

Appendix B (con't): Fair Housing Survey

The information provided below is a tally of all responses and a verbatim record of the comments provided for the survey.

Table 1.1
Role of Respondent

State of Montana
2014 Fair Housing Survey Data

Primary Role	Total
Advocate/Service Provider	19
Appraisal	
Banking/Finance	4
Construction/Development	2
Homeowner	22
Insurance	
Law/Legal Services	
Local Government	12
Elected Official	1
Land Use Planner	7
Public Works	2
Property Management	9
Real Estate	4
Renter/Tenant	35
Service Provider	24
Other Role	26
Missing	2
Total	169

Table 1.2

Has your jurisdiction or organization ever received or been assisted by grants from any of the following programs: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Services Grant Program (ESG)?

State of Montana
2014 Fair Housing Survey Data

Received Grant	Total
Yes	93
No	37
Don't know	36
Missing	3
Total	169

Federal, State, and Local Laws

Table 1.3
How Familiar are you with
Fair Housing Laws?

State of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Not Familiar	29
Somewhat Familiar	75
Very Familiar	31
Missing	34
Total	169

Table 1.4
If familiar, please described how you became aware
of fair housing laws?

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Flyers or pamphlets	34
Public service announcement of the radio	9
Public service announcement of the TV	9
Information provided at a public event	23
In-person meetings, training, or seminars	68
On the internet	31
Newspapers	12
Other	15

Table 1.5
Federal, State, and Local Fair Housing Laws

State of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are fair housing laws difficult to understand or follow?	50	58	25	36	169
Do you think fair housing laws should be changed?	32	49	53	35	169
Do you thing fair housing laws are adequately enforced?	56	58	15	40	169

Table 1.6
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Nothing	3
I wouldn't know what to do	20
Complain to the individual/organization discriminating against me or others	27
Contact my local government	17
Contact my elected local, state, or federal official	21
Contact a local fair housing organization	80
Contact the Montana Human Rights Bureau	43
Contact the U.S. Department of Housing and Urban Development (HUD)	37
Contact a private attorney	5
Other	11

Fair Housing Activities in Montana

Table 1.7
Fair Housing Activities

State of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total	
Are you aware of educational activities or training opportunities available to learn about fair housing law?	56	58	15	40	169	
Have you participated in fair housing training?	38	31	3	97	169	
Are you aware of any fair housing testing of any sort in the State?	16	91	22	40	169	
Testing and education	Too Little	Right Amount	Too Much	Don't Know	Missing	Total
Is there sufficient outreach and education activity?	52	27	1	50	39	169
Please assess the current level of fair housing testing in the State	25	11		94	39	169

Table 1.8
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?
 State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	125
Color	112
Age	108
Marital Status	87
Creed	80
Religion	105
Sex/Gender	108
Sexual Orientation	65
Gender Identify/Expression	49
National Origin	88
Family with Children	95
Disability	115
Political Ideas	40
Ancestry	40
Poor English Language Skills	36
Citizenship Status	33
Level of Income	38
Source of Income	32
Use of Section 8 Voucher	46
Other	4

Table 1.9
Have you ever experienced or witnessed housing discrimination in the state of Montana
 State of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Yes	56
No	68
Don't know	12
Missing	33
Total	169

Table 1.10
Which of the following best describes the person or organization
that you witnessed engaging in discriminatory behavior?

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Rental property owner/manager	64
Seller of a house, duplex, condominium, or other housing unit	5
Condominium association or homeowner's association	4
Realtor®, appraiser, or other real estate professional	6
Loan officer, mortgage broker, bank or other lender	4
Municipal, county, or other governmental employee	4
Other	4

Table 1.11
On what grounds do you believe you
witnessed discrimination?

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	48
Color	32
Age	37
Marital Status	28
Creed	10
Religion	20
Sex/Gender	29
Sexual Orientation	36
Gender Identify/Expression	23
National Origin	8
Family with Children	48
Disability	35
Political Ideas	10
Ancestry	6
Poor English Language Skills	17
Citizenship Status	11
Level of Income	31
Source of Income	20
Use of Section 8 Voucher	25
Other	4

Impediments and Barriers to Fair Housing

Table 1.12
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PRIVATE SECTOR

State of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Insurance agencies or agents refuse to issue policies or limit coverage for person based on their status in a protected class	48	17	15	3	86	169
Inability of prospective home buyers to obtain financing based on their status in a protected class	32	26	20	6	85	169
Real estate appraisers base home values of a neighborhood on the protected classes of the residents	32	24	16	9	88	169
Presence of unfair lending practices such as the promotion of subprime mortgages or predatory lending	32	27	17	6	87	169
Realtors® showing properties only in certain areas to prospective buyers based on their status in a protected class	36	22	18	8	85	169
New housing units are being constructed that are not accessible for persons with disabilities	29	32	20	4	84	169
Rental unit owners refusing to rent to prospective tenants based on their status in a protected class	19	32	25	12	81	169
Lack of knowledge or understanding regarding fair housing laws	11	21	32	25	80	169
Other	5	3	4	4	153	169

Table 1.13
Please provide the sources of information for the impediments you identified above

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	15
Staff knowledge	39
Community input	47
Other	25

Table 1.14
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PUBLIC SECTOR

State of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Lack of knowledge or understanding regarding housing opportunities	13	36	25	14	81	169
Lack of information regarding housing opportunities in languages other than English	32	33	15	6	83	169
Lack of information regarding housing opportunities provided in accessible formats for persons with disabilities	25	33	20	5	86	169
Health and safety codes are enforced differently in certain neighborhoods based on the residents protected class	33	27	14	9	86	169
Lack of mechanisms for identifying and alleviating discrimination	23	27	21	12	86	169
Insufficient monitoring, oversight, or enforcement of fair housing laws	20	29	21	15	15	169
Inadequate access to public transportation	19	24	24	22	22	169
Inadequate access to employment opportunities	22	38	17	9	9	169
Inadequate access to employment opportunities	20	29	24	14	14	169
New housing units are being constructed that are not accessible for persons with disabilities	32	31	16	3	3	169
Inadequate representation of protected classes on local government bodies, housing advisory boards, or similar committees	21	29	22	12	12	169
Lack of knowledge or understanding regarding fair housing laws	13	26	30	19	19	169
Other	5	3	4	4	4	169

Table 1.15
Please provide the sources of information for the impediments you identified above

State of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	14
Staff knowledge	46
Community input	48
Other	16

Concluding Questions

Table 1.16
Local Fair Housing

State of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any city or county fair housing ordinance, regulation, or plan?	22	42	30	75	169
Are you aware of any policies or practices for "affirmatively furthering fair housing"?	14	49	32	74	169
Are there any specific geographic areas that have fair housing problems?	22	13	59	75	169

Comments

Table 1.17
What is your primary role in the housing industry?

State of Montana
 2014 Fair Housing Survey Data

Comments:
Administrator case worker at homeless shelter citizen with many years of public service. economic development Economic Development Economic development, Homebuyer Education, etc. Energy Auditor Fair Housing Specialist federal government Field Agent for MDOC Homebuyer Education Housing authority Housing Authority Housing Case Manager housing counselor Housing Program Grantee and Administrative Housing Specialist for Section 8 HRDC weatherization LIEAP Representative Manager of Low Income Energy Assistance Program Manger of property non profit nonprofit developer, property manager and service provider Section 8 Housing Field Agent Tenant based rental assistance We are an HRC therefore we serve several primary roles including advocacy, construction/development, property management and service provider

Table 1.18
Please describe how you became aware of fair housing laws.

State of Montana
 2014 Fair Housing Survey Data

Comments:
20 years of experience in housing Banking & Habitat for Humanity Being a apartment manager for the samaritan house by working with someone who is familiar with it employer federal laws and cost principles. HRDC I also researched it online at HUD Licensed Architect, Certified Plan Reviewer, reading the codes and regulations old jobs Opportunities Inc Opportunities Inc, The agency I work for. over the years from working at CAP personal contact with clients Previous work experience researched trainings WORK RELATED working in social service

Table 1.19
Where would you file a complaint if you felt your fair housing rights had been violated?

State of Montana
 2014 Fair Housing Survey Data

Comments:
<p>Advise person who to contact for assistance advise the person of MT Fair Housing to report the issue contact the city attorney contacted base legal Depends on the city/town and which protected class, considering some are not covered and have no recourse. depends on the situation, very unlikely that I would contact HUD. direct the person to Fair Housing Fair Housing in Montana I would do different things depending on whether I witnessed it or experienced it. Provided information to person Refer client to resources that could help them refer the person that being discriminated against to Fair Housing or MT legal services. If the client was discriminated against by a PHA or HUD property management, I would assist them in filing a complaint or grievance with the organization refer them to HUD or USDA Civil Rights Department There is no place to go for real help. The self help places are just a way to insure your immediate eviction.</p>

Table 1.20
Please describe how or in what way fair housing laws are not adequately enforced?

State of Montana
 2014 Fair Housing Survey Data

Comments:
<p>A lot of property managers and landlords don't think that they have to a bid by the landlord tenant housing rules. As I stated above, a simple statement "I have already rented that unit." At some HUD housing facilities wait lists are administered arbitrarily I believe discrimination against particular races exists in Montana's rental markets. I believe there is discrimination in the rental market and that most communities do not have a local resource to go to when they are discriminated against. I think there is a lack of knowledge about who are protected under the fair housing laws and what people should do if they feel they have been discriminated. I think it's a public/community education issue. Individuals need more information so they are well aware of their rights. Landlords need to also be better informed. It's not so much that they aren't enforced, it's that those discriminated against can have a difficult time proving the basis of discrimination. Look at the homeless problem in the state. Many individuals are not aware of the fair housing laws or they are afraid OF retribution or how to proceed with the process hence many cases go unenforced. Many landlords do not comply. Most people don't know how to get help in enforcing the law. I make referrals to the Montana Landlord/Tenant hotline, however that line is not answered and calls are not returned to people who need help. Most tenants seem unaware of their rights, and landlords seem ignorant/unwilling to follow the laws. There are Legal Services attorneys committed to the effort of housing yet the demand for services is high among income eligible people. Citizens need education on how to stand up for themselves as a first step toward enforcement. There is a lot of complaining but no action. I believe it is mostly due to lack of knowing what to do and not enough man power to do anything about it, There is no protection from being evicted. I have witnessed and been threatened with on the spot eviction without notice. I have been and witnessed threat of immediate eviction for failure to comply with arbitrary rules- not part of the 1977 Montana Landlord and Tenant Act, that have been enforced in a hostile, threatening and abusive manner without prior notice either written or verbal. I have been unfairly accused of in an abusive manner of things I have not done and been threatened with immediate eviction. They are not only not enforced, they are gleefully and willfully broken with the aid of both Kalispell Police and County Sheriffs. I was told point blank that 'We make our own damn rules here and the Law doesn't apply to us. You can go get all the legal aid you want cause it aint gonna do you a bit of good.' And the truth is they were right! There is no place to go for real help, and people are abusing he law on a weekly if not daily basis. you have a state that has bag log of housing help section 8 4 yrs. yet affordable housing is unreal and to have the landlords push for there preference of renters is horrible this stat has more people in rvs and motels and may be why you think you must build hotels for visitors is needed how about help with homes for the people who get less than minimal wage that was also shot down to raise there are more empty homes and people just above living on the streets and more slumlords due to non regulated landlords out there if you have more than one rental they should have to be licensed and bonded and schooled to keep up with to enforce protection for the renters when you call on a rental you are shot down for pets family iv been told to many to live here yet if its all we can afforded then what pets are property if this is so when I rent I am entitled to move my property in with me if I pay a deposit for damage its enough to cover that you charge rental application fees and screen us heavy why then am I still being treated unjust due to you unable to find a good renter is due to discriminating against those who care for the place is why</p>

Table 1.21
How should fair housing laws be changed?

State of Montana
2014 Fair Housing Survey Data

Comments:

Add more protected classes - gender identity, sexual orientation
 Add sexual orientation and gender identity/expression
 Be more fair and easier on hard workers whom can't afford a decent place to live
 citizens need to know the laws and owner/landlords do to, the problem does not appear to be lack of laws.
 having help for people with this problem
 Homeowners or landlords should have more ability to choose who they rent to
 How about some direct accountability for living conditions. 14 people sharing one bathroom? No heat, scalding or frigid by turns
 when taking a shower which is shared by 14 people. No kitchen use between 11pm and 7am, also shared by 14 plus who knows
 how many others. No leaving the building after 11 pm or stay out till 7 am. Arbitrary rule with out written notice. Intimidation of
 tenants. A hostile, streeftful living environment and no where to go for real help.
 I believe that discrimination based solely on Section 8 housing vouchers should be addressed. Many renters will not rent to
 someone with a housing voucher regardless of rental history. I think that there needs to be a place where complaints/reports can be
 made. Disability issues are being ignored. Landlords are insisting on deposits for service animals when Federal Law prohibits the
 practice. Some landlords will refuse outright if you have a service animal. Which also prohibited in Federal Disability Laws.
 I don't know how to answer this question, but something needs to change.
 I don't think convicted felons should be discriminated against. Even though they have been convicted of a felony crime, they still
 need somewhere to live!!!
 I think both federal and state fair housing laws need to include protections based on sexual orientation and gender
 identity/expression. I also think there should be protections for undocumented immigrants and for families that may have household
 members with different documentation statuses.
 I think Sexual orientation should be a protected class.
 I think there should be a way to make them a little stricter. It is very hard to prove discrimination.
 I think they should incorporate safety for those listed under the category of Gender Identity/Expression for sure. And there needs to
 be better ways/more information out there on how to report discrimination based on the categories already set, like race, religion, etc
 LGBT, familial status, new immigrant communities all must be included and outreach must include these groups.
 on the fact of my income is not high enough for the landlord in there eyes and judgment of family for not being there kind of people
 you need on income level and you need to change the fact I can buy a 2 bedroom for my family of six with no say of oh its to small
 yet to rent this is a no flat out there is no law how big a home can be for anyone yet you allow this in rentals shame on you also
 landlords that want to come visit just cause to be harassing not a inspection cause each rental iv had its more and more often it
 crap a bank don't say how you may live so why can a landlord its a home the law states every one is entitled to a happy safe home
 free from landlords pushing there preferences upon us this needs to be backed up also homes sell per square foot price wise yet
 rent is so beyond its not funny its way over rental price in Montana I'm trying to get people educated to help them fight for there
 rights here to stop homelessness is unacceptable in America we need to help our own not toss them
 Owners/apartment managers should not be able to kick people out just because they disagree with how they are living and then call
 it something else!
 People in my position are all too often held in ignorance of their rights. Unaware of where to go for help when these rights are
 abused. Who do you call when threatened or thrown out in the evening hours. Where can you even go to find emergency shelter or
 an advocate. There are no posters like OSHA requires in the work place. What about creating a hostile and intimidating living
 environment. I am aware that I have recourse at work, but what about where I live. How can I be protected from eviction while
 pursuing my rights?
 Property owners have very little rights besides the discrimination laws.
 Sexual orientation, Gender/Identity expression should also be protected under the fair housing act.
 State and federal laws need to be changed to address the needs and concerns of the LGBTQ community. There are no statewide
 legal protections that ban discrimination in housing based on sexual orientation or gender identity or expression. It is still legal to
 deny someone housing based on this.
 That landlords and property manager that are not being fair and treating rents unfair the renter should have someone to contact not
 a 800 # that no one calls them back.
 There should be stronger protections and better enforcement with stiffer penalties.
 They should be strengthened
 They should include sexual orientation and gender identity explicitly.
 to cover LBGT citizens
 Written in "plain English"

Table 1.22
What other sources of information indicate fair housing impediments?

State of Montana
 2014 Fair Housing Survey Data

Comments:
33 years living in the State of Montana, basically what I have personally witnessed. Based on what I have seen reported in newspapers and housing data don't know First hand knowledge was a witness to such activities at the Samaritan house in Kalispell Habitat for Humanity I am unaware of anything to the contrary. I choose not to answer those questions. I don't have information in this area I just read the Montana Landlord and Tenant Act online at the Kalispell Library after having been verbal abuse and threatened with immediate eviction from the RoseBriar Inn for going outside to have a cigarette at 11:30 on Friday night. I'm very know ledged in housing being victim of home lost to dirty banks and truth in lending to rentals violation of laws and praying on poor class citizens for there dirty gain and I frequent reads on laws to protect my family due this MY OWN AND EXTENDED FAMILY EXPERIENCE, PROPERTY TAXES, INSURANCE COST, AND PREDATORY LENDING TO OLD PEOPLE. my own experience observation personal & business experiences personal and professional experiences Personal experience Personal experience! personal knowledge Personal lack of knowledge about this subject Programs throughout the state that have limited housing availability. Section 8, HOME, HOPWA that meet FMR standards. What I have noticed in years of renting and, more recently, home ownership Working with low income families

Table 1.29
Are you aware of any fair housing ordinance, regulation, or plan?

State of Montana
 2014 Fair Housing Survey Data

Comments:
As above. As an entity receiving federal funds the State must have a plan to affirmatively further fair housing which incorporates all federal and state regulations and their plan to make sure those regulations are followed and enforced. The State also has a Human Rights Bureau which would be one of the enforcement agencies. City ordinances, Montana Constitution, Human Rights legislation Entitlement Cities must have an AI showing impediments and that the City has the ability to further fair housing, the Fair Housing Act, Antidiscrimination laws located in the MCA's. evictions Great Falls and Billings have dedicated staff and resources to this issue. I know Montana has state ones for housing that those also are not followed such as deposits and refund of or charge of deposit I know that they place unfair housing is not ok yet fail to regulate these laws or follow not enough is being done to help those who are afraid to speak due to they feel its not in the law to favor in there side or here in Kalispell is not enough homes rented due the violations and lots of demands so landlords are slumlords calling what ever shots they can due to not enough being done iv seen kids and family's in tents and streets not cause they want it cause we failed them as a society this is what needs to end Montana Fair Housing Montana Fair Housing Laws Montana Human Rights Act Montana Human Rights Act Fair Housing Act Landlord/Tenant Law Montana Human Rights Act, Title 49 Montana Landlord and Tenant Act of 1977. MT Fair Housing is a full service, private, non-profit org dedicated to the reduction and elimination of housing discrimination in MT. MT Human Rights Bureau, no discrimination based on age, race,color national origin, religion, creed, physical or mental disability, martial status, sex, familial status Renter protection laws State Fair Housing Laws state law similar to the Federal aw regarding fair housing The Consolidated plan. The Montana Human Rights Act protects all the federal protected classes and adds three more: age, creed and marital status. The policies under the Montana Human Rights Act.

Table 1.30
Are you aware of any policies or practices for “affirmatively furthering fair housing”?

State of Montana
 2014 Fair Housing Survey Data

Comments:
<p>Affirmative Fair Housing Marketing Plans used by all properties with federal funding, Fair Housing training sponsored by the Montana Board of Housing annually or more often</p> <p>All public and government agencies must have AFFH plans to receive federal funds, usually tailored to the types of services they provide. For housing they involve advertising, posting of notices, opportunities for public comments, reasonable accommodations, and freely giving out information about agencies who can receive complaints, how those complaints can be made, and ongoing training, although this list is not all inclusive.</p> <p>Billings.</p> <p>Construction of housing units available for purchase with down payment assistance</p> <p>Education and Outreach includes workshops and trainings to industry reps and consumers of the housing industry.</p> <p>Entitlement cities AI's and the states AI's</p> <p>Human Rights Bureau, Montana Fair Housing</p> <p>I barely tell what they are; I had to look at a print out. I know the emergency solutions grant is there, but one has to be completely homeless before getting assistance. Our community has project homeless connect once a year.</p> <p>it is a requirement for certain grantees and for other entities receiving Federal money</p> <p>Marketing Plans required</p> <p>MHRA, FHAA, and Landlord/Tenant Law</p> <p>Ordinances in some communities are being passed around LGBT issues.</p> <p>The Consolidated Plan advocates for affirmatively furthering fair housing, and HUD grantees who receive CDGB, HOME, CHODO, housing counseling funding, foreclosure funding and Native American support grants must agree to work to affirmatively further fair housing.</p> <p>to include sexual preference and gender identity to law</p>

Table 1.32
Please share any additional comments regarding fair housing.

State of Montana
 2014 Fair Housing Survey Data

Comments:
<p>I am retired/disabled with anxiety issues (non military PTSD). I would however be willing to help with any issues or groups in the Flathead County area, as I am able to.</p> <p>I know NeighborWorks is going to teach about fair housing at the annual meeting in two weeks. Also when I worked with a Spanish speaking person, I could not find materials to give them, nor could I find colleagues to help with interpretation. At one point I resorted to [undecipherable word] to help with a letter, and they brought in a friend to interpret and that was very ineffective because he did not want to ask them financial questions. Somehow they got a home loan even though the lender spoke English. Even when I looked on HUD's website for Spanish translations it took me to English versions of the documents I needed.</p> <p>none at this time.</p> <p>we need more leaders to pave a new way start enforcing our housing rights from our congressmen our mayor this is our state and our country we as people not as separates of have and have not's in all more horrible things I been through losing my home to tents to rv to rental I met people of all color race creed that bleed as I who would die for there loved ones that being even friends not till governments divide us have we become mere animals when you stop feeling for others you are dead for you no long are living cause that is to be alive</p>

Table 2.1
Role of Respondent

Non-Entitlement Area of Montana
2014 Fair Housing Survey Data

Primary Role	Total
Advocate/Service Provider	7
Appraisal	
Banking/Finance	2
Construction/Development	1
Homeowner	10
Insurance	
Law/Legal Services	
Local Government	
Elected Official	
Land Use Planner	
Public Works	1
Property Management	2
Real Estate	3
Renter/Tenant	6
Service Provider	8
Other Role	11
Missing	0
Total	51

Table 2.2

Has your jurisdiction or organization ever received or been assisted by grants from any of the following programs: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Services Grant Program (ESG)?

Non-Entitlement Area of Montana
2014 Fair Housing Survey Data

Received Grant	Total
Yes	31
No	10
Don't know	10
Missing	
Total	51

Table 2.3
How Familiar are you with Fair Housing Laws?

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Not Familiar	5
Somewhat Familiar	21
Very Familiar	13
Missing	12
Total	51

Table 2.4
If familiar, please described how you became aware of fair housing laws?

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Flyers or pamphlets	10
Public service announcement of the radio	3
Public service announcement of the TV	3
Information provided at a public event	9
In-person meetings, training, or seminars	25
On the internet	9
Newspapers	5
Other	1

Table 2.5
Federal, State, and Local Fair Housing Laws

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are fair housing laws difficult to understand or follow?	13	21	5	12	51
Do you think fair housing laws should be changed?	6	18	15	12	51
Do you thing fair housing laws are adequately enforced?	24	9	5	13	51

Table 2.6
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Nothing	
I wouldn't know what to do	4
Complain to the individual/organization discriminating against me or others	7
Contact my local government	6
Contact my elected local, state, or federal official	4

Contact a local fair housing organization	28
Contact the Montana Human Rights Bureau	12
Contact the U.S. Department of Housing and Urban Development (HUD)	13
Contact a private attorney	
Other	5

Fair Housing Activities in Montana

Table 2.7
Fair Housing Activities
 Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total	
Are you aware of educational activities or training opportunities available to learn about fair housing law?	24	9	5	13	51	
Have you participated in fair housing training?	16	10	1	24	51	
Are you aware of any fair housing testing of any sort in the State?	6	26	5	14	51	
Testing and education	Too Little	Right Amount	Too Much	Don't Know	Missing	Total
Is there sufficient outreach and education activity?	13	12		13	13	51
Please assess the current level of fair housing testing in the State	5	3		30	13	51

Fair Housing in the Public Sector

Table 2.8
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?
 Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	36
Color	33
Age	32
Marital Status	27
Creed	26
Religion	32
Sex/Gender	31
Sexual Orientation	21
Gender Identify/Expression	16
National Origin	27
Family with Children	27
Disability	35
Political Ideas	12
Ancestry	14
Poor English Language Skills	13
Citizenship Status	12
Level of Income	11
Source of Income	9
Use of Section 8 Voucher	11
Other	1

Table 2.9
Have you ever experienced or witnessed housing discrimination in the state of Montana

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Yes	17
No	20
Don't know	2
Missing	12
Total	51

Table 2.10
Which of the following best describes the person or organization that you witnessed engaging in discriminatory behavior?

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Rental property owner/manager	21
Seller of a house, duplex, condominium, or other housing unit	3
Condominium association or homeowner's association	1
Realtor®, appraiser, or other real estate professional	3
Loan officer, mortgage broker, bank or other lender	2
Municipal, county, or other governmental employee	2
Other	

Table 2.11
On what grounds do you believe you witnessed discrimination?

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	19
Color	14
Age	13
Marital Status	10
Creed	2
Religion	5
Sex/Gender	10
Sexual Orientation	13
Gender Identify/Expression	7
National Origin	3
Family with Children	16
Disability	10
Political Ideas	2
Ancestry	2
Poor English Language Skills	3
Citizenship Status	3
Level of Income	5
Source of Income	4
Use of Section 8 Voucher	8
Other	

Impediments and Barriers to Fair Housing

Table 2.12
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PRIVATE SECTOR

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Insurance agencies or agents refuse to issue policies or limit coverage for person based on their status in a protected class	16	3	3	2	27	51
Inability of prospective home buyers to obtain financing based on their status in a protected class	9	9	3	4	26	51
Real estate appraisers base home values of a neighborhood on the protected classes of the residents	8	7	6	4	26	51
Presence of unfair lending practices such as the promotion of subprime mortgages or predatory lending	11	5	6	2	27	51
Realtors® showing properties only in certain areas to prospective buyers based on their status in a protected class	12	5	7	1	26	51
New housing units are being constructed that are not accessible for persons with disabilities	8	13	5		25	51
Rental unit owners refusing to rent to prospective tenants based on their status in a protected class	3	14	5	3	26	51
Lack of knowledge or understanding regarding fair housing laws	1	8	11	5	26	51
Other	2	1	1		47	51

Table 2.13
Please provide the sources of information for the impediments you identified above

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	4
Staff knowledge	11
Community input	11
Other	7

Table 2.14
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PUBLIC SECTOR

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Lack of knowledge or understanding regarding housing opportunities	4	12	6	4	25	51
Lack of information regarding housing opportunities in languages other than English	12	9	3	1	26	51
Lack of information regarding housing opportunities provided in accessible formats for persons with disabilities	10	10	4	1	26	51
Health and safety codes are enforced differently in certain neighborhoods based on the residents protected class	11	4	5	3	28	51
Lack of mechanisms for identifying and alleviating discrimination	7	9	6	2	27	51
Insufficient monitoring, oversight, or enforcement of fair housing laws	8	8	5	3	3	51
Inadequate access to public transportation	7	9	7	2	2	51
Inadequate access to employment opportunities	8	12	4	1	1	51
Inadequate access to employment opportunities	6	10	9			51
New housing units are being constructed that are not accessible for persons with disabilities	12	9	4			51
Inadequate representation of protected classes on local government bodies, housing advisory boards, or similar committees	8	9	7	1	1	51
Lack of knowledge or understanding regarding fair housing laws	3	8	10	4	4	51
Other	2	1	1			51

Table 2.15
Please provide the sources of information for the impediments you identified above

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	4
Staff knowledge	13
Community input	12
Other	3

Concluding Questions

Table 2.16
Local Fair Housing

Non-Entitlement Area of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any city or county fair housing ordinance, regulation, or plan?	5	15	8	23	51
Are you aware of any policies or practices for "affirmatively furthering fair housing"?	5	16	7	23	51
Are there any specific geographic areas that have fair housing problems?	5	1	22	23	51

Table 3.1
Role of Respondent
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Advocate/Service Provider	12
Appraisal	
Banking/Finance	2
Construction/Development	1
Homeowner	12
Insurance	
Law/Legal Services	
Local Government	12
Elected Official	1
Land Use Planner	7
Public Works	1
Property Management	7
Real Estate	1
Renter/Tenant	29
Service Provider	16
Other Role	15
Missing	2
Total	118

Table 3.2
Has your jurisdiction or organization ever received or been assisted by grants from any of the following programs: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Services Grant Program (ESG)?

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Received Grant	Total
Yes	62
No	27
Don't know	26
Missing	3
Total	118

Federal, State, and Local Laws

Table 3.3
How Familiar are you with
Fair Housing Laws?
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Not Familiar	24
Somewhat Familiar	54
Very Familiar	18
Missing	22
Total	118

Table 3.4
If familiar, please described how you became aware
of fair housing laws?
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Flyers or pamphlets	24
Public service announcement of the radio	6
Public service announcement of the TV	6
Information provided at a public event	14
In-person meetings, training, or seminars	43
On the internet	22
Newspapers	7
Other	14

Table 3.5
Federal, State, and Local Fair Housing Laws
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are fair housing laws difficult to understand or follow?	37	37	20	24	118
Do you think fair housing laws should be changed?	26	31	38	23	118
Do you thing fair housing laws are adequately enforced?	32	49	10	27	118

Table 3.6
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Nothing	3
I wouldn't know what to do	16
Complain to the individual/organization discriminating against me or others	20
Contact my local government	11
Contact my elected local, state, or federal official	17
Contact a local fair housing organization	52
Contact the Montana Human Rights Bureau	31
Contact the U.S. Department of Housing and Urban Development (HUD)	24
Contact a private attorney	5
Other	6

Fair Housing Activities in Montana

Table 3.7
Fair Housing Activities

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total	
Are you aware of educational activities or training opportunities available to learn about fair housing law?	32	49	10	27	118	
Have you participated in fair housing training?	22	21	2	73	118	
Are you aware of any fair housing testing of any sort in the State?	10	65	17	26	118	
Testing and education	Too Little	Right Amount	Too Much	Don't Know	Missing	Total
Is there sufficient outreach and education activity?	39	15	1	37	26	118
Please assess the current level of fair housing testing in the State	20	8		64	26	118

Table 3.8
What did you do, or would you do, if you experienced or witnessed housing discrimination in Montana?
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	89
Color	79
Age	76
Marital Status	60
Creed	54
Religion	73
Sex/Gender	77
Sexual Orientation	44
Gender Identify/Expression	33
National Origin	61
Family with Children	68
Disability	80
Political Ideas	28
Ancestry	26
Poor English Language Skills	23
Citizenship Status	21
Level of Income	27
Source of Income	23
Use of Section 8 Voucher	35
Other	3

Table 3.9
Have you ever experienced or witnessed housing discrimination in the state of Montana
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Familiarity	Total
Yes	39
No	48
Don't know	10
Missing	21
Total	118

Table 3.10
Which of the following best describes the person or organization
that you witnessed engaging in discriminatory behavior?

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Rental property owner/manager	43
Seller of a house, duplex, condominium, or other housing unit	2
Condominium association or homeowner's association	3
Realtor®, appraiser, or other real estate professional	3
Loan officer, mortgage broker, bank or other lender	2
Municipal, county, or other governmental employee	2
Other	4

Table 3.11
On what grounds do you believe you
witnessed discrimination?

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Race	29
Color	18
Age	24
Marital Status	18
Creed	8
Religion	15
Sex/Gender	19
Sexual Orientation	23
Gender Identify/Expression	16
National Origin	5
Family with Children	32
Disability	25
Political Ideas	8
Ancestry	4
Poor English Language Skills	14
Citizenship Status	8
Level of Income	26
Source of Income	16
Use of Section 8 Voucher	17
Other	4

Impediments and Barriers to Fair Housing

Table 3.12
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PRIVATE SECTOR

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Insurance agencies or agents refuse to issue policies or limit coverage for person based on their status in a protected class	32	14	12	1	59	118
Inability of prospective home buyers to obtain financing based on their status in a protected class	23	17	17	2	59	118
Real estate appraisers base home values of a neighborhood on the protected classes of the residents	24	17	10	5	62	118
Presence of unfair lending practices such as the promotion of subprime mortgages or predatory lending	21	22	11	4	60	118
Realtors® showing properties only in certain areas to prospective buyers based on their status in a protected class	24	17	11	7	59	118
New housing units are being constructed that are not accessible for persons with disabilities	21	19	15	4	59	118
Rental unit owners refusing to rent to prospective tenants based on their status in a protected class	16	18	20	9	55	118
Lack of knowledge or understanding regarding fair housing laws	10	13	21	20	54	118
Other	3	2	3	4	106	118

Table 3.13
Please provide the sources of information for the impediments you identified above

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	11
Staff knowledge	28
Community input	36
Other	18

Table 3.14
Please evaluate the severity of the following impediments to the provision of fair housing opportunities in the PUBLIC SECTOR

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Question	Not an Impediment	Slightly Severe	Moderately Severe	Very Severe	Missing	Total
Lack of knowledge or understanding regarding housing opportunities	9	24	19	10	56	118
Lack of information regarding housing opportunities in languages other than English	20	24	12	5	57	118
Lack of information regarding housing opportunities provided in accessible formats for persons with disabilities	15	23	16	4	60	118
Health and safety codes are enforced differently in certain neighborhoods based on the residents protected class	22	23	9	6	58	118
Lack of mechanisms for identifying and alleviating discrimination	16	18	15	10	59	118
Insufficient monitoring, oversight, or enforcement of fair housing laws	12	21	16	12	12	118
Inadequate access to public transportation	12	15	17	20	20	118
Inadequate access to employment opportunities	14	26	13	8	8	118
Inadequate access to employment opportunities	14	19	15	14	14	118
New housing units are being constructed that are not accessible for persons with disabilities	20	22	12	3	3	118
Inadequate representation of protected classes on local government bodies, housing advisory boards, or similar committees	13	20	15	11	11	118
Lack of knowledge or understanding regarding fair housing laws	10	18	20	15	15	118
Other	3	2	3	4	4	118

Table 3.15
Please provide the sources of information for the impediments you identified above

Entitled Areas of Montana
 2014 Fair Housing Survey Data

Primary Role	Total
Fair housing complaints received	10
Staff knowledge	33
Community input	36
Other	13

Concluding Questions

Table 3.16
Local Fair Housing
 Entitled Areas of Montana
 2014 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any city or county fair housing ordinance, regulation, or plan?	17	27	22	52	118
Are you aware of any policies or practices for "affirmatively furthering fair housing"?	9	33	25	51	118
Are there any specific geographic areas that have fair housing problems?	17	12	37	52	118