

PROPERTY OWNERS AND MANAGERS SURVEY MULTI HOUSING UNIT PROPERTIES

A. Rental unit

B. Owner/manager identification

This questionnaire concerns the rental unit identified in item A and the property of which it is a part. The questions are about the characteristics, both physical and financial, of the property, expenses incurred in managing the property, property management issues, tenant relations and the like.

C. Are you currently the owner, manager, or agent of the rental unit identified in item A above?

1 Yes



Please turn to question 1a on page 2.

2 No

D. Can you provide the name, address, and/or telephone number of the current owner or manager of the property?

Any information that you can provide in the block below will be helpful to the Census Bureau in locating someone knowledgeable about the property. **After completing the information below, please return this questionnaire in the envelope provided. Thank you.**

1 Yes



Name	Title	
Address		
City	State	ZIP Code
Telephone number (including area code)		

2 No, don't know anything about this property

1a. Is the rental unit identified in item A on the front cover part of a property OWNED by a public housing authority?

- 1 Yes
- 2 No

SKIP to item 2a

b. What is the name of the public housing authority?

SKIP to item 80, page 31

2a. Is the rental unit part of a property OWNED by the United States Military or by any other Federal agency?

- 1 Yes
- 2 No

SKIP to item 3a

b. What is the name of the installation or agency?

SKIP to item 80, page 31

3a. Is the rental unit identified in item A on the cover —

- 1 Rented for cash rent?
- 2 Occupied by someone other than the owner without payment of cash rent?
- 3 Vacant, but available for rent? (Include units that are both for rent or for sale and units that are rented but not yet occupied.)
- 4 Vacant, available for sale only?
- 5 Vacant, but not available for rent or sale?
- 6 Occupied by the owner of the property?
- 7 Used primarily as a second or vacation home by the owner or people who rent on a daily, weekly, or short-term basis?

SKIP to item 80, page 31

b. Is the rental unit a —

- 1 Unit in a property with two or more housing units?
- 2 Single family detached house?
- 3 Single family attached house, rowhouse or townhouse (not a condominium)?
- 4 Single housing unit with business?
- 5 Condominium?
- 6 Co-operative?
- 7 Mobile home?

SKIP to item 80, page 31

GO to item 4a, page 3

RENTAL UNIT CHARACTERISTICS

The following questions refer to the specific RENTAL UNIT identified in item A on the front cover of the questionnaire.

4a. What is the monthly rent for the rental unit identified in item A? (If vacant, what is the asking rent?)

\$ _____ .00 OR

Occupied rent free

SKIP to item 7

b. Are the following included in the rent?

	YES	NO	NOT USED
(1) Electricity	1 <input type="checkbox"/>	2 <input type="checkbox"/>	
(2) Gas	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(3) Fuel oil or other fuels	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(4) Water	1 <input type="checkbox"/>	2 <input type="checkbox"/>	
(5) Trash collection	1 <input type="checkbox"/>	2 <input type="checkbox"/>	

c. Is the monthly rent for the tenant occupying the rental unit partially or completely paid by —

Mark (X) ALL that apply.

- 1 The Federal Section 8 certificate or voucher program?
- 2 AFDC, ADC, General Assistance, or any other welfare program?
- 3 Another Federal housing subsidy program?
- 4 Another state or local housing subsidy program?
- 5 None of the above
- 6 Unit is vacant
- 7 Don't know

5. Is the rental unit under rent control, rent stabilization, or some other type of rent regulation?

- 1 Yes, under rent control or rent stabilization
- 2 Yes, under some other form of rent regulation
- 3 No

6. What is the length of lease for the rental unit?

- 1 Less than one year or month-to-month
- 2 1 year
- 3 More than 1 year but less than 2 years
- 4 2 years
- 5 More than 2 years
- 6 No lease required

7. Did the rent for the rental unit identified in item A change between the previous tenant and the current tenant? (If vacant, is the asking rent different than for the previous tenant?)

- 1 Yes, rent increased
- 2 Yes, rent decreased
- 3 No change
- 4 No previous tenant in this unit

8a. Is the rental unit handicapped-accessible?

- 1 Yes
- 2 No

SKIP to item 8c

b. Did the tenant share in the costs of handicapped-accessibility improvements?

- 1 Yes
- 2 No
- 3 Don't know

SKIP to item 9a

c. If the rental unit were to be made handicapped-accessible, would the tenant share in the costs of improvement?

- 1 Yes
- 2 No
- 3 Don't know

9a. In the last two years has the rental unit been inspected by a local housing inspector?

- 1 Yes
- 2 No
- 3 Don't know

SKIP to item 10, page 5

b. What was the result of the inspection?

- 1 Passed inspection
- 2 Passed inspection subject to repairs being made
- 3 Did not pass inspection, but passed reinspection
- 4 Did not pass
- 5 Don't know

10. In the last 5 years, was any of the following work done to the rental unit identified in item A?

YES

IN WHAT YEAR?

NO OR NOT NEEDED

DON'T KNOW

a. Interior painted

1 →

1 | 9 | | |

2

3

b. CENSUS USE ONLY

c. Some or all kitchen appliances replaced

1 →

1 | 9 | | |

2

3

d. Some or all bathroom fixtures replaced

1 →

1 | 9 | | |

2

3

e. Carpets replaced

1 →

1 | 9 | | |

2

3

f. Unit rewired

1 →

1 | 9 | | |

2

3

g. Lead-based paint removed or covered

1 →

1 | 9 | | |

2

3

h. Radon vented to the outside

1 →

1 | 9 | | |

2

3

i. Asbestos removed or covered

1 →

1 | 9 | | |

2

3

j. Inspection or spraying for pests

1 →

1 | 9 | | |

2

3

k. Heating/air conditioning unit repaired

1 →

1 | 9 | | |

2

3

l. Building roof repaired or replaced

1 →

1 | 9 | | |

2

3

m. Other major repairs to the unit - *Specify* ✓

1 →

1 | 9 | | |

2

1 →

1 | 9 | | |

1 →

1 | 9 | | |

PROPERTY CHARACTERISTICS

11. When was the building containing the rental unit identified in item A originally built?

1990 or later – Enter the year ↘

1 9
Year

- 85 1985–1989
- 80 1980–1984
- 70 1970–1979
- 60 1960–1969
- 50 1950–1959
- 40 1940–1949
- 30 1930–1939
- 20 1920–1929
- 19 1919 or earlier

12a. What type of heating equipment is used MOST to heat the building containing the rental unit identified in item A?

Mark (X) only ONE box.

- 1 Central warm-air furnace (with air vents or ducts to the individual rooms)
 - 2 Steam or hot-water system (radiators or other system using steam or hot water)
 - 3 Electric heat pump
 - 4 Other built-in electric units (permanently installed in wall, ceiling, or baseboards)
 - 5 Floor, wall, or other built-in, hot-air heater without ducts
 - 6 Room heaters which use kerosene, gas, or oil which are VENTED to the outside through a chimney, flue, or pipes
 - 7 Room heaters which use kerosene, gas, or oil which are UNVENTED
 - 8 Portable electric room heaters
 - 9 Stove(s)
 - 10 Fireplace(s) WITH inserts (installed equipment designed to circulate more heat into the room)
 - 11 Fireplace(s) with NO inserts
 - 12 Other – Specify ↘
-

13 None

SKIP to item 12c, page 7

12b. What fuel is used MOST to heat the building?

Mark (X) only ONE box.

- 1 Electricity
 - 2 Gas
 - 3 Fuel oil
 - 4 Kerosene or other liquid fuel
 - 5 Coal or coke
 - 6 Wood
 - 7 Solar energy
 - 8 Other – Specify ↘
-

9 None

12c. What fuel is used MOST to heat the water for the building?

Mark (X) only ONE box.

- 1 Electricity
- 2 Gas
- 3 Fuel oil
- 4 Kerosene or other liquid fuel
- 5 Coal or coke
- 6 Wood
- 7 Solar energy
- 8 Other – Specify

9 None

The following questions refer to the PROPERTY. The term PROPERTY refers to all land and buildings that include the rental unit identified in item A on the front cover and that are included under a single deed.

13. How many BUILDINGS containing residential units are there on this property?

_____ Buildings

14. How many residential housing units (separate living quarters) in this property are —

_____ Occupied?
_____ Vacant for sale only?
_____ Vacant for rent only?
_____ Vacant for either rent or sale?
_____ Vacant, not available for rent or for sale?

15. How many residential housing units at this property are rented furnished?

Do not include units that provide appliances only.

0 None

_____ Furnished units

16. How many residential housing units at this property are occupied rent free?

Include an owner-occupied unit as rent-free.

0 None

_____ Rent-free units

17. Are any of the units in this property under rent control, rent stabilization, or some other type of rent regulation?

Mark (X) ALL that apply.

- 1 Yes, one or more units are under rent control or rent stabilization
 2 Yes, one or more units are under some other form of rent regulation
 3 No

18. Are the following amenities available to the tenants?

Mark (X) ONE box on each line.

	YES-free or included in rent	YES-for additional fee	NO
a. Air conditioning	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
b. Covered off-street parking such as a garage or carport	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
c. Uncovered off-street parking such as a parking lot	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
d. Swimming pool	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
e. Shuttle bus service	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
f. Secretarial/message service	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
g. Common room(s) for parties, etc.	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
h. Organized social events	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
i. Electronic security systems for individual units	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
j. Cable television	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
k. Athletic facilities such as tennis courts, exercise room, etc.	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
l. Laundry appliances in unit	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
m. Common laundry room	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
n. Elevator	1 <input type="checkbox"/>		3 <input type="checkbox"/>
o. Security system and/or protective service for the property	1 <input type="checkbox"/>		3 <input type="checkbox"/>
p. Automatic sprinkler system for fire suppression	1 <input type="checkbox"/>		3 <input type="checkbox"/>
q. Play area with equipment for children	1 <input type="checkbox"/>		3 <input type="checkbox"/>

19. In the last 5 years, have any of the following capital improvements or upgrades been made or started at this property? Capital improvements are additions to the property that increase the value or upgrade the facilities.	YES	IN WHAT YEAR?	NO	DON'T KNOW
	a. Upgrading of heating system	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>
b. Upgrading of the property's plumbing system	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
c. Addition or upgrading of air conditioning system	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
d. Replacement of kitchen facilities	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
e. Renovation of bathroom facilities	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
f. Addition of a security system	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
g. Addition of a swimming pool	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
h. Addition of off-street parking	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
i. Addition of a playground or play area	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
j. Addition of handicapped/universal access improvements	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	3 <input type="checkbox"/>
k. Other capital improvements or upgrades to the property – <i>Specify</i> ↴				
	1 <input type="checkbox"/> →	1 9	2 <input type="checkbox"/>	
	1 <input type="checkbox"/> →	1 9		

20a. Does the owner employ anyone to manage this property?

Mark (X) all that apply.

- 1 Yes, a resident manager or superintendent
- 2 Yes, a non-resident manager
- 3 Yes, a management company
- 4 No, owner manages this property → **SKIP to item 21a, page 10**

b. Does the manager or management company —

(1) Collect rent?

YES	NO
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>

(2) Take applications and select new tenants?

(3) Initiate evictions?

(4) Make decisions on small maintenance or repair jobs?

(5) Make decisions on large maintenance or repair jobs?

(6) Make mortgage payments?

(7) Make tax payments or prepare tax estimates?

(8) Initiate legal actions other than evictions?

20c. How long has this property been under the current management?

- 1 Less than 1 year
- 2 1 up to 3 years
- 3 3 up to 5 years
- 4 5 years or more

21a. What were the total actual receipts from rent for ALL residential housing units in this property for the last year for which you have complete records?

\$ _____ .00

b. For what twelve month period are the receipts above reported?

FROM

Month	Year
<input type="text"/>	<input type="text"/>

 TO

Month	Year
<input type="text"/>	<input type="text"/>

22a. Are there any commercial (nonresidential) units in this property such as a rental office, doctor's office or any other business establishment?

- 1 Yes
- 2 No

SKIP to item 23

b. What percent of the total floor space in this property is used for commercial (nonresidential) purposes?

_____ Percent

c. What were the total actual receipts from rent for ALL commercial units in this property for the last year for which you have complete records?

\$ _____ .00

d. For what twelve month period are the receipts above reported?

FROM

Month	Year
<input type="text"/>	<input type="text"/>

 TO

Month	Year
<input type="text"/>	<input type="text"/>

23. What percentage of gross rental income from this property is spent on regular maintenance? Include income from both residential and commercial units. Exclude expenditures for capital improvements.

- 1 None (0 percent)
- 2 Less than 5 percent
- 3 5 to 9 percent
- 4 10 to 19 percent
- 5 20 to 29 percent
- 6 30 to 39 percent
- 7 40 to 49 percent
- 8 50 to 74 percent
- 9 75 percent or more

24a. What were the operating costs for this property for the last year for which you have complete records?

Do NOT include expenditures for capital improvements reported in item 19 on page 9. Do not double count costs; include operating costs in one category only.

	YEARLY COST	OR NONE
(1) Advertising	\$ _____ .00	0 <input type="checkbox"/>
(2) Auto and travel	\$ _____ .00	0 <input type="checkbox"/>
(3) Cleaning	\$ _____ .00	0 <input type="checkbox"/>
(4) Commissions	\$ _____ .00	0 <input type="checkbox"/>
(5) Property insurance	\$ _____ .00	0 <input type="checkbox"/>
(6) Legal and other professional fees	\$ _____ .00	0 <input type="checkbox"/>
(7) Management fees	\$ _____ .00	0 <input type="checkbox"/>
(8) Mortgage interest paid to banks, etc.	\$ _____ .00	0 <input type="checkbox"/>
(9) Mortgage insurance	\$ _____ .00	0 <input type="checkbox"/>
(10) Other interest	\$ _____ .00	0 <input type="checkbox"/>
(11) Repairs and maintenance	\$ _____ .00	0 <input type="checkbox"/>
(12) Supplies	\$ _____ .00	0 <input type="checkbox"/>
(13) Real estate taxes	\$ _____ .00	0 <input type="checkbox"/>
(14) Utilities (electricity, gas, water and sewer, and fuel oil)	\$ _____ .00	0 <input type="checkbox"/>
(15) Tenant referrals	\$ _____ .00	0 <input type="checkbox"/>
(16) Grounds/lawn care; snow removal	\$ _____ .00	0 <input type="checkbox"/>
(17) Trash collection	\$ _____ .00	0 <input type="checkbox"/>
(18) Personnel/labor costs	\$ _____ .00	0 <input type="checkbox"/>
(19) Ground rent or special assessments	\$ _____ .00	0 <input type="checkbox"/>
(20) CENSUS USE ONLY		
(21) Other operating costs not listed above	\$ _____ .00	0 <input type="checkbox"/>

b. For what twelve month period are the operating costs above reported?

FROM TO

25. Which category best describes the CURRENT maintenance PROGRAM for this property?

- 1 Most maintenance postponed, major problems handled as quickly as possible
- 2 Most minor problems postponed, major problems handled immediately
- 3 All maintenance handled immediately and preventive maintenance practiced

26. Which category best describes maintenance PLANS for this property over the next three years?

- 1 Most maintenance postponed, major problems handled as quickly as possible
- 2 Most minor problems postponed, major problems handled immediately
- 3 All maintenance handled immediately and preventive maintenance practiced

27. Does this property benefit from —

Do not include FHA, VA, or FmHA insurance or guarantees as a "benefit"

Mark (X) ALL that apply.

- 1 A government-sponsored below-market interest rate loan?
- 2 A government rental subsidy (such as Federal Section 8 payments to the project)?
- 3 A government grant for capital costs such as Section 202 or CDBG?
- 4 Property tax relief?
- 5 Federal income tax credit for low-income, old, or historic properties?
- 6 Accelerated Federal income tax depreciation for low- and moderate-income properties?
- 7 None of the above
- 8 Don't know

28a. Is this property ELIGIBLE for LIHTC (Low-Income Housing Tax Credits)?

- 1 Yes
- 2 No
- 3 Don't know

SKIP to item 29a

b. Does this property RECEIVE LIHTC?

- 1 Yes
- 2 No
- 3 Don't know

29a. Did this property make a profit last year?

Mark (X) only ONE answer.

- 1 Yes
- 2 No, broke even
- 3 No, had a loss
- 4 Don't know or not sure

b. Compared to similar properties in this area, do you think this property has been less profitable, more profitable, or about the same in the past year?

- 1 Less profitable than similar properties
- 2 More profitable than similar properties
- 3 About the same as similar properties
- 4 Don't know or not sure

c. In the past year, have the property values in the neighborhood where this property is located increased, decreased, or remained about the same?

- 1 Increased
- 2 Decreased
- 3 Remained about the same
- 4 Don't know or not sure

30. When there is a vacancy at this property, do the following kinds of properties compete with this property for new tenants?	YES	NO	DON'T KNOW
	a. Privately owned, nonsubsidized properties in the area	1 <input type="checkbox"/>	2 <input type="checkbox"/>
b. Privately owned properties that accept Section 8 rent vouchers/certificates	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
c. Privately owned properties with other subsidized units (not Section 8)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
d. Public Housing	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
e. Other kinds of competitors – Specify <i>z</i> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	

31a. Is this property NOW being marketed to new tenants?

- 1 Yes
2 No

SKIP to item 32a, page 14

b. Are any of the following types of advertising NOW used to market this property?	YES	NO	DON'T KNOW
(1) Newspaper ads	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(2) TV/radio ads	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(3) Apartment property guides	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(4) Multiple Listing Service (Board of Realtors)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(5) "For Rent" sign at the property	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(6) Word-of-mouth referrals through tenants	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(7) Some other means – Specify <i>z</i> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	

c. What changes are planned in the following types of advertising in the next year?	PLAN TO USE		NO CHANGE PLANNED	HAVE NO PLAN
	LESS OFTEN	MORE OFTEN		
(1) Newspaper ads	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(2) TV/radio ads	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(3) Apartment property guides	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(4) Multiple Listing Service (Board of Realtors)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(5) "For Rent" sign at the property	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(6) Word-of-mouth referrals through tenants	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(7) Some other means – Specify <i>z</i> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>

32a. Have any of the following methods been used to screen potential tenants for this property?

	YES	NO
(1) Personal interviews	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(2) Responses on the application form	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) Credit references or credit checks	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) Employment checks or employer references	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) Personal references	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) Bank references	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) References from previous rental agent/owner/property owners association	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(8) Proof of meeting minimum income requirement	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(9) Some other means - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

b. Which number from above is the MOST important?

Number

33a. In the past two years, has anyone who wanted to become a tenant at this property been rejected?

- 1 Yes
 2 No → **SKIP to item 34, page 15**

b. What were the reasons for the rejection(s)?

	YES	NO
(1) Performance in personal interview	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(2) Responses to the application form	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) Credit or credit references	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) References from employer or employment history	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) Personal references	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) References from previous rental agent/owner/property owners association	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) Insufficient income to meet minimum requirements	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(8) Unit too small for the number of persons in the household	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(9) A record of disruptive behavior in previous residences	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(10) Applicants do not "fit in" with other residents	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(11) Type of occupation - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(12) Other reasons - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

34. What are the most important factors considered when setting rents at this property?

Mark (X) ALL that apply.

- 1 Last year's rent plus inflation adjustment
- 2 Last year's operating costs, including debt service on mortgages
- 3 Expected operating cost increases for the coming year
- 4 Effect on tenant turnover
- 5 Demand for rental units in the area
- 6 Vacancies at this property
- 7 Vacancies in the area
- 8 Rents for similar units at other properties in the area
- 9 Governmental rent restrictions or guidelines
- 10 Other factor(s) – Specify *Z*

- 11 Don't know

35. What was the turnover rate at this property in the past 12 months?

- 0 None (0 percent)
- 1 Less than 5 percent
- 2 5 to 9 percent
- 3 10 to 19 percent
- 4 20 to 49 percent
- 5 50 percent or more
- 6 Don't know

36a. Are any of the following changes currently taking place or planned for this property?

Mark (X) ALL that apply.

- 1 Converting the residential rental units to condominium or cooperative ownership
- 2 Converting some or all residential rental units to nonresidential use
- 3 Renovating the residential rental units and/or replacing obsolete features while remaining a rental property
- 4 Combining units to create larger units
- 5 Working to change the tenant population
- 6 None of the above
- 7 Don't know

SKIP to item 36d, page 16

b. To achieve the above changes for this property, is the management actively trying to increase tenant turnover?

- 1 Yes
- 2 No

SKIP to item 36d, page 16

c. What techniques are used to increase tenant turnover at this property?

Mark (X) ALL that apply.

- 1 Rent increases
- 2 Decreasing the level of maintenance
- 3 Decreasing services to the tenant
- 4 Charging fees for previously free services
- 5 Other technique(s) – Specify *Z*

SKIP to item 37, page 16

36d. Is the management actively trying to minimize tenant turnover at this property?

- 1 Yes
 2 No

SKIP to item 37

e. Why is the management trying to minimize tenant turnover at this property?

Mark (X) ALL that apply.

- 1 To maintain a stable tenant population
 2 To retain desirable tenants
 3 To minimize turnover costs
 4 To lower maintenance costs
 5 Other reason(s) – Specify

f. What techniques are used to minimize tenant turnover at this property?

Mark (X) ALL that apply.

- 1 Rent concessions or reductions
 2 Increasing the level of maintenance
 3 Redecorating or upgrading the units
 4 Making other improvements to the property
 5 Improving services to the tenants
 6 Other technique(s) – Specify

37. In the past year, have any real estate tax abatements or refunds been received on this property for any of the following reasons?

YES	NO	DON'T KNOW
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	

a. For historical preservation

b. Because the property houses low-income tenants

c. Because the property is in a low-income area

d. Because the property is in a targeted economic development area

e. Because of a real estate tax appeal or assessment

f. For some other reason – Specify

38. How familiar are you with the Section 8 rental subsidy certificate or voucher program?

- 1 Very familiar
 2 Somewhat familiar
 3 Not at all familiar

39. In the past 6 months, about how many inquiries have been received asking whether this property accepts tenants who hold Section 8 vouchers or certificates?

- 1 None
- 2 Fewer than 5 inquiries
- 3 5 to 9 inquiries
- 4 10 to 19 inquiries
- 5 20 to 49 inquiries
- 6 50 to 99 inquiries
- 7 100 or more inquiries
- 8 Don't know how many inquiries

40a. Under the current ownership have there EVER been tenants at this property whose rent was partially or completely paid with Section 8 rental subsidy certificates or vouchers?

- 1 Yes
- 2 No

SKIP to item 40c

b. How many units at this property are NOW occupied by Section 8 tenants?

Units

c. Would you accept NEW tenants whose rent is partially or completely paid with Section 8 rental subsidy certificates or vouchers?

- 1 Yes → **SKIP to item 41a**
- 2 No

d. Which of the following reasons describe why you do not want to accept new Section 8 tenants at this property?

Mark (X) ALL that apply.

- 1 Concerned about ability to collect on the vouchers or certificates
- 2 Concerned about potential problems with the tenants who are part of these programs
- 3 Too many regulations connected with these programs
- 4 Too much paperwork and time involved
- 5 Rent for units in this property are too high to participate in the certificate and voucher programs (above fair market rent)
- 6 Object to government involvement in rental subsidies
- 7 Other reasons – Specify

41a. In the past two years, what percentage of tenants at this property are delinquent in their rent payments in a typical month?

- 0 None → **GO to item 42a, page 18**

Percentage

b. Does delinquency of rent payments for this property cause a minor, moderate, or serious cash flow problem?

- 1 Minor
- 2 Moderate
- 3 Serious

41c. In the past two years, how have you dealt with tenants who are delinquent in their rent payments?	YES	NO
	(1) By notifying the tenants that they are late before taking further action	1 <input type="checkbox"/>
(2) By notifying the tenants that they are late and beginning collection procedures	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) By beginning eviction procedures	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) By doing nothing and waiting for the tenants to pay	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) Some other way - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

d. Are the characteristics of delinquent tenants at this property different from those who are not delinquent?

1 Yes

2 No → **SKIP to item 42a**

e. How are they different? Are they —

	YES	NO
(1) From low income households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(2) Section 8 certificate or voucher holders?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) From single-parent households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) From over-crowded units?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) From households with teenage children?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) From young adult or student households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) From households with one or more unemployed adults?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(8) From households with visitors unwelcome to the management?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(9) From households with visitors unwelcome to the tenants?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(10) Something else? - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

42a. In the past two years, how often did any of the following happen in any of the units or on the grounds of the property?	NEVER	RARELY	OCCASIONALLY	FREQUENTLY
	(1) Vandalism to the INSIDE of unit(s)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(2) Vandalism to the OUTSIDE of building or to common areas	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(3) Theft	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(4) Loud or disruptive behavior	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(5) Violence	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(6) Drug usage	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(7) Other undesirable behavior - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>

If ALL answers above are "Never", SKIP to item 43a, page 19, otherwise continue with item 42b, page 19.

42b. In the past two years, how have you dealt with undesirable or disruptive behavior at this property?

	YES	NO
(1) By talking to the disruptive individuals in person	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(2) By issuing a warning in writing to the disruptive individuals	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) By referring problem to tenants' committee for resolution	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) By calling private security to deal with the problem	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) By calling the police and asking them to take action	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) By beginning eviction procedures	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) Some other means - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

C. Are the characteristics of tenants who cause problems at this property different from those who do not cause problems?

- 1 Yes
 2 No

SKIP to item 43a

d. How are they different? Are they —

	YES	NO
(1) From low income households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(2) Section 8 certificate or voucher holders?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) From single-parent households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) From over-crowded units?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) From households with teenage children?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) From young adult or student households?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) From households with one or more unemployed adults?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(8) From households with visitors who are unwelcome to the management?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(9) From households with visitors who are unwelcome to the tenants?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(10) Something else? - Specify \checkmark <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

43a. In the past two years, how many times has the management of this property taken a tenant to court?

- 1 Never
 2 Once
 3 Twice
 4 3 to 5 times
 5 More than 5 times

43b. In the past two years, how many times has a tenant at this property taken the management to court?

- 1 Never
- 2 Once
- 3 Twice
- 4 3 to 5 times
- 5 More than 5 times

44a. In the past two years, how many times have tenant eviction procedures been started at this property?

0 Never

SKIP to item 45

- 1 Once
- 2 Twice
- 3 3 to 5 times
- 4 More than 5 times

b. How would you describe the legal requirements for eviction in this jurisdiction?

- 1 Very easy
- 2 Easy
- 3 Neither easy nor difficult
- 4 Difficult
- 5 Very difficult
- 6 Don't know

45. Is there a tenants' council or organization at this property?

- 1 Yes
- 2 No
- 3 Don't know

46a. What best describes the household income of tenants at this property?

Mark (X) only ONE answer.

- 1 Mostly low income
- 2 Mostly middle income
- 3 Mostly upper income
- 4 Somewhat diverse, with low and middle income tenants
- 5 Somewhat diverse, with middle and upper income tenants
- 6 Very diverse, with low, middle, and upper income tenants
- 7 Don't know

b. Has the income mix at this property changed in the past two years?

- 1 Yes
- 2 No

SKIP to item 47, page 21

c. Has it become —

Mark (X) only ONE answer.

- 1 More low income?
- 2 More middle income?
- 3 More upper income?
- 4 More diverse with incomes at the low, middle, and upper levels?
- 5 Don't know

47. Do the following regulations or restrictions make it difficult to operate this rental property? Exclude Federal, state, or local income tax codes.

NO	YES, A LITTLE	YES, SOMEWHAT	YES, A LOT
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>

a. Lead-based paint requirements

b. Asbestos requirements

c. Waste disposal requirements

d. Radon requirements

e. Water quality standards

f. Zoning or property usage

g. Parking restrictions in and around this property

h. Limits on types of utility hook-ups allowed

i. Rent control, stabilization, etc.

j. Americans with Disabilities Act

k. Historic preservation restrictions

l. Local property taxes

m. Other regulations or restrictions – *Specify* ↗

48a. Does the local government, other than the courts, offer assistance in resolving disputes between tenants and the property management?

- 1 Yes
- 2 No
- 3 Don't know

SKIP to item 48c

b. Does the local government assist in resolving disputes by —

(1) Providing the opportunity for issues to be discussed at an early stage?

YES NO

1 2

(2) Providing mediators or arbitrators to resolve disputes between parties?

1 2

(3) Other means? – *Specify* ↗

1 2

c. Is there a mechanism other than the courts to arbitrate or mediate disputes between property owners and local government?

- 1 Yes
- 2 No
- 3 Don't know

49a. In the past year, have you had any contacts with the United States Department of Housing and Urban Development (HUD)?

1 Yes

2 No

SKIP to note on page 23

b. How many?

Number of contacts

c. In general, how satisfied were you with your contacts with HUD?

1 Very satisfied

2 Satisfied

3 Neither satisfied nor dissatisfied

4 Unsatisfied

5 Very unsatisfied

Note: The remaining items on this questionnaire are owner-oriented. They include questions about the acquisition and financing of the property and characteristics of the owner.

If the person answering this questionnaire is the owner of the property, please complete the remaining questions.

If the person answering this questionnaire is not the owner, but is the manager or other agent of the owner, please:

- Review the remaining questions and complete those you can answer.
- If any questions remain unanswered, provide the name, address, and telephone number of the owner in item 78 on page 31.
- Return the questionnaire in the pre-addressed envelope provided.

50. In what year was the property acquired by the present owner?

If the land was acquired before building on it, report the year the building was built. If there is more than one building included in the property, answer for the one containing the rental unit identified in item A on the cover.

1 9

51. How was this property acquired?

- 1 By purchase
- 2 Through a tax free exchange of rental property
- 3 By foreclosure or assignment
- 4 Through some other manner – *Specify*

- 5 By inheritance or gift

SKIP to item 56a, page 24

52a. What were the owner's reasons for acquiring this property?

Mark (X) ALL that apply.

- 1 As a residence for self or family member(s)
- 2 To provide affordable housing in the community
- 3 For income from residential rents
- 4 For long-term capital gains
- 5 To convert from residential to nonresidential use
- 6 To convert from nonresidential to residential use
- 7 As a tax shelter for other income
- 8 As retirement security
- 9 As future security for family member(s)
- 10 Some other reason – *Specify*

b. Which number from those marked above was the MAIN reason for acquiring this property?

Number

53. What was the purchase price for this property?

Exclude closing costs.

\$ _____ .00

54. How was the acquisition of the property financed?

Mark (X) only ONE box.

- 1 Placed one new mortgage (land contract, etc.)
- 2 Placed two or more new mortgages
- 3 Assumed a mortgage(s) already on the property
- 4 Assumed a mortgage already on the property AND placed a new mortgage
- 5 Borrowed using assets other than this property as collateral
- 6 Paid all cash – no borrowing
- 7 Some other manner – Specify

55. What was the major source(s) of equity or down payment for this property?

Report all sources that accounted for one third or more of the down payment.
If bought entirely with cash, report the source(s) of the cash.

- 1 Sale of land or other real estate
- 2 Sale of previously owned stocks, shares or other securities
- 3 Sale of stock or partnership shares for this project
- 4 Owner's cash, bank deposits, share accounts, or bonds
- 5 Borrowing using assets other than this property as collateral
- 6 Other cash source – Specify

- 7 Non-cash source – Specify

- 8 No down payment required
- 9 Don't know

56a. About how much do you think this property would sell for on today's market? If you do not know, give your best estimate.

\$ _____ .00

b. On what did you base your estimate of current market value?

Mark (X) ALL that apply.

- 1 Assessed value of property
- 2 Recent real estate appraisal
- 3 Original purchase price plus inflation
- 4 Original purchase price plus improvements and inflation
- 5 Selling or asking price of similar properties in area
- 6 Capitalization of current rental revenues
- 7 Something else – Specify

57a. What are the reasons for continuing to own this property today?

Mark (X) ALL that apply.

- 1 As a future residence for self or family member(s)
- 2 To provide affordable housing in the community
- 3 For income from residential rents
- 4 For long-term capital gains
- 5 To convert from residential to nonresidential use
- 6 As a tax shelter for other income
- 7 As retirement security
- 8 As future security for family member(s)
- 9 Currently for sale, but not yet sold
- 10 Can't sell because mortgage is higher than current value
- 11 Want to sell but no buyers interested at current asking price
- 12 Other reasons – Specify *z*

b. Which number from those marked above is the MAIN reason for continuing to own this property today?

_____ Number

58. How much longer do you (the owner) expect to own this property?

- 1 Less than 1 year
- 2 1 up to 3 years
- 3 3 up to 5 years
- 4 More than 5 years
- 5 Don't know

59. Would you (the owner) acquire this property today if it were available?

- 1 Yes
- 2 No
- 3 Don't know or not sure

60a. Is there a mortgage (including deed of trust, trust deed, contract to purchase, land contract), home equity line of credit, or similar debt on this property?

Mark (X) ALL that apply.

- 1 Yes, mortgage, deed of trust, trust deed
- 2 Yes, contract to purchase, land contract, or purchase agreement
- 3 Yes, a line of credit secured by the property or a home equity loan
- 4 Some other loan secured by the property (do not include personal loans or consumer finance loans)
- 5 No, there are no mortgages or similar debts on this property

SKIP to item 68a, page 27

b. How many mortgages or similar debts are there on this property?

_____ Mortgages/similar debts

61a. Who services the current FIRST mortgage on this property?

Mark (X) only ONE box.

- 1 Commercial bank or trust company
- 2 Savings and loan association, Federal savings bank
- 3 Mutual Savings bank
- 4 Life insurance company
- 5 Mortgage banker or mortgage company
- 6 Federally sponsored secondary market agency (FHLMC, FNMA, GNMA, or mortgage pool securities guaranteed by FHLMC, FNMA, or GNMA)
- 7 Conventional mortgage pool (not guaranteed by FHLMC, FNMA, or GNMA)
- 8 Other federal agencies (e.g. , VA, FHA, FmHA, SBA, etc.)
- 9 Real Estate Investment Trust (REIT)
- 10 Pension fund or retirement fund
- 11 Credit union
- 12 Finance company (including consumer discount company, industrial bank, cooperative bank)
- 13 State or municipal government or housing finance agency
- 14 Individual or individual's estate
- 15 Other (e.g. , real estate or construction company, philanthropic organization, fraternal society, educational endowment, etc.) – Specify

b. Does the servicer also hold the mortgage?

- 1 Yes
- 2 No
- 3 Don't know

62. What was the face amount of the current FIRST mortgage on this property when made?

\$.00

63. Is the current FIRST mortgage on this property insured or guaranteed by —

- 1 The Federal Housing Administration (FHA)?
- 2 The Department of Veterans Affairs (VA)?
- 3 The Farmers Home Administration (FmHA)?
- 4 A private mortgage insurance company?
- 5 None of the above

64. Is the current FIRST mortgage on this property —

- 1 The same mortgage that was placed or assumed when the property was acquired?
- 2 A refinancing of a previous loan?
- 3 A mortgage placed on a property previously owned free and clear of debt?

65a. In what year was the current FIRST mortgage on this property made or assumed?

If a mortgage was refinanced or renewed, enter the year of the most recent action.

1 9

b. What is the current interest rate on the FIRST mortgage?

Percent

66. What type of mortgage is the current FIRST mortgage on this property?

Mark (X) only ONE box.

- 1 Fixed-rate, level payment
- 2 Short-term with balloon payment
- 3 Adjustable rate mortgage (ARM)
- 4 Other - Specify *✓*

67a. How much are the required regular mortgage payments on ALL mortgages on this property?

\$ _____ .00

OR

- 0 No regular payments required

SKIP to item 68a

b. Per —

- 1 Month
- 2 Quarter
- 3 Year
- 4 Other - Specify *✓*

68a. Is the owner of this property a —

Mark (X) only ONE box.

- 1 Individual investor, including joint ownership by two or more individuals, such as husband and wife?
- 2 Trustee for estate?
- 3 Limited partnership?
- 4 General partnership?
- 5 Joint venture?
- 6 Real Estate Investment Trust (REIT)?
- 7 Life insurance company?
- 8 Financial institution other than life insurance company?
- 9 Real estate corporation?
- 10 Corporation other than real estate corporations?
- 11 Housing co-operative organization or stock co-operative?
- 12 Non-profit or church-related institution or labor union?
- 13 Fraternal organization?
- 14 Other kind of institution? - Specify *✓*

SKIP to item 78, page 31

b. How many owners are there?

_____ Owners

The following questions refer to the OWNER of this property. The owner is the individual whose name appears on the legal deed to this property. If this is a general partnership, answer for the lead or operating general partner only. If owned by two or more individuals, answer for any one of the individuals.

69a. What is the owner's age?

Age

b. What is the owner's sex?

- 1 Male
2 Female

c. What is the owner's race?

- 1 White
2 Black or African American
3 American Indian or Alaskan Native
4 Asian or Pacific Islander
5 Other

d. Is the owner of this property of Spanish/Hispanic origin?

- 1 Yes
2 No

70a. Does the owner own any OTHER residential rental properties in the United States?

- 1 Yes
2 No

SKIP to item 71a

b. How many TOTAL rental apartment units and/or rental houses does the owner own in this and other properties in the United States?

Total number of rental units

71a. What was the owner's total gross income (before income taxes) in 1994 from ALL sources?

- 1 Less than \$10,000
2 \$10,000 to \$29,999
3 \$30,000 to \$49,999
4 \$50,000 to \$74,999
5 \$75,000 to \$99,999
6 \$100,000 or more

b. What percentage of gross income came from ownership of THIS property?

- 1 100 percent
2 75 to 99 percent
3 50 to 74 percent
4 25 to 49 percent
5 10 to 24 percent
6 1 to 9 percent
7 None, this property is losing money

Answer item 71c only if item 70a is marked "Yes".

71c. What percentage of gross income came from ownership of ALL residential property?

- 1 100 percent
- 2 75 to 99 percent
- 3 50 to 74 percent
- 4 25 to 49 percent
- 5 10 to 24 percent
- 6 1 to 9 percent
- 7 None

72a. Does the owner contribute time to the maintenance and/or management of this property?

- 1 Yes
- 2 No

SKIP to item 73a

b. About how many hours per week has the owner spent on the maintenance and/or management of this property in the past 12 months?

- 0 Less than 1 hour per week
- 1 1 to 8 hours per week
- 2 9 to 24 hours per week
- 3 25 to 40 hours per week
- 4 More than 40 hours per week

c. Did the owner receive wages or salary for work performed in the maintenance and/or management of this property in the past 12 months?

- 1 Yes
- 2 No

73a. What percentage of the owner's working time is devoted to all aspects of owning and managing residential rental properties?

- 1 100 percent

SKIP to item 74a, page 30

- 2 75 to 99 percent
- 3 50 to 74 percent
- 4 25 to 49 percent
- 5 Less than 25 percent

b. In addition to owning residential rental property, in what other type of work is the owner of this property involved?

Mark (X) ALL that apply.

- 1 Executive, administrative, or managerial
- 2 Professional (legal, medical, educational, etc.)
- 3 Technical
- 4 Administrative support, clerical
- 5 Sales
- 6 Precision craft or repair
- 7 Farming, forestry, or fishing
- 8 Other
- 9 None

74a. Does the owner of this property live AT THIS PROPERTY most of the time?

1 Yes

SKIP to item 76

2 No

b. Where does the owner live most of the time?

Mark (X) only ONE answer.

- 1 United States (including Puerto Rico)
- 2 Canada
- 3 Mexico
- 4 Central America, South America, the Caribbean
- 5 Europe
- 6 Asia excluding Middle East
- 7 Middle East, North Africa
- 8 Other Africa
- 9 Australia, New Zealand, Pacific Islands
- 10 Other – Specify

75. In the past 12 months, about how often did the owner visit this property?

- 1 More than once a week
- 2 About once a week
- 3 About twice a month
- 4 About once a month
- 5 Less than once a month
- 6 Never or almost never

76. Where was the owner of this property born?

Mark (X) only ONE answer.

- 1 United States (including Puerto Rico)
- 2 Canada
- 3 Mexico
- 4 Central America, South America, the Caribbean
- 5 Europe
- 6 Asia excluding Middle East
- 7 Middle East, North Africa
- 8 Other Africa
- 9 Australia, New Zealand, Pacific Islands
- 10 Other – Specify

77. How long has the owner of this property owned residential rental property?

Include properties other than this one.

- 1 Less than 1 year
- 2 1 up to 3 years
- 3 3 up to 5 years
- 4 5 up to 10 years
- 5 10 years or more

78. Please enter below the name, address, and telephone number of the OWNER of the property containing the rental unit.

Name	Title	
Address		
City	State	ZIP Code
Telephone number (Including area code)		

79. Who completed this questionnaire?

- 1 Property owner → **SKIP to item 81**
- 2 Property manager
- 3 Other agent of the owner

80. Please enter the name, address, and telephone number of the person who completed this questionnaire.

Name	Title	
Address		
City	State	ZIP Code
Telephone number (Including area code)		

81. Would you be interested in receiving a summary of the survey results when they are available in 1997?

- 1 Yes
- 2 No

THANK YOU VERY MUCH FOR YOUR COOPERATION.

Please return this questionnaire in the enclosed envelope to:

**Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132**