



CALIFORNIA ASSOCIATION OF REALTORS®

Questionnaire for Evaluating Rent Control's Impact on Development

The purpose of this questionnaire is to gather information from rental property owners¹. This information can be used in advance of a rent control ordinance and shared with the City Council. For example, one can gather from all the questionnaires received the percentage of property owners that are opposed, favor or are undecided about rent control. Possible sources for a survey sample, include your local AOR membership base, the local Apartment Owner's Association and/or business permits registered at City Hall.

- 1) *What type of owner are you?*
 - a) *Corporation*
 - b) *Individual investors*
 - c) *Non-profit corporation*
 - d) *Other* _____
- 2) *What is your age?*
 - a) *Less than 45 years*
 - b) *45-54*
 - c) *55-64*
 - d) *65 or older*
- 3) *What is your ethnicity?*
 - a) *Asian or Pacific Islander*
 - b) *Black or African-American*
 - c) *Hispanic or Spanish Origin*
 - d) *White or Caucasian*
 - e) *Other* _____
- 4) *Why did you acquire rental property?*
 - a) *As primary residence*
 - b) *For income from rents*
 - c) *For long-term capital gains*
 - d) *As a retirement security*
 - e) *Other* _____
- 5) *What is the income range of your tenants?*
 - a) *Mostly low-income*
 - b) *Mostly middle-income*

¹ Questions 1-5 have been modeled after the U.S. Census Bureau, *Property Owners and Managers Survey*, 1996, <http://www.census.gov/hhes/www/poms.html>. Questions 6-8 have been modeled after the article Hohm, Charles F., *The Reaction of Landlords to Rent Control*, *American Real Estate and Urban Economics Association Journal*, 11(4), p. 508-509, 1983. A questionnaire sent on March 1981 to the membership of the San Diego Apartment Association was also referenced.

- c) *Mostly higher-income*
 - d) *Income mixture* _____
- 6) *How do you feel about rent control?*
- a) *Strongly favor*
 - b) *Moderately favor*
 - c) *Undecided*
 - d) *Moderately opposed*
 - e) *Strongly opposed*
- 7) *Does the threat of rent control alone have an impact on your future investment plans?*
- a) *Yes*
 - b) *No*
- 8) *If you answered "yes" to question 7, what would be your reaction(s) towards rent control?*
- a) *Sell/liquidate/get out of the market*
 - b) *Convert to condominium*
 - c) *Shift to commercial property*
 - d) *Invest in geographical areas where rent control is not a threat*
 - e) *Stop buying or building or investing in any additional units*
 - f) *Invest more on rental property*
 - g) *Other* _____
- 9) *About property taxes:*
- a) *How much do you annually contribute?*
 - b) *Based on your answer to question 8, would you expect to pay more or less property taxes?*
 - c) *Please give an estimate of the percentage change.*
