENUE PARK	SW 83RD AVE	33189
SAGA LAKE PARK	SW 198TH ST & 83RD AVE	33189
LINCOLN CITY PARK #2	SW 214TH ST & 99TH AVE	33189
FRANJO PARK	20175 FRANJO RD	33189
WHISPERING PINES PARK	8800 RIDGELAND DR	33157
TROOPER ROBERT G SMITH PARK	SW 216TH ST & SW 98TH CT	33190
BEL AIRE PARK	18500 SW 97 AVE	33157
SAGA BAY BEACH PARK	8051 SW 205TH ST	33189

Religious Centers

Facility Name	Address	Zip Code
SAINT FAITH'S EPISCOPAL CHURCH	10600 CARIBBEAN BOULEVARD	33189
FIRST BAPTIST CHURCH	10301 CARIBBEAN BOULEVARD	33189
PINELANDS PRESBYTERIAN CHURCH	10201 BAHIA DRIVE	33189
CUTLER RIDGE UNITED METHODIST CHURCH	20740 OLD CUTLER ROAD	33189
OUR LADY OF THE HOLY ROSARY CATHOLIC CHURCH	9500 SOUTHWEST 184TH STREET	33157
ST TIMOTHY LUTHERAN CHURCH - WORD & WORSHIP CENTER	8601 SW 199TH STREET	33189
FIRST MISSIONARY BAPTIST CHURCH	9845 SW 213TH STREET	33189
CENTRO EVANGELISTICO LA ROCA	20851 SW 97 AVE	33189
CHURCH IN MIAMI	20121 OLD CUTLER ROAD	33189

Public Schools

Facility Name	Address	Zip Code
FORTIS COLLEGE-CUTLER BAY	19600 S DIXIE HIGHWAY SUITE B	33157
GULFSTREAM ELEMENTARY SCHOOL	20900 SW 97TH AVE	33189
BOYSTOWN	9525 STERLING DR	33157
MATER ACADEMY BAY ELEMENTARY	22025 SW 87TH AVE	33190
MATER ACADEMY BAY MIDDLE SCHOOL	22025 SW 87TH AVE	33190
COLLEGE OF BUSINESS AND TECHNOLOGY-CUTLER BAY	19151 SOUTH DIXIE HWY # 205	33157
CUTLER BAY MIDDLE	19400 GULFSTREAM RD	33157
BEL-AIRE ELEMENTARY SCHOOL	10205 SW 194TH ST	33157
DR. E.L. WHIGHAM PRIMARY LEARNING CENTER	8034 SW 195 TER	33157
CUTLER RIDGE ELEMENTARY SCHOOL	20210 CORAL SEA RD	33189
WHISPERING PINES ELEMENTARY SCHOOL	18929 SW 89TH RD	33157

Facility Name	Address	Zip Code
CUTLER BAY SENIOR HIGH SCHOOL	8601 SW 212TH ST	33189
DR. EDWARD L. WHIGHAM ELEMENTARY SCHOOL	21545 SW 87TH AVE	33189

Veteran Organizations and Facilities

Facility Name	Address	Zip Code
MIAMI-DADE COUNTY VETERANS SERVICE OFFICE	10710 SW 211TH STREET	33189

Group Care Facilities

Facility Name	Address	Zip Code
LA SCUOLA, INC.	19350 BELVIEW DRIVE	33157
BEL-AIRE ELEMENTARY	10205 SW 194 STREET	33157
CUTLER RIDGE ELEM.	20210 CORAL SEA ROAD	33189
PARADISE VILLA ALF	21164 SW 92 PLACE	33189
EAST RIDGE RETIREMENT VILLAGE (COMMONS)	19301 SW 87 AVENUE	33157
EAST RIDGE RETIREMENT VILLAGE BLDG. I	19301 SW 87 AVENUE	33157
LA SCUOLA CUTLER BAY, INC.	8601 SW 199 STREET	33189
MATER BAY CHARTER SCHOOL	22025 SW 87 AVENUE	33190
CUTLER RIDGE CHRISTIAN	10301 CARIBBEAN BOULEVARD	33189
MAYLE A.L.F.	19768 BEL AIRE DRIVE	33157
UNACCOMPANIED MINORS- (CATHOLIC CHARITIES)	9525 STERLING DRIVE	33157
UNACCOMPANIED MINORS PROGRAM (CATHOLIC CHARITIES)	9525 STERLING DRIVE	33157
PRECIOUS MOMENTS ALF	9480 DANA ROAD	33157
BELLA LUNA ALF INC.	18700 SW 93 COURT	33157
GULFSTREAM ELEM SCH	20900 SW 97 AVENUE	33189
TLC BY THE BAY	19110 SW 89 AVENUE	33157
WHISPERING PINES ELEM.	18929 SW 89 ROAD	33157
MARINA ALF, INC.	8830 CARIBBEAN BOULEVARD	33157
DR. EDWARD L. WHIGHAM ELEM.	21545 SW 87TH AVENUE	33189
CUTLER BAY SENIOR HIGH SCHOOL	8601 SW 212 STREET	33189
KIDS LEARNING CENTER OF SOUTH DADE 2	10869 CARIBBEAN BOULEVARD	33189
WELLNESS ADVANTAGE HOME CARE	10601 CARIBBEAN BOULEVARD	33189
BEL-AIRE RETIREMENT HOME	9955 SW 196 STREET	33157
LA PETITE ACADEMY #3	21650 SW 98 AVENUE	33190
HARMONY FAMILY HOME CORPORATION	9245 SW 208TH TERRACE	33189
SILVER PALM ALF III, LLC	8640 SW 185 STREET	33157
DR. EDWARD L. WHIGHAM P.L.C.	8035 SW 196 STREET	33157
OUR LADY OF THE HOLY ROSARY SCHOOL	18455 FRANJO ROAD	33157
LIVING WELL ALF	21280 OLD CUTLER ROAD	33189
CUTLER BAY MIDDLE SCHOOL	19400 GULFSTREAM ROAD	33157
BLUE POINT HOME CARE	21910 SW 97 COURT	33190
CORNERSTONE KIDS PRESCHOOL	20740 OLD CUTLER ROAD	33189
PARADISE HOME ALF, CORP	8950 SW 215 TERRACE	33189
WHISPERING PINES HOME CARE ALF	8830 SW 196TH DRIVE	33157

Block Groups

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

1990 Census Block Groups

120250102033, 120250106034, 120250082043, 120250106031, 120250082049, 120250106019, 120250106036, 120250106011, 120250105001, 120250102021, 120250106037, 120250106033, 120250106032, 120250106012, 120250106014, 120250083033, 120250106035, 120250106013

2000 Census Block Groups

120860106072, 120860106043, 120860106063, 120860106073, 120860106042, 120860106029, 120860106071, 120860082041, 120860105001, 120860106041, 120860082043, 120860102066, 120860106062, 120860106054, 120860106051, 120860106074, 120860106061, 120860106053, 120860106052

2010 Census Block Groups

120860106121, 120860106124, 120860106091, 120860106065, 120860106062, 120860106042, 120860106172, 120860082091, 120860106093, 120860106063, 120860106064, 120860106127, 120860106133, 120860102071, 120860106092, 120860106061, 120860106123, 120860082083, 120860106122, 120860106126, 120860082092, 120860106066, 120860106082, 120860106081, 120860106041, 120860106125, 120860106134, 120860106103, 120860106101, 120860106131, 120860106132, 120860105001, 120860082082, 120860106085, 120860106102, 120860083092, 120860106094, 120860106171, 120860106083, 120860106084, 120860106043

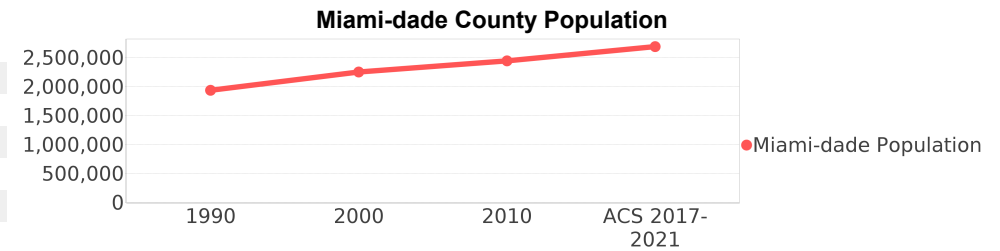
Census Block Groups

120860102071, 120860106181, 120860106201, 120860082083, 120860106232, 120860106092, 120860083092, 120860106083, 120860106252, 120860106101, 120860106132, 120860106082, 120860082082, 120860106233, 120860106094, 120860106081, 120860106041, 120860106042, 120860102141, 120860106231, 120860106242, 120860106134, 120860082092, 120860106103, 120860106091, 120860106243, 120860106262, 120860106084, 120860106183, 120860106043, 120860106251, 120860106102, 120860105011, 120860106093, 120860106241, 120860106085, 120860106182, 120860106133, 120860106131, 120860106191, 120860106192, 120860106202, 120860082091

Miami-dade County Demographic Profile

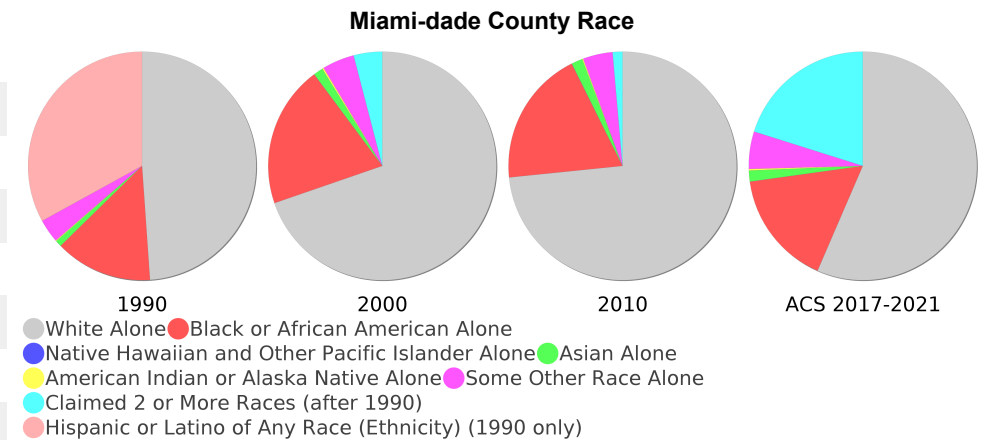
General Population Trends - Miami-dade ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	1,937,094	2,253,362	2,445,374	2,690,113
Total Households	692,355	776,774	827,556	936,351
Average Persons per Acre	1.528	1.774	1.925	2.12
Average Persons per Household	2.798	2.84	3.00	2.83
Average Persons per Family	3.413	3.488	3.591	3.54
Males	928,411	1,086,558	1,182,784	1,316,112



Race and Ethnicity Trends - Miami-dade ^{5, 8, 9}

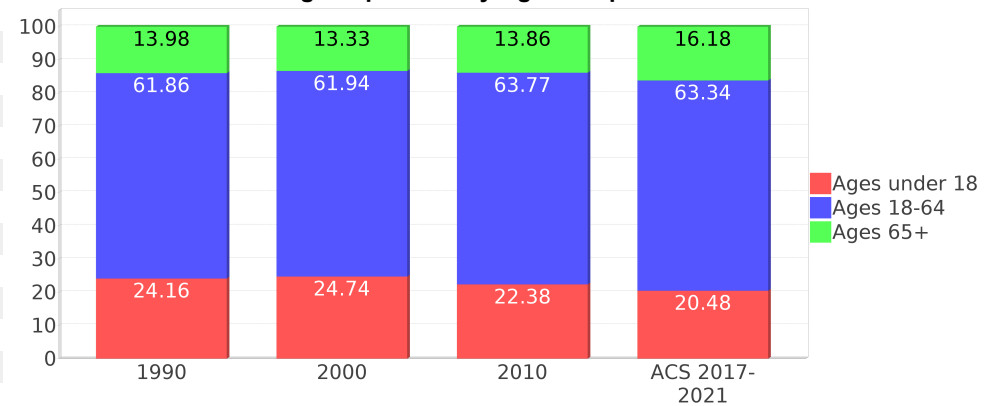
Description	1990	2000	2010 ¹	ACS 2017-2021
White Alone	1,413,015 (72.95%)	1,570,990 (69.72%)	1,794,730 (73.39%)	1,520,002 (56.50%)
Black or African American Alone	397,993 (20.55%)	452,333 (20.07%)	470,326 (19.23%)	438,019 (16.28%)
Native Hawaiian and Other Pacific Islander Alone	(NA)	605 (0.03%)	649 (0.03%)	531 (0.02%)
Asian Alone	25,869 (1.34%)	30,692 (1.36%)	38,813 (1.59%)	41,628 (1.55%)
American Indian or Alaska Native Alone	3,066 (0.16%)	4,841 (0.21%)	3,572 (0.15%)	6,065 (0.23%)
Some Other Race Alone	96,713 (4.99%)	102,436 (4.55%)	102,938 (4.21%)	142,274 (5.29%)
Claimed 2 or More Races	(NA)	91,465 (4.06%)	34,346 (1.40%)	541,594 (20.13%)
Hispanic or Latino of Any Race (Ethnicity)	953,407 (49.22%)	1,291,681 (57.32%)	1,565,410 (64.02%)	1,842,914 (68.51%)
Not Hispanic or Latino (Ethnicity)	983,687 (50.78%)	961,681 (42.68%)	879,964 (35.98%)	847,199 (31.49%)
Minority (Race and Ethnicity)	1,351,487 (69.77%)	1,787,468 (79.32%)	2,112,884 (86.40%)	2,333,441 (86.74%)



Age Trends - Miami-dade ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Under Age 5	7.21%	6.43%	6.20%	5.69%
Ages 5-17	16.95%	18.31%	16.18%	14.79%
Ages 18-21	5.60%	5.24%	5.83%	4.69%
Ages 22-29	13.10%	10.97%	10.98%	10.34%
Ages 30-39	16.06%	16.33%	14.14%	13.90%
Ages 40-49	12.47%	14.49%	15.67%	14.28%
Ages 50-64	14.63%	14.90%	17.15%	20.13%
Age 65 and Over	13.98%	13.33%	13.86%	16.18%
-Ages 65-74	7.54%	7.23%	7.34%	8.84%
-Ages 75-84	4.88%	4.41%	4.71%	5.01%
-Age 85 and Over	1.55%	1.69%	1.81%	2.32%
Median Age	NA	36	38	40.4

Percentage Population by Age Group - Miami-dade



Income Trends - Miami-dade ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Median Household Income	\$26,909	\$35,966	\$43,605	\$57,815
Median Family Income	\$31,113	\$40,260	\$50,065	\$64,690
Population below Poverty Level	17.94%	17.97%	17.18%	15.68%
Households below Poverty Level	17.62%	18.10%	18.02%	17.05%
Households with Public Assistance Income	9.96%	6.01%	1.74%	3.53%

Disability Trends - Miami-dade ¹⁰

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

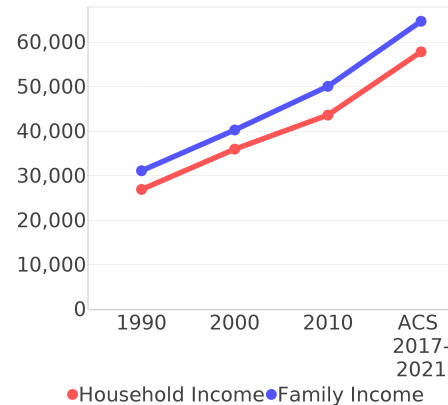
Description	1990	2000	2010 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	78,949 (5.28%)	324,062 (15.60%)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	108,936 (6.71%)

Educational Attainment Trends - Miami-dade ^{11, 5}

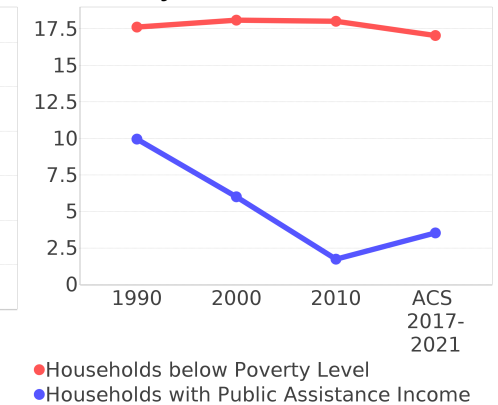
Age 25 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Less than 9th Grade	228,426 (17.83%)	219,066 (14.68%)	202,413 (12.23%)	166,277 (8.67%)
9th to 12th Grade, No Diploma	219,856 (17.16%)	260,287 (17.45%)	178,335 (10.77%)	169,424 (8.84%)
High School Graduate or Higher	833,013 (65.01%)	1,012,436 (67.87%)	1,274,809 (77.00%)	1,581,464 (82.49%)
Bachelor's Degree or Higher	240,460 (18.77%)	323,399 (21.68%)	434,574 (26.25%)	608,670 (31.75%)

Income Trends



Poverty and Public Assistance



Language Trends - Miami-dade ⁵

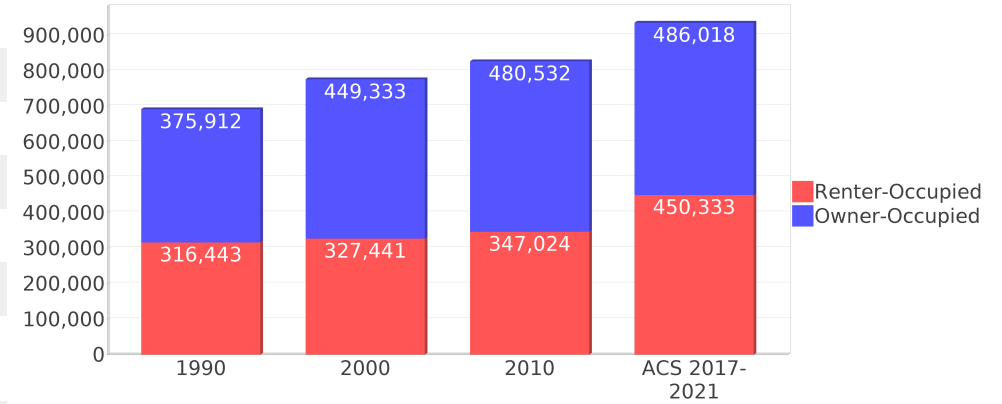
Age 5 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Speaks English Well	221,943 (12.34%)	285,783 (13.55%)	302,397 (13.18%)	341,625 (13.47%)
Speaks English Not Well	NA (NA)	261,782 (12.42%)	294,777 (12.85%)	320,339 (12.63%)
Speaks English Not at All	NA (NA)	184,249 (8.74%)	217,650 (9.49%)	200,485 (7.90%)
Speaks English Not Well or Not at All	341,005 (18.96%)	446,031 (21.15%)	512,427 (22.34%)	520,824 (20.53%)
Speaks English Less than Very Well	NA (NA)	731,814 (34.71%)	814,824 (35.52%)	862,449 (33.99%)

Housing Trends - Miami-dade ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total	771,288	852,278	980,580	1,064,991
Units per Acre	0.608	0.671	0.772	0.84
Single-Family Units	365,600	448,569	508,364	527,957
Multi-Family Units	301,870	387,550	457,465	522,689
Mobile Home Units	15,359	15,338	14,234	13,865
Owner-Occupied Units	375,912	449,333	480,532	486,018
Renter-Occupied Units	316,443	327,441	347,024	450,333
Vacant Units	78,933	75,504	153,024	128,640
Median Housing Value	\$86,000	\$113,200	\$269,600	\$332,800
Occupied Housing Units w/No Vehicle	110,809 (16.00%)	111,323 (14.33%)	91,558 (11.06%)	90,753 (9.69%)
Median year householder moved into unit - Total	NA	NA	NA	2013
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2006
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2016
Abroad 1 year ago	NA	NA	NA	38,698
Different house in United States 1 year ago	NA	NA	NA	277,854
Same house 1 year ago	NA	NA	NA	2,345,253
Geographical Mobility in the Past Year - Total	NA	NA	NA	2,345,253

Housing Tenure - Miami-dade



Data Sources

ACS vs Census Data

(1) The 2010 Census data is represented by a combination of decennial and ACS (2006-2010) data. The General Population Trends, Race and Ethnicity Trends, Age Trends are entirely from decennial. The Income Trends, Language Trends are entirely from the ACS. The Housing Trends section is derived from both: Decennial (Total # Housing Units, Housing Units per Acre, Owner-Occupied Units, Renter-Occupied Units, Vacant Units); ACS (Single Family Units, Multi-family Units, Mobile Homes, Median Housing Value, Occupied Housing Units w/No Vehicle).

Area

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

Jurisdiction

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

Goals, Values and History

(4) Information under the headings Goals and Values and History is entered manually by the user before the Sociocultural Data Report (SDR) is generated. This information is usually not available for communities with boundaries that are based on Census-defined places (i.e., not user-specified).

Demographic Data

(5) 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 for 1990 and 2000 and the American Community Survey (ACS) 5-year estimates for 2006-2010 and ACS 2017-2021. The data was gathered at the block group level for user-defined communities, Census places, 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). For more information about using demographic data, please see the training videos located here: <https://www.fdot.gov/environment/pubs/sce/sce1.shtm>.

About the Census Data

(6) The block group analysis for ETDM project analysis areas, user-defined communities, Census places, and AOI boundaries do not always correspond precisely to block group boundaries. To estimate the actual population more accurately, the SDR analysis adjusts the geographic area and data of affected block groups using the following methodology:

Delete overlapping census blocks with extremely low populations (2 or fewer people)
Remove the portion of the block group that lies outside of the analysis area
Recalculate the demographics assuming an equal area distribution of the population

Note that there may be areas where there is no population.

(7) Use caution when comparing the 100% count data (Decennial Census) to the sample-based data (ACS). In any given year, about one in 40 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: https://www.census.gov/content/dam/Census/programs-surveys/acs/news/10ACS_keyfacts.pdf) The U.S. Census Bureau provides help with this process: <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html>

(8) Race and ethnicity are separate questions on the Census questionnaire. Individuals can report multiple race and ethnicity answers; therefore, numbers in the Race and Ethnicity portion of this report may add up to be greater than the total population. In addition, use caution when interpreting changes in race and ethnicity over time. Starting with the 2000 Decennial Census, respondents could select 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: <https://www.census.gov/library/publications/2001/dec/c2kbr01-01.html>)

(9) The "Minority" calculations use both the race and ethnicity responses from Census and ACS data. In 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. We use the following formula: $\text{MINORITY} = \text{TOTALPOP} - \text{WHITE_NH}$ where TOTALPOP is the Total Population and WHITE_NH is the population with a race of White alone and an ethnicity of Not Hispanic or Latino. Translating this to the field names used in the census ACS source data, the formula looks like this: $\text{MINORITY} = \text{B01003_E001} - \text{B03002_E003}$. (Note, the WHITE_NH population is not reported separately in this report.)

(10) Disability data is not included in the 2010 Decennial Census or the 2006-2010 ACS. This data is available in the ACS 2017-2021 ACS. Because of changes made to the Census and ACS questions between 1990 and ACS, 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 ACS data; 2) the ACS data includes the institutionalized population (e.g. persons in prisons and group homes) while this population is not included in 1990 or 2000; and 3) the age groupings changed over the years.

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

(12) 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.

(13) 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.

(14) Age trends. The median age for 1990 is not available.

Land Use Data

(15) 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

- (16) 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.
- (17) 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.
- (18) Migrant Camps - Identifies migrant labor camp facilities inspected by the Florida Department of Health.
- (19) Group Care Facilities - Identifies group care facilities inspected by the Florida Department of Health.
- (20) Community Center and Fraternal Association Facilities - Identifies facilities reported by multiple sources.
- (21) Law Enforcement Correctional Facilities - Identifies facilities reported by multiple sources.
- (22) 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.
- (23) Fire Department and Rescue Station Facilities - Identifies facilities reported by multiple sources.
- (24) Government Buildings - Identifies local, state, and federal government buildings reported by multiple sources.
- (25) 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.
- (26) Hospital Facilities - Identifies hospital facilities reported by multiple sources.
- (27) Law Enforcement Facilities - Identifies law enforcement facilities reported by multiple sources.
- (28) Parks and Recreational Facilities - Identifies parks and recreational facilities reported by multiple sources.
- (29) Religious Center Facilities - Identifies religious centers including churches, temples, synagogues, mosques, chapels, centers, and other types of religious facilities reported by multiple sources.
- (30) Private and Public Schools - Identifies private and public schools reported by multiple sources.
- (31) Social Service Centers - Identifies social service centers reported by multiple sources.
- (32) Veteran Organizations and Facilities

County Data Sources

ACS vs Census Data

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(36) The "Minority" calculations use both the race and ethnicity responses from Census and ACS data. In 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. We use the following formula: MINORITY = TOTALPOP - WHITE_NH where TOTALPOP is the Total Population and WHITE_NH is the population with a race of White alone and an ethnicity of Not Hispanic or Latino. Translating this to the field names used in the census ACS source data, the formula looks like this: MINORITY = B01003_E001 - B03002_E003. (Note, the WHITE_NH population is not reported separately in this report.)

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(38) 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

- (39) Community and Fraternal Centers https://etdmpub.flc-etat.org/meta/gc_communitycenter.xml
- (40) Correctional Facilities in Florida https://etdmpub.flc-etat.org/meta/gc_correctional.xml
- (41) Cultural Centers in Florida https://etdmpub.flc-etat.org/meta/gc_culturecenter.xml
- (42) Fire Department and Rescue Station Facilities in Florida https://etdmpub.flc-etat.org/meta/gc_firestat.xml
- (43) Local, State, and Federal Government Buildings in Florida https://etdmpub.flc-etat.org/meta/gc_govbuild.xml
- (44) Florida Health Care Facilities https://etdmpub.flc-etat.org/meta/gc_health.xml
- (45) Hospital Facilities in Florida https://etdmpub.flc-etat.org/meta/gc_hospitals.xml
- (46) Law Enforcement Facilities in Florida https://etdmpub.flc-etat.org/meta/gc_lawenforce.xml
- (47) Florida Parks and Recreational Facilities https://etdmpub.flc-etat.org/meta/gc_parks.xml
- (48) Religious Centers https://etdmpub.flc-etat.org/meta/gc_religion.xml
- (49) Florida Public and Private Schools https://etdmpub.flc-etat.org/meta/gc_schools.xml
- (50) Social Service Centers https://etdmpub.flc-etat.org/meta/gc_socialservice.xml
- (51) Assisted Rental Housing Units in Florida https://etdmpub.flc-etat.org/meta/gc_assisted_housing.xml
- (52) Group Care Facilities <https://etdmpub.flc-etat.org/meta/groupcare.xml>
- (53) Mobile Home Parks in Florida https://etdmpub.flc-etat.org/meta/gc_mobilehomes.xml
- (54) Migrant Camps in Florida <https://etdmpub.flc-etat.org/meta/migrant.xml>
- (55) Veteran Organizations and Facilities https://etdmpub.flc-etat.org/meta/gc_veterans.xml
- (56) Generalized Land Use https://etdmpub.flc-etat.org/meta/lu_gen.xml
- (57) Census Block Groups in Florida https://etdmpub.flc-etat.org/meta/e2_cenacs_cci.xml
- (58) 1990 Census Block Groups in Florida https://etdmpub.flc-etat.org/meta/e2_cenblkgrp_1990_cci.xml
- (59) 2000 Census Block Groups in Florida https://etdmpub.flc-etat.org/meta/e2_cenblkgrp_2000_cci.xml
- (60) 2010 Census Block Groups in Florida https://etdmpub.flc-etat.org/meta/e2_cenblkgrp_2010_cci.xml