

2017 Fair Housing Survey for the City and County of Los Angeles



The City and County of Los Angeles and their respective Housing Authorities are currently conducting a fair housing study known as the "Assessment of Fair Housing" (AFH). This study is required by the U.S. Department of Housing and Urban Development (HUD) as a condition for receiving federal housing and community development funds.

This AFH process includes soliciting the opinions of people throughout the City and County, as well as those involved in the housing industry, including renters and homeowners. As such, you are being invited to take part in this survey to provide your opinions and experiences regarding fair housing.

Your answers are anonymous and will only be reported in a compilation with other responses. Thank you for your time. Please check the appropriate box or provide an answer in the blank space.

1. What is the name of your City or neighborhood? _____

2. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 90017 or 91801) _____

Your Neighborhood

3. Which of the following best describes the type of housing you currently live in? (Choose only one)

- ☐ Single-family home (detached)
- ☐ Duplex
- ☐ Condo/Townhouse
- ☐ Apartment building with 1-4 floors
- ☐ Apartment building with 5 or more floors
- ☐ Something else, please specify: _____

4. How long have you lived in your current housing? _____

5. If you live in subsidized/assisted housing, please indicate what type:

- ☐ Multi-family Section 8
- ☐ Tenant Based Section 8
- ☐ Project Based Section 8
- ☐ Public Housing
- ☐ Don't know
- ☐ Does Not Apply
- ☐ Other: _____

6. If you are currently living in public housing, what is the name of your housing development? _____

This survey is also available online at:
<https://www.research.net/r/2017FairHousingResidentSurvey>

7. How long have you lived in your neighborhood?

- | | |
|---|---|
| ☐ Less than 1 year | ☐ 1-5 years |
| ☐ 6-10 years | ☐ 11-20 years |
| ☐ 21-30 years | ☐ More than 30 years |

8. Which of the following are the most important reasons you decided to live in your neighborhood? (Check all that apply)

- ☐ To live near family and friends
- ☐ To be close to work
- ☐ Accessibility of goods and services
- ☐ To be near public transportation
- ☐ Physical accessibility of the building
- ☐ Nearby schools for my children/grandchildren
- ☐ Access to job opportunities
- ☐ Safety in the neighborhood
- ☐ Affordability of housing
- ☐ I grew up here
- ☐ No choice/ Nowhere else to go
- ☐ Other reasons, (please specify): _____

9. How safe would you say you feel walking in your neighborhood during the day time?

- | | |
|--|-----------------------------------|
| ☐ Very safe | ☐ Safe |
| ☐ Somewhat unsafe | ☐ Not safe |

10. How safe would you say you feel walking in your neighborhood at night?

- | | |
|--|-----------------------------------|
| ☐ Very safe | ☐ Safe |
| ☐ Somewhat unsafe | ☐ Not safe |

11. How safe would you say you feel walking in your public housing development during the day time?

- | | |
|--|-----------------------------------|
| ☐ Very safe | ☐ Safe |
| ☐ Somewhat unsafe | ☐ Not safe |
| ☐ Does Not Apply | |

12. How safe would you say you feel walking in your public housing development at night?

- | | |
|--|-----------------------------------|
| ☐ Very safe | ☐ Safe |
| ☐ Somewhat unsafe | ☐ Not safe |
| ☐ Does Not Apply | |

13. If you had a choice, would you continue to live in your City or neighborhood?

- | | | |
|------------------------------|-----------------------------|-----------------------------------|
| ☐ Yes | ☐ No | ☐ Not Sure |
|------------------------------|-----------------------------|-----------------------------------|

Please describe why you feel this way: _____

14. How would you rate each of the following aspects of your neighborhood? (Please check one box per row.)

	Excel- lent	Very Good	Good	Fair	Poor	Don't Know
Cleanliness						
Condition of the buildings (including homes)						
Condition of streets and sidewalks						
Condition of the public spaces (parks, libraries, and recreation centers)						
Schools in the neighborhood						
Access to public transportation, like buses, subway, light rail, or trains						
Availability of quality public housing (Section 8, affordable housing with income limits, etc.)						
Availability of job opportunities						

15. Please indicate how easy it would be for you to get to each of the following places if you wanted to go there?(Please check one box per row.)

	Easy	Moderately Difficult	Difficult	Don't Know
Parks, playgrounds, or other green spaces				
Public libraries				
Supermarkets or grocery stores				
Pharmacies				
Banks and credit unions				
Churches, mosques, synagogues, or other religious or cultural centers				
Community centers or recreational facilities				
Places with jobs that I/ my household would want to have				
If household with a disability, ease of getting around your neighborhood/housing complex				

Your Housing

16. Do you currently rent your home, own your home, share a room, or something else?

- ☐ Rent from the (City or County of Los Angeles) Housing Authority
☐ Rent from a private landlord
☐ Rent a room
☐ Renter: share a room
☐ Own
☐ Owner: share a room
☐ Something else, please specify: _____

17. How satisfied would you say you are with the quality of the housing you currently live in?

- ☐ Satisfied ☐ Somewhat satisfied
☐ Somewhat dissatisfied ☐ Dissatisfied
☐ Don't know

18. In the past five years has your rent been paid by a rental assistance program?

- ☐ Yes ☐ No ☐ Don't know

19. If you answered Yes to Question 18, have you ever had difficulty using that Section 8 voucher?

- ☐ Yes ☐ No ☐ Don't know

If Yes, please explain: _____

20. During the past three (3) years, has the overall housing cost of your current home changed?

- ☐ Increased a lot ☐ Increased some
☐ Stayed about the same ☐ Decreased some
☐ Decreased a lot ☐ Not Applicable

Please explain why: _____

21. Have you been displaced from your housing within the last 10 years?

- ☐ Yes, as a renter ☐ No, as a renter
☐ Yes, as an owner ☐ No, as an owner
☐ Don't remember

22. If you answered Yes to Question 21, was this the result of the property being:

- ☐ Purchased ☐ Demolished
☐ Improved/renovated ☐ Foreclosed
☐ Other _____

New Housing

23. During the past five years, have you looked for a new place to live?

- ☐ Yes, looked for a home/place to **Rent**
☐ Yes, looked for a home/place to **Buy**
☐ No
☐ Don't remember

24. If you answered Yes to Question 23, did you have trouble finding safe, quality housing that you could afford in a neighborhood you would like to live in?

- ☐ Yes ☐ No ☐ Don't know

25. If you answered Yes to Question 24, do you think it was because of any of the following: (Check all that apply)

- | | |
|---|---|
| ☐ Race/Ethnicity | ☐ Religion |
| ☐ Disability | ☐ Sexual orientation |
| ☐ Source of income | ☐ Marital status |
| ☐ Sex/Gender | ☐ National origin |
| ☐ Ancestry | ☐ Age |
| ☐ Criminal history/Record | ☐ Familial status |
| ☐ Pregnant or having children | |
| ☐ Other reasons, please specify: _____ | |

26. Do you believe that you have been discriminated against in your current housing because of any of the following? (Check all that apply)

- | | |
|--|---|
| ☐ Race/Ethnicity | ☐ Religion |
| ☐ Disability | ☐ Sexual orientation |
| ☐ Source of income | ☐ Marital status |
| ☐ Sex/Gender | ☐ National origin |
| ☐ Ancestry | ☐ Age |
| ☐ Criminal history/Record | ☐ Familial status |
| ☐ Pregnant or having children | |
| ☐ Something else, please specify: _____ | |

27. If you have ever been discriminated by your landlord, did you complain?

- ☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply

28. Were you satisfied with the outcome?

- ☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply

29. If you ever filed a fair housing complaint with an agency/department, which one? (Check all that apply)

- ☐ Housing Rights Center
☐ California Dept. of Fair Employment & Housing
☐ U.S. Dept. of Housing and Urban Development (HUD)
☐ Other, please specify: _____

30. What was the outcome of informing or complaining to an agency/department about your fair housing issues?

31. During the past five years, have you applied for a loan to purchase a home, to refinance your mortgage, or to take equity out of your home?

- ☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply

32. Was the application(s) you made during the past five years approved?

- ☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply
 If no, why? _____

33. If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were you given? (Check all that apply)

- ☐ My/our income level
☐ The amount I/we had for a down payment
☐ How much savings I/we had
☐ The value of my property
☐ My/our credit history or credit score(s)
☐ Something else, please specify: _____

34. Which of the following issues, if any, limited the housing options you were able to consider? (Check all that apply)

- ☐ What I/we could afford to pay for rent or mortgage
☐ The amount of money I/we had for deposit
☐ Housing large enough for my/our household
☐ My/our credit history or credit score
☐ Units that accommodate my/our disability (i.e. wheelchair accessible)
☐ Not being shown housing in the neighborhood(s) I wanted to move into
☐ Concern that I/we would not be welcome in a particular neighborhood(s)
☐ Other Reasons, please specify: _____

About You & Your Household

35. What is your age?

- ☐ Under 18 ☐ 18-24 ☐ 25-34 ☐ 35-45
☐ 46-54 ☐ 55-61 ☐ 62 & older

36. How many people live in your household? _____

37. How many people under 18 years of age live in your household? _____

38. Are you, or someone else in your household, living with a disability?

- ☐ Yes ☐ No ☐ Don't know

39. Are there any problems within your home that create any physical/accessibility issues for yourself or a family member?

- ☐ Yes ☐ No ☐ Don't know

40. Are you aware of your right to request, from your landlord, a change in rules or policies and your right to request a physical change to your housing to make your home more accessible if necessary due to a disability (called reasonable accommodation)?

☐ Yes ☐ No ☐ Don't know

41. Have you made a request for a reasonable accommodation and/or modification to your landlord?

☐ Yes ☐ No ☐ Don't know

42. If yes, what type of accommodation and/or modification did you request?

- ☐ Assistance animal ☐ Live in Attendant
☐ Modification of unit ☐ Size of unit
☐ Accessibility of unit ☐ Change in rent due date
☐ Parking/parking space related ☐ Transfer to another unit
☐ Other, please specify: _____

43. What was the outcome of your accommodation and/or modification request? _____

44. Were you satisfied with the outcome of your accommodation and/or modification request?

☐ Yes ☐ No ☐ Don't know

If no, why? _____

45. If you are a homeowner or developer, are you aware of your right to request a reasonable accommodation involving land use zoning

☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply

If no, why? _____

46. What is the highest level of school that you have completed?

- ☐ Grade school or some high school
☐ High school degree or equivalent (e.g., GED)
☐ Completed vocational/technical school
☐ Some college but no degree
☐ Bachelor's degree
☐ Master's degree or higher

47. Which of the following describes your current status? (Choose one)

- ☐ Employed full-time ☐ Unemployed & looking for work
☐ Employed part-time ☐ Unemployed & not looking for work
☐ Student ☐ Retired
☐ Unable to work due to a disability
☐ Stay-at-home caregiver or parent
☐ Other (please specify): _____

48. Have you ever been homeless?

☐ Yes ☐ No ☐ Don't know ☐ Does Not Apply

49. If yes, what led to your homelessness?

- ☐ Loss of your job ☐ Jail/prison
☐ Illness/hospitalization ☐ Substance abuse issue
☐ Eviction
☐ Other, please specify: _____

50. What is the primary language you use at home?

- ☐ English ☐ Spanish ☐ Chinese ☐ Russian ☐ Korean
☐ Other, please specify: _____

51. If you requested your lease agreement or other important documents in your primary language were they provided?

☐ Yes ☐ No ☐ Did not request

52. Have you been able to easily communicate with your landlord?

☐ Yes ☐ No ☐ Don't know

53. Do you consider yourself Hispanic, Latino, Latina, or of Spanish origin?

- ☐ Yes, Hispanic/Latino/Latina/Spanish origin
☐ No, not of Hispanic/Latino/Latina/Spanish origin

54. What is your race? (Check all that apply)

- ☐ American Indian or Native Alaskan
☐ Asian
☐ Black or African American
☐ White
☐ Native Hawaiian or Pacific Islander
☐ Other (please specify) _____

55. What is your gender?

- ☐ Male ☐ Female ☐ Transgender ☐ Other
☐ Prefer not to answer

56. What was your household income (people living in the same household) in 2016? _____

57. If you had to guess, what percent of the people in your neighborhood do you think are the same race as you?

- ☐ 0-10% ☐ 10%-20% ☐ 20%-40%
☐ 40%-60% ☐ 60%-80% ☐ 80%-100%

58. If you had to guess, what percent of the people in your neighborhood do you think are the same ethnicity as you?

- ☐ 0-10% ☐ 10%-20% ☐ 20%-40%
☐ 40%-60% ☐ 60%-80% ☐ 80%-100%

59. The information you share with us is anonymous. While this is completely optional, you may also provide your name, email, and phone number:

Name: _____

Email: _____

Phone Number: _____



Thank you. If you have any further questions or concerns about fair housing, please contact: Housing Rights Center 1-213-387-8400 or 1-800-477-5977 or HUD at 1-213-984-8000 or 1-800-877-8339

You may also mail this survey to:
 Western Economic Services, LLC
 212 SE 18th Avenue
 Portland, OR 97214