



LIVING CITIES: THE NATIONAL COMMUNITY DEVELOPMENT INITIATIVE

MIAMI

IN FOCUS: *A Profile from Census 2000*

THE BROOKINGS INSTITUTION CENTER ON URBAN AND METROPOLITAN POLICY

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PREFACE

The United States is undergoing a period of dynamic, volatile change, comparable in scale and complexity to the latter part of the 19th century.

Populations are aging—affecting settlement patterns, lifestyle choices, and consumption trends. Diversity is spreading across the map, thanks to the most significant wave of immigration in 100 years. And the nation continues to shift to a knowledge- and service-based economy, placing new demands on education and workforce systems.

For cities and their leaders, such changes make understanding the census much more than an academic exercise. In fact, Census 2000 data are “setting the paradigm” for major political, policy, and economic choices in the coming years, and defining the social context within which these choices are made.

Information about the residential patterns of poor and working poor families is beginning to shape debates on issues as diverse as federal welfare reform, school equity financing, and suburban job, housing, and transportation access. Data on population and economic decentralization are heightening concerns over metropolitan development patterns and their implications for low income workers and neighborhoods. New findings about the changing composition of city populations are affecting local debates over the appropriate mix of housing and city

services. In short, to understand the policy context for cities and neighborhoods requires understanding the census.

Miami in Focus: A Profile from Census 2000 seeks to promote such understandings.

One of 23 city-focused databooks keyed to the 23 cities in which the Living Cities consortium focuses its investments, this report by the Brookings Institution Center on Urban and Metropolitan Policy seeks to gauge the health of Miami/Dade County’s neighborhoods and families in an accessible, data-rich format that allows for easy comparisons among cities.

To that end, this and the other databooks have been prepared within a uniform framework. Each book places one of the 23 cities in the context of both the 23 cities in the Living Cities group and the largest 100 cities in the nation. Each organizes demographic and economic data pertaining to ten sets of indicators: population, race and ethnicity, immigration, age, households and families, education, work, commuting, income and poverty, and housing.

At the same time, while each city's databook includes the same indicators and comparisons, each is customized in important ways. The databooks provide tailored presentations and interpretations of every chart, table, and map for the specific city being examined. In addition, each databook presents a localized assessment in the form of an executive summary on how that particular city has performed on key indicators. These assessments focus principally on the central city in each region—in this case the City of Miami—as seen in the context of its region and other cities.

How accurate and current are these statistics and comparisons drawn in large part from Census 2000 in depicting unfolding realities in Miami-Dade County today? We believe very accurate.

Even though this report appears three years after much of the data was collected and a significant slowing of the national economy had set in, the basic profile etched at the height of the last business cycle remains compelling and relevant. First, many of the indicators assembled here are not subject to a great deal of change within three years. Second, the national slump likely alters the relative position of cities in city-by-city comparisons only minimally. And finally, the 2000 data—collected at the culmination of an unprecedented period of expansion—represent a kind of high-water baseline that poses a daunting challenge to cities in the current decade. That also continues to make 2000 data compelling, especially since many of the social indicators were troubling even prior to the weakening of the economy.

At any rate, as America's cities enter the 21st century, Census 2000 provides a unique window of opportunity to assess recent progress and future direction in Miami. We hope that these databooks provide individuals and organizations a clear picture of the diverse market and social environments in which cities and neighborhoods operate, and that the reports inform their efforts to create strong and sustainable communities for urban families.



EXECUTIVE SUMMARY

Miami is unique among American cities, and Census 2000 highlights that distinctiveness.

Miami maintains one of the largest Hispanic populations of any city in the U.S., owing not only to significant Cuban immigration in the 1960s, but also to more recent arrivals of Caribbean and Central American populations. The city, like Florida in general, also houses a much larger elderly population than most. Yet in some respects, the city is quite young: Twenty-five to 34-year-olds are among Miami's largest age groups.

Miami and its residents also face unique economic challenges, as this data-book reveals. Compared to other cities, Miami's adults possess low education levels, are often absent from the labor force, and must provide for relatively large households. City residents further confront a rapidly decentralizing regional economy, in which the gap between inner-city workers and jobs is widening. As the economic strength of the urban core dissipates, too many Miami families make do with low incomes, and struggle to pay for housing and the necessities of life.

Along these lines and others, then, *Miami in Focus: A Profile from Census 2000* concludes that:

Population in Miami-Dade County is decentralizing rapidly.

The population of the city of Miami grew modestly over the past two decades, but its metro area ballooned in size. Today, only one in six residents of Miami-Dade County lives in the central city. Miami's downtown, which grew very rapidly in the 1990s, is itself surrounded by neighborhoods where population declined.

Miami's suburbs are growing even more diverse as population shifts outwards.

The City of Miami is home to the largest Hispanic population share among the 23 Living Cities—two-thirds of residents were of Hispanic or Latino ethnicity in 2000. Yet suburban Miami's Hispanic population grew more than 20 times faster than the city's. Meanwhile, the city's black population declined, but rose significantly in the suburbs. This reflects that many new immigrants to the Miami area are settling in the suburbs upon arrival in the U.S. For every one foreign-born individual added to the City of Miami's population in the 1990s, suburban Miami-Dade County added 150.

Fewer Miamians work in the city. To be precise, only half of the City of Miami's working residents are employed within the city—lower than the share in all but two of the 23 Living Cities. Today, moreover, a majority of commutes in the Miami metro area begin and end in the suburbs, and city residents are driving to work in greater numbers. Miami's black residents, in particular, may be especially disconnected from the growing suburban job market, as more than 40 percent do not have access to an automobile.

Miami residents participate only weakly in the labor market. Only half of working-age adults in Miami were employed or looking for work in 2000—the lowest percentage among the 100 largest cities in the U.S. As a result, more than one in four Miami children lives in a family with no workers. These low levels of work may reflect not only a growing distance between inner-city Miami residents and suburban job opportunities, but also the low education levels of Miami's population. Though this improved in the 1990s, the share of Miami's adults with at least a four-year college degree remains just 16 percent. Only about half of Miamians hold a high-school degree or more—the lowest such share among the 23 Living Cities.

Household incomes in Miami rose slightly in the 1990s, but remain among the lowest in the nation—and the middle class shrank. Low- and high-income households increased in number in Miami during the 1990s, but the number of middle-income households declined slightly in the 1990s. As a result, the city's median household income rose only slightly over the decade, and ranked last among the 100 largest cities in the U.S. in 2000. In several neighborhoods, more

than 40 percent of all residents live in poverty. Half of Miami's families with children have incomes below or near the poverty line.

Miami's renters face great difficulties in paying for housing.

Miami's low income levels make housing relatively less affordable for families there. To be sure, rents in the city grew only modestly in the 1990s. But nearly 50 percent of renter households pay more than 30 percent of their incomes for housing—the highest share among the 23 Living Cities. Moderate-income families fare somewhat better, with a smaller share facing rental cost burdens than the national average. Yet the opportunity for those families to move into homeownership is constrained by the city's housing stock, which is heavily tilted towards multifamily buildings.

By presenting the indicators on the following pages, *Miami in Focus: A Profile from Census 2000* seeks to give readers a better sense of where the city of Miami and its residents stand in relation to their peers, and how the 1990s shaped the city, its neighborhoods, and the region. Living Cities and the Brookings Institution Center on Urban and Metropolitan Policy hope that this information will prompt a fruitful dialogue among city and community leaders about the direction Miami should take in the coming decade.

METHODOLOGY AND DEFINITIONS

The information presented in *Miami in Focus: A Profile from Census 2000* derives almost entirely from the U.S. decennial censuses conducted in April 1990 and April 2000. The decennial census is the most comprehensive source of information on the U.S. population, and because all U.S. households are interviewed, it is unique in its ability to describe population characteristics at very small levels of geography.

The decennial census is comprised of two separate but related surveys. In the “short form” survey, all households in the U.S. are asked a series of basic questions on age, race/ethnicity, sex, the relationships among household members, and whether or not the home was owned or rented.

Approximately one in six households receives a “long form” survey that asks, in addition to the short form questions, more detailed questions on social, economic, and housing characteristics. The Census Bureau employs statistical weighting to extrapolate from the long form data to arrive at a representative portrait of all U.S. households.

Geography provides the framework for interpreting and understanding census data. The Census Bureau tabulates information from the decennial census for a range of geographies. In this databook, we present information for several different levels of geography:

Cities—Many of the tables and charts show citywide data. In this databook, Miami is compared to the other 22 Living Cities, to the other 99 cities among the 100 largest in the nation, and to other Living Cities located in the Southeastern region of the U.S. (Atlanta, Baltimore, and Washington).

Metropolitan areas—Metro areas are established by the federal Office of Management and Budget (OMB) to represent a collection of highly-populated communities that exhibit a high degree of economic interdependence. As such, they roughly characterize regional labor markets. Where metro-area-level data are presented in this databook, those data represent either the OMB-defined Metropolitan Statistical Area (MSA—a metro area not closely associated with another) or the Primary Metropolitan Statistical Area (PMSA—a metro area representing one part of a larger area with one million or more people). In this

databook, the Miami metro area—which OMB designates as the Miami, FL PMSA—consists of Miami-Dade County.

Suburbs—Information for suburbs is sometimes presented alongside that for cities. We define suburbs as the part of the metro area located outside the central city. In the case of Miami, the suburbs include parts of Miami-Dade County outside the city of Miami.

Census tracts—Census tracts are subdivisions of counties defined by the Census Bureau to contain between 1,000 and 8,000 people; most contain 3,000 to 4,000 people, and most researchers equate urban census tracts with neighborhoods. We map several indicators at the census tract level to demonstrate differences among neighborhoods in the city of Miami and its suburbs.

This databook primarily focuses on how the population, employment, and housing characteristics of Miami and its neighborhoods compared to those in other cities in 2000, as well as how those characteristics changed between 1990 and 2000. Data from the Census 2000 short form have been available since summer 2001, and data from the long form followed one year later. Thus, many of the tables, charts, and maps shown in this databook derive from survey data collected a little over three years ago.

A note on the timeliness of these data: Though most date to 2000, these data remain accurate, relevant, and compelling. The age profile of the population, characteristics of housing stock, and average size of households—none of these, for starters, are likely to change significantly within a period of a few years. At the same time, the numerous comparisons of cities on

these indicators likely hold. To the extent that larger national trends—aging of the population, or increasing enrollment in higher education—alter city conditions, they alter all cities. That means the relative rankings of cities are not subject to dramatic change. Finally, trends between 1990 and 2000 are important in their own right, as they show the progress cities made during a period of unprecedented economic expansion. That progress establishes a baseline for city performance during the 2000–2010 decade.

At the same time, though, the economy did enter a downturn soon after Census 2000 was conducted, and the effects are still being felt today in the labor market—through increased unemployment, stagnant incomes, and rising poverty. We have used post-census data, where available, to provide a more up-to-date picture of employment in cities. Most demographic surveys conducted between decennial censuses, however, do not include large enough samples to provide descriptions of changing conditions at the local level. In the Current Population Survey, for instance, states (and in some cases, metropolitan areas) are the smallest geographical units for which labor force statistics are available.

Some federal agencies do, however, collect annual demographic and economic data for sub-state levels of geography between decennial censuses. Following is a list of topics and intercensal data sources available from the federal government that individuals and organizations working at the local level can use to track and update changes in the indicators presented in this databook:

Population—The Census Bureau’s Intercensal Population Estimates Program provides population estimates for metropolitan areas, counties, cities, and towns between decennial censuses. These estimates are based on population counts from the most recent census, adjusted using data from local records. Data are published annually, delayed approximately one year from the date at which they are estimated. See eire.census.gov/popest/estimates.php.

Age and race/ethnicity—The same Census Bureau program publishes population estimates annually by age and race/ethnicity for geographies down to the county level—similar estimates are not available for cities. The first post-census update of these data (estimates as of July 2002) will be made available in summer 2003.

Migration—The Internal Revenue Service publishes county-to-county migration files that allow users to track, on an annual basis, the origins, destinations, and incomes of families migrating between counties and metropolitan areas. Data are released annually for migration flows two years prior. See “Tax Stats” at www.irs.gov.

Work—The Bureau of Labor Statistics, through its Local Area Unemployment Statistics program, publishes monthly estimates of total employment and unemployment for counties, metropolitan areas, and cities with populations of at least 25,000. Data are released monthly on the employment situation two months prior. See www.bls.gov/lau/home.htm.

Income and poverty—The Census Bureau Small Area Estimates Branch employs several federal data sources to produce annual estimates of poverty rates and median household incomes for all states and counties, as well as poverty rates for all school districts. These data are published with an approximate three-year lag. See www.census.gov/hhes/www/saie.html.

Housing—The Federal Financial Institutions Examination Council—a consortium of the federal banking regulators—publishes data annually on all mortgages originated in the U.S. by financial institutions, with detail down to the census tract level. These data can be used to track homeownership and home value trends in metro areas, counties, cities, and neighborhoods. Data are released each summer for mortgages originated in the prior year. See www.ffiec.gov/hmda/publicdata.htm.

State and local data—To administer programs and make policy, state and local agencies also track a wealth of administrative data that can reveal much about the social and economic health of individuals and families in cities and neighborhoods. For a comprehensive guide to the types of state and local administrative data that can be used to describe small areas, see “Catalog of Administrative Data Sources,” by Claudia Coulton with Lisa Nelson and Peter Tatian, available at www.urban.org/nnip/publications.html.

POPULATION

Population growth does not by itself define a city's health. Nevertheless, the fact that people “vote with their feet” makes population change a good first-order indicator of the appeal of a place. This section details the basic population trajectory of Miami and its neighborhoods during the 1990s.

Nationwide, the U.S. added 32.7 million people in the 1990s, the largest intercensal population increase in its history. Growth was widespread—Every state in the union added people, the first time this had occurred in the 20th century. Moreover, historically high levels of international immigration supplemented significant “natural increase”—an excess of births over deaths—in fueling the nation's population growth.

And yet, not all places in the U.S. shared equally in the broader population increase. The South and West absorbed more than three-quarters of the nation's growth in the 1990s. Cities added population at a faster rate than they had in either the 1970s or 1980s, but suburbs grew nearly twice as fast. And even within cities, core neighborhoods around the downtown in many cases lost population, while “outer-ring” neighborhoods at the urban periphery expanded rapidly.

The indicators on the following pages begin to display these trends by depicting population change in the City of Miami and its metropolitan area, in other cities and regions, and in Miami's own neighborhoods.

POPULATION

Miami's population is the second smallest among the 23 Living Cities and the 47th largest among all U.S. cities

Total population, 2000: Living Cities and 100 largest cities

Rank	Living Cities	Central City	Metro	Peer Cities	Rank	Central City	Metro
1	New York, NY	8,008,278	9,314,235	Mesa, AZ	42	396,375	3,251,876
2	Los Angeles, CA	3,694,820	9,519,338	Tulsa, OK	43	393,049	803,235
3	Chicago, IL	2,896,016	8,272,768	Omaha, NE	44	390,007	716,998
4	Philadelphia, PA	1,517,550	5,100,931	Minneapolis, MN	45	382,618	2,968,806
5	Phoenix, AZ	1,321,045	3,251,876	Honolulu, HI	46	371,657	876,156
6	Dallas, TX	1,188,580	3,519,176	Miami, FL	47	362,470	2,253,362
7	San Antonio, TX	1,144,646	1,592,383	Colorado Springs, CO	48	360,890	516,929
8	Detroit, MI	951,270	4,441,551	St. Louis, MO	49	348,189	2,603,607
9	Indianapolis, IN	781,870	1,607,486	Wichita, KS	50	344,284	545,220
10	Columbus, OH	711,470	1,540,157	Santa Ana, CA	51	337,977	2,846,289
11	Minneapolis-St. Paul, MN	669,769	2,968,806	Pittsburgh, PA	52	334,563	2,358,695
12	Baltimore, MD	651,154	2,552,994				
13	Boston, MA	589,141	3,406,829				
14	Washington, DC	572,059	4,923,153				
15	Seattle, WA	563,374	2,414,616				
16	Denver, CO	554,636	2,109,282				
17	Portland, OR	529,121	1,918,009				
18	Cleveland, OH	478,403	2,250,871				
19	Kansas City, MO	441,545	1,776,062				
20	Atlanta, GA	416,474	4,112,198				
21	Oakland, CA	399,484	2,392,557				
22	Miami, FL	362,470	2,253,362				
23	Newark, NJ	273,546	2,032,989				
	All Living Cities	28,334,103	83,271,629				

Miami's population increased modestly between 1980 and 2000

Percent population change, 1980–2000: Living Cities

Rank	Living Cities	Population			Percent Change		
		1980	1990	2000	1980–1990	1990–2000	Net
1	Phoenix, AZ	785,940	983,403	1,321,045	25.1%	34.3%	68.1%
2	San Antonio, TX	789,704	935,933	1,144,646	18.5%	22.3%	44.9%
3	Portland, OR	368,148	437,319	529,121	18.8%	21.0%	43.7%
4	Dallas, TX	904,599	1,006,877	1,188,580	11.3%	18.0%	31.4%
5	Columbus, OH	565,021	632,910	711,470	12.0%	12.4%	25.9%
6	Los Angeles, CA	2,968,528	3,485,398	3,694,820	17.4%	6.0%	24.5%
7	Oakland, CA	339,337	372,242	399,484	9.7%	7.3%	17.7%
8	Seattle, WA	493,846	516,259	563,374	4.5%	9.1%	14.1%
9	New York, NY	7,071,639	7,322,564	8,008,278	3.5%	9.4%	13.2%
10	Denver, CO	492,686	467,610	554,636	-5.1%	18.6%	12.6%
11	Indianapolis, IN	711,539	731,327	781,870	2.8%	6.9%	9.9%
12	Boston, MA	562,994	574,283	589,141	2.0%	2.6%	4.6%
13	Miami, FL	346,681	358,548	362,470	3.4%	1.1%	4.6%
14	Minneapolis-St. Paul, MN	641,271	640,618	669,769	-0.1%	4.6%	4.4%
15	Kansas City, MO	448,028	435,146	441,545	-2.9%	1.5%	-1.4%
16	Atlanta, GA	425,022	394,017	416,474	-7.3%	5.7%	-2.0%
17	Chicago, IL	3,005,072	2,783,726	2,896,016	-7.4%	4.0%	-3.6%
18	Philadelphia, PA	1,688,210	1,585,577	1,517,550	-6.1%	-4.3%	-10.1%
19	Washington, DC	638,432	606,900	572,059	-4.9%	-5.7%	-10.4%
20	Cleveland, OH	573,822	505,616	478,403	-11.9%	-5.4%	-16.6%
21	Newark, NJ	329,248	275,221	273,546	-16.4%	-0.6%	-16.9%
22	Baltimore, MD	786,775	736,014	651,154	-6.5%	-11.5%	-17.2%
23	Detroit, MI	1,203,368	1,027,974	951,270	-14.6%	-7.5%	-20.9%
	All Living Cities	26,141,890	26,817,472	28,718,721	2.6%	7.1%	9.7%
	Nation	226,542,199	248,718,301	281,421,906	9.8%	13.1%	22.9%

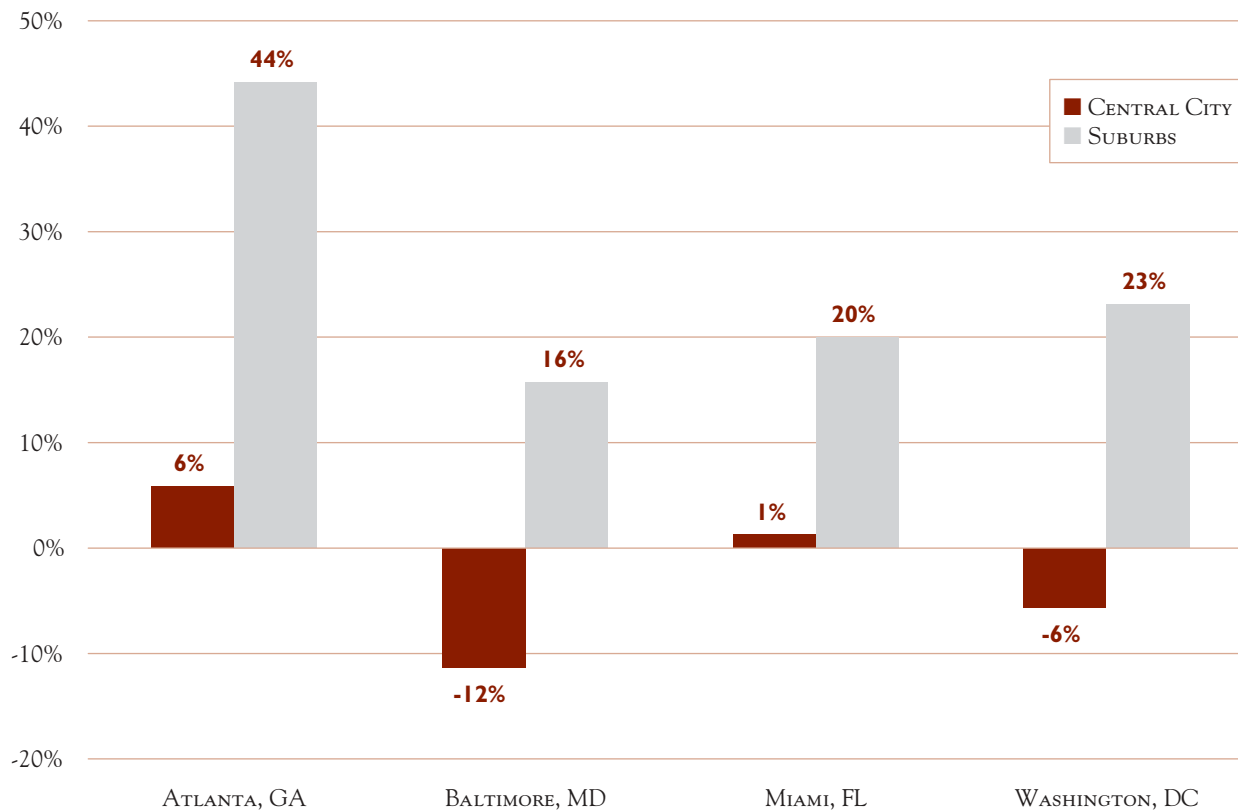
POPULATION

Metropolitan Miami grew rapidly and its suburbs grew even faster*Percent population change, 1980–2000: Living Cities metro areas*

Rank	Living Cities	Metro Area		Suburbs	
		1980–1990	1990–2000	1980–1990	1990–2000
1	Phoenix, AZ	39.9%	45.3%	54.2%	53.8%
2	Atlanta, GA	32.5%	38.9%	41.9%	44.0%
3	Dallas, TX	30.2%	31.5%	45.1%	39.6%
4	Denver, CO	13.6%	30.0%	23.4%	34.6%
5	Portland, OR	13.6%	26.6%	11.7%	28.8%
6	San Antonio, TX	21.7%	20.2%	30.0%	15.2%
7	Washington, DC	21.4%	16.6%	27.4%	20.3%
8	Seattle, WA	23.1%	18.8%	31.0%	22.0%
9	Minneapolis-St. Paul, MN	15.5%	16.9%	21.9%	21.1%
10	Indianapolis, IN	5.7%	16.4%	9.2%	27.2%
11	Miami, FL	19.1%	16.3%	23.4%	19.8%
12	Oakland, CA	18.2%	14.9%	20.3%	16.5%
13	Columbus, OH	10.8%	14.5%	9.7%	16.3%
14	Kansas City, MO	9.2%	12.2%	14.6%	16.3%
15	Chicago, IL	2.3%	11.6%	9.1%	16.2%
16	New York, NY	3.3%	9.0%	1.7%	6.7%
17	Los Angeles, CA	18.5%	7.4%	19.3%	8.3%
18	Baltimore, MD	8.3%	7.2%	16.5%	15.5%
19	Newark, NJ	-2.4%	6.1%	0.4%	7.2%
20	Boston, MA	2.7%	5.5%	2.8%	6.2%
21	Detroit, MI	-2.8%	4.1%	1.7%	7.8%
22	Philadelphia, PA	2.9%	3.6%	7.9%	7.4%
23	Cleveland, OH	-3.3%	2.2%	-0.5%	4.5%
	All Living Cities	10.6%	13.8%	15.9%	17.6%

All Living Cities in the Southeast lagged far behind their suburbs in population growth

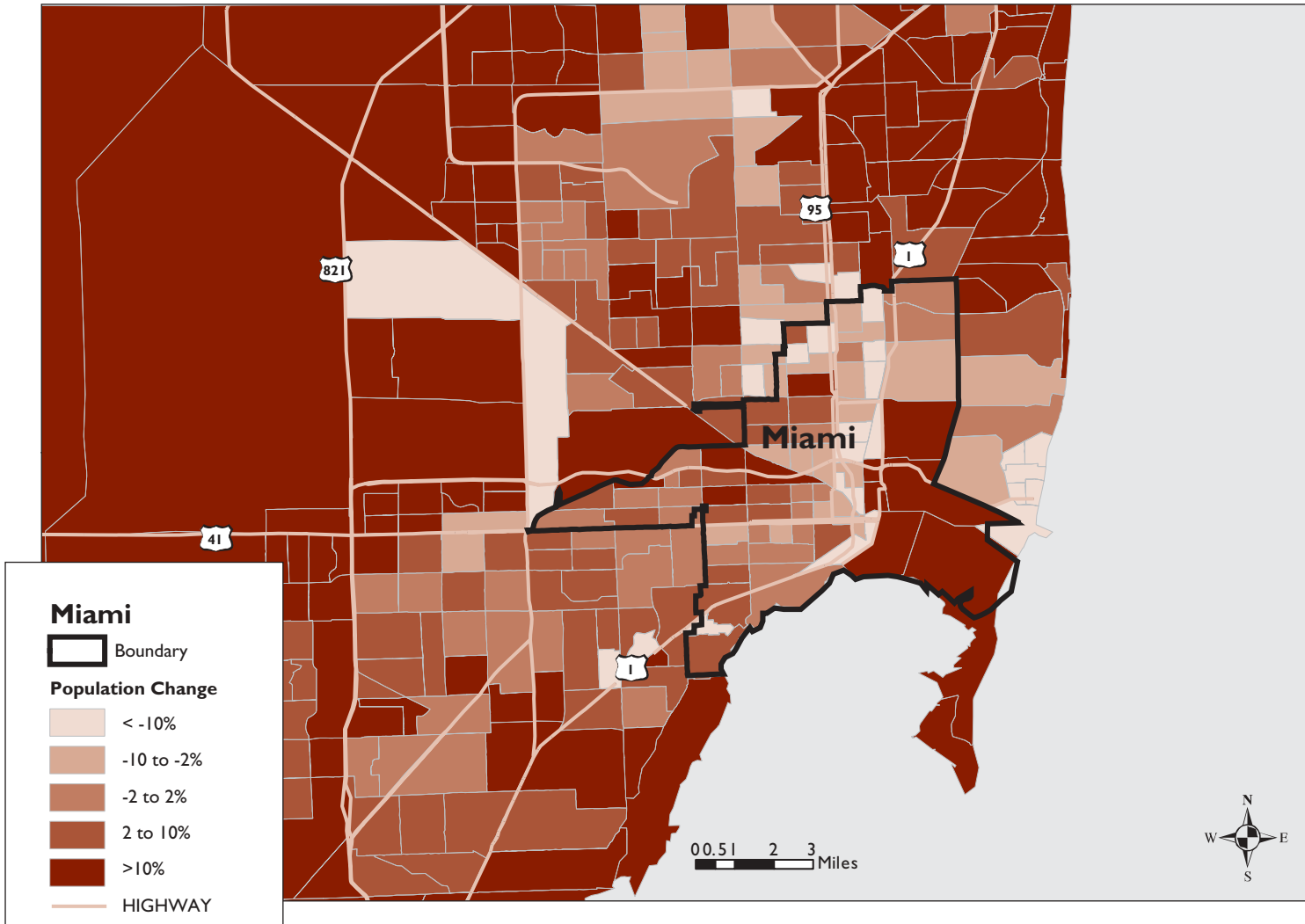
Percent population change, 1990–2000: Southeastern U.S. Living Cities metro areas



POPULATION

Downtown Miami grew, but surrounding neighborhoods to the north and west lost population

Percent population change, 1990–2000: Miami metro area



RACE AND ETHNICITY

Cities also need to understand how their racial and ethnic compositions are changing, so they can decide how to fund and deliver services to meet the needs of increasingly diverse populations. In particular, the growing representation of Latinos, whose families tend to be younger and to have more children, suggests Miami and other cities need to take a closer look at schools, public health, and other programs that primarily serve the young.

The overall racial and ethnic profile of the U.S. population is changing rapidly. Census 2000 confirmed that nationwide, the Hispanic population had grown to roughly the same size as the African American population. Although smaller in size, the Asian population was also on the rise in the U.S. in the 1990s, and grew more than 50 percent over the decade. Adding richness to these trends was the fact that Census 2000 was the first census to offer respondents the option of selecting more than one race category to indicate their family members' racial identity. Nearly 7 million people, or 2.4 percent of the population, reported multiple races.

In keeping with these changes, Census 2000 revealed that for the first time, the 100 largest cities in the U.S. were "majority minority;" that is, more than half of their combined population was either non-white or

Hispanic. This trend owed to large gains in Latino population in nearly all cities, modest growth in Asian and African American populations, and widespread declines in non-Hispanic whites. Growing diversity was not confined to the cities, either. Minority population share in the largest suburbs also rose sharply, from 19 percent in 1990 to 27 percent in 2000.

This section compares Miami's racial and ethnic makeup to that of other cities, and examines how it changed in the 1990s. It also probes the differing racial profiles of the city's various age groups and neighborhoods.

A NOTE ON RACE/ETHNICITY TERMINOLOGY

Many of the tables, charts, and maps presented in this and subsequent sections feature data specified for certain racial and ethnic groups. This note describes in greater detail how those groups are defined and shown in this databook.

The federal government considers race and Hispanic origin distinct concepts and therefore captures information on them in two separate questions on census forms. On the Census 2000 survey, respondents were first asked to identify whether they were of “Spanish, Hispanic, or Latino” origin, and were then asked whether they are white, black, one of several Asian ethnicities, American Indian or Alaska Native, Native Hawaiian or other Pacific Islander, or “some other race.” For the first time, respondents could check off more than one race to describe themselves. Combining the race and Hispanic origin responses yields 126 possible race-ethnic combinations.

To simplify the presentation of data, and to conform with many of the tables generated by the Census Bureau itself, this databook uses shorthand terms for the racial and ethnic descriptors respondents chose to characterize themselves and their family members:

- “Hispanic or Latino” is used to refer to individuals or households who indicate Spanish, Hispanic or Latino origin, regardless of their race. Nationally, nine out of ten Census 2000 respondents who indicated Hispanic origin, reported their race as either “white” alone or “some other race” alone.
- Where available, information for individuals who indicate more than one race is presented in a “Two or more races” category. Nationally, only 2.4 percent of Census respondents identified more than one race.

Remaining race categories in this databook include respondents who reported that race alone, not in combination with any other race. However, because Hispanic origin is determined in a separate question, people of these races may also be Hispanic or Latino. Generally, race-specific population and household counts include only non-Hispanics. Race-specific economic variables generally include members of those groups who also reported Hispanic origin.

- “Black/African American” refers to individuals who chose this race designation.
- “Asian/Pacific Islander” was combined from two race totals, “Asian” and “Native Hawaiian and Other Pacific Islander,” for comparability with the 1990 Census.
- In general, “Other race” is used to refer to individuals who indicated “some other race” or “American Indian or Alaska Native” race.
- “White” at all times (even for economic variables) refers to non-Hispanic whites.

This streamlined set of race/ethnic categories, as well as the format in which the Census Bureau makes the data available, precludes the presentation of data for country-specific groups, such as Mexicans or Vietnamese, or for foreign-born individuals in general. Individuals and households in these groups are included in the broader race/ethnic categories shown here. Readers interested in profiles for many of these groups can access data online through Census 2000 Summary File 2 (SF 2) and Summary File 4 (SF 4) at www.census.gov.

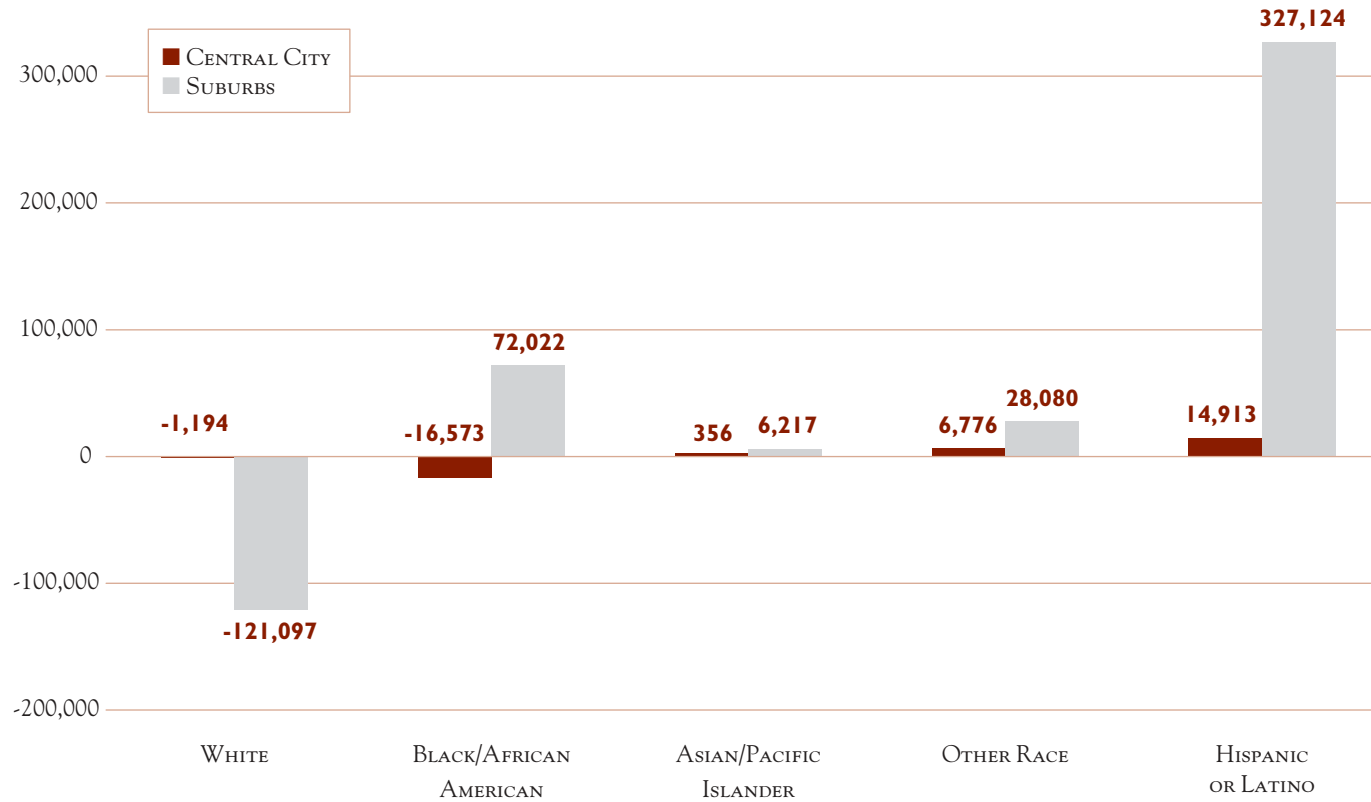
Miami has the largest Hispanic population share among the 23 Living Cities

Share of population by race/ethnicity, 2000: Living Cities

Rank	Living Cities	Total Non-White or Hispanic	White	Black/African American	Asian/Pacific Islander	Hispanic or Latino	Other Race	Two or More Races
1	Detroit, MI	89.5%	10.5%	81.2%	1.0%	5.0%	0.2%	2.0%
2	Miami, FL	88.2%	11.8%	19.9%	0.6%	65.8%	0.1%	1.7%
3	Newark, NJ	85.8%	14.2%	51.9%	1.2%	29.5%	0.7%	2.2%
4	Oakland, CA	76.5%	23.5%	35.1%	15.6%	21.9%	0.3%	3.2%
5	Washington, DC	72.2%	27.8%	59.4%	2.7%	7.9%	0.3%	1.7%
6	Los Angeles, CA	70.3%	29.7%	10.9%	10.0%	46.5%	0.2%	2.4%
7	Baltimore, MD	69.0%	31.0%	64.0%	1.5%	1.7%	0.2%	1.3%
8	Atlanta, GA	68.7%	31.3%	61.0%	1.9%	4.5%	0.2%	1.0%
9	Chicago, IL	68.7%	31.3%	36.4%	4.3%	26.0%	0.1%	1.6%
10	San Antonio, TX	68.2%	31.8%	6.5%	1.6%	58.7%	0.1%	1.1%
11	Dallas, TX	65.4%	34.6%	25.6%	2.7%	35.6%	0.1%	1.1%
12	New York, NY	65.0%	35.0%	24.5%	9.8%	27.0%	0.7%	2.8%
13	Cleveland, OH	61.2%	38.8%	50.5%	1.3%	7.3%	0.2%	1.7%
14	Philadelphia, PA	57.5%	42.5%	42.6%	4.5%	8.5%	0.2%	1.6%
15	Boston, MA	50.5%	49.5%	23.8%	7.5%	14.4%	1.4%	3.1%
16	Denver, CO	48.1%	51.9%	10.8%	2.8%	31.7%	0.2%	1.9%
17	Phoenix, AZ	44.2%	55.8%	4.8%	2.0%	34.1%	0.1%	1.6%
18	Kansas City, MO	42.4%	57.6%	31.0%	1.9%	6.9%	0.2%	1.9%
19	Minneapolis-St Paul, MN	36.8%	63.2%	15.0%	8.8%	7.7%	0.2%	3.4%
20	Columbus, OH	33.1%	66.9%	24.3%	3.5%	2.5%	0.3%	2.4%
21	Indianapolis, IN	32.5%	67.5%	25.4%	1.4%	3.9%	0.2%	1.4%
22	Seattle, WA	32.1%	67.9%	8.3%	13.5%	5.3%	0.3%	3.9%
23	Portland, OR	24.5%	75.5%	6.5%	6.6%	6.8%	0.2%	3.5%
	All Living Cities	61.8%	38.2%	27.1%	6.3%	25.5%	0.4%	2.2%
	Nation	30.9%	69.1%	12.1%	3.7%	12.5%	0.9%	2.2%

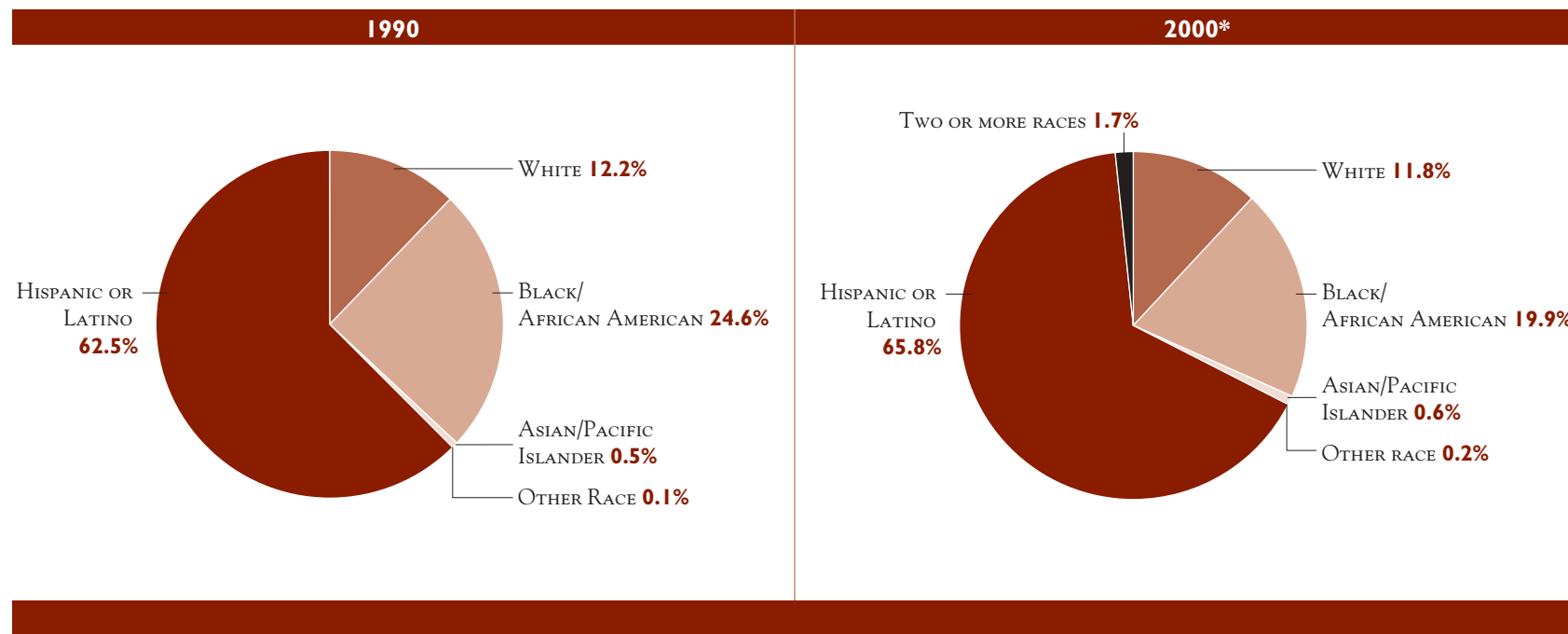
Miami's suburban Hispanic population increased dramatically during the 1990s, but its white population declined

Population change by race/ethnicity, 1990–2000: Miami metro area



About two-thirds of Miami's population is Hispanic

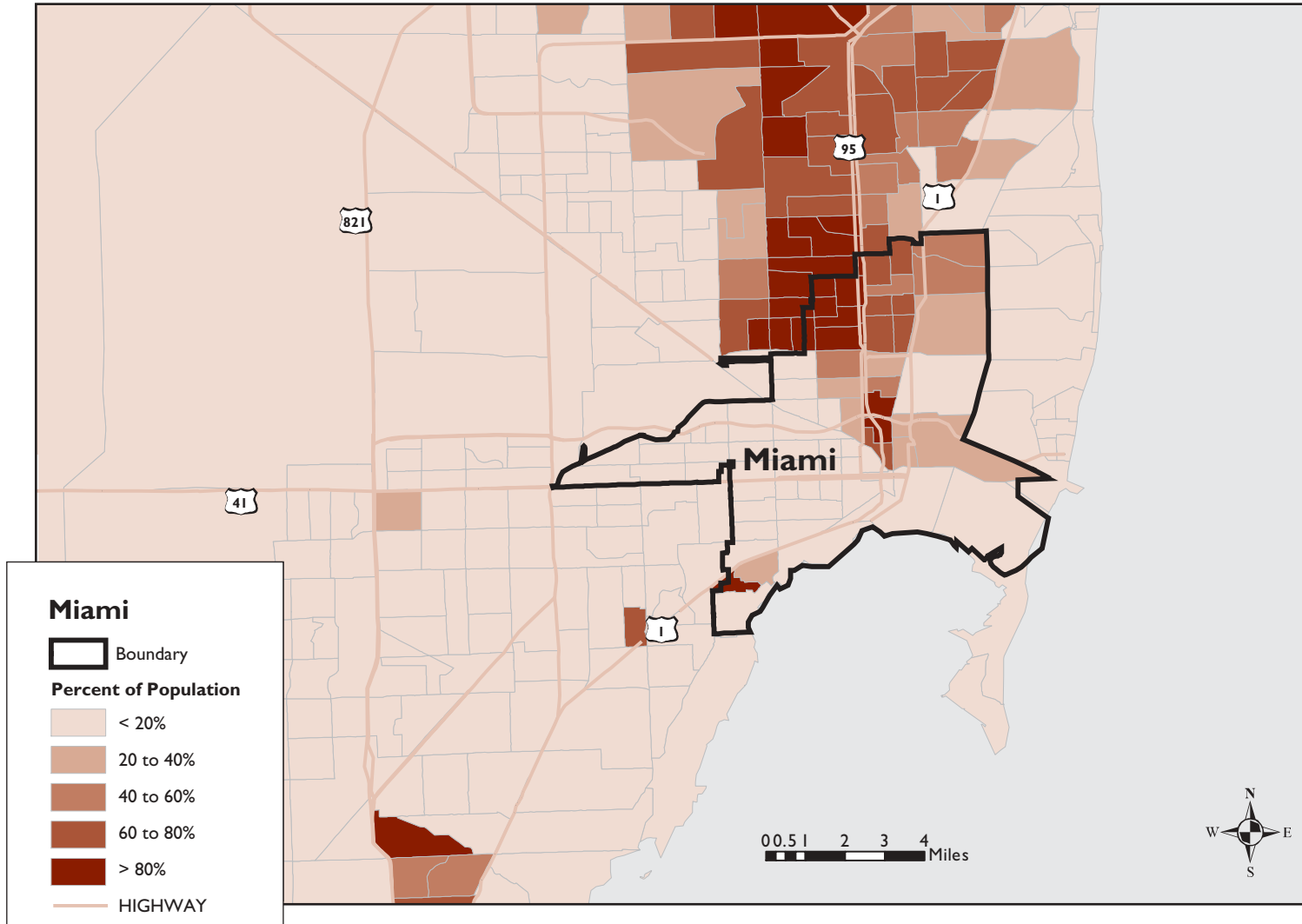
Population share by race/ethnicity, 1990–2000: Miami



*Census 2000 was the first census in which respondents could choose more than one race to classify themselves.

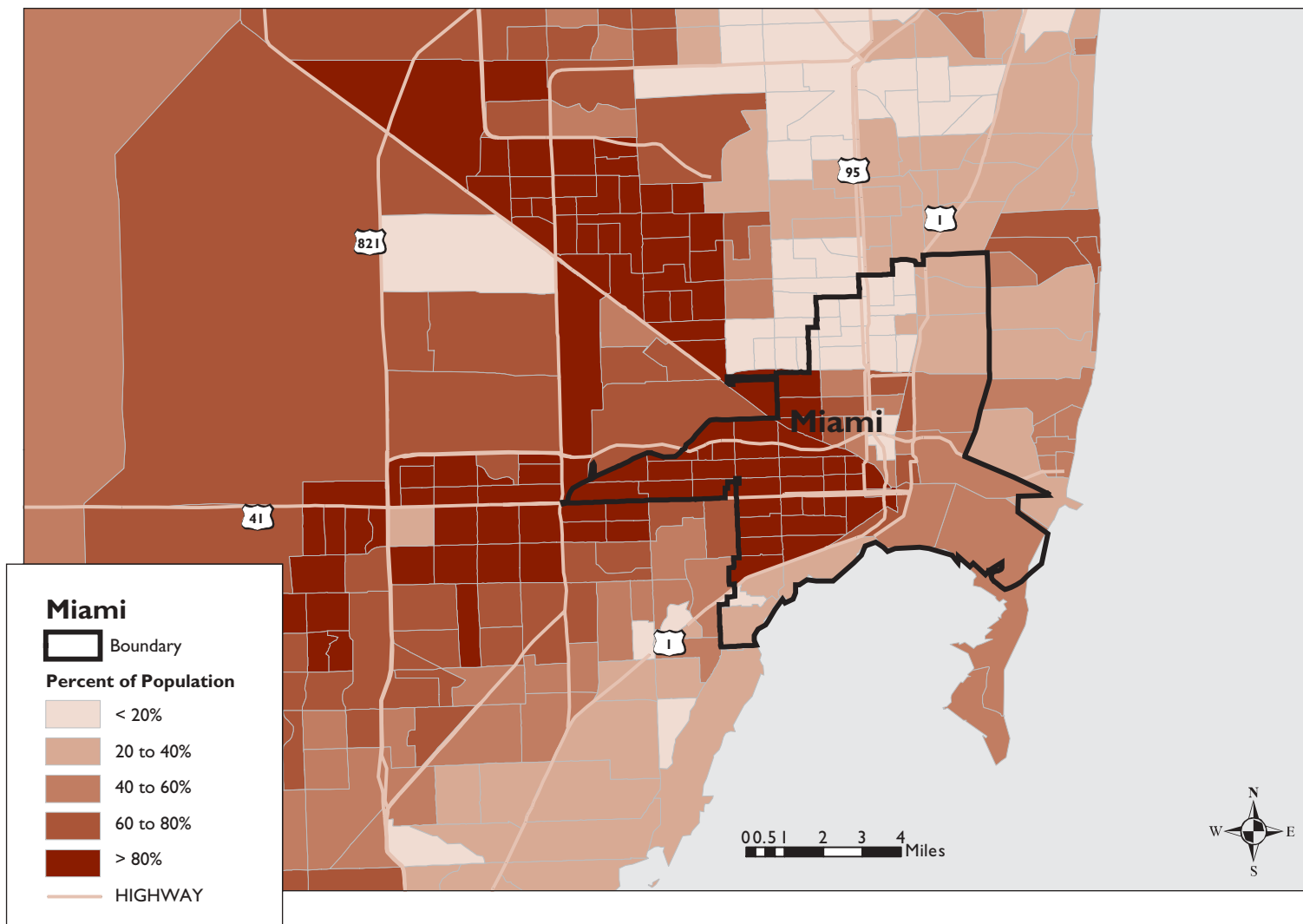
Miami-Dade County's black population clusters in areas north of downtown Miami

Black/African American population share, 2000: Miami metro area



Miami-Dade County's Hispanic population is concentrated in southern and western portions of the city, and in the county's northwestern and western corridors

Hispanic or Latino population share, 2000: Miami metro area



Black-Hispanic segregation in Miami is third-highest among all U.S. cities

Dissimilarity index, 2000: Living Cities and 100 largest cities*

Rank	Living Cities	Black - Hispanic	Black - White	Hispanic - White	Peer Cities	Rank	Black - His	Black - Wht	Hispanic - Wht
1	Chicago, IL	81.4	82.5	59.2	Chicago, IL	1	81.4	82.5	59.2
2	Detroit, MI	80.9	72.8	60.0	Detroit, MI	2	80.9	72.8	60.0
3	Miami, FL	80.6	79.3	49.6	Miami, FL	3	80.6	79.3	49.6
4	Cleveland, OH	77.9	74.8	45.4	Milwaukee, WI	4	79.4	72.1	58.7
5	Philadelphia, PA	70.1	76.7	68.2	Cleveland, OH	5	77.9	74.8	45.4
6	Newark, NJ	67.7	77.8	46.6	Philadelphia, PA	6	70.1	76.7	68.2
7	Washington, DC	66.2	79.4	55.3	Gary, IN	7	69.7	61.9	52.9
8	Atlanta, GA	62.5	81.6	57.8	Orlando, FL	8	67.8	70.6	37.3
9	Kansas City, MO	62.5	63.8	51.6	Newark, NJ	9	67.7	77.8	46.6
10	Denver, CO	62.3	63.0	57.1	Buffalo, NY	10	67.6	67.6	51.7
11	Baltimore, MD	58.2	70.7	39.9	Omaha, NE	11	66.6	66.7	51.3
12	New York, NY	57.1	82.9	66.9	100-City Average		44.3%	53.9%	42.9%
13	Dallas, TX	57.1	64.8	57.1					
14	San Antonio, TX	50.9	48.9	50.7					
15	Indianapolis, IN	50.7	61.8	40.4					
16	Los Angeles, CA	49.7	67.5	64.5					
17	Columbus, OH	45.6	59.2	30.7					
18	Boston, MA	43.8	66.4	51.1					
19	Portland, OR	38.6	48.9	28.5					
20	Seattle, WA	38.1	54.9	32.9					
21	Minneapolis-St. Paul, MN	38.0	50.4	46.5					
22	Oakland, CA	35.3	63.3	65.2					
23	Phoenix, AZ	30.4	46.4	55.0					
	All Living Cities	57.3%	67.2%	51.3%					

Source: Lewis Mumford Center on Urban and Regional Research. 2002. "Segregation - Whole Population." SUNY Albany (<http://mumford1.dyndns.org/cen2000/data.html> [January, 2003]).

*The dissimilarity index can be interpreted as the proportion of one group that would have to move to another neighborhood to achieve the same population distribution as the other group. Indices are based on census tracts for all central cities in each Living City's respective metro area. For Miami, indices include residents of Miami and Miami Beach.

IMMIGRATION

At the turn of the 21st century, understanding the characteristics of growing foreign-born populations is central to understanding the social, economic, and political dynamics of cities. The following pages, for this reason, chart the magnitude, recency, and sources of international immigration to Miami and its suburbs.

A growing foreign-born population in U.S. cities and suburbs underlies Census 2000 findings on race and ethnicity. An influx of immigrants, mostly from Latin America, the Caribbean, and Asia, helped to sustain population growth in a majority of the nation's largest cities in the 1990s. All told, Census 2000 identified 31 million foreign-born individuals living in the U.S., representing approximately 11 percent of the population. This was up dramatically from 1970, when slightly less than 5 percent of the U.S. population was foreign-born. Overall, just over one-half of the total foreign-born population in the U.S. came from Latin America, and more than 40 percent of U.S. immigrants arrived after 1990. In 2000, the 100 largest cities alone were home to over 11 million immigrants, accounting for one in five residents.

While immigrant populations grew in nearly every large U.S. city in the 1990s, a growing proportion of the foreign-born are living in suburbs. The suburbanization of immigrants is especially pronounced in fast-growing "emerging gateway" metropolitan areas in the South and West, including Atlanta, Dallas, and Washington, D.C. In these metro areas, a majority of recent immigrants to the area are bypassing cities and settling directly in the suburbs. Even central cities with a long-established and continuing immigrant presence, like New York and Los Angeles, are witnessing rapid growth of foreign-born populations in their own suburbs.

Miami has the largest foreign-born population share among the 23 Living Cities, and ranks second only to Hialeah among all U.S. cities

Foreign-born population share, 2000: Living Cities and 100 largest cities

Rank	Living Cities	Total Population	Foreign-born Population	Percent	Peer Cities	Rank	Percent Foreign-born
1	Miami, FL	362,470	215,739	59.5%	Hialeah, FL	1	72.1%
2	Los Angeles, CA	3,694,820	1,512,720	54.7%	Miami, FL	2	59.5%
3	New York, NY	8,008,278	2,871,032	51.8%	Glendale, CA	3	54.4%
4	Oakland, CA	399,484	106,116	36.0%	Santa Ana, CA	4	53.3%
5	Boston, MA	589,141	151,836	35.4%	Los Angeles, CA	5	40.9%
6	Newark, NJ	273,546	66,057	32.0%	Anaheim, CA	6	37.9%
7	Chicago, IL	2,896,016	628,903	29.5%	Fremont, CA	7	37.1%
8	Dallas, TX	1,188,580	290,436	29.1%	San Jose, CA	8	36.9%
9	Seattle, WA	563,374	94,952	24.7%	San Francisco, CA	9	36.8%
10	Phoenix, AZ	1,321,045	257,325	23.5%	New York, NY	10	35.9%
11	Denver, CO	554,636	96,601	21.4%	Jersey City, NJ	11	34.0%
12	Minneapolis-St. Paul, MN	669,603	96,613	14.4%	100-City Average		20.4%
13	Portland, OR	529,121	68,976	17.7%			
14	Washington, DC	572,059	73,561	16.7%			
15	San Antonio, TX	1,144,646	133,675	16.4%			
16	Philadelphia, PA	1,517,550	137,205	13.3%			
17	Columbus, OH	711,470	47,713	8.7%			
18	Atlanta, GA	416,474	27,352	8.2%			
19	Kansas City, MO	441,545	25,632	7.7%			
20	Baltimore, MD	651,154	29,638	6.6%			
21	Cleveland, OH	478,403	21,372	6.5%			
22	Detroit, MI	951,270	45,541	6.4%			
23	Indianapolis, IN	781,870	36,067	6.2%			
	All Living Cities	28,716,555	7,035,062	24.5%			
	Nation	281,421,906	31,107,889	11.1%			

Miami's immigrant population did not grow in the 1990s

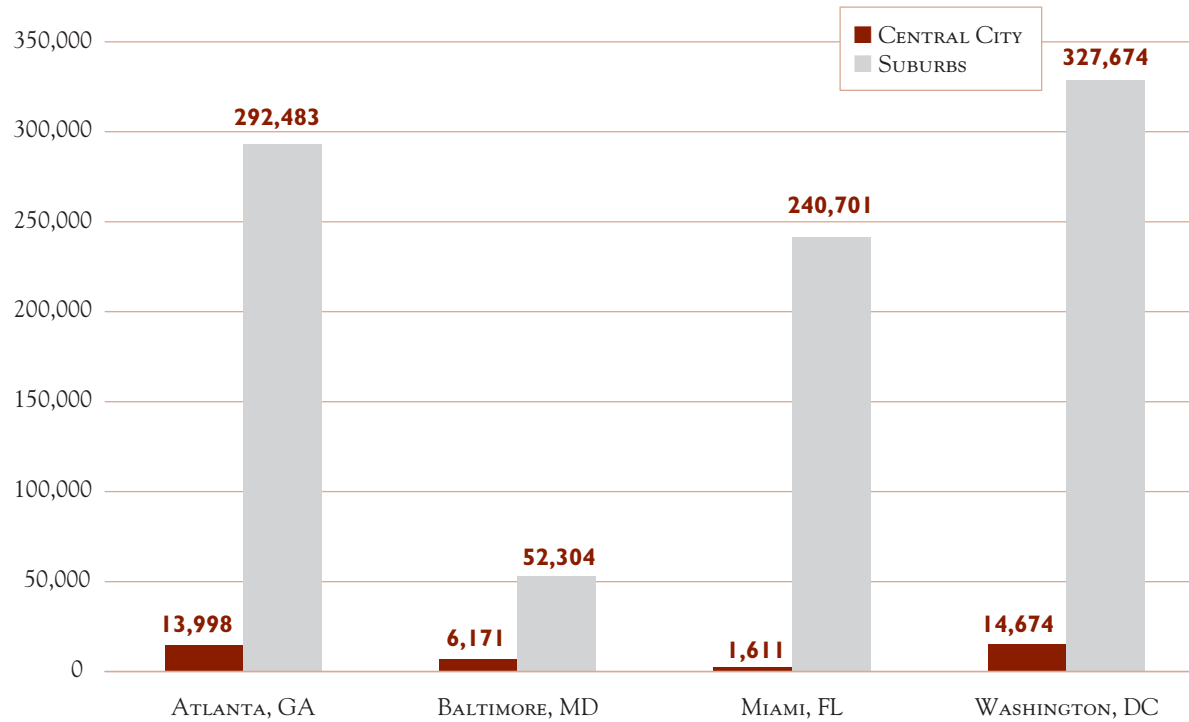
Percent change in foreign-born population, 1990–2000: Living Cities and 100 largest cities

Rank	Living Cities	Foreign-born 1990	Foreign-born 2000	Percent Change	Peer Cities	Rank	Percent Change
1	Phoenix, AZ	84,672	257,325	203.9%	San Francisco, CA	90	16.1%
2	Denver, CO	34,715	96,601	178.3%	Lubbock, TX	91	15.5%
3	Indianapolis, IN	13,963	36,067	158.3%	Los Angeles, CA	92	13.2%
4	Dallas, TX	125,862	290,436	130.8%	Rochester, NY	93	11.5%
5	Minneapolis-St. Paul, MN	42,517	96,613	127.2%	Pittsburgh, PA	94	11.4%
6	Kansas City, MO	12,387	25,632	106.9%	Toledo, OH	95	2.3%
7	Portland, OR	33,601	68,976	105.3%	Cleveland, OH	96	1.9%
8	Atlanta, GA	13,354	27,352	104.8%	Akron, OH	97	1.5%
9	Columbus, OH	23,471	47,713	103.3%	Miami, FL	98	0.8%
10	San Antonio, TX	87,549	133,675	52.7%	New Orleans, LA	99	-1.0%
11	Oakland, CA	73,524	106,116	44.3%	Buffalo, NY	100	-12.8%
12	Seattle, WA	67,736	94,952	40.2%	100-City Average		45.5%
13	New York, NY	2,082,931	2,871,032	37.8%			
14	Chicago, IL	469,187	628,903	34.0%			
15	Boston, MA	114,597	151,836	32.5%			
16	Detroit, MI	34,490	45,541	32.0%			
17	Philadelphia, PA	104,814	137,205	30.9%			
18	Newark, NJ	51,423	66,057	28.5%			
19	Baltimore, MD	23,467	29,638	26.3%			
20	Washington, DC	58,887	73,561	24.9%			
21	Los Angeles, CA	1,336,665	1,512,720	13.2%			
22	Cleveland, OH	20,975	21,372	1.9%			
23	Miami, FL	214,128	215,739	0.8%			
	All Living Cities	5,124,915	7,035,062	37.3%			
	Nation	19,767,316	31,107,889	57.4%			

IMMIGRATION

As in other Southeastern U.S. metros, most immigrants to the Miami area settled in the suburbs

Foreign-born population change, 1990–2000: Southeastern U.S. Living Cities metro areas



Less than half of Miami's foreign-born residents are naturalized citizens, even though most arrived before 1990

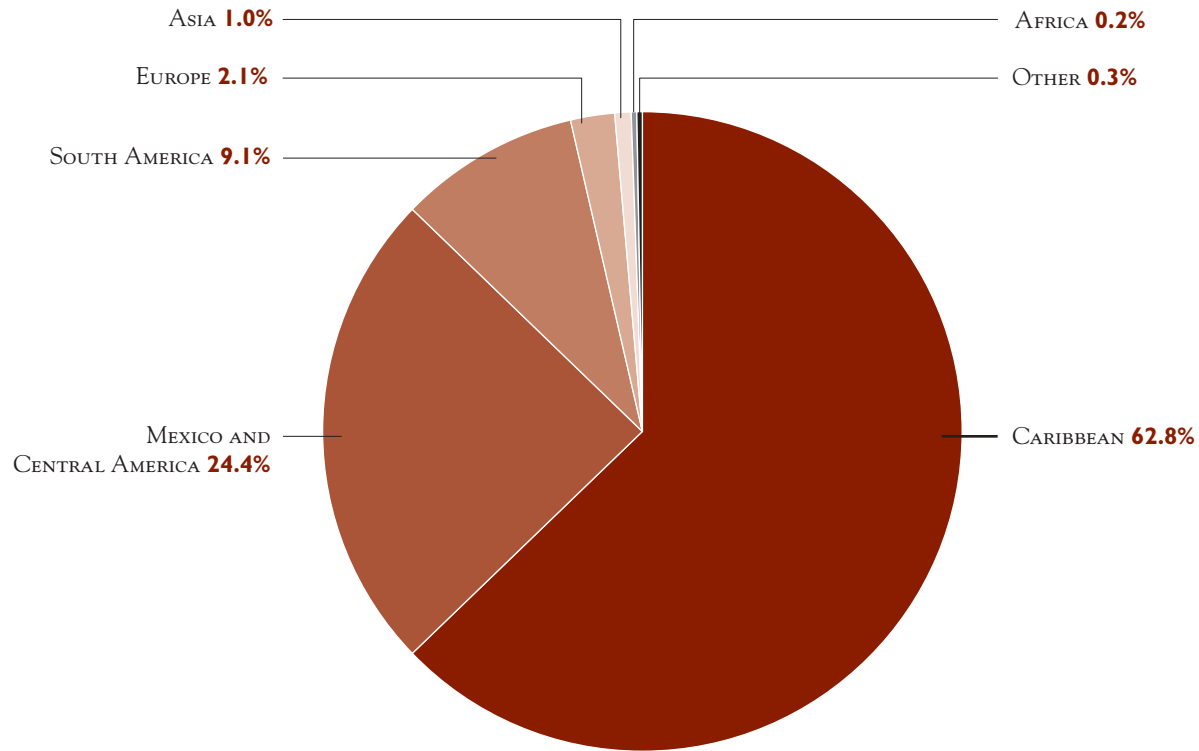
Foreign-born population by citizenship and year of entry, 2000: Living Cities

Rank	Living Cities	Foreign-born Population	Foreign-born that are Naturalized	Percent	Foreign-born Entering U.S. in 1990s	Percent
1	Philadelphia, PA	137,205	64,786	47.2%	63,624	46.4%
2	Seattle, WA	94,952	44,334	46.7%	44,145	46.5%
3	Cleveland, OH	21,372	9,755	45.6%	9,267	43.4%
4	Baltimore, MD	29,638	13,521	45.6%	14,057	47.4%
5	New York, NY	2,871,032	1,278,687	44.5%	1,224,524	42.7%
6	Miami, FL	215,739	89,727	41.6%	80,911	37.5%
7	San Antonio, TX	133,675	54,322	40.6%	47,309	35.4%
8	Boston, MA	151,836	56,681	37.3%	73,670	48.5%
9	Portland, OR	68,976	24,617	35.7%	37,624	54.5%
10	Chicago, IL	628,903	223,984	35.6%	291,785	46.4%
11	Oakland, CA	106,116	37,783	35.6%	46,805	44.1%
12	Los Angeles, CA	1,512,720	509,841	33.7%	569,771	37.7%
13	Detroit, MI	45,541	15,320	33.6%	25,720	56.5%
14	Indianapolis, IN	36,067	12,100	33.5%	21,821	60.5%
15	Kansas City, MO	25,632	8,392	32.7%	15,032	58.6%
16	Newark, NJ	66,057	21,412	32.4%	33,680	51.0%
17	Washington, DC	73,561	22,050	30.0%	37,533	51.0%
18	Columbus, OH	47,713	14,197	29.8%	30,409	63.7%
19	Minneapolis-St. Paul, MN	96,613	25,910	26.8%	59,546	61.6%
20	Atlanta, GA	27,352	6,715	24.6%	18,326	67.0%
21	Denver, CO	96,601	22,144	22.9%	60,316	62.4%
22	Phoenix, AZ	257,325	52,874	20.5%	150,406	58.4%
23	Dallas, TX	290,436	55,607	19.1%	174,351	60.0%
	All Living Cities	7,035,062	2,664,759	37.9%	3,130,632	44.5%
	Nation	31,107,889	12,542,626	40.3%	13,178,276	42.4%

IMMIGRATION

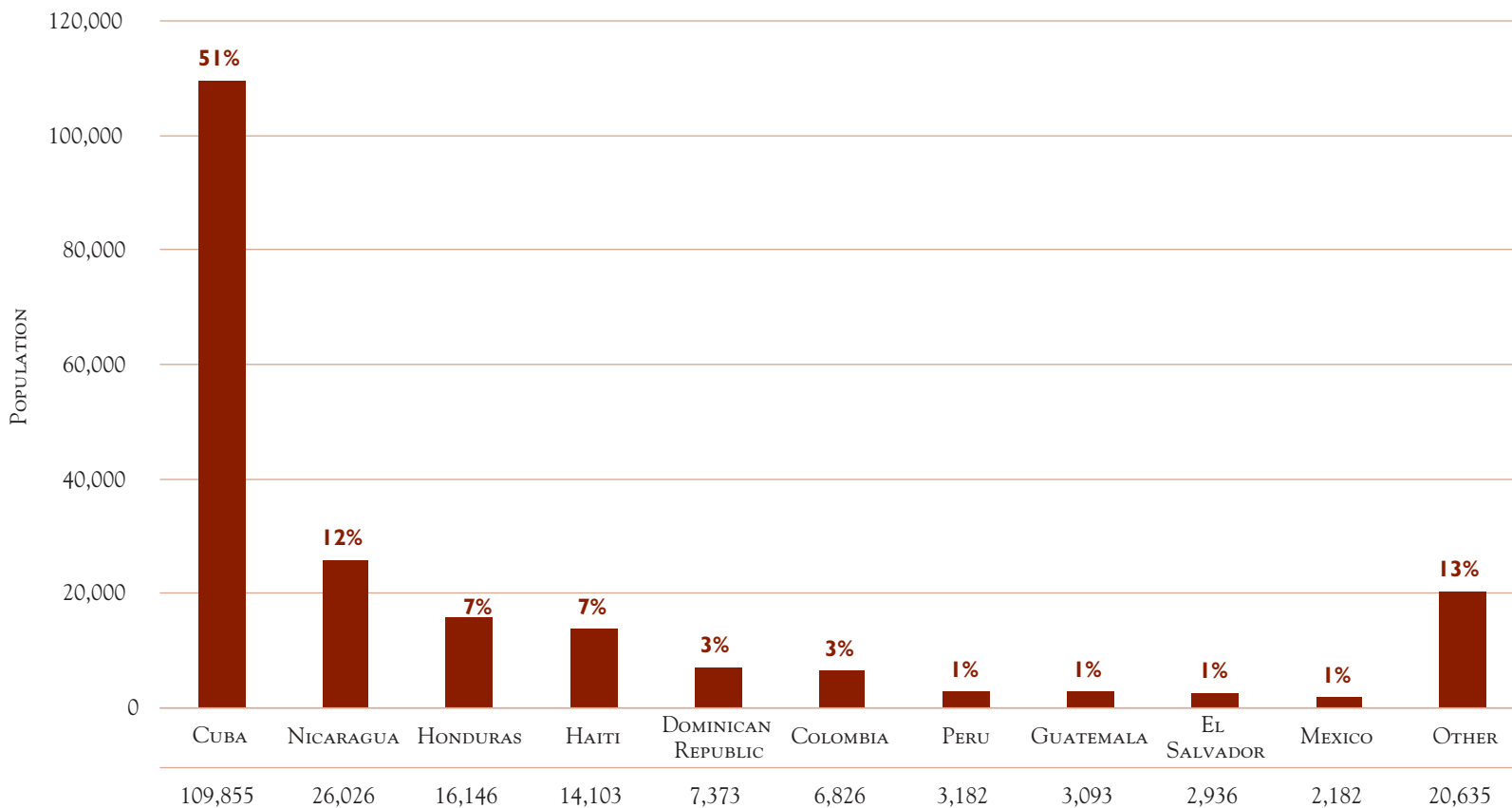
Latin Americans, including Haitians, comprise over 96 percent of Miami's foreign-born population

Share of foreign-born by region of birth, 2000: Miami



More than half of Miami's foreign-born residents hail from Cuba

Population and share of foreign-born by country of birth, 2000: Miami



AGE

The age profile of a city's population can answer some very basic questions about a city's ability to provide for its residents.

For instance, the number of working-age residents from whom the city can raise revenue influences the level of services it can provide for more “dependent” residents like the elderly and children. Likewise, the city's ability to “compete” nationally, within its region, and within its neighborhoods for younger workers may hint at its prospects for continued vitality in the future.

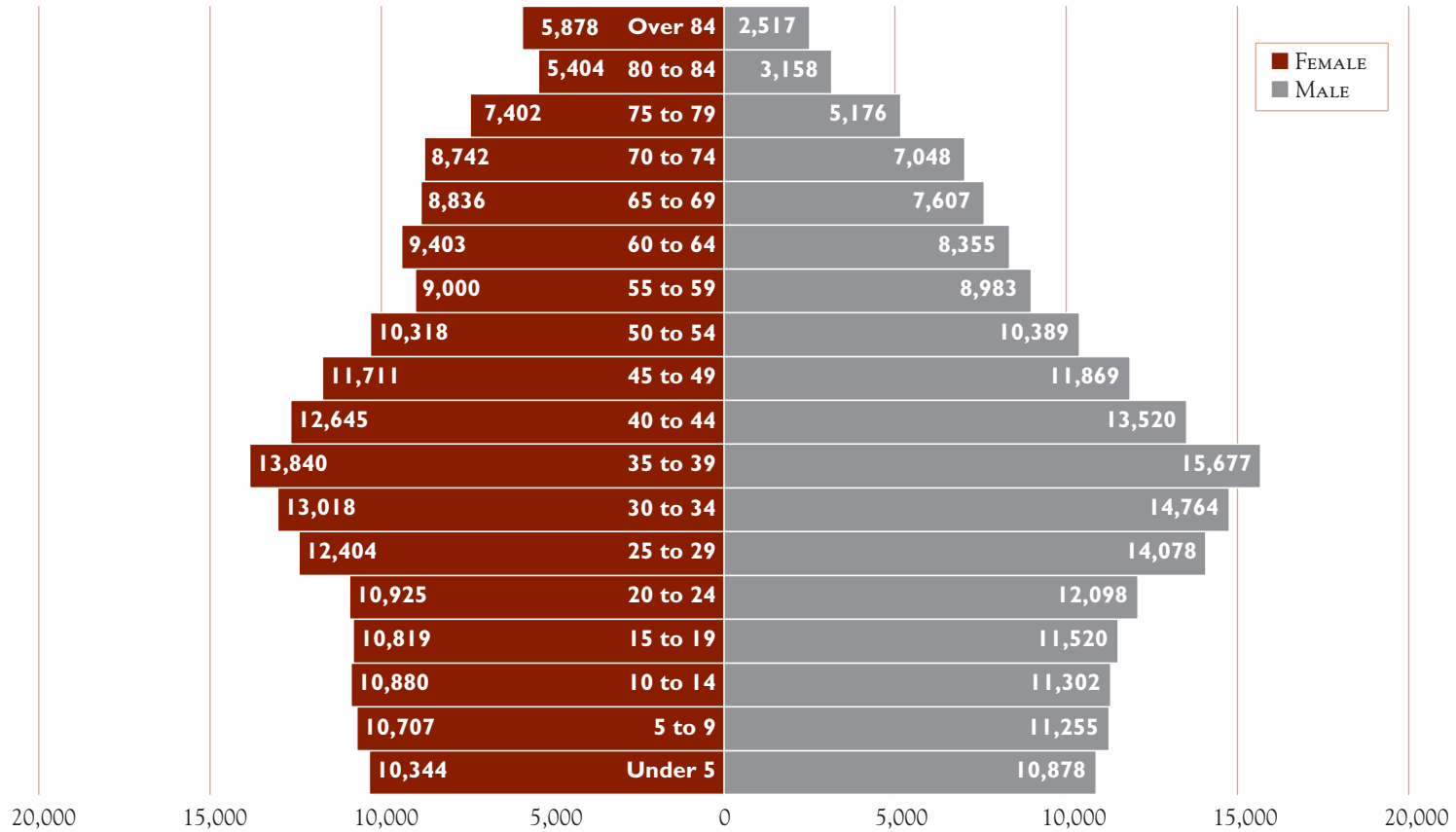
Age profiles nationwide, and in most cities and metro areas, are dominated by the aging of the Baby Boom generation. In 2000, that generation roughly corresponded with the 35-to-54 year-old age group, which represented nearly 30 percent of the U.S. population. The movement of Baby Boomers into these age groups in the 1990s meant that by Census 2000, for the first time, more than half the nation's population was age 35 and over. The Northeast was the nation's oldest region, with a median age just under 37; the West was the youngest, with a median age under 34.

Cities are younger places in general than suburbs—46 percent of central city residents in 2000 were more than 35 years old, compared to 51 percent of suburban residents. And the older population in cities barely grew at all in the 1990s, due in large part to the earlier migration of pre-retirees and seniors to suburbs. Despite the continued appeal of cities for young professionals, in 2000 a majority (63 percent) of 25-to-34 year-olds in major metro areas lived in the suburbs. Over the 1990s, though, the number of children in cities rose, thanks to higher birth rates among the growing population of younger immigrant families.

To probe such trends, the following indicators profile the relative size and age of Miami's population and its sub-groups in the city and its neighborhoods, and identify changes over the 1990s.

Younger “Baby Boomers” aged 35 to 39 are Miami’s largest age group

Population by 5-year age groups, 2000: Miami



Miami has 63 children and seniors for every 100 working-age adults—the fifth-highest dependency ratio among the 23 Living Cities

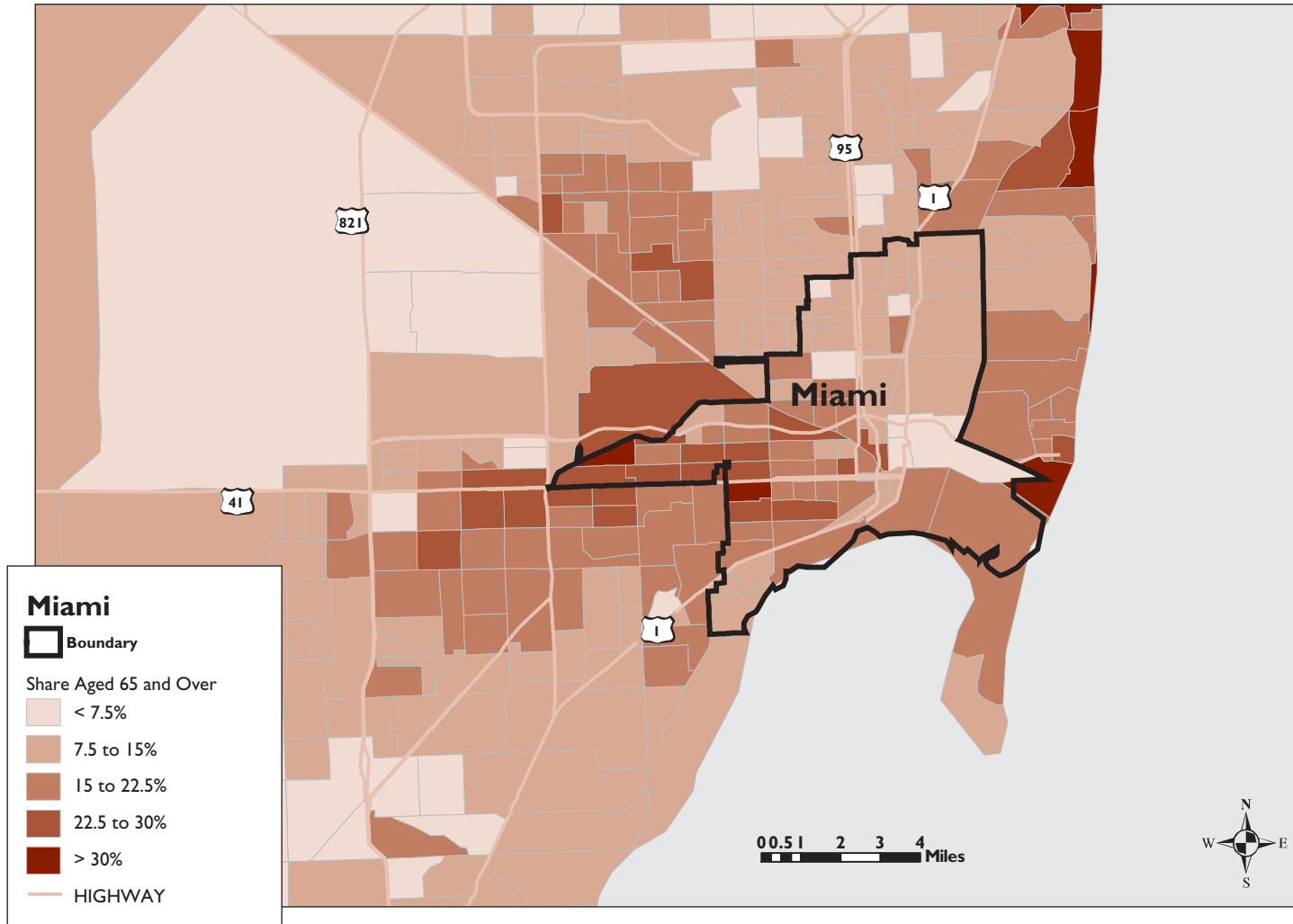
Dependency ratio and share of population by age group, 2000: Living Cities*

Rank	Living Cities	Dependency Ratio	Children (0–17)	Working-age (18–64)	Elderly (65+)
1	Detroit, MI	71	31.1%	58.5%	10.4%
2	Cleveland, OH	70	28.5%	59.0%	12.5%
3	Philadelphia, PA	65	25.3%	60.6%	14.1%
4	San Antonio, TX	64	28.6%	61.0%	10.4%
5	Miami, FL	63	21.7%	61.2%	17.0%
6	Baltimore, MD	61	24.8%	62.0%	13.2%
7	Newark, NJ	59	28.0%	62.8%	9.2%
8	Minneapolis-St Paul, MN	59	23.1%	62.9%	14.0%
9	Phoenix, AZ	59	29.1%	63.0%	8.0%
10	Kansas City, MO	59	25.4%	63.0%	11.7%
11	Indianapolis, IN	58	25.7%	63.4%	11.0%
12	Chicago, IL	58	26.3%	63.4%	10.3%
13	Los Angeles, CA	57	26.6%	63.8%	9.6%
14	New York, NY	56	24.3%	64.0%	11.7%
15	Oakland, CA	55	25.0%	64.6%	10.4%
16	Dallas, TX	54	26.6%	64.9%	8.6%
17	Denver, CO	50	22.1%	66.8%	11.2%
18	Columbus, OH	49	24.2%	67.0%	8.9%
19	Portland, OR	48	21.1%	67.4%	11.5%
20	Washington, DC	48	20.1%	67.7%	12.2%
21	Atlanta, GA	47	22.3%	67.9%	9.7%
22	Boston, MA	43	19.8%	69.8%	10.4%
23	Seattle, WA	38	15.6%	72.4%	12.0%
	All Living Cities	57	25.2%	63.8%	11.0%
	Nation	62	25.7%	61.9%	12.4%

*The dependency ratio represents the number of children and seniors for every 100 adults age 18 to 64.

Miami-Dade's elderly population lives throughout the region

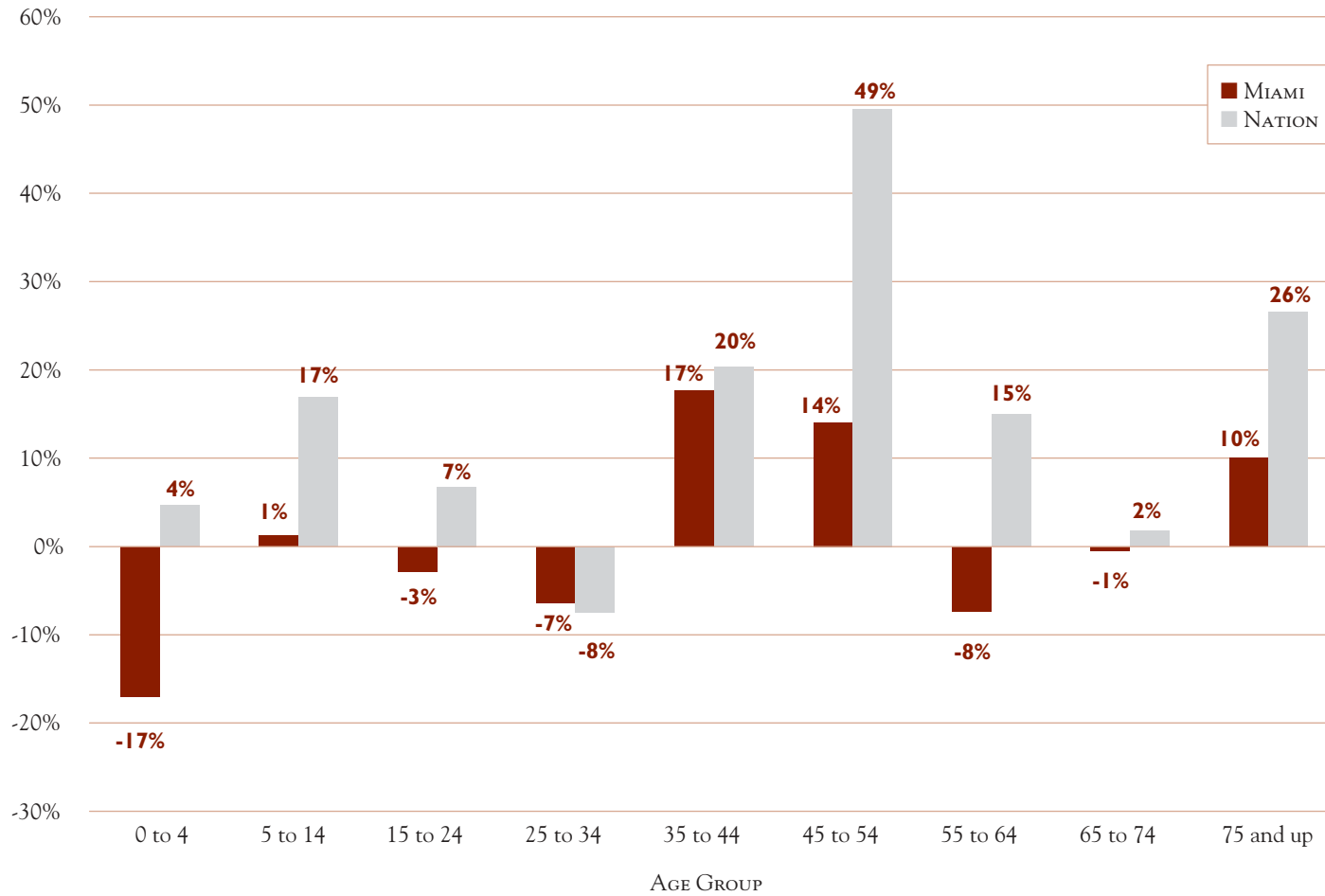
Share of population 65 and over, 2000: Miami metro area



AGE

Miami experienced marked declines in its under-25 population compared to the nation

Percent population change by age group, 1990–2000: Miami and U.S.



HOUSEHOLDS AND FAMILIES

Population change is a good first indicator of city health. But data on the types of households that are contributing to change can provide far more nuanced clues about whether a city is attractive to all kinds of people—or just some kinds.

For instance, a city may have lost population overall during the 1990s but gained households, hinting that the city may have lost families with children even as it attracted singles. In this fashion, the household composition of a city can provide leaders critical intelligence as to the kinds of housing and services they need to provide. Such data may also prove invaluable in helping cities frame strategies to lure wider mixes of families through proactive housing and amenities strategies.

Along the way, household data from Census 2000 tell a fascinating story. Census 2000 called into question popular notions of who constitutes the “typical” U.S. household.

One of the more widely announced findings was that the traditional “nuclear” family—married parents with children under 18—comprised less than a quarter of all households in the U.S. (23.5 percent) in 2000. While the nuclear family has been on the decline for several decades, it was notable that in 2000, people living alone represented a larger share of households (26 percent) than “married with children” families. The changing makeup of U.S. households reflects a confluence of trends, including the aging of Baby Boomers into their “empty-nest” years, and

an increase in the typical age of first marriage (now 27 for men, 25 for women). U.S. households remain highly mobile, though, with almost half changing residences between 1995 and 2000.

In both cities and suburbs, “nonfamilies”—people living alone or with non-relatives—were the dominant household type in 2000. This aggregate statistic, however, belies interesting trends in large metro areas that counter assumptions about who lives in cities and suburbs. In cities throughout the Southwest and West, “married with children” families were on the upswing in the 1990s. In contrast, suburbs in the slower-growing Northeast and Midwest experienced the bulk of their household growth in nonfamilies and single-parent families. Still, across all metro areas, all types of households were more likely to be located in suburbs than in cities.

In this section we compare the types of households that live in Miami to those living in other large cities, and look at changes in households in the city and its suburbs over the 1990s. We also probe whether Miami’s households are more or less mobile than those in other cities.

Miami's average household size declined in the 1990s, but remains larger than the average for Living Cities

Average household size, 1990–2000: Living Cities and 100 largest cities

Rank	Living Cities	1990	2000	Peer Cities	Rank	2000
1	Newark, NJ	2.91	2.85	Chicago, IL	27	2.67
2	Los Angeles, CA	2.80	2.83	Fort Worth, TX	28	2.67
3	Phoenix, AZ	2.62	2.79	Anchorage, AK	29	2.66
4	Detroit, MI	2.71	2.77	Las Vegas, NV	30	2.66
5	San Antonio, TX	2.80	2.77	Arlington, TX	31	2.65
6	Chicago, IL	2.67	2.67	Miami, FL	32	2.61
7	Miami, FL	2.70	2.61	San Diego, CA	33	2.61
8	Oakland, CA	2.52	2.60	Yonkers, NY	34	2.61
9	New York, NY	2.54	2.59	Oakland, CA	35	2.60
10	Dallas, TX	2.46	2.58	Aurora, CO	36	2.60
11	Philadelphia, PA	2.56	2.48	New York, NY	37	2.59
12	Cleveland, OH	2.48	2.44	100-City Average		2.56
13	Baltimore, MD	2.59	2.42			
14	Indianapolis, IN	2.46	2.39			
15	Kansas City, MO	2.40	2.35			
16	Minneapolis-St. Paul, MN	2.26	2.33			
17	Boston, MA	2.37	2.31			
18	Atlanta, GA	2.40	2.30			
19	Columbus, OH	2.38	2.30			
20	Portland, OR	2.27	2.30			
21	Denver, CO	2.17	2.27			
22	Washington, DC	2.26	2.16			
23	Seattle, WA	2.09	2.08			
	All Living Cities	2.50	2.49			
	Nation	2.63	2.59			

One in seven Miami households is a married couple with children

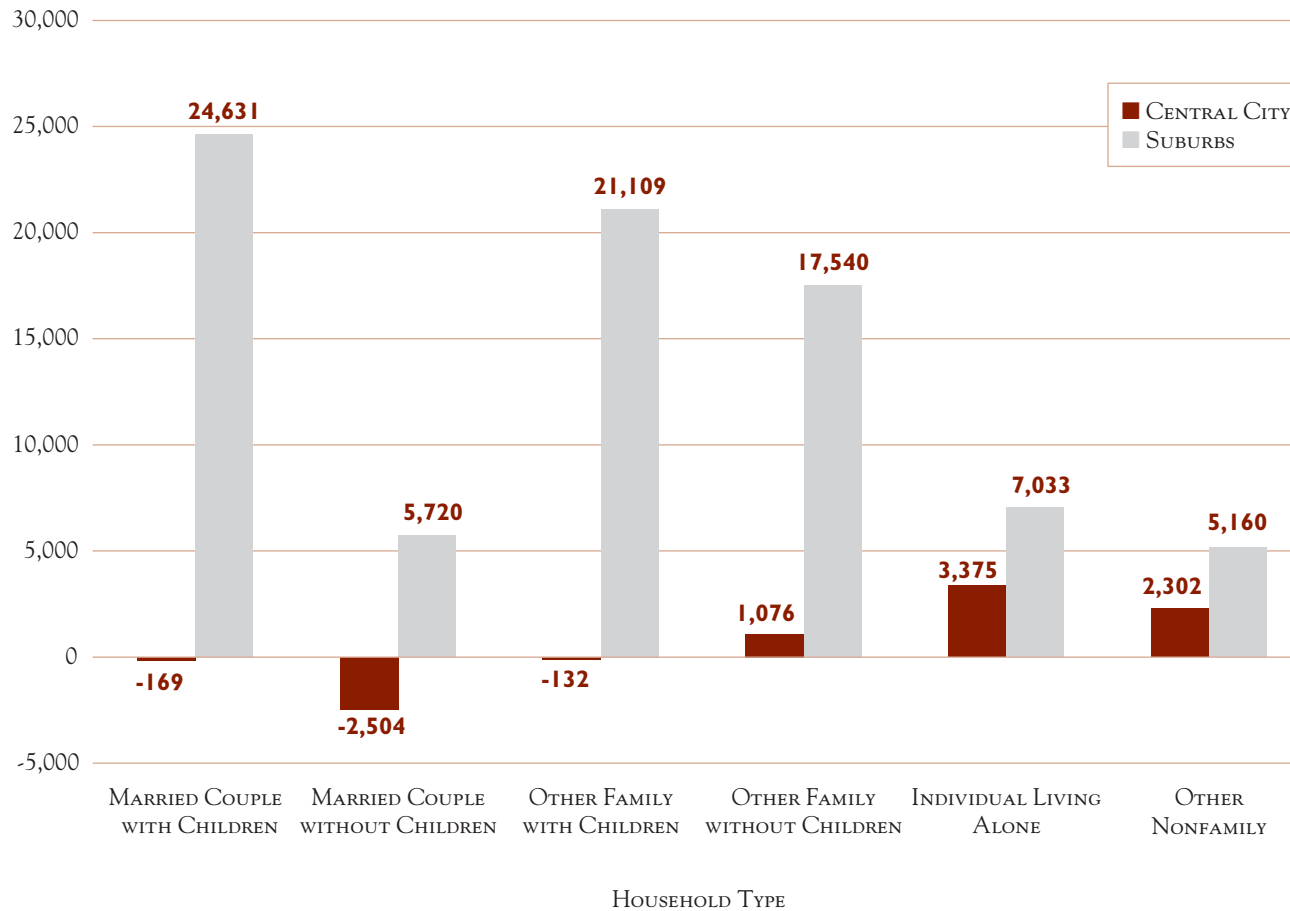
Share of households by type*, 2000: Living Cities

Rank	Living Cities	Married Couple with Children	Married Couple without Children	Other Family with Children	Other Family without Children	Individual Living Alone	Nonfamily
1	Phoenix, AZ	24.3%	22.6%	11.4%	7.6%	25.4%	8.6%
2	San Antonio, TX	24.1%	24.0%	11.8%	9.4%	25.1%	5.7%
3	Los Angeles, CA	22.6%	19.3%	10.9%	9.8%	28.5%	8.9%
4	Dallas, TX	19.4%	19.4%	10.9%	9.4%	32.9%	8.0%
5	Indianapolis, IN	18.0%	22.6%	11.9%	7.8%	32.0%	7.8%
6	New York, NY	17.6%	19.6%	12.1%	12.0%	31.9%	6.8%
7	Chicago, IL	16.9%	18.2%	12.0%	12.5%	32.6%	7.9%
8	Columbus, OH	16.5%	19.5%	11.5%	7.3%	34.1%	11.0%
9	Oakland, CA	16.5%	17.6%	12.1%	11.1%	32.5%	10.3%
10	Kansas City, MO	16.2%	21.8%	11.9%	8.4%	34.1%	7.6%
11	Portland, OR	16.2%	21.9%	8.3%	6.5%	34.6%	12.5%
12	Newark, NJ	15.1%	15.9%	20.1%	16.7%	26.6%	5.5%
13	Denver, CO	15.0%	19.7%	8.2%	6.9%	39.3%	10.8%
14	Minneapolis-St. Paul, MN	14.9%	17.0%	10.4%	6.9%	38.5%	12.3%
15	Miami, FL	14.7%	21.9%	11.6%	13.9%	30.4%	7.5%
16	Philadelphia, PA	13.5%	18.5%	14.1%	13.6%	33.8%	6.5%
17	Seattle, WA	12.5%	20.2%	5.4%	5.7%	40.8%	15.3%
18	Detroit, MI	12.5%	14.1%	21.4%	16.9%	29.7%	5.4%
19	Cleveland, OH	12.2%	16.3%	17.8%	12.5%	35.2%	6.0%
20	Boston, MA	11.8%	15.7%	10.9%	9.7%	37.1%	14.8%
21	Baltimore, MD	10.0%	16.7%	15.5%	14.9%	34.9%	8.0%
22	Atlanta, GA	9.2%	15.3%	13.2%	11.7%	38.5%	12.1%
23	Washington, DC	8.4%	14.5%	11.4%	11.7%	43.8%	10.2%
	All Living Cities	17.2%	19.2%	12.1%	10.9%	32.4%	8.3%
	Nation	24.3%	28.2%	9.1%	6.9%	25.8%	5.8%

* Children include sons and daughters of householders under 18 years of age. Other families include two or more related individuals who are not married and living together. Other nonfamilies include householders living with nonrelatives.

Singles and other nonfamily households increased in Miami, while all household types grew in the suburbs

Change in households by household type, 1990–2000: Miami metro area



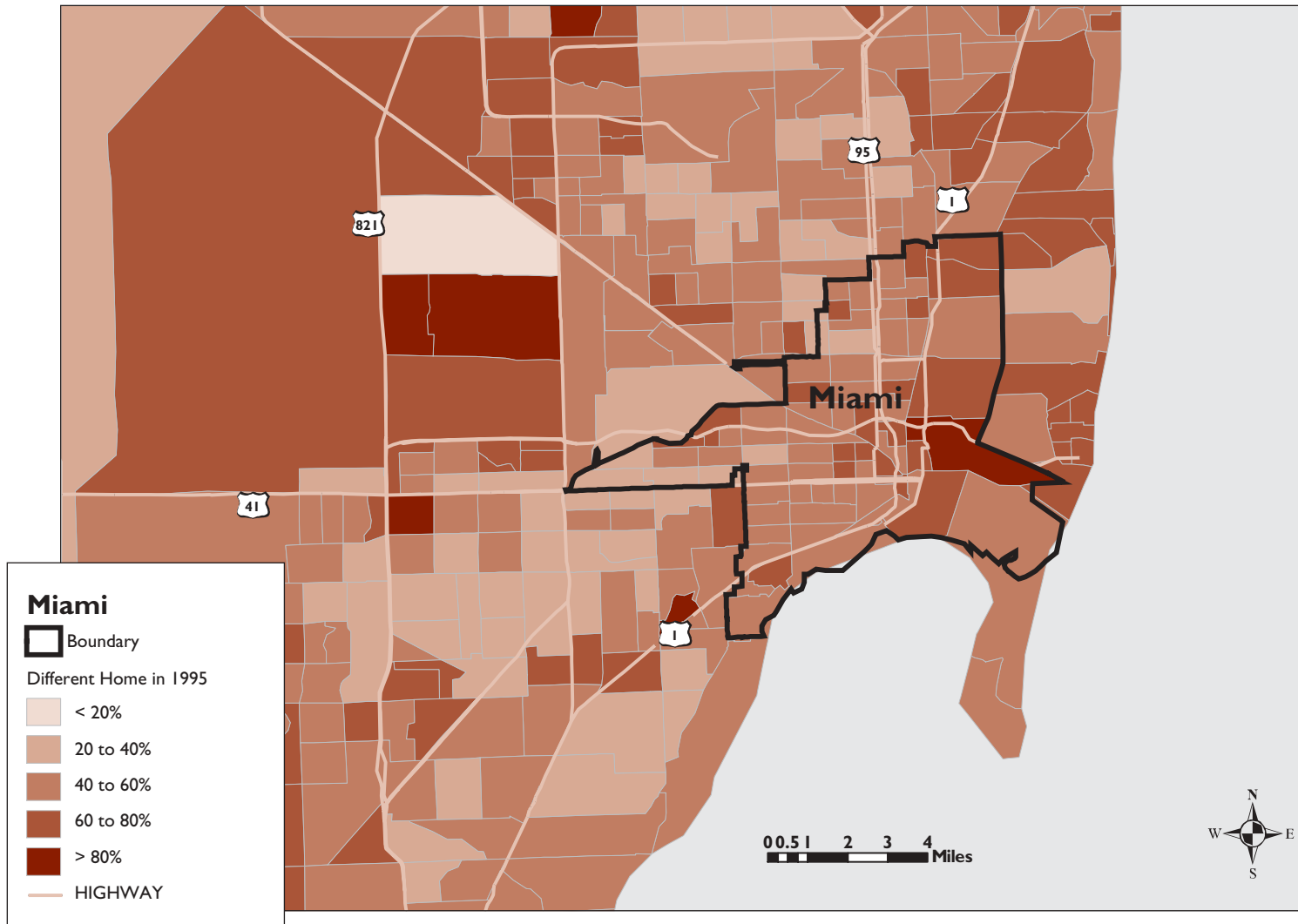
About one in five Miami residents arrived within the last five years

Share of population residing in a different city five years ago, 2000: Living Cities

Rank	Living Cities	Population 5 Years Old or Greater	Living in Different City in 1995	Percent
1	Denver, CO	517,349	170,753	33.0%
2	Minneapolis-St. Paul, MN	623,413	203,604	32.7%
3	Seattle, WA	537,538	166,743	31.0%
4	Columbus, OH	659,006	200,450	30.4%
5	Phoenix, AZ	1,207,309	365,635	30.3%
6	Boston, MA	557,376	168,765	30.3%
7	Atlanta, GA	389,992	117,748	30.2%
8	Dallas, TX	1,089,650	306,880	28.2%
9	Portland, OR	497,056	136,752	27.5%
10	Oakland, CA	371,551	100,095	26.9%
11	Washington, DC	539,658	143,428	26.6%
12	Kansas City, MO	409,894	104,347	25.5%
13	Newark, NJ	252,719	59,851	23.7%
14	Miami, FL	341,205	73,087	21.4%
15	Los Angeles, CA	3,412,889	719,906	21.1%
16	Indianapolis, IN	724,716	142,493	19.7%
17	San Antonio, TX	1,052,750	197,515	18.8%
18	Cleveland, OH	439,641	70,789	16.1%
19	Chicago, IL	2,678,981	426,002	15.9%
20	Baltimore, MD	609,345	89,707	14.7%
21	New York, NY	7,475,602	970,613	13.0%
22	Philadelphia, PA	1,419,977	181,443	12.8%
23	Detroit, MI	875,384	90,504	10.3%
	All Living Cities	26,683,001	5,207,110	19.5%
	Nation	262,375,152	88,601,277	33.8%

Residential turnover is high in downtown Miami, and lower in the city's far western neighborhoods

Share of households living in a different house five years ago, 2000: Miami metro area



EDUCATION

Education data are also critical, because it is well understood that education levels strongly influence individuals', regions', and the nation's economic success.

For cities, our nation's long-run transition from a manufacturing-dominated economy to a service-oriented "knowledge" economy means that centers with a critical mass of educated workers gain competitive advantage. In this sense, cities whose populations have high levels of educational attainment are well-positioned to attract jobs, grow their tax bases, and provide a high-quality environment for their residents. By the same token, cities that lack educated workers may need to consider how they can provide a more attractive environment for such workers, as well as how they can boost their current residents' educational attainment.

As the economic returns to education increased over the last several decades, the educational attainment of the overall U.S. population also increased. In 2000, roughly 84 percent of all persons aged 25-and-over held a high school diploma, and 24 percent held at least a bachelor's degree. In 1970, by comparison, only 55 percent of adults had finished high school, and only 11 percent had a four-year college degree. Overall, the percentage of adults with at least a bachelor's degree increased in 94 of the 100 largest cities over the 1990s.

At the same time, though, there remain large disparities by place, and by race/ethnicity, in educational attainment. Among the 100 largest cities, the percentage of the adult population with at least a bachelor's degree ranged from a high of 53 percent in Plano, TX (in the Dallas-Ft. Worth metro area), all the way down to 9 percent in Newark, NJ. Some cities like Charlotte and San Diego have rates of higher education that exceed those in their suburbs. Other cities like Hartford, Philadelphia, and Milwaukee lag far behind their own suburbs, and may have difficulty competing for jobs and workers even within their own regions. Race-based differences are also embedded within these place-based differences: Forty-four percent of Asian adults and 27 percent of non-Hispanic white adults have college degrees, but only 14 percent and 10 percent of black and Latino adults do, respectively.

The following indicators provide a snapshot of educational attainment and enrollment among Miami's working-age population, highlighting differences by race, ethnicity, and age.

Educational attainment rose in Miami, but still ranks 20th among the 23 Living Cities

Share of population age 25 and over by educational attainment*, 2000: Living Cities and 100 largest cities

Rank	Living Cities	Bachelor's Degree		High School Diploma		Peer Cities	Rank	Bachelor's Degree 2000
		1990	2000	1990	2000			
1	Seattle, WA	37.9%	47.2%	86.4%	89.5%	Buffalo, NY	89	18.3%
2	Washington, DC	33.3%	39.1%	73.1%	77.8%	Las Vegas, NV	90	18.2%
3	Boston, MA	30.0%	35.6%	75.7%	78.9%	Akron, OH	91	18.0%
4	Minneapolis-St. Paul, MN	28.7%	35.2%	82.0%	84.5%	Philadelphia, PA	92	17.9%
5	Atlanta, GA	26.6%	34.6%	69.9%	76.9%	Toledo, OH	93	16.8%
6	Denver, CO	29.0%	34.5%	79.2%	78.9%	Miami, FL	94	16.2%
7	Portland, OR	25.9%	32.6%	82.9%	85.7%	Stockton, CA	95	15.4%
8	Oakland, CA	27.2%	30.9%	74.4%	73.9%	Cleveland, OH	96	11.4%
9	Columbus, OH	24.6%	29.0%	78.7%	83.8%	Detroit, MI	97	11.0%
10	Dallas, TX	27.1%	27.7%	73.5%	70.4%	Hialeah, FL	98	10.4%
11	New York, NY	23.0%	27.4%	68.3%	72.3%	Santa Ana, CA	99	9.2%
12	Kansas City, MO	22.0%	25.7%	78.8%	82.5%	100-City Average		26.3%
13	Los Angeles, CA	23.0%	25.5%	67.0%	66.6%			
14	Chicago, IL	19.5%	25.5%	66.0%	71.8%			
15	Indianapolis, IN	21.7%	25.4%	76.4%	81.3%			
16	Phoenix, AZ	19.9%	22.7%	78.7%	76.6%			
17	San Antonio, TX	17.8%	21.6%	69.1%	75.1%			
18	Baltimore, MD	15.5%	19.1%	60.7%	68.4%			
19	Philadelphia, PA	15.2%	17.9%	64.3%	71.2%			
20	Miami, FL	12.8%	16.2%	47.6%	52.7%			
21	Cleveland, OH	8.1%	11.4%	58.8%	69.0%			
22	Detroit, MI	9.6%	11.0%	62.1%	69.6%			
23	Newark, NJ	8.5%	9.0%	51.2%	57.9%			
	All Living Cities	21.9%	26.2%	69.4%	73.2%			
	Nation	20.3%	24.4%	75.2%	80.4%			

*Figures reflect share of population with at least named level of attainment.

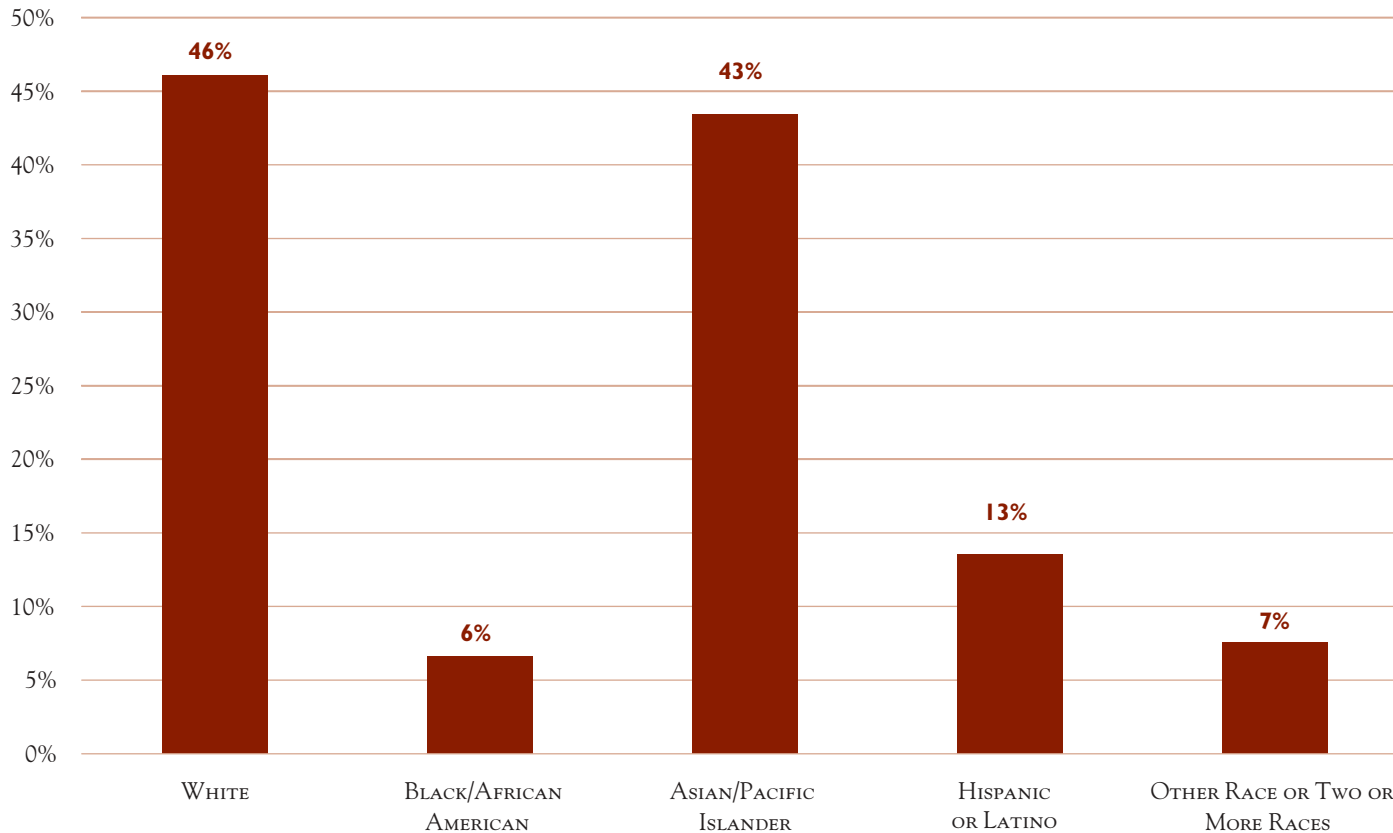
Miami has one of the smallest university student populations among the 23 Living Cities

Share of population age 15 and over enrolled in a college/university, 2000: Living Cities

Rank	Living Cities	Population 15 or Older	Population 15 or Older Enrolled at University	Percent
1	Boston, MA	490,749	85,847	17.5%
2	Columbus, OH	563,755	76,580	13.6%
3	Seattle, WA	489,677	65,399	13.4%
4	Minneapolis-St. Paul, MN	532,038	69,101	13.0%
5	Washington, DC	474,417	107,190	12.5%
6	Atlanta, GA	337,572	35,436	10.5%
7	Los Angeles, CA	2,853,991	287,532	10.1%
8	Oakland, CA	314,479	31,244	9.9%
9	Philadelphia, PA	1,194,967	115,671	9.7%
10	Portland, OR	435,445	41,429	9.5%
11	Baltimore, MD	515,550	48,736	9.5%
12	New York, NY	6,376,852	593,664	9.3%
13	Chicago, IL	2,253,912	209,810	9.3%
14	San Antonio, TX	870,155	74,407	8.6%
15	Denver, CO	451,498	38,309	8.5%
16	Kansas City, MO	346,961	26,433	7.6%
17	Phoenix, AZ	994,728	73,315	7.4%
18	Newark, NJ	209,388	15,312	7.3%
19	Detroit, MI	698,253	48,926	7.0%
20	Miami, FL	297,081	20,704	7.0%
21	Indianapolis, IN	612,692	42,498	6.9%
22	Cleveland, OH	361,237	23,468	6.5%
23	Dallas, TX	919,625	56,366	6.1%
	All Living Cities	22,595,022	2,187,377	9.7%
	Nation	221,148,671	17,483,243	7.9%

A significant educational attainment gap separates Miami's blacks and Hispanics from the city's whites and Asians

Share of population age 25 and over with at least a bachelor's degree by race/ethnicity, 2000: Miami



WORK

A city's social and economic fortunes turn, in large part, on the ability of its residents to succeed in the labor force.

If residents are not able to find work, or have no connection to the labor market at all, a city may need to promote better access to job networks and job opportunities—wherever they exist—for groups or neighborhoods left behind. Understanding more about the employed population is equally crucial.

For that reason, understanding the kinds of jobs in which its residents work can help a city tailor education, economic development, and career development strategies that enhance economic security for working families.

The latter half of the 1990s featured exceptionally strong job creation and economic growth in the U.S. At the time of Census 2000, the nation's unemployment rate stood at a near-record low 3.9 percent, and over 67 percent of the adult population was in the labor force. Between January 1995 and April 2000, the economy generated nearly 16 million new jobs, or 246,000 per month. Historically disadvantaged groups particularly benefited from this growth—the unemployment rate for black females in April 2000 was just 7 percent.

With the 2001 recession and its aftereffects, however, the employment situation today is much bleaker than in April 2000. The annual unemployment rate in 2003 is likely to top 6 percent. In some parts of the nation, particularly the West Coast, it may well exceed 7 percent. Overall, the economy has shed nearly 1 million jobs since Census 2000 was conducted.

Amidst the recent downturn, cities and metro areas have fared quite differently from one another. Those places with job markets that rely heavily on highly affected sectors like technology have suffered. The unemployment rate in Oakland shot up from 4.5 percent in April 2000 to 10 percent in November 2002. Employment in cities with stronger retail sectors, such as Phoenix and Indianapolis, has not dipped as much. Over the longer-term, though, nearly every large city has been part of a broader trend away from manufacturing employment towards business and personal services. Overall, almost half of the residents in the 100 largest cities in 2000 worked in services-related industries.

This section examines the employment and labor force situation in Miami compared to other cities, including the mix of industries in which its residents are employed.¹

¹ Unemployment data presented here are derived from Bureau of Labor Statistics data for December 2002; other data are derived from the Census 2000 long form.

Miami ranks last among the 23 Living Cities and the 100 largest cities in adult labor force participation

Labor force participation rate, 2000: Living Cities and 100 largest cities

Rank	Living Cities	Population 16 and Over	In Labor Force	Labor Force Participation Rate	Peer Cities	Rank	Labor Force Participation Rate
1	Columbus, OH	555,471	394,564	71.0%	Buffalo, NY	90	58.4%
2	Minneapolis-St. Paul, MN	523,787	371,018	70.8%	New Orleans, LA	91	57.8%
3	Seattle, WA	485,170	339,956	70.1%	New York, NY	92	57.8%
4	Indianapolis, IN	602,600	415,761	69.0%	Cleveland, OH	93	57.4%
5	Portland, OR	429,528	295,601	68.8%	El Paso, TX	94	57.1%
6	Denver, CO	445,977	301,714	67.7%	Baltimore, MD	95	56.6%
7	Kansas City, MO	340,707	226,579	66.5%	Detroit, MI	96	56.3%
8	Phoenix, AZ	976,578	648,496	66.4%	Philadelphia, PA	97	55.9%
9	Dallas, TX	904,860	588,623	65.1%	Newark, NJ	98	52.7%
10	Atlanta, GA	333,209	213,257	64.0%	Hialeah, FL	99	50.8%
11	Boston, MA	484,995	308,395	63.6%	Miami, FL	100	50.3%
12	Washington, DC	469,041	298,225	63.6%	100-City Average		63.0%
13	San Antonio, TX	852,647	534,558	62.7%			
14	Oakland, CA	309,498	190,725	61.6%			
15	Chicago, IL	2,215,574	1,358,054	61.3%			
16	Los Angeles, CA	2,809,852	1,690,316	60.2%			
17	New York, NY	6,279,431	3,626,865	57.8%			
18	Cleveland, OH	354,854	203,545	57.4%			
19	Baltimore, MD	507,534	287,159	56.6%			
20	Detroit, MI	683,613	384,897	56.3%			
21	Philadelphia, PA	1,174,798	656,935	55.9%			
22	Newark, NJ	205,511	108,275	52.7%			
23	Miami, FL	292,822	147,356	50.3%			
	All Living Cities	22,238,057	13,590,874	61.1%			
	Nation	217,168,077	138,820,935	63.9%			

Miami has the fourth-highest unemployment rate among the 23 Living Cities

Unemployment rate*, 2002: Living Cities and 100 largest cities

Rank	Living Cities	Unemployment Rate	Peer Cities	Rank	Unemployment Rate
1	Cleveland, OH	12.1%	Fresno, CA	1	12.7%
2	Newark, NJ	11.6%	Cleveland, OH	2	12.1%
3	Detroit, MI	11.5%	Newark, NJ	3	11.6%
4	Miami, FL	10.7%	Detroit, MI	4	11.5%
5	Oakland, CA	10.1%	Stockton, CA	5	11.4%
6	Portland, OR	8.6%	Miami, FL	6	10.7%
7	Dallas, TX	8.5%	Oakland, CA	7	10.1%
8	Chicago, IL	8.0%	Rochester, NY	8	9.8%
9	Baltimore, MD	8.0%	Buffalo, NY	9	9.5%
10	Atlanta, GA	7.8%	Jersey City, NJ	10	9.4%
11	New York, NY	7.7%	San Jose, CA	11	9.0%
12	Los Angeles, CA	7.5%	100-City Average		5.4%
13	Philadelphia, PA	7.5%			
14	Seattle, WA	7.4%			
15	Denver, CO	6.5%			
16	Washington, DC	6.4%			
17	Kansas City, MO	6.1%			
18	Phoenix, AZ	5.8%			
19	San Antonio, TX	5.5%			
20	Boston, MA	5.3%			
21	Indianapolis, IN	5.3%			
22	Columbus, OH	5.1%			
23	Minneapolis-St. Paul, MN	4.7%			
	All Living Cities	7.3%			
	Nation	5.7%			

*Annual unemployment for 2002 compiled from the Bureau of Labor Statistics Local Area Unemployment Survey.

WORK

More than one in four Miami children lives in a family with no adult workers*Share of children living in families with no parents in labor force, 2000: Living Cities*

Rank	Living Cities	Children Living in Families	Children Living in Families with No Parents in Labor Force	Percent
1	Newark, NJ	66,391	18,588	28.0%
2	Miami, FL	70,620	19,171	27.1%
3	Washington, DC	99,374	24,408	24.6%
4	Atlanta, GA	81,609	19,922	24.4%
5	Detroit, MI	261,080	63,293	24.2%
6	Oakland, CA	89,842	21,161	23.6%
7	New York, NY	1,767,267	407,401	23.1%
8	Cleveland, OH	122,939	28,233	23.0%
9	Boston, MA	106,516	24,252	22.8%
10	Baltimore, MD	137,315	31,259	22.8%
11	Los Angeles, CA	896,816	200,387	22.3%
12	Philadelphia, PA	343,503	75,384	21.9%
13	Chicago, IL	675,233	146,055	21.6%
14	Dallas, TX	284,869	54,358	19.1%
15	Denver, CO	110,483	19,212	17.4%
16	Minneapolis-St. Paul, MN	150,072	25,699	17.1%
17	San Antonio, TX	305,519	47,243	15.5%
18	Phoenix, AZ	350,141	53,471	15.3%
19	Kansas City, MO	103,352	14,581	14.1%
20	Columbus, OH	160,779	19,261	12.0%
21	Indianapolis, IN	186,615	20,247	10.8%
22	Portland, OR	103,278	9,723	9.4%
23	Seattle, WA	81,322	7,522	9.2%
	All Living Cities	6,554,935	1,350,831	20.6%
	Nation	67,882,626	7,096,231	10.5%

Miami's share of workers employed in the retail and entertainment/hospitality industries exceeds that in other Living Cities

Share of workers by major industries, 2000: Living Cities

Rank	Living Cities	Educational, Health, and Social Services	Wholesale and Retail Trade	Manufacturing	Professional, Scientific, and Management Services	Arts, Entertainment, Recreation, Accommodation, and Food Services	Other Industries
1	Boston, MA	26.8%	10.5%	6.1%	14.9%	9.2%	32.6%
2	Baltimore, MD	26.8%	11.6%	7.8%	10.2%	8.3%	35.3%
3	Philadelphia, PA	26.0%	13.4%	8.8%	10.5%	8.1%	33.2%
4	Minneapolis-St. Paul, MN	23.4%	12.9%	11.6%	12.9%	10.0%	29.1%
5	New York, NY	23.4%	12.1%	6.6%	11.9%	8.3%	37.6%
6	Seattle, WA	21.6%	14.3%	8.3%	16.1%	9.9%	29.7%
7	Oakland, CA	21.3%	12.7%	8.9%	15.0%	8.1%	33.9%
8	San Antonio, TX	21.3%	16.0%	6.9%	9.9%	10.2%	35.7%
9	Cleveland, OH	20.9%	13.1%	18.2%	8.5%	9.0%	30.2%
10	Detroit, MI	20.9%	11.9%	18.8%	9.0%	8.7%	30.8%
11	Newark, NJ	20.1%	13.4%	12.9%	8.9%	6.9%	37.8%
12	Portland, OR	19.7%	16.1%	12.5%	12.0%	9.4%	30.3%
13	Columbus, OH	19.3%	17.1%	8.9%	10.8%	9.1%	34.7%
14	Chicago, IL	19.0%	12.0%	13.1%	13.6%	8.5%	33.8%
15	Indianapolis, IN	18.5%	16.3%	13.5%	9.5%	8.6%	33.5%
16	Kansas City, MO	18.3%	14.6%	10.1%	10.8%	9.4%	36.8%
17	Washington, DC	18.0%	6.9%	1.5%	18.8%	9.1%	45.7%
18	Los Angeles, CA	17.3%	14.3%	13.2%	12.9%	9.6%	32.6%
19	Atlanta, GA	16.8%	12.7%	7.7%	17.2%	10.4%	35.3%
20	Denver, CO	16.7%	13.3%	6.5%	14.3%	10.0%	39.2%
21	Miami, FL	15.0%	16.4%	7.4%	11.8%	12.0%	37.4%
22	Phoenix, AZ	15.0%	15.2%	10.5%	12.5%	9.6%	37.2%
23	Dallas, TX	14.0%	15.3%	10.5%	14.5%	8.8%	36.8%
	All Living Cities	20.5%	13.3%	9.7%	12.4%	9.0%	35.1%
	Nation	19.9%	15.3%	14.1%	9.3%	9.2%	32.1%

COMMUTING

Any worker knows commuting patterns determine much of a city's efficiency, social texture, and quality of life. In this sense, where a city's residents work matters nearly as much to a city's health as what those residents do for a living—hence the data provided in the next few pages.

A high proportion of people who both live and work in the city can signal an economically strong metropolitan core, an active and vibrant downtown, and an accessible job network for inner-city workers. By contrast, a metropolitan area in which only a fraction of residents work in the city may point to a weakened core, long commutes, low demand for city living and retail development, diminished revenues, and a less economically competitive region overall.

Over the last several decades, metropolitan economies have undergone significant decentralization. In the 1950s, roughly 70 percent of metropolitan jobs were located in central cities. By 1990, only 45 percent were. This extensive decentralization of employment accompanied dispersal of the population. Census 2000 revealed that only 38 percent of metropolitan area residents live inside central cities, down from 57 percent in 1950. Indeed, decentralization has occurred to such an extent that more than one-third of metro area residents now work more than 10 miles from the city center, and almost half of all commutes take place between a suburban home and a suburban job.

Among metropolitan areas, however, significant variations in the location of jobs set regions apart. Some Northeastern and Western metros, including New York, Boston, San Francisco, and Portland, are still characterized by a relatively high quantity of employment in the regional core. In others, such as Detroit, St. Louis, and Tampa-St. Petersburg, less than 10 percent of regional jobs are located within 3 miles of downtown. The degree of population and job dispersal in a metro area, not surprisingly, tracks the usage of cars for commuting—about 85 percent of Detroit area residents drive alone to work, versus 57 percent of San Francisco area residents. In metro areas where inner-city minorities lack access to automobiles and a far-reaching transit system, they may be cut off from an increasingly suburbanized employment market.

This section provides information on commuting patterns and trends in the Miami region and—by extension—a look at decentralization in the regional labor market, and the economic strength of the urban core.

The majority of commutes in the Miami metro area begin and end in the suburbs

Share of commutes by origin and destination, 2000: Living Cities metro areas

Rank	Living Cities	Central City to Central City	Central City to Suburb	Suburb to Central City	Suburb to Suburb	Outside MSA*
1	New York, NY	77.5%	1.4%	4.7%	8.9%	7.5%
2	San Antonio, TX	63.4%	7.3%	15.6%	9.9%	3.7%
3	Phoenix, AZ	57.3%	8.4%	18.4%	14.5%	1.4%
4	Indianapolis, IN	42.1%	8.5%	22.1%	23.8%	3.5%
5	Columbus, OH	35.9%	14.8%	23.0%	22.7%	3.7%
6	Los Angeles, CA	29.5%	14.3%	16.1%	32.8%	7.3%
7	Dallas, TX	28.1%	9.7%	21.3%	34.6%	6.3%
8	Portland, OR	26.7%	8.2%	20.9%	41.3%	2.8%
9	Chicago, IL	25.8%	11.1%	13.9%	47.6%	1.6%
10	Kansas City, KS	25.3%	12.1%	22.2%	37.9%	2.4%
11	Seattle, WA	25.0%	7.8%	23.6%	40.3%	3.3%
12	Philadelphia, PA	19.0%	5.9%	9.9%	57.4%	7.8%
13	Boston, MA	17.0%	6.3%	20.3%	47.0%	9.3%
14	Denver, CO	16.1%	8.3%	20.8%	49.1%	5.8%
15	Baltimore, MD	13.4%	7.4%	15.3%	51.2%	12.7%
16	Minneapolis-St. Paul, MN	12.9%	8.4%	16.4%	60.1%	2.2%
17	Cleveland, OH	12.5%	9.1%	18.3%	55.4%	4.7%
18	Oakland, CA	12.0%	5.4%	8.9%	48.7%	25.1%
19	Washington, DC	11.7%	4.1%	20.9%	59.1%	4.2%
20	Detroit, MI	10.4%	9.0%	12.1%	63.8%	4.6%
21	Miami, FL	9.8%	7.6%	20.4%	53.8%	8.4%
22	Atlanta, GA	5.2%	3.4%	15.2%	73.4%	2.8%
23	Newark, NJ	3.9%	3.2%	5.9%	56.8%	30.2%
	All Living Cities	27.3%	7.8%	15.5%	43.0%	6.4%

*Outside MSA includes workers from anywhere in the MSA/PMSA traveling to work outside the metro area.

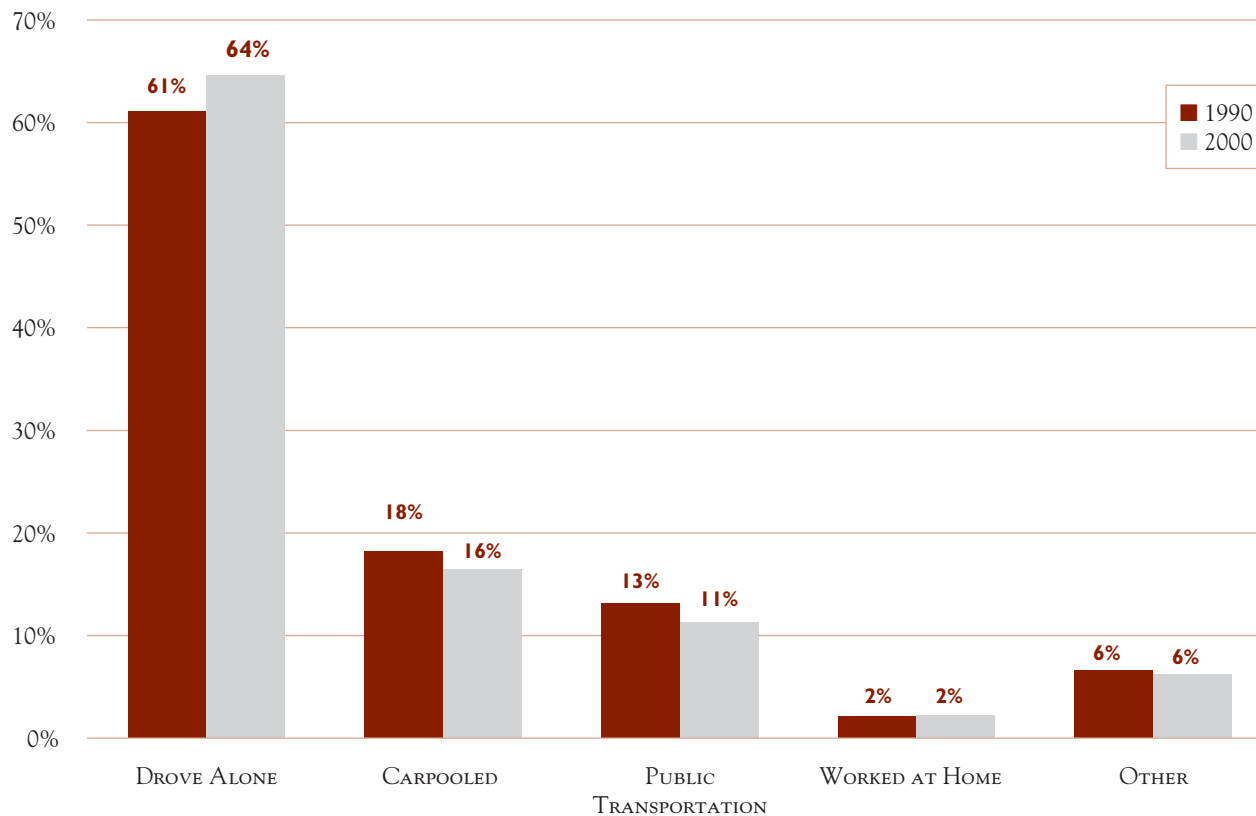
Fewer than half of Miami's residents work within the city

Share of workers employed within city, 2000: Living Cities and 100 largest cities

Rank	Living Cities	Total Working Population	Working within City	Percent	Peer Cities	Rank	Percent Wk in CC
1	New York, NY	3,192,070	2,922,206	91.5%	Detroit, MI	76	48.5%
2	San Antonio, TX	491,435	428,926	87.3%	Las Vegas, NV	77	48.3%
3	Indianapolis, IN	385,208	315,658	81.9%	Tacoma, WA	78	47.5%
4	Philadelphia, PA	569,761	429,608	75.4%	Riverside, CA	79	46.4%
5	Portland, OR	270,996	200,158	73.9%	Scottsdale, AZ	80	46.0%
6	Seattle, WA	316,493	233,600	73.8%	Miami, FL	81	45.4%
7	Washington, DC	260,884	190,566	73.0%	St. Paul, MN	82	45.2%
8	Chicago, IL	1,192,139	841,329	70.6%	Newark, NJ	83	41.4%
9	Phoenix, AZ	599,592	415,384	69.3%	Irving, TX	84	40.5%
10	Columbus, OH	367,387	254,193	69.2%	Chesapeake, VA	85	39.9%
11	Boston, MA	278,463	184,954	66.4%	Mesa, AZ	86	39.6%
12	Dallas, TX	537,006	350,745	65.3%	100-City Average		70.4%
13	Kansas City, MO	208,554	132,666	63.6%			
14	Denver, CO	278,715	176,750	63.4%			
15	Los Angeles, CA	1,494,895	943,489	63.1%			
16	Baltimore, MD	249,373	154,463	61.9%			
17	Atlanta, GA	178,970	106,145	59.3%			
18	Cleveland, OH	175,727	98,292	55.9%			
19	Minneapolis-St. Paul, MN	343,018	170,803	49.8%			
20	Detroit, MI	319,449	154,933	48.5%			
21	Miami, FL	126,539	57,408	45.4%			
22	Newark, NJ	87,720	36,319	41.4%			
23	Oakland, CA	170,503	67,089	39.3%			
	All Living Cities	12,094,897	8,865,684	73.3%			

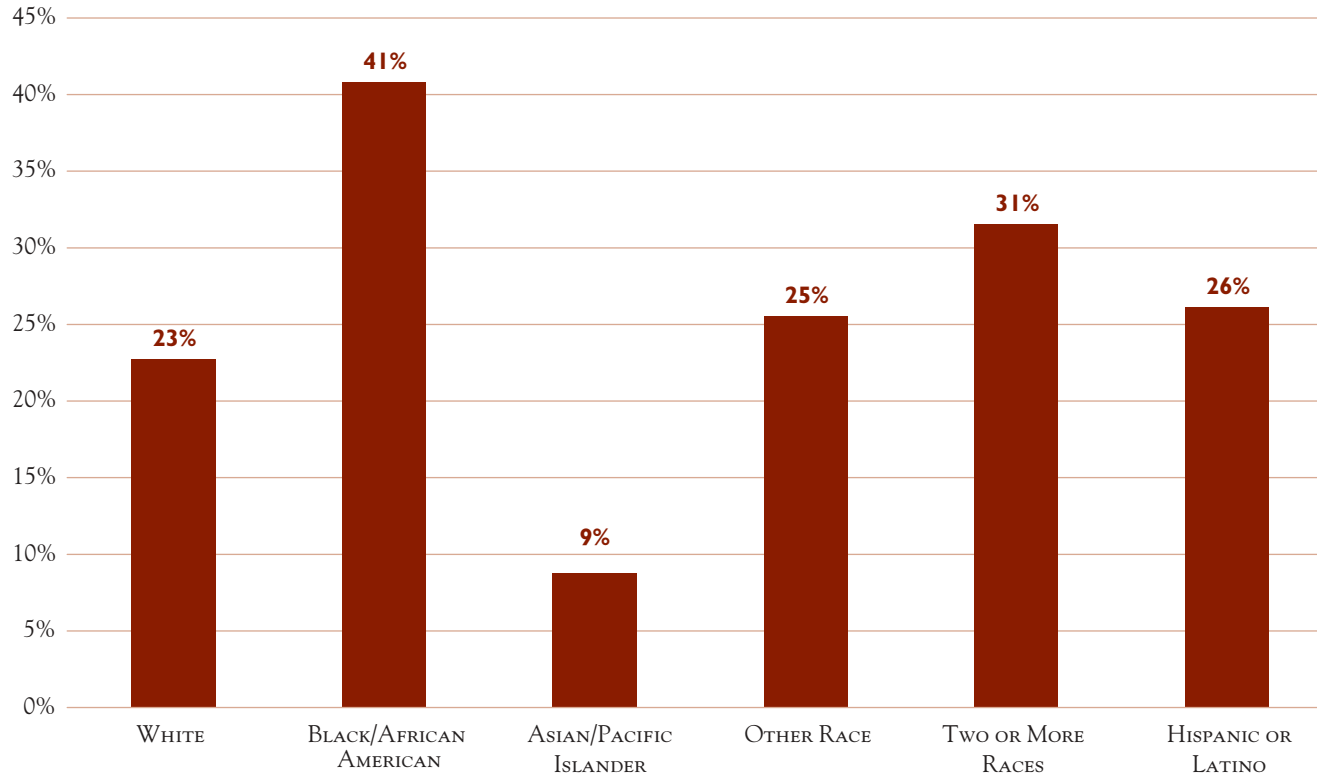
More Miami commuters are driving alone, and fewer are carpooling or using public transportation

Share of workers by transportation mode, 2000: Miami



Black households in Miami are much more likely than other households to lack access to an automobile

Share of households without a vehicle by race/ethnicity, 2000: Miami



INCOME AND POVERTY

Household incomes also matter vitally.

Income and poverty levels reflect the ability of residents to provide for themselves and their families, their capacity to support neighborhood businesses, and their prospects for building assets for the future. A city that is able to attract and retain a mix of household incomes may be well-positioned to offer high-quality public services that meet the demands of its residents and workers. High levels of poverty—especially concentrated poverty—among residents, on the other hand, may constrain the city’s ability to provide good schools, safe streets, and affordable neighborhoods of choice for families at all income levels.

Overall, the 1990s was a fairly good decade for incomes in the U.S., but less progress was made than might be expected based on the strength of the economy throughout the period.² Real median household income rose by 4 percent, from \$40,382 in 1990 (adjusted for inflation) to nearly \$42,000 in 2000. By contrast, real household income rose 6.5 percent in the 1980s.

The U.S. poverty rate fell modestly during the 1990s, from 13.1 percent to 12.4 percent. Child poverty dropped somewhat faster, although one in six children still lived below the poverty line in 2000. Notably, the number of people living in neighborhoods of concentrated poverty dropped dramatically in the 1990s. Despite these mostly positive trends, the level of central city and suburban poverty across the nation’s largest metropolitan areas remained relatively unchanged in the 1990s.

Although these aggregate trends revealed only modest changes, cities contrasted sharply on poverty and income in the 1990s. In particular, some regions of the country fared far better than others. The Midwest and Southwest, in particular, saw incomes rise and poverty fall over the 10-year period. The Northeast and Southern California, by contrast, performed less well. Amid these regional differences, moreover, there persisted stubborn gaps between racial/ethnic groups in economic outcomes. Black and Latino median household incomes lagged non-Hispanic white median household income by 54 percent and 35 percent, respectively.

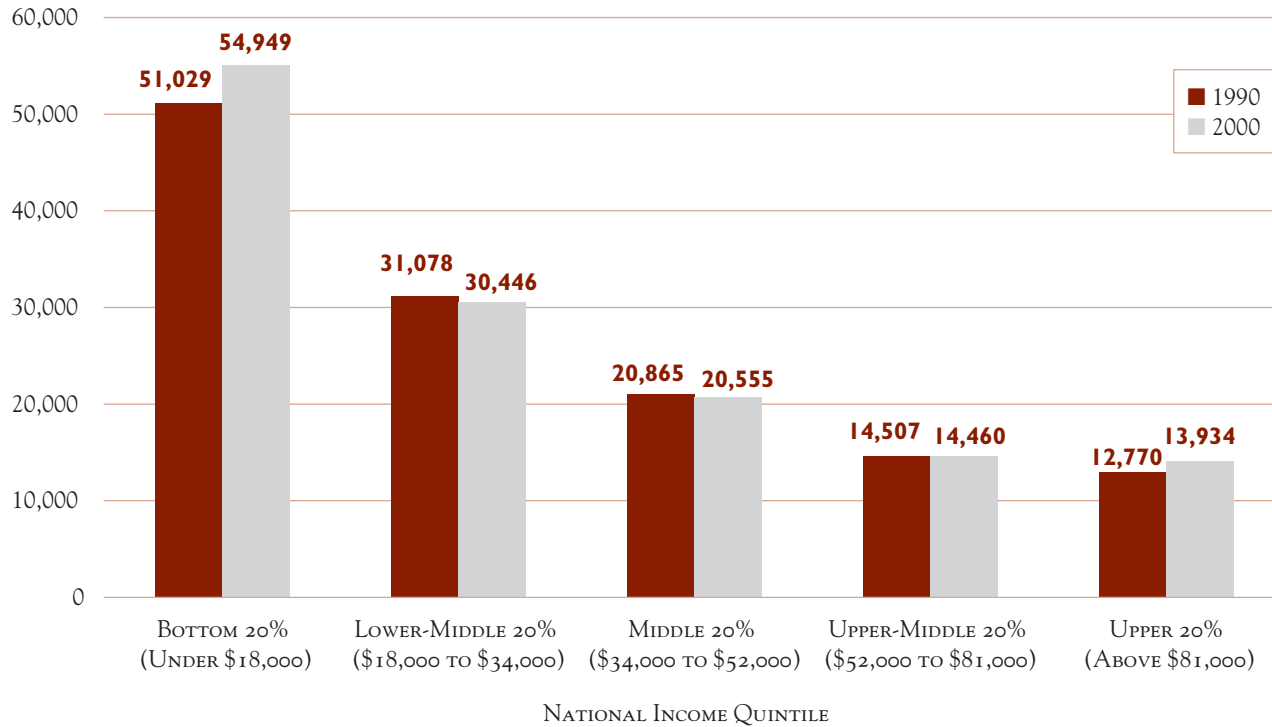
Compared to other indicators, income and poverty are especially sensitive to the timing of the decennial census. Both the 1990 and 2000 censuses were conducted near the peak of U.S. business cycles. There is little question that the nation’s recent economic downturn has produced shifts in the trends and conditions outlined in this section. Still, this analysis of income and poverty changes in Miami and its neighborhoods sheds light on how the city fared in a relatively strong economy, and establishes a baseline for its residents’ economic progress in the current decade.

The following pages track income and poverty trends in Miami.

² For purposes of associating them with their corresponding decennial censuses, we refer to “1990” and “2000” incomes and poverty rates throughout this section, though the annual income figures on which they are based are for the 1989 and 1999 calendar years.

Most Miami households are lower-income, and their number increased during the 1990s; meanwhile the number of middle-class households decreased

Households by national income quintile, 1990–2000: Miami*



*Roughly 20 percent of all U.S. households fell into each of these income brackets in 2000.

Household incomes in Miami rose modestly in the 1990s, but remained the lowest among the 23 Living Cities and the 100 largest cities

Median household income, 1990–2000*: Living Cities and 100 largest cities

Rank	Living Cities	1990	2000	Change	Peer Cities	Rank	2000
1	Detroit, MI	\$25,181	\$29,526	17.3%	Hialeah, FL	90	\$29,492
2	Denver, CO	\$33,731	\$39,500	17.1%	Louisville, KY	91	\$28,843
3	Portland, OR	\$34,384	\$40,146	16.8%	Pittsburgh, PA	92	\$28,588
4	Atlanta, GA	\$29,927	\$34,770	16.2%	St. Louis, MO	93	\$27,156
5	Seattle, WA	\$39,437	\$45,736	16.0%	New Orleans, LA	94	\$27,133
6	San Antonio, TX	\$31,686	\$36,214	14.3%	Rochester, NY	95	\$27,123
7	Oakland, CA	\$36,403	\$40,055	10.0%	Newark, NJ	96	\$26,913
8	Chicago, IL	\$35,337	\$38,625	9.3%	Birmingham, AL	97	\$26,735
9	Minneapolis-St. Paul, MN	\$35,555	\$38,774	9.1%	Cleveland, OH	98	\$25,928
10	Cleveland, OH	\$23,945	\$25,928	8.3%	Buffalo, NY	99	\$24,536
11	Columbus, OH	\$35,807	\$37,897	5.8%	Miami, FL	100	\$23,483
12	Phoenix, AZ	\$39,354	\$41,207	4.7%			
13	Kansas City, MO	\$35,890	\$37,198	3.6%			
14	Miami, FL	\$22,739	\$23,483	3.3%			
15	Indianapolis, IN	\$38,971	\$40,051	2.8%			
16	Dallas, TX	\$36,933	\$37,628	1.9%			
17	Boston, MA	\$39,205	\$39,629	1.1%			
18	Washington, DC	\$41,283	\$40,127	-2.8%			
19	New York, NY	\$40,069	\$38,293	-4.4%			
20	Baltimore, MD	\$32,306	\$30,078	-6.9%			
21	Philadelphia, PA	\$33,055	\$30,746	-7.0%			
22	Newark, NJ	\$29,088	\$26,913	-7.5%			
23	Los Angeles, CA	\$41,549	\$36,687	-11.7%			
	Nation	\$40,382	\$41,994	4.0%			

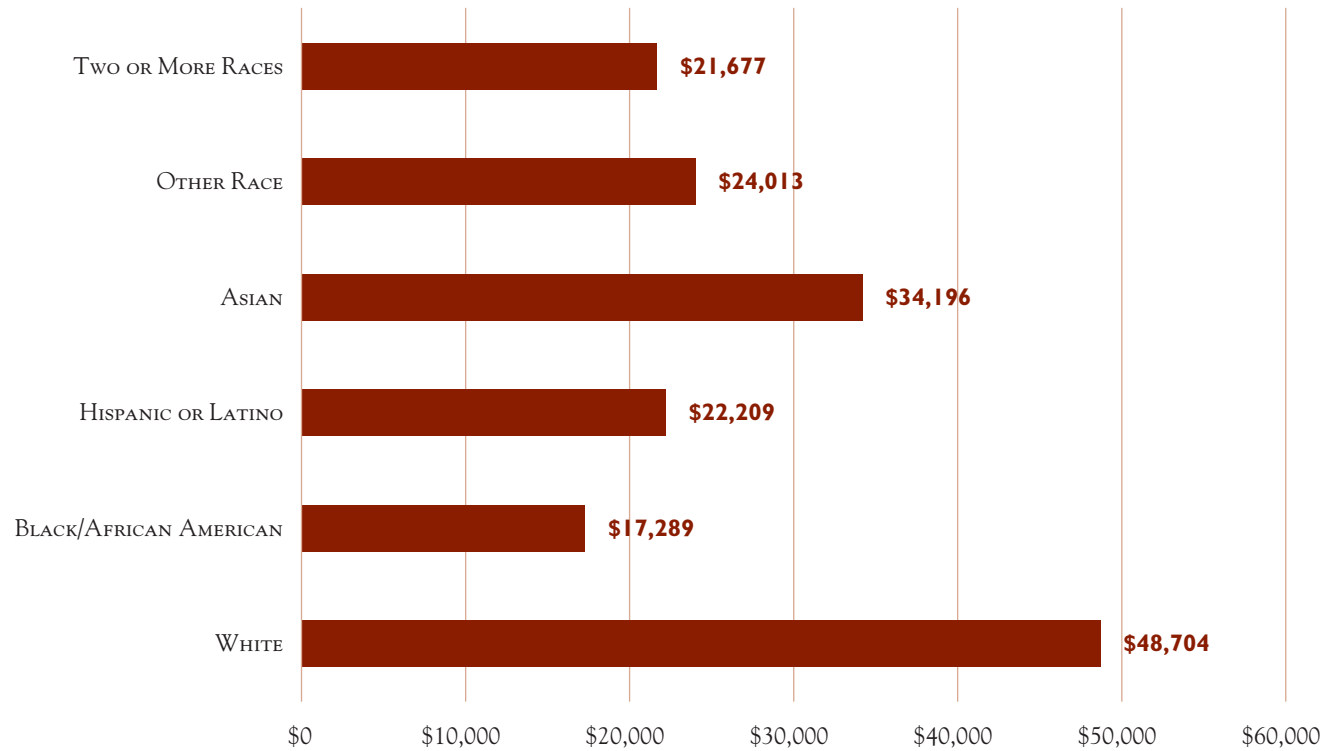
* in 1999 dollars

The table on the left is ranked by the change in median household income among the 23 Living Cities from 1990 to 2000.

The table on the right is ranked by median household income among the 100 largest cities in 2000.

Household incomes are lowest among Miami's black households

Median household income by race/ethnicity, 2000: Miami



Miami has the highest overall poverty rate, the highest elderly poverty rate, and the second-highest child poverty rate among the 23 Living Cities

Overall poverty rate and poverty rate by age, 1990–2000: Living Cities

Rank	Living Cities	Poverty Rate		Child Poverty Rate		Elderly Poverty Rate	
		1990	2000	1990	2000	1990	2000
1	Miami, FL	31.2%	28.5%	44.1%	38.5%	32.2%	29.3%
2	Newark, NJ	26.3%	28.4%	37.6%	36.9%	25.6%	24.1%
3	Cleveland, OH	28.7%	26.3%	43.0%	38.0%	19.2%	16.8%
4	Detroit, MI	32.4%	26.1%	46.6%	34.8%	20.1%	18.6%
5	Atlanta, GA	27.3%	24.4%	42.9%	39.3%	25.1%	20.7%
6	Baltimore, MD	21.9%	22.9%	32.5%	31.0%	19.3%	18.0%
7	Philadelphia, PA	20.3%	22.9%	30.3%	31.6%	16.3%	16.9%
8	Los Angeles, CA	18.9%	22.1%	27.8%	30.7%	10.5%	12.6%
9	New York, NY	19.3%	21.2%	30.1%	30.3%	16.5%	17.8%
10	Washington, DC	16.9%	20.2%	25.5%	31.7%	17.2%	16.4%
11	Chicago, IL	21.6%	19.6%	33.9%	28.5%	15.9%	15.5%
12	Boston, MA	18.7%	19.5%	28.3%	25.9%	15.3%	18.2%
13	Oakland, CA	18.8%	19.4%	30.3%	28.2%	11.0%	13.1%
14	Dallas, TX	18.0%	17.8%	27.3%	25.5%	14.6%	13.1%
15	San Antonio, TX	22.6%	17.3%	32.5%	24.6%	19.1%	13.5%
16	Minneapolis-St. Paul, MN	17.8%	16.4%	28.8%	24.4%	10.9%	10.3%
17	Phoenix, AZ	14.2%	15.8%	20.4%	21.5%	11.3%	10.3%
18	Columbus, OH	17.2%	14.8%	24.4%	19.0%	13.0%	10.9%
19	Kansas City, MO	15.3%	14.3%	22.8%	20.6%	14.6%	10.5%
20	Denver, CO	17.1%	14.3%	27.4%	20.8%	12.7%	9.7%
21	Portland, OR	14.5%	13.1%	19.0%	16.6%	11.6%	10.4%
22	Indianapolis, IN	12.5%	11.9%	18.9%	16.7%	11.7%	8.1%
23	Seattle, WA	12.4%	11.8%	16.2%	14.5%	9.0%	10.2%
	All Living Cities	19.9%	20.0%	30.3%	28.3%	15.6%	15.5%
	Nation	13.1%	12.4%	18.3%	16.6%	12.8%	9.9%

Poverty among Hispanics in Miami is lower than the Living Cities average, but black poverty exceeds that in all other Living Cities

Poverty rate by race/ethnicity, 2000: Living Cities

Rank	Living Cities	White	Black/ African American	Asian/ Pacific Islander	Hispanic or Latino	Other Race	Two or More Races
1	Miami, FL	13.9%	41.4%	24.4%	26.7%	30.8%	32.9%
2	Cleveland, OH	15.6%	33.8%	26.0%	32.6%	31.4%	27.4%
3	Atlanta, GA	7.5%	33.0%	20.1%	24.5%	23.7%	28.3%
4	Newark, NJ	15.8%	31.6%	28.7%	29.4%	30.4%	27.8%
5	Minneapolis-St. Paul, MN	8.6%	31.5%	32.5%	22.5%	24.5%	27.9%
6	Chicago, IL	8.2%	29.4%	18.0%	20.0%	21.0%	19.1%
7	Philadelphia, PA	12.7%	28.5%	29.8%	42.2%	44.9%	28.9%
8	Los Angeles, CA	10.1%	28.0%	16.9%	29.6%	30.8%	24.5%
9	Baltimore, MD	13.3%	27.3%	30.3%	21.7%	27.4%	23.3%
10	Detroit, MI	22.2%	26.4%	26.2%	27.8%	29.1%	31.7%
11	Portland, OR	10.6%	25.9%	13.2%	24.1%	25.3%	20.0%
12	New York, NY	11.5%	25.7%	19.6%	30.8%	32.4%	26.1%
13	Washington, DC	8.0%	25.5%	22.8%	20.5%	20.3%	18.6%
14	Oakland, CA	7.7%	24.9%	22.0%	21.7%	20.4%	19.2%
15	Kansas City, MO	7.8%	24.6%	17.1%	21.3%	21.5%	17.9%
16	Dallas, TX	6.6%	24.1%	13.9%	24.3%	24.9%	20.2%
17	Phoenix, AZ	7.5%	24.1%	12.1%	28.1%	27.9%	21.5%
18	Columbus, OH	10.8%	23.4%	18.7%	18.7%	21.1%	25.6%
19	Seattle, WA	8.2%	23.0%	16.2%	21.6%	23.4%	18.9%
20	Boston, MA	13.1%	22.6%	30.0%	30.5%	29.9%	22.7%
21	San Antonio, TX	7.1%	21.7%	11.4%	22.4%	24.7%	18.0%
22	Indianapolis, IN	7.9%	20.7%	12.6%	20.1%	20.5%	16.3%
23	Denver, CO	7.8%	19.4%	17.1%	22.5%	23.2%	19.4%
	All Living Cities	10.0%	27.0%	19.6%	27.5%	28.9%	24.1%
	Nation	8.1%	24.9%	12.6%	22.6%	24.4%	18.2%

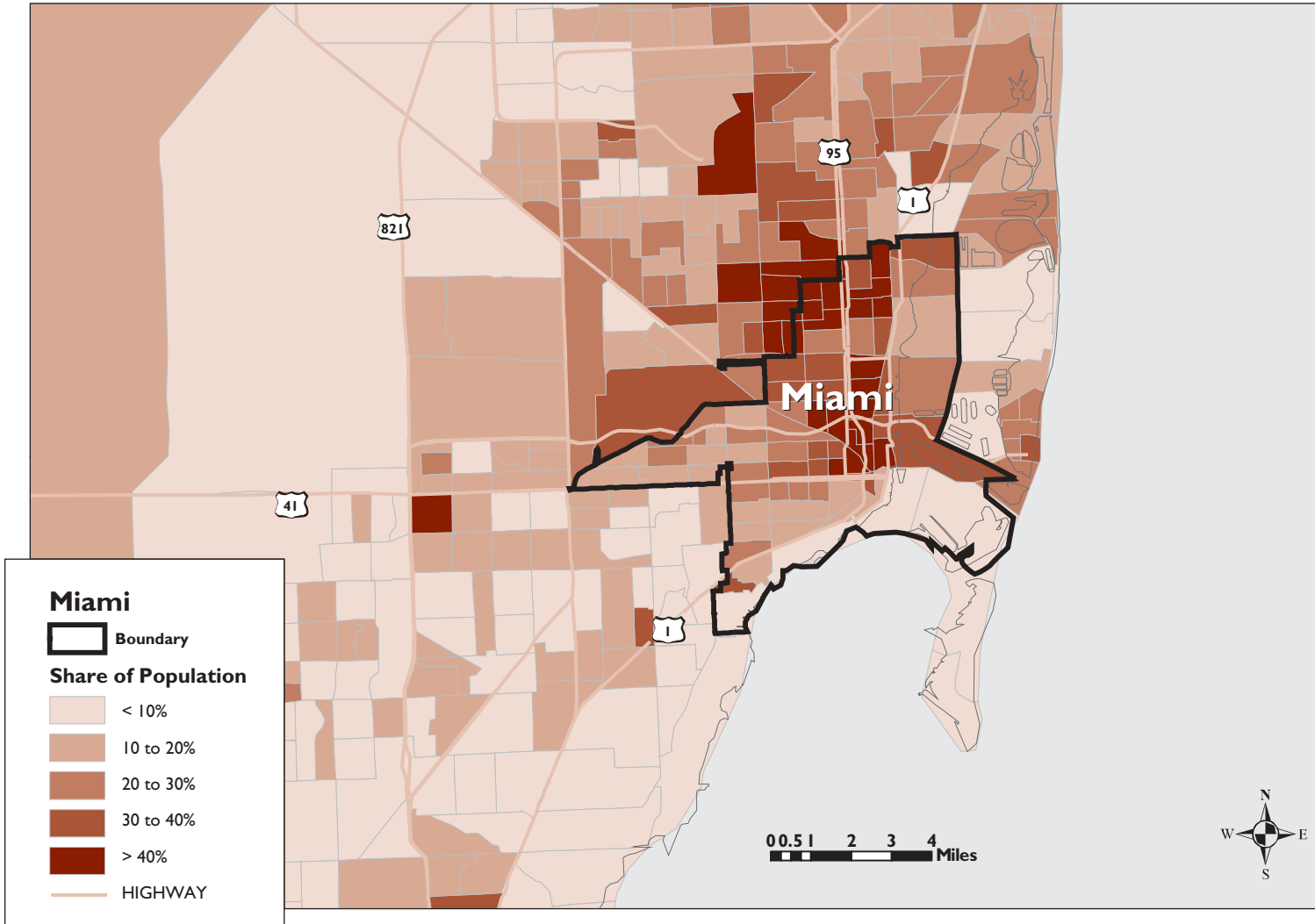
Slightly more than half of Miami's families with children live below or near the poverty line

Share of families with children under 150% of poverty, 2000: Living Cities

Rank	Living Cities	Total Families with Children	Families with Children under 150% Poverty	Percent
1	Miami, FL	42,313	21,490	50.8%
2	Cleveland, OH	66,879	31,952	47.8%
3	Atlanta, GA	46,907	21,335	45.5%
4	Newark, NJ	39,322	17,880	45.5%
5	Detroit, MI	139,719	59,082	42.3%
6	Los Angeles, CA	483,324	196,841	40.7%
7	Baltimore, MD	84,303	33,296	39.5%
8	Philadelphia, PA	197,093	74,931	38.0%
9	New York, NY	1,035,122	380,575	36.8%
10	Dallas, TX	157,812	57,615	36.5%
11	Oakland, CA	50,662	17,918	35.4%
12	Chicago, IL	366,051	129,090	35.3%
13	Washington, DC	62,222	21,874	35.2%
14	Boston, MA	62,093	20,862	33.6%
15	San Antonio, TX	166,164	55,570	33.4%
16	Phoenix, AZ	184,723	53,790	29.1%
17	Minneapolis-St. Paul, MN	76,107	22,145	29.1%
18	Denver, CO	62,895	17,919	28.5%
19	Kansas City, MO	58,398	15,852	27.1%
20	Columbus, OH	93,227	24,064	25.8%
21	Indianapolis, IN	106,399	25,189	23.7%
22	Portland, OR	60,235	13,442	22.3%
23	Seattle, WA	51,807	9,021	17.4%
	All Living Cities	3,693,777	1,321,733	35.8%
	Nation	35,234,403	10,334,441	29.3%

Miami and its suburbs have several neighborhoods of concentrated poverty

Poverty rate, 2000: Miami metro area



HOUSING

Housing has always played an important role in defining the health of this nation and its cities, with construction figures and home prices measuring the strength of the economy and homeownership rates and rent burdens indicating the wealth of households.

Housing, whether owned or rented, remains the largest expenditure most families make. In particular, residential homeownership is a good indicator as to whether families can acquire assets and leverage them for other expenditures that build family and community wealth, such as a college education, small business capitalization, or home repair/improvement. Family and community well-being can be threatened, however, if housing costs become too high for residents to bear. Housing cost burdens may point to a need for the preservation and construction of affordable housing. At the same time, such burdens may also imply a need to raise residents' incomes so that they are able to afford quality housing. In either situation, cities and neighborhoods can play an active role in linking housing supply and demand.

The 1990s was an especially good decade for homeownership in the U.S., including for groups with historically low homeownership rates. Between 1990 and 2000, the share of U.S. households that owned their own home increased by two percentage points, to 66.2 percent. Blacks and Latinos made even more significant strides, although fewer than half of households in each group were homeowners in 2000, compared to 72 percent of non-Hispanic whites. A building boom helped to fuel the overall increase in homeownership. Nearly 11 million new single-family homes were constructed over the decade, versus 8.7 million in the 1980s (when Baby

Boomers still made up a significant share of renters). Homeownership rates rose in 75 of the 100 largest cities, but overall growth lagged the nationwide trend. A related trend playing out in cities is the aging of the homeowner population—in many city neighborhoods, over half of all homeowners are aged 65 and older.

On the rental side, median rents nationwide rose by 4.9 percent over the decade, and slightly faster overall in central cities (5.6 percent). In part, this faster growth in city rents reflects very rapid spikes in rents in a number of big cities in the late 1990s—especially “tech” centers like San Francisco, Seattle, Austin, New York, and Denver. By 2000, nearly one in three city renters paid more than 35 percent of household income in rent. In many cities, the problem is not limited to poor renters alone; moderate-income workers increasingly face high costs to provide decent housing for themselves and their families.

This final set of charts, graphs, and maps presents indicators of the state of housing in Miami and other large cities, including homeownership rates, attributes of the housing stock, and rental market price trends in the 1990s. Housing trends bear watching in every city.

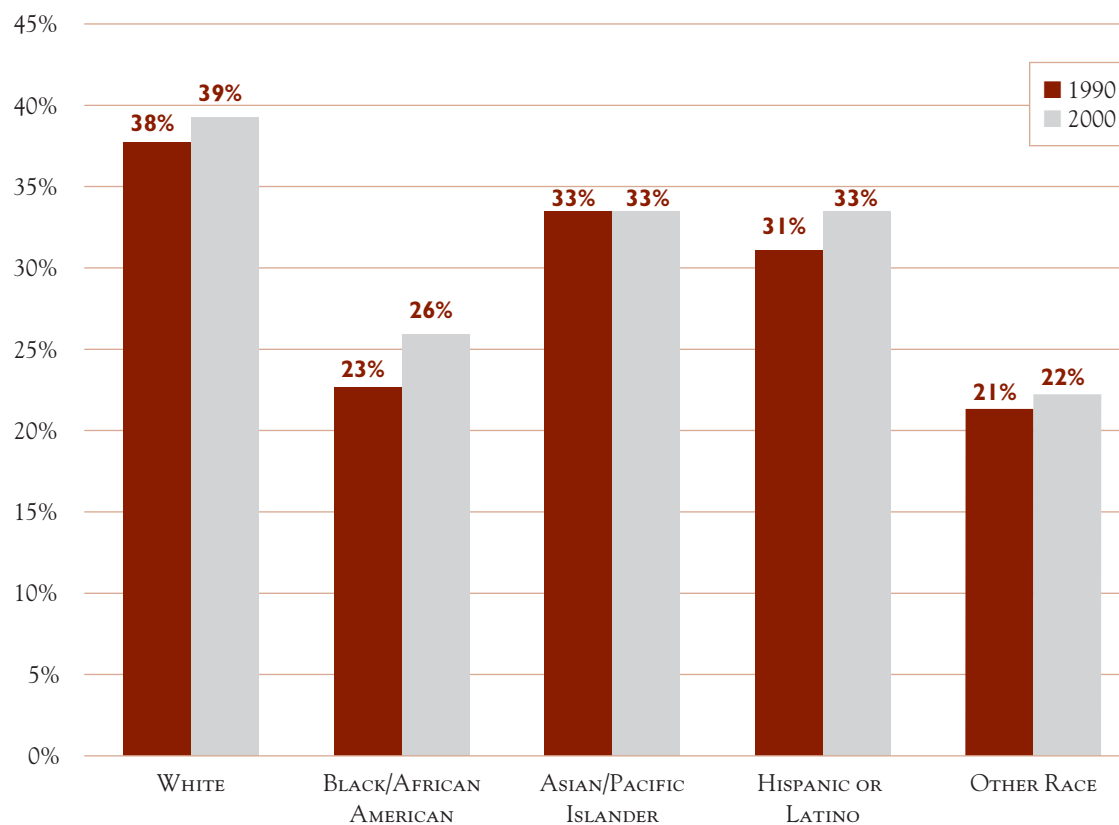
HOUSING

Miami's homeownership rate rose in the 1990s, but still ranks only 96th among the 100 largest cities*Homeownership rate, 1990–2000: Living Cities and 100 largest cities*

Rank	Living Cities	1990	2000	Peer Cities	Rank	2000
1	Phoenix, AZ	59.2%	60.7%	Rochester, NY	90	40.2%
2	Philadelphia, PA	62.0%	59.3%	Cincinnati, OH	91	39.0%
3	Indianapolis, IN	56.7%	58.7%	Los Angeles, CA	92	38.6%
4	San Antonio, TX	54.0%	58.1%	Glendale, CA	93	38.4%
5	Kansas City, MO	56.9%	57.7%	Irving, TX	94	37.3%
6	Portland, OR	53.0%	55.8%	San Francisco, CA	95	35.0%
7	Detroit, MI	52.9%	54.9%	Miami, FL	96	34.9%
8	Minneapolis-St. Paul, MN	51.4%	52.8%	Boston, MA	97	32.2%
9	Denver, CO	49.2%	52.5%	New York, NY	98	30.2%
10	Baltimore, MD	48.6%	50.3%	Jersey City, NJ	99	28.2%
11	Columbus, OH	46.6%	49.1%	Newark, NJ	100	23.8%
12	Cleveland, OH	47.9%	48.5%	100-City Average		52.8%
13	Seattle, WA	48.9%	48.4%			
14	Chicago, IL	41.5%	43.8%			
15	Atlanta, GA	43.1%	43.7%			
16	Dallas, TX	44.1%	43.2%			
17	Oakland, CA	41.7%	41.4%			
18	Washington, DC	38.9%	40.8%			
19	Los Angeles, CA	39.4%	38.6%			
20	Miami, FL	33.1%	34.9%			
21	Boston, MA	30.9%	32.2%			
22	New York, NY	28.7%	30.2%			
23	Newark, NJ	23.1%	23.8%			
	All Living Cities	45.7%	46.9%			
	Nation	64.2%	66.2%			

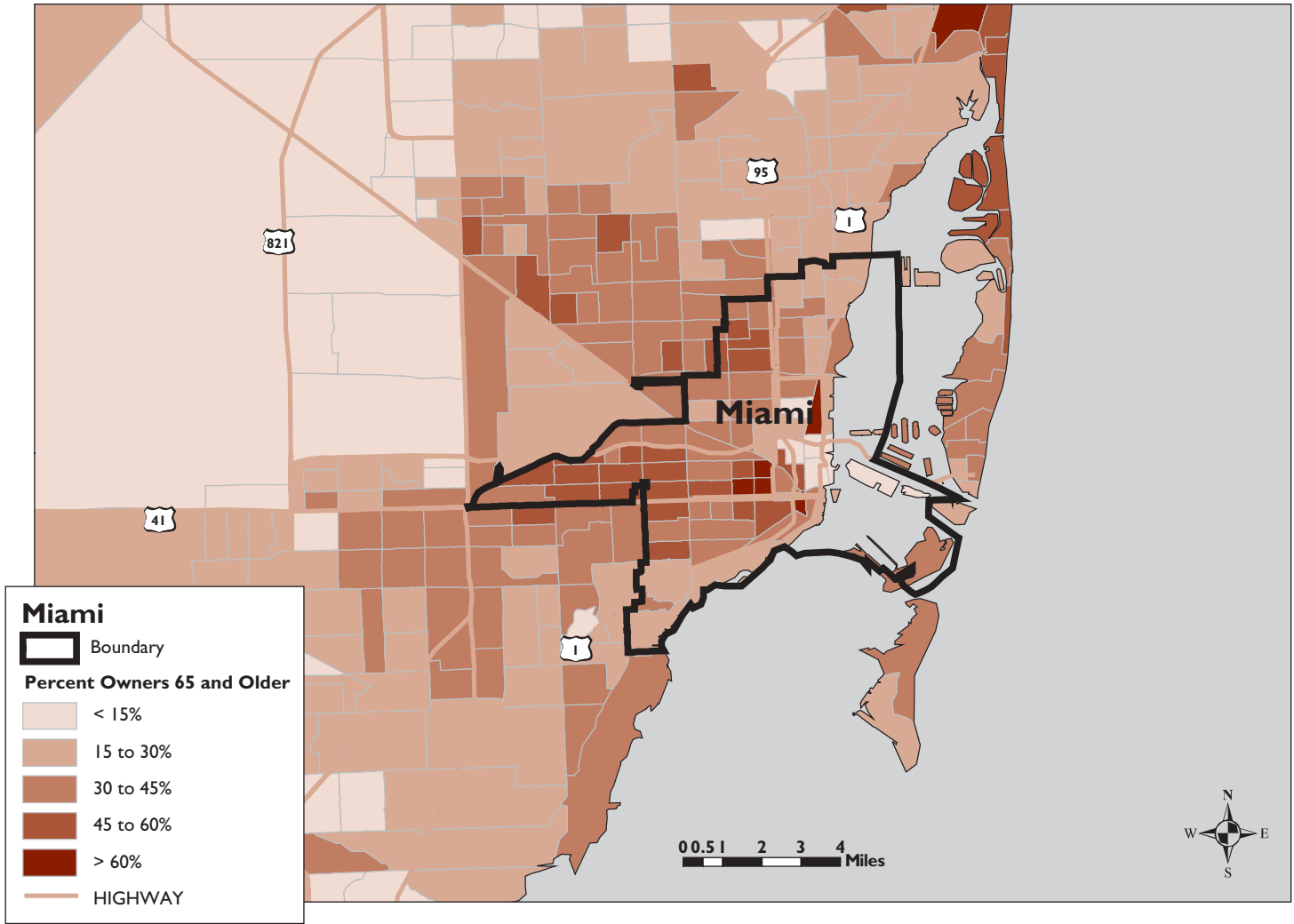
Miami's blacks and Hispanics had larger gains in homeownership during the 1990s than other racial and ethnic groups

Homeownership rate by race/ethnicity, 1990–2000: Miami



Most older homeowners in greater Miami live in the central city and its close-in suburbs

Share of homeowners age 65 and over, 2000: Miami metro area



A significant share of Miami's housing stock is multifamily housing

Share of housing units in multifamily structures*, 2000: Living Cities

Rank	Living Cities	Total Housing Units	Multifamily Housing Units	Percent
1	New York, NY	3,200,912	1,945,829	60.8%
2	Washington, DC	274,845	135,111	49.2%
3	Miami, FL	148,554	65,919	44.4%
4	Los Angeles, CA	1,337,668	586,956	43.9%
5	Dallas, TX	484,053	207,215	42.8%
6	Boston, MA	251,935	107,316	42.6%
7	Atlanta, GA	186,998	76,674	41.0%
8	Seattle, WA	270,536	108,486	40.1%
9	Newark, NJ	100,141	39,990	39.9%
10	Chicago, IL	1,152,871	456,700	39.6%
11	Denver, CO	251,435	94,535	37.6%
12	Minneapolis-St. Paul, MN	284,337	97,265	34.2%
13	Oakland, CA	157,505	50,008	31.8%
14	Columbus, OH	327,429	95,179	29.1%
15	Phoenix, AZ	495,793	132,292	26.7%
16	Portland, OR	237,269	61,878	26.1%
17	Kansas City, MO	202,273	48,570	24.0%
18	Indianapolis, IN	352,748	83,205	23.6%
19	San Antonio, TX	433,108	98,841	22.8%
20	Baltimore, MD	300,477	61,122	20.3%
21	Cleveland, OH	215,844	41,877	19.4%
22	Philadelphia, PA	661,958	110,285	16.7%
23	Detroit, MI	375,096	58,961	15.7%
	All Living Cities	11,703,785	4,764,214	40.7%
	Nation	115,904,641	20,059,763	17.3%

Rents in Miami are relatively low and increased only modestly in the 1990s

Percent change in median gross rent, 1990–2000*: Living Cities

Rank	Living Cities	1990	2000	Change
1	Denver, CO	\$509	\$631	24.1%
2	Portland, OR	\$523	\$622	18.9%
3	Seattle, WA	\$610	\$721	18.2%
4	San Antonio, TX	\$486	\$549	12.9%
5	Dallas, TX	\$561	\$623	11.0%
6	Cleveland, OH	\$424	\$465	9.6%
7	Atlanta, GA	\$556	\$606	9.0%
8	New York, NY	\$653	\$705	7.9%
9	Minneapolis-St. Paul, MN	\$529	\$565	6.9%
10	Phoenix, AZ	\$582	\$622	6.8%
11	Columbus, OH	\$556	\$586	5.4%
12	Chicago, IL	\$586	\$616	5.1%
13	Indianapolis, IN	\$540	\$567	5.0%
14	Kansas City, MO	\$532	\$548	3.0%
15	Miami, FL	\$532	\$535	0.5%
16	Newark, NJ	\$586	\$586	-0.1%
17	Detroit, MI	\$490	\$486	-0.8%
18	Oakland, CA	\$709	\$696	-1.8%
19	Washington, DC	\$631	\$618	-2.1%
20	Boston, MA	\$823	\$803	-2.5%
21	Philadelphia, PA	\$596	\$569	-4.5%
22	Baltimore, MD	\$544	\$498	-8.5%
23	Los Angeles, CA	\$791	\$672	-15.0%
	Nation	\$589	\$602	2.2%

*in 2000 dollars

Miami ranks highest among the Living Cities in the share of all renters facing housing cost burdens

Share of renters paying at least 30 percent of income on rent, 2000: Living Cities

Rank	Living Cities	Total Renters	Paying 30% or More of Income on Rent	Percent	Total Renters with Income from \$20,000 to \$35,000	Paying 30% or More of Income on Rent	Percent
1	Miami, FL	87,281	42,551	48.8%	19,128	6,683	34.9%
2	Los Angeles, CA	782,164	353,270	45.2%	187,723	92,366	49.2%
3	Philadelphia, PA	240,027	102,078	42.5%	52,568	18,442	35.1%
4	Oakland, CA	88,216	37,268	42.2%	19,779	10,137	51.3%
5	Newark, NJ	69,515	28,922	41.6%	14,066	5,828	41.4%
6	Portland, OR	98,886	40,869	41.3%	27,002	11,033	40.9%
7	Cleveland, OH	97,825	39,807	40.7%	23,017	4,601	20.0%
8	New York, NY	2,108,538	857,349	40.7%	407,429	210,103	51.6%
9	Boston, MA	162,118	65,187	40.2%	31,018	19,004	61.3%
10	Atlanta, GA	94,577	37,994	40.2%	20,653	8,935	43.3%
11	Detroit, MI	150,814	60,536	40.1%	34,413	8,051	23.4%
12	Baltimore, MD	127,593	51,092	40.0%	28,740	7,215	25.1%
13	Seattle, WA	133,305	52,677	39.5%	32,950	17,332	52.6%
14	Phoenix, AZ	182,952	72,031	39.4%	50,950	20,187	39.6%
15	Denver, CO	113,448	43,788	38.6%	29,504	12,308	41.7%
16	Minneapolis-St. Paul, MN	129,503	49,382	38.1%	35,130	11,497	32.7%
17	Chicago, IL	596,060	225,765	37.9%	132,066	51,130	38.7%
18	Columbus, OH	153,328	55,588	36.3%	41,634	13,361	32.1%
19	San Antonio, TX	169,696	60,522	35.7%	45,821	12,720	27.8%
20	Indianapolis, IN	132,052	46,821	35.5%	36,715	10,458	28.5%
21	Washington, DC	146,863	51,657	35.2%	33,292	11,772	35.4%
22	Dallas, TX	256,084	88,848	34.7%	69,740	25,520	36.6%
23	Kansas City, MO	77,527	26,364	34.0%	21,326	5,592	26.2%
	All Living Cities	6,198,372	2,490,366	40.2%	1,394,664	594,275	42.6%
	Nation	35,199,502	12,969,286	36.8%	8,621,577	3,101,800	36.0%

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Living Cities: The National Community Development Initiative is a partnership of leading foundations, financial institutions, nonprofit organizations, and the federal government that is committed to improving the vitality of cities and urban communities. Living Cities funds the work of community development corporations in 23 cities and uses the lessons of that work to engage in national research and policy development. The consortium includes the following members:

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Chicago	Minneapolis/St. Paul	
Cleveland	New York	Additional information on
Columbus	Newark	these databooks and the
Dallas	Oakland	rest of the Living Cities
Denver	Philadelphia	Census Series can be found
Detroit	Phoenix	at: www.brookings.edu/urban/census
Indianapolis	Portland	





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