

## PROPERTY OWNERS AND MANAGERS SURVEY SINGLE HOUSING UNIT PROPERTIES

### A. Rental unit

### B. Owner/manager identification

This questionnaire concerns the rental unit identified in item A. The questions are about the characteristics, both physical and financial, of the unit, expenses incurred in managing the unit, 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 rental unit?

Any information that you can provide in the block below will be helpful to the Census Bureau in locating someone knowledgeable about the rental unit. **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 rental unit

**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 30**

**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 30**

**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 30**

**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?

**GO to item 4a, page 3**

**SKIP to item 80, page 30**

## 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? (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"/>	
(6) Condominium or homeowners association fee	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <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 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.** Exterior painted

1  → 1 | 9 | | | 2  3

**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.** 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 | | |

**11. When was the house or building containing the rental unit identified in item A originally built? (If this is a mobile home, answer for the model year.)**

1990 or later – Enter the year  $\bar{z}$

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

**12. CENSUS USE ONLY**

**13. CENSUS USE ONLY**

**14. CENSUS USE ONLY**

**15. Is the rental unit furnished?**

- 1  Yes
- 2  No

**16. CENSUS USE ONLY**

**17. CENSUS USE ONLY**

**18. Are the following amenities available to the tenants of the rental unit?**

Mark (X) ONE box on each line.

	YES-free or included in rent	YES-for additional fee	NO
<b>a. Air conditioning</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>b. Covered off-street parking such as a garage or carport</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>c. Uncovered off-street parking such as a parking lot</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>d. Swimming pool</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>e-i. CENSUS USE ONLY</b>			
<b>j. Cable television</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>k. CENSUS USE ONLY</b>			
<b>l. Laundry facilities</b>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
<b>m-n. CENSUS USE ONLY</b>			
<b>o. Security system and/or protective service</b>	1 <input type="checkbox"/>	2 <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 the rental unit? 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 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 – Specify ↗				
	1 <input type="checkbox"/> →	1   9	2 <input type="checkbox"/>	
	1 <input type="checkbox"/> →	1   9		

**20a. Does the owner employ anyone to manage the rental unit?**

- 1  Yes  
2  No

**SKIP to item 21a, page 9**

**b. Does the manager or management company —**

(1) Collect rent?

YES NO

1  2

(2) Take applications and select new tenants?

1  2

(3) Initiate evictions?

1  2

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

1  2

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

1  2

(6) Make mortgage payments?

1  2

(7) Make tax payments or prepare tax estimates?

1  2

(8) Initiate legal actions other than evictions?

1  2



**20c. How long has the rental unit 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 the rental unit 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"/>

**22. CENSUS USE ONLY**

**23. What percentage of gross rental income from the rental unit is spent on regular maintenance? 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



**25. Which category best describes the CURRENT maintenance PROGRAM for the rental unit?**

- 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 the rental unit 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 the rental unit 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 the rental unit ELIGIBLE for LIHTC (Low-Income Housing Tax Credits)?**

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

**SKIP to item 29a**

**b. Does the rental unit RECEIVE LIHTC?**

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

**29a. Did the rental unit 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 units in the area, do you think the rental unit has been less profitable, more profitable, or about the same in the past year?**

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

**c. In the past year, have the property values in the neighborhood where the rental unit 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. If the rental unit were vacant, would the following kinds of units compete with the unit for new tenants?	YES	NO	DON'T KNOW
	a. Privately owned, nonsubsidized units in the area	1 <input type="checkbox"/>	2 <input type="checkbox"/>
b. Privately owned units that accept Section 8 rent vouchers/certificates	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
c. Privately owned units with other subsidies (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 $\nearrow$ <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	

**31a. Is the rental unit NOW being marketed to new tenants?**

- 1  Yes  
 2  No

**SKIP to item 32a, page 13**

b. Are any of the following types of advertising NOW used to market the rental unit?	YES	NO	DON'T KNOW
	(1) Newspaper ads	1 <input type="checkbox"/>	2 <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 neighbors and/or others	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(7) Some other means – Specify $\nearrow$ <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 neighbors and/or others	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
(7) Some other means – Specify $\nearrow$ <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 the rental unit?**

	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 – <i>Specify</i> ↗ <div style="border: 1px solid black; height: 20px; width: 100%;"></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 the rental unit been rejected?**

- 1  Yes  
 2  No → **SKIP to item 34, page 14**

**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 others in area	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(11) Type of occupation – <i>Specify</i> ↗ <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(12) Other reasons – <i>Specify</i> ↗ <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>



**36d. Are you actively trying to discourage tenant turnover at the rental unit?**

- 1  Yes  
 2  No

**SKIP to item 37**

**e. Why are you trying to discourage tenant turnover at the rental unit?**

Mark (X) ALL that apply.

- 2  To retain desirable tenants  
 3  To minimize turnover costs  
 4  To lower maintenance costs  
 5  Other reason(s) – Specify *z*

\_\_\_\_\_

-----

**f. What techniques are used to discourage tenant turnover at the rental unit?**

Mark (X) ALL that apply.

- 1  Rent concessions or reductions  
 2  Increasing the level of maintenance  
 3  Redecorating or upgrading the unit  
 4  Making improvements to the unit  
 5  Improving services to the tenant  
 6  Other technique(s) – Specify *z*

\_\_\_\_\_

-----

**37. In the past year, have any real estate tax abatements or refunds been received for the rental unit for any of the following reasons?**

- a.** For historical preservation
- b.** Because the unit houses low-income tenants
- c.** Because the unit is in a low-income area
- d.** Because the unit is in a targeted economic development area
- e.** Because of a real estate tax appeal or assessment
- f.** For some other reason – Specify *z*

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"/>	

\_\_\_\_\_

-----

**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 the rental unit accepts tenants who hold Section 8 vouchers or certificates?**

- 1  None
- 2  Fewer than 5 inquiries
- 3  5 or more inquiries
- 8  Don't know how many inquiries

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

- 1  Yes
- 2  No

**b. CENSUS USE ONLY**

**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 the rental unit?**

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 this unit is 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, have tenants at the rental unit been delinquent in their rent payments?**

- 1  Yes
- 2  No

**SKIP to item 42a, page 17**

**b. Does delinquency of rent payments for the unit 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 $\neq$ <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

**d. CENSUS USE ONLY**

e. Are the delinquent tenants —	YES	NO
	(1) From a low income household?	1 <input type="checkbox"/>
(2) Section 8 certificate or voucher holders?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(3) From a single-parent household?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(4) From an over-crowded unit?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(5) From a household with teenage children?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(6) From a young adult or student household?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(7) From a household with one or more unemployed adults?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(8) From a household with visitors unwelcome to the owner?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(9) From a household with visitors unwelcome to the tenants?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
(10) Something else? – Specify $\neq$ <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 the rental unit or on the grounds?	NEVER	RARELY	OCCASIONALLY	FREQUENTLY
	(1) Vandalism to the INSIDE of the unit	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
(2) Vandalism to the OUTSIDE of the unit or to the grounds	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 $\neq$ <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 18, otherwise continue with item 42b, page 18.**

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

- |   | 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"/> |
| (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 $\checkmark$                      | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |

\_\_\_\_\_

-----

**C. CENSUS USE ONLY**

**d. Are the tenants who cause problems —**

- |  | YES                        | NO                         |
|--|----------------------------|----------------------------|
| (1) From a low income household?                                     | 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 a single-parent household?                                  | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (4) From an over-crowded unit?                                       | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (5) From a household with teenage children?                          | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (6) From a young adult or student household?                         | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (7) From a household with one or more unemployed adults?             | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (8) From a household with visitors who are unwelcome to the owner?   | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (9) From a household with visitors who are unwelcome to the tenants? | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |
| (10) Something else? - Specify $\checkmark$                          | 1 <input type="checkbox"/> | 2 <input type="checkbox"/> |

\_\_\_\_\_

-----

**43a. In the past two years, how many times have you taken a tenant of the rental unit to court?**

- 1  Never  
 2  Once  
 3  More than once

**43b.** In the past two years, how many times has the tenant of the rental unit taken you to court?

- 1  Never
- 2  Once
- 3  More than once

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

0  Never

**SKIP to item 46a**

- 1  Once
- 2  More than once

**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. CENSUS USE ONLY**

**46a.** What best describes the household income of tenants at the rental unit?

Mark (X) only ONE answer.

- 1  Low income
- 2  Middle income
- 3  Upper income
- 7  Don't know

**46b-c. CENSUS USE ONLY**

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

	NO	YES, A LITTLE	YES, SOMEWHAT	YES, A LOT
<b>a.</b> Lead-based paint requirements	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>b.</b> Asbestos requirements	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>c.</b> Waste disposal requirements	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>d.</b> Radon requirements	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>e.</b> Water quality standards	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>f.</b> Zoning or property usage	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>g.</b> Parking restrictions in and around this unit	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>h.</b> Limits on types of utility hook-ups allowed	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>i.</b> Rent control, stabilization, etc.	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>j.</b> Americans with Disabilities Act	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>k.</b> Historic preservation restrictions	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>l.</b> Local property taxes	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
<b>m.</b> Other regulations or restrictions – <i>Specify</i> ↗  _____	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>

**48a. Does the local government other than the courts offer assistance in resolving disputes with tenants?**

- 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 item note on page 22**

**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 rental unit and characteristics of the owner.

If the person answering this questionnaire is the owner of the rental unit, 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 30.
- Return the questionnaire in the pre-addressed envelope provided.

**50. In what year was the rental unit acquired by the present owner?**

If the land was acquired before building on it, report the year the building was built.

1 9

**51. How was the rental unit acquired?**

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

- 5 By inheritance or gift

**SKIP to item 56a, page 23**

**52a. What were the owner's reasons for acquiring the unit?**

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 *z*

**b. Which number from those marked above was the MAIN reason for acquiring the unit?**

Number

**53. What was the purchase price for the rental unit?**

Exclude closing costs.

\$ \_\_\_\_\_ .00

**54. How was the acquisition of the unit 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 unit
- 4  Assumed a mortgage already on the unit AND placed a new mortgage
- 5  Borrowed using assets other than this unit 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 the unit?**

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
- 4  Owner's cash, bank deposits, share accounts, or bonds
- 5  Borrowing using assets other than this unit 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 the rental unit 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 the rental unit 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

**b. Which number from those marked above is the MAIN reason for continuing to own the rental unit today?**

Number

**58. How much longer do you (the owner) expect to own the rental unit?**

- 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 the unit 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 the rental unit?**

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 unit or a home equity loan
- 4  Some other loan secured by the unit (do not include personal loans or consumer finance loans)
- 5  No, there are no mortgages or similar debts on this unit

**SKIP to item 68a, page 26**

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

Mortgages/similar debts





**66. What type of mortgage is the current FIRST mortgage on the unit?**

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 the rental unit?**

\$ \_\_\_\_\_ .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 the rental unit 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 30**

**b. How many owners are there?**

\_\_\_\_\_ Owners

-----

The following questions refer to the OWNER of the rental unit. 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 the unit 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 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 the rental unit?

- 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 unit 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 the rental unit?**

- 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 the unit 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 the unit 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 74b, page 29**

- 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 unit 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. CENSUS USE ONLY**

**b. Where does the owner of the rental unit 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 *z*
- 

**75. In the past 12 months, about how often did the owner visit the rental unit?**

- 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 rental unit 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 *z*
- 

**77. How long has the owner of this rental unit 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 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**