Date\_7/28/2014\_\_\_\_\_ Location \_\_HomeOwnership Center of Greater Dayton 201 E. First St., Dayton

Name: Focus Group: Clients of the HomeOwnership Center of Greater Dayton

**Recap of Session:**

This group met in the morning and consisted of 4 females and 1 male that were in the process of purchasing a home. There were 3 Caucasians and 2 African Americans all with incomes below $31,650. 60% stated they spent more than 50% of their income on their current housing.

**Top 3 areas of Discrimination**

**Most Common:**

100% Identified Race/Color as #1

60% Identified Disability as #2

60% Identified Familial Status as #3

**Noteworthy stats:**

Nothing worthy of noting.

**I know someone who was discriminated against**

2 stated yes

**Disability:**

3 stated a member in their household had a disability

**Current housing is accessible**

4 stated yes

**Opinions/thoughts about how willing landlords will help people with disabilities**

Very willing – None

Hesitant - 4

Unwilling – 1

**Have you ever asked for a reasonable accommodation or modification?**

2 stated yes

3 stated no

Tell us about your neighborhood.   
Does it or doesn’t it have:

* + Good Schools?

Four participants stated they were pleased with the schools in their community.

* + Groceries and shopping amenities that are plentiful and close?

All members stated the major grocery chains in the neighborhood had closed the locations close to their homes. All stated they would go to malls in Beavercreek, Miamisburg and Cincinnati to do the majority of shopping other than groceries.

* + Health Care – is it close or far away?

No concerns were stated here..

* + Community Center?

All felt that Dayton has digressed in the amenities that it offers residents and felt Community Centers were needed.

* + **Affordable** housing opportunities?

All were concerned that affordable housing units were on the decline and felt the need for more. Two stated concern for felons being barred from affordable housing as it was difficult for felons to obtain a decent paying job. Two also stated that people on the brink of poverty are ineligible for assistance because of their income and nothing is available for their assistance.

* + Easy **transportation** to everywhere in the county?

Public transportation is available but difficult to manage when you have many packages.

* + Is there neighborhood **blight** or problems?

All stated that blight was a problem in the neighborhood. The concern is the amount of rodents and bugs that these “Zombie” properties attract when continually vacant.

* + Is it accessible to **people with disabilities**

Four individuals stated their housing was accessible.

* + What else is important?

Two participants stated the Phoenix program/15 year lease to purchase was unfair as not enough rent was applied to the purchase price. Four stated that were not enough programs to teach people how to rebuild their credit in order to purchase a home. All stated that a lack of jobs in the area is making home ownership very difficult.

* Let’s Talk About Your Housing
  + Rental or Ownership?

All were currently renting.

* + Did you meet any obstacles in your search for housing?

Price, it was stated that the incomes in this group were low and a nice apartment or rental home was more expensive than purchasing a home.

* + Have you experienced any drawbacks since you moved in?

The landlords do not want to make repairs and Section 8 housing is not strict with the landlords as it was in the past.

* + Do you believe housing discrimination is more common when it comes to renting or buying a home?

The majority stated renters faced more discrimination.

* + How are your taxes, insurance rates, and other housing financial obligations?

The majority in this group was spending 50% or more their income on rental units and it is almost impossible to save for home ownership.

Some Questions for Discussion

* + Have YOU ever been steered away from a place because of your race, gender, disability or because of having children, etc.?

No comments.

* + Were you ever told you were not welcome in a neighborhood or town?

No comments.

* + Did you ever believe you were not welcome somewhere, even though nothing was ever said?
* Not actually unwelcome but the majority felt they were not respected by some landlords due

to their low income levels.

* + Do you know anyone that has filed a housing complaint?

No comments.

* + Do immigrants have problems with discrimination in your neighborhood or town?

This group felt that immigrants were favored over the current residents due to the Welcome Dayton program. They were concerned that the immigrants were taking too much of the income assisted housing.

* + What groups of people are discriminated against in this County?

Race/color, families and disabilities are the classes most discriminated against.

* + Adjourn -