

2015

# Regional Analysis of Impediments to Fair Housing for Montgomery County and the Cities of Dayton and Kettering, OH

## Appendix E — Survey Results

*This PDF contains only a section of the AI.  
For the other sections or the entire AI,  
go to <http://www.mvfairhousing.com/ai2015>.*



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## Appendix E — Survey Results

In order to gather data from the public for this Analysis of Impediments, the Miami Valley Fair Housing Center (MVFHC) conducted an online survey entitled “Fair Housing and Housing Obstacles.” MVFHC used LimeSurvey, an open-source, free software application developed by Carsten Schmitz.<sup>1</sup>

Below and following are each question asked in the survey along with tables and graphs of the answers received and each of the text responses received.

### *Question 1*

The Fair Housing Act protects people from being treated differently or denied housing because of race, religion, color, sex, disability, familial status and national origin. For example, if a housing provider charged a higher rent or rate for families because of children or charged an additional security deposit for a service or companion animal for a person with a disability. What do you believe are the top 3 protected classes that experience discrimination?

Answer	Count	Percentage
Race	53	68.8%
Religion	9	11.7%
Color	23	29.9%
Sex	14	18.2%
Disability	38	49.4%
Familial status	33	42.9%
None of these	6	7.8%

**Table E.1: Question 1 answers**

*Question 2*

The state of Ohio adds protections for ancestry and military status. The City of Dayton also has protections for age, sexual orientation/gender identity and marital status. Of these state and local protections, what do you believe are the top 2 protected classes that experience housing discrimination issues in the City of Dayton?

Answer	Count	Percentage
Ancestry	25	32.5%
Military status	6	7.8%
Age	26	33.8%
Sexual orientation/ Gender identity	45	58.4%
Marital status	16	20.8%
None of these	13	16.9%

**Table E.2: Question 2 answers**

*Question 3*

What do you see as the biggest barriers to housing in the area?

Answer	Count	Percentage
Cost of housing/affordable housing	35	45.5%
Transportation - whether people can get to where they need to go quickly and easily	21	27.3%
Healthcare - cost and access to care	3	3.9%
Accessible housing for people with disabilities	15	19.5%
Vacant housing/neighborhood blight	47	61.0%
Racial profiling	14	18.2%
Quality of housing available	30	39.0%
Ability to get a mortgage	19	24.7%
Access to quality education	13	16.9%
Other	5	6.5%

**Table E.3: Question 3 answers**

Other:

- slumlords perpetuating crime and blight
- gainful employment
- ability to fix up homes, no rehab dollars available via city or banks because of equity/recession - not enough jobs that pay well
- Lenders giving money to people who can't afford it.

### Question 4

Have you experienced housing discrimination?

Answer	Count	Percentage
Yes	11	14.3%
No	66	85.7%

**Table E.4: Question 4 answers**

If yes, explanations provided:

- Unreasonable requests for information and numerous delays in processing a loan as I was a divorced mother of two
- Not sure if it's discrimination but while searching for a house to rent, I came across a few that wanted to charge extra for my children, pets and automobiles.
- Credit
- Many years ago, a landlord would not rent to my gay partner and I. Not a one-bedroom unit, not a two-bedroom unit, not even a three-bedroom unit (all of which we could afford). Eventually, he simply said he would not rent any unit to us.
- Required to show marriage certificate to have access to two bedroom housing versus a unit with one bedroom.
- Credit Score hindered me from being considered to purchase a home even though I WAS PAYING IN CASH!
- Have been turned down due to sexual orientation
- When in the southern states of US, we see discrimination because of the old south still fighting the war with the north. This is usually in the small rural cities.
- The housing that is available to those receiving assistance are all in not so great areas. "Fair Housing" should be available everywhere. I do not want to sacrifice the quality of education or the safety of my children because I temporarily need assistance. Miami Valley should put forth a better effort in making these choices available!
- mortgage hassle by loan officer after he said the loan was approved
- A previous landlord inquired to my children and then proceed to tell me they would not rent to nontraditional families.

*Question 5*

Does anyone in your household have a disability?

Answer	Count	Percentage
Yes	8	10.4%
No	69	89.6%

**Table E.5: Question 5 answers**

*Question 6*

(Asked only if answer to question 5 was yes) If you, or someone else in your household, has a disability, how did that affect your housing search?

Answer	Count	Percentage
It was not an issue	7	87.5%
It was harder to find housing	0	0.0%
Other	1	12.5%

**Table E.6: Question 6 answers**

Other:

- Have not moved since

*Question 7*

Have you ever been turned away from housing because you requested accommodations (changes in policy) or modifications (structural changes to unit) because of a disability?

Answer	Count	Percentage
Yes	0	0.0%
No	8	100.0%

**Table E.7: Question 7 answers**

*Question 8*

If someone in your household developed a mobility impairment or disability, such as needing the aid of a cane, walker or wheelchair, would they still be able to fully use and enjoy your home?

Answer	Count	Percentage
Yes	24	31.2%
No	41	53.2%
Not sure	12	15.6%

**Table E.8: Question 8 answers**

*Question 9*

How do you feel the schools in your neighborhood are rated?

Answer	Count	Percentage
1: Low quality	16	20.8%
2	9	11.7%
3: Average	18	23.4%
4	18	23.4%
5: High quality	16	20.8%
Arithmetic mean:		3.12
Standard deviation:		1.42

**Table E.9: Question 9 answers**

*Question 10*

Were school options and quality a factor in your housing search/choice?

Answer	Count	Percentage
Yes	40	51.9%
No	37	48.1%

**Table E.10: Question 10 answers**



*Question 11*

How far away is the closest grocery (not gas station or convenience store) from your home?

Answer	Count	Percentage
Less than 1 mile	25	32.5%
2–3 miles	33	42.9%
4–5 miles	12	15.6%
6–8 miles	6	7.8%
More than 8 miles	1	1.3%

**Table E.11: Question 11 answers**

*Question 12*

How far away is the nearest hospital?

Answer	Count	Percentage
Less than 10 minutes	46	59.7%
11–20 minutes	25	32.5%
20–30 minutes	4	5.2%
More than 30 minutes	2	2.6%

**Table E.12: Question 12 answers**

*Question 13*

Is there a community center in your neighborhood?

Answer	Count	Percentage
Yes	34	44.2%
No	27	35.1%
I don't know	16	20.8%

**Table E.13: Question 13 answers**

*Question 14*

What type of transportation do you use most often in a week?

Answer	Count	Percentage
Walking	0	0.0%
Bike	1	1.3%
Public transportation/bus	1	1.3%
Car	75	97.4%
Rely on others for rides	0	0.0%
Other	0	0.0%

**Table E.14: Question 14 answers**

*Question 15*

Rate how well you can get to where you need to regularly go (work, health care, school, grocery, etc.).

Answer	Count	Percentage
< 10 minutes	14	18.2%
11–15 minutes	27	35.1%
16–25 minutes	21	27.3%
26–35 minutes	7	9.1%
36–60 minutes	4	5.2%
61–90 minutes	2	2.6%
91–120 minutes	2	2.6%
> 120 minutes	0	0.0%

**Table E.15: Question 15 answers**

*Question 16*

Is there anything you cannot do with your current transportation options or where transportation has limited your housing options?

Answer	Count	Percentage
Yes	4	5.2%
No	69	89.6%
Not sure	4	5.2%

**Table E.16: Question 16 answers**

If yes, explanations provided:

- Bus options are horrible.
- I cannot walk to many amenities. I live in Kettering.
- I avoid areas that do not have bus service. Even though I have a car I like to have that option.
- Children unable to ride bus

*Question 17*

The last time you moved, or in your current housing search, did you look in the same neighborhood that you were living in at the time?

Answer	Count	Percentage
1: Major factor	7	9.1%
2	8	10.4%
3	23	29.9%
4	15	19.5%
5: Not a factor	24	31.2%
Arithmetic mean:		3.53
Standard deviation:		1.28

**Table E.17: Question 17 answers**

*Question 18*

Have you ever felt unwelcome in a particular neighborhood in the Dayton area?

Answer	Count	Percentage
Yes	30	39.0%
No	47	61.0%

**Table E.18: Question 18 answers**

*Question 18a*

(Asked only if answer to question 18 was yes) Was it because of any of the following reasons?

Answer	Count	Percentage
Race	20	66.7%
Religion	0	0.0%
Color	13	43.3%
Sex	6	20.0%
Disability	1	3.3%
Familial status	2	6.7%
National origin	0	0.0%
Ancestry	2	6.7%
Military status	0	0.0%
Age	5	16.7%
Sexual orientation/ Gender identity	5	16.7%
Marital status	3	10.0%

**Table E.18a: Question 18a answers**

*Question 18b*

(Asked only if answer to question 18 was yes) What happened to make you feel unwelcome?

- There was not an appropriate choice in the mandatory question preceding this one, so I marked age. Actually it was ACTIVISM. I was open and assertive about reviving the neighborhood watch, cooperating with the police and blatantly confronting illegal and antisocial behavior (such as noise after 11pm). Some people

tried to intimidate me but on this street most of them are gone now. South Park 4 years ago

- Whenever one is in a neighborhood of folks different from themselves they may feel unwelcome. This is a real feeling but may not be based on reality.
- I'm a single mom and I moved from one part of Oakwood to another with 2 teenaged boys, my newly wheelchair bound father and a rather ratty looking older model lift van. I did extensive remodeling to the home more accessible for my father, and there was construction going on for several months. I got an anonymous letter from “neighbors” explaining that I should keep my vehicles in the garage (the van didn't fit) so that the street would continue to look nice. Also they said there was too much “coming and going” at the house by suspicious looking people (caregivers of various sorts who were not driving late model cars) The letter made it clear that my family was too low class for their neighborhood, and I should at least have the help take the bus! This was about 10 years ago. That street has changed, but I'm sure there are others in Oakwood that haven't.
- While helping with a neighborhood event at an apartment was told white people were not welcome. A few years ago I took my older uncle to visit his sister-in-law. Close to Hillcrest and Gettysburg, I was pulled over by a black policeman wanting to know what I was doing in the area.
- People sometimes assume things about my African American husband that can make us as a family feel unwelcome.
- As a gay man living in Dayton since the 80's, I have felt unwelcome in both Eastside and Westside neighborhoods. I have been yelled at (Go Away faggot), heard neighbors make anti-gay comments, and heard people say they don't want gay people in their neighborhoods from every part of the City. I have also heard positive comments and, but the presence of negative comments is more damning than the presence of positive comments is welcoming.
- Older neighbors in Greenmont Village would file complaints that were not in violation of my contract yet I was repeatedly written and threatened with fees and member status to comply.
- Slurs yelled at me and partner in Oregon District.
- On 11/28/2014 I was shopping at Joann Fabrics in Beavercreek. The salesperson was noticeably rude to me which I attributed to my skin color. In February 2014 I attempted to have my vehicle serviced at Voss Toyota in Beavercreek. The service associate would not accept my business (just an oil change). He said I had to have an appointment and named other dealerships in the area that I could visit. I acknowledge that appointments are desired however I've never been denied an oil change for failure to schedule an appointment. Again, I attributed this incident to my skin color.

- There are some neighborhoods in the Kettering area that I have visited or even drove through, where the residents gave blank stares or turned their nose up as if we were trespassing, which made us feel very unwelcomed and out of place.
- In the Oakwood-Kettering-Centerville Areas, I felt that even my Realtor was not in agreeance with my wanting to view homes in these areas.
- People were hostile
- there are parts of Dayton, for example parts of the west side, that are not safe for a woman to go alone
- isolation at a nondenominational church (primarily White).
- I had just moved to the Dayton area and I was looking for an apartment. I was in Kettering or Oakwood at an apartment complex and the representative was in a back room. I could see her and hear her talking and she could see me. The office was not closed but she did not acknowledge my presence in any way. Finally I left.
- oak wood lack of good service shopping
- Segregation in City of Dayton
- People just stare which makes one very uncomfortable/unwelcome
- Oakwood 2015 going to restaurant people kept looking
- When I first started to work in the area I was unwelcomed in many minority neighborhoods because I was white.
- I was stopped by a police officer off Gettysburg in Dayton because he said I looked lost. Unwelcome is not the correct word but unsafe better describes how I felt.

*Question 19*

Were you ever told you should not or could not live in a particular neighborhood in the Dayton area?

Answer	Count	Percentage
Yes	13	16.9%
No	64	83.1%

**Table E.19: Question 19 answers**

If yes, explanations provided:

- Univ of Dayton recruiter told me to stay away from West Dayton when renting an apartment. 2001
- When looking at rental properties two years ago (moving from a suburb), I was told that as white female
- I would be a target on the west side of dayton. I was told the east side is for white people.
- People have told me that we wouldn't feel welcome in Oakwood or would be looked down upon. I get the same feeling about Centerville sometimes. Its mostly comments from people we've met and not
- bankers/realtors. However when my spouse hears about a history of racism in a place (Oakwood) even if it was many years ago, he'll avoid that place.
- Call to local police about crime rate in a particular complex.
- in the 880's and 90's, neighbors told me they did not like gay people in their neighborhood. People also drove through neighborhoods occasionally yelling anti-gay comments. Since owning a home since the 90's, I ahve not had these problems. There are neighbors who don't talk to me, but i don't know if that
- is bacause i am gay or becasue ethey don't like me for some other reason. My neighborhood is not a real "everyone have picnics together" kind of neighborhood; we all keep to ourselves.
- I was told the area was bad.
- Neighbors in Greenmont Village told me they were just being hard on me because they needed to "weed out the bad ones" before they were members. I had not violated my contract nor had any disturbances during my time of living in that area.
- Was told by Realtor "there are nice homes in the Dayton-Trotwood Area too...". Always a problem with me actually going to view homes in those areas mentioned above.
- It is better for gay folks to not be seen
- People said don't live in West Dayton. Said it was too poor and dangerous.



- bad part of town lots of crime dangerous
- Some areas are considered “too dangerous” for white people.
- Warned of the neighborhood being “rough” or a high crime neighborhood

*Question 20*

What is your sex?

Answer	Count	Percentage
Female	55	71.4%
Male	22	28.6%
Transgender	0	0.0%
Other	0	0.0%

**Table E.20: Question 20 answers**

*Question 21*

What is your sex?

Answer	Count	Percentage
18–25	2	2.6%
26–35	16	20.8%
36–45	15	19.9%
46–55	18	23.4%
> 55	26	33.8%

**Table E.21: Question 21 answers**

*Question 22*

What is your race and ethnicity? (Choose all that apply.)

Answer	Count	Percentage
American Indian or Native Alaskan	4	5.2%
Asian	0	0.0%
Black or African American	14	18.2%
Native Hawaiian or Other Pacific Islander	0	0.0%
White or Caucasian	64	83.1%
Hispanic/Latino	3	3.9%
Other	1	1.3%

**Table E.22: Question 22 answers**

Other:

- Norwegian

### Question 23

What is your sexual orientation?

Answer	Count	Percentage
Heterosexual	63	81.8%
Homosexual	11	14.3%
Bisexual	1	1.3%
Other	2	2.6%

**Table E.23: Question 23 answers**

Other:

- Undecided
- Seriously, give me a break.

### Question 24

Please describe your current housing situation.

Answer	Count	Percentage
Rent	24	31.2%
Own	49	63.6%
Shelter	0	0.0%
Nursing home	0	0.0%
Supportive housing	0	0.0%
Doubled up with another household	1	1.3%
Renting in public or subsidized housing	0	0.0%
Other	3	3.9%

**Table E.24: Question 24 answers**

Other:

- I lease purchase our current home, and own another smaller home
- manage property
- family home

*Question 25*

What is your total household income each year (approximately)?

Answer	Count	Percentage
Less than \$9,495	1	1.3%
\$9,496 to \$15,825	3	3.9%
\$15,826 to \$31,650	9	11.7%
\$31,651 to \$47,775	17	22.1%
\$47,776 to \$63,300	15	19.5%
\$63,301 to \$79,125	9	11.7%
\$79,126 to \$94,950	5	6.5%
More than \$94,951	18	23.4%

**Table E.25: Question 25 answers**

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<sup>1</sup> Schmitz, C. LimeSurvey. Retrieved from <https://www.limesurvey.org>.