

Cutler Manor Apartments

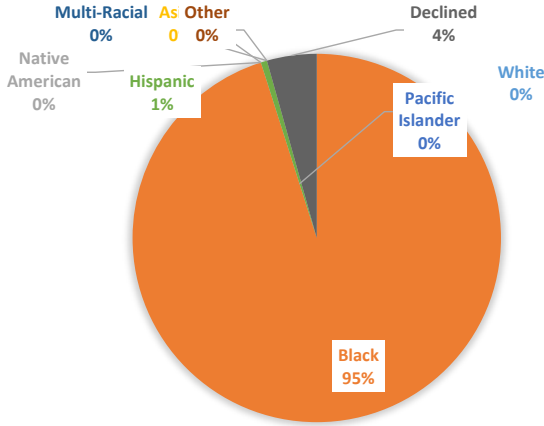
Demographic Snapshot

Family Site Miami, FL

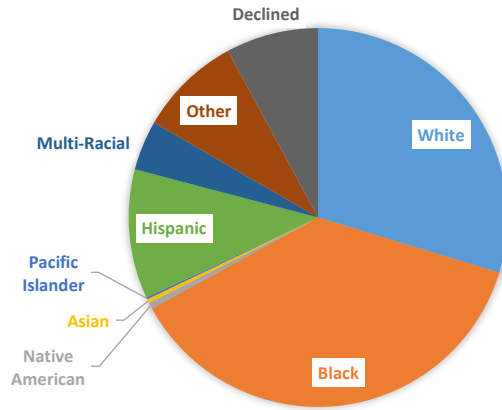
	Property	All Family Sites
Total HH (Households)	217	4645
Total Residents	550	10335
Average HH Tenancy (Years)	9.6	6.3
Median HH Tenancy (Years)	6.6	4.0

	Property	All Family Sites
Average HH Size	2.5	2.2
Average HH Income	\$ 10,142	\$ 16,064
Average HH Earned Income	\$ 16,928	\$ 23,730
HHs with No Earned Income	68%	60%

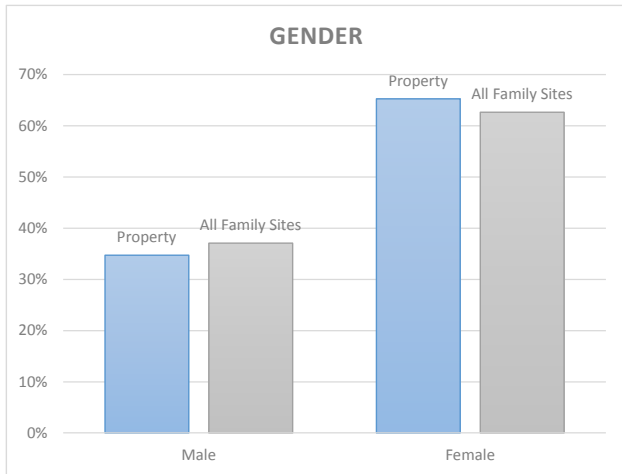
Cutler Manor Apartments Race & Ethnicity



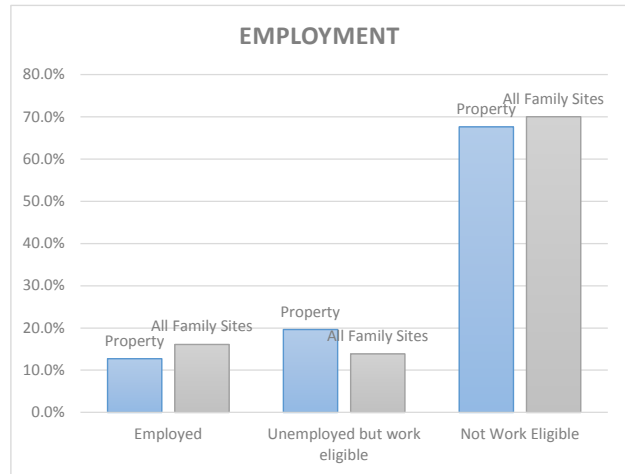
Family Sites Race & Ethnicity



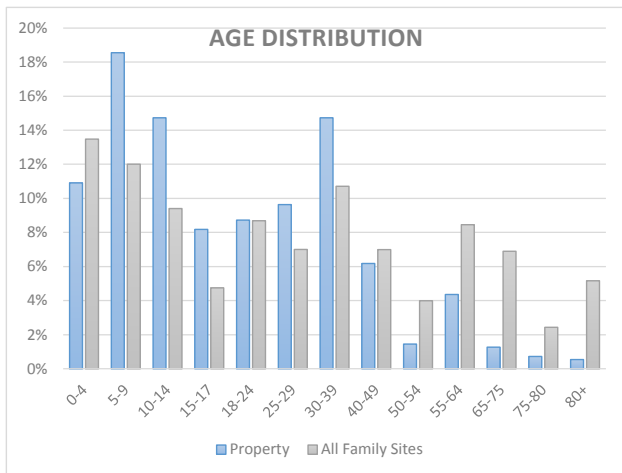
GENDER



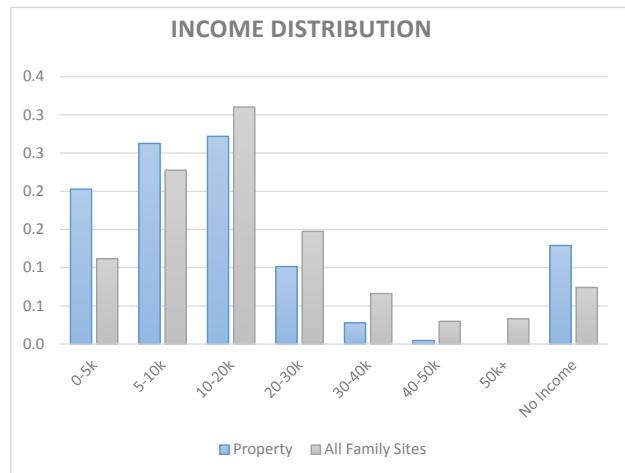
EMPLOYMENT



AGE DISTRIBUTION



INCOME DISTRIBUTION



Cutler Manor Apartments

Demographic Snapshot

Family Site Miami, FL

	Property	All Family Sites		Property	All Family Sites
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Average HH Tenancy (Years)	9.6	6.3	Average HH Earned Income	\$ 16,928	\$ 23,730
Median HH Tenancy (Years)	6.6	4.0	HHs with No Earned Income	68%	60%

Language	# Res	Property	All Family Sites
English	542	99%	70%
Spanish	5	1%	13%
Chinese	0	0%	0%
Russian	0	0%	0%
Arabic	0	0%	0%
Other	1	0%	1%
Declined	2	0%	5%
Unknown	0	0%	11%
TOTAL	550	100%	100%

Gender	# Res	Property	All Family Sites
Male	191	35%	37%
Female	359	65%	63%
Unknown	0	0%	0.25%
TOTAL	550	100%	100%

Employment	# Res	Property	All Family Sites
Employed	70	12.7%	16.1%
Unemployed but work eligible	108	19.6%	13.9%
Not Work Eligible	372	67.6%	70.0%
TOTAL	550	100%	100%

Age	# Res	Property	All Family Sites
0-4	60	11%	13%
5-9	102	19%	12%
10-14	81	15%	9%
15-17	45	8%	5%
18-24	48	9%	9%
25-29	53	10%	7%
30-39	81	15%	11%
40-49	34	6%	7%
50-54	8	1%	4%
55-64	24	4%	8%
65-75	7	1%	7%
75-80	4	1%	2%
80+	3	1%	5%
TOTAL	550	100%	100%

Tenancy (Years)	# Res	Property	All Family Sites
0-5 years	275	50.0%	56.9%
5-10 years	102	18.5%	22.3%
10+ years	173	31.5%	20.8%
TOTAL	550	100%	100%

Race	# Res	Property	All Family Sites
White	0	0%	30%
Black	523	95%	37%
Native American	0	0%	1%
Asian	0	0%	0%
Pacific Islander	0	0%	0%
Hispanic	3	1%	11%
Multi-Racial	0	0%	4%
Other	0	0%	9%
Declined	24	4%	8%
TOTAL	550	100%	100%

HH Banked	#HHs	Property	All Family Sites
Yes	60	28%	54%
No	157	72%	29%
Declined	0	0%	6%
Unknown	0	0%	10%
TOTAL	217	100%	100%

HH Income	#HHs	Property	All Family Sites
0-5k	44	20%	11.2%
5-10k	57	26%	22.8%
10-20k	59	27%	31.0%
20-30k	22	10%	14.7%
30-40k	6	3%	6.6%
40-50k	1	0%	3.0%
50k+	0	0%	3.3%
No Income	28	13%	7.4%
Total	217	100%	100%

Disability	# Res	Property	All Family Sites
Disabled	70	12.7%	13.9%
None	476	86.5%	84.0%
Declined	4	0.7%	2.1%
TOTAL	550	100.0%	100.0%

HH Size	#HHs	Property	All Family Sites
1 person	65	30%	37%
2 persons	58	27%	29%
3 persons	40	18%	19%
4 persons	32	15%	10%
5+ persons	22	10%	5%
TOTAL	217	100%	100%

Status Report: *Cutler Manor Apartments*



Location: Miami, FL
Tenancy Type: Family
Total Households: 217
Total Residents: 550
Date Updated: Jan-18

Progress Towards Outcomes

Stable Housing

Indicator	Property	All Family Sites
HH avg years in community	9.6	6.3
% On-time rent payments (by 5th of the month)	47%	42%
# Residents receiving TANF [^]	2	7
# HH without income [Ⓜ]	28	9
Rate of move outs due to adverse causes	3%	12%

[^]Indicators for Family sites are averaged

Education

Indicator	Property	All Family Sites
% Youth enrolled in preschool programs (<i>approx.</i>)	N/A	5%
% Current grade students transitioning into next grade in the fall (<i>approx.</i>)	0%	0%

Employment

Indicator	Property	All Family Sites
% Residents employed*	40%	58%
Average HH Income	\$ 10,142	\$ 16,064
Average earned income of employed households	\$ 16,928	\$ 23,730
% Residents enrolled in post-secondary edu	3%	2%
% Residents with post secondary deg/cert	3%	16%

*if %>100, then some non-work eligible residents are employed

Community Engagement

Indicator	Property	All Family Sites
% Residents feel safe in their building	38%	54%
% Residents feel safe outside their building	33%	46%
% Residents feel they can rely on their neighbor	19%	25%
% Residents registered to vote in elections	45%	43%
Community Stability Rate	88%	65%

Financial Stability

Indicator	Property	All Family Sites
% Residents with a checkings or savings account	23%	90%
% Residents paying rent with a money order	87%	58%

Health

Indicator	Property	All Family Sites
% Adults in self-reported good health	39%	49%
% Adults visited the emergency room in the past year	2%	12%
% Adults who utilized primary care service	38%	75%
% Adults with health insurance	39%	76%
% Youth with health insurance	74%	52%

Status Report: *Cutler Manor Apartments*



Location: Miami, FL
Tenancy Type: Family
Total Households: 217
Total Residents: 550
Properties Represented: 73
Date Updated: Jan-18

Property Totals

All Residents	This Property	All Family Sites
Households	217	4645
Residents	550	10335
Youth 17 and under	289	4324
Adults (18+)	261	6011
Seniors (65+)	14	885
Work eligible adults	175	3586

Questionnaire Response Rate (%Adults 18+)	This Property
Year 2	2%
Year 1 (Baseline)	95%

Questionnaire Responses Captured in Status Report by Age Category	This Property	All Properties
All questionnaires recorded in past two years (<i>duplicated</i>)	177	4399
Households (<i>at least one person is represented, unique</i>)	170	3554
Adults 18+ (<i>unique</i>)	175	3735
Youth (<i>estimated, unique</i>)	175	981

Duplicated = counts each questionnaire, even if the resident has responded more than once within the past two years

Unique = counts each resident that has taken the questionnaire at least once in the past two years