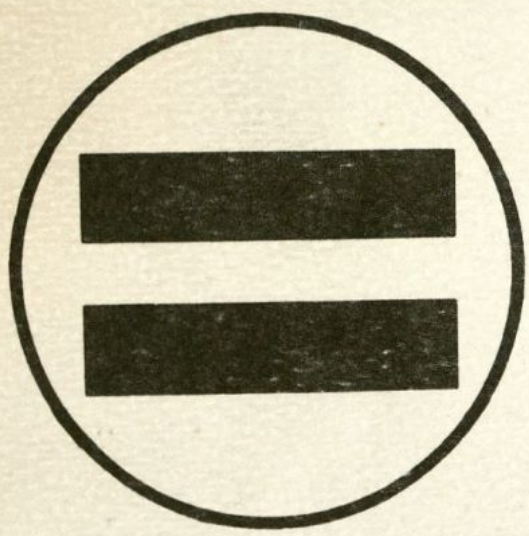


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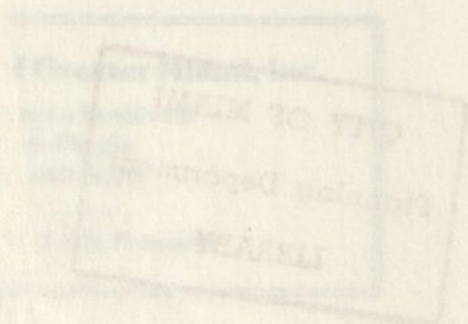
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This study was made possible only by the aid of the over 1700 residents of Culmer-Overtown and their families who gave us their cooperation. Though we could give them no hope of future reward, with very few exceptions, they were greatly receptive to interviewers and tried to be helpful, in what at best, was a repeat of the many surveys conducted in the area.

One of the strongest feelings that we take with us from the study is the variation between the myth that the residents are apathetic about their conditions and the reality of so many people blunted by the vagaries of life and ill fortune, but still trying to make a reasonable life within a society with all too many barriers. Our gratitude for the positive partnership that was established between our staff and the respondents is substantial.

Acknowledgements are also given to the Dade County Planning Department, the Greater Miami Chamber of Commerce, the Culmer Area Developmental Task Force of the New World Center Action Committee, Dr. Charles Blowers and Oliver Kerr of Dade County Planning Department. Herbert Leeds, Larry Walsh, and Lester Freeman of the Culmer Area Developmental Task Force, provided most useful criticism of the questionnaire and the preliminary analysis. Additionally, the cooperation received from the Culmer-Overtown community leaders and ministers were admirable. We are most grateful for it.

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FOREWORD

The Speak Out for Survival Staff makes no claim to this analysis being the definitive work. We have attempted to provide a fresh, more relevant, perspective of Black life in the Culmer Overtown area. For that reason, it is ipso facto polemical.

Criticism of this analysis will come from both the blacks and whites and must be anticipated. Much of the criticism will be valid, since there are bound to be flaws in developing a new perspective on a subject where there is little unanimity on either the cause or the nature of the problem. But, this is a foundation upon which those committed the plight of Culmer Overtown can build, and it had to be initiated by a black community based organization, such as the Urban League of Greater Miami, Inc. Whatever it accomplishes, at least, an alternative will have been presented to the prevailing interpretation.

The Speak Out for Survival staff brings a special interest and skill to this type of research project. The reinterpreting of data is represented to fit a black perspective.

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Speak Out for Survival is a federally funded Title VI project.

The purpose of the study is to gather specific information as it relates to the economic viability of the Culmer-Overtown area.

Basic Objectives:

- To demonstrate that a comprehensive random, door to door, face to face, survey of Culmer Overtown residents can be designed and successfully implemented at reasonable cost within a short time frame.
- To assess the needs (socioeconomic) of the Culmer Overtown residents by eliciting representative information.
- To involve as many Culmer Overtown heads of households in the survey so that in effect they can ascertain their own needs.
- To identify Culmer Overtown's economic needs in terms of priority.
- To disprove the presumption about Culmer Overtown residents being apathetic toward their present existing conditions.
- To demonstrate that given an opportunity, Culmer Overtown residents are open and willing to share their opinions.
- To demonstrate that the Black community leaders of Culmer Overtown are highly interested in filling the void that exists due to unreliable and outdated information concerning the economic viability of the area.
- To demonstrate the importance of identifying such economic needs in reference to community planning and bureaucratic decision making as well, as the Culmer Overtown resident's right to quality service and equal opportunity.
- To provide an analysis of existing resources available to Culmer Overtown residents.

-To provide a basis for continuance of development, planning, operation and management of present and future projects undertaken by interested organizations or other entities.

-To enable interested organizations or other entities a means by which to better their delivery system to the Culmer Overtown community as a whole.

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- To provide an analysis of existing resources available to Culmer Overtown residents.

METHODOLOGY

Speak Out for Survival (SOS) staff began by securing technical assistance from the following agencies:

- (1) Dade County's Planning Department: Dr. Charles Blowers, Supervisor, and Oliver Kerr, Assistant to the Supervisor, provided information on sampling, analysis of questionnaire forms and questionnaire designs;
- (2) The Miami Research and Response Center: Cathy Leff, Director, and Gary Kingsberry, Consultant, provided information on questionnaire forms, interviewing, interviewer training and problems, and effective quality control checks;
- (3) Community Analysis Division of the County Manager's Office: James Paisley, Program Analyst, provided ethnic breakdown of housing information that was used to ascertain the approximate number of persons per household;
- (4) City of Miami's Planning Department: Pierce Eichelberger provided information of how to obtain a random sampling for the Culmer Overtown area; and
- (5) City of Miami, City Manager's Office: Newall Daugherty, Assistant to the City Manager, provided background information on Culmer Overtown.

In securing the technical assistance the following activities were begun and completed by Speak Out for Survival's six (6) research assistants.

-A questionnaire of nineteen (19) questions was prepared.

-Comments on the proposed questionnaire were requested and received from Newall Daugherty, Assistant to the City Manager; Lester Freeman, Executive Vice President of the Chamber of Commerce of Greater Miami, Polly Clark, Chamber of Commerce of Greater Miami; Dr. Charles Blowers and Oliver Kerr, Metropolitan Dade County Planning Division; and Howard Kleinberg, Co-chairman of the Culmer Area Development Task Force and Editor of The Miami News.

-Staff divisions were made: (1) Logistics,
(2) Communications and Media Coverage,
(3) Interview Training.

-The Logistics staff developed the random sample for the Culmer Overtown area. Using The Bressmer's Cross Index Reference of Miami. Each eighth or tenth address was chosen from the area designated as Culmer Overtown.

The Culmer Overtown area's described as being located wholly within the City of Miami. Culmer Overtown is bounded on the east by the Florida East Coast Railroad right-of-way; on the west by N.W. 10th Avenue; on the north by N.W. 20th Street and N.W. 21st Terrace; on the south by the Miami River.

The area covers approximately 1½ square miles of the four census tracts located within the area (30.01, 31,34 and 36.01). Our survey was concentrated in census tracts 31 and 34 because of the highly concentrated black population.

The legitimacy for addresses was obtained by conducting a random check of the Culmer Overtown neighborhood area.

Logistics were developed for transportation, briefing and debriefing and communication of part-time interviewers.

Areas to be covered were plotted on a map for exactness.

-The Communications and Media Coverage staff employed extensive efforts to increase awareness for our survey in the Culmer Overtown area. The efforts included: (1) personal contact made with community leaders; (2) letters sent to neighborhood leaders and ministers; (3) radio and public service announcements aired one week before survey began; (4) press releases; (5) flyers distributed on door steps; and (6) posters placed in strategic locations with the Culmer Overtown community.

The Communications and Media Coverage staff had survey forms printed and coordinated data compilation.

-The Interviewer's Liasons staff developed the timetable for part-time interviewers' activities using the research assistant staff as guides for establishing the interviewer's training program; developed the forms to be used for (1) quality check; (2) keeping part-time interviewer's time; (3) keeping mileage for part-time interviewers and research assistants; and (4) daily activity of part-time interviewer; delegated the responsibility of each research assistant to each part-time interviewer; and supervised survey forms distributions and collection.

-Interviewer's Training Program

The Interviewer's Training Program was conducted for eleven (11) part-time interviewers for a period of one week (Oct. 3 thru Oct. 7, 1977). The co-ordinator and research assistants conducted the training session. (See: Interviewer's Training Program).

-From the random sample of 1,952 (30%) households, 1,725 interviews were completed by the part-time interviewers.

The reasons for failing to secure interviews with the 227 non-respondents vary. Only 90 respondents refused to participate. In 78 non-responses, no contact was established after repeated call backs. The other 59 non-responses can be attributed to "no such addresses," vacant houses or apartments.

-Data tabulation and analysis was done on a continuing basis for three months (Oct. thru Dec. 1977).

-Preliminary analysis was submitted December 14, 1977 to three members of the Culmer Area Development Task Force for Review of contents. The members of the task force were: Lester Freeman, Herbert Leeds, and Larry Walsh.

PROFILE

The Culmer Overtown Resident

- IS Black
- IS 46 years or older
- IS a female head of house
- HAS no children under 18 years of age
- HAS not graduated from high school
- HAS resided in Culmer Overtown for twelve (12) years or more
- IS unemployed
- IS renting
- HAS no telephone
- IS satisfied with the quality of services and facilities provided in the area
- HAS to engage in economic activities outside the Culmer Overtown area
- IS willing to enhance his/her skills
- IS interested in securing a job'
- IS hopeful that economic development in Culmer-Overtown area will begin with the erection of shopping facilities and grocery stores

PROFIB

The Culmer Overtown Resident

Black	IS
45 years or older	IS
a female head of house	IS
no children under 18 years of age	HAS
not graduated from high school	HAS
resided in Culmer Overtown for twelve (12) years or more	HAS
unemployed	IS
renting	IS
no telephone	HAS
satisfied with the quality of services and facilities provided in the area	IS
to engage in economic activities outside the Culmer Overtown area	HAS
willing to enhance his/her skills	IS
interested in securing a job	IS
hopeful that economic development in Culmer Overtown area will begin with the erection of shopping facilities and grocery stores	IS

WHO ARE THE RESIDENTS OF CULMER OVERTOWN

Racial Characteristics of Culmer Overtown

Of the 1,725 respondents 99% were Black and less than 1% were Latin. The large percentage of Blacks can be attributed to (1) the high concentration of Blacks in the Culmer-Overtown area and (2) the survey's concentration in census tracts 31 (98.9% Black), and 34 (98.9% Black). The survey sample is inclusive of all four census tracts, 30.01, 31, 34, and 36.01.
See Appendix

Age Characteristics of Culmer Overtown

As would be expected, there is considerable variation by age of residents in Culmer Overtown. The Culmer Overtown area tends to have an older population. About 50% are 46 and older compared with 22% ages 16-32. The median age is between 33-45.

The lack of youth from 16-20 living in Culmer could be one reason for the area's decline. Older residents frequently resist change and are not motivated to better their surroundings. They also have become wary of promises of a brighter tomorrow.
See Appendix

Families and Household Characteristics of Culmer Overtown

Seventy-six percent of the households in Culmer Overtown have females as heads of household compared with 22% of those having male heads of household. The data confirms the instability of the Black family unit in that only 30% of the respondents are married compared to 68% who are either single, separated, divorced, or widowed.

Generally speaking we acknowledge there must be a steady job with adequate and dependable income to make a man get married, stay married, remain with his family, and support it. The absence of such economic viability can be possibly highly correlated to the refusal of the Culmer Overtown Black male to insure the stability required by society and desired by family members as being impossible because the economic function of the family is not being fulfilled.

The predominance of female heads of households, although no surprise, does present a problem as far as keeping up property, crime prevention, and child rearing. See Appendix

Forty-six percent of those interviewed had no children living in their household under 18. This is an indication that only half of the residents have minor aged children in household. See Appendix

Only 36% of the Black families had two persons eighteen or older living in the household compared to only 15% of the Black families having three or more persons. This tends to indicate that (1) the majority of the Black families in Culmer Overtown consist of only one person over the age of 18 and (2) most persons are living alone.

The number of persons living alone coupled with the lack of male heads of households further indicates a breakdown in the family unit which ordinarily molds a community together. See Appendix

Educational Attainment Characteristics of Culmer Overtown

An astronomical 70% of the respondents have not graduated from high school. Ironically the percentage of respondents with less than a high school education is equivalent to the percentage of the jobless respondents in Culmer Overtown.

While the importance of education as a prerequisite for entry into the job market perhaps has been exaggerated, there is no question that a great many of the Culmer Overtown residents are inadequately prepared in terms of formal education--for work.

This is not to imply that all the respondents with less than high school education in Culmer Overtown are unemployed. Twenty-eight percent of the respondents have completed high school with only 3% of these completing college.

Residential Mobility Characteristics of Culmer Overtown

More than 45% of the survey respondents have resided in the Culmer Overtown area for twelve years or more. This percentage indicates that the area is stable and residents are determined to stay in their present location. A factor that should be cited is that the Urban Renewal Agency has not relocated residents living north of 6th Street to 22nd Street, from east side of 3rd Avenue to Florida East Coast Railroad tracks. Although the west side of 3rd Avenue from 6th Street to 11th Terrace has been affected by condemnation and demolition, long-time residents do live north of 11th Terrace in the immediate vicinity of Booker T. Washington Junior High School.

Around 6th Avenue, 12th and 13th Streets and along the Florida East Coast Railroad which runs along 11th Terrace, North of 14th Street to 22nd Street, from 3rd Avenue west of the railroad tracks, is a combination of vacant land and public housing. Residing in these public housing are some individuals displaced by Urban Renewal and relocated back into the Culmer Overtown area and tenants assigned to the units from the priority list of the Dade County HUD Public Housing Division.

Thirty-three percent of the respondents presently living in the Culmer Overtown area moved into the area within the last 5 years.

See Appendix

Fifty-one percent of those interviewed stated they would move out of the area if they could. This can be viewed basically from the standpoint that the community has been physically destroyed. The property in the area is extremely valuable; yet, few improvements have been made in an effort to help motivate residents to improve their physical surroundings.

Thirty-three (33%) percent of the respondents feel they would not move and wish to remain. This feeling may be viewed as determination of not giving up the things that rightfully belong to them: history, culture, land as well as neighborhoods. Perhaps significant, old-age residents explains the relative immobility.

Nine (9%) percent are undecided and seemingly have a "wait and see" attitude.

Twenty-two (22%) percent of the respondents like the area while 23% dislike the area. This division may be viewed as a desire to continue having a community, but one that does not have as much to offer as other areas of the city and county. Fourteen (14%) percent would move simply because of a need for better housing. Should better housing be offered in the area this percentage might be eradicated altogether and could possibly be added to that percentage of those having a desire to remain. Five (5%) percent want more room in which to live and 5% feel they would move because the area needs to be cleaned up.

This should not be mistaken for a need for the area to be demolished. While 3% would move because of crime, less than 1% would move for a need of more police protection. Four (4%) percent would move if they had the income; 17% of those interviewed did not respond to the question. See Appendix

Employment Characteristics of Culmer Overtown

Seventy (70%) percent of the respondents are unemployed. For everyone of the Culmer area respondents that is employed (30%), there are two persons unemployed. A lack of skills training, education, and a tremendous degree of competition for jobs could be the contributing factors for such a high degree of unemployment.

Of the respondents employed, 31% are engaged in service, operations, and unskilled occupations of which such menial jobs as domestic workers, waitresses, cooks, dishwashers, laborers, etc. These respondents are seemingly confined to "just jobs," are becoming increasingly unavailable, and when they are available they are less able to satisfy the economic, social, and psychological needs of the Culmer residents. See Appendix

Occupied Housing Characteristics of Culmer Overtown

Ninety-three percent of the respondents rent their dwelling structure (house/apartment). Only 5% of the respondents own their dwelling structure.
See Appendix

Most renters (64%) interviewed indicated that they got repairs done when needed. Eighty-one percent indicated they were satisfied with the repairs done to their dwelling structure. Of the fifty-four percent who indicated dissatisfaction with repairs done only 32% responded to the question that asked whom they contacted to express this dissatisfaction. Sixty-eight percent did not respond. This high percentage could be attributed to a possible retaliation from the landlord or agency specified.
See Appendix

Availability of Telephones in House or Apartment

Fifty-seven percent of the respondents interviewed do not have a telephone in their house or apartment. Contributing factors could be the high deposit rates to secure a telephone as well as the high unemployment rate among the residents. However, 43% of those interviewed having telephones could be inclusive of the long-time resident customers of the telephone company.
See Appendix

WHAT THE RESIDENTS OF CULMER OVERTOWN
ASSESS AS THEIR ECONOMIC NEEDS

QUALITY OF SERVICES AND FACILITIES OF CULMER OVERTOWN

Each respondent was asked to rate fifteen services and facilities as being good, fair, or poor.

The results of the data indicate that Culmer residents are satisfied with the services and facilities. On the other hand, some services and facilities listed fell within what is known as the gray area. The gray area is defined as that classification used to describe a group or an item when the evidence produced from a survey is not sufficient for one to draw a valid conclusion and/or support the conclusion from the available data. The following services or facilities have been placed in the gray area because the majority of respondents did not rate the particular service or facility in sufficient numbers to allow the conclusion to be drawn as to whether the rating is good, fair, or poor:

(a) Police Crime Control; (b) Trash Pick-up; (c) Parks and Recreation; (d) Sidewalk Repairs; (e) Health Facilities; (f) School Facilities; and (g) Child Care Facilities.

Do not hastily draw conclusions concerning the rating of the quality of services and facilities for we do not know whether the Culmer residents perceived a difference between good and fair, or whether the Culmer residents understood exactly what each of the aforementioned services or facilities entailed.

SERVICES

Police Crime Control

Thirty-seven (37%) percent of the respondents feel that police crime control is good and a similar percentage (38%) feel that it is fair. Only 18% feel that police crime control is poor. The Culmer Overtown area is considered a high crime area by the City of Miami Police Department. It should be noted that very few businessmen in the area were interviewed. Also some Culmer Overtown residents probably do not desire to have additional police placed in the area due to what some have termed as "police harassment."

Fire Fighting and Prevention

Over 52% of the respondents feel that the Fire Department is rendering good service. This is probably because fire stations are located on the fringes of the area: 19th Street and Miami Avenue and 20th Street and 12th Avenue.

Emergency Medical Service

Fifty-three (53%) percent of the respondents feel that this service is good. One factor that could be attributed to this response is that the fire department's rescue squad usually answers emergency calls and arrives on the scene before the ambulance to render aid. The ambulance is responsible for transporting the individual to the hospital.

The fire department's rescue squad transports the individual if the person's life is endangered.

Garbage Collection

Fifty-four (54%) percent of the respondents feel that this service is good.

Trash Pick-up

Forty-one (41%) percent of the respondents feel that this service is good.

Sidewalk Repairs

Thirty-two (32%) percent of the respondents feel that this service is good compared to 38% of the respondents who feel that this service is fair. This is a good example of the gray area concept where no valid conclusion can be drawn.

Street Lighting

Fifty-three (53%) percent of the respondents feel that this service is good.

Telephone Service

Fifty-one (51%) percent of the respondents feel that the telephone service they receive is good. This figure in no way indicates that the area residents are satisfied with the telephone rates. Surprisingly only 9% viewed the service as being poor and 14% had no opinion.

Light and Gas Service

Sixty-six (66%) percent of the respondents feel that this service is good.

Water Service

Seventy (70%) percent of the respondents feel that the water service is good. The water service is rated as the best service received by the respondents. Five (5%) percent feel that the service is poor which could mean defective plumbing or deteriorating water lines.

Bus and Jitney Service

Fifty-one (51%) percent of the respondents feel that the service is good.

FACILITIES

Park and Recreation

Thirty-three (33%) percent of the respondents feel that the parks and recreation facilities are fair while 30% rate the facilities as being poor. This division of opinion could be attributed to the question of who utilizes this type of facility. Probably the average head of household does not utilize the parks because there may be no program designed for his particular age group; however, these same head of households may have children that utilize the facilities.

Health Facilities

Forty-three (43%) percent of the respondents rate the health facilities as being good. Twenty-five (25%) percent consider the facilities fair while 22% consider the facilities poor. The percentages

that indicate fair and poor from the interviewed respondents is probably due to the services received at the hospital or clinic.

School Facilities

Forty-one (41%) percent of the respondents feel that the school facilities are good. Twenty-eight (28%) percent rate the school facilities as fair and 11% rate the school facilities as poor. Since busing of senior high school students out of the area is in effect, respondents in the Culmer community probably have no means of comparison due to non-exposure to schools existing outside of the area.

Child Care Facilities

Thirty-six (36%) percent of the respondents rate the child care facilities as good whereas 26% consider the facilities fair with an almost equivalent percentage having no opinion.

See Appendix

FREQUENCY OF LOCAL, RETAIL/COMMERCIAL USES IN CULMER OVERTOWN

The essential economic activities which are necessary to a community's economic viability is conducted outside of the Culmer area.

The majority of Culmer respondents engage in only three economic activities in the Culmer area. They are: 67% of the respondents get clothes dry cleaned; 65% use the beauty salon/barber shop; and 70% use the laundromat.

The respondents list convenience and better quality as chief reasons for remaining in the Culmer area to use the beauty salon/barber shop, laundromat and to get clothes dry cleaned. This indicates that there is no substantial economic activities presently taking place in Culmer.

Of the 14 economic activities listed, 11 of the economic activities are done outside of Culmer.

The respondents list services not being available and better quality as the chief reasons as to why the economic activities are done outside the Culmer area. Other reasons cited are convenience and low prices.

LOCAL, RETAIL/COMMERCIAL USES

Grocery Shopping

Seventy-six (76%) percent of the respondents do their grocery shopping outside the area, probably because there is no large or chain supermarket existing in the immediate community. The closest supermarket is located on N.W. 7th Avenue and 23rd Street. Twenty-three (23%) percent shop in the area which may be construed as (1) having credit at the "corner" grocery store, (2) not having transportation, and (3) for convenience.

Clothes Buying

Ninety-five (95%) percent of the respondents buy their clothing from stores and shops outside the Culmer area. Clothing styles are probably one of the most enduring and popular characteristics of the people residing in the area. The store outlets that once existed in the area have either relocated or gone out of business.

Hardware Buying

Eighty-seven (87%) percent of the respondents buy hardware outside the area. The 12% responding to shopping in the area for hardware probably buy from the corner grocery store small items that can be termed as hardware.

Clothes Dry-Cleaned

Sixty-seven (67%) percent of the respondents utilize the neighborhood cleaners. This type of establishment is located in various areas of the community and are more convenient to the community.

Go to the Laundromat

Seventy-six (76%) percent of the respondents go to the laundromat inside of Culmer. This high percentage can be attributed to convenience.

Shoe Repairs

Seventy (70%) percent of the respondents have their shoes repaired outside the area. One of the major reasons may be that there is only one shoe repair shop, located at N.W. 11th Street and 3rd Avenue, to serve the entire community.

Car Repairs

Eighty (80%) percent of the car owners have repairs made outside the area. Very few auto repair shops are located in the Culmer area. The probable availability of lower prices, written guarantees, equipment and quality of craftsmanship could attribute to car repairs being done outside the area. Also, the time factor involved for getting repairs done could be a reason.

Get Prescriptions Filled

Sixty (60%) percent of the respondents get their prescriptions filled outside of Culmer despite the fact that there are two drugstores in the area. Lower prices and the availability of needed medicines could be attributing factors to going outside the area to get prescriptions filled.

Go to Beauty Salon/Barber Shop

Sixty-three (63%) percent of the respondents go to the beauty salon and barber shop inside the area. Convenience is the chief reason.

Eating Out

Sixty-one (61%) percent of the respondents eat out of the area. Though there are some cafes and restaurants nearby, eating out may be considered as a special occasion. The local restaurants usually serve the same type of food that is prepared at home, but the cost is probably higher due to low income volume purchases and overhead expense.

OPINION-PREFERRED TYPE OF BUSINESSES INDICATED
BY RESIDENTS OF CULMER

Types of Businesses Owned or Manager
by Sampled Residents of Culmer Overtown

Ninety-five (95%) of the respondents have never managed nor owned a business. Only 1% of the respondents have managed or owned a business. Since 50% of the respondents are over 46 years of age, 76% are females, 70% are unemployed and 70% are not high school graduates; this could account for the lack of ownership or management of businesses. This does not, by any means, indicate that the residents are incapable nor mentally unable to undertake such a task. Data obtained from this section tend to indicate that preparation, exposure, and training have not been a part of the Culmer resident's background.
See Appendix

The type of businesses that the Culmer residents owned or managed generally required no intense training nor the development of technical skill. The majority of the businesses owned and managed could be classified as service, housing, and eating facilities.
See Appendix

BUSINESS OR MANAGEMENT EDUCATION OF RESIDENTS OF CULMER

Eighty-nine (89%) of the respondents have never attended a business or management course. This could be strong evidence used in stating that the community has not been directed toward economic development.

An encouraging response is that 61% of the respondents who have no business nor managerial skills indicate that if given the opportunity, they would attend a business and management course if offered at their local school. This type of response tends to indicate a willingness on behalf of the majority of respondents to enhance their skills.

These statistics aid in mitigating the myth perpetuated by some people outside of the Culmer area that Culmer residents are lazy and apathetic toward their present dilemma.
See Appendix

Entertainment

Seventy-five (75%) percent of the respondents go outside the area for entertainment. This is a drastic change in trend because the area was once the "black entertainment capital of the South." Presently there are no visible signs of such a rich and valuable history. There are only a few entertainment spots remaining with no visibility of popular entertainers being booked to perform.

Pay Utility Bills

Seventy-four (74%) percent of the respondents pay their utility bills outside the Culmer area. There are only a few, if any, utility pay stations located in this community.

Banking

Ninety-three (93%) percent of the respondents do their banking outside the Culmer area. Presently there are no banks in the area. There was at least one bank in the community, but was relocated after the area residents were moved out because of Urban Renewal and the construction of the two highways that cut through the community.

Postal Service

Fifty-one (51%) percent of the respondents utilize postal service outside the area while 48% utilize postal service in the area. Some mail boxes are in the community, but no post office facilities presently exist. A post office is being built at the extreme southern border (N.W. 6th Street and 2nd Avenue) of the area, but still not be occupied until 1978.

From the frequency uses data, the following conclusions can be drawn: (1) the Culmer area is economically viable, and (2) the area is in dire need of some economic revitalization program.

See Appendix

SUGGESTIONS MADE CONCERNING CULMER OVERTOWN

Not only are the respondents unhappy with the present economic conditions in Culmer, they have gone one step further by indicating the types of businesses they would like to see exist in Culmer. Thirty-eight (38%) percent would like to see more shopping facilities in Culmer. Also, 24% would like to see more grovery stores in the area.

The most interesting revelation from the survey is, that contrary to most beliefs, the majority of the respondents are not preoccupied with having more parks and recreation facilities.

The most afflicting problem aside from a lack of shopping facilities effecting Culmer residents is unemployment. Twenty-three (23%) of the respondents desire jobs. With the unemployment rate being 70% among the Culmer residents this should not be startling news. Presently, there are no manpower programs or offices located in the Culmer community. The local Community Action is the only agency for aiding these residents in regard to employment and social problems, but this type of agency cannot be compared to an agency that concerns itself only with employment and job training for the local community.

Improvement in maintenance is requested by 11%. This includes area clean area clean-up, garbage pick-up, and more street lights.

Ten (10%) percent of the respondents feel there is too much crime in the Culmer area and would like to see more police protection and police patrol, and less police harassment. The City of Miami Police Department has committed foot patrolmen to the area but there is no evidence that this promise is being carried out on a continuing basis.

An ironical twist is that 24% of the respondents did not make any suggestions.
See Table
See Figure

General Racial Characteristics of The Population of Culmer Overtown By Census Tract, 1974

Census Tract	Total Population	Latin		Black		Non Latin White		Other Population
		Population	%	Population	%	Population	%	
30.01	3,635	1,377	37.9	262	7.2	1,996	54.9	
31	5,751	58	1.1	5,693	98.9	0	0	
34	10,860	141	1.3	10,719	98.9	0	0	
36.01	3,887	745	19.2	1,938	49.8	1,204	31	

Source: Latin Affairs Department: Ethnic Breakdown by Census Tract
 Figures based on January 1, 1974, estimates of the Dade
 County Planning Department Study

General Age Characteristics of the Population of Culmer Overtown

<u>Age Characteristics</u>	<u>Number</u>	<u>Percent</u>
Under 18	5375	38.12
18 years and older	8724	61.88
Total persons	14,099	100

Source: R. L. Polk and Company, Profile of Change, 1975

Age Characteristics of the Sample of Culmer Overtown (Head of Household) N = 1,725

<u>Age Characteristics</u>	<u>Number</u>	<u>Percent</u>
16-21	83	5
22-32	291	17
33-45	456	26
46-56	409	23
56-67	321	18
68-90	165	9

General Characteristics of Families and Household of Culmer Overtown

Household Characteristics	Number	Percent
All Households	5,857	100
With one person	2,478	42.31
With children	1,861	31.77
With 5 or more persons	731	12.48

Source: R. L. Polk and Company, Profiles of Change, 1975

Families and Households Characteristics of the Sample of Culmer Overtown

Household Characteristics	Number	Percent
All households N = 1,725	1,725	100
Female head of household	1,323	76
Male head of household	402	23
Marital Status of head of household	1,725	100
a) Married N = 1,725	529	30
b) Divorced	198	11
c) Widowed	274	16
d) Separated	355	20
e) Single	369	21

Families and Household Characteristics of the Sample of Culmer Overtown (cont'd)

Household Characteristics of the Sample of Culmer Overtown, N = 1,725

Household Characteristics	Number	Percent
Persons in household under 18	782	46
a) none		
1	287	17
2	244	14
3	182	11
4	129	7
5	38	2
6	12	1
7	6	.3
Persons in household 18 and older		
b) none	83	5
1	579	37
2	566	36
3	232	15
4	76	5
5	23	1
6	7	.496

Educational Attainment Characteristics of The Sample of Culmer Overtown N = 1,725

Grade of School Completed	Number	Percent
6th or less	398	23
7 thru 9	405	23
10 thru 12	426	24
12	288	16
1 - 3 years of college	157	9
4 or more years of college	51	3

Resident Ability Characteristics

Less than 4 years	4 - 5 years	5 - 12 years	Note: more than 12 years
229	111	290	76

Resident Mobility Characteristics of Culmer Overtown

Resident Mobility Characteristics	Number	Percent
Total Households	5,857	
Households moving in	1,838	
Households moving out	2,094	
Net change in household	movement - 266	4.34

Source: R. L. Polk and Company, Profiles of Change, 1975

Resident Mobility Characteristics of the Sample of Culmer Overtown 1,725

Resident Mobility Characteristics	Number	Percent
Less than a year	229	13
1 + 5 years	333	20
5 - 12 years	380	22
More than 12 years	783	45

Employment Characteristics of the Sample of Culmer Overtown

Employment Characteristics	Number	Percent
Employed	521	20
Unemployment	1204	70

General Characteristics of Occupations - Head of Household of Culmer Overtown

Occupations	Number	Percent
All households	5,857	100
Professional and Technical	259	4.42
Managers, Proprietors, Supervisors	176	3.00
Clerical and Sales	147	2.51
Skilled, Semi-skilled, Foreman	160	2.73
Services, Operatives, and Unskilled	2,119	36.18
No occupation indicated	1,824	31.23
Retired	578	9.87
Military and Students	155	2.65
Occupation title unclassified	435	7.43

Source: R. I. Polk and Company, Profiles of Change, 1975

Occupations - Head of Household Characteristics of the Sample of Culmer Overtown

Occupations - Head of Household	Number	Percent
All households	521	100
Professional and Technical	20	3
Managers, Proprietors, Supervisors	9	2
Clerical and Sales	86	16
Skilled, Semi-skilled, Foreman	55	10
Services, Operatives and Unskilled	342	67
No occupation indicated	9	2

Mental Facts of Sample of Culmer Overtown

Somewhat / Don't Remember
(Applicable to Satisfaction)
(Applicable to Consent)

General Characteristics of Occupied Housing in Culmer Overtown

Housing Characteristics	Number	Percent
Total Housing Unit	6,642	100
Occupied Housing Units	5,857	88.18
Renter Occupied	5,568	95.07
Owner Occupied	289	4.93

Source: R. L. Polk and Company, Profiles of Change, 1975

Occupied Housing Characteristics of the Sample of Culmer Overtown N = 1,725

Housing Characteristics	Number	Percent	Fu
Total Housing Units	1,745	100	
Renter Occupied	1,613	93	
Owner Occupied	81	5	
Questionable	31	2	

Rental Facts of Sample of Culmer Overtown

Somewhat / Don't Remember
(Applicable to Satisfaction)

Sometimes
(Applicable to Contact)

	Yes		No		Somewhat / Don't Remember		Sometimes	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Repairs Done (N=1,613)	1,032	64	581	36				
Satisfaction of repairs Done (N=1,032)	474	46	361	35	185	17	12	2
Dissatisfaction - Did you Contact anyone (N=581)	314	54					267	46

Agencies Contacted N=314

Agency	Number	Percent
Bonded	26	9
Landlord	21	7
H.H. Adams	16	5
HUD	15	4
Culmer Housing Center	10	3
Manager of Rent Office	9	2
Abroad Corp.	1	.3
Carey's Rental	1	.3
Universal	1	.3
Florida Agent	1	.3
No Response	213	68

Reason	Number	Percent
Dislikes area	401	23
Better Housing	242	14
More Room	97	5
Area needs to be cleaned up	89	5
Lack of Trees	87	4
Crimes too high in area	50	3
Too much noise in area	14	Less than 1%
Lack of conveniences	14	1
Rents too high	1	1
Need for housing repairs	1	1
Acts	1	1
Child molesting	1	1
Need for parks/creation	1	1
Housing - poor management	1	1
Drugs	1	1
More police protection	1	1

Availability of Services and Facilities of the Sample of Census Overlays, 1960-1970

Description	Good		Fair		Poor		No Opinion	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Police Crime Control	686	38	665	35	142	8	124	7
Fire Fighting and Prevention	906	53	555	32	142	8	190	11
Emergency Medical Ser.	710	40	646	35	142	8	113	6
Garbage Collection	710	40	646	35	142	8	54	3
Trash pick up	710	40	646	35	142	8	74	4
Sidewalk Repairs	710	40	646	35	142	8	31	2
Street Lighting	710	40	646	35	142	8	277	15
Telephone Service	710	40	646	35	142	8	36	2
Light and Gas Service	710	40	646	35	142	8	54	3
Water Service	710	40	646	35	142	8	136	8
San and Alley Service	710	40	646	35	142	8	36	2
Availability of Telephones			724	43	983	57		
Facilities								
Park and Recreation	497	27	461	27	104	6	101	6
Health Facilities	754	43	663	38	156	9	142	8
School Facilities	710	40	646	35	142	8	328	19
Child Care Facilities	636	35	548	31	124	7	109	6

Quality of Services and Facilities of the Sample of Culmer Overtown N = 1,725

Services	Good		Fair		Poor		No Opinion	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Police Crime Control	636	37	645	38	322	18	122	
Fire Fighting and Prevention	900	53	555	32	80	4	190	
Emergency Medical Ser.	921	55	455	26	234	13	115	
Garbage Collection	938	54	543	31	237	14	7	
Trash pick up	716	41	542	31	415	24	52	
Sidewalk Repairs	553	32	666	38	432	25	74	
Street Lighting	921	53	545	31	228	13	31	
Telephone Service	877	51	445	26	166	9	237	
Light and Gas Service	1136	66	424	24	129	7	36	
Water Service	1218	70	368	21	85	5	54	
Bus and Jitney Service	880	51	486	28	223	13	136	
Facilities								
Park and Recreation	407	23	581	33	514	30	223	13
Health Facilities	754	43	443	25	386	22	142	8
School Facilities	712	41	480	28	195	11	338	19
Child Care Facilities	632	36	449	26	215	12	429	25

Inside Culmer-Overtown vs Outside Culmer Overtown

Frequency of Local, Retail/Commerical Uses by Sampled Residents of Culmer Overtown (N = 1725)

	Local, Retail/Commerical Businesses			Outside Culmer-Overtown			Major Reason (s)			
	Culmer-Overtown			Culmer-Overtown			Major Reason (s)			
	Number	Percent	Percent	Number	Percent	Percent	Number	Percent	Number	Percent
Grocery Shopping	402	23	76	1,323	76	40	373	40	D	21
Clothes Buying	80	4	95	1,645	95	58	424	58	C	24
Hardware Buying	218	12	87	1,507	87	56	192	56	F	11
Clothes Dry Cleaned	1169	67	32	556	32	54	427	54	C	24
Go Laundromat	1316	76	23	409	23	72	184	72	C	10
Shoe Repairs	506	29	70	1,219	70	37	531	37	D	30
Car Repairs	333	19	80	1,392	80	28	340	28	C	20
Get Prescriptions Filled	689	40	60	1,036	60	45	309	45	A	18
Go to the Beauty Salon/Barber Shop	1135	65	34	590	34	59	248	59	C	14
Eating Out	664	38	61	1,061	61	32	467	32	C	27
Entertainment	433	25	75	1,292	75	36	402	36	D	23
Pay Utility Bills	452	26	74	1,273	74	48	552	48	D	32
Banking	117	6.7	93	1,608	93	56	293	56	D	17
Postal Services	837	48	51	888	51	51	514	51	A	29

Alphabetical Codes for Reason Why

- A - Services not available
- B - Lower prices
- C - Better quality
- D - Conveniences
- E - Safety
- F - Other

Opinion - Preferred Types of Businesses Indicated by Sample Residents of Culmer Overtown (N=1,725)

Business	Number	Percent	Eating Facilities	Number	Percent
<u>Shopping Facilities</u>					
Shopping Center	657	38	Restaurant	20	1
Grocery Store	414	24	Cafeteria	3	Less than 1
Drugstore	16	1	<u>Service Facilities</u>		
Clothing Store	14	1	Housing Center	61	4
Business (not specified)	7	Less than 1	Laudromat	20	1
Hotel	7	"	Bank	9	Less than 1
Hardware Store	1	"	Postal Facility	4	"
Meat Market	1	"	Dry Cleaners	4	"
Bakery	1	"	Barber Shop	2	"
Lower priced stores	1	"	Employment Agency	2	"
Check cashing business	1	"	Legal Aid	2	"
Gas Station	1	"	Rat Control	2	"
			Alcoholic Center	1	"
<u>Education Facilities</u>					
Learning	12	1	<u>Recreation and Entertainment Facilities</u>		
Schools	3	Less than 1	Recreation	45	3
Trade	2	"	Entertainment (not specified)	9	1
Day Care Center	1	"	Night Club	5	Less than 1
			Theater	4	"
<u>Health Facilities</u>					
Dental Facilities	4	Less than 1	Factories	43	2
Medical Facilities not	2	"	No Opinion	297	17
Health Facilities (specified)	2	"	<u>Transportation Facilities</u>		
<u>Transportation Facilities</u>					
Transportation for handicapped	42	2			
Jitney Service	2	Less than 1			

Suggestions Made Concerning Culmer Overtown Neighborhood (N = 1725)

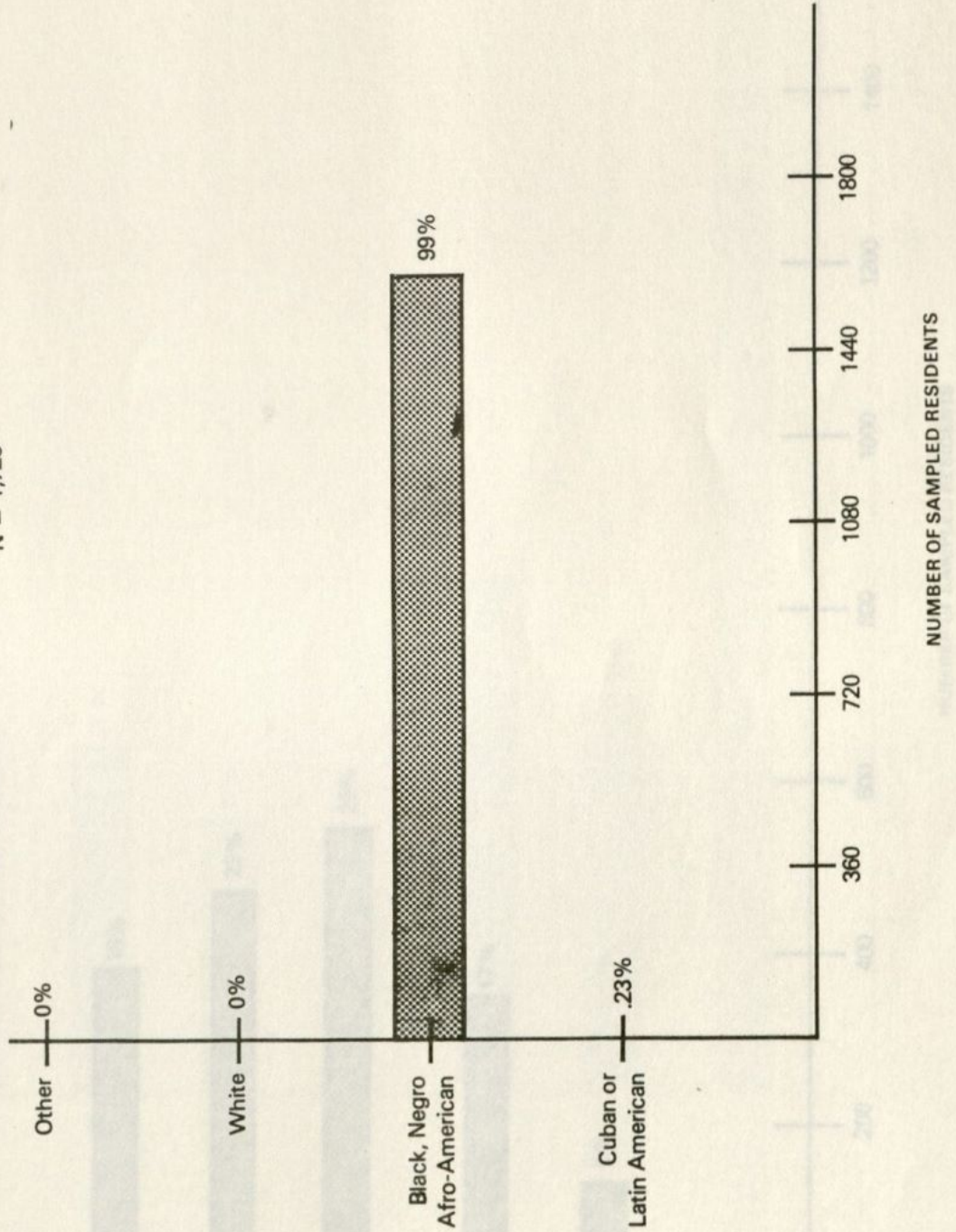
Color, Race, or Ethnic Background

Suggestion	Number	Percent
Likes area (no specified suggestion)	26	1
Parks and Recreation		
Needs for more parks and recreation	92	5
Need for senior citizen facility	2	less than 1
Business (includes shopping center and grocery store)		
Need for more stores	33	2
Need for postal facility	1	less than 1
Educational		
Need for day care center	2	less than 1
Maintenance		
Clean up area	73	4
Garbage pick up needs to be improved	55	3
Need more street lights	36	2
Repairs needed in housing	17	1
Need move pay phones	9	less than 1
Paint buildings	2	"
Repair sidewalks	1	"
Tear down area	1	"
Crime		
Too much crime (no specified suggestion)	105	6
Need more police protection	36	2
Need more police patrol	11	1
Less police harassment	3	less than 1

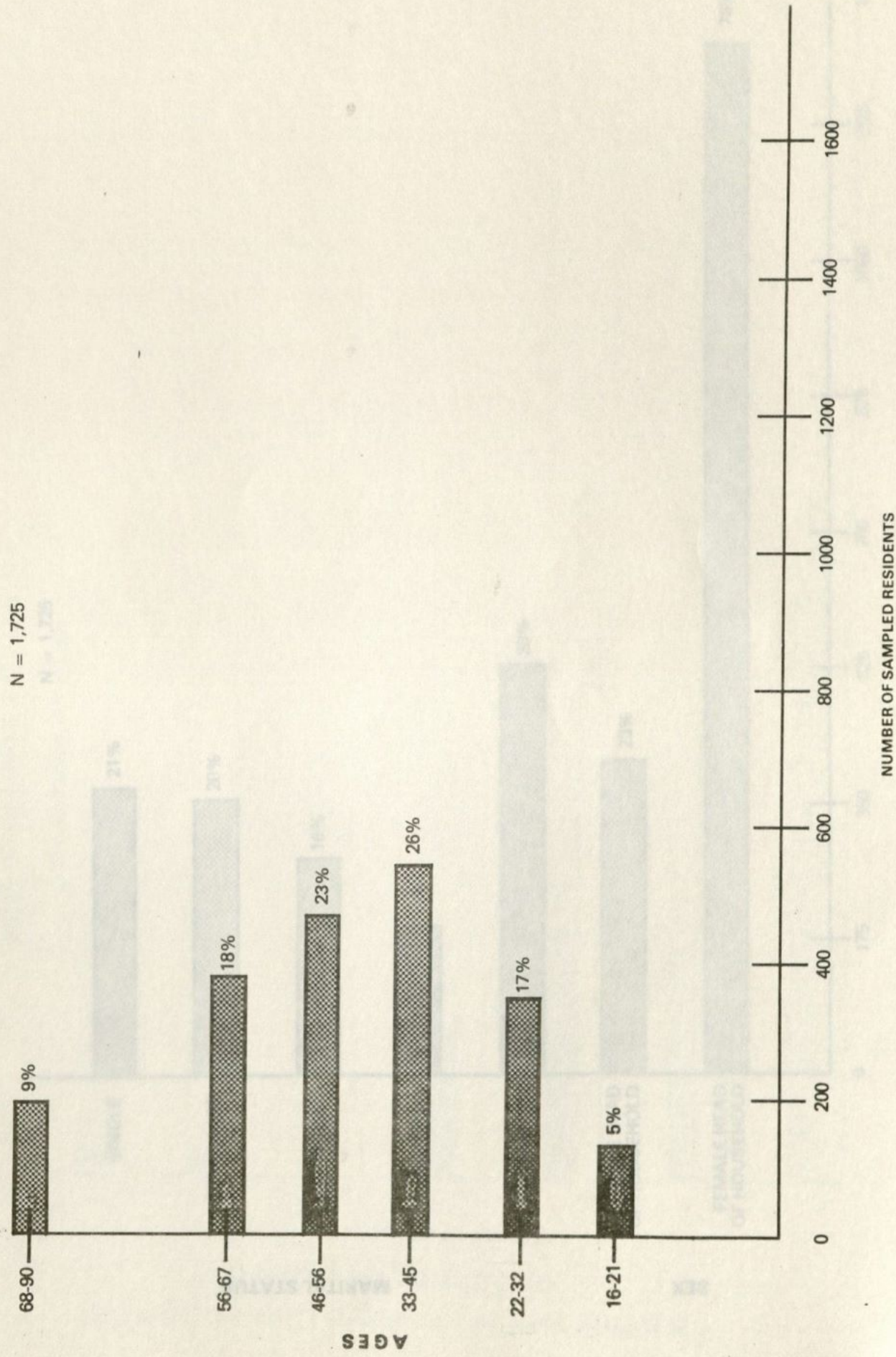
Suggestion	Number	Percent
(no specified)		
Dislikes Area suggestion)	330	19
Transportation		
Improve bus service	15	1
Transportation for handicapped	1	less than 1
Employment		
Need for jobs	402	23
Health		
Drug abuse programs	4	less than 1
Need for health facilities	2	"
Environment		
Noise (specifically children)	4	"
Leadership (Community)		
Need for a leader to speak for the area	1	"
No comments	423	24

Color, Race, or Ethnic Background

N = 1,725

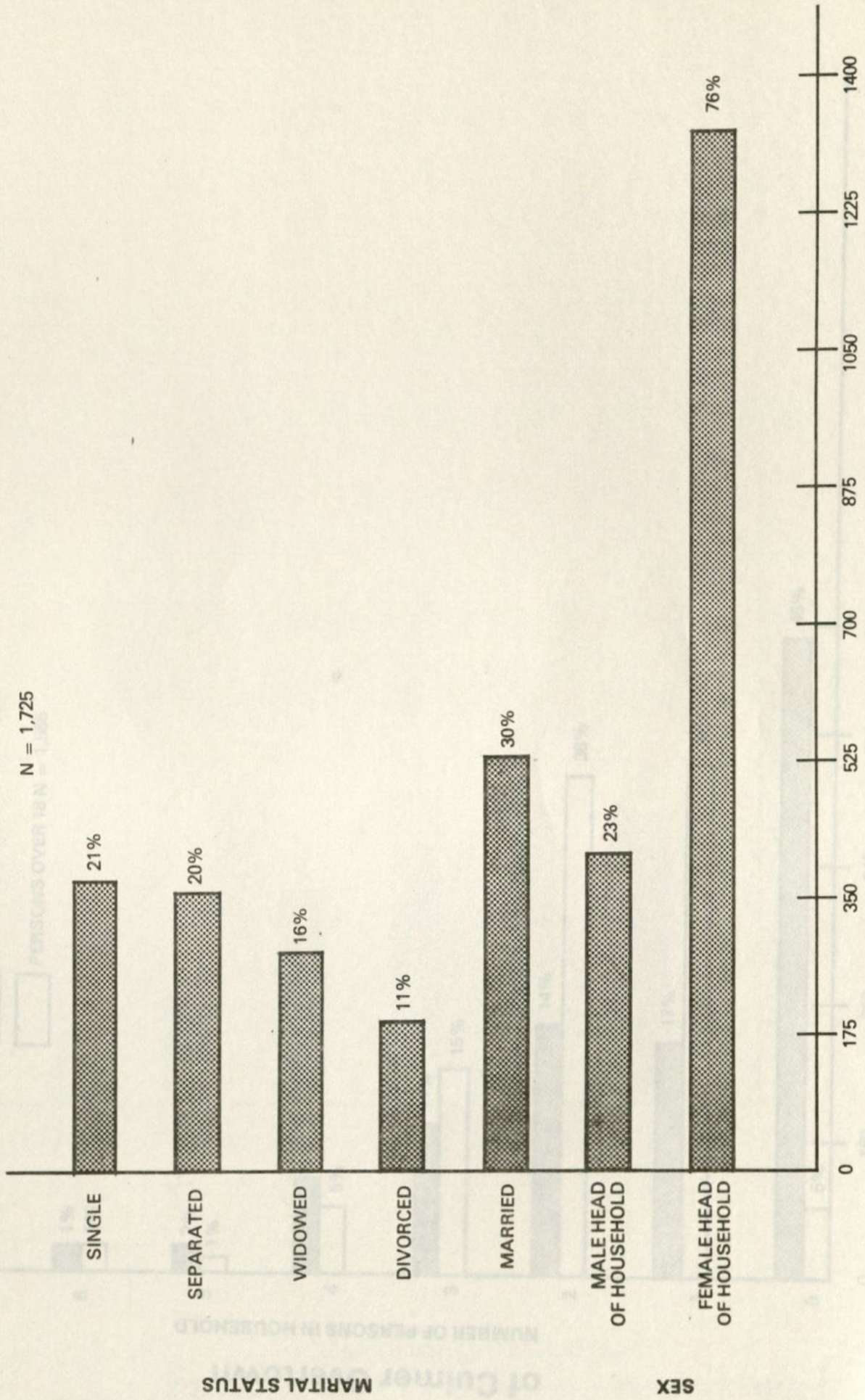


Age Characteristics of Culmer Overtown



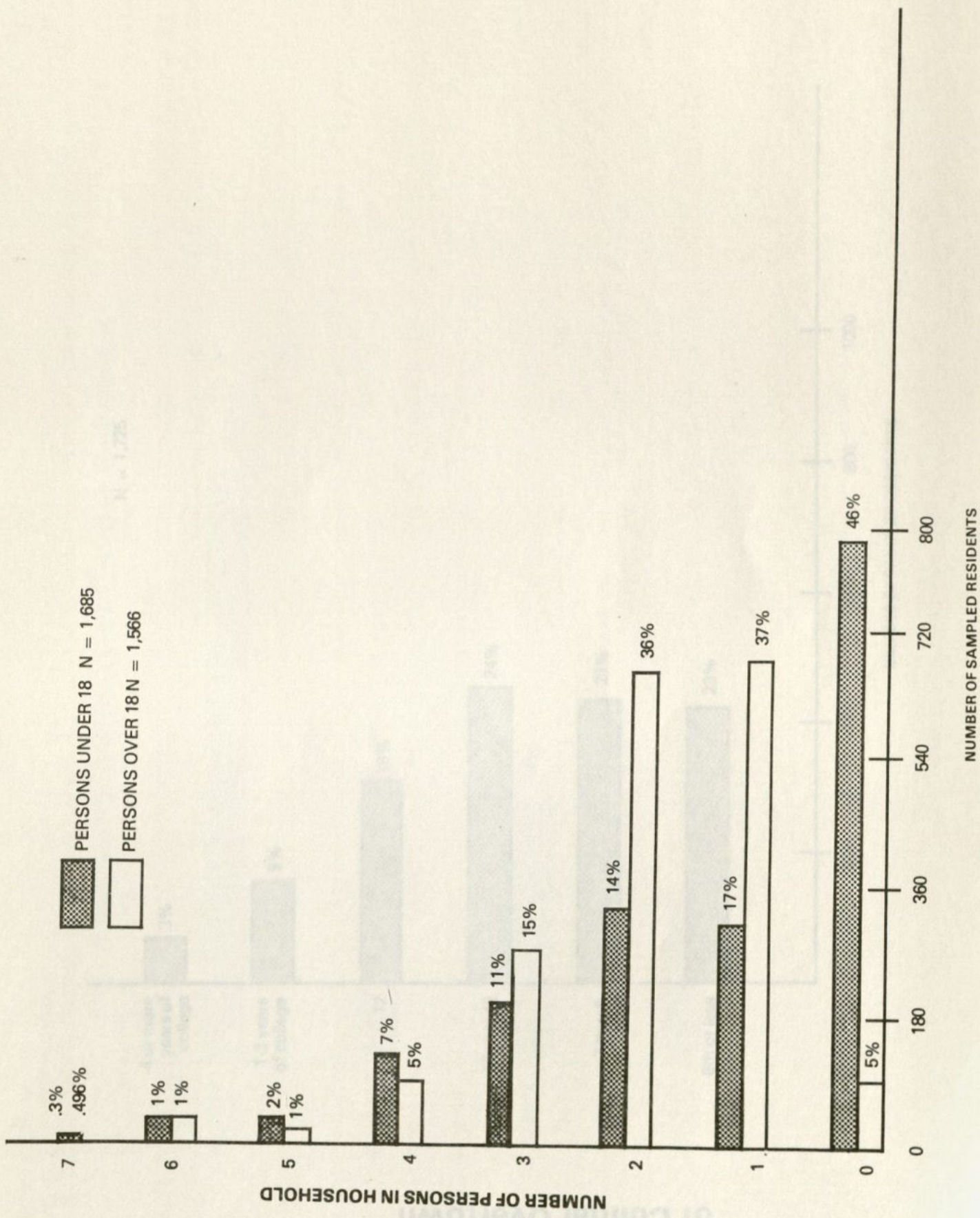
Families and Household Characteristics of Culmer Overtown

N = 1,725

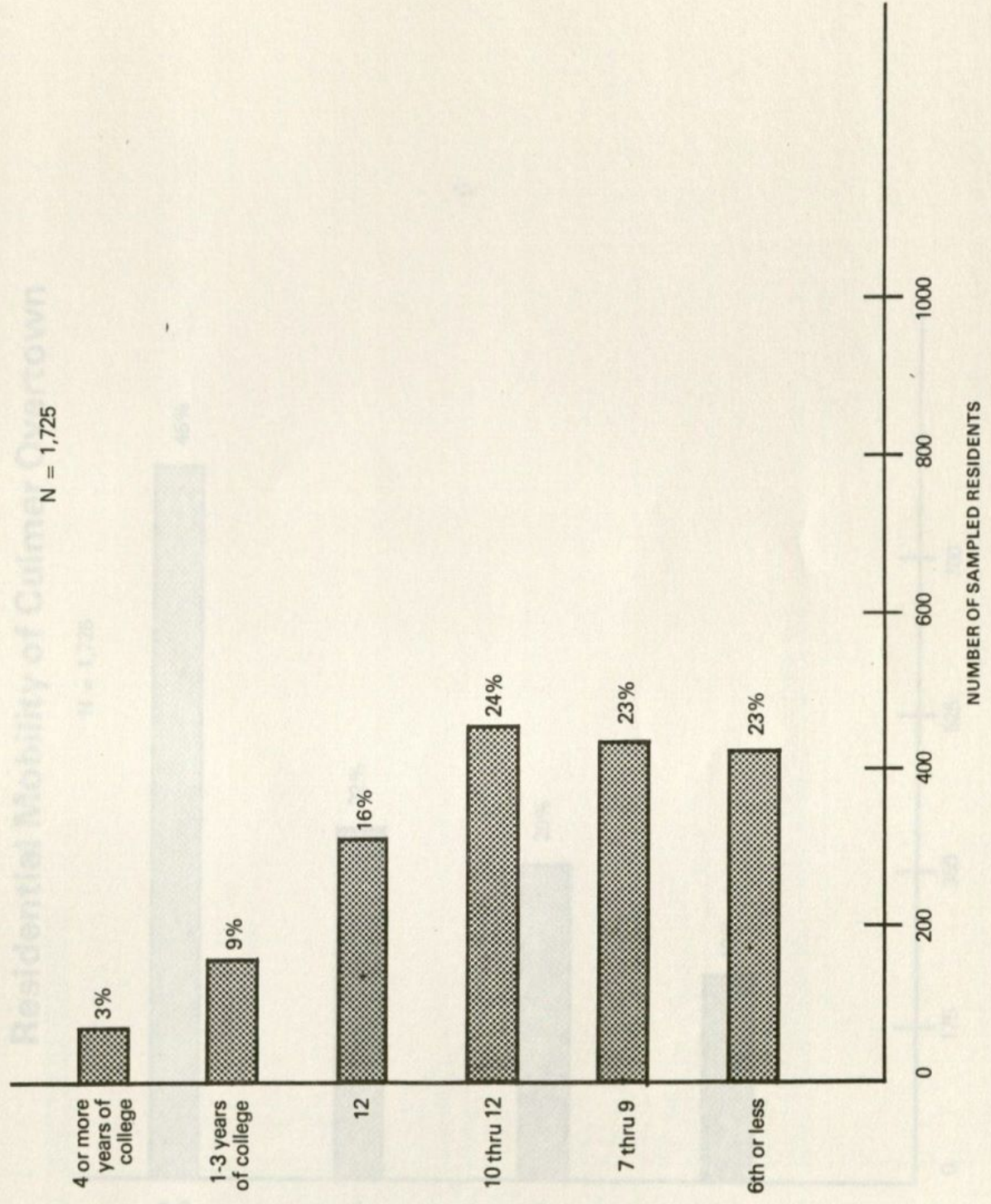


NUMBER OF SAMPLE RESIDENTS

Families and Household Characteristics
 of Culmer Overtown



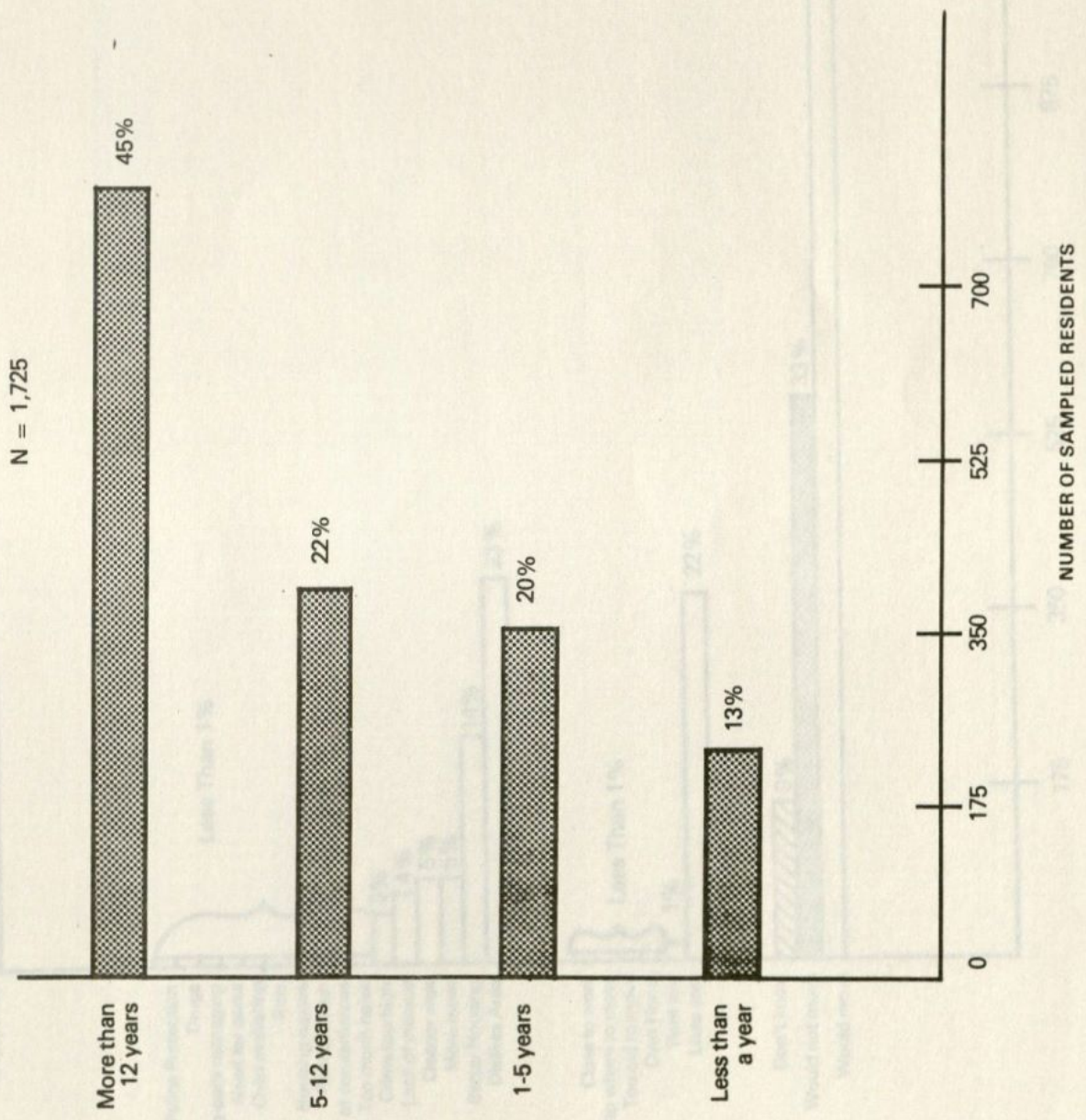
Educational Attainment Characteristics of Culmer Overtown



Residential Mobility of Culmer Overtown

Residential Mobility of Culmer Overtown

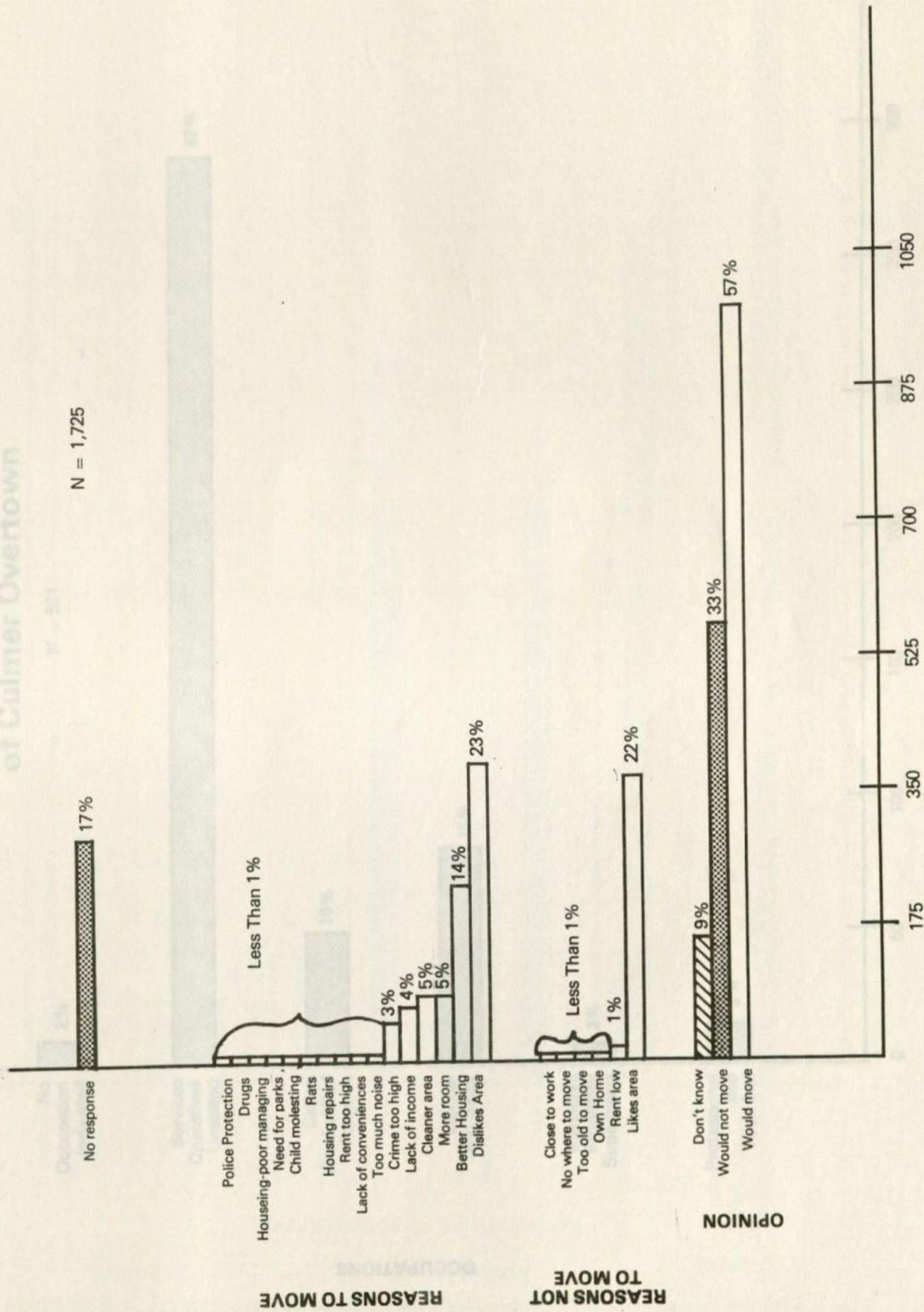
N = 1,725



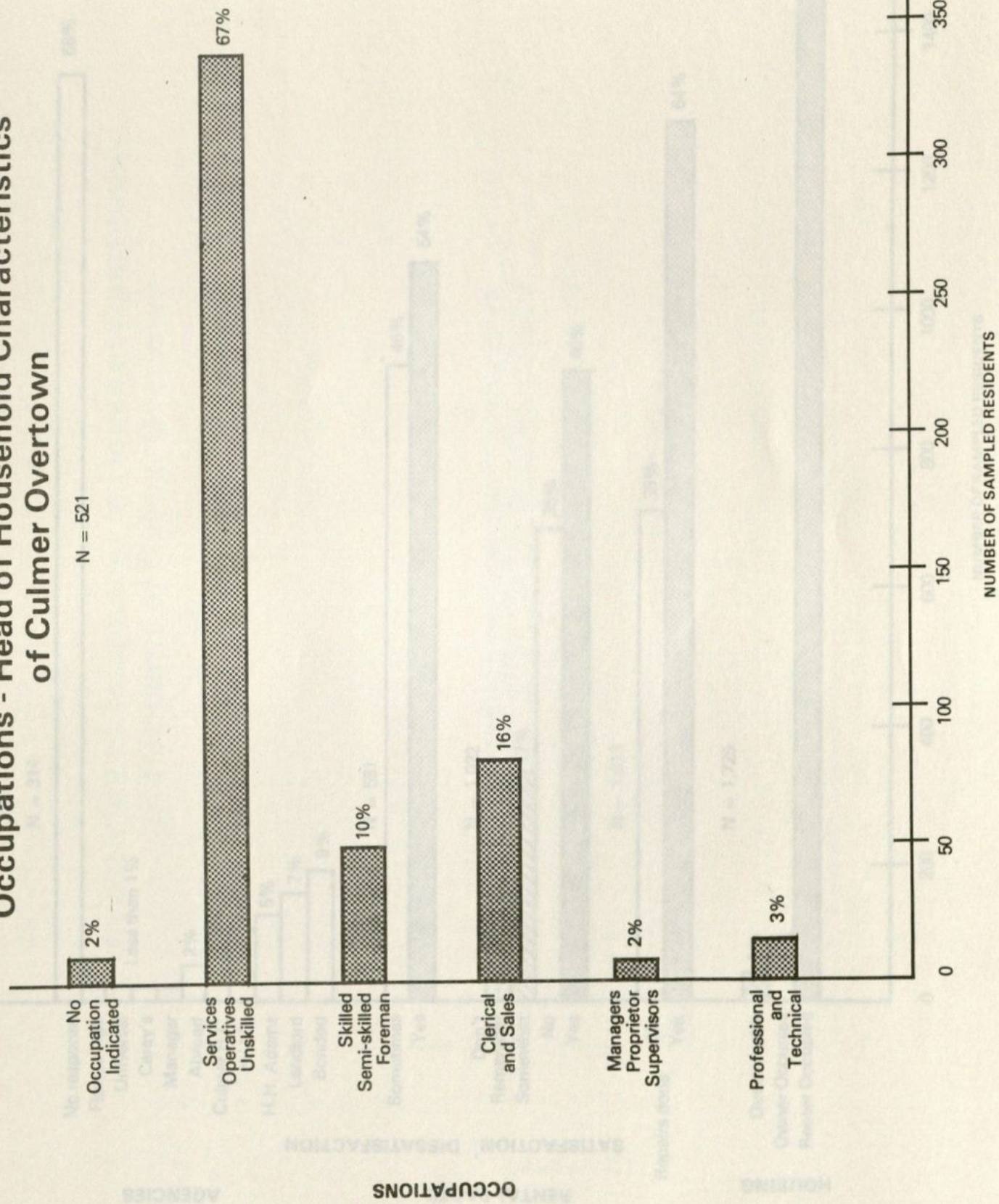
Residential Mobility of Culmer Overtown

Statistics
of Culmer Overtown

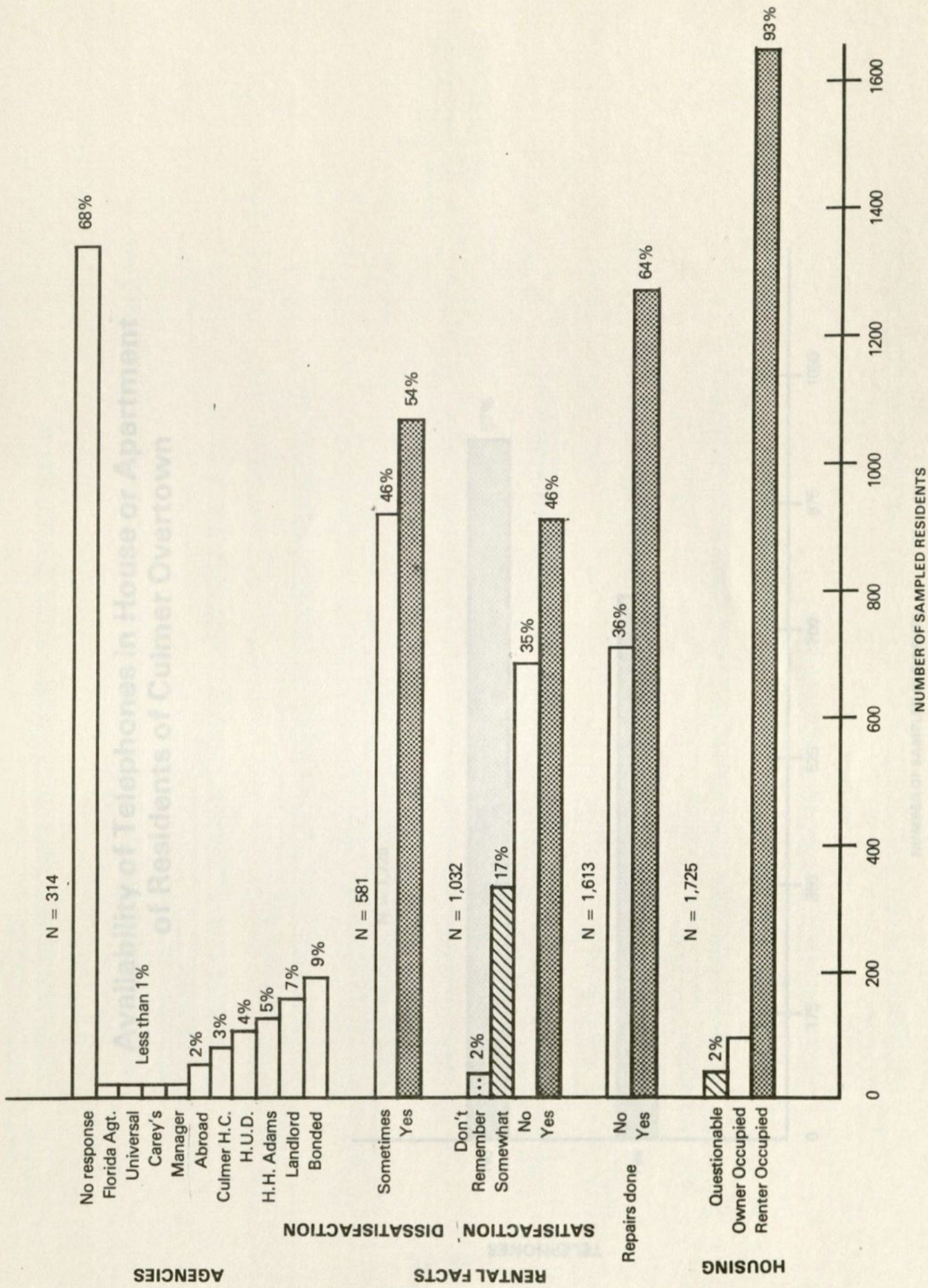
N = 1,725



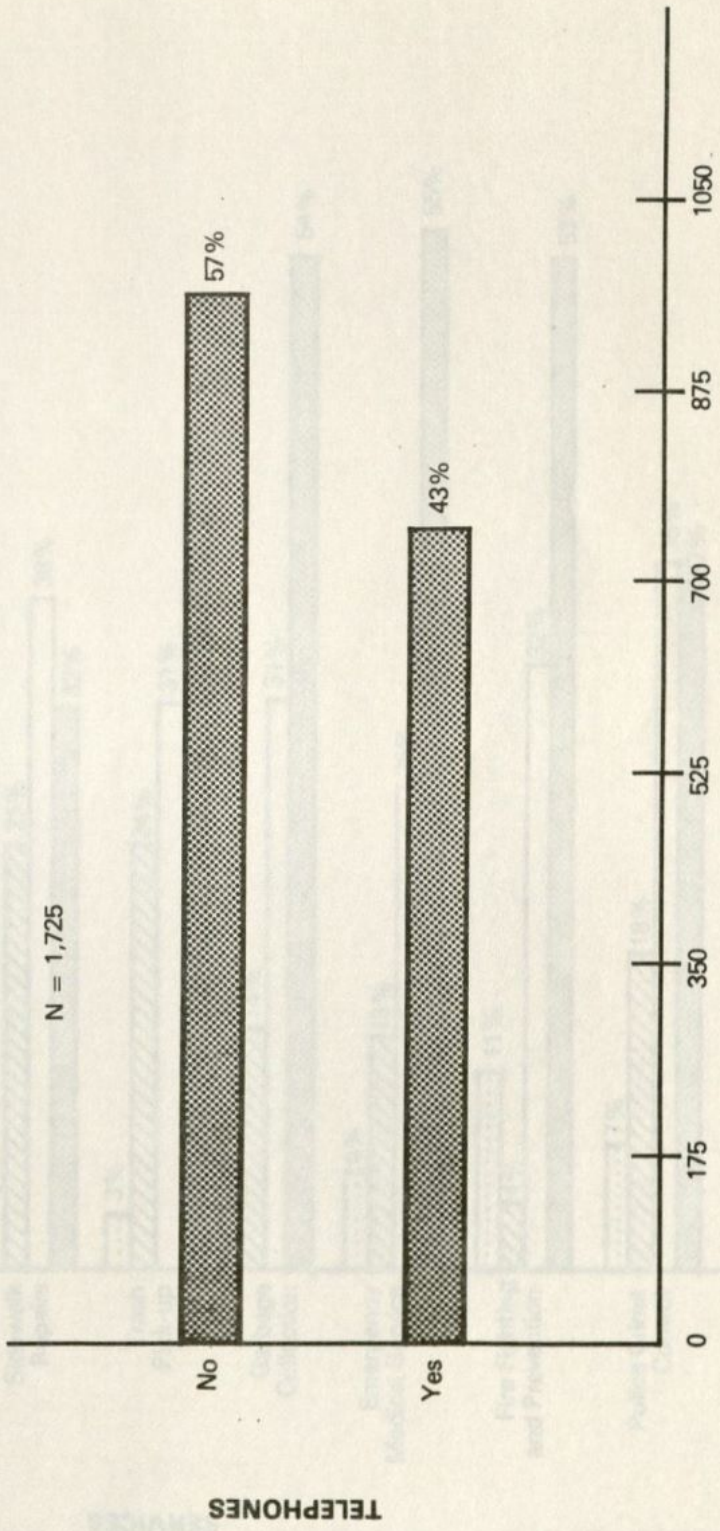
Occupations - Head of Household Characteristics of Culmer Overtown



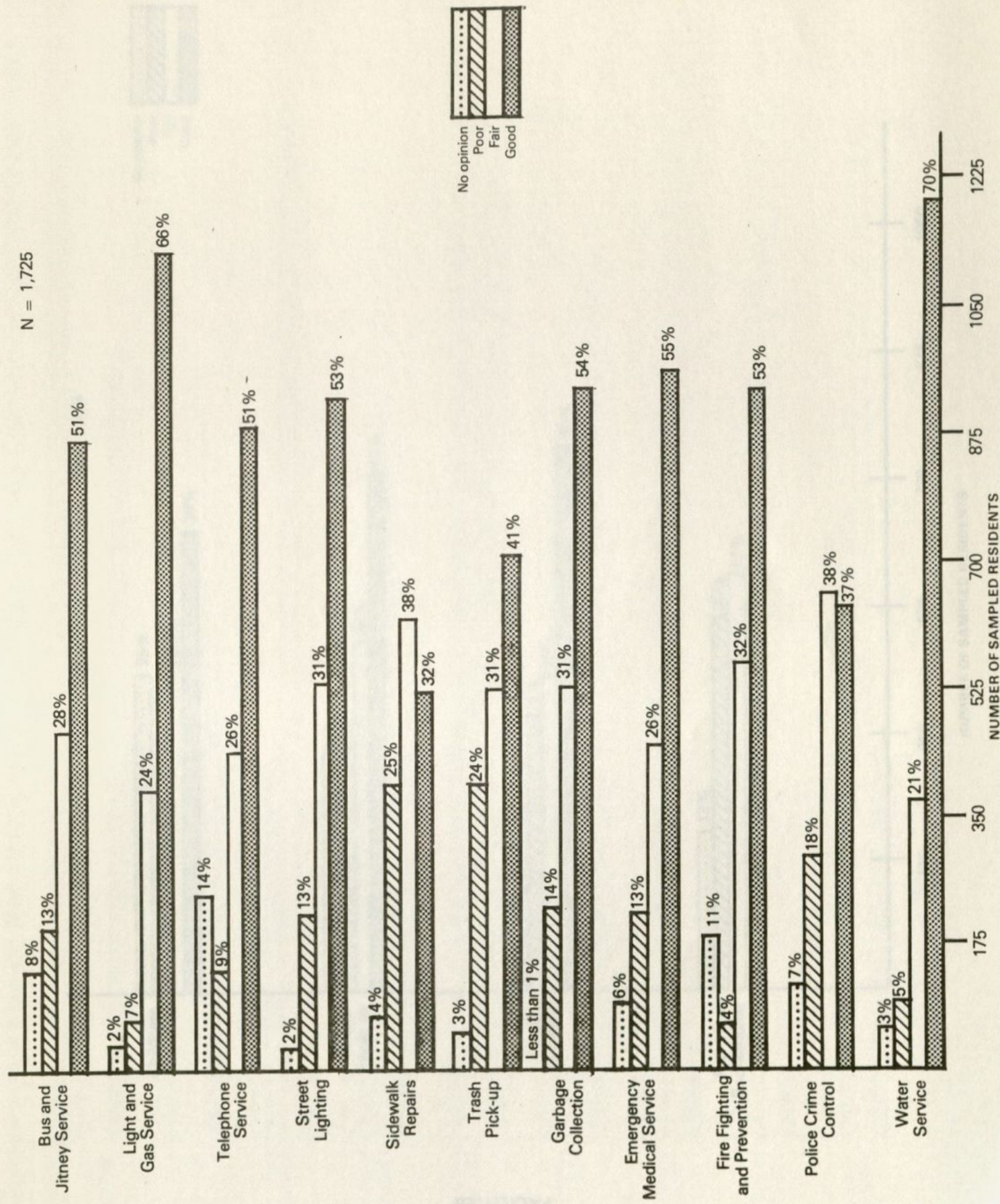
Occupied Housing Characteristics of Culmer Overtown



Availability of Telephones in House or Apartment of Residents of Culmer Overtown

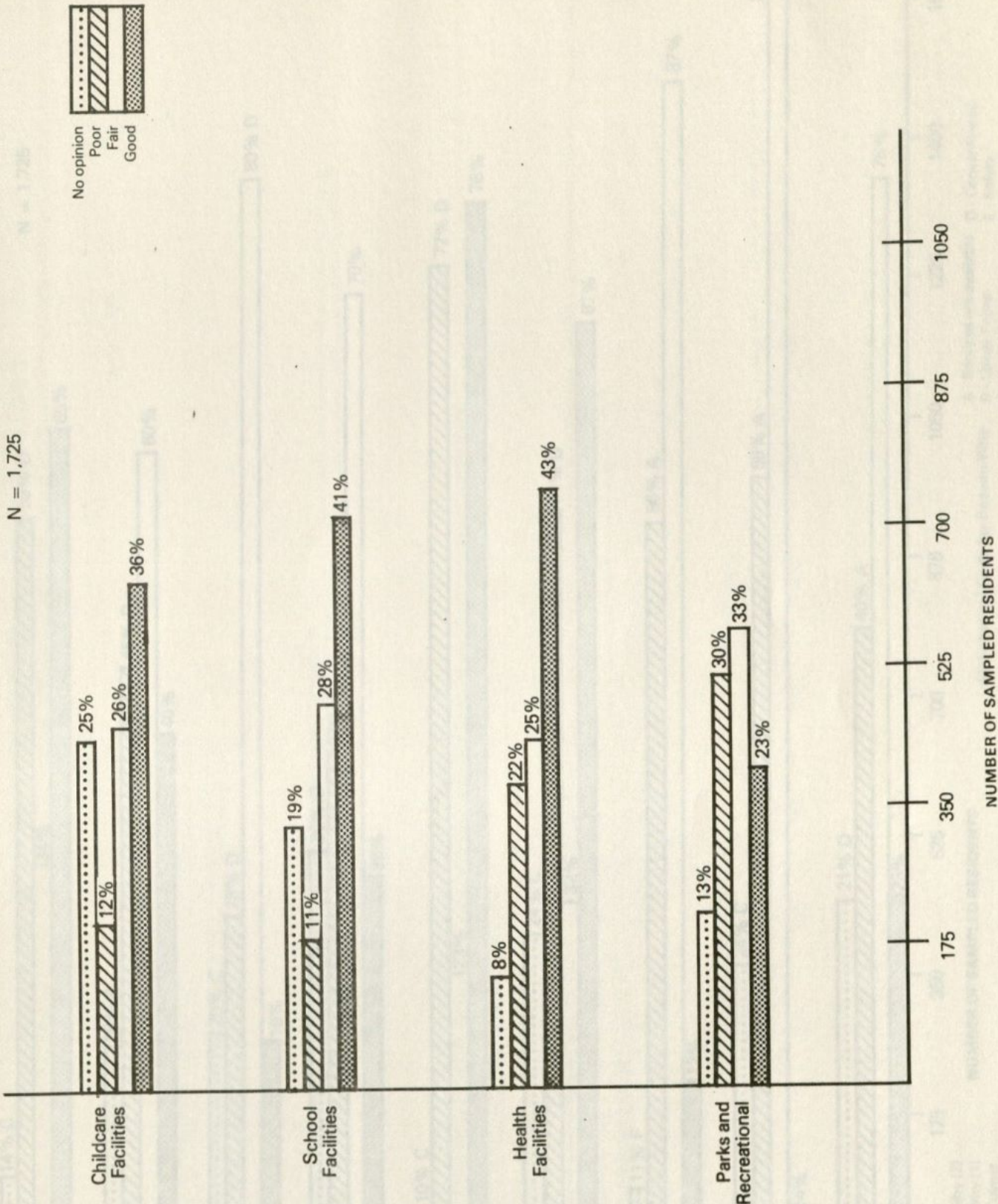


Quality of Services and Facilities of Culmer Overtown



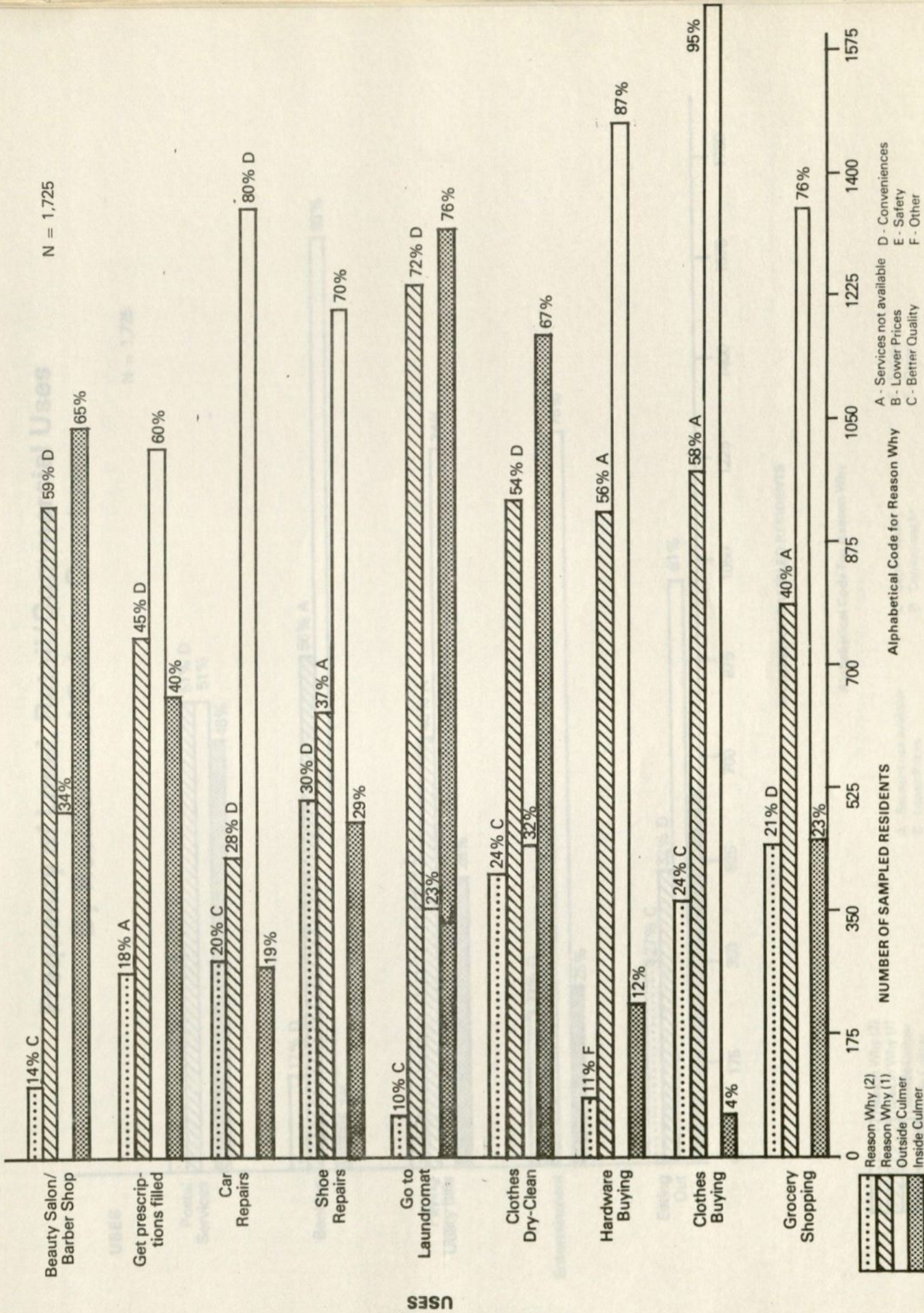
Quality of Services and Facilities of Culmer Overtown

FACILITIES



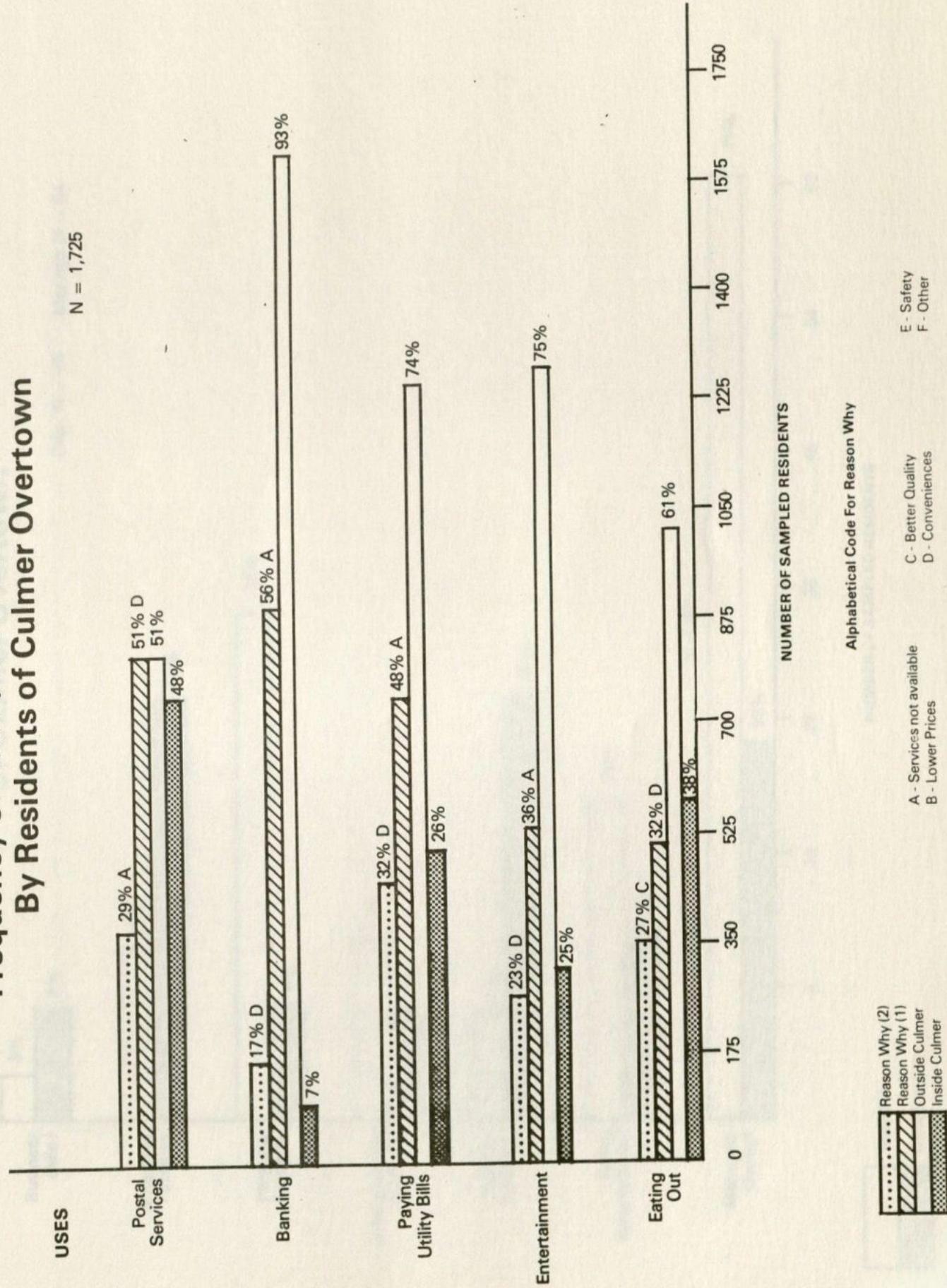
Frequency of Local, Retail/Commercial Uses By Residents of Culmer Overtown

N = 1,725

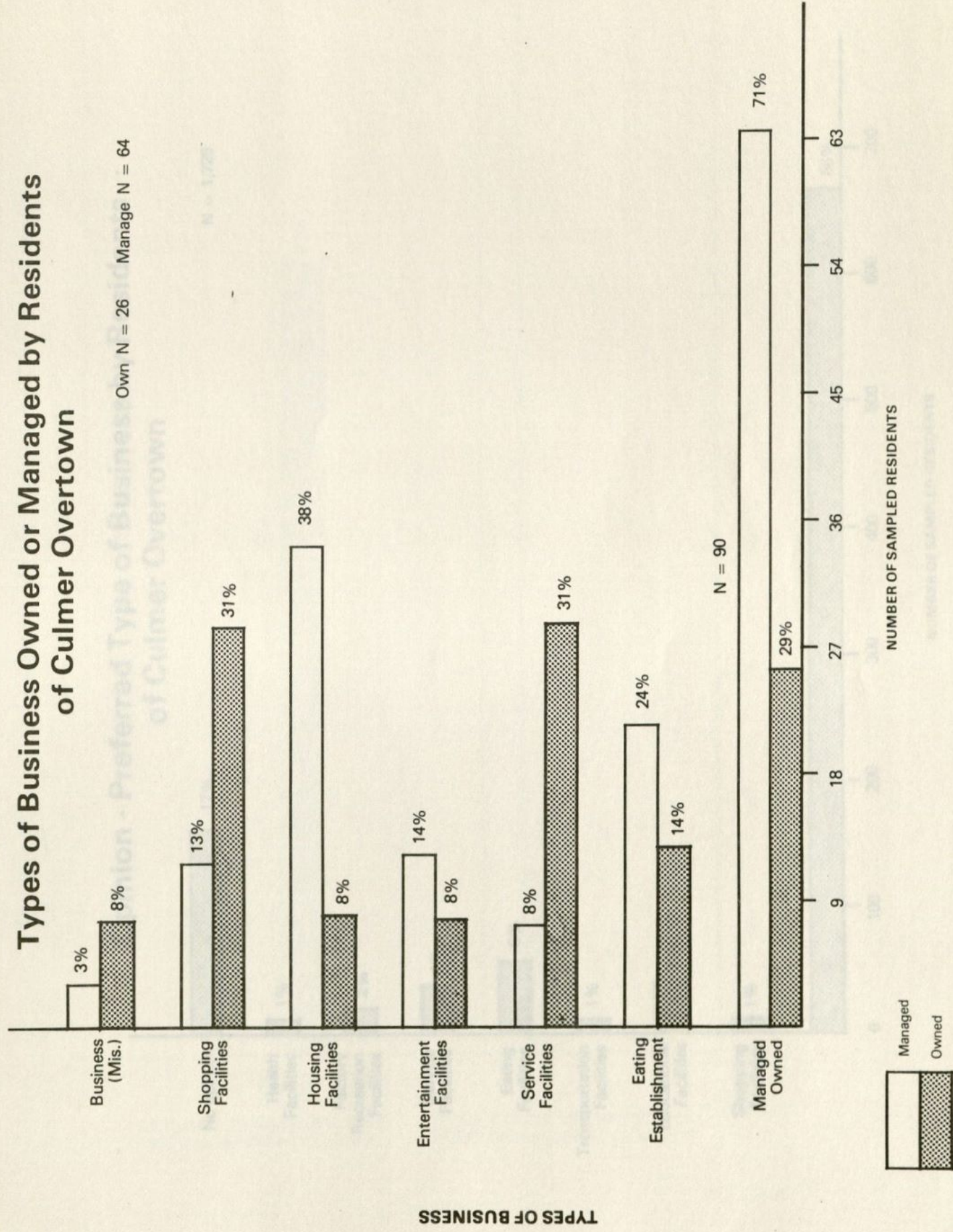


Frequency of Local, Retail/Commercial Uses By Residents of Culmer Overtown

N = 1,725

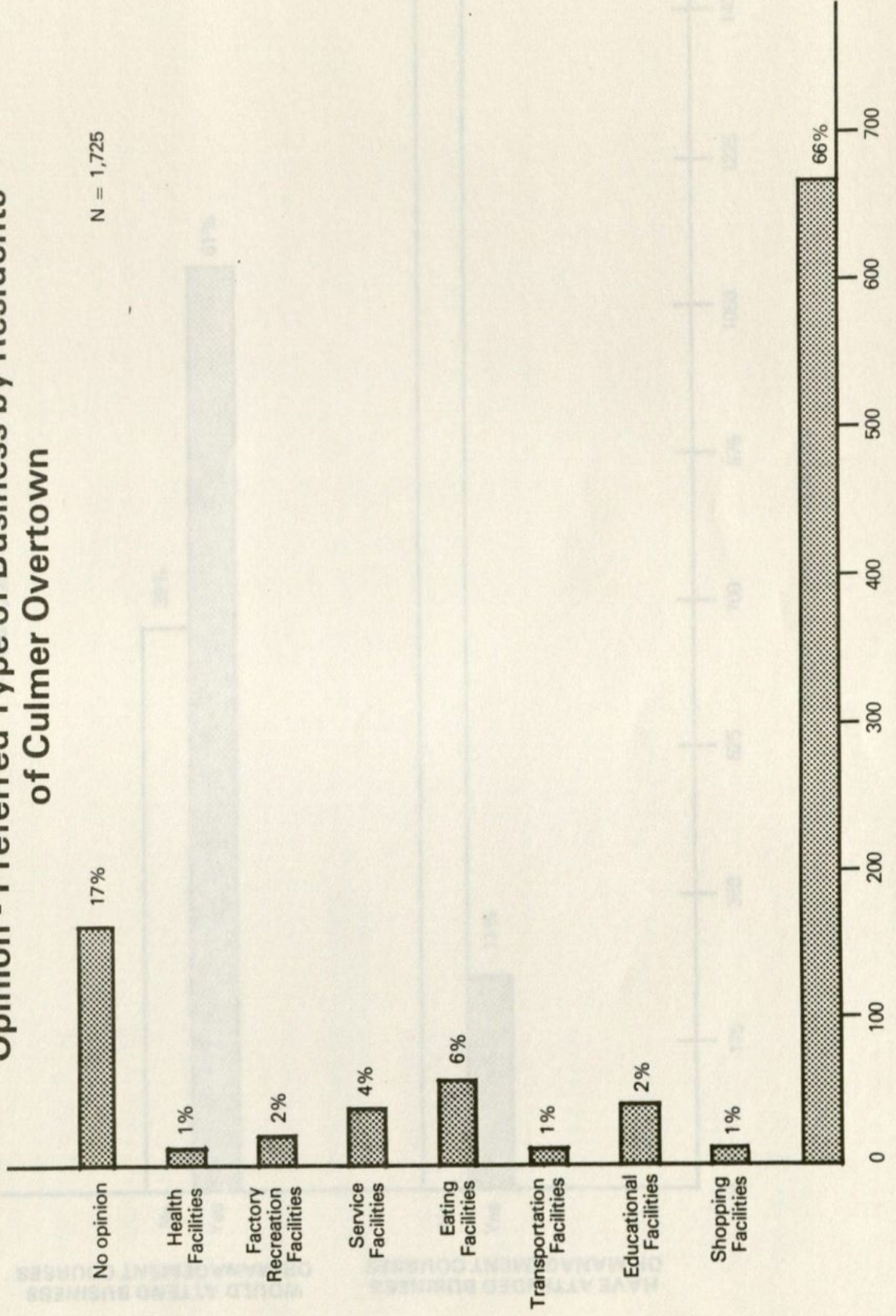


Types of Business Owned or Managed by Residents of Culmer Overtown



Opinion - Preferred Type of Business by Residents of Culmer Overtown

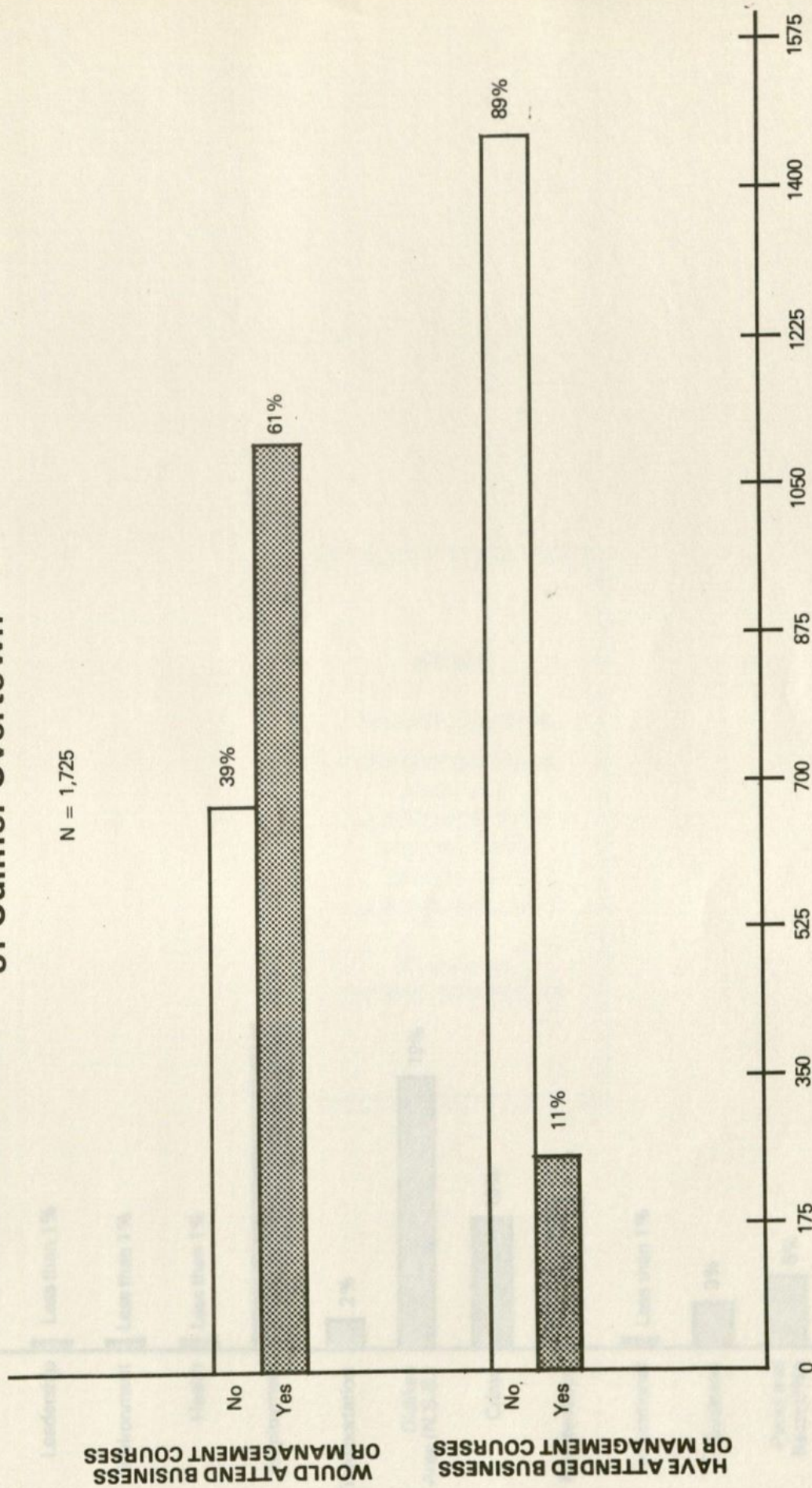
N = 1,725



NUMBER OF SAMPLED RESIDENTS

Business or Management Education of Residents of Culmer Overtown

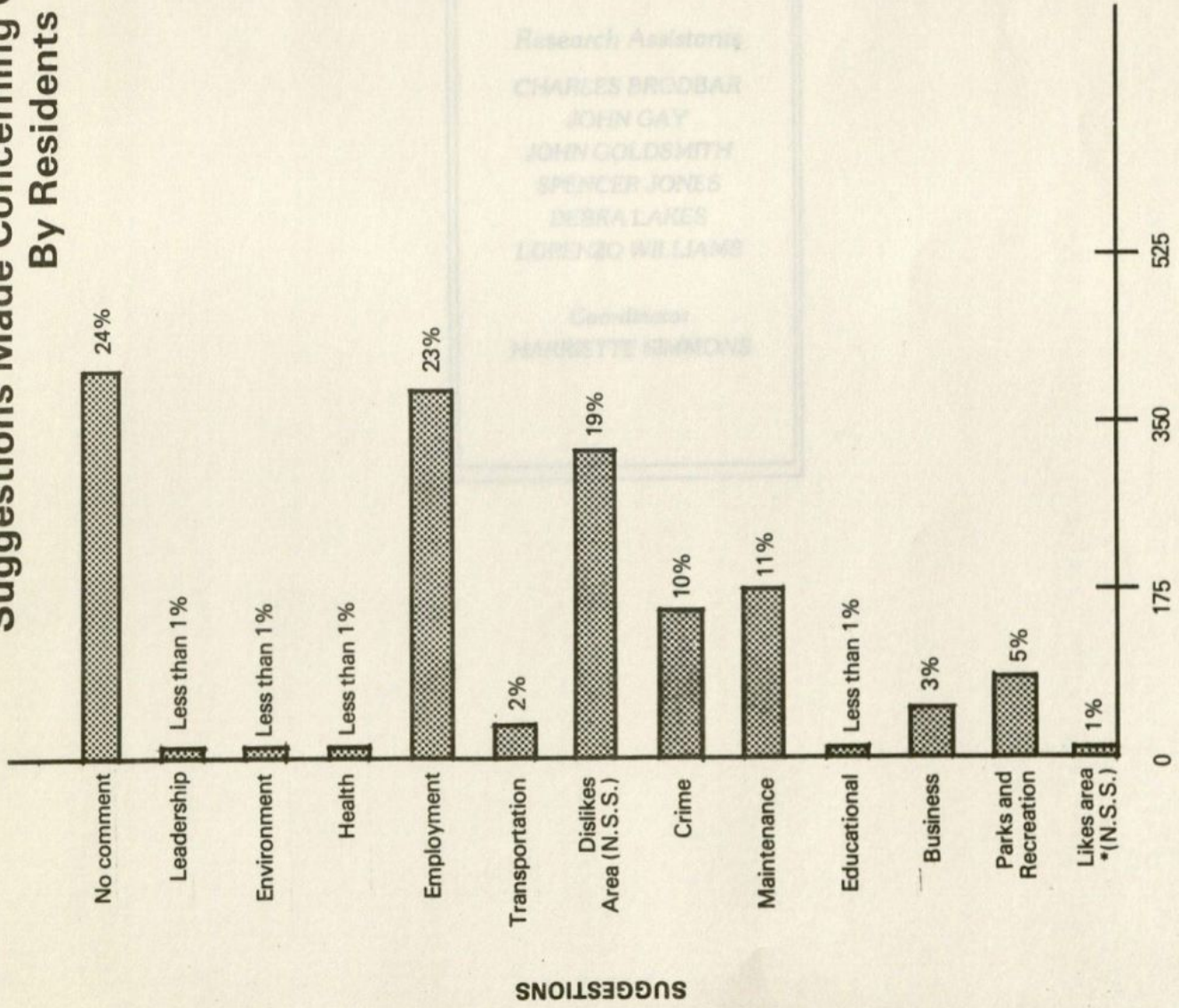
N = 1,725



NUMBER OF SAMPLED RESIDENTS

Suggestions Made Concerning Culmer Overtown By Residents

N = 1,725



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NUMBER OF SAMPLED RESIDENTS

*N.S.S. - No specified suggestions

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