Community Background Report

Allapattah

County

Miami-Dade

Boundaries

North: State Road 112
South: The Miami River and State Road 836
West: Northwest 27th Avenue
East: Interstate 95

Community Type

Neighborhood

History

The Allapattah community, whose name has its origins in the Seminole word for alligator, began in 1856 and covers 4.653 square miles within the core of the City of Miami. The neighborhood is east of the Miami International Airport and is bounded by major highways and the Miami River, which are important to local area businesses. Allapattah is served by the Metrorail, with three stations: Civic Center, Santa Clara and Allapattah. Today the area has a large wholesale produce market and a cut flower district, which is served by the South Florida Rail Corridor running east-west between NW 22nd and 23rd Streets. Additionally, the area is well known for its clothing outlets, serving as a trading ground for buyers and sellers, especially from Latin America and the Caribbean.

Allapattah was predominantly White until the late 1950s, when there was a large influx of African Americans displaced by the construction of Interstate Highway 95 in Overtown, and southern migration of Blacks from the Liberty City and Brownsville neighborhoods. Cubans began moving into the neighborhood in the 1960s. In the 1980s there was an influx of Dominicans, Nicaraguans, and later, Haitians. Now, a melting pot of residents from all across the Caribbean, Central America, and Latin America reside in the area.

Along with the federal government's 'war on poverty' in the 1960s came a general growth in the size of government. Facilities housing the penal system, the courts and medical services were built in and around Allapattah. The area's employment base grew due to the proximity of these institutions, but so did the byproducts of rapid neighborhood and industrial change. Homelessness is one of the issues many of the area's concerned residents would like to see resolved.

In 1997, the City of Miami designated Allapattah as an Empowerment Zone (EZ) neighborhood, which gave small businesses in the area special eligibility for grants and loans. Because of its central location in Miami-Dade County and its proximity to downtown, the airport and the seaport, Allapattah has the opportunity to further promote its community and economic development strategy through the development of affordable home ownership in the neighborhood.

The City of Miami has established a Neighborhood Enhancement Team (NET) office in Allapattah to help bring stability to this neighborhood, and to contribute to the revitalization of the area by improving the physical, economic, and social conditions. The Allapattah NET has brought increased police presence, cleared the area of many abandoned vehicles, and has reduced illegal mechanical repairs in this neighborhood. The dredging of the Miami River and better housing are intended to raise the employment rate and the average wage for residents of Allapattah.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Allapattah has a population of 30,014, 64.9% of which are working age from 18 to 64. The average per capita income of $14,760 is much lower than Miami-Dade County's average per capita income of $28,823. The population is 83.98% Hispanic, and 16.02% non-Hispanic. Furthermore, 64.4% of the population is White (including Hispanic White), 22.11% is Black, and 14% Other. A non-English language is spoken by 22.31% of the population. Regarding education level, 63% of the population has less than a high school education, which is higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 58.24% of the population, and 31.53% of the population are naturalized citizens, while 68.47% are not US citizens.

Business Landscape

Allapattah's commercial corridors are along NW 36th Street, NW 20th Street, NW 7th Avenue, NW 27th Avenue, and NW 17th Avenue. Industrial activity intensifies between NW 27th and NW 7th Avenues, and from NW 20th Street north to the South Florida Rail Corridor between NW 22nd and 23rd Streets, a stretch of nearly 1,500 feet. This district is the largest working industrial area of the city. Many trades are well represented here and a wide range of services are offered: clothing manufacturers, auto repair shops, paint and body shops, carpentry and upholstery shops, as well as shipyards and dry docks located along the banks of the Miami River.

Allapattah contains a major produce shopping district where restaurants purchase their supplies. This market delivers a large volume of produce at lower costs than those found in local supermarkets. The Allapattah Produce District is bounded approximately by NW 10th Avenue to the east and NW 17th Avenue to west, and runs between NW 20th and 24th Streets. This is the largest open-air food distribution center in Miami, serving local supermarkets and "bodegas" alike with the freshest varieties of South Florida produce, tropical fruits and many other products. A thriving textiles market is located along NW 20th Street between NW 17th and 27th Avenues, with several garment manufacturing and wholesale outlets from Latin America and the

Caribbean along the row. This district is considered a major employment center and has been estimated to have over 2,000 employees, primarily in low-skill to semiskilled capacities, consistent with the skills of the inner-city workforce. Goodwill Manufacturing has a large outlet store in Allapattah, at 2121 NW 21st Street.

In addition, Allapattah encompasses Miami's Civic Center Health District, which contains several medical institutions, including the Bascom Palmer Eye Institute, the University of Miami Jackson Memorial Medical Center, the Sylvester Cancer Center, the Ryder Trauma Center, the Cedars of Lebanon Hospital, the Veterans Administration Hospital and the Miami-Dade College Medical Center Campus. The majority of employees reaching these large institutions commute by train, arriving at the Civic Center and Allapattah Metrorail stations. Social service institutions are also located in the area and support the population receiving medical attention.

Transportation

Allapattah is served by Metrorail at three stations: Civic Center, Santa Clara, and Allapattah. The main roads serving Allapattah are located mostly along its borders, with NW 27th Avenue on the west, State Road 112 on the north, Interstate 95 on the east, and State Road 836 on the southeast. NW 36th Street runs east-west through the northernmost part of the neighborhood, and NW 12th Avenue runs north-south through the eastern half of Allapattah.

Reference

1. U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860024022, 120860024021, 120860029003, 120860029002, 120860029001, 120860024032, 120860024041, 120860024031, 120860024042, 120860025012, 120860025022, 120860025014, 120860025011, 120860025023, 120860025013. Miami-Dade County, Florida. URL: http://www.census.gov

2. U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. URL: https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/

3. City of Miami, Neighborhood Enhancement Team. URL: https://www.miamigov.com/Government/Departments-Organizations/Neighborhood-Enhancement-Team-NET/NET-Offices/Allapattah-NET-Office

4. City of Miami Planning Department. URL: https://www.miamigov.com/Government/Departments-Organizations/Planning

5. Sneakykitchen.com. URL: http://www.sneakykitchen.com/Stories/allapattah.htm

6. Wikipedia. URL: https://en.wikipedia.org/wiki/Allapattah

7. Google Maps. URL: www.Google.com/maps