

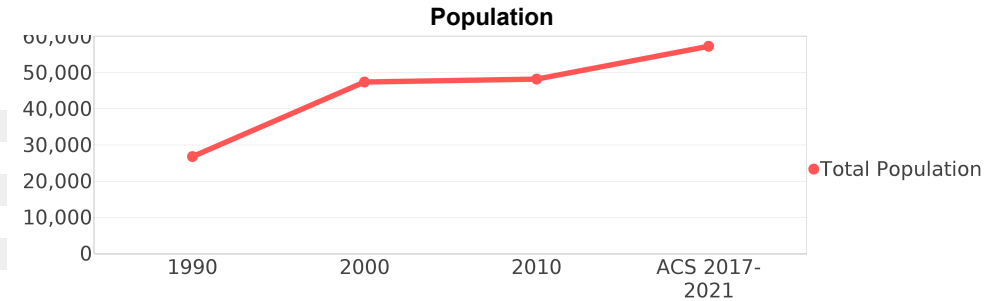
The Hammocks (CDP)

Area: [2](#) 8.102 square miles
Jurisdiction - Cities: [3](#) NA
Jurisdiction - Counties: [3](#) Miami-Dade



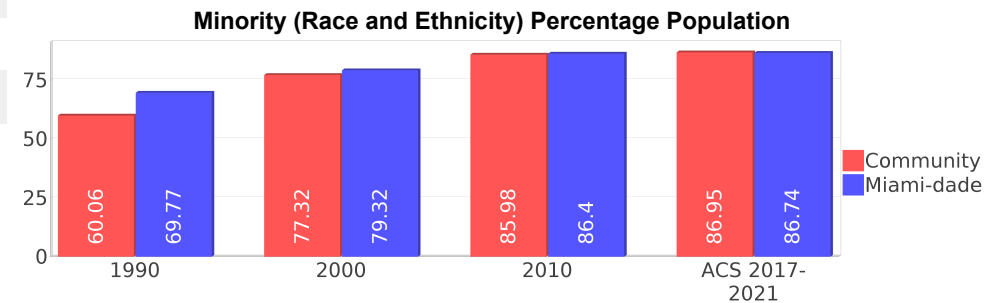
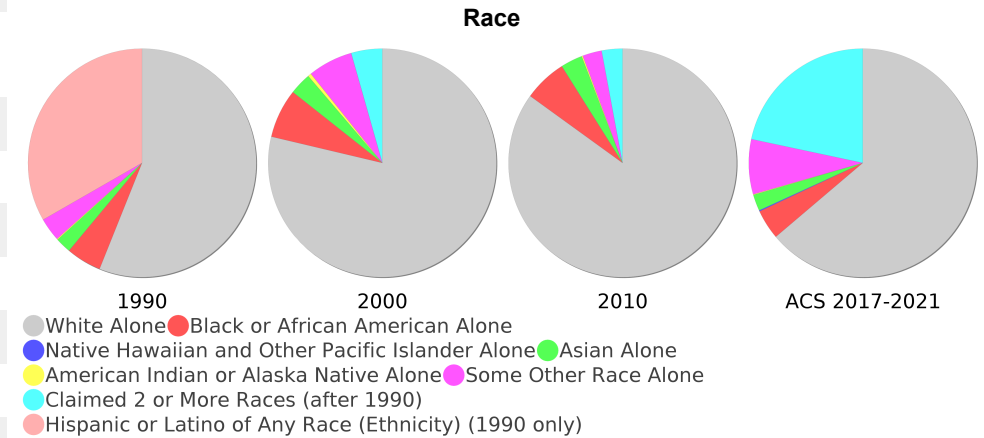
General Population Trends

Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	26,818	47,392	48,235	57,288
Total Households	9,936	15,207	15,587	17,757
Average Persons per Acre	10.88	16.34	19.69	18.94
Average Persons per Household	2.94	3.11	3.20	3.18
Average Persons per Family	3.41	3.48	3.46	3.49
Males	13,113	22,576	22,920	27,368
Females	13,705	24,816	25,314	29,919



Race and Ethnicity Trends ^{5, 8, 9}

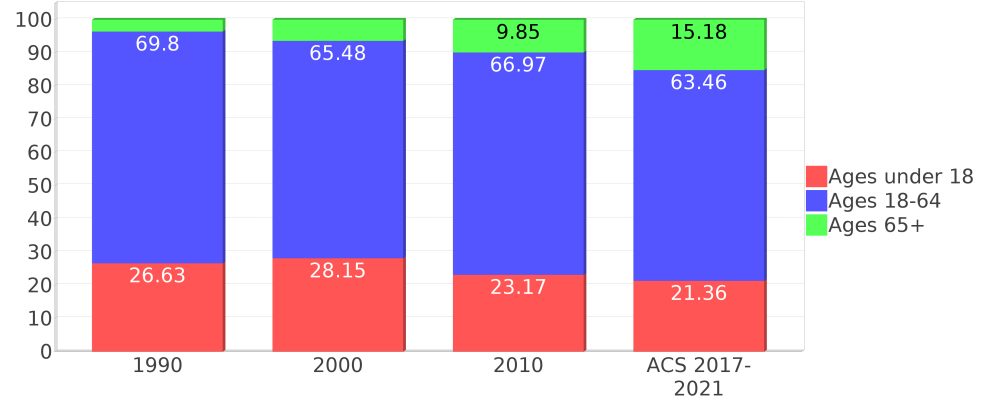
Description	1990	2000	2010 ¹	ACS 2017-2021
White Alone	22,539 (84.04%)	37,294 (78.69%)	40,975 (84.95%)	36,553 (63.81%)
Black or African American Alone	2,005 (7.48%)	3,294 (6.95%)	2,939 (6.09%)	2,416 (4.22%)
Native Hawaiian and Other Pacific Islander Alone	6 (0.02%)	0 (0.00%)	8 (0.02%)	84 (0.15%)
Asian Alone	886 (3.30%)	1,471 (3.10%)	1,495 (3.10%)	1,325 (2.31%)
American Indian or Alaska Native Alone	52 (0.19%)	227 (0.48%)	79 (0.16%)	45 (0.08%)
Some Other Race Alone	1,327 (4.95%)	3,017 (6.37%)	1,310 (2.72%)	4,453 (7.77%)
Claimed 2 or More Races	NA (NA)	2,087 (4.40%)	1,426 (2.96%)	12,410 (21.66%)
Hispanic or Latino of Any Race (Ethnicity)	13,380 (49.89%)	31,046 (65.51%)	37,056 (76.82%)	45,547 (79.51%)
Not Hispanic or Latino (Ethnicity)	13,438 (50.11%)	16,346 (34.49%)	11,179 (23.18%)	11,741 (20.49%)
Minority (Race and Ethnicity)	16,107 (60.06%)	36,645 (77.32%)	41,474 (85.98%)	49,814 (86.95%)



Age Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Under Age 5	8.98%	7.29%	5.35%	5.24%
Ages 5-17	17.66%	20.85%	17.82%	16.12%
Ages 18-21	5.58%	6.08%	6.31%	5.24%
Ages 22-29	20.93%	12.43%	12.30%	10.82%
Ages 30-39	22.74%	18.53%	13.38%	11.85%
Ages 40-49	13.09%	16.18%	16.71%	16.12%
Ages 50-64	7.46%	12.26%	18.28%	19.44%
Age 65 and Over	3.56%	6.37%	9.85%	15.18%
-Ages 65-74	2.49%	3.72%	5.55%	8.57%
-Ages 75-84	0.90%	2.23%	3.16%	4.95%
-Age 85 and Over	0.17%	0.41%	1.14%	1.66%
Median Age	NA	33	38	42

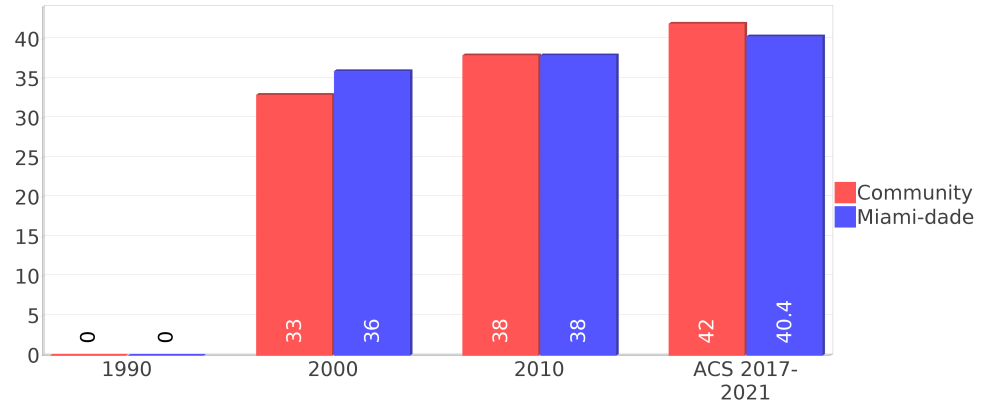
Percentage Population by Age Group



Income Trends ^{12, 13, 5}

Description	1990	2000	2010 ¹	ACS 2017-2021
Median Household Income	\$40,922	\$49,038	\$59,392	\$70,238
Median Family Income	\$44,455	\$52,524	\$61,556	\$70,781
Population below Poverty Level	6.25%	8.52%	8.97%	11.88%
Households below Poverty Level	5.87%	8.44%	9.92%	12.63%
Households with Public Assistance Income	1.97%	2.10%	1.74%	2.60%

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.

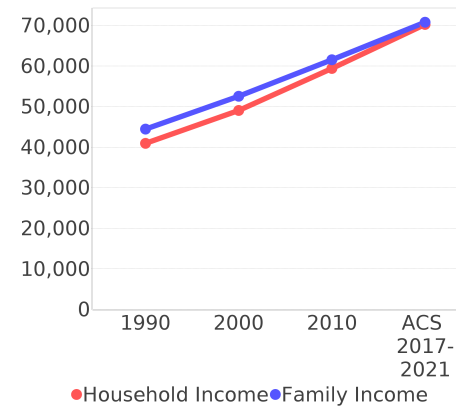
Description	1990	2000	2010 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	543 (2.69%)	5215 (11.93%)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	1430 (4.12%)

Educational Attainment Trends ^{11, 5}

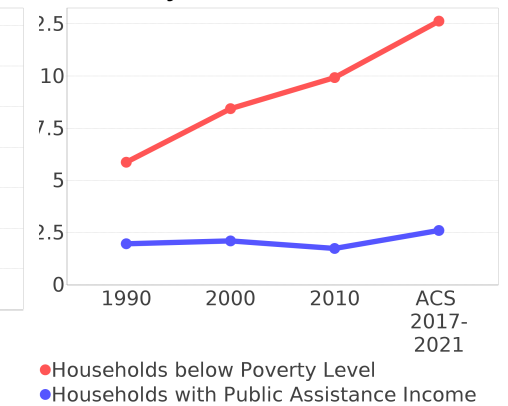
Age 25 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Less than 9th Grade	521 (3.16%)	1,632 (5.59%)	1,457 (4.94%)	1,730 (4.34%)
9th to 12th Grade, No Diploma	978 (5.93%)	2,189 (7.49%)	1,235 (4.19%)	1,924 (4.83%)
High School Graduate or Higher	14,990 (90.90%)	25,388 (86.92%)	26,805 (90.87%)	36,182 (90.83%)
Bachelor's Degree or Higher	5,544 (33.62%)	9,072 (31.06%)	10,425 (35.34%)	14,349 (36.02%)

Income Trends



Poverty and Public Assistance



Language Trends ⁵

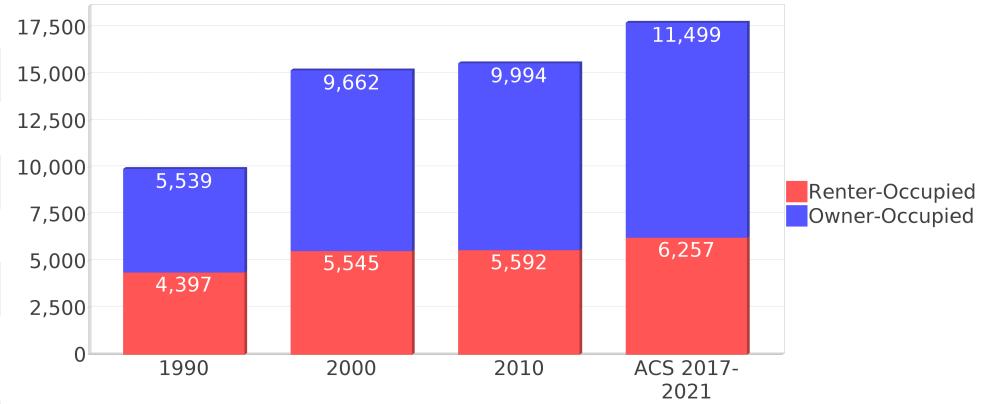
Age 5 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Speaks English Well	2,868 (11.72%)	7,301 (16.62%)	6,299 (14.13%)	8,797 (16.20%)
Speaks English Not Well	NA (NA)	4,249 (9.67%)	4,345 (9.75%)	5,714 (10.53%)
Speaks English Not at All	NA (NA)	1,822 (4.15%)	2,317 (5.20%)	1,758 (3.24%)
Speaks English Not Well or Not at All	1,641 (6.71%)	6,071 (13.82%)	6,662 (14.95%)	7,472 (13.76%)
Speaks English Less than Very Well	NA (NA)	13,373 (30.44%)	12,963 (29.08%)	16,270 (29.97%)

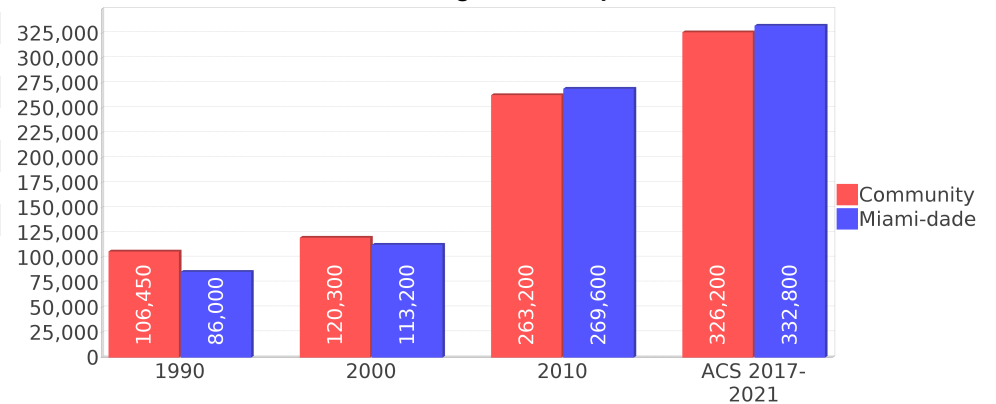
Housing Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total	11,292	15,987	16,699	18,386
Units per Acre	4.94	3.33	4.76	4.60
Single-Family Units	5,677	10,071	11,166	12,989
Multi-Family Units	4,182	5,902	5,267	5,291
Mobile Home Units	0	12	14	106
Owner-Occupied Units	5,539	9,662	9,994	11,499
Renter-Occupied Units	4,397	5,545	5,592	6,257
Vacant Units	1,355	779	1,112	629
Median Housing Value	\$106,450	\$120,300	\$263,200	\$326,200
Occupied Housing Units w/No Vehicle	232 (2.33%)	583 (3.83%)	340 (2.18%)	443 (2.49%)

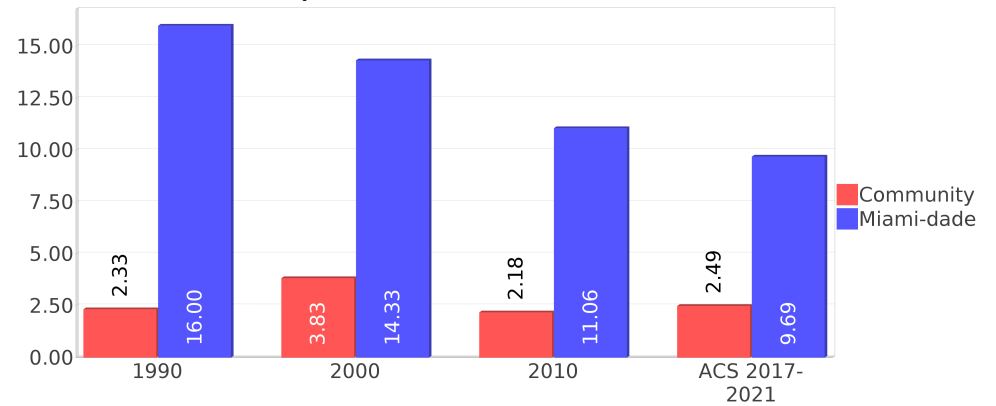
Housing Tenure



Median Housing Value Comparison



Occupied Units With No Vehicles Available



Geographic Mobility

Description	ACS 2017-2021
Median year householder moved into unit - Total	2013
Median year householder moved into unit - Owner Occupied	2007
Median year householder moved into unit - Renter Occupied	2014
Abroad 1 year ago	477
Different house in United States 1 year ago	4,671
Same house 1 year ago	51,453
Geographical Mobility in the Past Year - Total	56,602

Computers and Internet

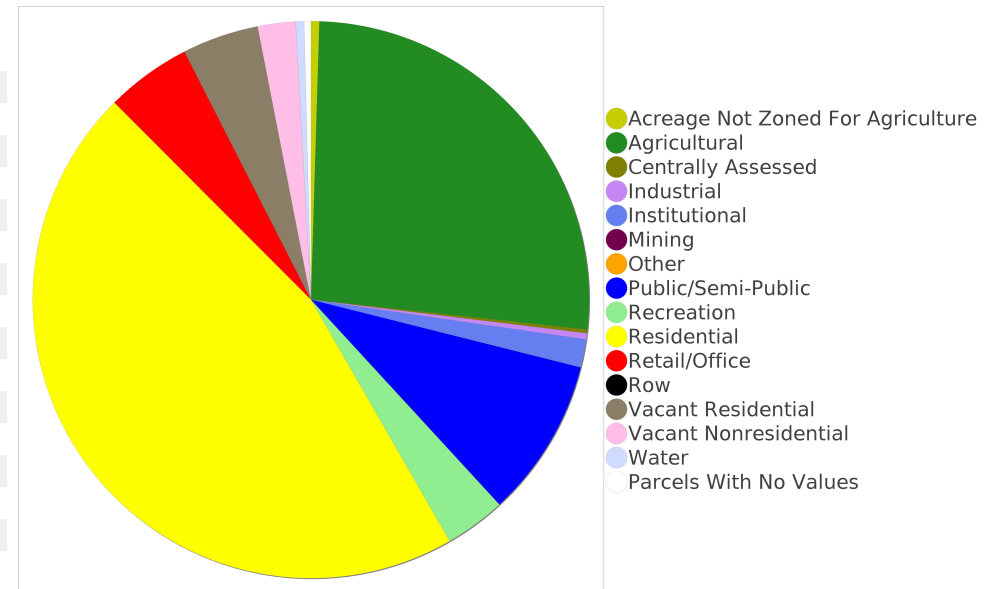
Description	ACS 2017-2021
Total Households Types of Computers in HH	17,757
Households with 1 or more device	17,558
Households with no computer	199
Total Households Presence and Types of Internet Subscriptions	17,757
Households with an internet subscription	16,089
Households with internet access without a subscription	1,090
Households with no internet access	577

Household Languages

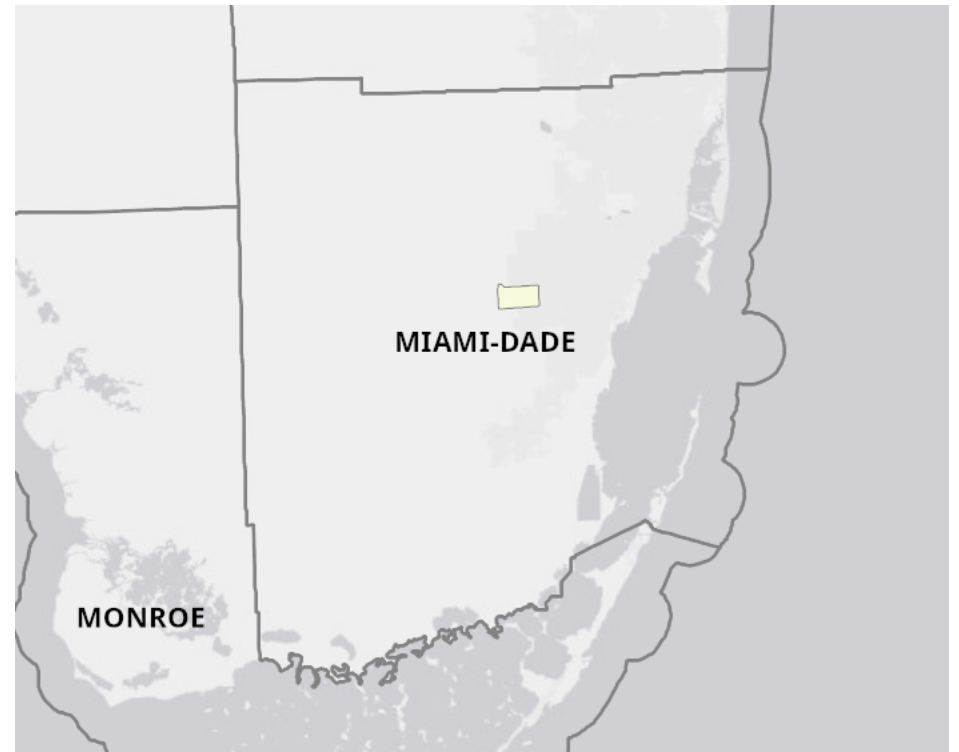
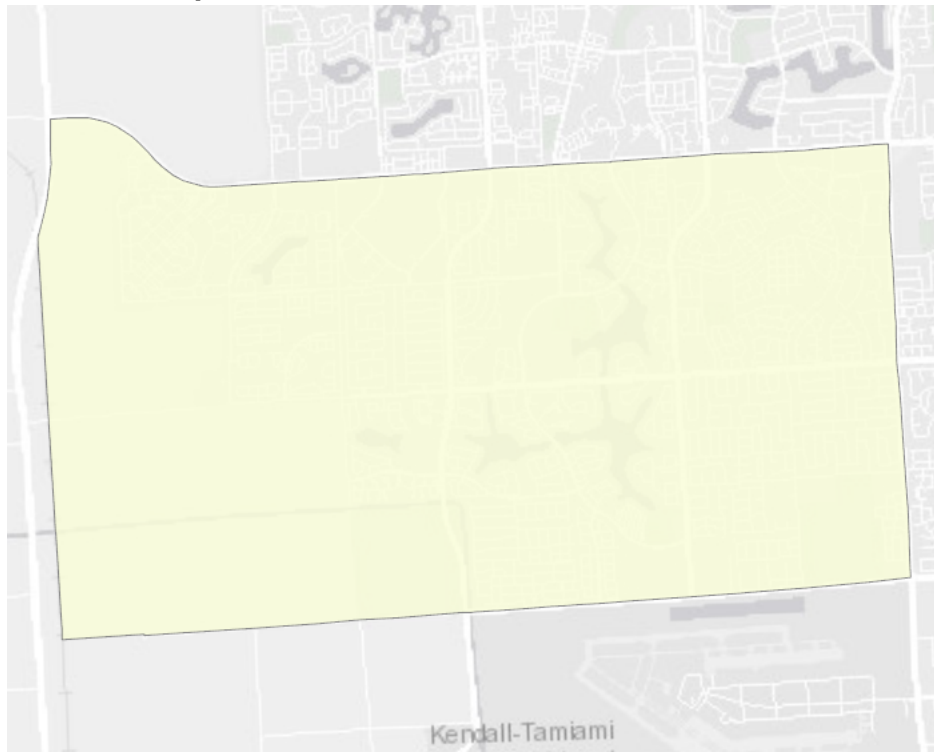
Description	ACS 2017-2021
Total Households by Household Language	17,757
Household Not Limited English Speaking Status	14,937
Spanish: Limited English speaking household	2,733
Indo-European languages: Limited English speaking household	16
Asian and Pacific Island languages: Limited English speaking household	29
Other languages: Limited English speaking household	40

Existing Land Use ¹⁵

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	23	0.44%
Agricultural	1,254	24.18%
Centrally Assessed	10	0.19%
Industrial	17	0.33%
Institutional	78	1.50%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	442	8.52%
Recreation	169	3.26%
Residential	2,190	42.23%
Retail/Office	238	4.59%
Row	0	0.00%
Vacant Residential	212	4.09%
Vacant Nonresidential	105	2.02%
Water	23	0.44%
Parcels With No Values	19	0.37%



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 and Fraternal Centers

Facility Name	Address	Zip Code
ASSOCIATION FOR RETARDED CITIZENS (ARC) - MIAMI-DADE COUNTY	10810 SW 145TH PL	33186
KNIGHTS OF COLUMBUS 10201 - OUR LADY OF LOURDES	11291 SW 142ND AVE	33187

Cultural Centers

Facility Name	Address	Zip Code
WEST KENDALL REGIONAL LIBRARY	10201 HAMMOCKS BLVD	33196
EVEREST INSTITUTE KENDALL - LIBRARY	9020 SW 137TH AVE	33186

Fire Department and Rescue Station Facilities

Facility Name	Address	Zip Code
MIAMI-DADE COUNTY FIRE DEPARTMENT AND RESCUE STATION 36 (HAMMOCKS)	10001 HAMMOCKS BLVD	33196

Government Buildings

Facility Name	Address	Zip Code
FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES SERVICE CENTER	11735 SW 147TH AVE	33196
U S POST OFFICE - WEST DADE	14790 N KENDALL DR	33196

Hospital Facilities

Facility Name	Address	Zip Code
WEST KENDALL BAPTIST HOSPITAL	9555 SW 162ND AVE	33196

Law Enforcement Facilities

Facility Name	Address	Zip Code
US DEPARTMENT OF HOMELAND SECURITY - USCIS KENDALL FIELD OFFICE	14675 SW 120TH ST	33186
MIAMI-DADE POLICE DEPARTMENT - HAMMOCK STATION	10000 SW 142ND AVE	33186

Florida Parks and Recreational Facilities

Facility Name	Address	Zip Code
WILD LIME PARK	14751 HAMMOCKS BLVD	33196
SUGARWOOD PARK	14551 SW 100TH ST	33186
WEST KENDALL DISTRICT PARK	15951 SW 120TH ST	33196
FOREST LAKES PARK	16351 SW 99 ST	33196
CAMP MATECUMBE	13841 SW 120TH ST	33186
SANDPIPER PARK	11100 SW 157TH AVE	33196
KINGS MEADOW PARK	10036 SW 142ND AVE	33186

Facility Name	Address	Zip Code
HAMMOCKS COMMUNITY PARK	9885 HAMMOCKS BLVD	33196
WATER OAKS PARK	9100 HAMMOCKS BLVD	33196

Religious Centers

Facility Name	Address	Zip Code
TEMPLO EL REY JESUS	9353 SW 152ND AVE	33196
ISLAMIC SCHOOL OF MIAMI	11699 SW 147TH AVENUE	33196
OUR LADY OF LOURDES CHURCH	11291 SOUTHWEST 142ND AVENUE	33186

Public Schools

Facility Name	Address	Zip Code
DR. GILBERT L. PORTER ELEMENTARY SCHOOL	15851 SW 112TH ST	33196
PRIMARY LEARNING CENTER	9600 SW 157 AVE	33196
KENDALL SQUARE K-8 CENTER	9325 SW 169 PLACE	33196
CHRISTINA M. EVE ELEMENTARY SCHOOL	16251 SW 99TH ST	33196
HAMMOCKS MIDDLE SCHOOL	9889 HAMMOCKS BLVD	33196
OLIVER HOOVER ELEMENTARY SCHOOL	9050 HAMMOCKS BLVD	33196
FELIX VARELA SENIOR HIGH SCHOOL	15255 SW 96TH ST	33196
CLAUDE PEPPER ELEMENTARY SCHOOL	14550 SW 96TH ST	33186

Group Care Facilities

Facility Name	Address	Zip Code
ENDLESS HOME CARE III	9125 SW 166 AVENUE	33196
KINGDOM ACADEMY SCHOOL INC	9010 SW 157 AVENUE	33196
VILLA LYAN INC.	14520 SW 8 STREET	33184
LAKEVIEW SENIOR CARE INC	10082 SW 147 PLACE	33196
ISLAMIC SCHOOL OF MIAMI	14501 SW 120 STREET	33186
BLUE SKY GROUP HOME, INC.	11000 SW 142 PLACE	33186
CELENA'S SENIOR CARE ALF	10601 SW 142 AVENUE	33186
CHRISTINA M. EVE ELEMENTARY	16251 SW 99 STREET	33196
MOM AND DAUGHTER HOME CARE INC.	9640 SW 161 PLACE	33196
AAPS ELDER SERVICE, INC	11365 SW 161 COURT	33196
MIGDY'S HOME CARE	10465 SW 158TH PLACE	33196
GILBERT L. PORTER PRIM.	15751 SW 112 STREET	33196
TOWN CENTER SCHOOL	10201 HAMMOCKS BOULEVARD 149	33196
FELIX VARELA SR. H.S.	15255 SW 96 STREET	33196
GREAT HEIGHTS ACADEMY	9280 HAMMOCKS BLVD. 103, 101	33196
CLAUDE PEPPER ELEM.	14550 SW 96 STREET	33186
GUARDIAN ELDER CARE SERVICES 2, THE	10930 SW 143RD COURT	33186
OUR LADY OF LOURDES PARISH SCHOOL	14000 SW 112 STREET	33186
GILBERT L. PORTER ELEM.	15851 SW 112 STREET	33196
SUNRISE 146 PL GROUP HOME	10521 SW 146 PLACE	33186
BANNISTER, MICHAEL	14636 SW 95 LANE	33186

Facility Name	Address	Zip Code
RESIDENTIAL PARADISE INC.	9041 SW 142ND COURT	33186
HAPPY MEMORIES LEARNING CENTER I-KG	9937 SW 142 AVENUE	33186
HEARTLAND HEALTH CARE OF KENDALL	9400 SW 137TH AVENUE	33186
HAMMOCKS MIDDLE SCHOOL	9889 HAMMOCKS BOULEVARD	33196
OLIVER HOOVER ELEM.	9050 HAMMOCKS BOULEVARD	33196
PARAISO HOME OF MIAMI II	9808 SW 147TH PLACE	33196
MD HOME CARE 2	13711 SW 105 STREET	33186
KIDSVILLE LEARNING CENTERS	9526 SW 137 AVENUE	33186
MARILUCA 2	9362 SW 155 AVENUE	33196
OMEGA PRIVATE ACADEMY WEST KENDALL	10201 HAMMOCKS BOULEVARD, SUITE 136	33196
VARADERO RETIREMENT HOME II, INC.	15372 SW 117 STREET	33196
CANDID HOME CARE III	10710 SW 148 COURT	33196
SARAH'S SENIOR HOME INC.	11310 SW 145 AVENUE	33186
CORAL VILLA II, CORP.	14213 SW 100 LANE	33186
AMAZING KIDZ EXTENDED CARE	9000 SW 137 AVENUE	33186
GARDEN HILLS RETIREMENT CENTER INC.	10337 SW 159 COURT	33196
LEARNING LINKS SCHOOLS	14515 SW 120 STREET	33186
REGO'S ALF	9605 SW 144 PLACE	33186
ARCHBISHOP COLEMAN F. CARROLL HIGH SCHOOL	10300 SW 167 AVENUE	33196
FOREST LAKES LEARNING CENTER	16760 SW 88TH STREET	33196
OLIVER HOOVER ELEM. P.L.C.	15700 SW 96 STREET	33196
HAMMOCKS MIDDLE ANNEX	9889 HAMMOCKS BOULEVARD	33196
MIMAS MEADOW HOME	10162 SW 143 PLACE	33186
CALUSA ADULT CARE	13871 SW 112 STREET	33186
AMA HOME CARE	13720 SW 108 STREET	33186

Block Groups

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

1990 Census Block Groups

120250101272, 120250101273, 120250101219, 120250101255, 120250101226, 120250101236

2000 Census Block Groups

120860101672, 120860101572, 120860101662, 120860101604, 120860101692, 120860101561, 120860101671, 120860101702, 120860101691, 120860101751, 120860101562, 120860101663, 120860101563, 120860101742, 120860101681, 120860101603, 120860101754, 120860101652, 120860101661, 120860101683, 120860101682

2010 Census Block Groups

120860180002, 120860183004, 120860181003, 120860188003, 120860190005, 120860177002, 120860187001, 120860174003, 120860188002, 120860180001, 120860184002, 120860185003, 120860181001, 120860186004, 120860180003, 120860179002, 120860176001, 120860187002, 120860186003, 120860190003, 120860179001, 120860185001, 120860101931, 120860174004, 120860186006, 120860186002, 120860184003, 120860183003, 120860184001, 120860176002, 120860181002, 120860186005, 120860190001, 120860182001, 120860183002, 120860186001, 120860187003, 120860183001, 120860185002, 120860188001

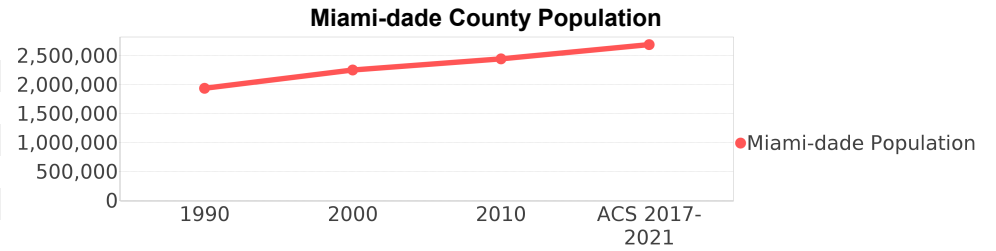
Census Block Groups

120860180022, 120860180031, 120860176002, 120860186023, 120860187003, 120860186011, 120860182001, 120860179021, 120860183003, 120860183002, 120860181002, 120860186012, 120860181003, 120860186021, 120860187002, 120860188022, 120860174022, 120860188012, 120860185002, 120860176001, 120860187001, 120860186022, 120860173001, 120860180021, 120860101931, 120860174023, 120860188011, 120860180011, 120860184002, 120860185001, 120860185003, 120860186013, 120860190003, 120860190001, 120860183004, 120860184001, 120860177002, 120860181001, 120860188021, 120860180032, 120860179012, 120860184003, 120860183001, 120860188031, 120860190005

Miami-dade County Demographic Profile

General Population Trends - Miami-dade ⁵

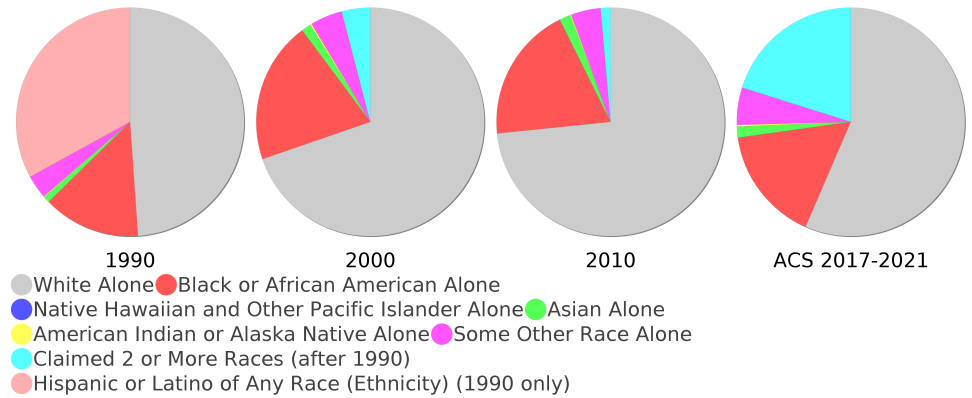
Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	1,937,094	2,253,362	2,445,374	2,690,113
Total Households	692,355	776,774	827,556	936,351
Average Persons per Acre	1.528	1.774	1.925	2.12
Average Persons per Household	2.798	2.84	3.00	2.83
Average Persons per Family	3.413	3.488	3.591	3.54
Males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

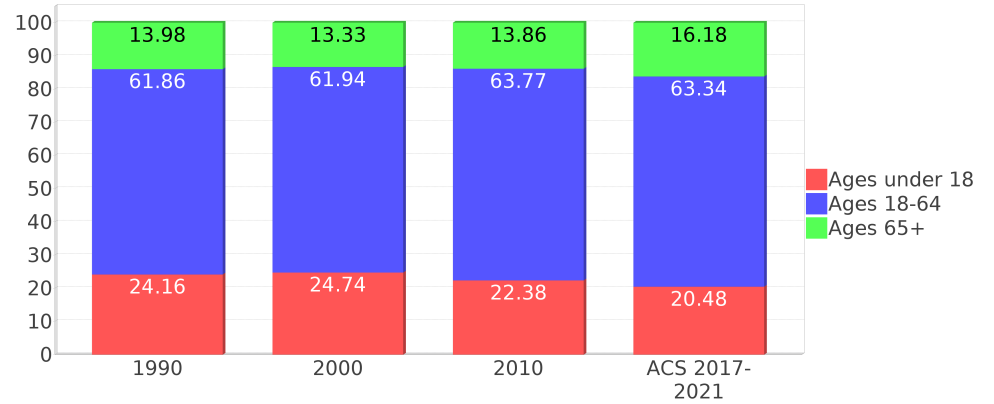
Miami-dade County Race



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

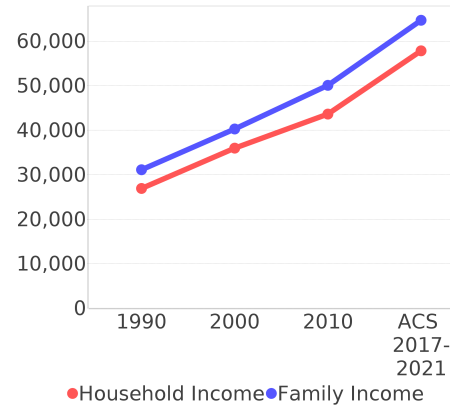
Percentage Population by Age Group - Miami-dade



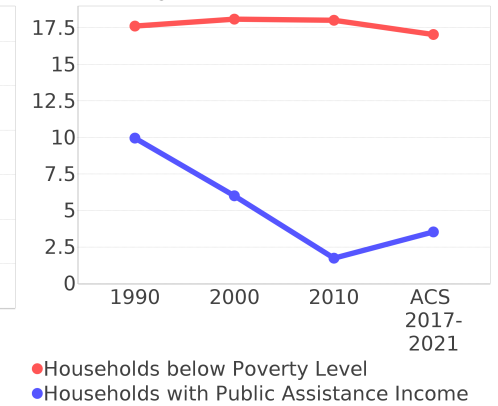
Income Trends - Miami-dade ⁵

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%

Income Trends



Poverty and Public Assistance



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%)

Language Trends - Miami-dade ⁵

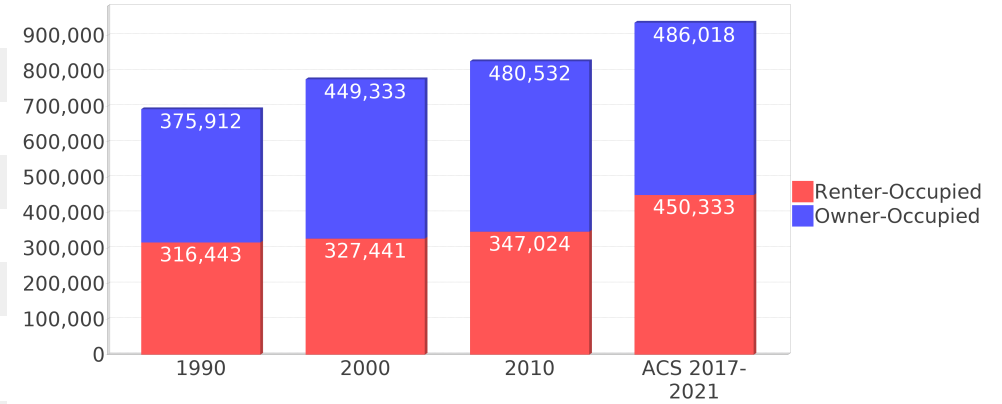
Age 5 and Over

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: $MINORITY = TOTALPOP - WHITE_NH$ 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.)

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